



## Philadelphia's Central Delaware Riverfront Vision Plan

**Advisory Group Meeting** 5-07-07

PennPraxis WRT PCPC

### civic principles

- Reconnect the city to the river's edge.
- Honor the river.
- Design with nature.
- Strike the right balance.
- Take the long view.
- Protect the public good.
- Make it real, Philadelphia.

## systems

- transportation
- open space
- land use
- impact on development

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## the boulevard



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## the boulevard



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## the boulevard



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## parallel roads



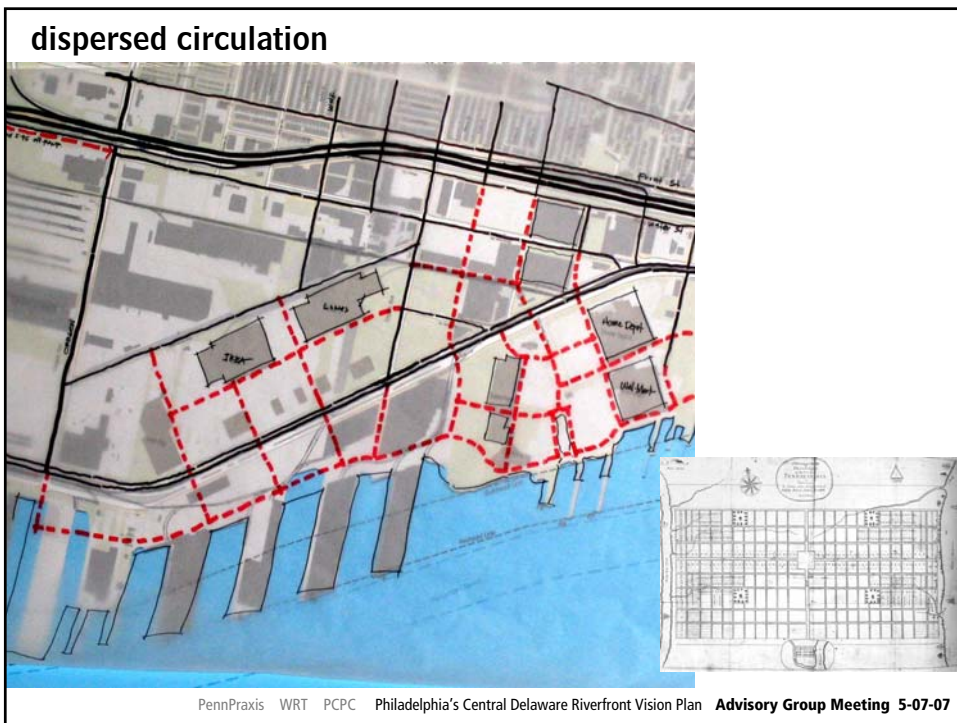
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## connections



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**a waterfront boulevard**



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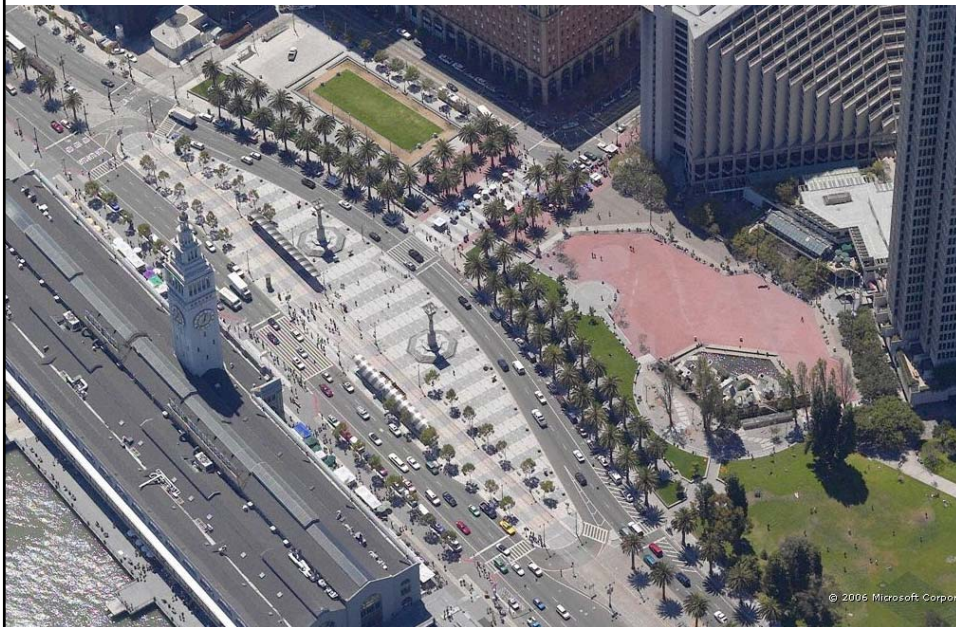
**a waterfront boulevard**



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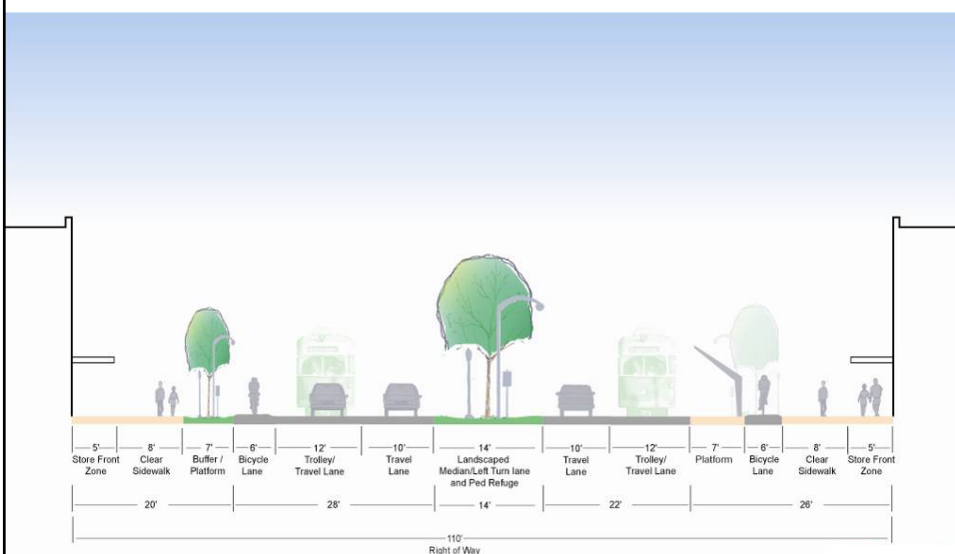


## San Francisco: The Embarcadero



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## new boulevard section



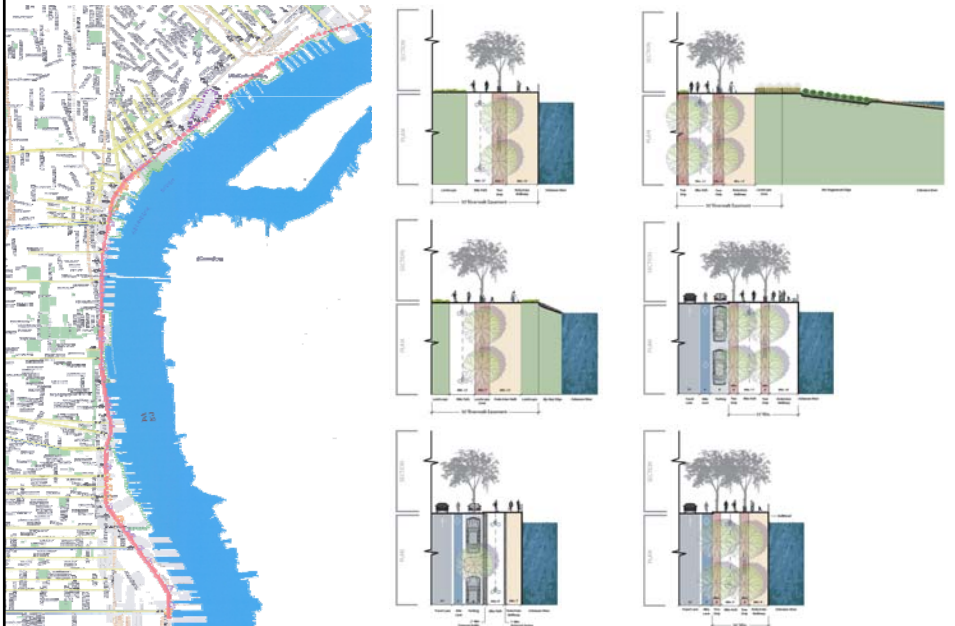
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## San Francisco: Octavia Boulevard



