



The Old City District and the Vision2026 Steering Committee held a public open house on June 23<sup>rd</sup> at the Arch Street Meeting House. The purpose of the open house was to share research, existing conditions, and initial impressions with the broader community... and get feedback and input.

The boards from that open house are posted here, so that anybody not able to join us on the 23<sup>rd</sup> can stay up to speed. It's a work in progress, but we want to keep you informed along the way.

Thank you for your interest in the future of Old City.



# OLD CITY VISION 2026

*independent by design*

## Working Toward a Plan

The Old City District, in its role as a special services district and Registered Community Organization, is embarking on the development of a neighborhood master plan. Work began in May and planning will conclude in the fall, when the implementation process will kickoff.

Elements of the plan will include:

**A broad vision** for highest and best uses in sub-districts and corridors within Old City

A **“civic checklist”** for considering proposed developments as the RCO

Recommended **public realm**, street life, and connectivity improvements

**Site-specific approaches** for rehabilitation/infill of critical development sites

## Tell Us What You think!

Using **the scroll** on the other side of the sign-in table, please share your impressions of the existing conditions in Old City, along with your ideas, challenges and aspirations.

If you haven't already, please **take the online survey** - over 400 already have!

After this open house, we will continue collecting responses from an online survey, and will be convening focus groups of retailers and arts organizations before developing preliminary recommendations.

[www.oldcitydistrict.org/vision2026](http://www.oldcitydistrict.org/vision2026)

Materials will be posted here as they're developed throughout the planning process.

Old City is a worldwide tourist magnet, a destination for thousands of workers, a hub of creativity, a regional dining and entertainment scene, and an attractive residential choice. **Independent-minded people can come together** to tackle some persistent neighborhood challenges, nurture continued growth, and maintain a high quality of life with facts, vision, and mutual understanding and compromise.

## Today: Looking in the Mirror

Before making plans, we're getting a lay of the land and want to share our impressions with you, and get your feedback. We've arranged the existing conditions into four basic sections:

**Public Space + Connectivity**  
**Zoning + Overlay Regulations**  
**Market Inventory + Study**  
**Architectural Character**

## Vision2026 Steering Committee

Joseph F. Ritchie, OCD Board Chair  
Dick Goldberg, Steering Chair & OCD Board  
Peter Rothberg, OCD Board  
Albert Taus, OCD Board  
Lynn Martin Haskin, OCD Board  
Carolyn Pfeiffer, OCD Board  
Christopher McGill, OCD Board  
Ian Litwin  
Bob Moul  
Joe Schiavo  
Karen Thompson  
Jane Cowley  
John T. Hanson / Fran O'Brien  
James J. Cuorato  
Carlo Sena  
Ellen Yin  
Rick Snyderman  
Sebastian McCall  
Betsy Cassel  
Mike Fabius  
Gresham Riley  
David Hess  
Sara Ann Kelly  
Melissa Alam  
Sean McMonagle

Brandywine Realty Trust  
Resident, Real Estate Attorney, Center for Art in Wood  
Coldwell Banker Commercial  
Albert Taus & Associates  
Resident & PACDC  
Kaiserman Real Estate  
East River Bank  
Philadelphia City Planning Commission  
Artisan Mobile  
Resident  
Delaware River Waterfront Corporation  
National Parks Service  
Delaware River Port Authority  
Independence Visitor Center  
Penns View Hotel, Panorama  
Fork / High Street  
Resident, Snyderman-Works Galleries  
Charlie's Jeans  
Scout Vintage  
Resident  
Resident  
Posel Management  
Sara Ann Kelly Public Relations  
The Hive  
1st District Councilman's Office



# An inventory of activity

## Downtown Inventory

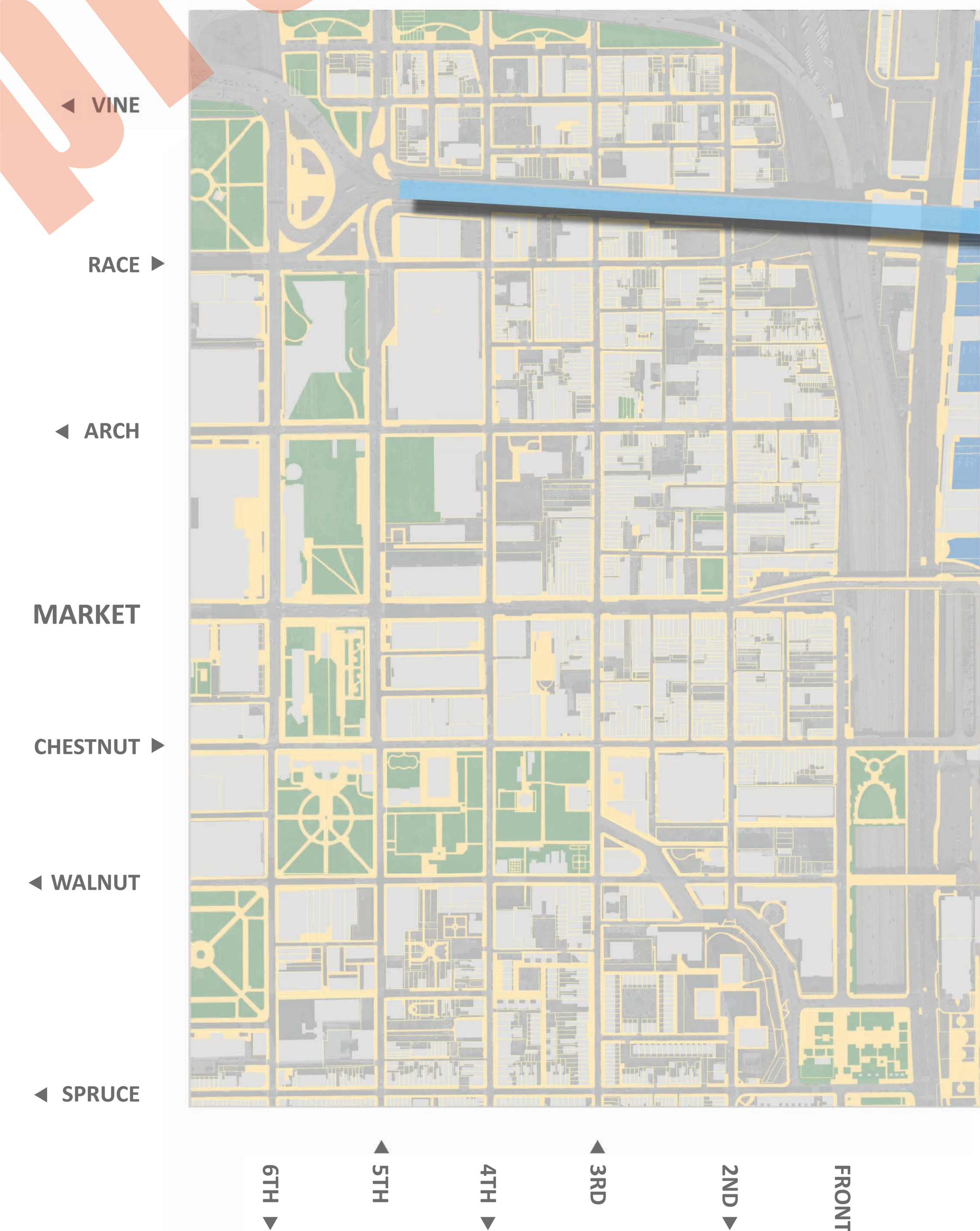
Use Category	# of Buildings	N of Market	S of Market	N of Arch	S of Arch
Art Galleries/Centers/Theaters	40	31	9	17	23
Museums/Religious/Educational	58	27	31	16	42
Bank	7	4	3	0	7
Commercial/Office	77	60	17	28	49
Health/Wellness	22	16	6	9	13
Industrial/Wholesale/Repair	14	14	0	13	1
Lodging	11	4	7	1	10
Residential	230	204	26	150	80
Retail	242	113	129	60	182
Vacant	76	48	28	24	52
<b>Total</b>	<b>777</b>	<b>521</b>	<b>256</b>	<b>318</b>	<b>459</b>

## Retail Activity

Street	# of Retailers	Highlighted Concentrations of Retail Types
N 3rd Street	52	9 Women's clothing stores, 4 Antique stores, 4 Restaurants, 4 Home furnishing stores, 4 Salon/spas
Market Street	44	5 Bars, 14 Restaurants, 8 Limited service restaurants, 2 Convenience stores; 2 Womens clothing stores
Chestnut Street	36	18 Restaurants, 6 Limited service restaurants, 7 Bars/lounges, 2 Tobacco stores
Independence Mall East (Bourse)	22	14 Restaurants or food-related stores, 7 Gift/souvenir stores, 1 Newsstand
S 2nd Street	17	6 Bars/Lounges, 4 Restaurants, 3 Limited service restaurants, 1 Liquor store, 1 Beer store
Arch Street	16	2 Furniture storers, Convenience store, Clothing store, Florist, Restaurant, Home furnishing store, 2 Salons
N 2nd Street	13	Book store, Clothing store, Furniture store, Gift store, Jewelry store, 2 Salons, 2 Home Furnishing Stores
S 3rd Street	9	
Front Street	6	
Race Street	5	
Church Street	4	
Others	18	

## Upstairs Inventory

Use Category	# of Buildings	N of Market	S of Market	N of Arch	S of Arch
Classrooms/Studios	7	6	1	6	1
Lodging	11	4	7	1	10
Museum/Cultural Attraction	35	14	21	7	28
Office/Commercial	60	19	41	7	53
Parking	4	1	3	1	3
Residential	511	392	119	236	275
Restaurant	12	0	12	0	12
Vacant	63	40	23	21	42
<b>Total</b>	<b>703</b>	<b>476</b>	<b>227</b>	<b>279</b>	<b>424</b>





# Market Study

## Current Annual Retail Demand

	3,399 Residents	7,750 Workers
Community-serving goods and services	\$42 million	\$16 million
Full-service restaurants	\$8 million	\$4 million
Department stores and warehouse clubs	\$14.2 million	\$2.3 million
Apparel	\$17 million	\$2.8 million
Home furnishings and improvement	\$22.6 million	\$3.7 million
Other specialty goods	\$13.7 million	\$2.2 million
Other retail stores	\$7.8 million	\$1.3 million

## Demand-based Retail Opportunities

	# of Stores	Total Footage
Small grocery store	1	17,000
Drug store	1	20,000
Cosmetics, beauty, perfume store	1	2,000
health food supplement store	1	1,500
Jewelry store	2	4,000
Optical store	1	3,000
Full-service restaurant	2 or 3	12,000
Men's clothing store	2	4,000
Children's clothing store	1	2,000
Family clothing store	3	8,000
Clothing Accessory Store	1	1,000
Shoe store	1	1,000
Floor covering store	3	6,000
Paint and wallpaper store	1	3,000
Nursery and garden center	1	4,000
Computer/software store	1	4,000
Specialty sporting goods store	2	6,000
Sewing and needlework store	1	2,000
Toy and hobby store	1	2,000
Music store	1	2,000
Other health store	1	2,000

