



Water Revitalization Plan

East Falls Community Council

Zoning Presentation

September 11, 2023



PHILADELPHIA
WATER
— DEPARTMENT —



Disclosure Statement

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Working Together

- We appreciate the documentation as a start to identifying concerns, areas of preservation, and improvements desired by neighbors
 - Early identification of areas is helpful for project development and design considerations
 - Some items can be incorporated early, while others are dependent on design details that will occur at a later point in the process
- PWD would like to discuss items that can be incorporated now and will identify future opportunities to discuss other identified items



Meeting Goals / Agenda

- Build upon previous discussions with EFCC
 - January 9, 2023
 - April 19, 2023
 - June 6, 2023
- Provide project updates including:
 - Current site plan for Queen Lane reconstruction
 - Logistical impacts of SRX tunnel boring
- Receive community input early in each project lifecycle
 - Commitment for continued discussion with EFCC as projects develop
 - Through Stakeholder Advisory Group and Community Listening Sessions
- Advance zoning legislation



Stakeholder Advisory Group

East Falls is Represented on the SAG by:

- ✓ Members serve to connect our communities and advocate for the Water Revitalization Plan. Members are committed to sharing important project updates as well as gathering input from their neighborhoods and networks.

<https://water.phila.gov/projects/revitalization/sag/>

Member



Raymond Lucci

(he/him)

East Falls

Alternate



Michelle Feldman

East Falls



Addressing EFCC Concerns

Item	Part of Zoning Code	Coordination with another City Department	Proposed Community Agreement
Lighting			√
Fencing	√		√
Access Drives and Parking	√	√	√
Stone Walls		√	√
Natural Planted Buffers	√		
Sound Controls		√	
Site Furniture			√
Unacceptable Features/Future Concerns	√		



Commitment to continued collaboration with Councilmember Jones' Office

What we've shared with CM Jones:

- ✓ Doing this work now will be far more affordable and have less impact on water rates, because much of it can currently be subsidized by certain federal funds (WIFIA) that must be used before their availability expires.
- ✓ Doing this work without the WIFIA funds will be far more costly, to both PWD and its ratepayers.
- ✓ It is this kind of updating investment work now that will support PWD's ability to mitigate future risks of the "boil water" and "possible contamination" notices, that the community experienced recently.



Commitment to continued collaboration with Councilmember Jones' Office

CM Jones' feedback to PWD:

- ✓ A strong understanding of the WRP, its first key project (i.e., the Schuylkill River Crossing), and how vital this project is to the entire city.
- ✓ A strong understanding of the reasons why this project must happen now.
- ✓ A strong willingness to work closely with PWD, make certain that the community is heard and to ensure that required legislation needs are met.