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## new boulevard and trail design



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## new boulevard alignments



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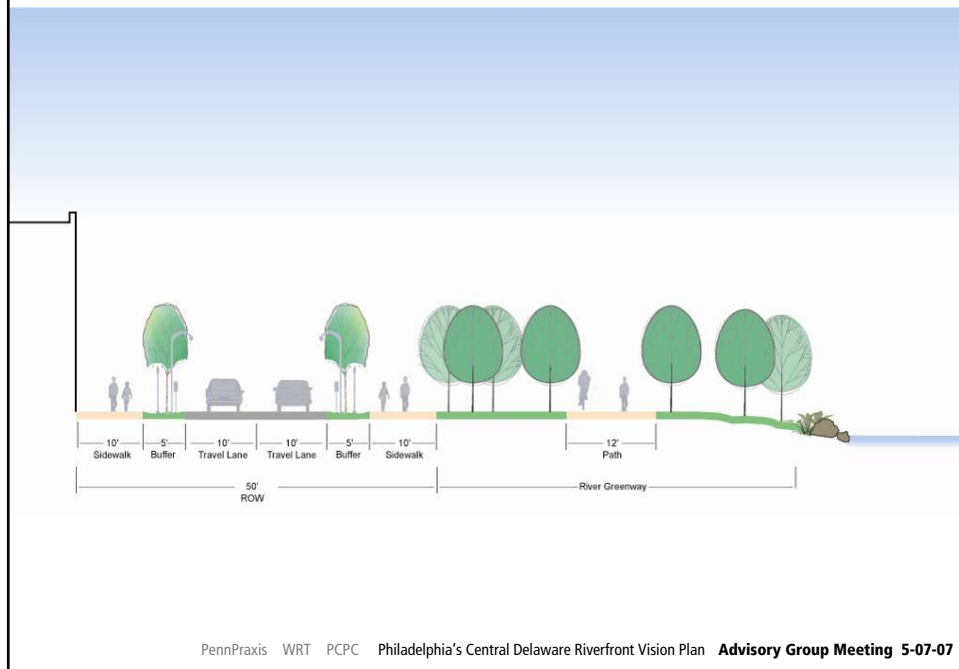
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## new boulevard alignments



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## river road



## river road





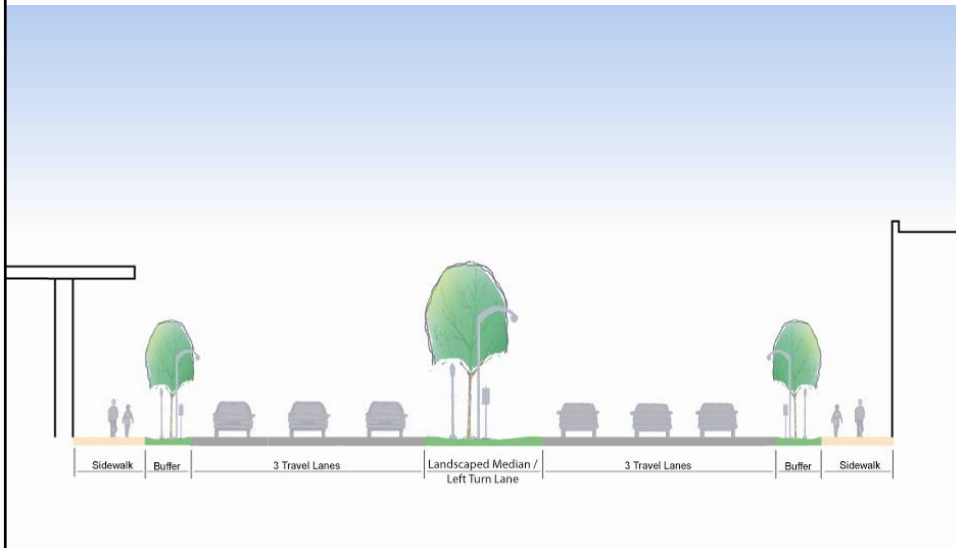
## river road



Hoboken, NJ

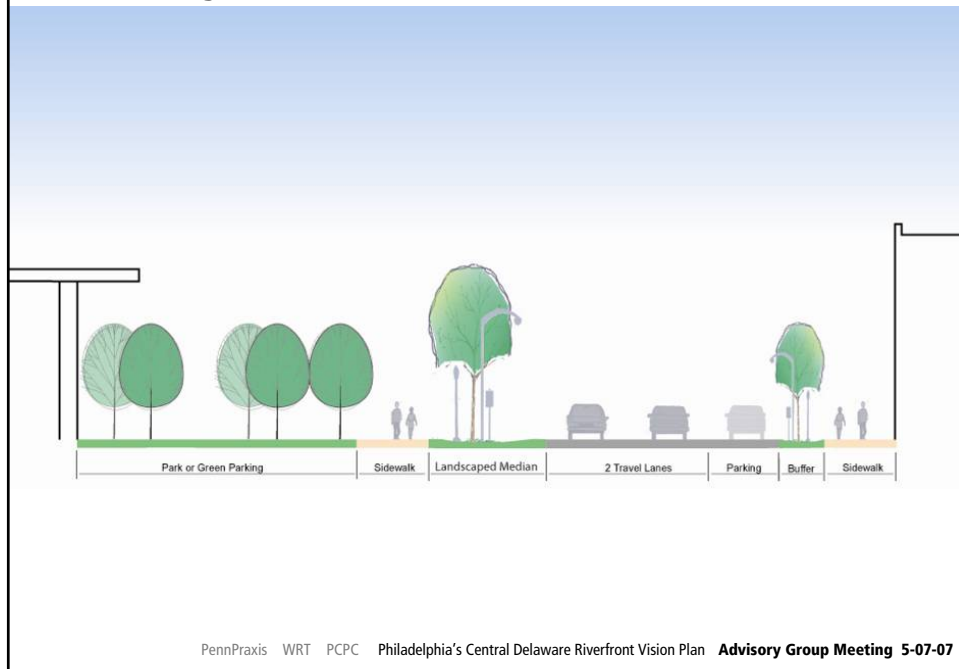
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## Delaware Avenue: current PennDOT design



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## altered design



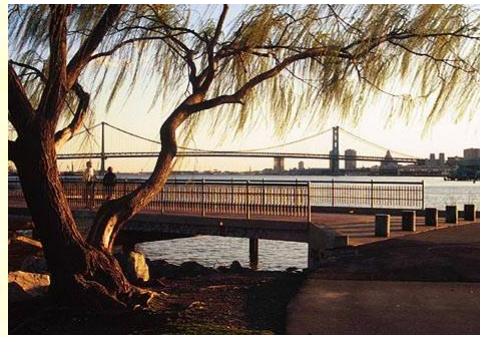
## new development and visual connections



## view corridors

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## view corridors



photograph by S. Robert Teitelman.

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## open space system



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## green streets



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### green street connections



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### green street connections



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## new parks along the water



ore pier



pulaski park

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## stormwater parks and green connections



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## riverfront walkway / walmart piers



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## incinerator site / festival pier



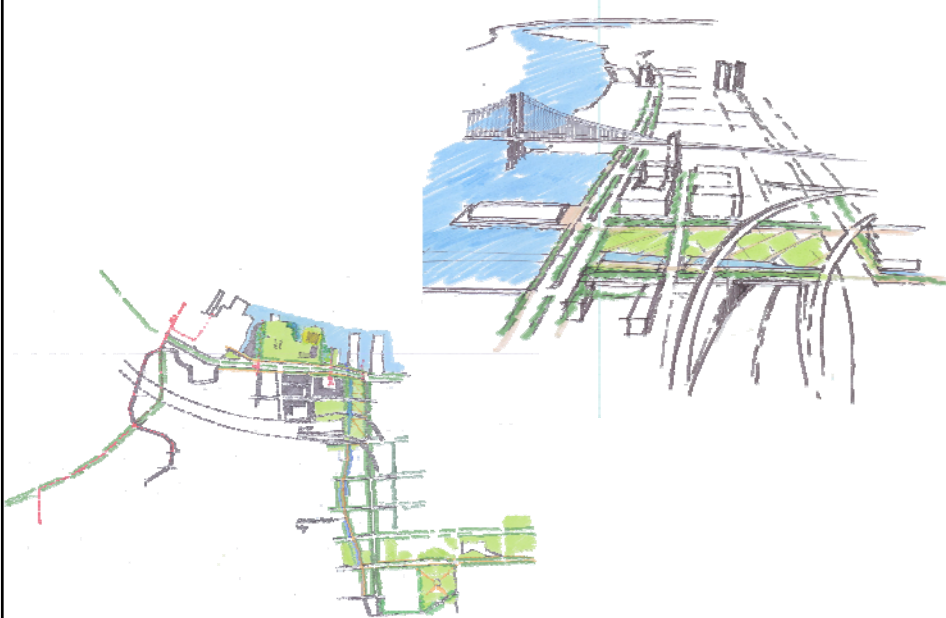
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### incinerator site / festival pier