## Office Market Availability + Rent

Address	Class	Total Available SF	Min Div. SF	Max Contig. SF	Listed Rent	Lease Type	% Building Vacant
111 S Independence Mall East The Bourse Building	A	99,221	329	21,780	\$21.50-\$22.00	Full Service	31.4%
325 Chestnut Street Constitution Place	B	55,028	559	14,928	\$23.50	Full Service	27.5%
400 Market Street	A	29,538	1,355	15,529	\$22.50	Full Service	17.1%
399 Market Street Colonial Penn Building	B	11,000	Negotiable	11,000	\$20.00	Full Service	8.7%

## Apartment Availability + Rent

Building	Total Units	Rent	SF	Rent/SF	BR	BA	Available Units
<b>24 S. Bank Street</b> Bank Street Court	59	\$1,210-\$1,295 \$1,395-\$1,595 \$1,350-\$1,425	520-547 742-987 577-797	\$2.33-\$2.37 \$1.61-\$1.88 \$1.79-\$2.34	0/S 0/L 1	1 1 1	1 (6/15) 1 (8/15) 0
<b>231 Race Street</b> Brassworks	12	\$1,295-\$1,450	601-825	\$1.75-\$2.15	1	1	0
<b>51-55 N. Third Street</b> Crafts House	55	\$1,210-\$1,225 \$1,350-\$1,565 \$1,750-\$1,925 \$1,950	550 881 1,135 1,252	\$2.22-\$2.23 \$1.53-\$1.78 \$1.54-\$1.70 \$1.56	0/S 1 2 2	1 1 1.5 2	0 0 1 (5/15) 1 (8/15)
<b>303 Vine Street</b> Penn's View	51	\$1,410-\$1,575 \$1,895-\$1,985	717-947 1,080-1,600	\$1.66-\$1.97 \$1.24-\$1.75	1 2	1/1.5 2	0 1 (7/15)
<b>222 Race Street</b> Pfeiffer House	33	\$995 \$1,295-\$1,425	435 530-808	\$2.29 \$1.76-\$2.44	0/S 1	1 1	0 1 (7/15)
<b>313 Vine Street</b> The Printing House	27	\$1,345-\$1,435	697	\$1.93-\$2.06	1	1	0
<b>100-102 Arch Street</b> Smythe's Corner Units	12	\$1,225 \$1,395-\$1,475 \$1,925-\$2,950	500-550 650-780 1,500-1900	\$2.23-\$2.45 \$1.89-\$2.15 \$1.28-\$1.55	0/S 1 2	1 1 1	0 1 (8/15) 0
<b>225 Church Street</b> Sugar Refinery	66	\$1,250-\$1,595 \$1,810-\$1,925 \$1,950-\$2,850	609-1,275 910-1,103 1,500-1,730	\$1.25-\$2.05 \$1.75-\$1.99 \$1.30-\$1.64	1 2 4	1 1 2	0 1 (5/15) 1 (6/15)
<b>47-49 N. 3rd Street</b> Third Quarter Apartments	16	\$1,150 \$1,425-\$1,750 \$1,795-\$2,895	490 756-945 1,008-1,533	\$2.35 \$1.85-\$1.88 \$1.78-\$1.88	0/S 1 2	1 1/1.5 1/1.5	0 0 0
<b>21 S. Strawberry Street</b> Trotter's Alley	25	\$1,295-\$1,585 \$1,995	675 1,130	\$1.92-\$2.35 \$1.77	1 2	1 1	0 0
<b>30 N. 3rd Street</b> Wistar Alley	18	\$1,355-\$1,410 \$1,995	735 1,050	\$1.84-\$1.92 \$1.90	1 2	1 1	0 0
<b>231 N. 3rd Street</b> Chocolate Works	136	\$1,320-\$1,660 \$1,925-\$2,195	550-1,250 920-1,430	\$1.33-\$2.40 \$1.53-\$2.09	1 2	1 2	4 (7/15) 5 (8/15) 1 (5/15) 2 (6/15) 1 (9/15)
<b>33 S. Letitia Street</b> Waterfront I	28	\$1,320-\$1,585 \$1,920	610-1,045 1,350	\$1.52-\$2.16 \$1.42	1 2	1 2	1 (6/15) 1 (7/15) 1 (9/15)
<b>106 S. Front Street</b> Waterfront II	13	\$1,250-\$1,285 \$1,385-\$1,565 \$1,885-\$1,925 \$2,495	690-751 822-847 1,261-1,441 1,679	\$1.71-\$1.81 \$1.68-\$1.85 \$1.34-\$1.49 \$1.49	0/S 1 2 3	1 1 1.5 2	0 0 0 0
<b>400 Walnut Street</b> The Green Tree Apartments	67	\$1,500-\$1,600 \$1,750-\$2,150 \$2,150-\$2,550	811 1,021-1,122 1,282-1,425	\$1.85-\$1.97 \$1.71-\$1.92 \$1.68-\$1.79	1 1 2	1 1.5 2.5	1 (5/15) 2 (7/15) 2 (6/15)
<b>125 N. 4th Street</b> Cherry Street Condos	26	\$1,660 \$1,660-\$1,735	684 721	\$2.42 \$2.30-\$2.41	1 1	1 1.5	1 (7/15) 1 (5/15) 1 (7/15) 1 (8/15)
<b>130-134 Arch Street</b> Chancery Lane Apartments	43	\$1,025-\$1,090 \$1,650-\$1,795	453-487 879-1,136	\$2.24-\$2.26 \$1.58-\$1.88	1 2	1 2	0 1 (6/15)
<b>229 Arch Street</b> The Berger Building	65	\$1,300-\$1,285 \$1,500-\$2,000 \$1,880-\$2,100 \$2,200-\$2,350	690-750 825-950 900-1,000 1,100-1,300	\$1.73-\$1.86 \$1.82-\$2.11 \$2.09-\$2.10 \$1.81-\$2.00	0/S 1 1 2	1 1 1.5 2	0 3 (6/15) 1 (5/15) 1 (6/15)
<b>224 Church Street</b> Shirt Corner Apartments	57	\$1,450-\$1,700 \$1,600-\$2,100 \$2,550-\$3,100	423-531 597-984 1,007-1,163	\$3.20-\$3.42 \$2.13-\$2.68 \$2.53-\$2.66	0/S 1 2	1 1 2	0 0 0

## Creative Office Availability + Rent

Address	Total Available SF	Listed Rent	Lease Type
36 N. 3rd Street, 2nd Floor	1,500	\$28.00	Full Service
221 Chestnut Street	1,800	\$26.50	Modified Gross
130 N. 2nd Street	1,924	\$24.95	Modified Gross
120 Arch Street #3	2,750	\$20.00-\$24.00	NNN
18 S. 3rd Street	2,340	\$18.00-\$20.00	NNN
325 Cherry Street, 2nd Floor	2,000	\$18.00	NNN
45 N. 3rd Street	4,152	\$15.90	Modified Gross
44 S. 3rd Street	650	\$15.70	Modified Gross
123-129 Chestnut Street	2,650	\$14.50	Modified Gross
509 Vine Street	2,500	\$10.56	NNN

## Home Sales North+South of Arch

### North of Arch Street

Sales Period	Total Sales	Median Sales Price	Median Price/SF
6/12-5/13	43	\$320,100	\$299.64
6/13-5/14	43	\$330,000	\$306.84
6/14-5/15	38	\$347,500	\$324.14
Change	-11.63%	8.56%	8.18%

### South of Arch Street

Sales Period	Total Sales	Median Sales Price	Median Price/SF
6/12-5/13	35	\$465,000	\$341.41
6/13-5/14	28	\$330,000	\$331.10
6/14-5/15	39	\$370,000	\$331.63
Change	11.43%	-20.43%	-2.86%



# Evolution + Edges



**Thesis:** Old City has morphed from being seamlessly connected to its nearby neighbors to being isolated from the rest of the City, in a way not equally experienced by other reviving areas. Significant effort must be paid to encourage people to cross the psychological divides to and from Old City that have been created over the decades.

## West



Independence Mall and wide office buildings without active ground floors make 2nd and 3rd Streets seem far away from Independence Hall and the East Market area about to undergo major reinvestment.

## North



The Benjamin Franklin Bridge and to a greater degree, Interstate 95 and its ramps, form a pedestrian barrier between Old City and Northern Liberties. Philadelphia 2035 includes recommendations to repopulate the Callowhill area.

## South



Urban renewal of the mid-20th Century transformed Society Hill from a neighborhood with a commercial waterfront to a residential enclave. The Towers isolate Old City from the 2nd Street Headhouse, South Street, and Queen Village.



# Public Space + small Streets

**Thesis:** Despite having high-quality and iconic parks at its edges, Old City lacks truly lovable public spaces at its heart that benefit all district residents, visitors, and businesses.

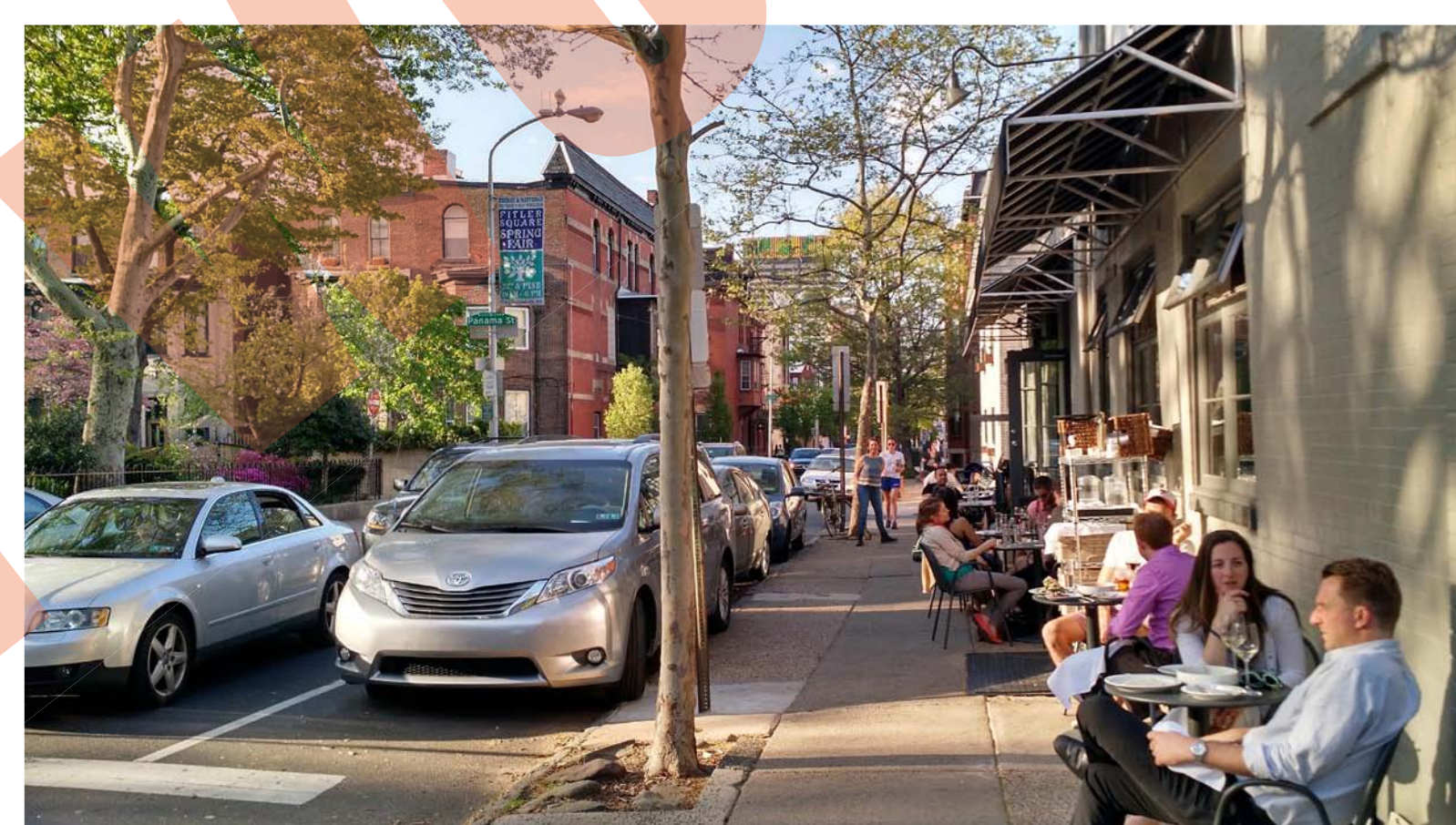
If security concerns can be met, the space beneath the **Benjamin Franklin Bridge** can serve as a flexible space for events or parking, bringing together Old City with neighborhoods to the north.