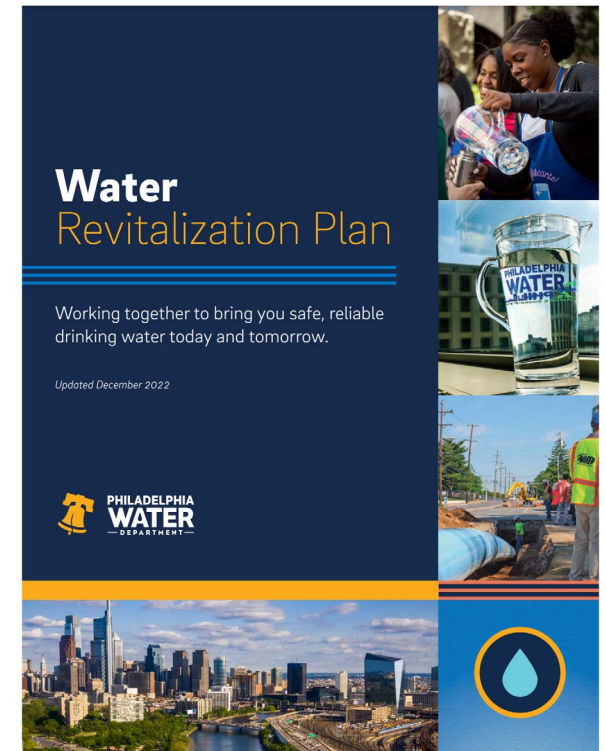


Project Updates and Community Input

Review of Water Revitalization Plan

Building reliable infrastructure today for a resilient tomorrow

- ✓ This plan is the largest investment Philadelphia has made in our drinking water facilities in over a century.
- ✓ It's a 25-year, multi-billion-dollar investment, to upgrade and expand Philadelphia's core drinking water infrastructure.
- ✓ The Water Revitalization Plan identified approximately 400 projects focused on the improvement of existing facilities and construction of several new facilities.
- ✓ Obtaining input and perspectives from our customers, ratepayers, and residents like you, it provides key considerations to inform our implementation.



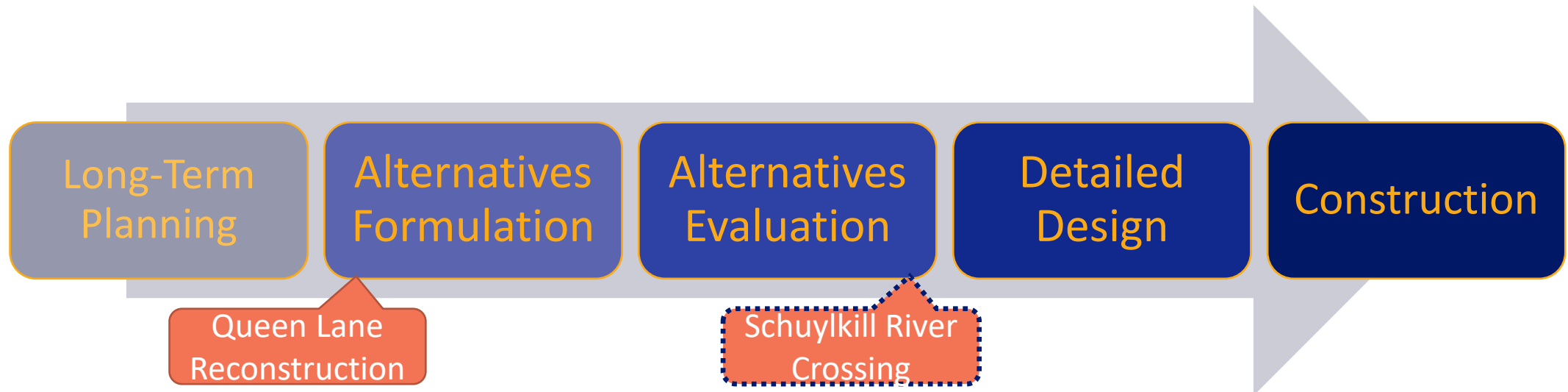
Water Revitalization Plan document



Delivery Process for Water Revitalization Plan Projects (Master Plan)

Projects in East Falls:

- ✓ Queen Lane Reconstruction (conceptual stage; construction 2036)
- ✓ Schuylkill River Crossing (moving into design; construction 2026)

