

Delaware River Waterfront Corporation

Plan for the Central Delaware

Initial Concepts

Public Forum

October 19, 2010

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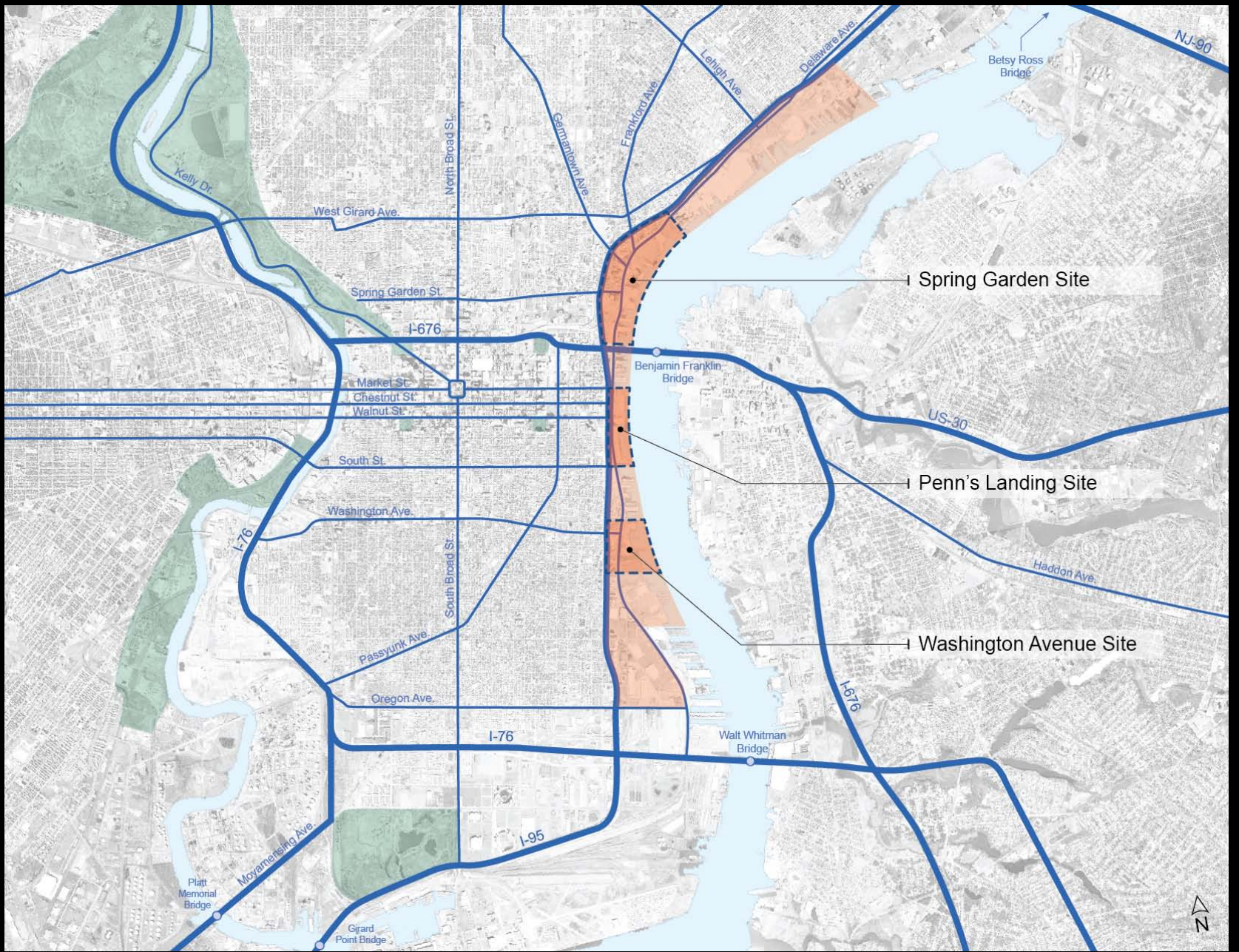
BlankRome

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Today's Central Delaware River Waterfront

DRWC: Guiding Principles

Network of civic and public spaces

Ecologically-driven landscape design

Diverse land uses including waterfront, port, and industrial areas

High-density, low- to mid-rise new development

Development that complements, rather than compete with other City initiatives

DRWC: Guiding Principles

A balanced transportation and transit/streetcar plan

Emphasis on connecting streets

Pedestrian-friendly mobility

Strategic investment in infrastructure

Ability to implement in increments

Starting now

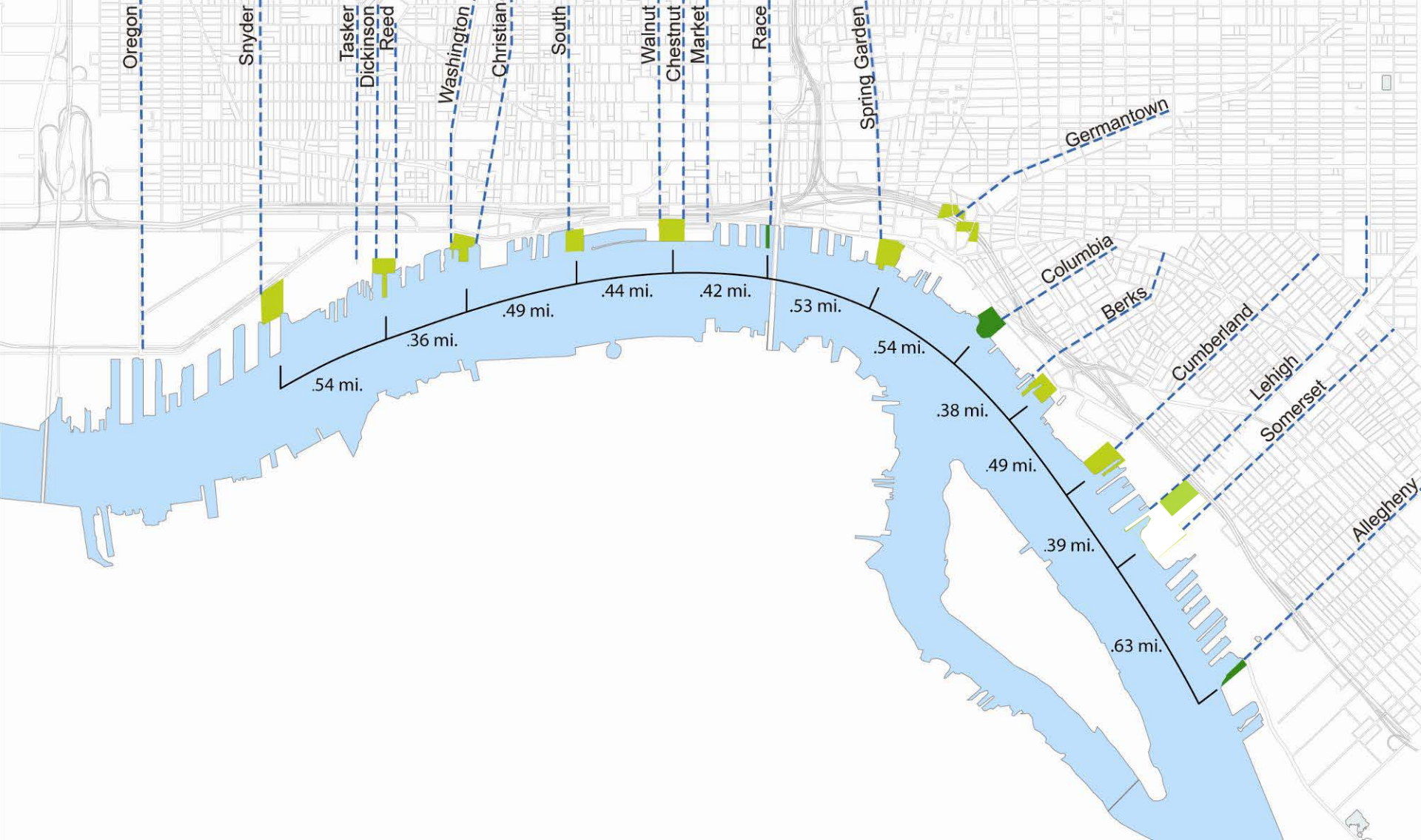
High density, low- and mid-rise
mixed-use **DEVELOPMENT**
organized by a rich network of
OPEN SPACES serving the
neighborhoods, city, and region

Market **REALITIES** require
public **investment**, appropriate
scale and **DENSITY**

Site Wide Considerations

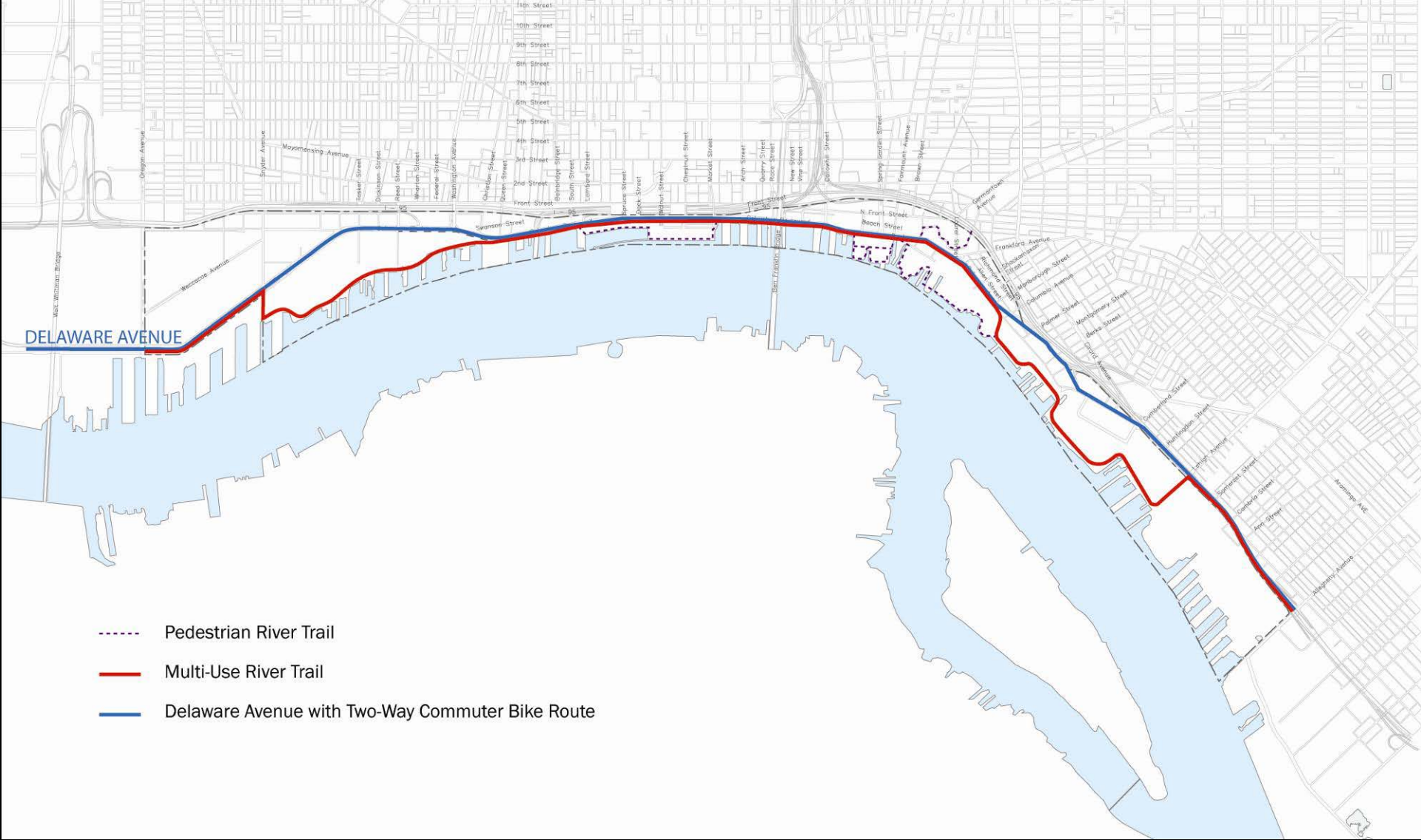
- Open Space
- Transportation
- Economics

Public space **every 1/2 mile at
the end of key streets**
serving immediate neighborhoods
and citywide residents



Neighborhood park rhythm

Trails provides for
safe **access for bicycles**
and pedestrians along the
waterfront



Trail System

The existing ecology,
industrial history, and
adjacent neighborhoods
define the
character of parks.



SS United States



Port Slips – Pier 78



PECO Plant



“Coal Tipper”

INDUSTRIAL & ARCHITECTURAL RESOURCES



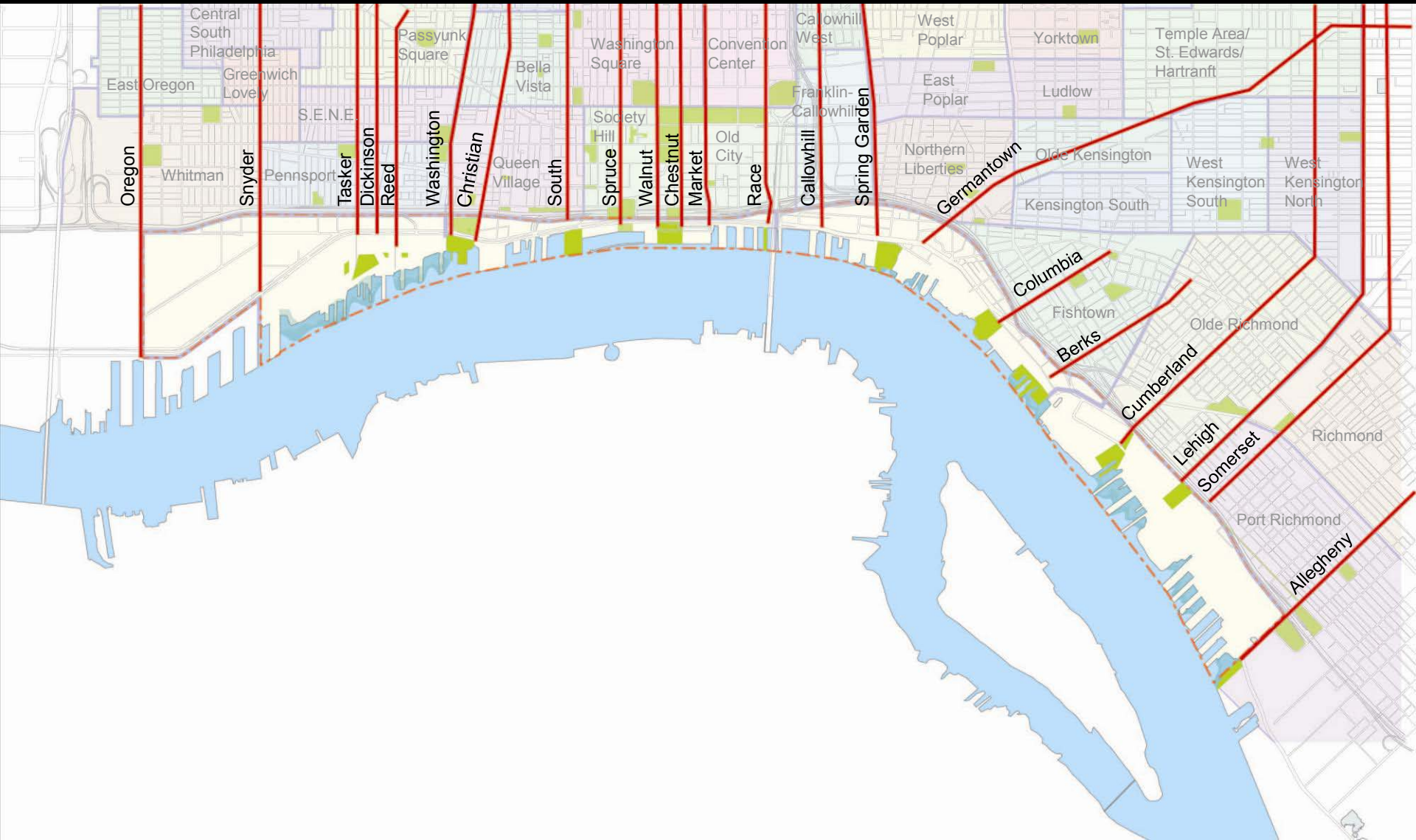
Open Space Plan

Transportation which **links**
destinations and activities
along the waterfront and to the
center of The **City** and its
regional connections