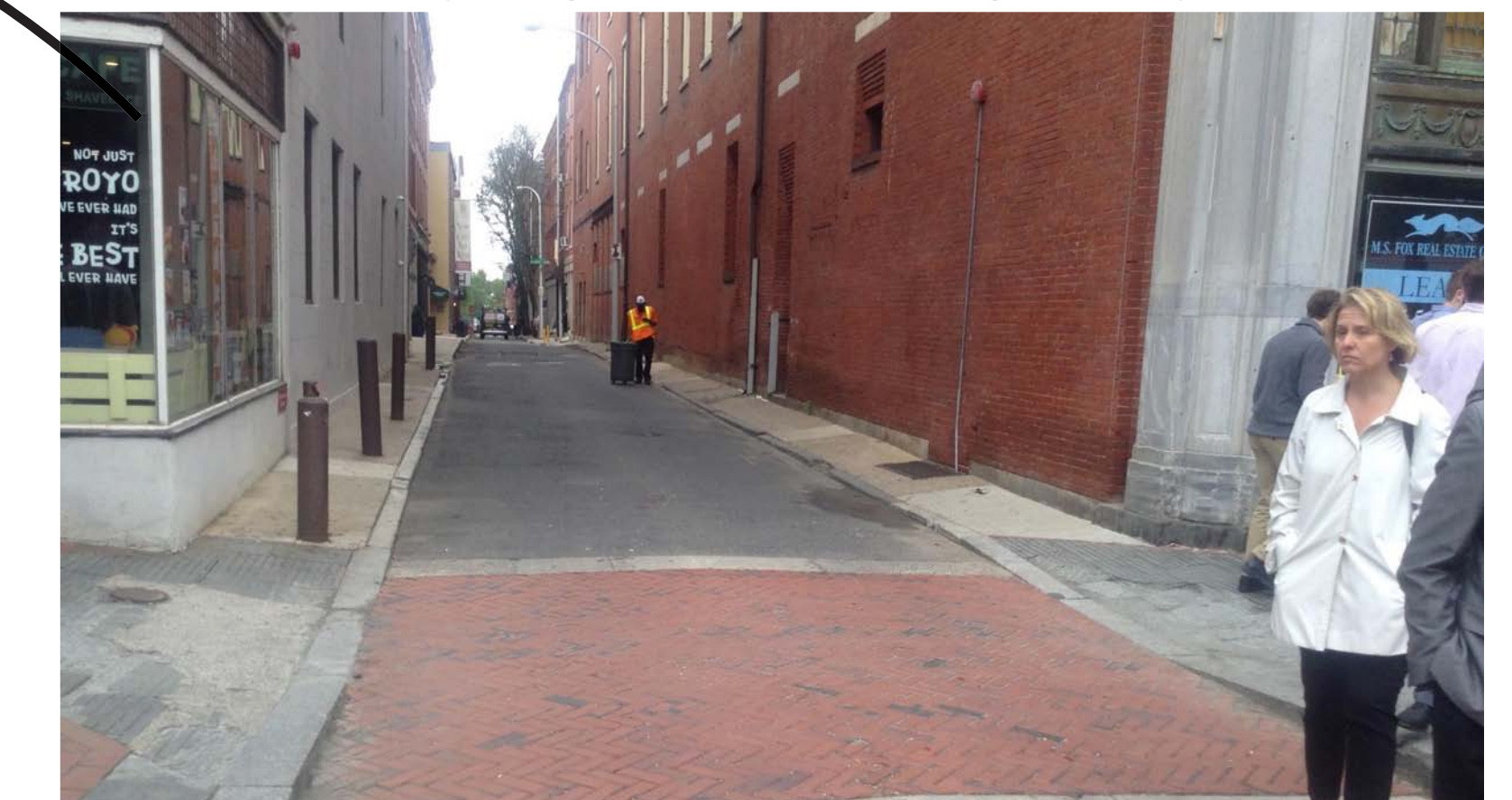
**Elfreth's Alley** is hidden from 2nd Street by two bare lots. Converting one or both of them into pocket parks could serve as neighborhood amenity, and a more dignified approach to a Philadelphia treasure.



Sidewalks shape the pedestrian experience. The vast majority of **sidewalk dining** in Old City is found on and south of Market Street. Would such activity be welcome in other parts of Old City?



Beyond Elfreth's Alley, small streets like **Quarry and Strawberry** can be enlivened with lighting or public art and be transformed into public spaces on evenings and weekends without disrupting transit on larger City Avenues.



**Christ Church Park** is an incomplete space, but with potential to be Old City's great public square, as beloved as any other.



The west end of **Church Street** is fronted with historic buildings and retail. The east end opens up to Christ Church and its Park, and transforms into the N3rd Market every week. Build on this!