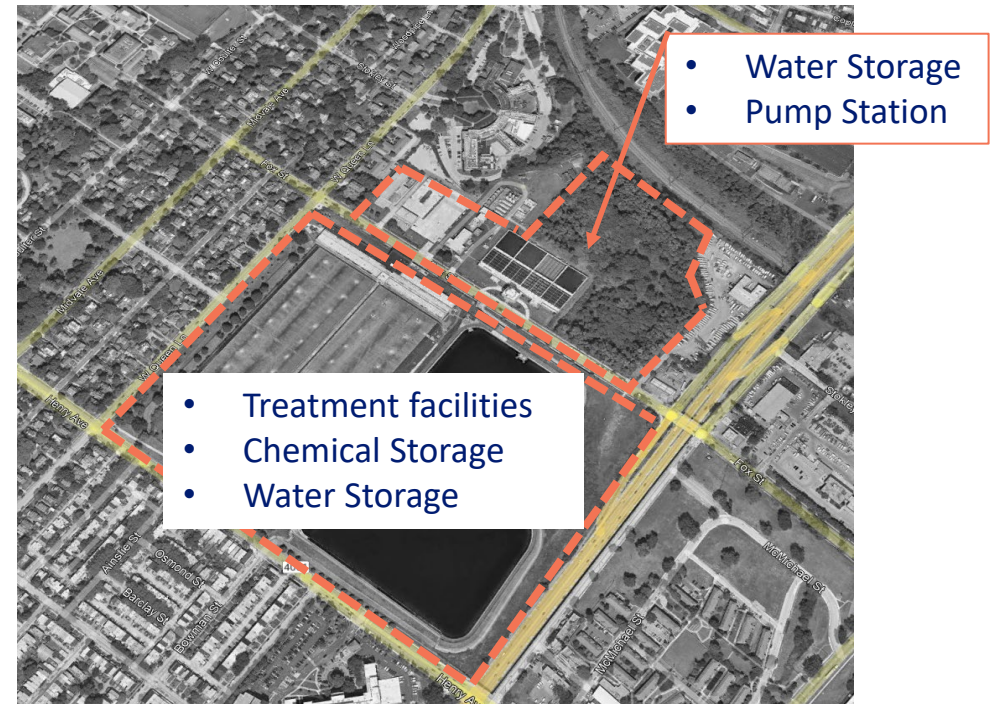


Queen Lane Reconstruction: Site Concept Plan to Date

- Existing layout



- Proposed layout



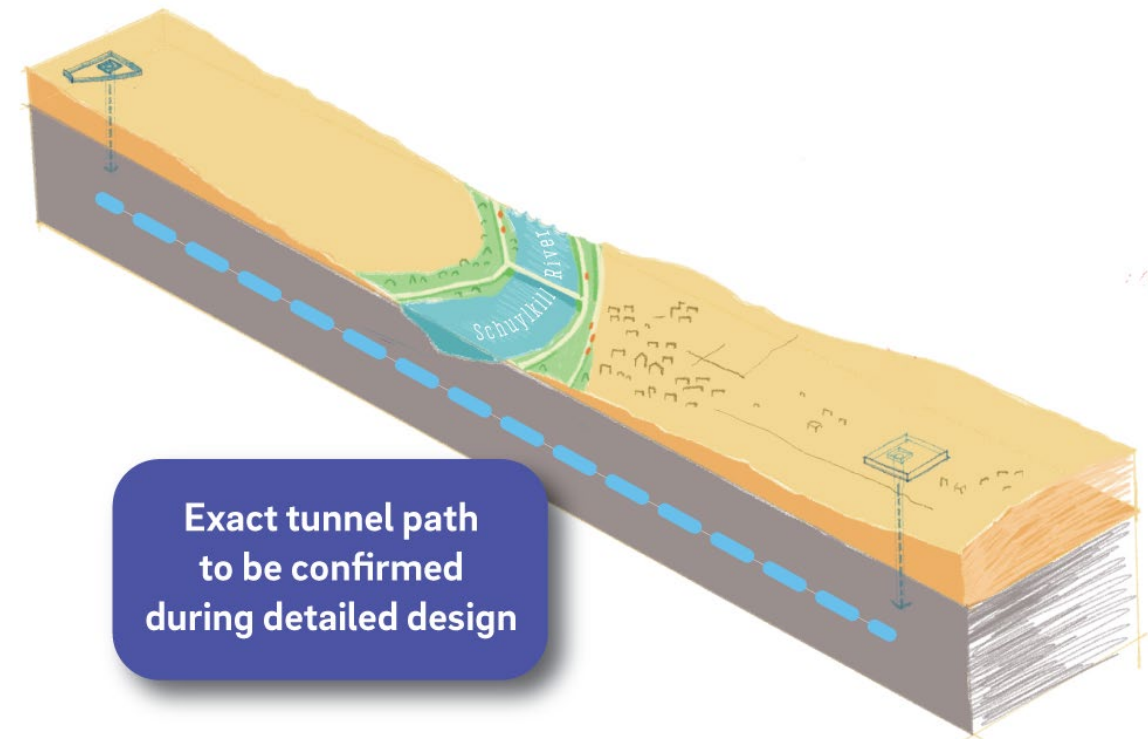
Proposed Queen Lane Reconstruction Strives to Preserve and Improve Existing Conditions