Transportation is

- **Streets**
 - **Connector streets**
 - **Delaware Ave /Columbus Blvd**
- **Streetcar**
- **Bicycles**
- **Pedestrians**
- **Parking**



Key Connector Streets



Race Street Improvement



Race Street Improvement

SITE PLAN ENLARGEMENT (FULL BUILD-OUT)

SWITCHGRASS W/ EASTERN RED CEDAR CLUMPS



CITY MARKER



PAINTED BIKE LANE



DISTINCTIVE LIGHTING



Race Street Improvement – Proposed Plan

SITE PLAN ENLARGEMENT (FULL BUILD-OUT)

PAINTED BIKE LANE



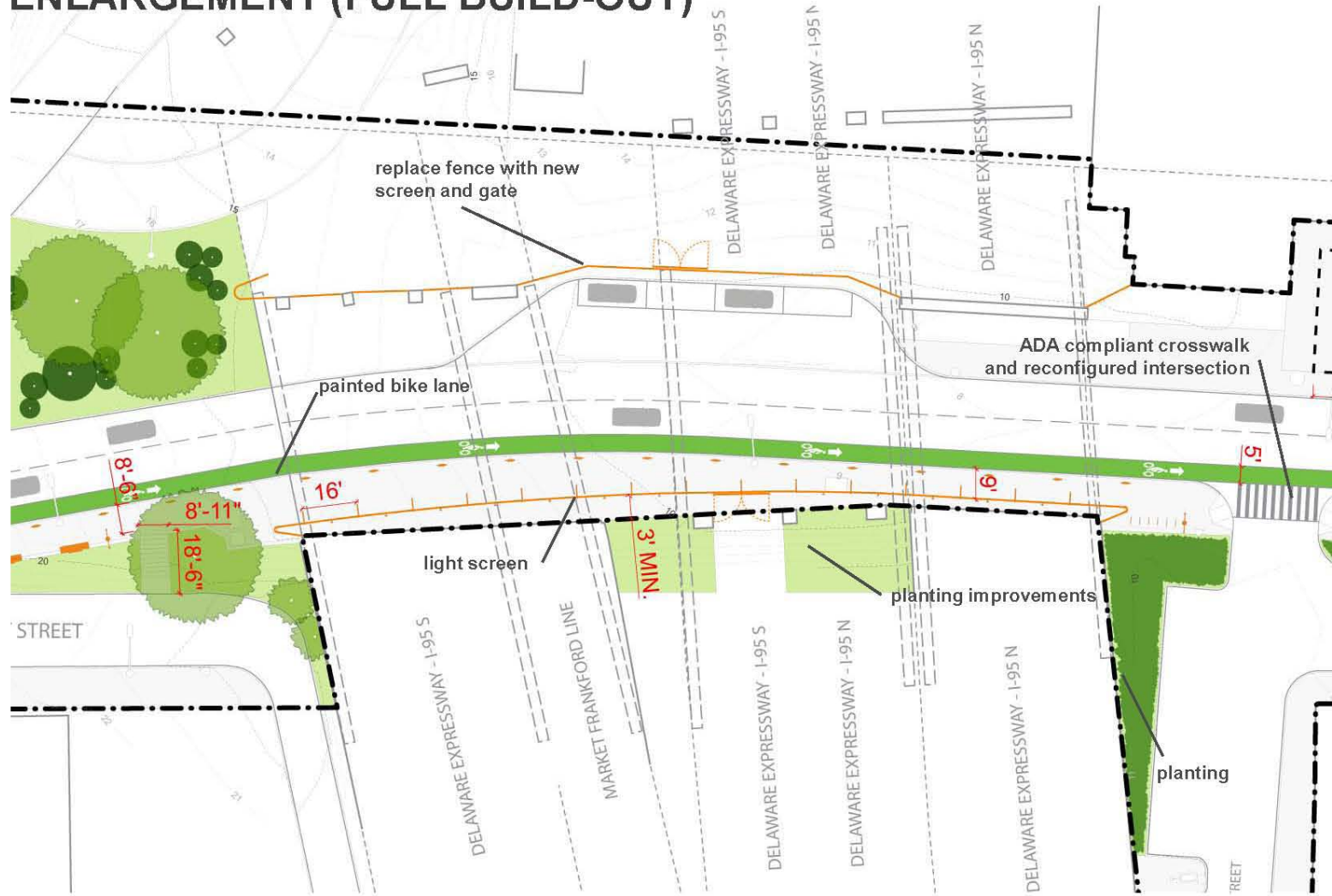
NAUTICAL INSPIRED BOLLARDS



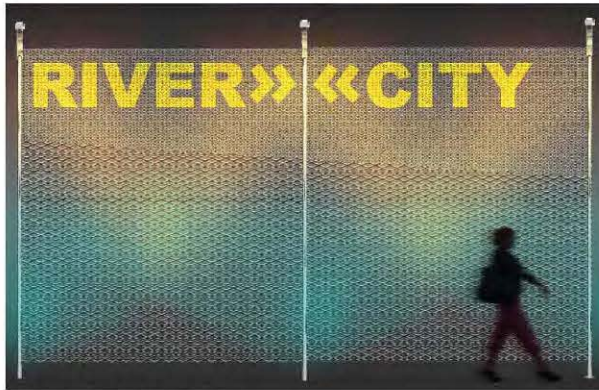
LIGHT SCREEN



OAKLEAF HYDRANGEA

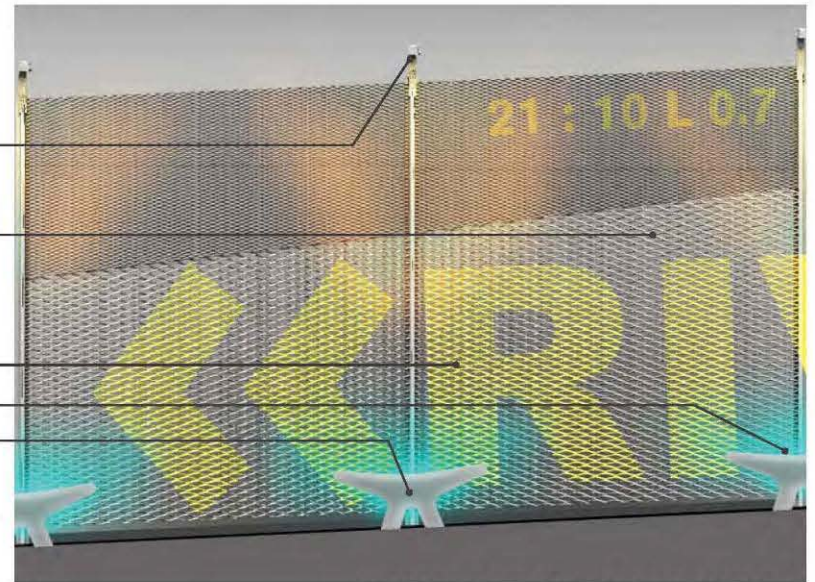


LIGHT / SIGNAGE SCREEN DETAILS



RIVER / CITY MARKER

- PEDESTRIAN LIGHT
- EXPANDED METAL MESH SCREEN
- PAINTED LETTERS
- SCREEN UP-LIGHT BEYOND
- MOORING BOLLARD



LIGHT / SIGNAGE SCREEN DETAIL ELEVATION

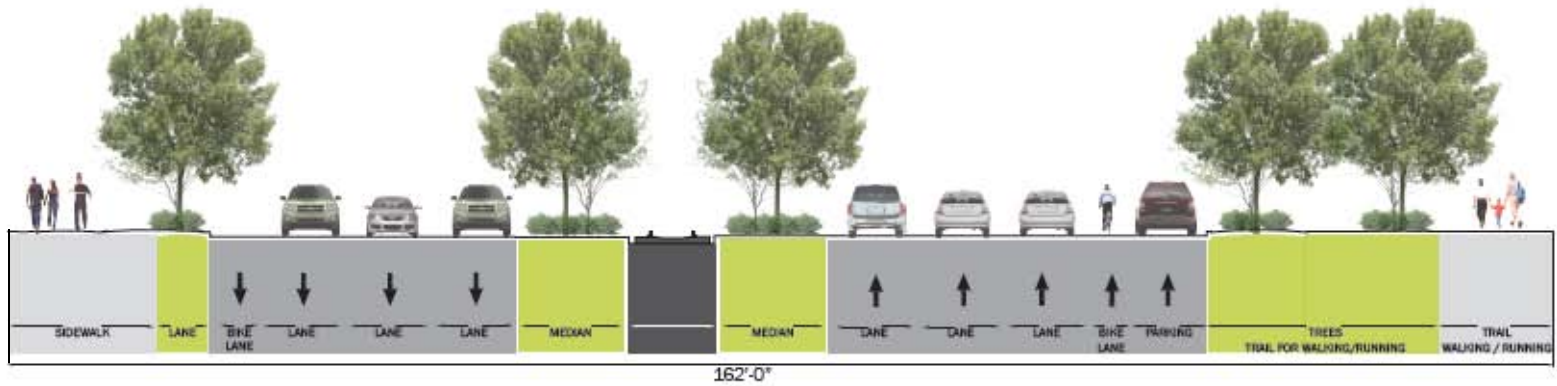


LIGHT / SIGNAGE SCREEN LONG ELEVATION

100% SCHEMATIC DESIGN

RACE ST. CONNECTOR STREETSCAPE DESIGN
 JAMES CORNER FIELD OPERATIONS

Waterfront Boulevard



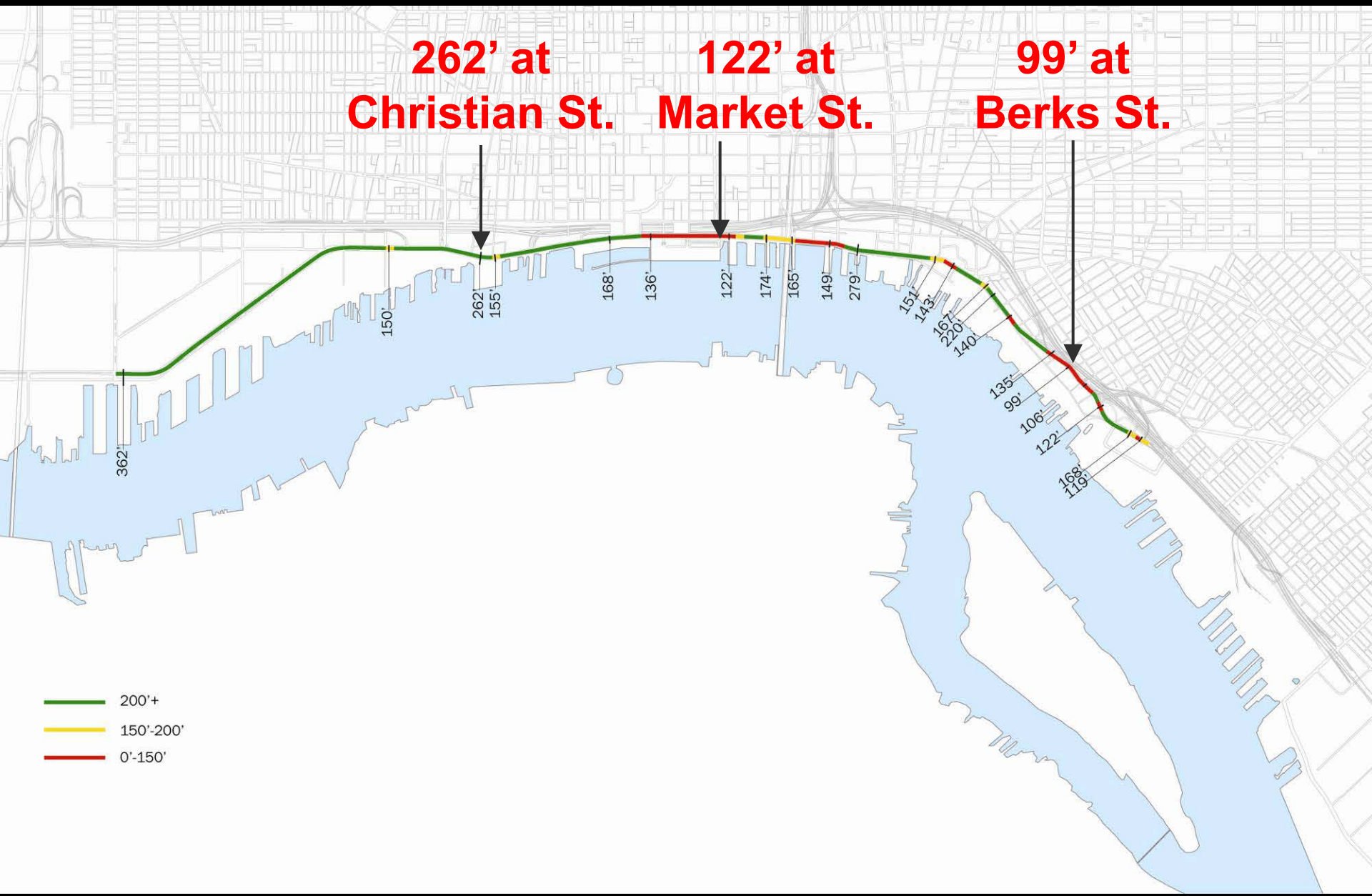
Current Columbus at Race Street



Delaware Ave./Columbus Blvd.