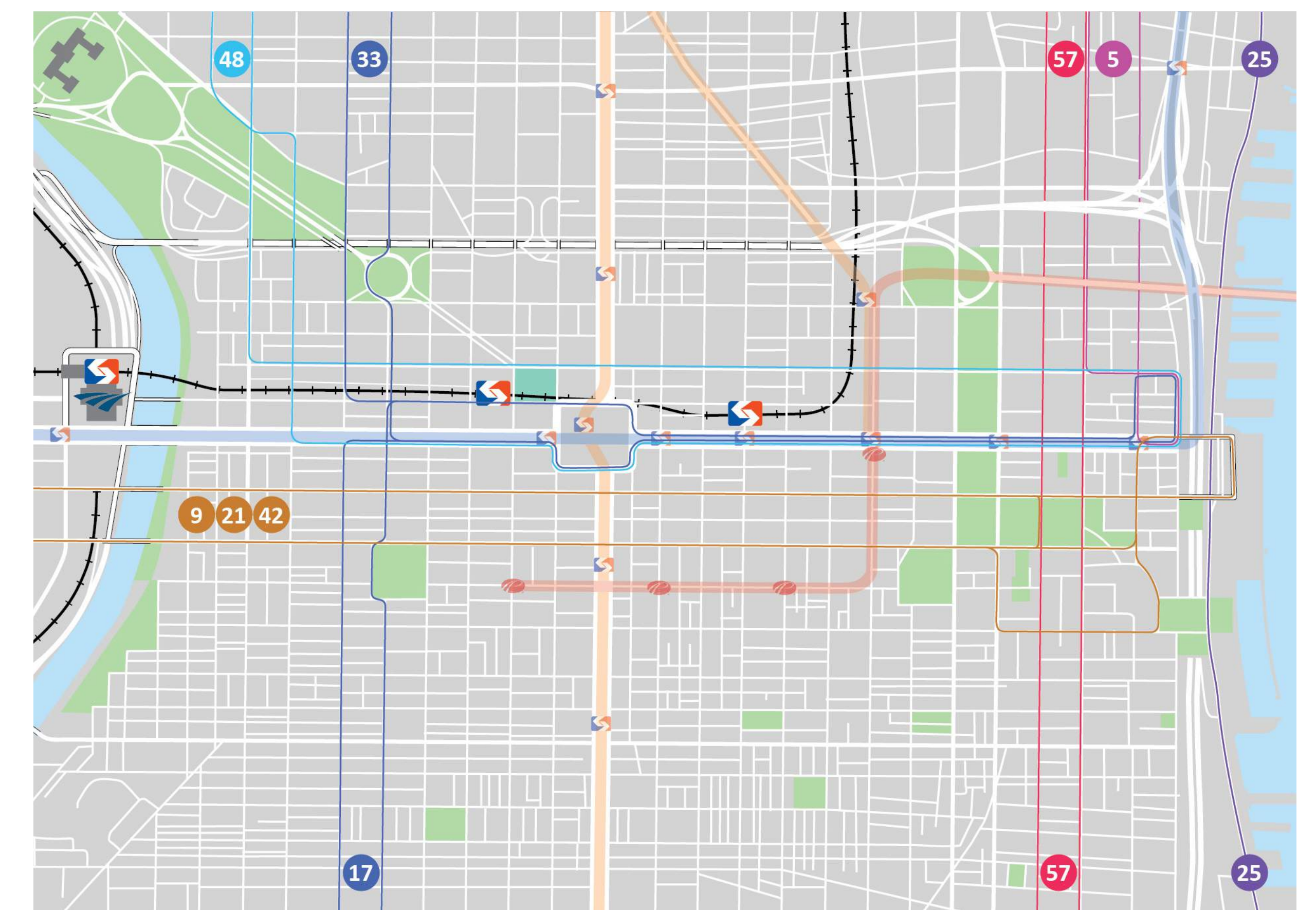




# Connecting via City Avenues

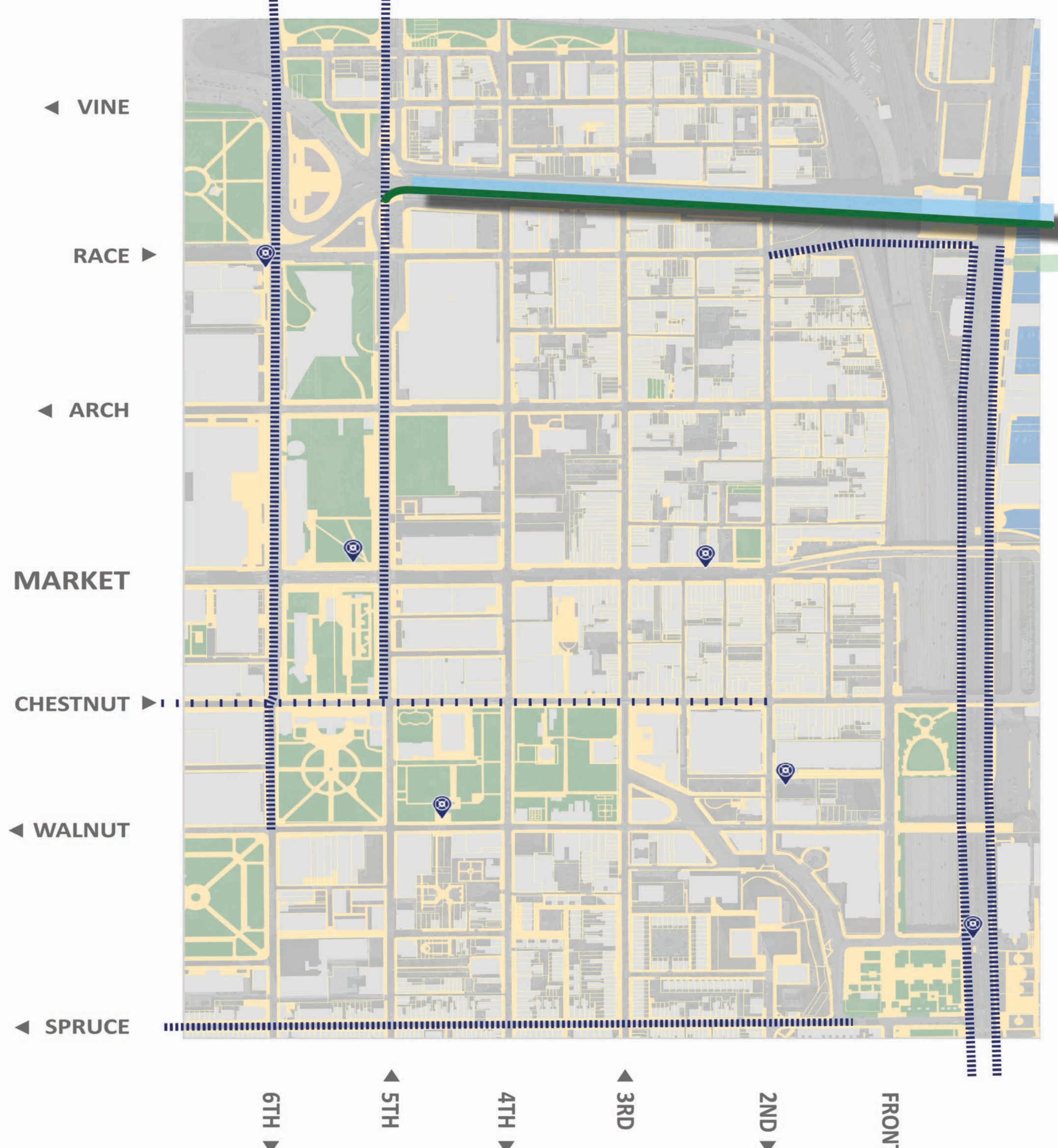
## FACTS + TRENDS TO CONSIDER

- Daily traffic on N. 3rd Street has dropped from 6,141 cars in 2004 to 4,970 in 2014 (DVRPC)
- In 2005, traffic on the New Jersey Turnpike was expected to grow by 68% by 2032; as of 2014, however, traffic volume has dropped by 10% (Philadelphia Inquirer)
- Between 1999 and 2012, subway, trolley, and bus ridership on SEPTA grew 28% (Philadelphia MOTU)
- Bus Route 57 carries over 11,000 people per day; Market-Frankford subway carries over 180,000
- Nearly 75% of Center City employees get to work without a car (Center City District)
- Philadelphia has the highest rate of bicycle commuting of any large city in America (BCGP)
- Local businesses saw retail sales increase 49% after construction of Manhattan's 9th Avenue protected bike lane, compared to an average of 3% on other streets in the borough (NYCDOT)
- Philadelphia's Indego bikeshare system expected 30,000 rides, but exceeded expectations with over 50,000 rides in its first month of operations (Philadelphia MOTU)



**Thesis:** To accommodate shifting mobility preferences and avoid negative impacts of development, it is important to embrace and promote car-free options for residents, workers, and visitors.

Existing Bicycle Infrastructure



Trail/Sidepath



Protected Bike Lane



Class 2 Bike Lane

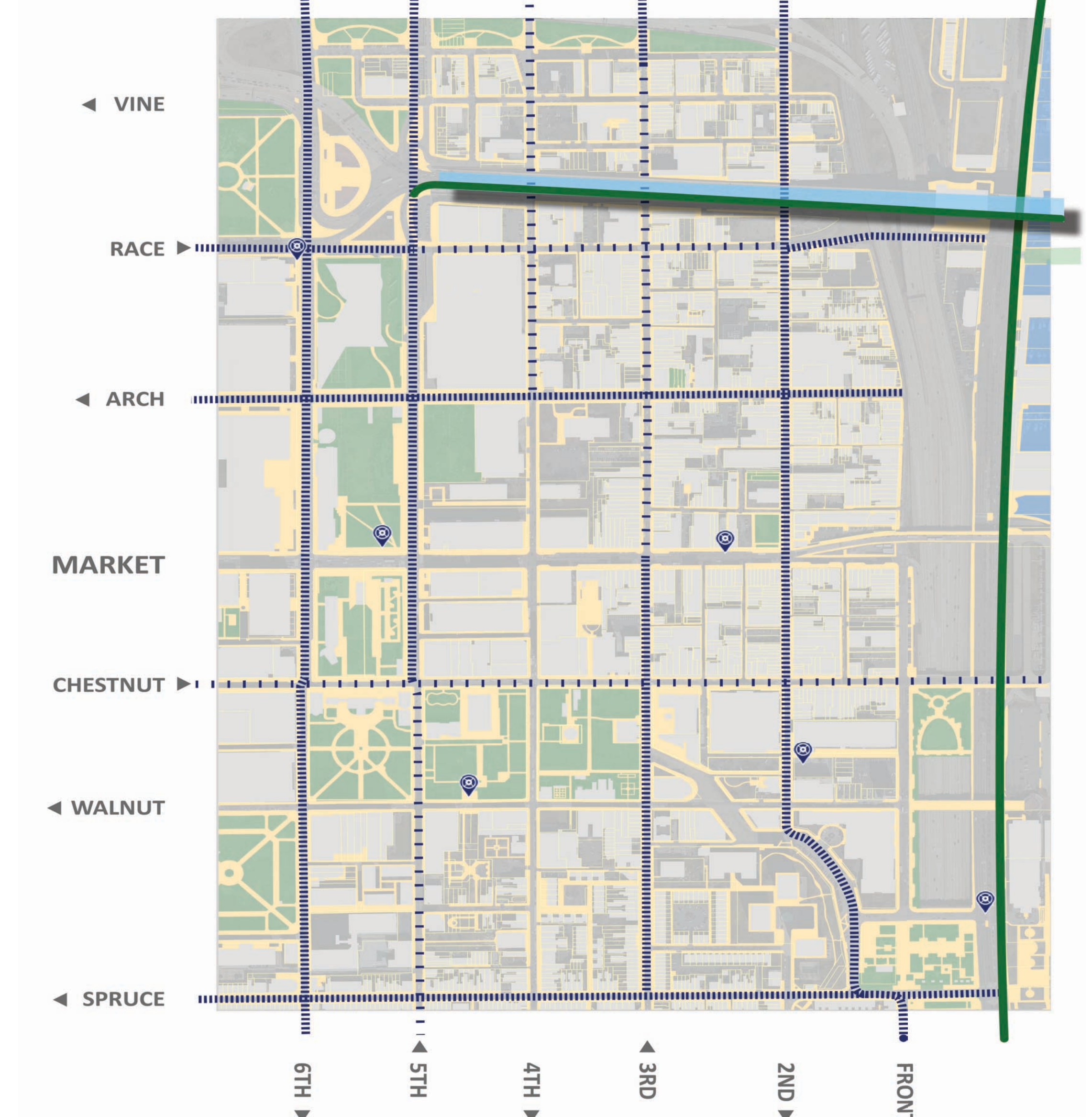


Marked Shared Lane



Indego Station (bikeshare)

Infrastructure recommended in 2012 Philadelphia Pedestrian and Bicycle Plan





# Defacto development plan



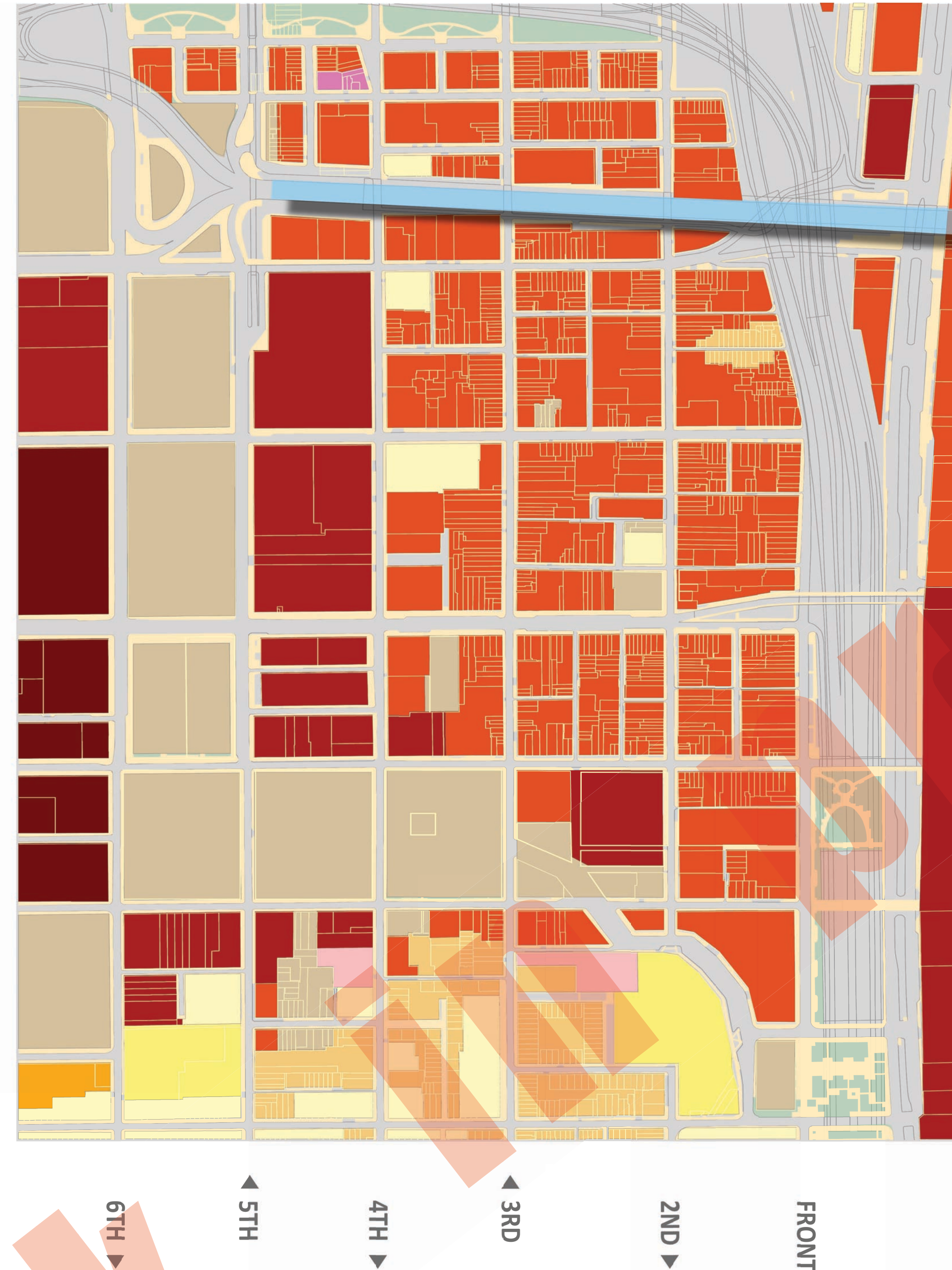
Exceptions may require variance request and consideration by Old City District as Registered Community Organization