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### tunnel approach and perpendicular streets



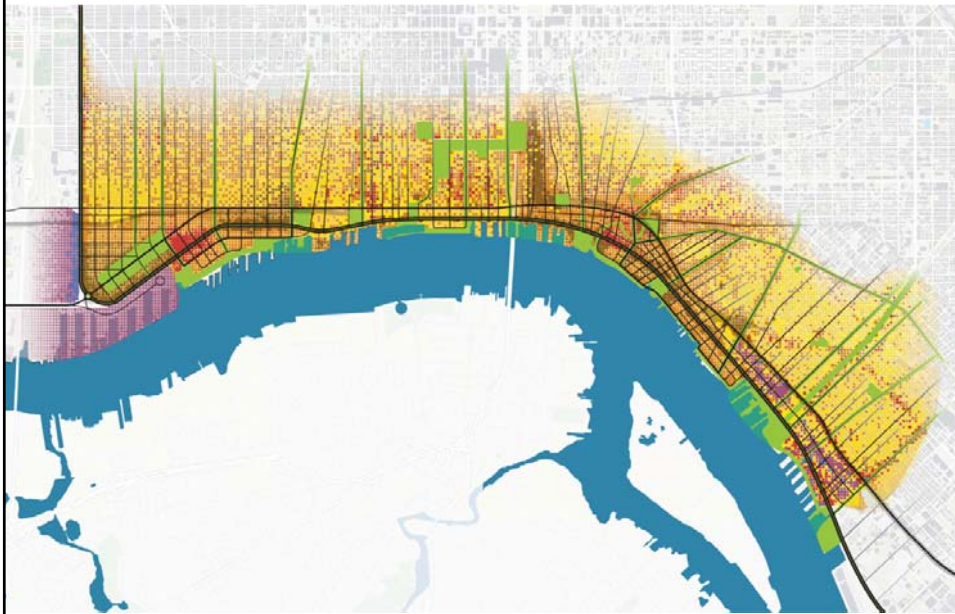
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## land use



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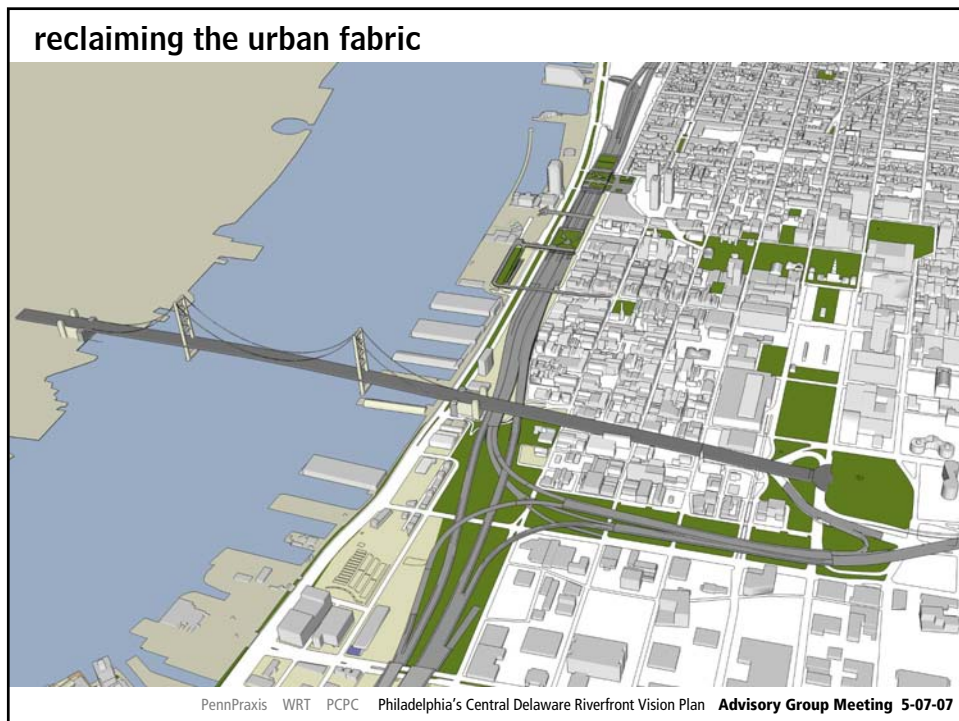
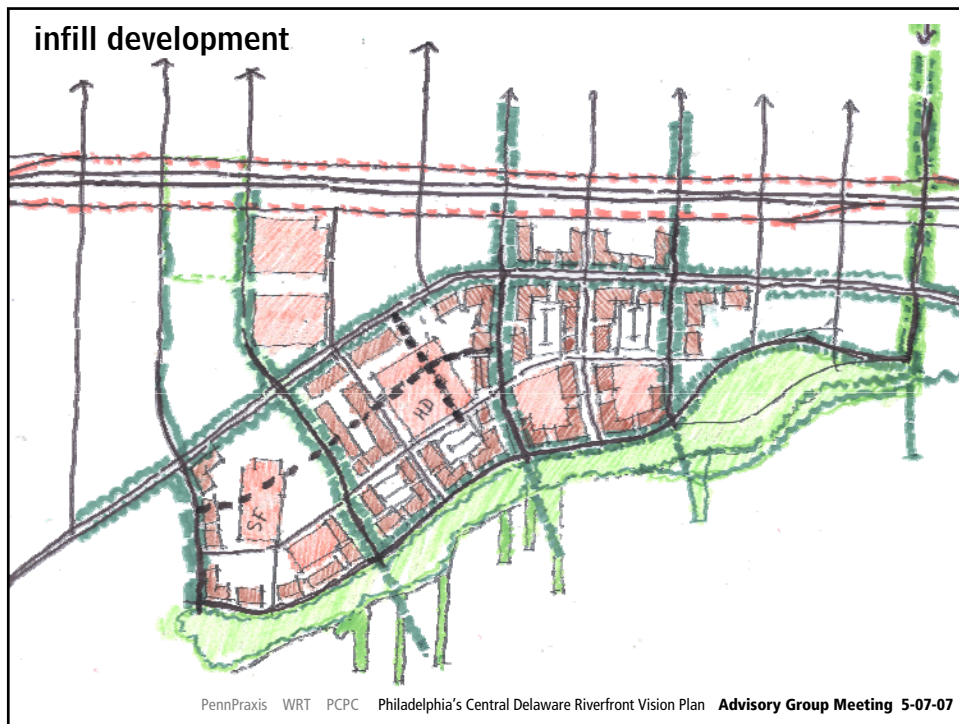