- **Adequate lanes of traffic in each direction**
- **Transit-way for streetcar**
- **Planted areas/medians to act as pedestrian refuges at crossings**
- **Parking/flex lanes**
- **Multi-use trail (includes bicycles)**
- **Widened sidewalks**

262' at Christian St. **122' at Market St.** **99' at Berks St.**



- 200'+
- 150'-200'
- 0'-150'

Existing Delaware Ave / Columbus Blvd. Right-of-way



Portland, OR

Streetcar Line



Proposed Light Rail: DRPA Locally Preferred Alternative



Proposed Light Rail: Dock Street Connection

Create **value** by enhancing
the city's **core assets**

Build wealth through
contracting, job creation and
investment

Serve neighborhood,
citywide and regional
markets

Extend the vibrant form
of the neighborhoods to
the city's edge

ECONOMICS



Market Based



Realistic Phasing



Low-rise Development: The Piazza



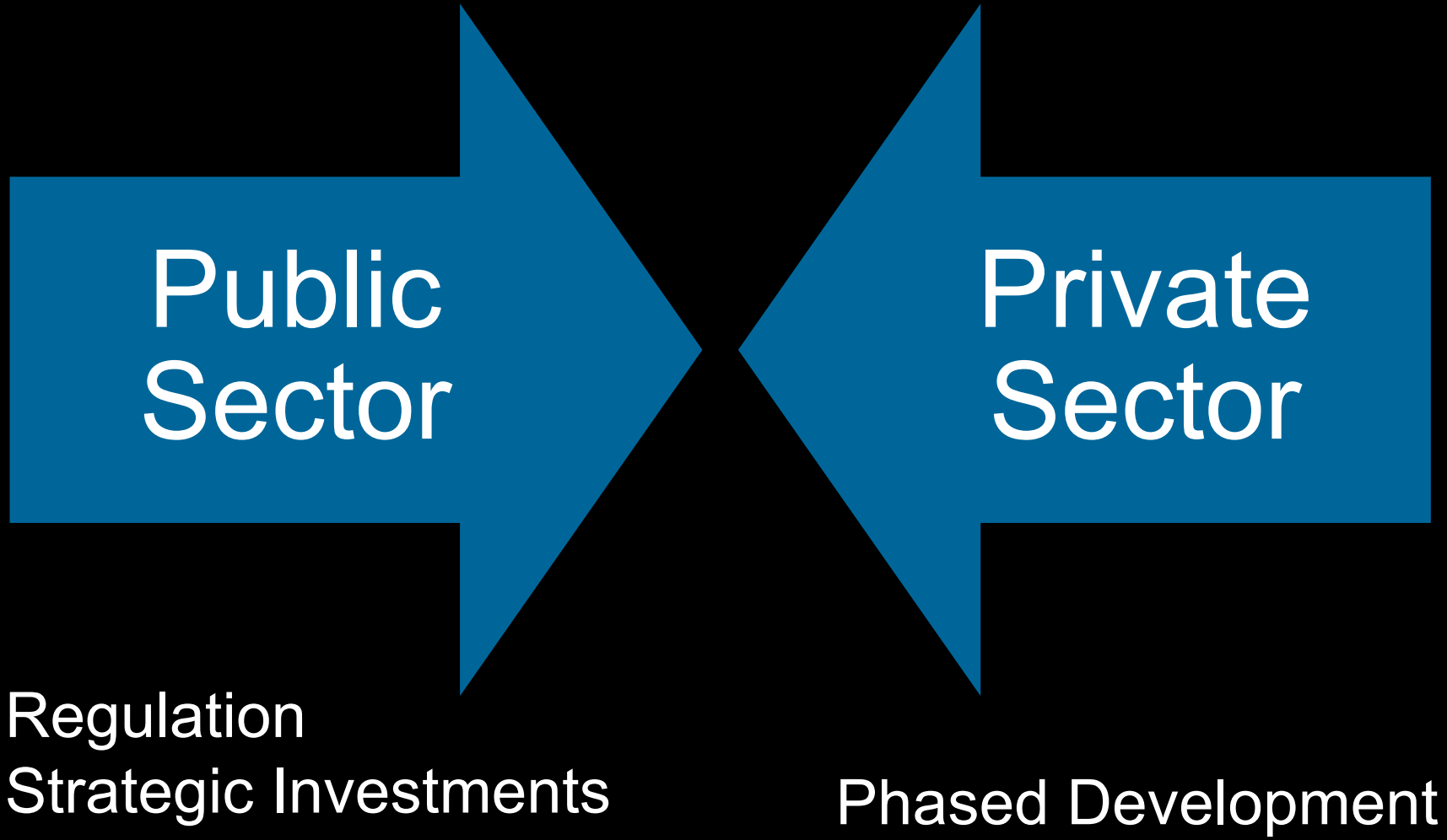