## Development Standards

	<b>CMX3</b>	<b>CMX4 or CMX5</b>
<b>Maximum Occupied Area (% of lot)</b>	75% Mid-Block 80% Corner	90% for buildings 5 stories of less w/ 1+ dwelling units 100% for others
<b>Minimum Side Yard Width</b>	8' if used for buildings w/ dwelling units	5' for buildings four stories of less with 3 or fewer dwelling units 8' for others
<b>Maximum Floor Area (% of lot area)</b>	500	500 in CMX4 1200 in CMX5

## Minimum Parking Required

	<b>CMX3</b>	<b>CMX4 or CMX5</b>
<b>Multifamily Housing</b>	3 Spaces per 10 units	3 Spaces per 10 units
<b>All Office Uses</b>	Zero	Zero
<b>All Retail Uses</b>	Zero	Zero
<b>Assembly + Entertainment</b>	Greater of: 1/10 seats or 1/1000sf	Greater of: (a) none for first 400 seats, then 1/10 seats or (b) none for first 10,000sf then 1/1000 sf
<b>Educational Facilities</b>	1 Space per 1000 sf	1 Space per 1000sf
<b>Libraries + Cultural Exhibits</b>	None for first 4000 sf, then 1 space per 1000sf	None for first 10,000 sf, then 1 space per 1000sf
<b>Artist Studios + Artisan Manufacturing</b>	1 Space per 800 sf	None for first 7,500 sf, then 1 space per 2000sf
<b>Market + Community Supported Farm</b>	None if lot area is less than 5000 sf; otherwise 2	None if lot area is less than 5000 sf; otherwise 2



**Car Share Spaces:** The required minimum number of off-street parking spaces for a residential use may be reduced by four spaces for each automobile parking space reserved as an auto-share parking space, up to a maximum of a 40% reduction in the required minimum number of parking spaces in any one surface parking lot or parking garage. The calculation of maximum surface parking spaces shall not be affected by this reduction.

**Bike Parking Spaces:** For every five Class 1 bicycle parking spaces that are provided on a lot, the number of required off-street automobile parking spaces may be reduced by one space, up to a maximum reduction of 10% of the required automobile parking spaces.

## Uses Permitted as-of-right in CMX 3,4,5

- Residential Uses:** Household living; Group living; Personal care home; Single-room residence
- Public, Civic, and Institutional Uses:** Day care; Educational facilities; Fraternal organization; Hospital; Libraries + Cultural exhibits; Religious Assembly; Safety Services; Transit Station; Utilities + Services
- Office Uses:** Business + Professional; Medical, Dental, Health Practitioner; Government
- Retail Uses:** Building Supplies + Equipment; Consumer Goods; Food, Beverage, Grocery; Pets + Pet Supplies; Sundries, Pharmaceuticals, Convenience Sales; Wearing apparel + accessories
- Commercial Uses:** Animal Services; Assembly + Entertainment; Nightclubs + private clubs; Building services; Business support; Prepared food shop; Take-out restaurant; Financial services; funeral services; Maintenance + repair of consumer goods; On-premise dry cleaning; Personal services (with exceptions); Fortune telling; Radio, television, + recording services; Visitor accommodations; Commissaries + Catering services
- Vehicle + Vehicular Equipment Sales:** Personal Vehicle Repair + Maintenance; Personal vehicle sales, + rental; Gasoline station; Vehicle equipment + supplies sales + rental
- Moving + storage facilities
- Industrial Uses:** Artist Studios + Artisan Industrial; Research & Development
- Community Garden; Market or Community-Supported farm (only in CMX-3)

## Prohibited Uses in CMX 3,4,5

- Retail Uses:** Drug Paraphernalia sales, Gun shop
- Commercial Services Uses:** Boarding + Other services; Amusement arcade; Casino; Personal credit establishment; Body art service
- Vehicle + Vehicular Equipment Sales:** Commercial vehicle sales + rental;



# Overlays tweak zoning



## Old City Residential

Special Permit Required for Restaurants



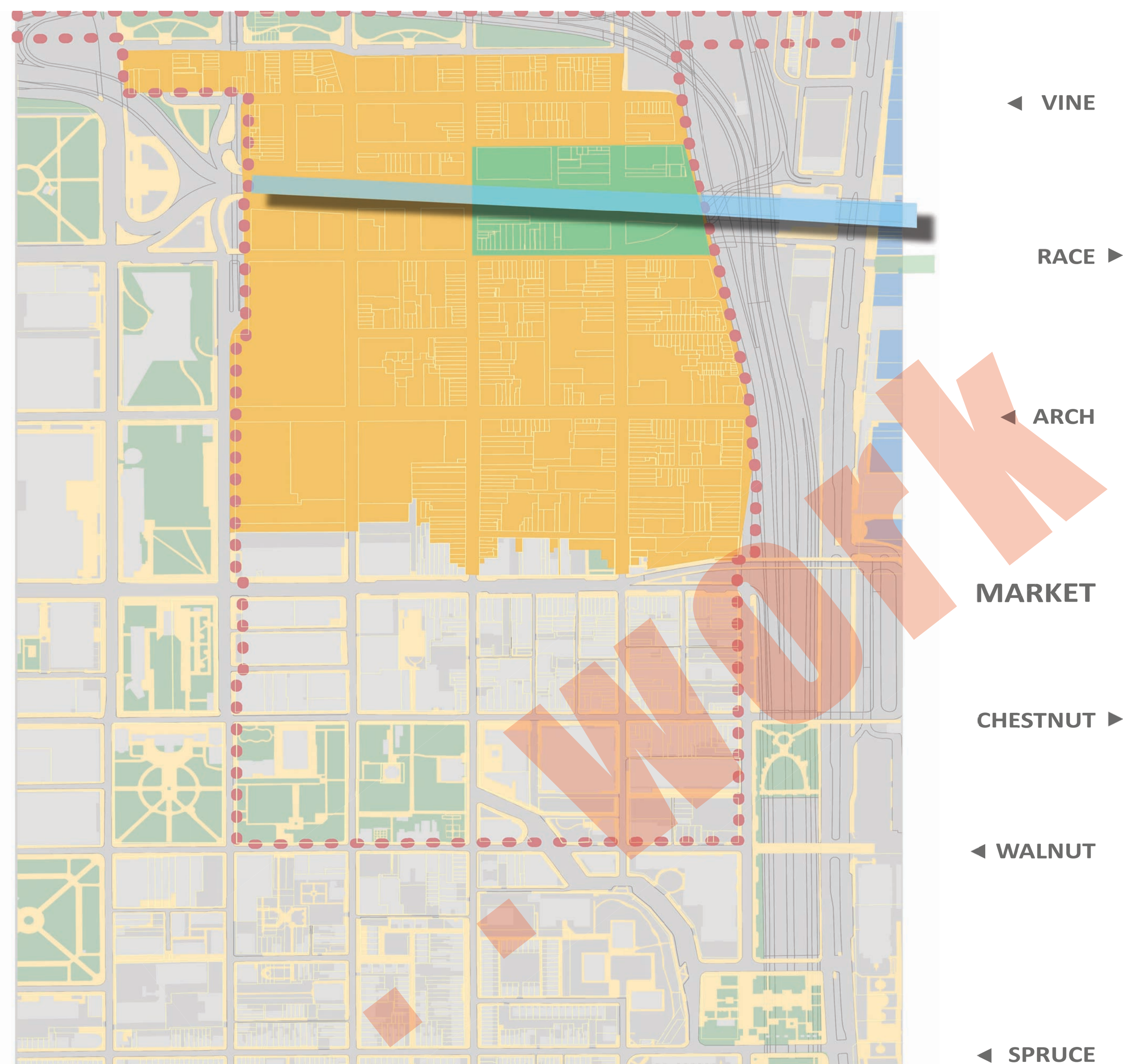
## Old City Residential, Central

65' Height Limit  
Accessory Parking lots prohibited



## Bridge Approach

FAR Bonuses + No Height Limit



## Additional Regulations ...

### Arch Street

Parking garage ground floors require active uses

### Market Street

Parking garage ground floors require active uses

Vehicular ingress and egress prohibited

Vehicular loading + trash storage areas require ZBA special exception permit

South Side 25' minimum height

Additional Restrictions on Accessory Uses & Structures

Non-accessory signs and animated illumination prohibited

### Chestnut Street

Parking garage ground floors require active uses

Accessory parking lots, vehicular ingress and egress prohibited

25' Minimum cornice height

Buildings must extend to the streetline for at least 65% of lot frontage

Non-accessory signs, animated illumination, and projecting signs prohibited

Additional retail, commercial, and vehicular sales use restrictions

### South of Chestnut Street

If provided, residential parking must be accessed by a shared driveway or rear alley; no parking garages with capacity over 500 vehicles