## northern project area re-use and clean industrial



## a range of uses



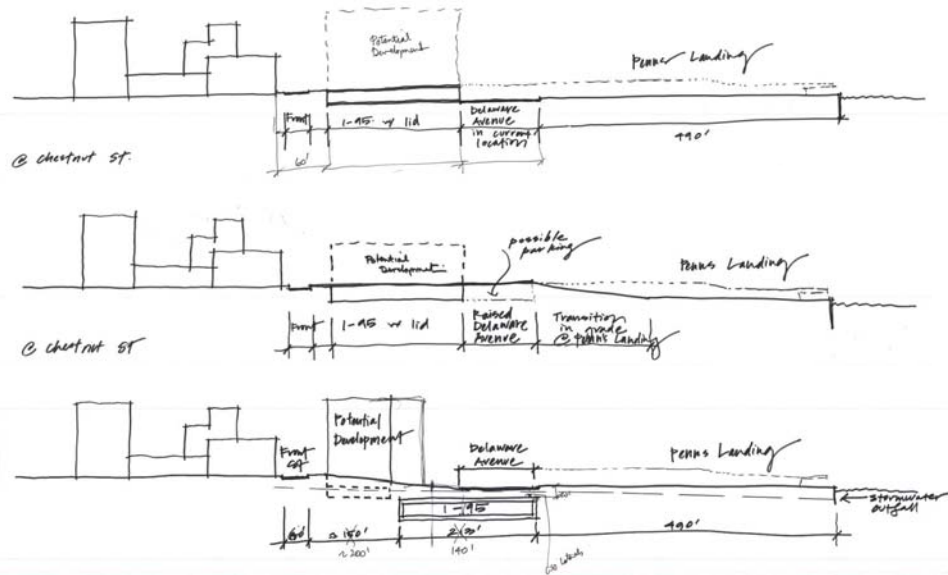


## reclaiming the urban fabric



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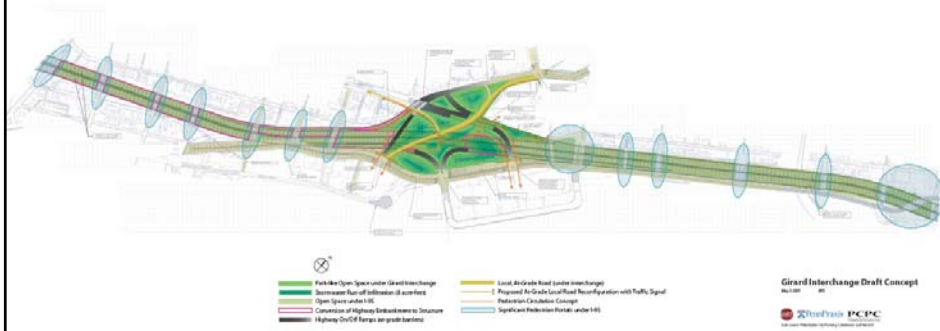
## I-95 re-build studies



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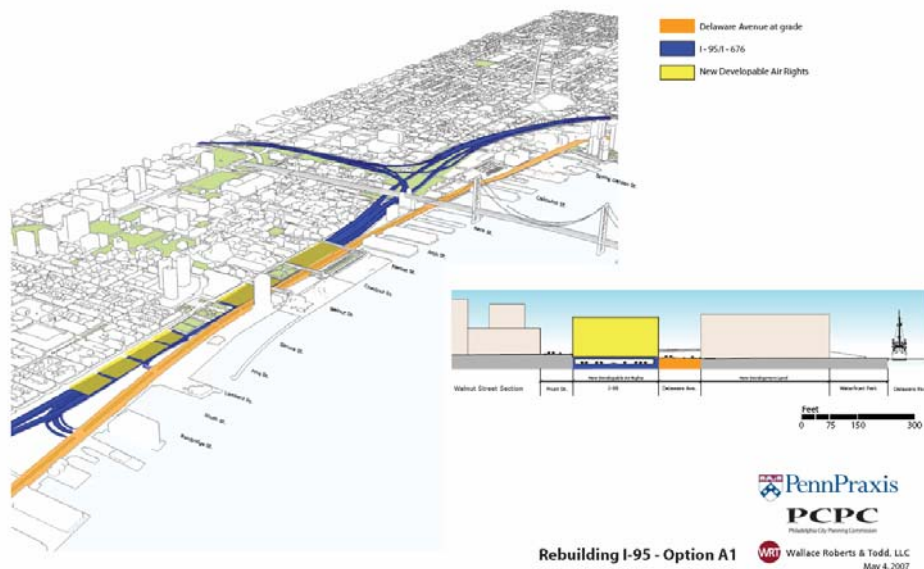


## I-95 re-build studies



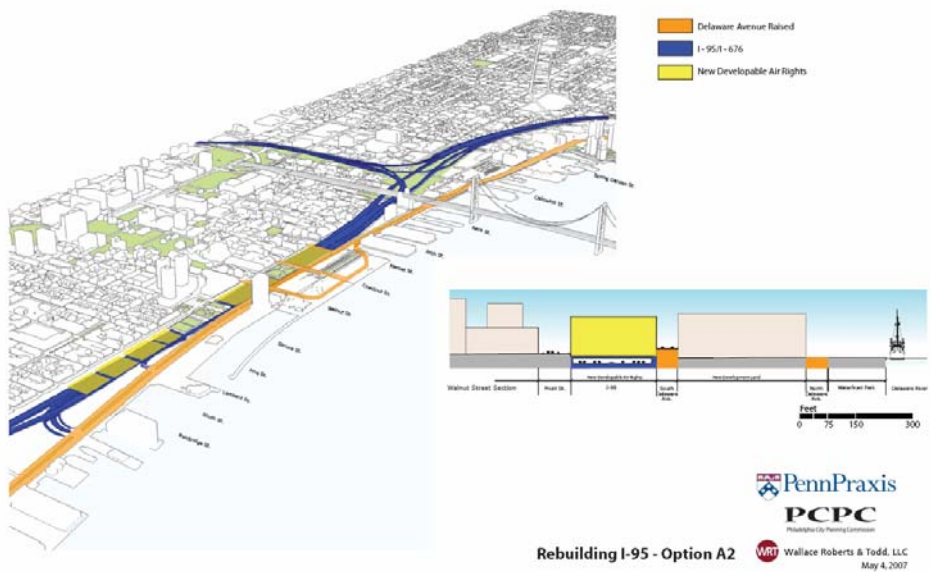
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## I-95 re-build studies



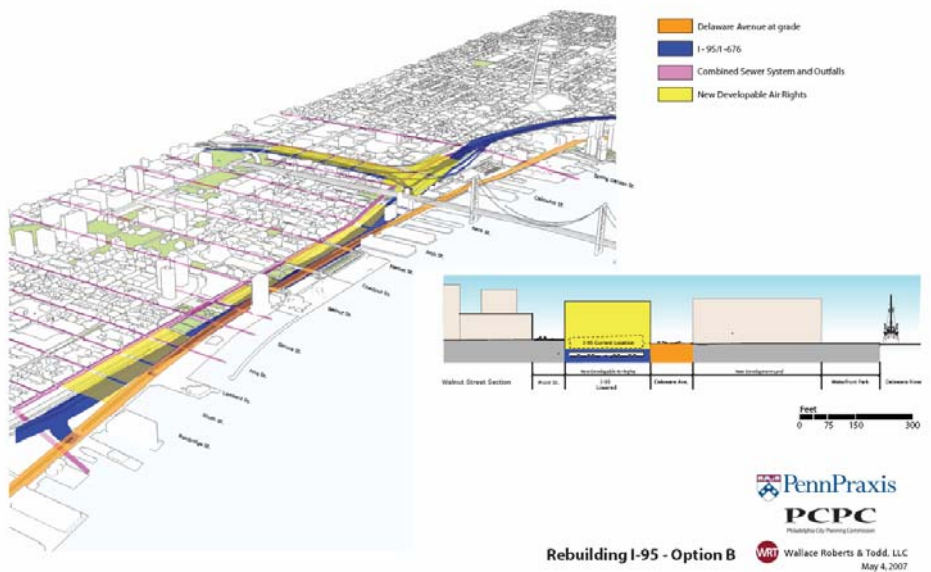
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## I-95 re-build studies



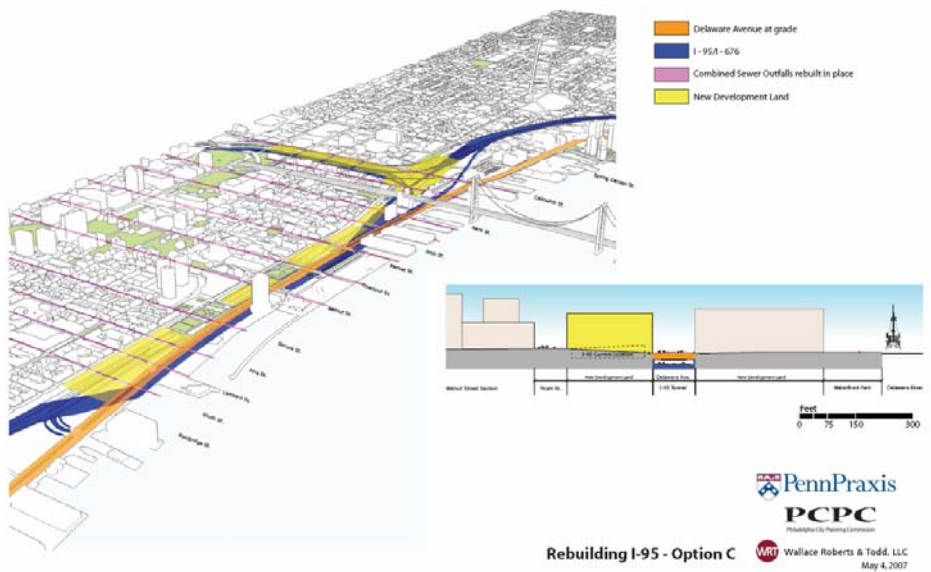
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## I-95 re-build studies