Mid-rise Development: The Piazza



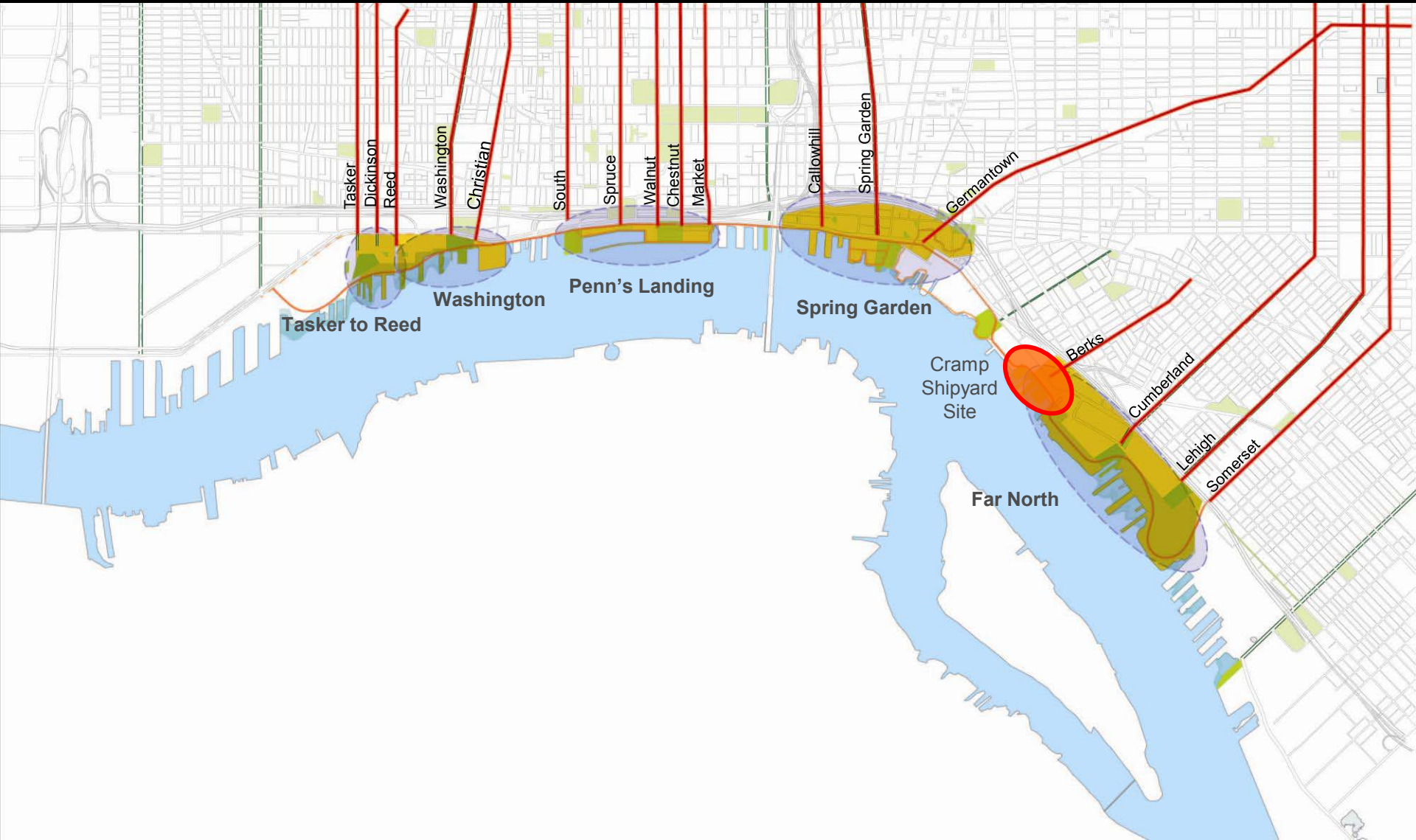
Mid-rise Development: Hamburg



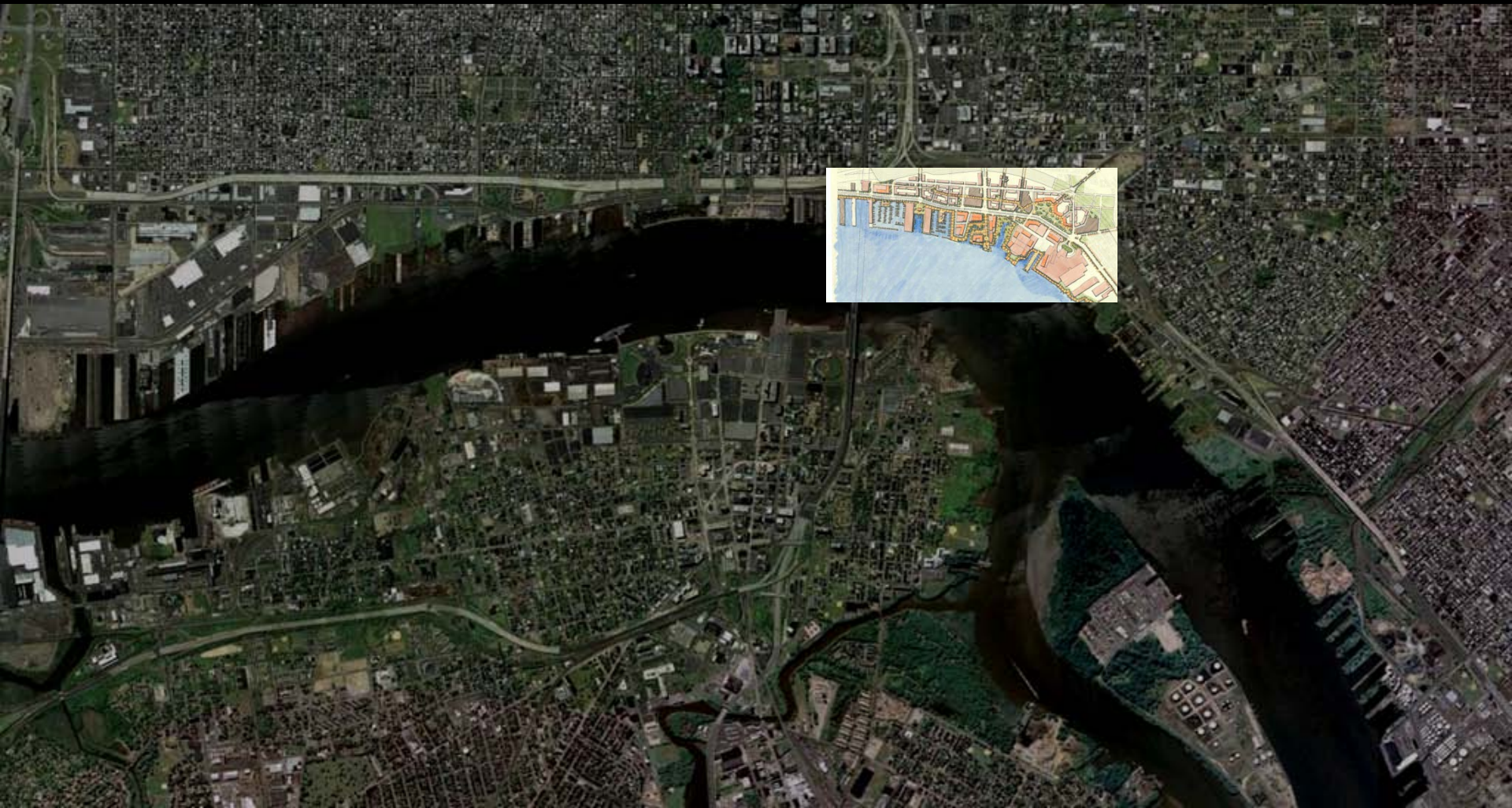
PARTNERSHIP



Priority Sites



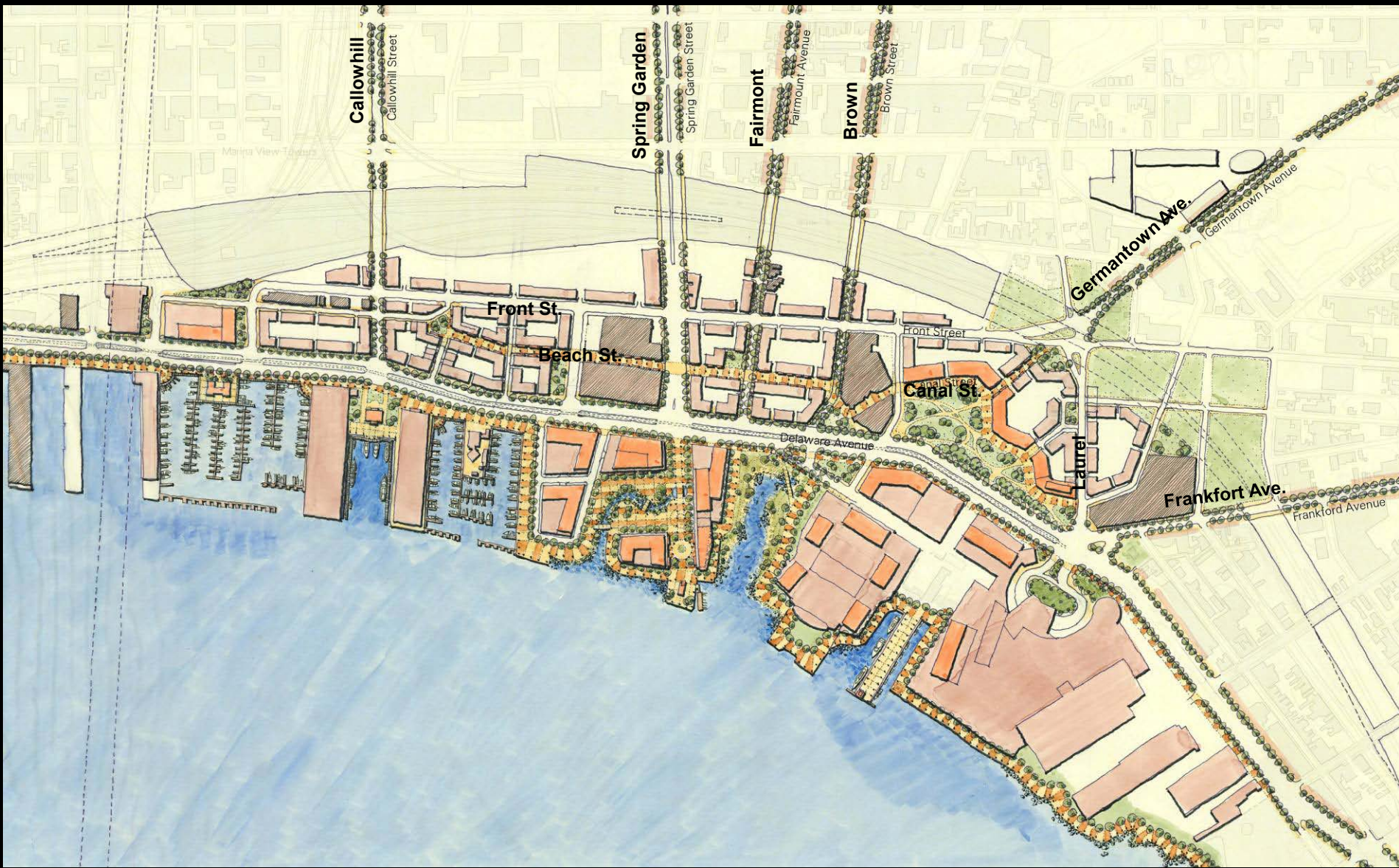
Five Priority Sites



Spring Garden



Existing Festival Pier

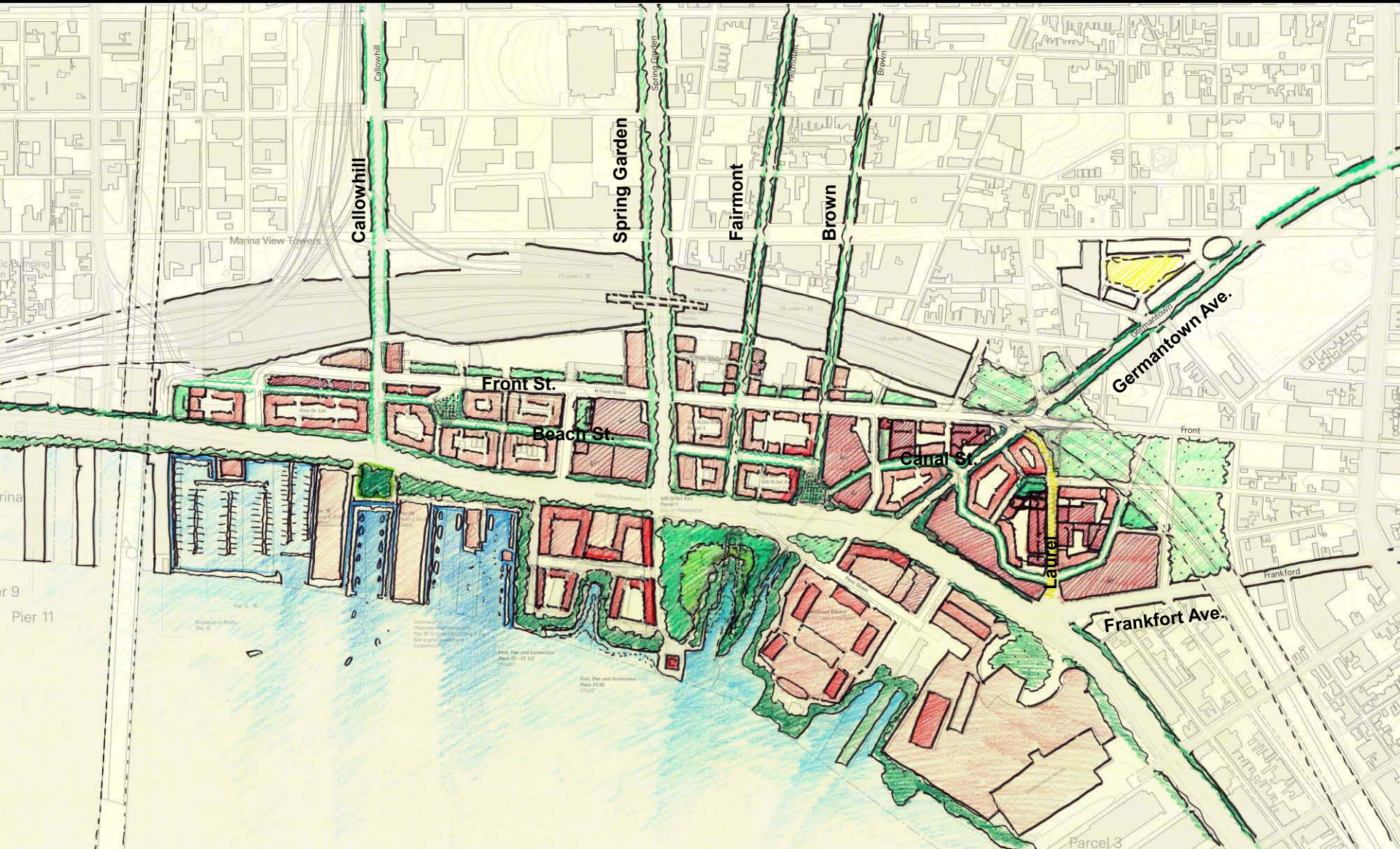


Option 1 – Development with Plaza on Festival Pier

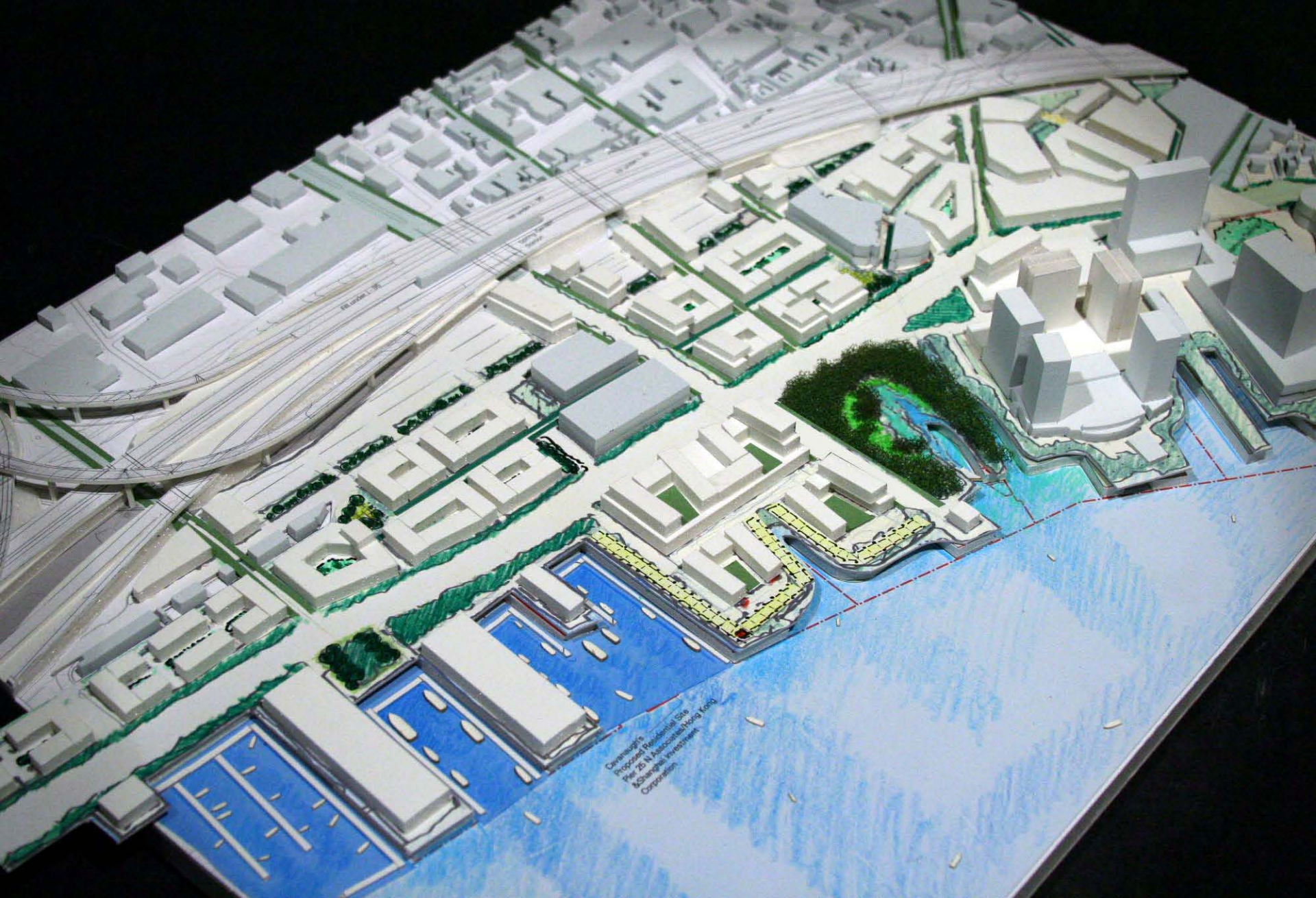


Cayanan's
Proposed Residential Site
Pier 25 N Association Hong Kong
& Charitable Investment
Corporation

Option 1 – Development with Plaza on Festival Pier

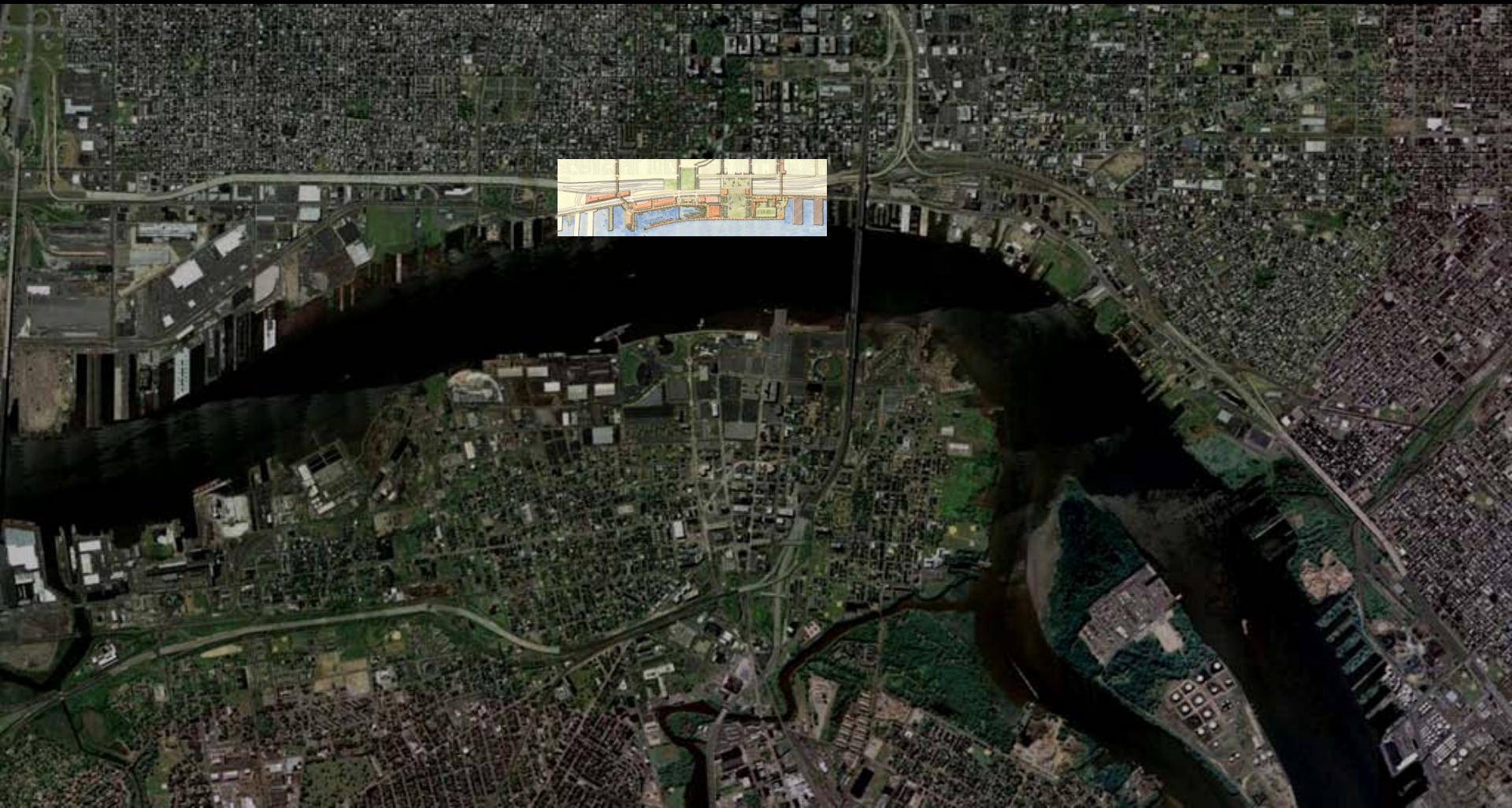


Option 2 – Development with Park on Festival Pier



Coverage's
Proposed Redevelopment Site
Pier 75 & Associates/Young Korea
Corporation

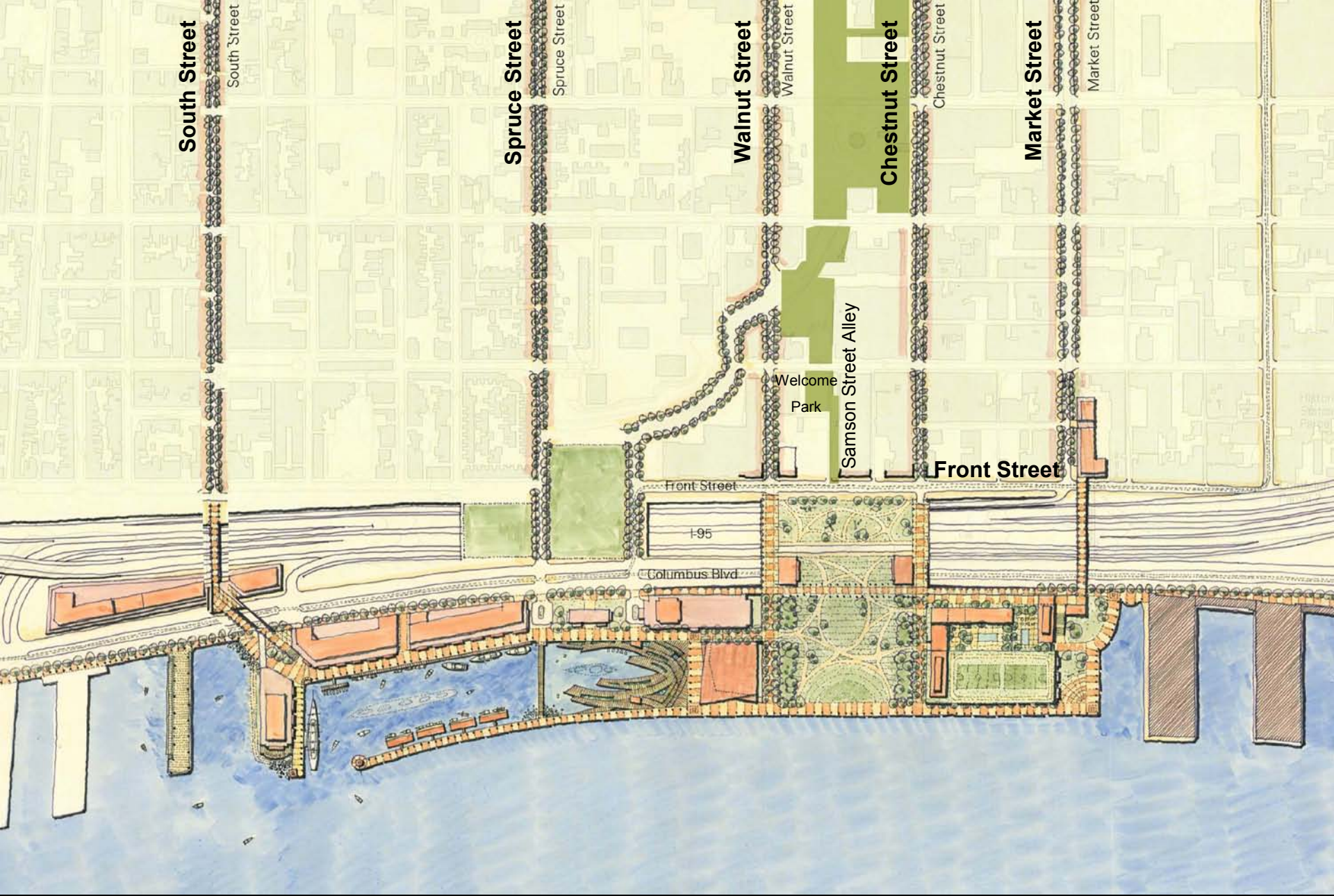
Option 2 – Development with Park on Festival Pier