### Sansom Street

Parking garage ground floors require active uses

South side 25' minimum height

### Walnut Street

Parking garage ground floors require active uses

Accessory parking lots, vehicular ingress and egress prohibited

25' Minimum cornice height

Buildings must extend to the streetline for at least 65% of lot frontage



# Streets as Rooms

## CITY AVENUES

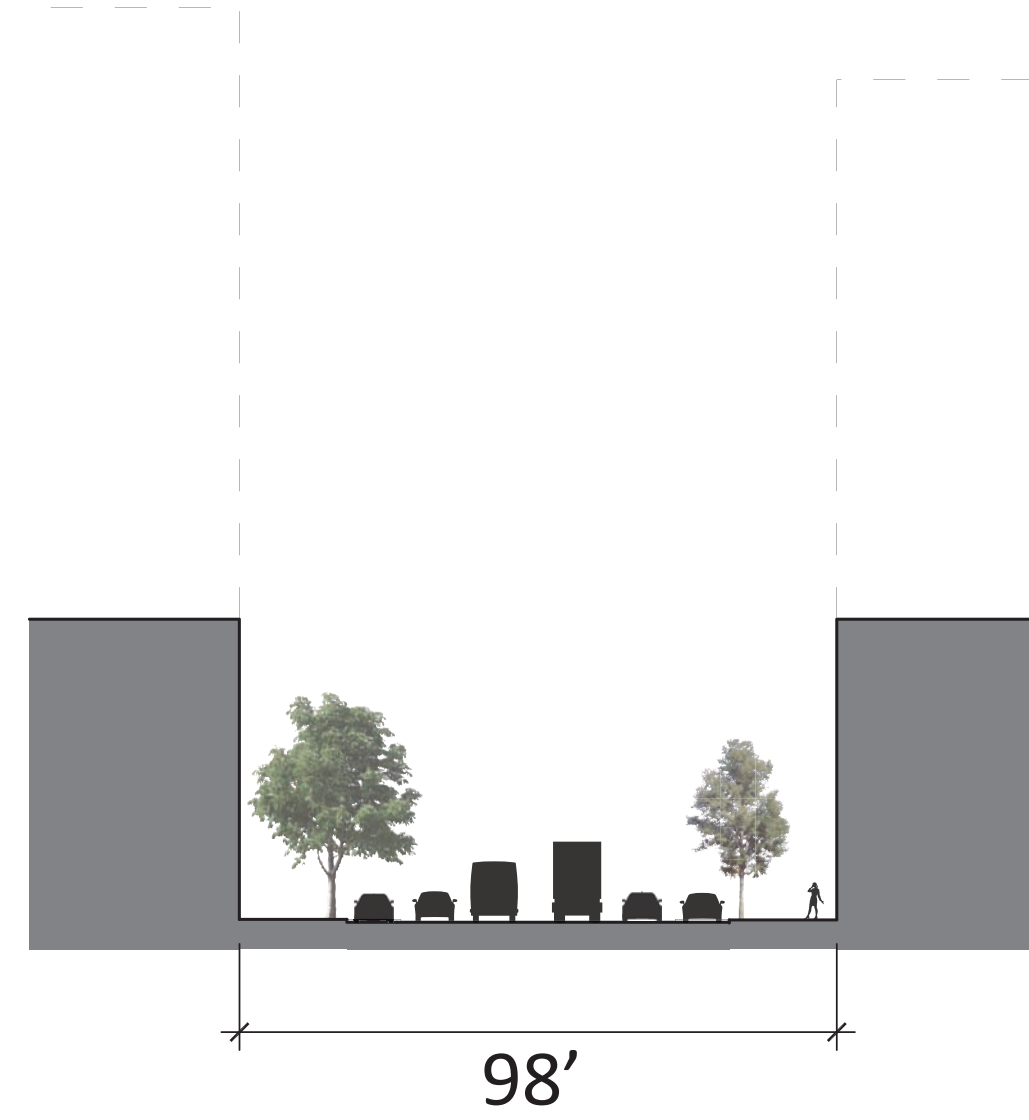
MARKET



1 Mixed use, 2-5 stories



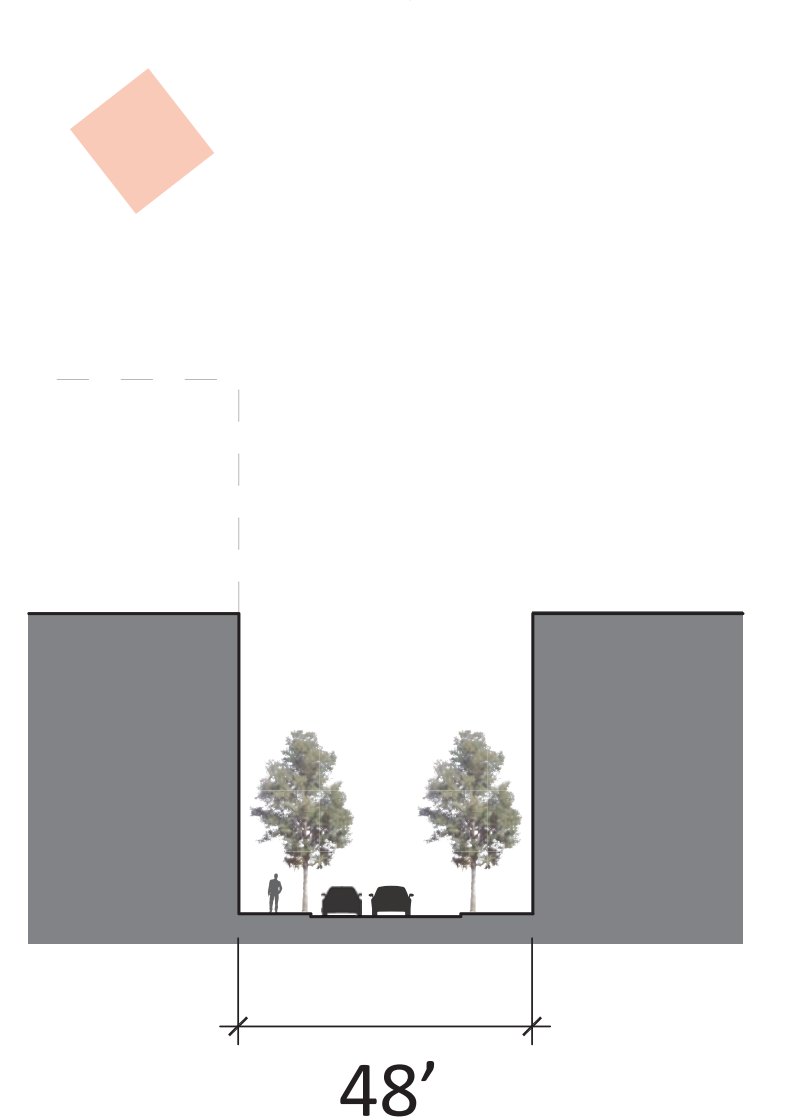
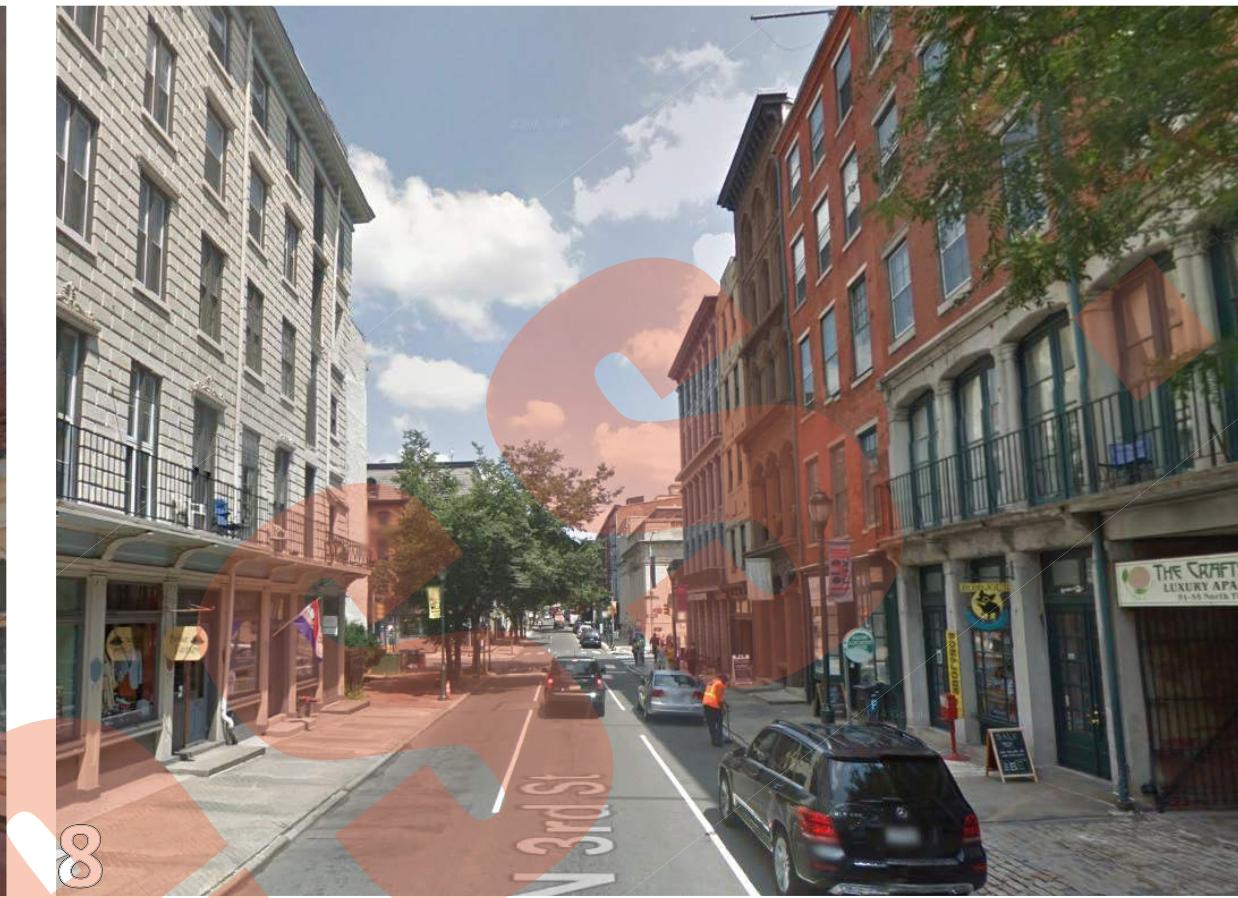
2 Office & cultural buildings, 11-12 stories