- Alternatives are still in preliminary development
- Conceptual planning incorporates preservation and adaptive reuse of the old pump station structure on the site
- Conceptual planning:
 - Preserves current boundaries
 - Honors existing agreement for fencing
 - Preserves existing Wissahickon Schist stone wall on Henry and Queen Lane



Schuylkill River Crossing (SRX) Project

- SRX is a large-scale tunnel project, connecting two of our City's drinking water plants to ensure that Philadelphia's current residents and future generations maintain access to safe, reliable drinking water.
- A tunnel will be constructed through rock over 100 feet (on average) below ground.
- Construction is estimated to begin in early 2026.
- PWD will provide periodic project and timeline updates to all nearby residents and communities.



Graphical representation of SRX tunnel. Not to scale.



Logistical Impact of the Tunnel Boring

- Surface level impacts will be restricted to shaft locations (e.g., Queen Lane treatment plant area)
- Shaft location currently expected to be a small area within the dashed area on PWD property
 - As far from homes as possible while still meeting technical needs
 - Easy access to US-1, allowing majority of construction traffic to avoid neighborhood streets
 - Exact location still under evaluation



Preliminary Geotechnical Investigation: COMPLETED

Purpose of the preliminary geotechnical investigation:

To collect rock samples to better understand the conditions below ground.

This preliminary investigation will inform the plan which includes: alignment evaluation, detailed design, additional geotechnical investigations, and coordination with other project partners

What happens next?

The samples will be analyzed to provide information about the feasibility of the alignments under consideration

PWD will hold a community listening session as more alignment details are confirmed



Next Steps for Confirming the Alignment

- All alignment alternatives maximize the use of public right-of-way and minimize need for private property easements, as well as minimize overall impact to residents.
 - There are multiple feasible alignments
 - Staying completely within state and local rights-of-way is preferred
- Continue active coordination with Streets and PennDOT on this project
- Hire a design firm to validate preferred alternative and complete detailed design
- Construction is expected to begin in early 2026