Penn's Landing



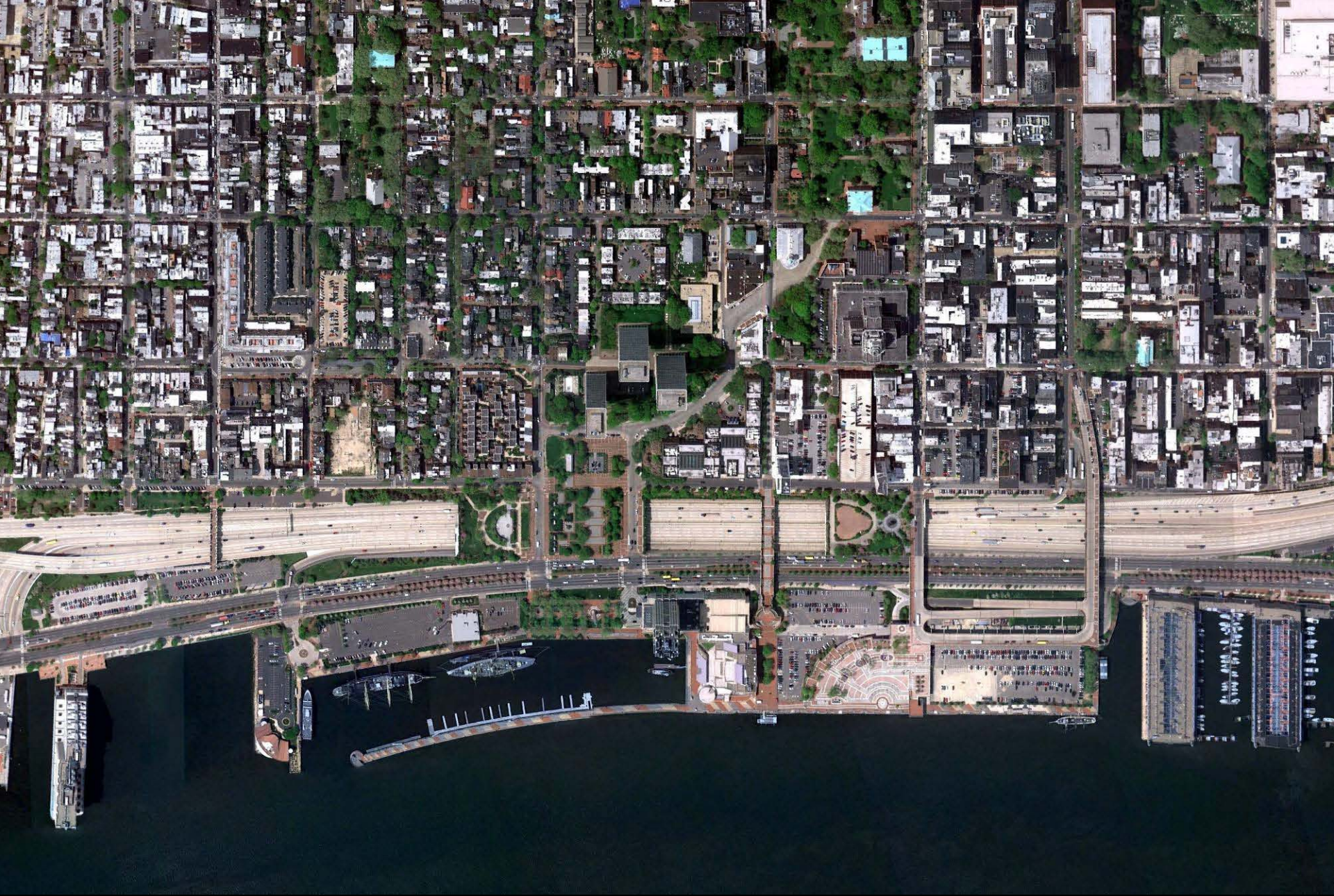
Existing Penn's Landing



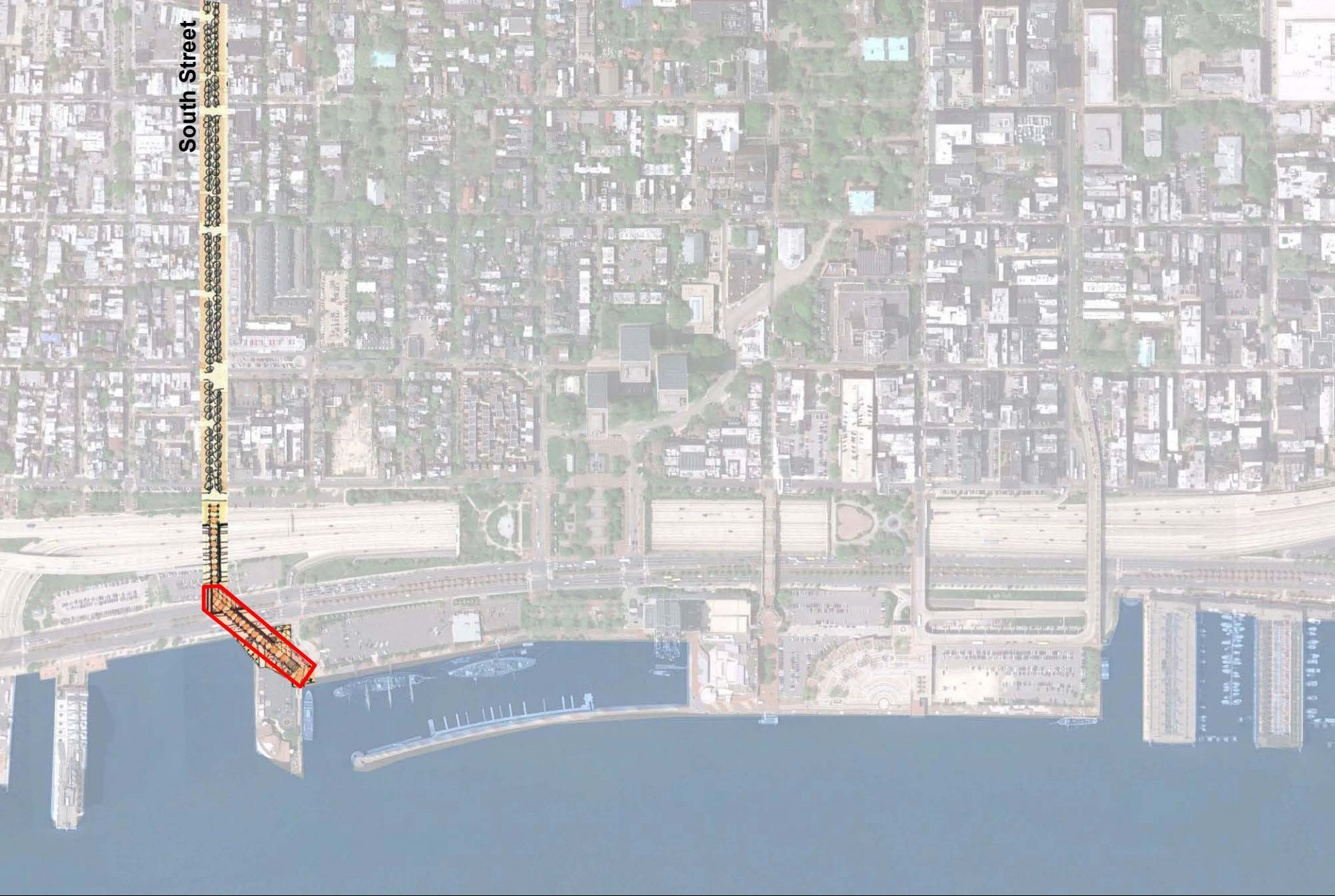
Penn's Landing – Proposed Plan



Penn's Landing – Elevated Park Connection to Center City

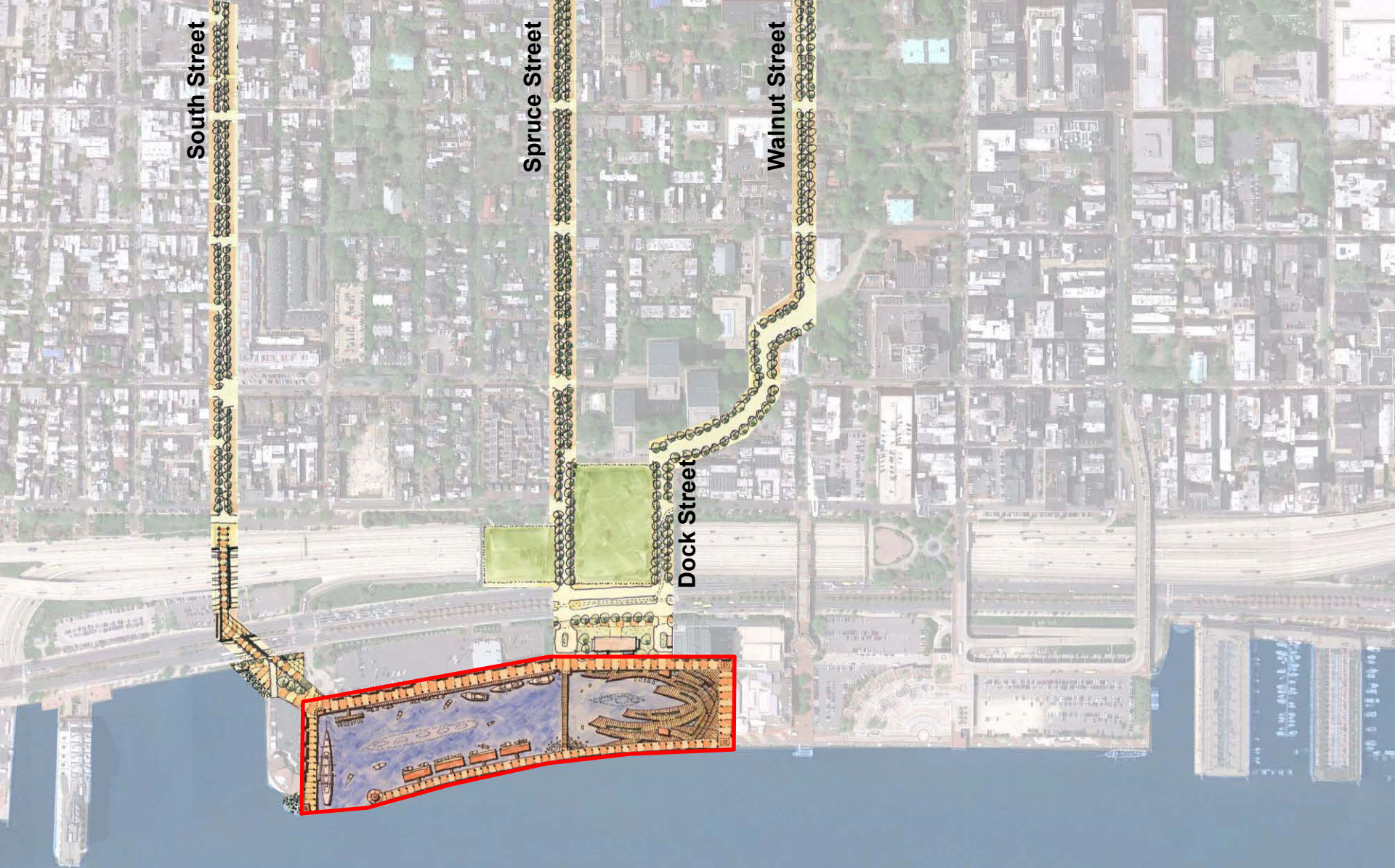


Penn's Landing – Existing Condition



South Street

Penn's Landing – South Street Bridge Extension



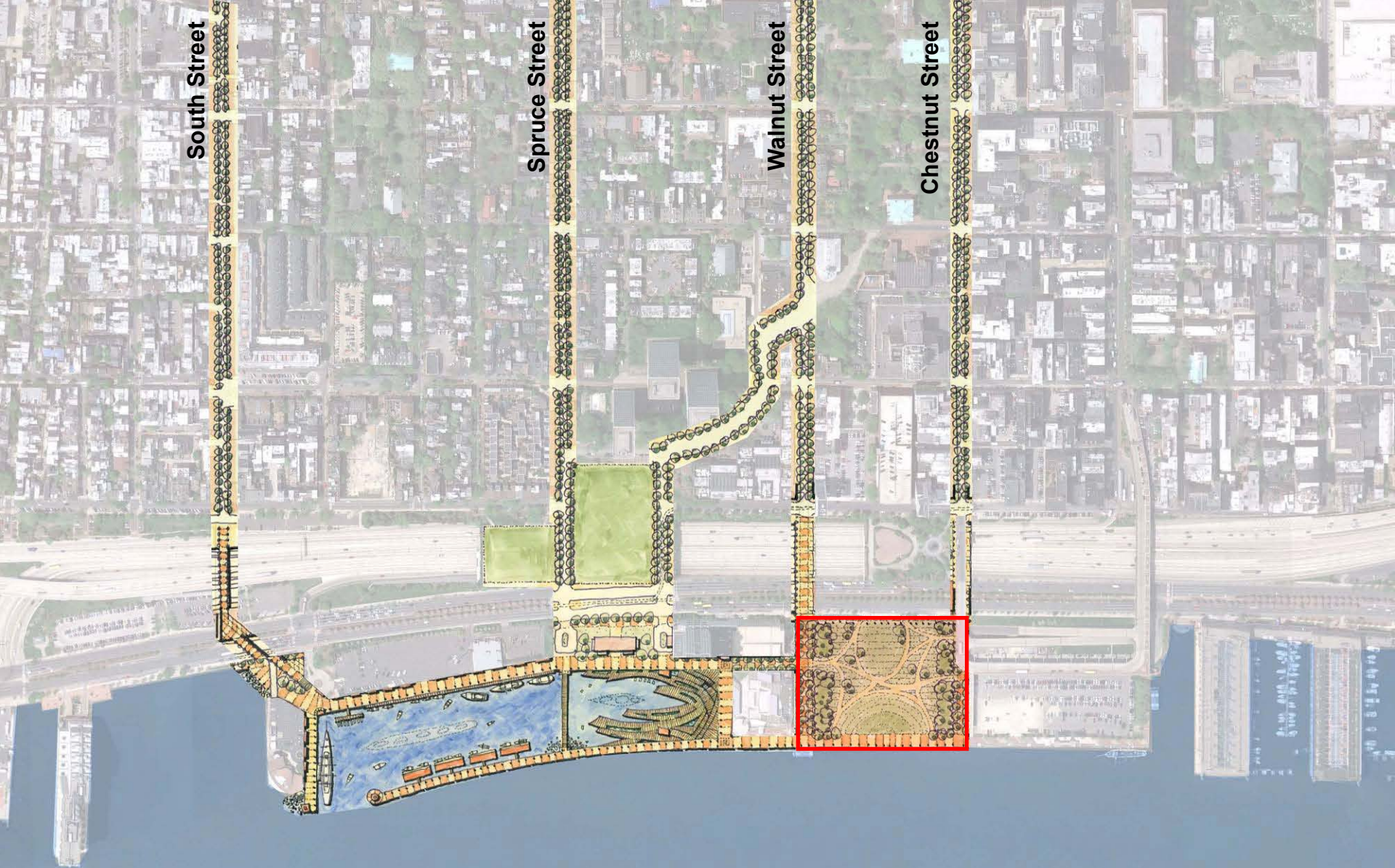
South Street

Spruce Street

Walnut Street

Dock Street

Penn's Landing – Basin Improvements



South Street

Spruce Street

Walnut Street

Chestnut Street

Penn's Landing – New Public Square



Penn's Landing – Deck Over Delaware Ave. / Columbus Blvd.