2ND/ 3RD



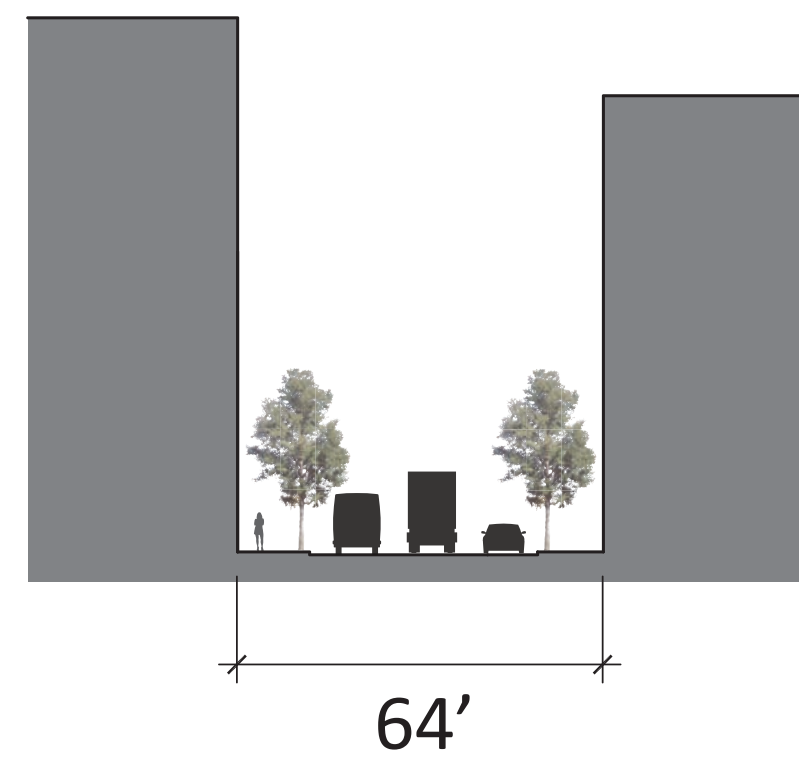
8 Mixed use, 2-5 stories



ARCH



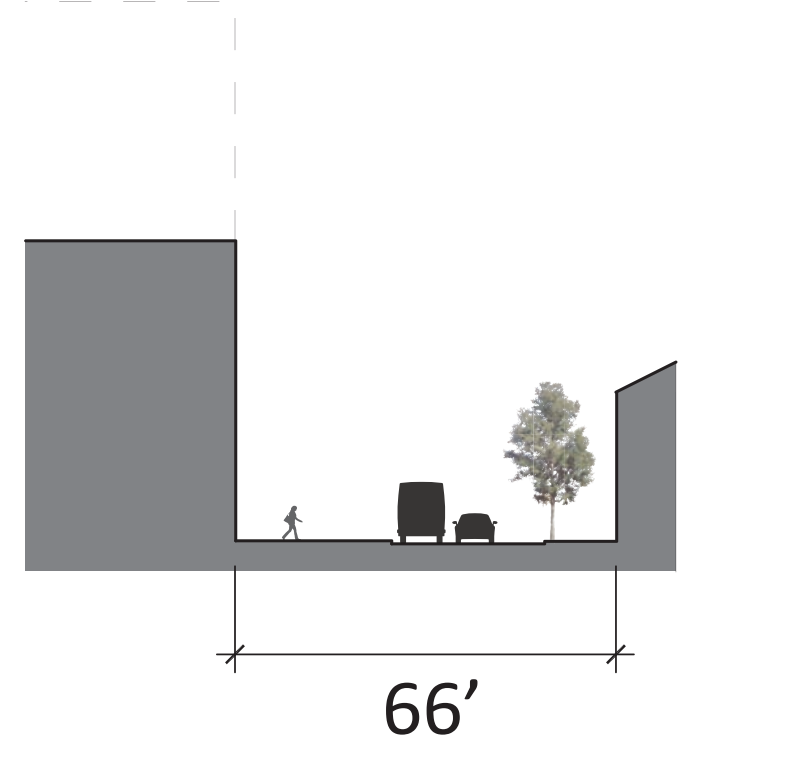
3 Mixed use, 2-5 stories



4TH/ 5TH



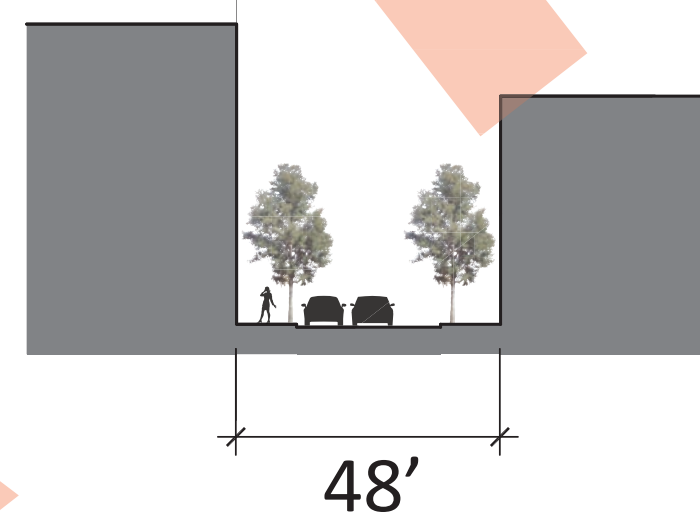
9 Small residential and large cultural/ civic buildings; trees in residential & historic areas