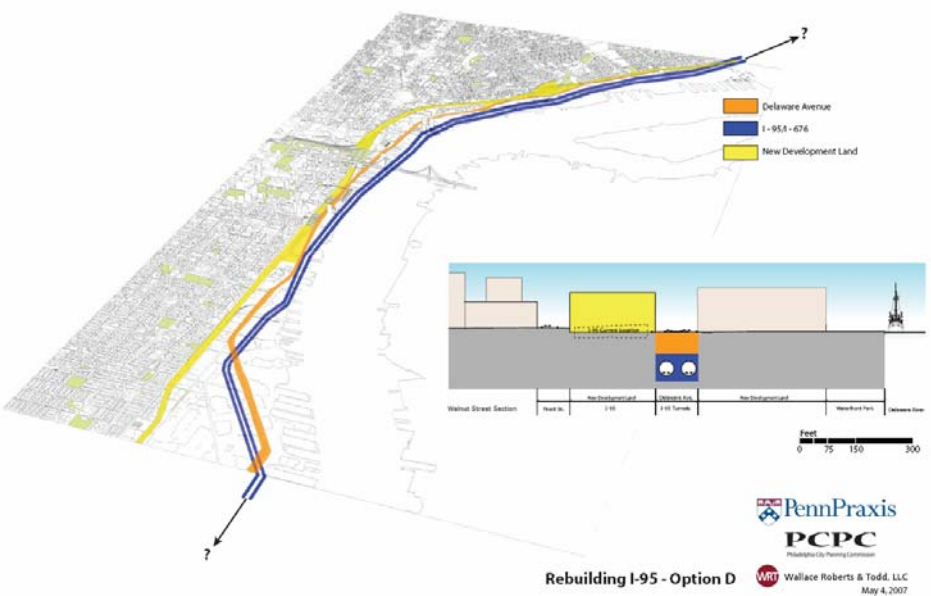
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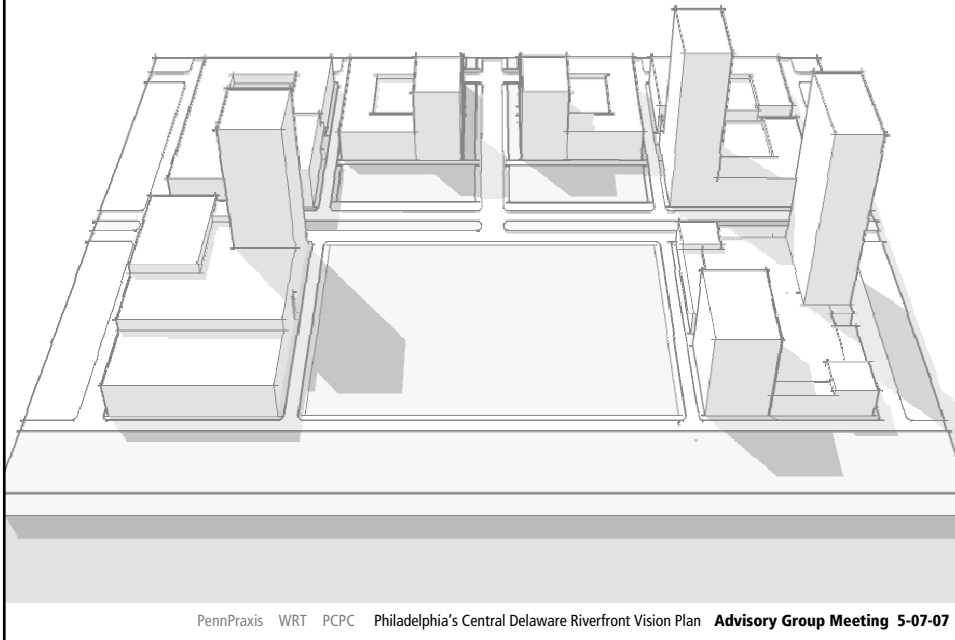
## I-95 re-build studies



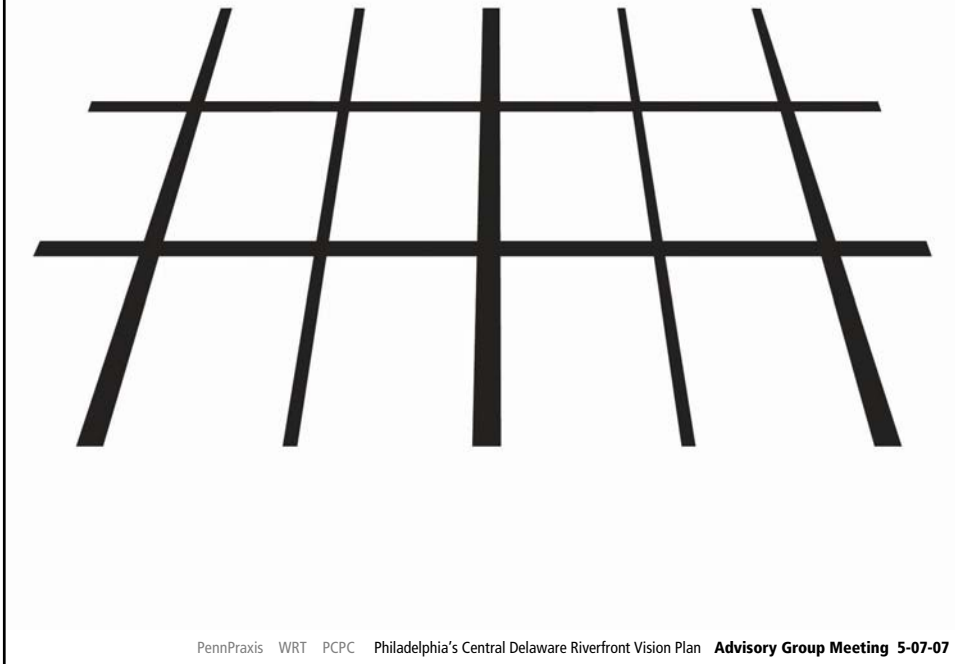
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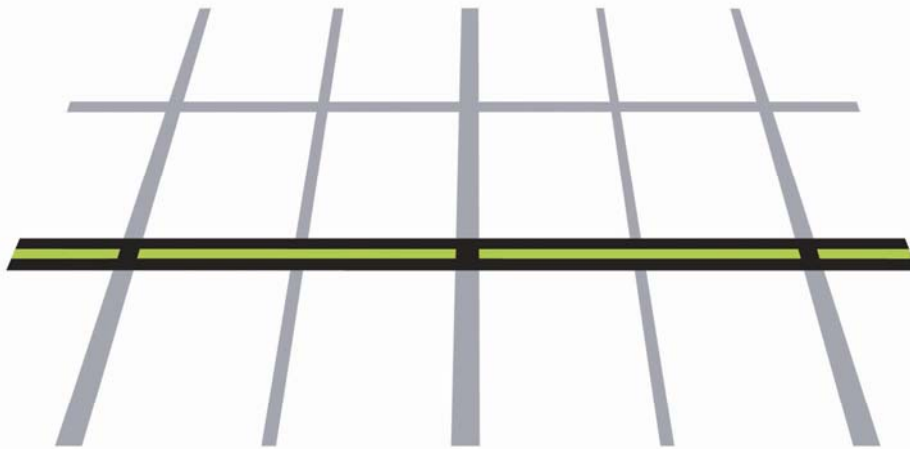
## guidelines for development