South Street

Spruce Street

Walnut Street

Chestnut Street

Market Street

Samson Street Alley

Welcome Park

Front Street

Front Street

Penn's Landing – Market Street Bridge



South Street

Spruce Street

Walnut Street

Chestnut Street

Market Street

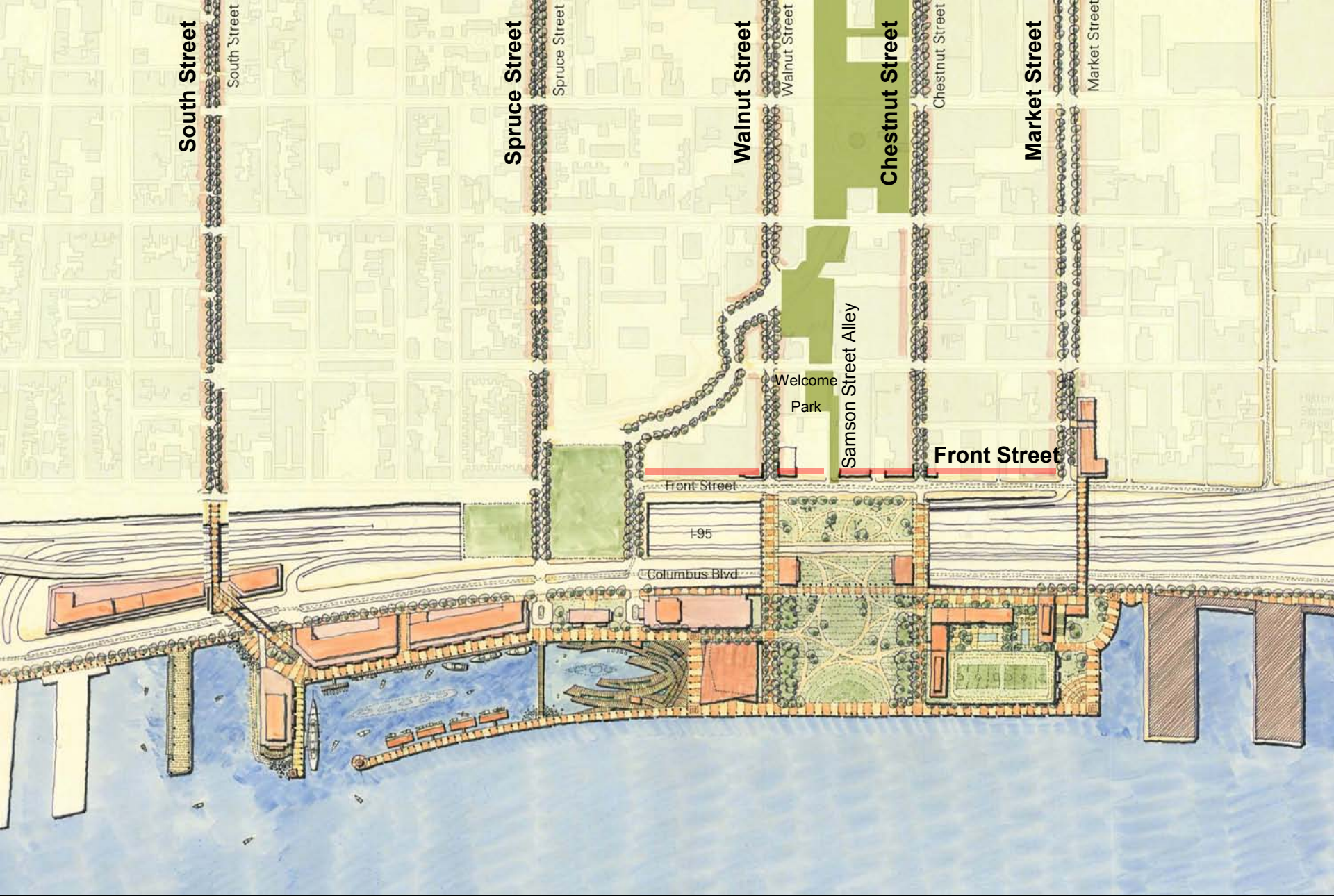
Front Street

Samson Street Alley

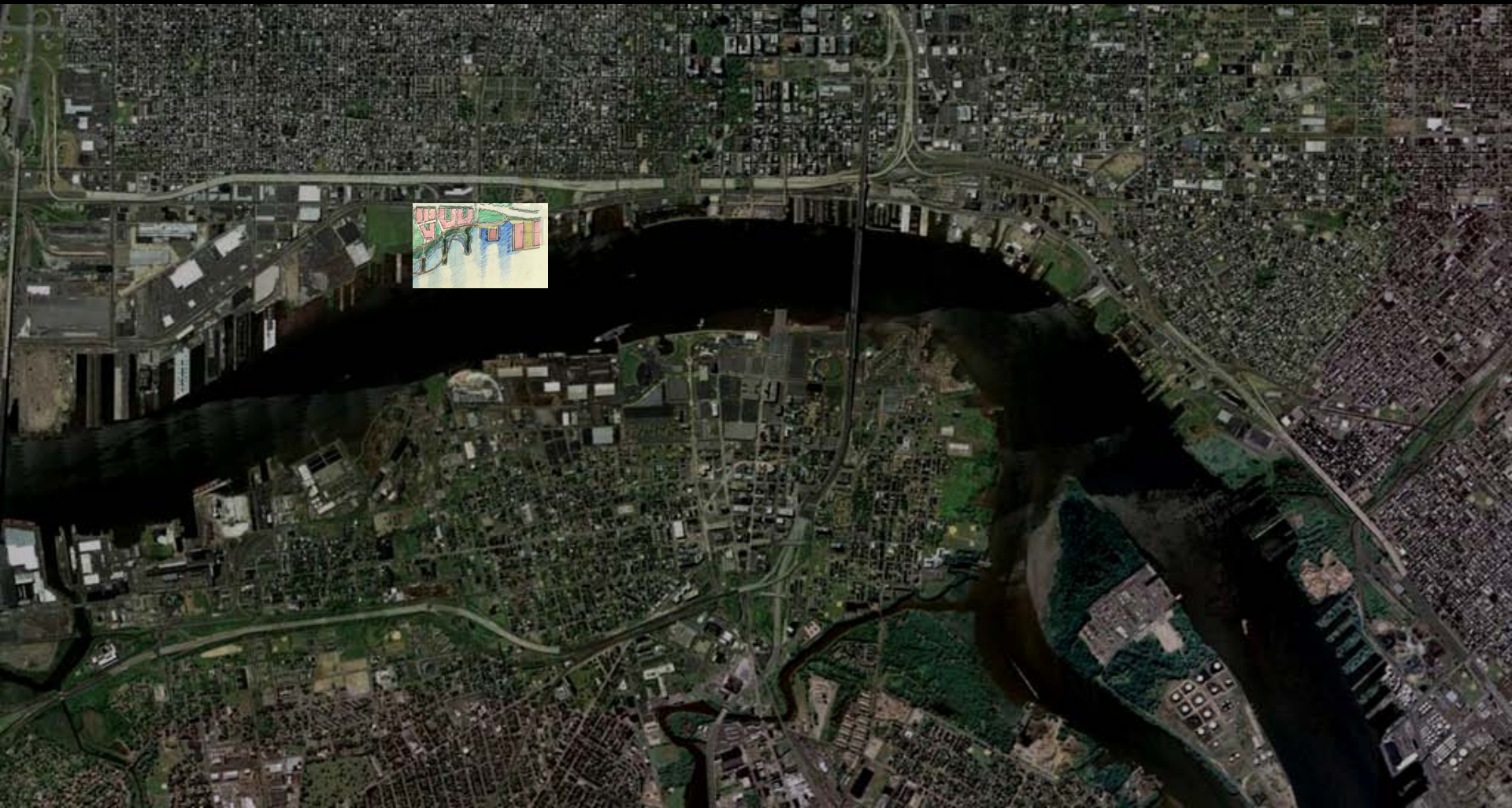
Welcome Park

Front Street

Penn's Landing – I – 95 Deck



Penn's Landing – Full Buildout



Washington Avenue



Front St.

I-95

Reed St.

Washington Ave

Christian

Queen

Delaware Ave.