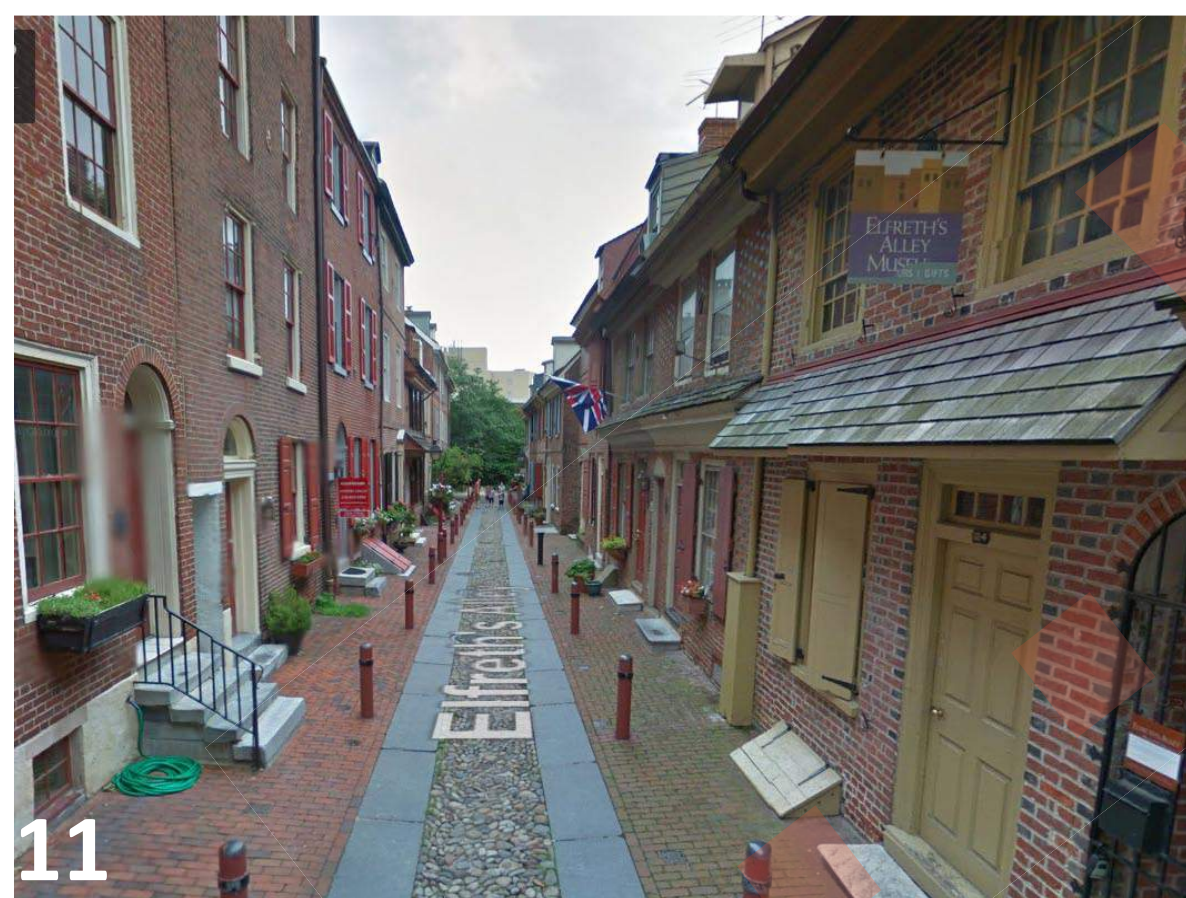
RACE



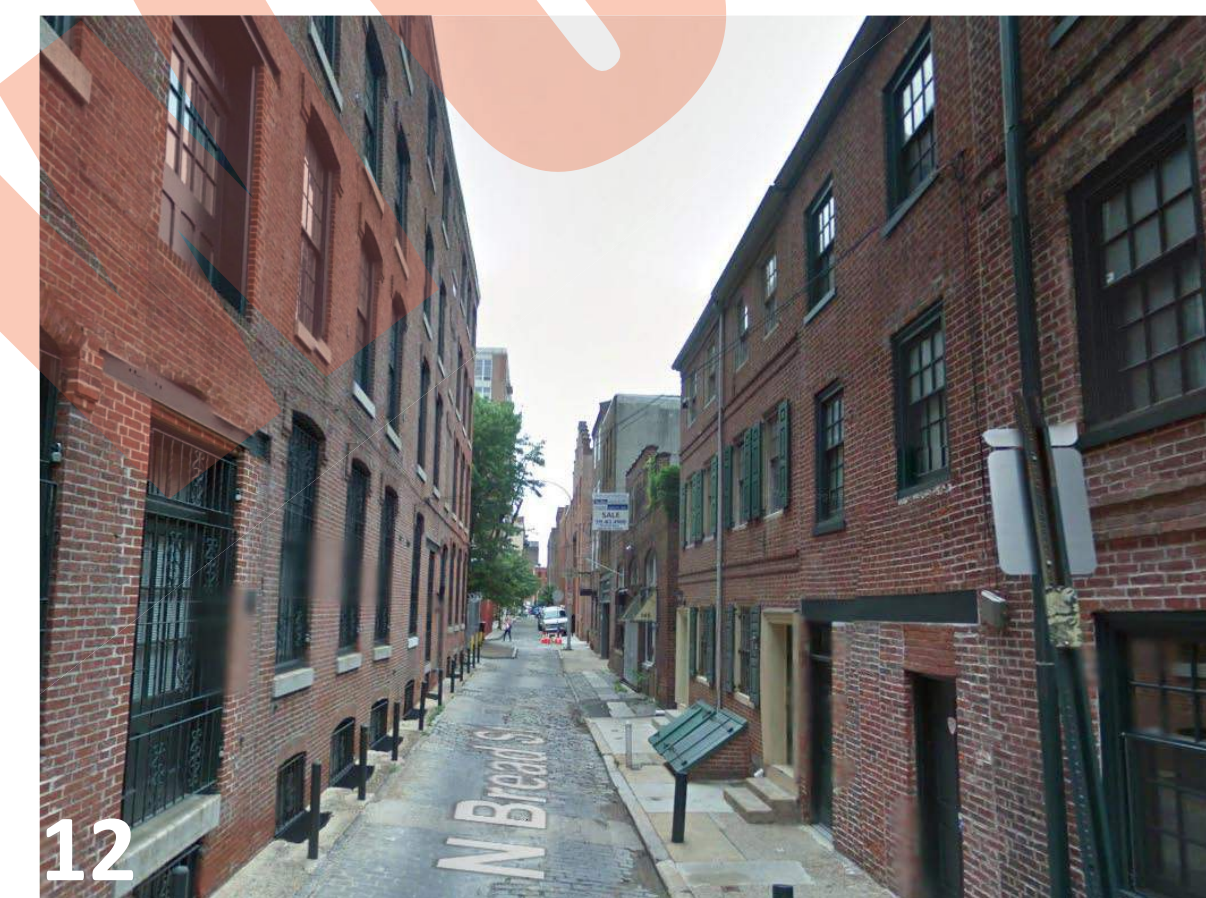
5 Mixed use, 2-5 stories



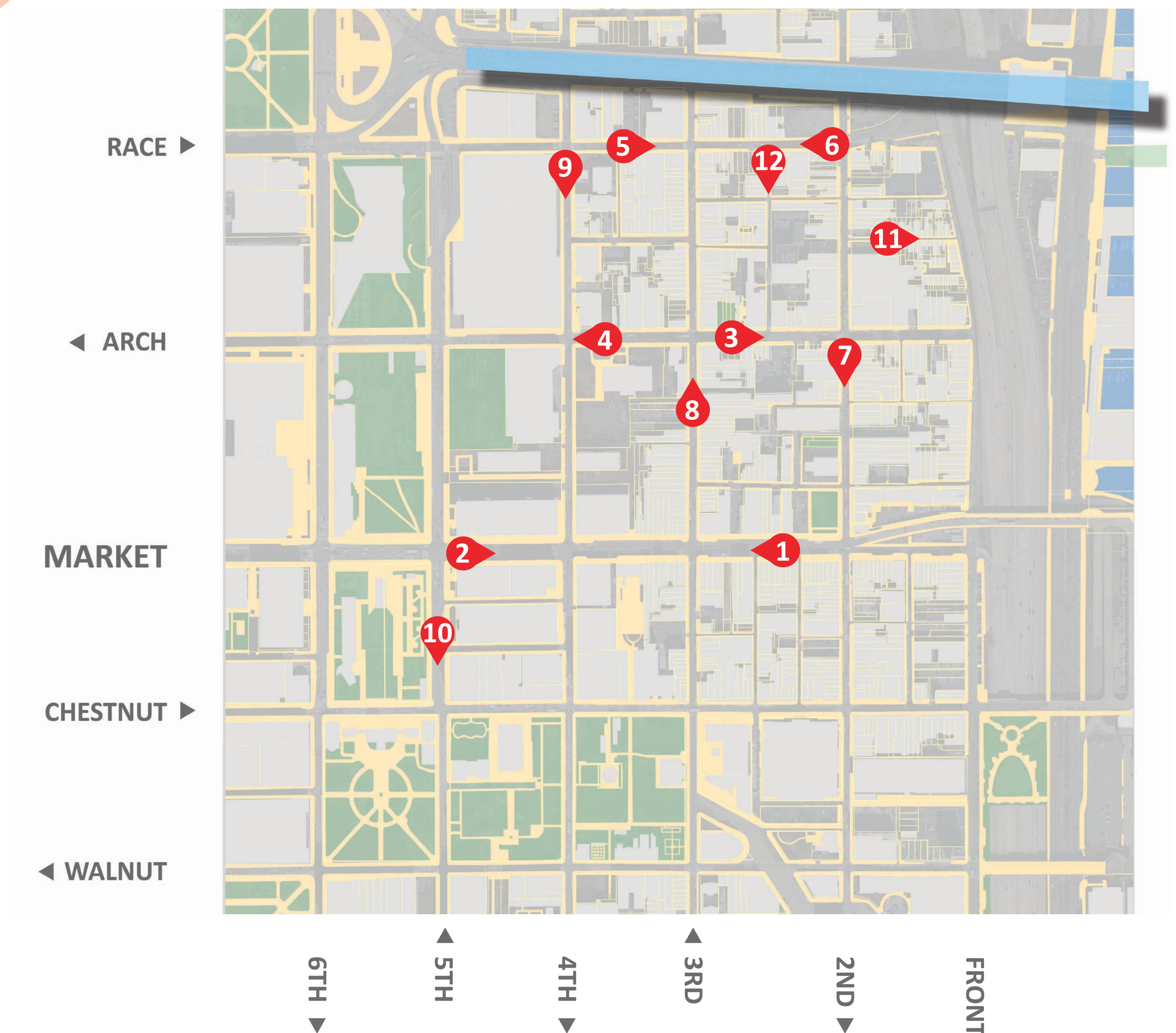
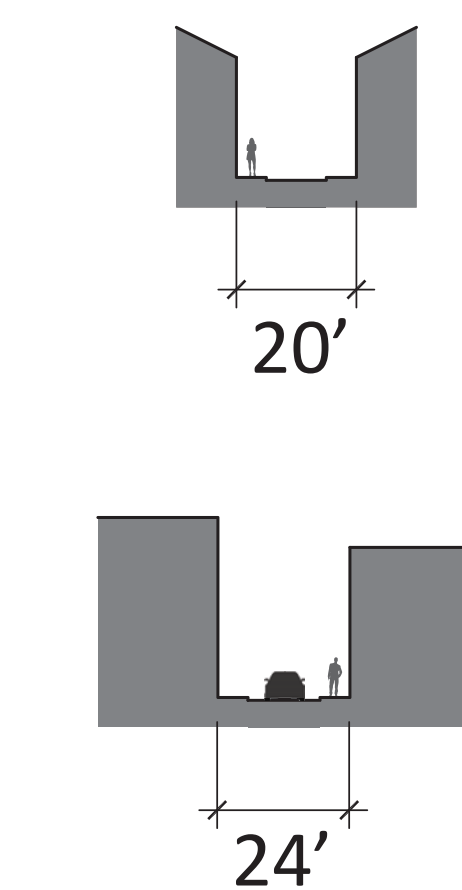
## NEIGHBORHOOD STREETS



11 Residential, 2-3 stories; few trees



12 Light industrial, 2-3 stories





# Architecture of Blocks

## BUILDING ENTRANCES



Pedestrian scale commercial entries



Corner entry



Separated entries at mixed use buildings

## HEIGHT VARIATION



Variation in height of cornice lines on city avenues



Consistent height of cornice lines on neighborhood streets



Large scale entries at civic and cultural buildings



Historic portals sized for carriages



Consistent frequency and rhythm of entries on city avenues

## TRANSPARENCY



Transparent ground floor; smaller punched openings for decreased transparency in floors above to balance privacy and views

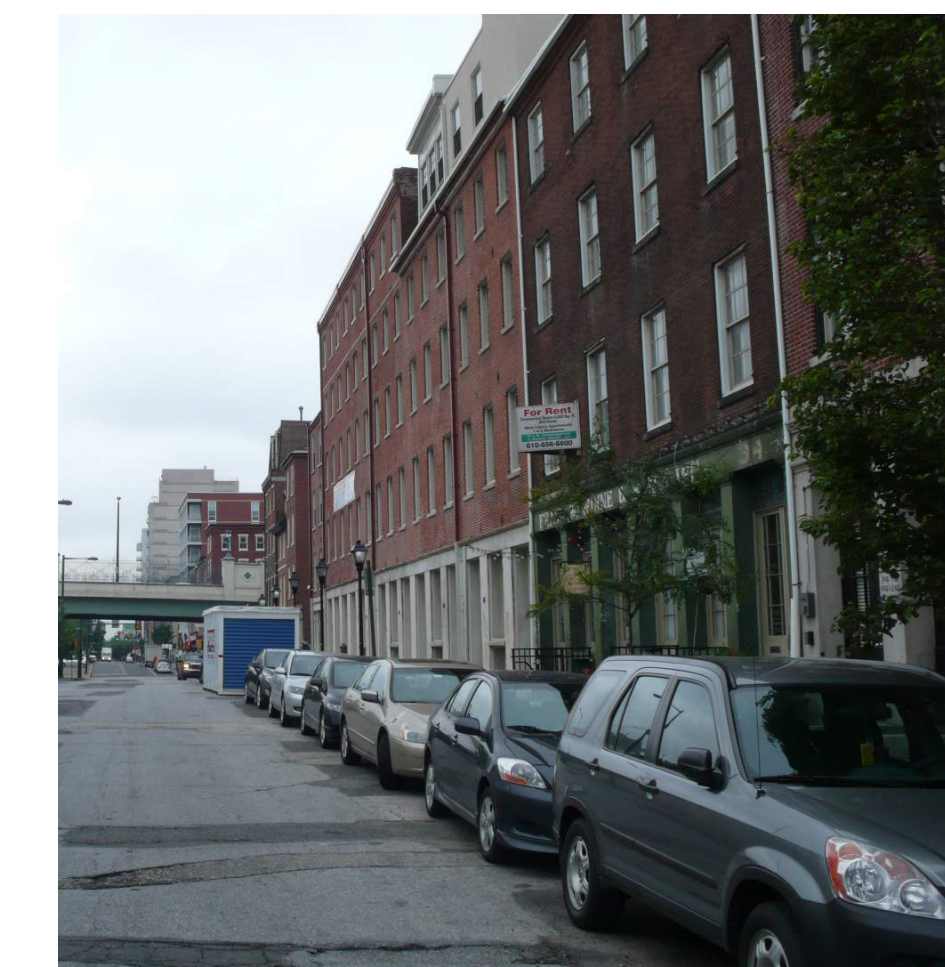


Decreased ground floor transparency on neighborhood streets



Increased transparency in newer construction

## PARKING



Street parking and mid-block surface lots on city avenues



Access to concealed parking from neighborhood streets

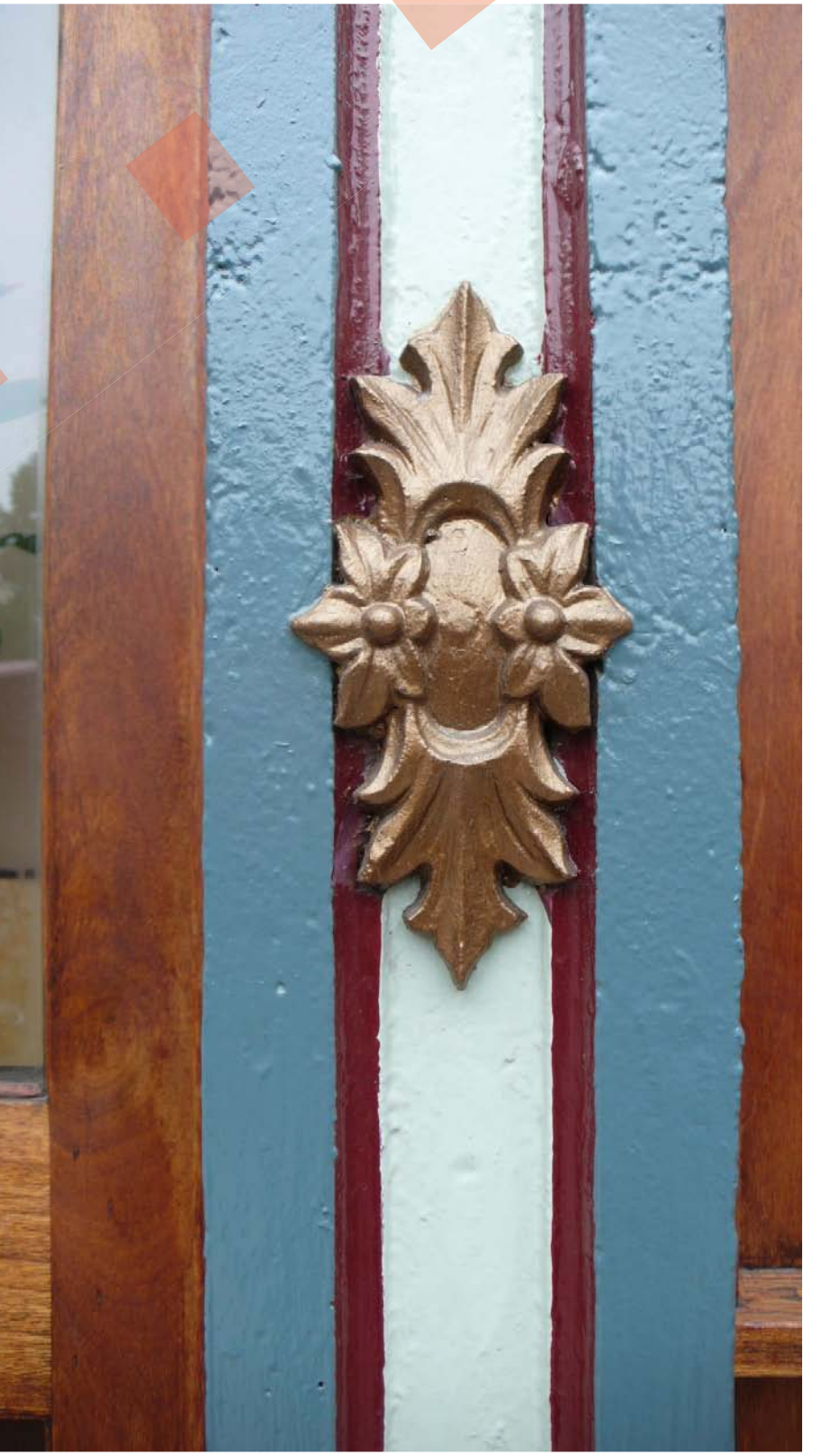




# Building Details

## MATERIALS

- brick
- cast iron
- stone



## HIERARCHY

Top: cornice in metal, wood, or corbelled brick; depth casts shadows

Middle: punched openings in brick or stone

Base: cast iron or stone with a high level of transparency



## STREET FRONTAGE



Awnings at retail locations



Individual plantings on neighborhood streets



Pedestrian-scale signage suspended perpendicular to facades



Iconic and historical signage applied to facades