## street grid

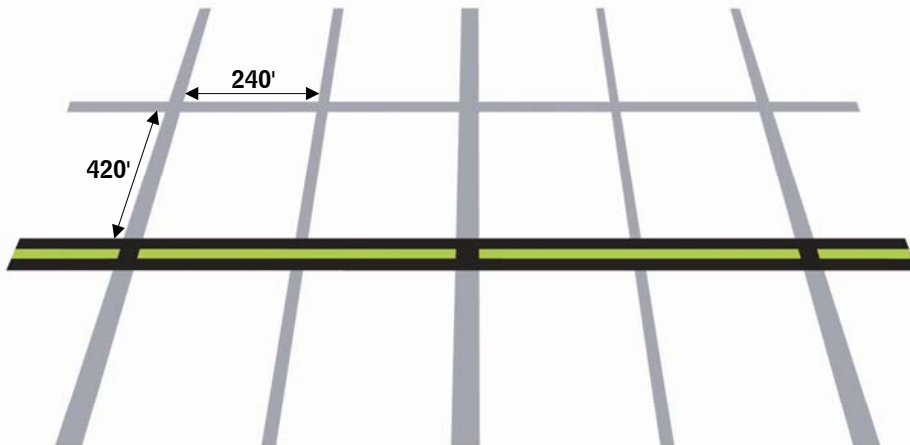


### boulevard / mass transit



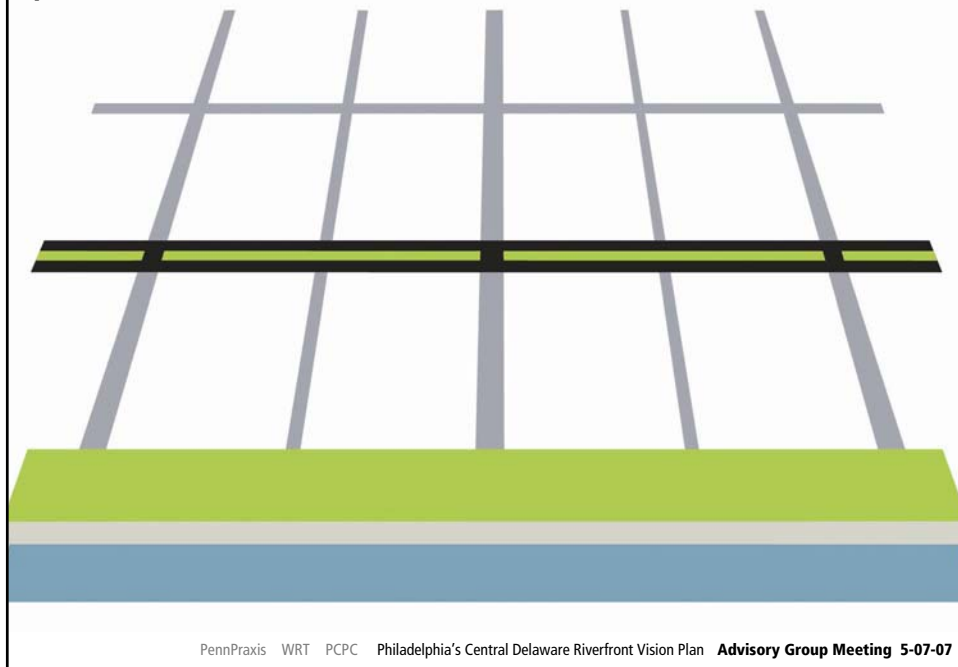
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### parcel size