Sheet Metal Workers Union

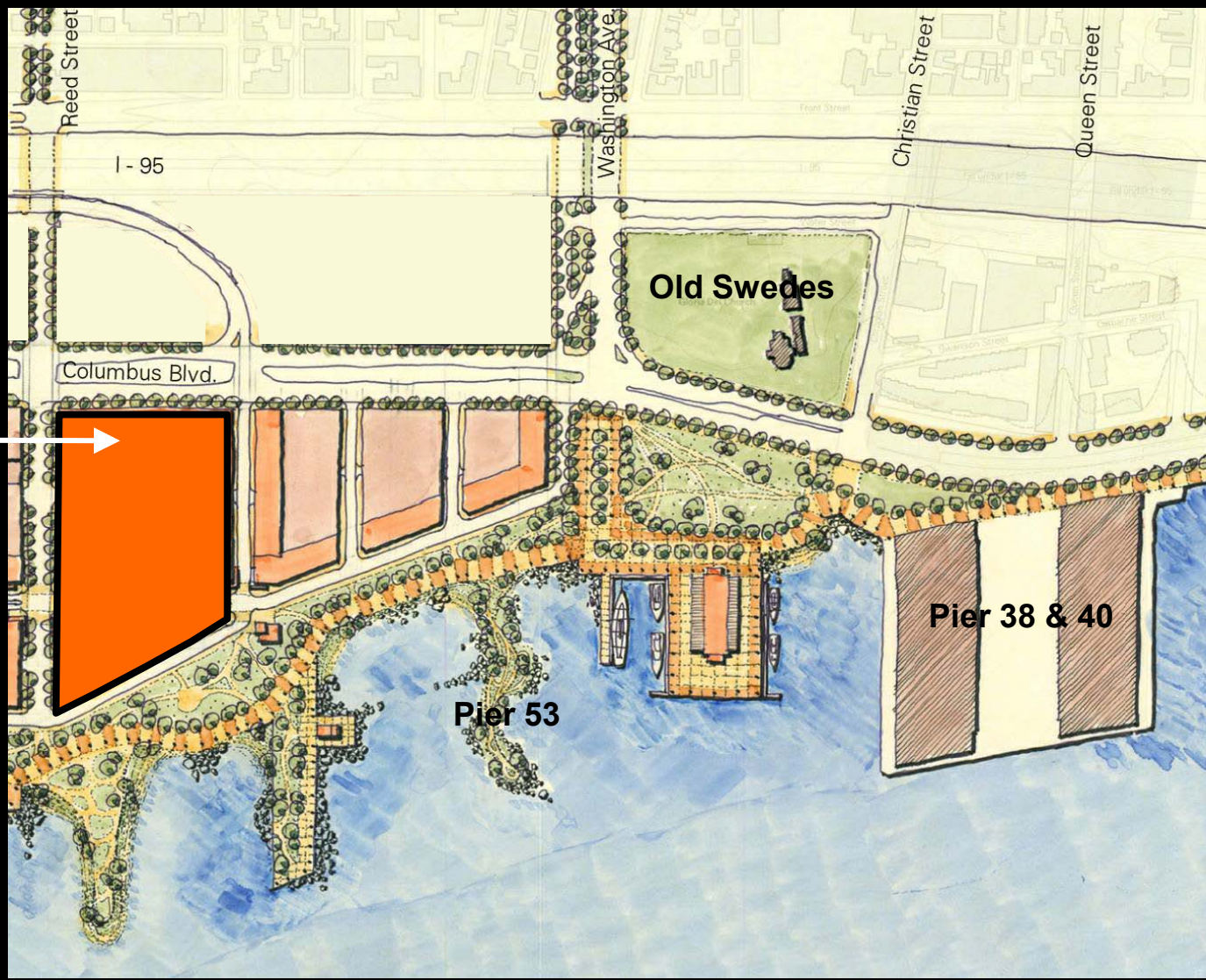
Comcast

Coast Guard

Pier 38 & 40

Pier 53

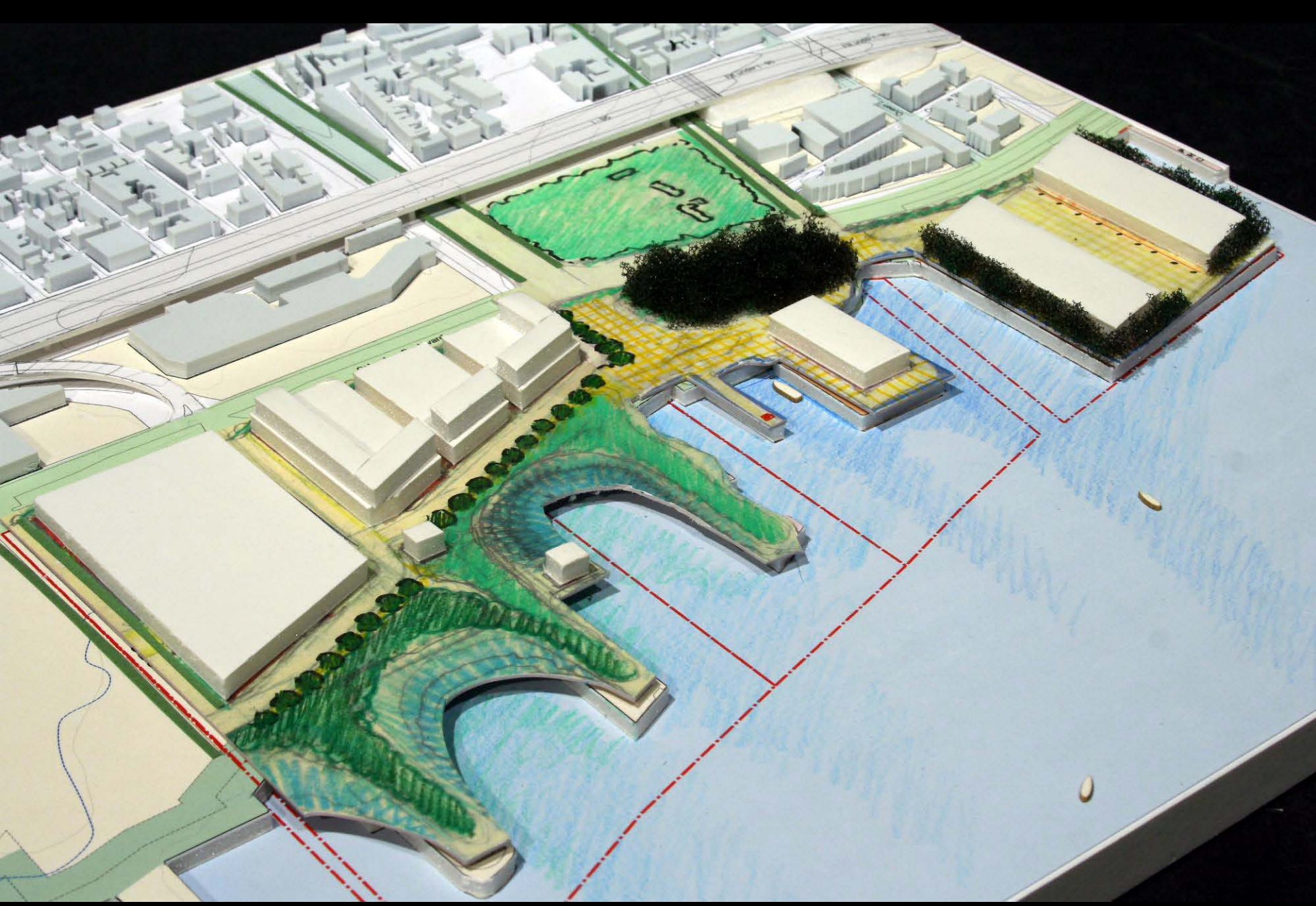
Washington Avenue



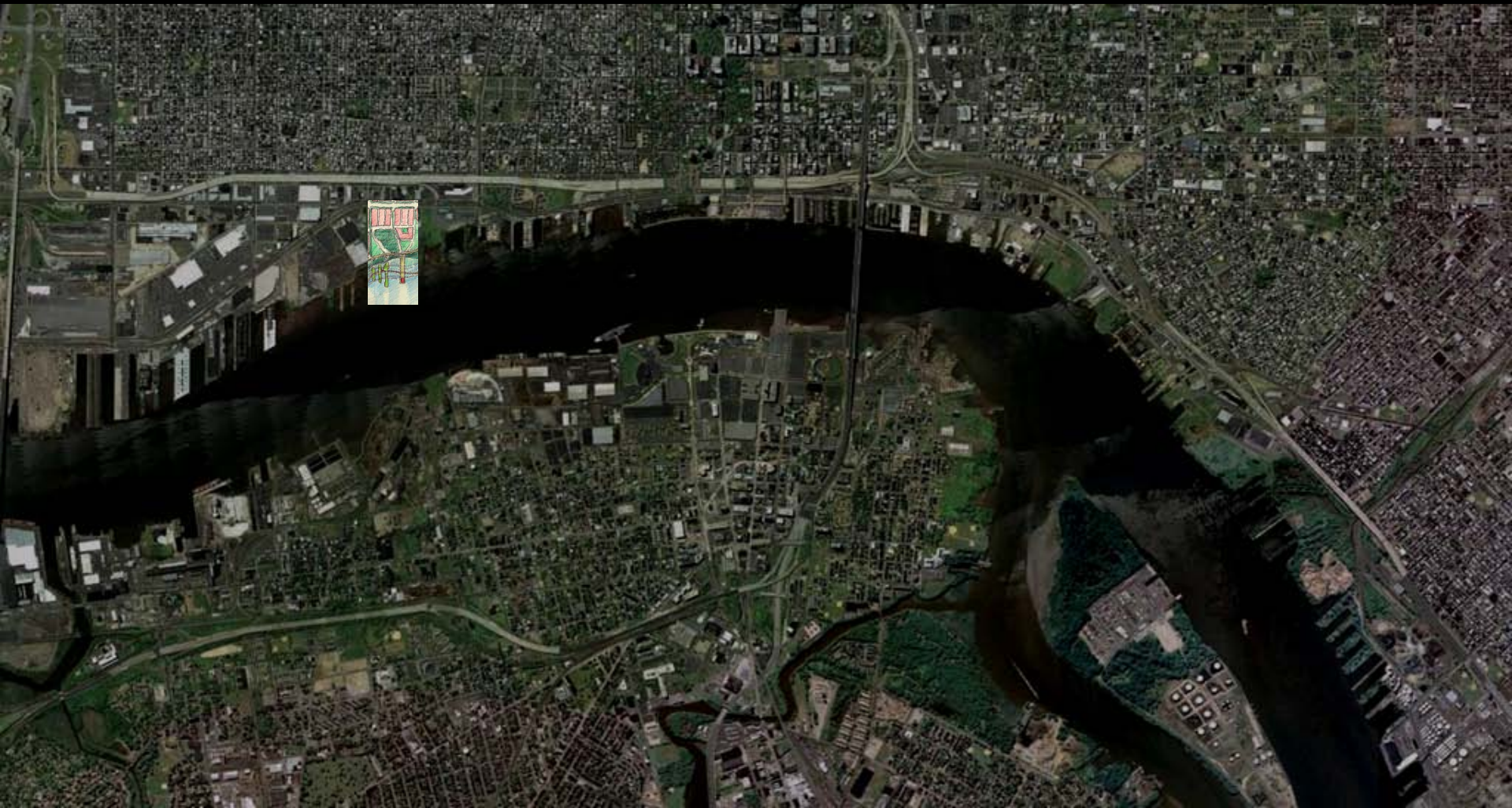
**Options for Swing Parcel
Near Tasker to Reed Site**

- Residential
- Conference Hotel
- Large Format Retail Evolution

Washington Avenue Options



Washington Ave.



Tasker to Reed



Snyder St.

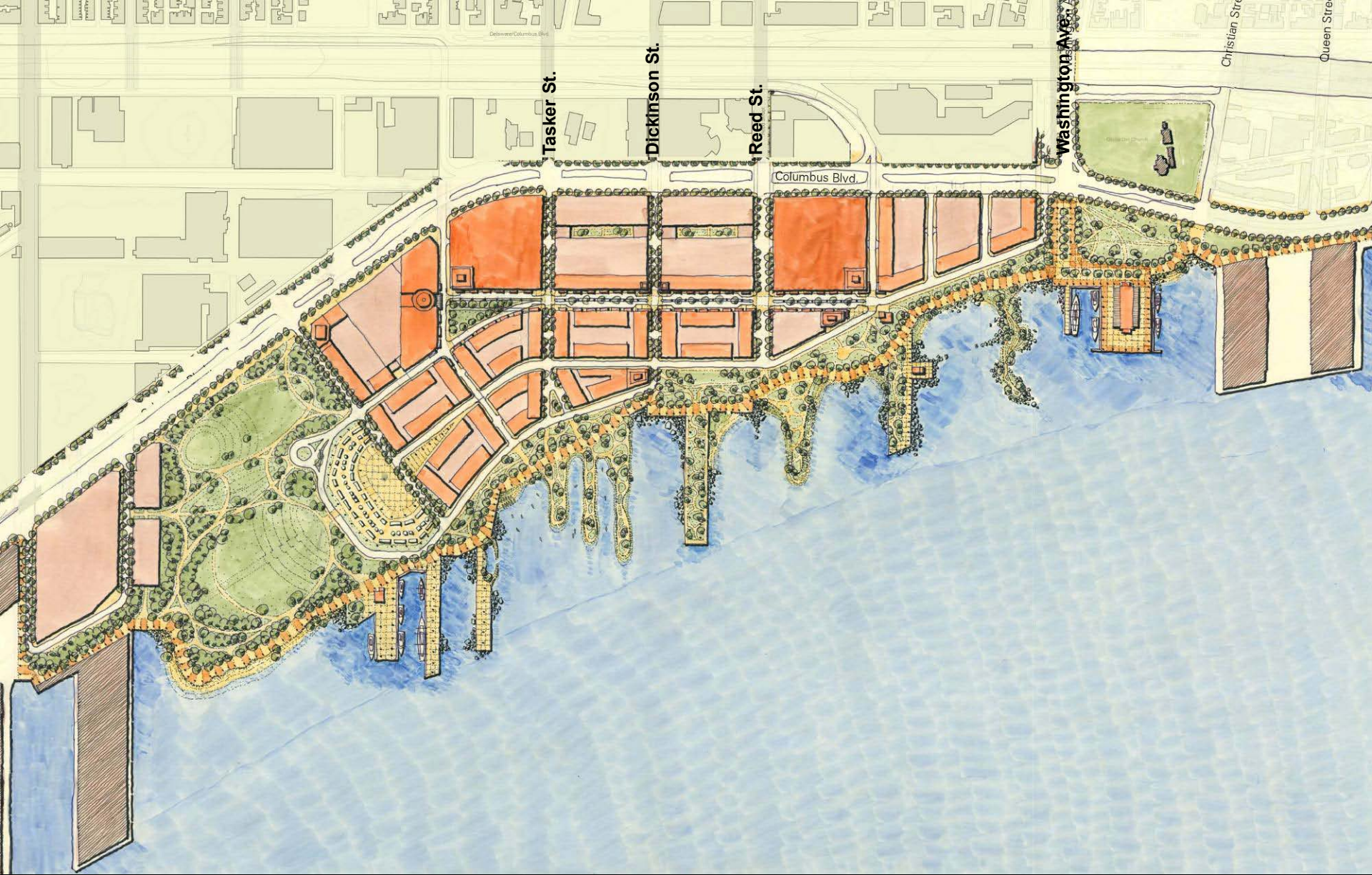
Tasker St.

Dickinson St.

Reed St.

Washington Ave..