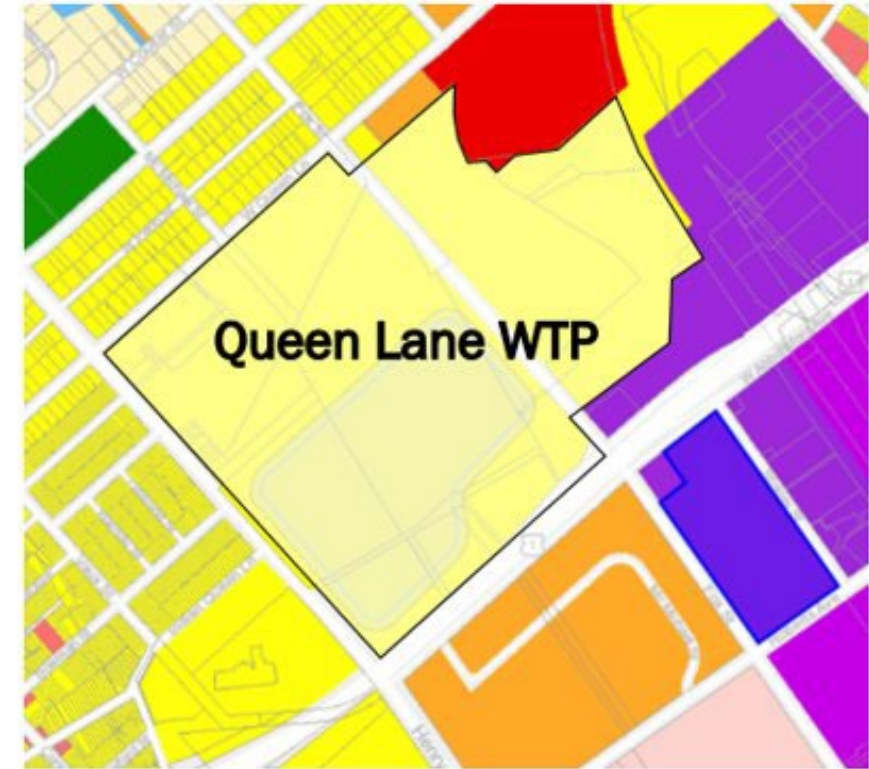




Zoning Restrictions

Proposed Queen Lane SP-CIV Zoning Designation

- SP-CIV currently defines and adds water treatment facilities as an allowable use.
- Amendment to existing 4th District Overlay will address community concerns
- The community has shared that certain allowable uses under SP-CIV are undesirable, such as major utilities (besides water), transit stations, grocery stores and hospitals.
- Other community identified undesirable uses such as new wireless transmitter towers, strip malls, recycling centers, and nuclear power plants are not allowed under the SP-CIV designation.



Special Purpose–Civic

PWD proposes to restrict certain SP-CIV allowable uses by amending the existing 4th District Overlay

Table legend

Y	= allowable
Y	= review with EFCC
S	= special exception required (i.e., variance process)
N	= not allowable

Philadelphia Home Rule Charter. § 14-409. SP-CIV, Civic, Educational, and Medical (Special Purpose) District. Table 14-602-4: Uses Allowed in Special Purpose Districts. Referenced on 4/5/2023. Edited to include only SP-CIV Allowable Uses. Highlights added for emphasis.

Category	Use	Allowed in SP-CIV?	Proposed for Overlay?
Parks and Open Space Use	Natural Resource Preservation	Y	Y
	Passive Recreation	Y	Y
	Active Recreation	Y	Y
Public, Civic, and Institutional Use	Adult Care	Y	N
	Child Care	Y	N
	Community Center	Y	N
	Educational Facilities	Y	N
	Hospital	Y	N
	Libraries and Cultural Exhibits	Y	N
	Safety Services	Y	N
	Transit Station	Y	N
	Utilities and Services, Basic	S	S
	Utilities and Services, Major (except as noted below)	N	N
	Water Treatment Facilities	Y	Y
Wireless Service Facility	S	S	
Office Use	Medical, Dental, Health Practitioner	Y	N
	Government	Y	Y
Retail Sales Use	Food, Beverages, and Groceries	S	N
	Sundries, Pharmaceuticals, and Convenience Sales	S	N
Commercial Services Use	Eating and Drinking Establishments (except as noted below)	S	N
	Take-Out Restaurant	S	N
	Personal Services	S	N
Industrial Use	Research and Development	Y	N
Urban Agriculture Use	Community Garden	Y	Y
	Market or Community-Supported Farm	Y	Y



Addressing EFCC Concerns

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Stone Walls		√	√
Natural Planted Buffers	√		
Sound Controls		√	
Site Furniture			√
Unacceptable Features/Future Concerns	√		



Queen Lane WTP rezoning (currently residential) will allow for more efficient planning for critical upgrades

- Rezoning streamlines the process between City departments while still allowing for community input
- Rezoning allows PWD to allocate its limited resources towards community engagement rather than internal processes
- Rezoning allows PWD to consistently apply community input
 - Overlay allows us to address zoning-related input immediately
 - Additional items can be incorporated in a community agreement