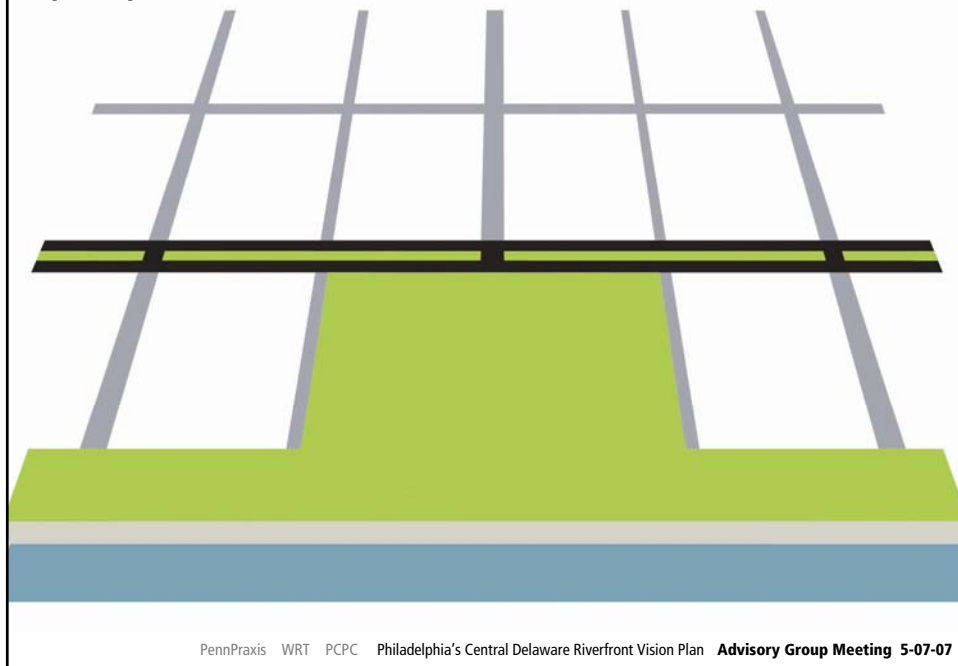


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## public waterfront access

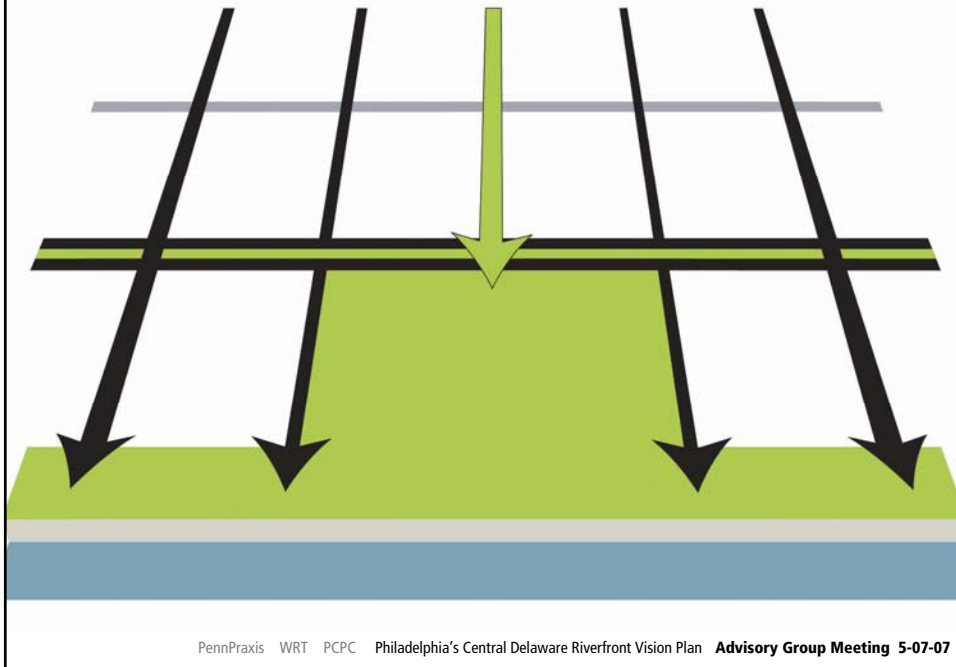


## open space

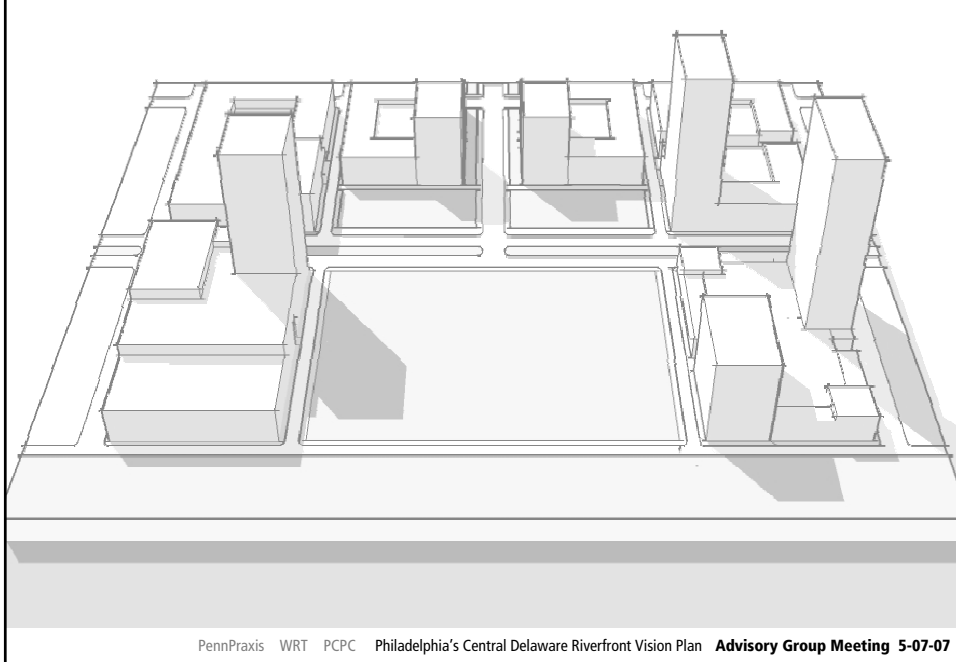




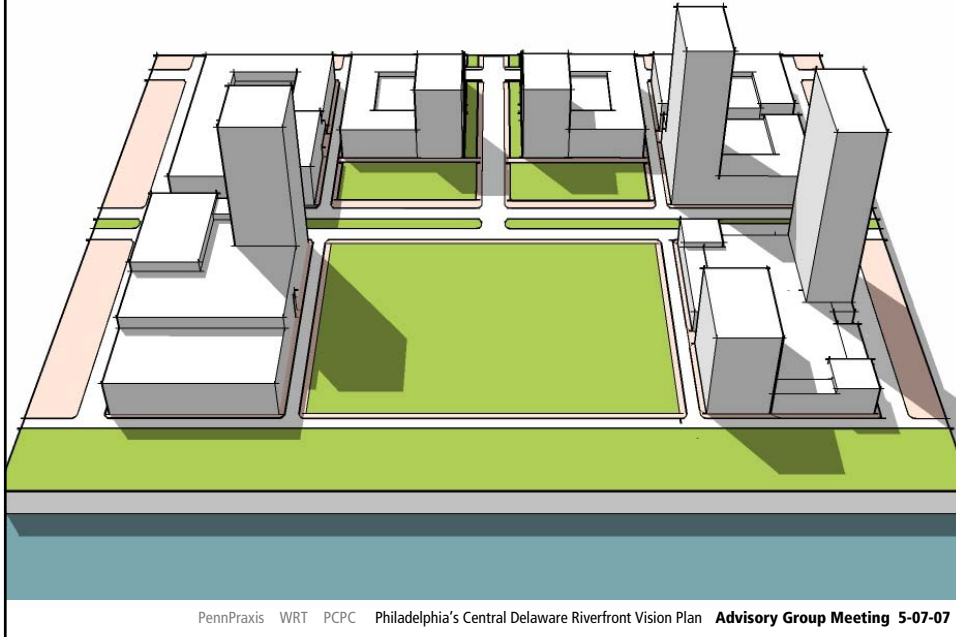
### view sheds



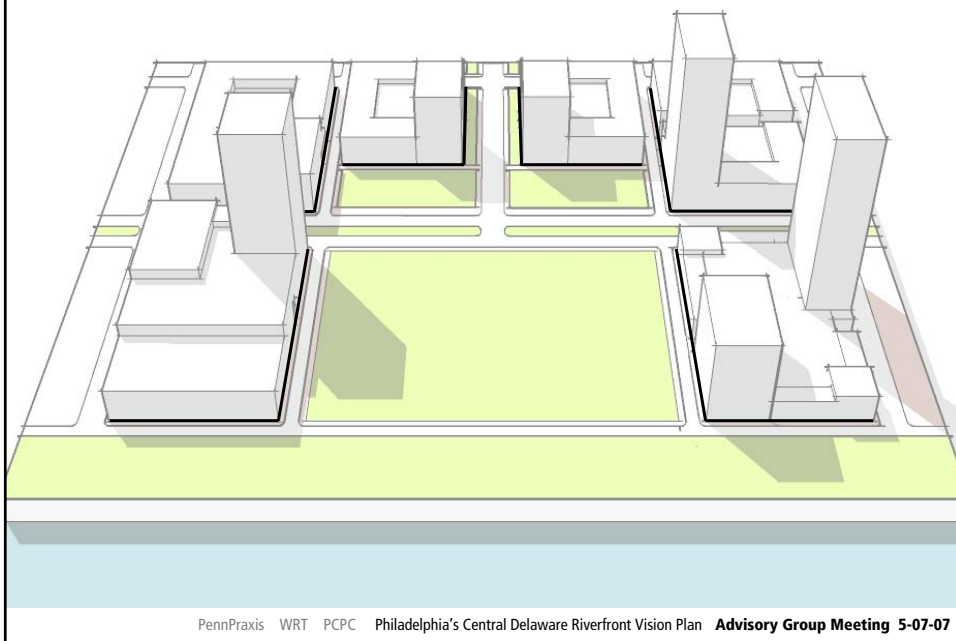
### private development guidelines



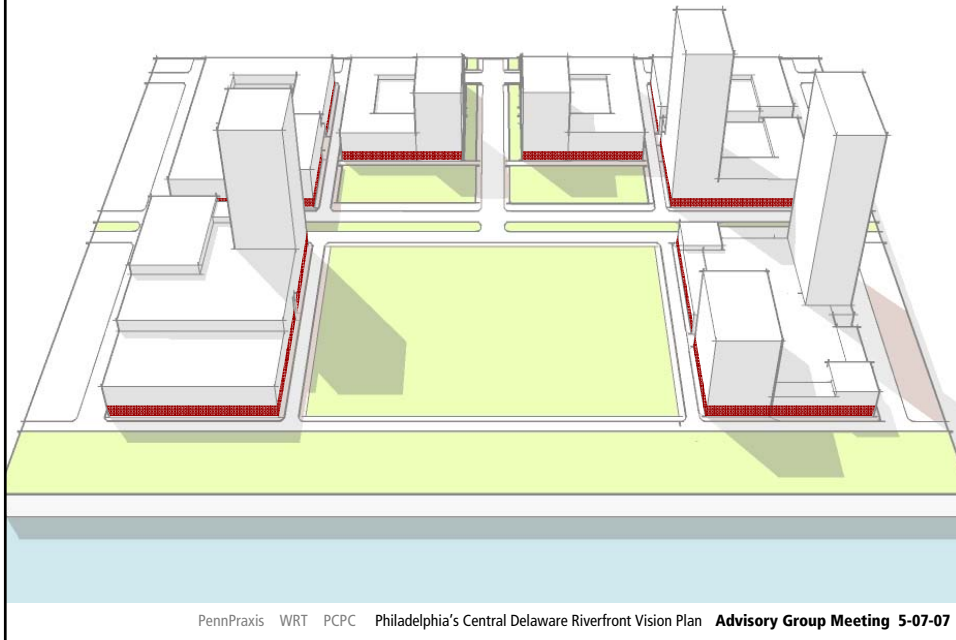
## private development guidelines



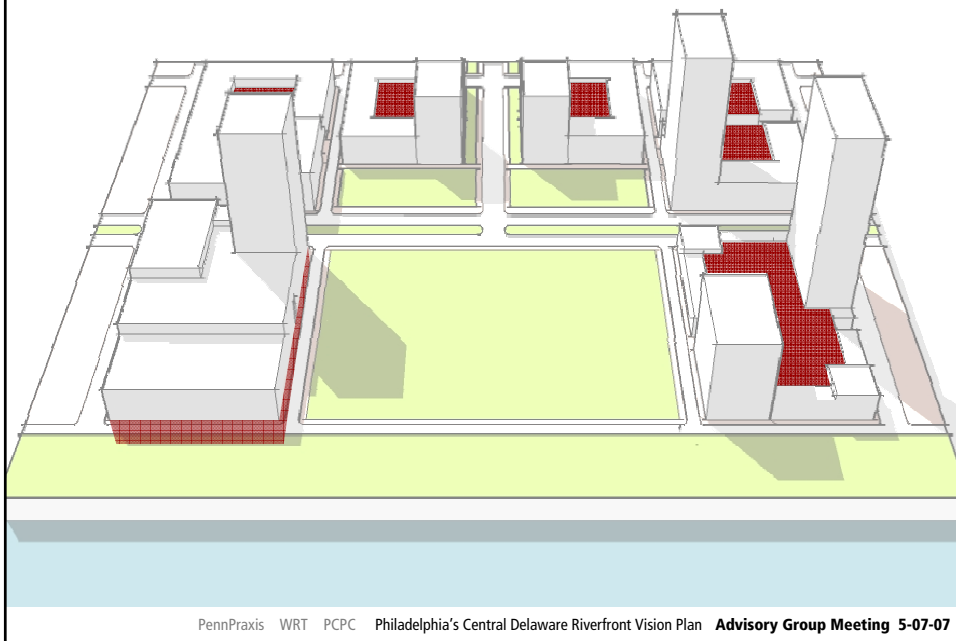
## setbacks



## setbacks

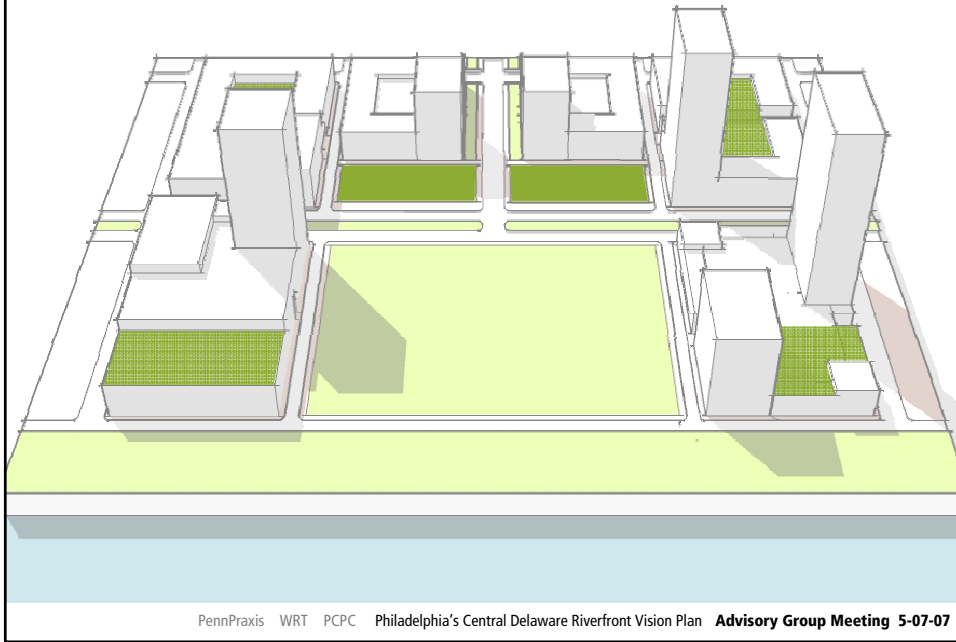


## parking

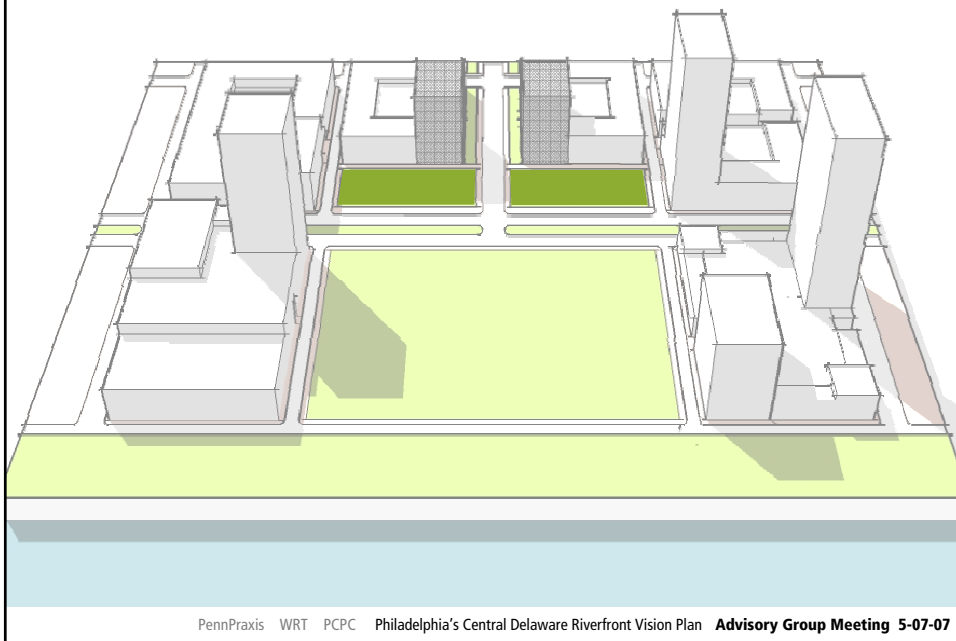




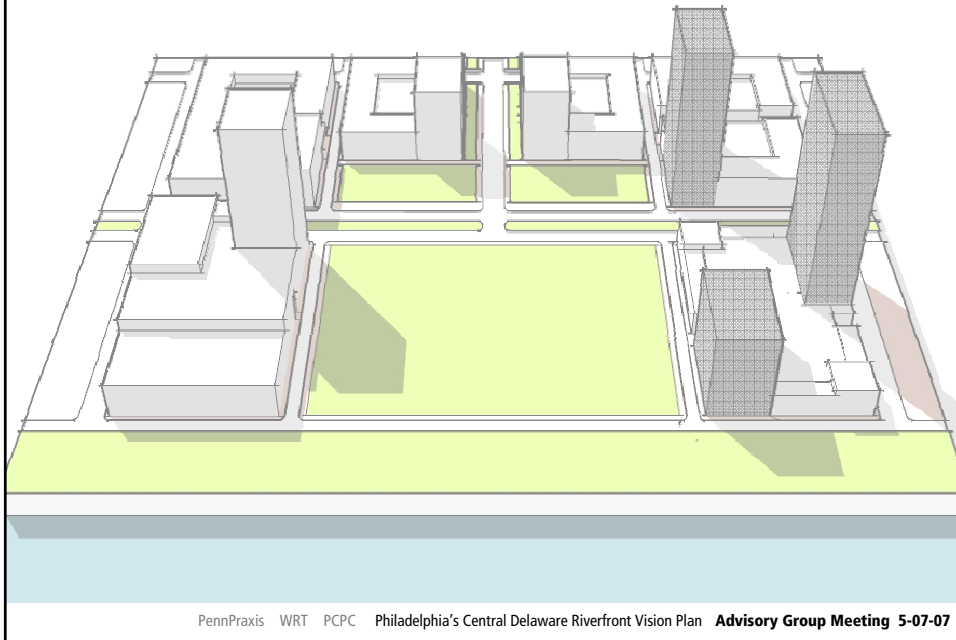
## open space



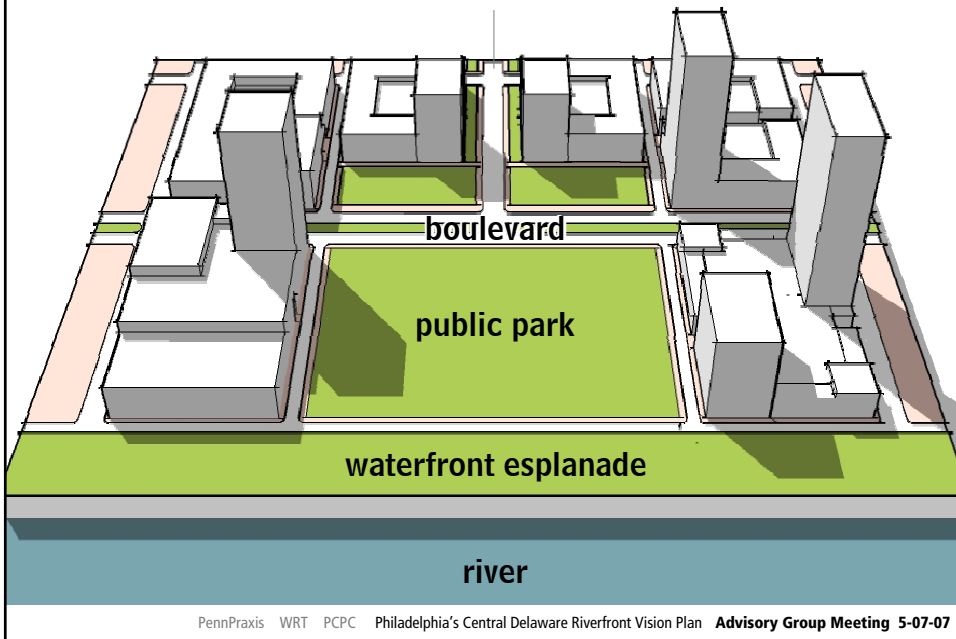
## encourage taller buildings along open space



**stagger towers and step buildings down to preserve views**



**major green street**



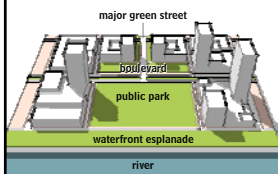
## early opportunities



- incinerator site / festival pier



- walmart piers



- 50' greenway with a continuous trail plus 50' road right-of-way where possible
- waterfront district zoning

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## advisory group feedback

- 50' road right-of-way added to 50' greenway
- waterfront district zoning
- mixed-use approach vs. prescription
- density approach along the 7 miles
- short term and long term use for Conrail property
- early action opportunities

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