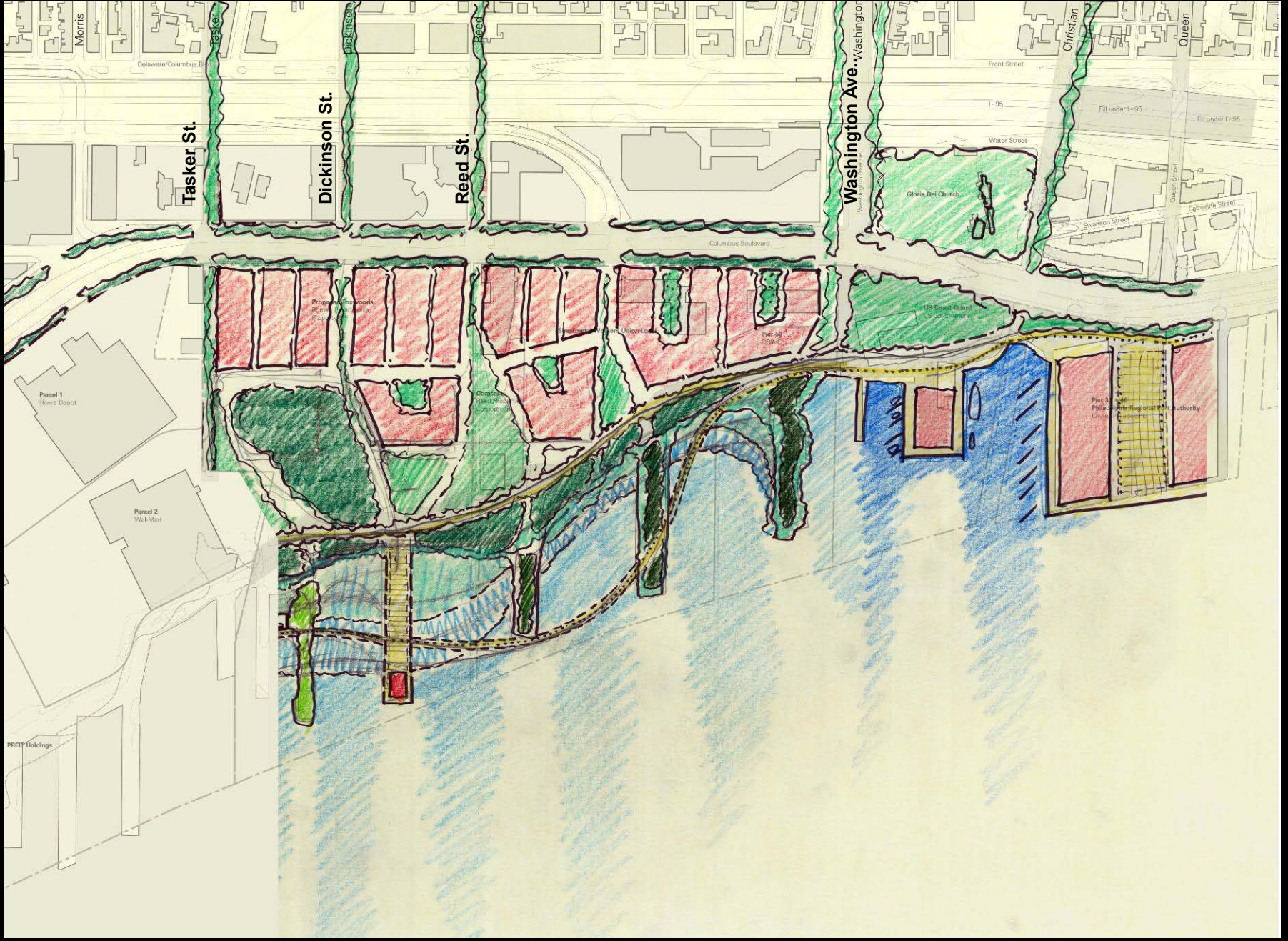
Existing Tasker to Reed



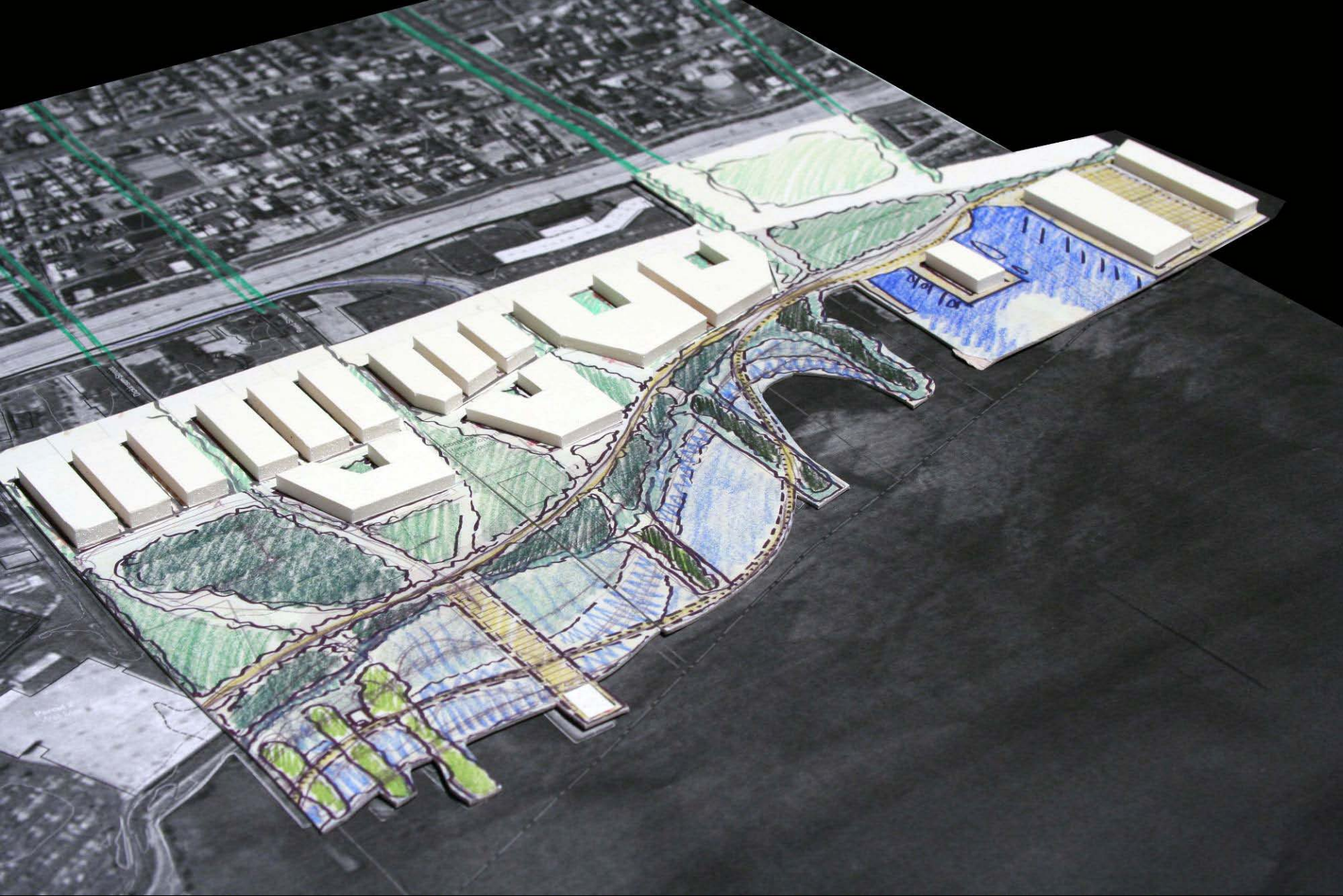
Option 1- Large Format Retail Evolution



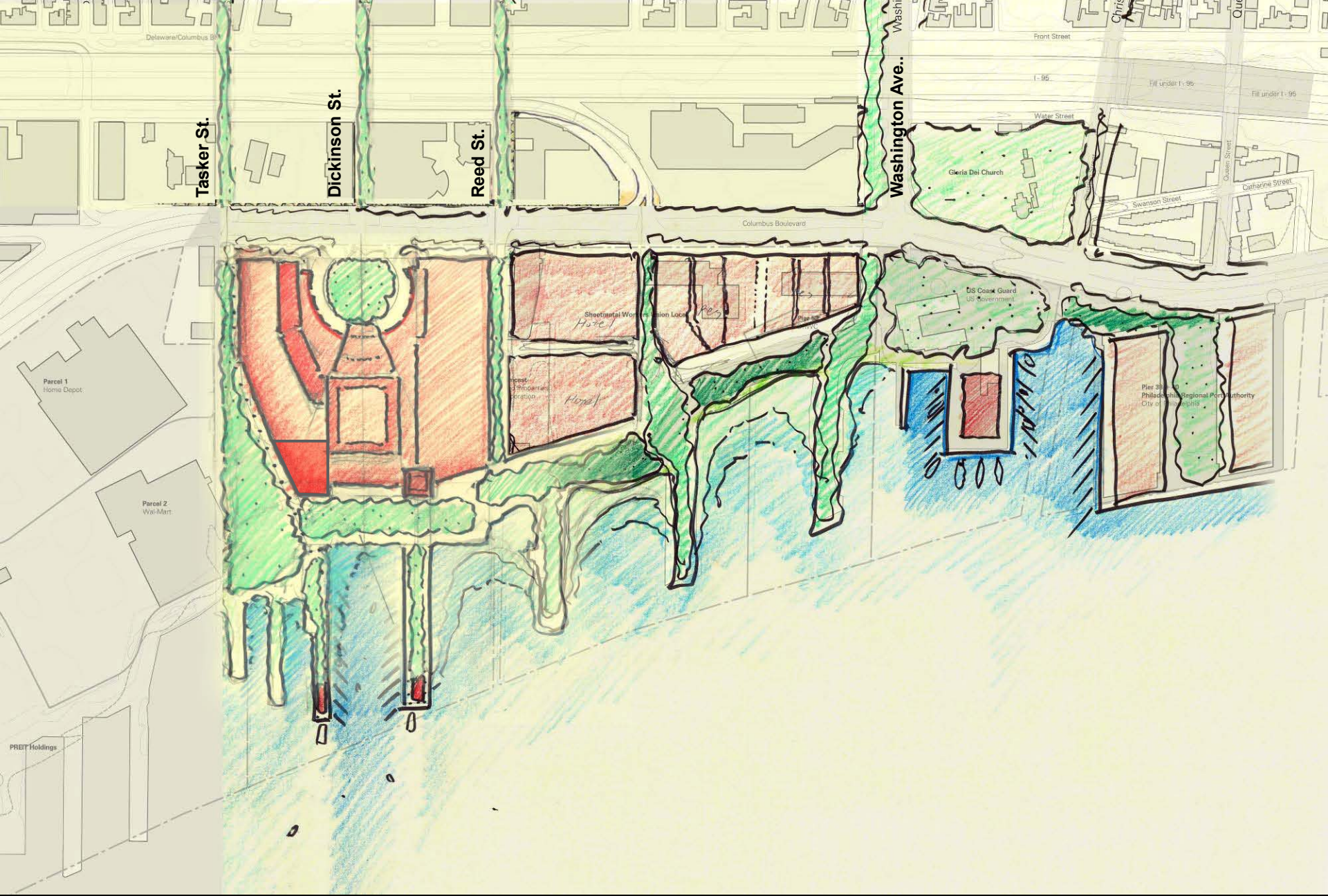
Option 1- Large Format Retail Evolution



Option 2- Residential



Option 2- Residential



Option 3 - Casino



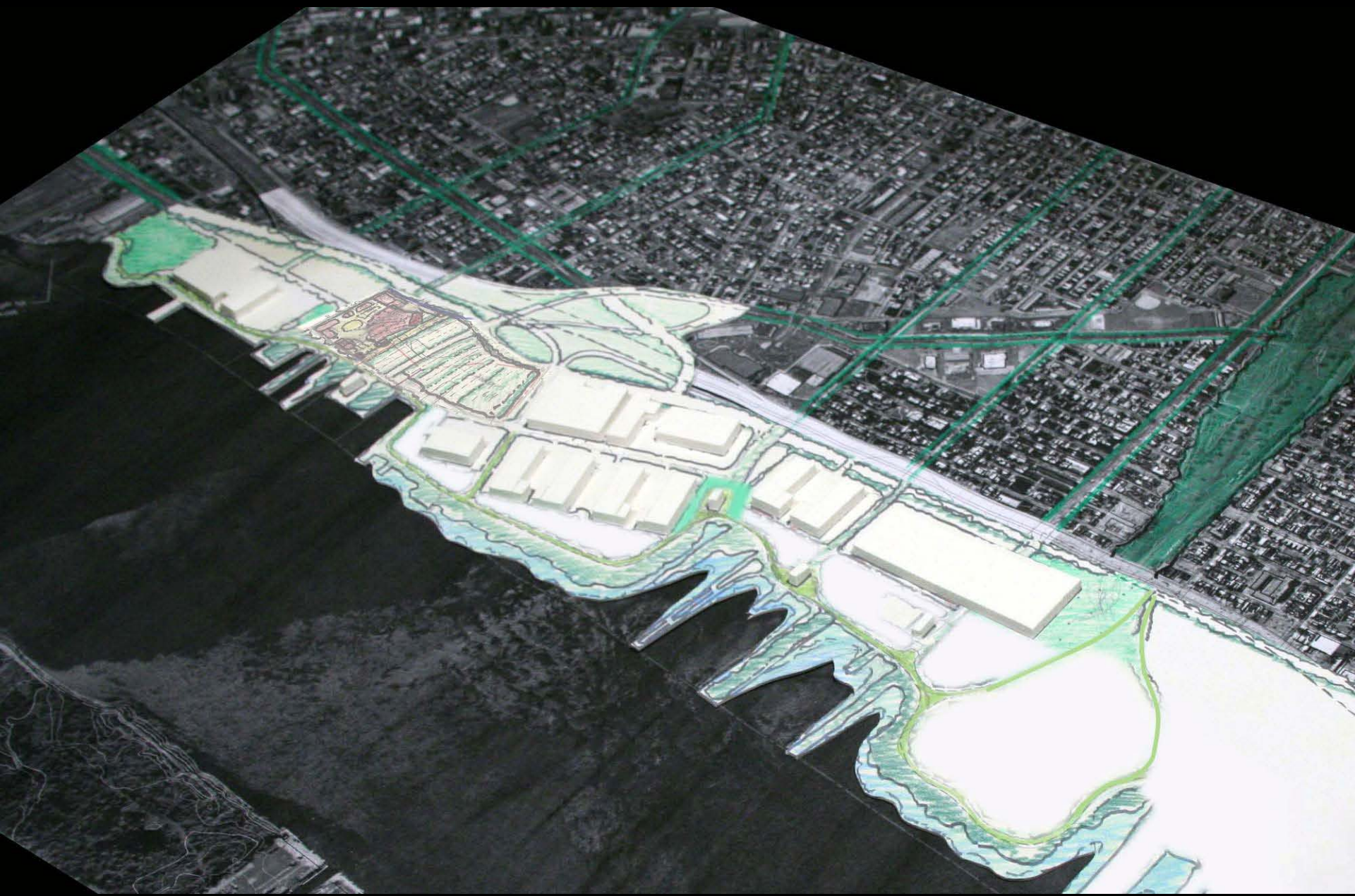
Far North Site



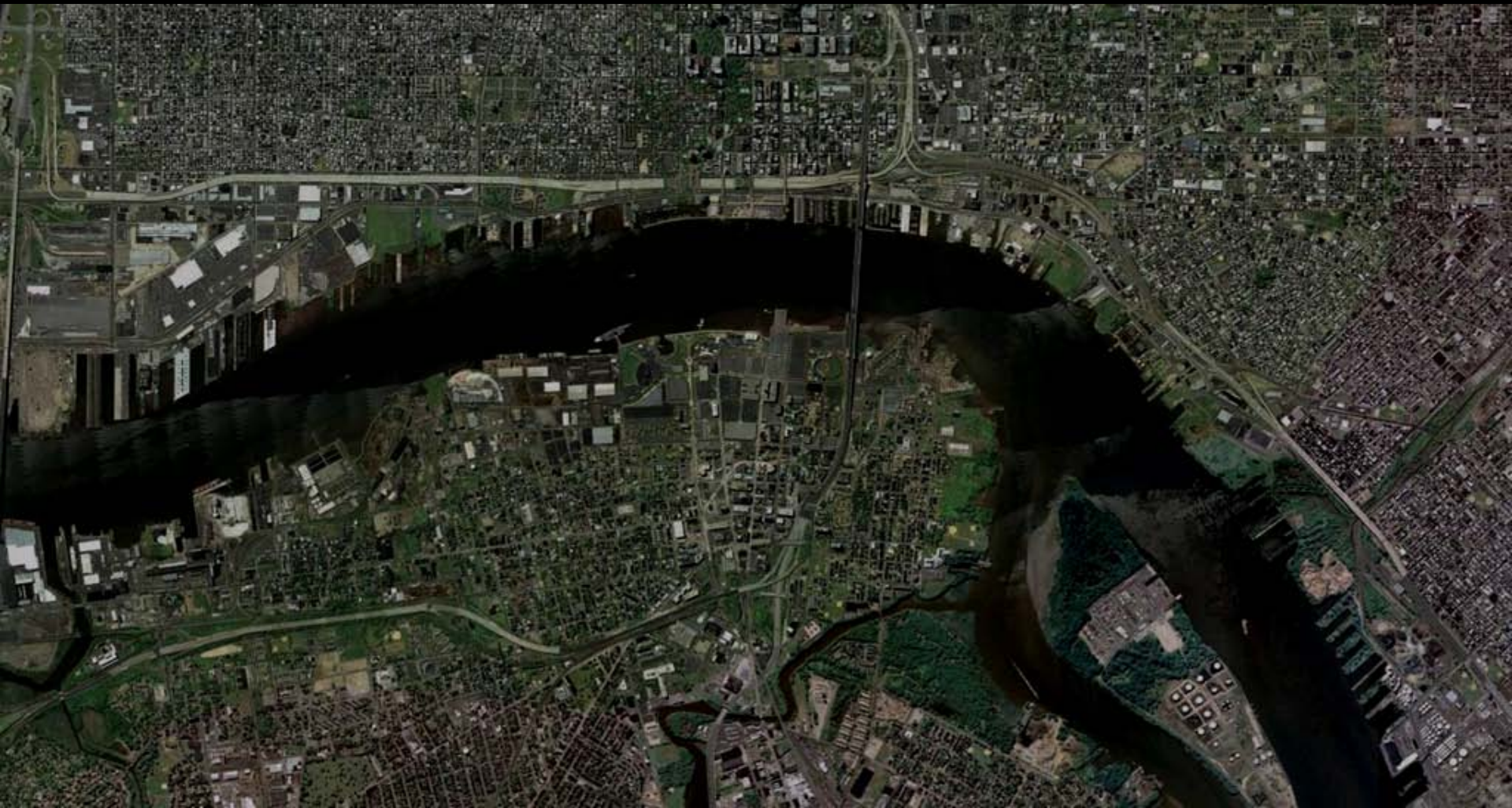
Existing Far North Sites



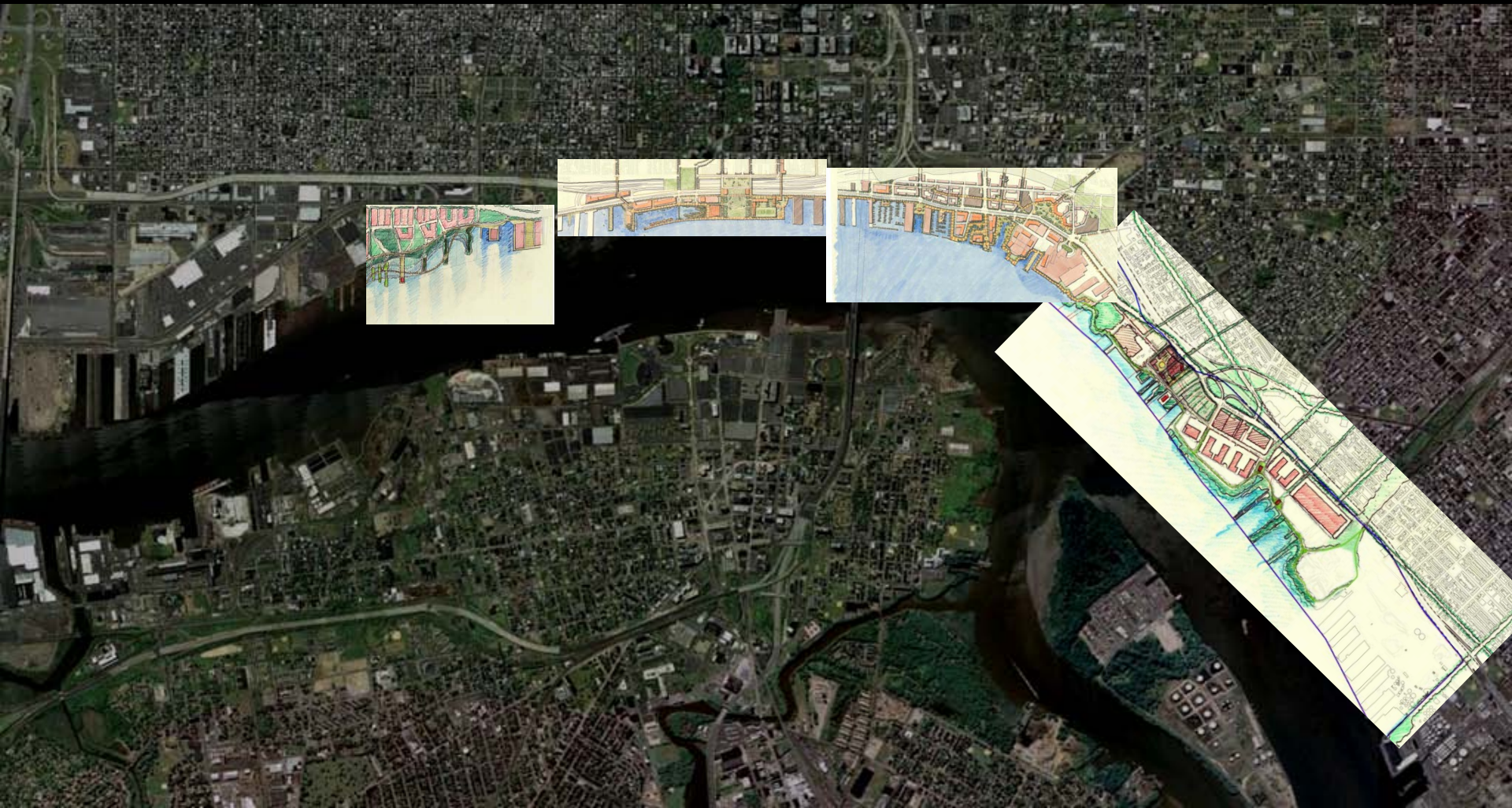
Far North Flex Industrial Scheme



Far North Flex Industrial Scheme



Today's Central Delaware River Waterfront



Tomorrow's Central Delaware River Waterfront

SHORT TERM PROJECTS (YEARS 0 – 5)

PUBLIC REALM

Pier 53 Ecological Park

Race Street Pier

Extension of bike trail from Washington to Penn Treaty Park

Work in partnership with Philadelphia Parks and Recreation to upgrade Penn Treaty and Pulaski parks

One more park project undertaken and completed at key intersection

TRANSPORTATION

Race Street Connector

2 more connector streets designed, funded, and constructed

Environmental assessment and preliminary engineering on light rail line

Short term traffic improvements on Delaware Ave.

SHORT TERM PROJECTS (continued)

DEVELOPMENT SITES

Marina basin dredged and upgraded

Phase 1 of Penn's Landing designed

Redevelopment of Pier 9

Redevelopment of Race St. Pumping Station

Incinerator site (Spring Garden) cleaned up, reinforced, permitted, entitled, and ready for developer Request for Proposals process. Developer selected.

APPROVALS

Planning Commission adoption of Master Plan

Waterfront zoning in place