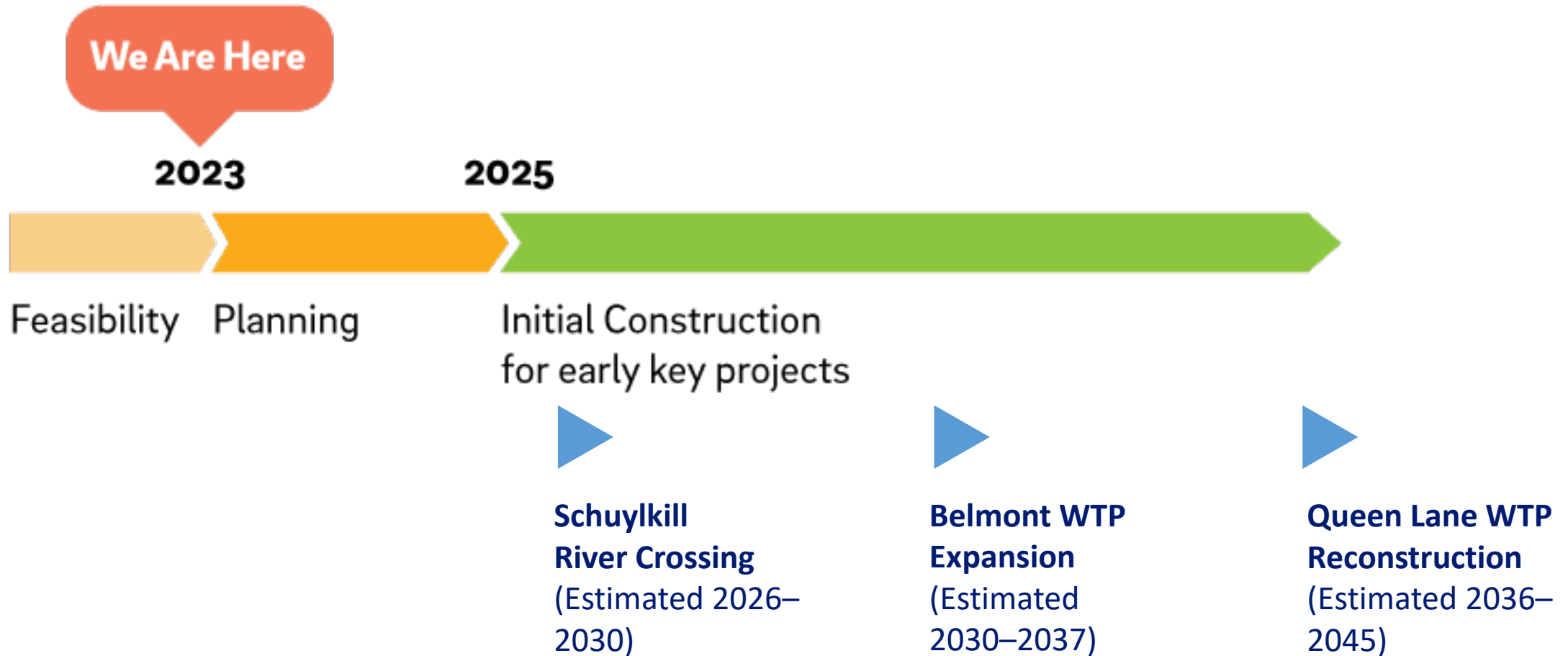
Why is rezoning needed now?

- Project delays will jeopardize Federal funding
 - Funding availability is tied to project completion date
- Project delays pose further risk to aging infrastructure and water service reliability, increasing the risk of costly emergency repairs and causing further disruption
 - Rezoning provides assurance, prior to investing billions of dollars, that PWD will be able to deliver interconnected WRP projects for the entire City
- Legislation Updates
 - Planning will introduce new legislation
 - Current legislation expires at the end of Council session
 - Further delays jeopardize Federal funding



Launching the Plan

A phased long-term approach



Next Steps to Advance Zoning Legislation

- Incorporate EFCC feedback and work with PCPC to introduce zoning overlay legislation before end of this council session
 - Honor existing agreements
 - Utilize district overlay to address zoning-related input immediately
 - Develop community agreement to address additional items
- Establish regular meetings with EFCC for continued collaboration
- Continue to work with Councilmember Jones' office





Thank you for contributing to the health of our entire City!

Water Revitalization Plan landing page:

<https://water.phila.gov/projects/revitalization/>

Email support:

WRPsupport@phila.gov