

OLD CITY VISION 2026

On October 26th, we held a meeting at the Arch Street Meeting House to present the draft set of recommendations for Vision2026. After the presentation, we broke into two smaller groups for more discussion of the issues at hand, great ideas, and various concerns. Though there is always considerable overlap, the first group was meant to focus on private realm issues, and the latter on the public realm. The comments on the following pages were recorded at each session. While they may not encapsulate or represent a majority or consensus opinion, they do present a snapshot of how those present view Old City, the opportunities and challenges that face it, and how to best move forward over the next ten years.



Private Realm

Second and third Street-Second Street need more vibrancy

- Limited by building footprint
- Need more lighting\Streetscape
- Second Street uses drive less foot traffic

Not business friendly for new business

Need to better connect customers with businesses

Need more destination businesses to complete\Complement resident serving businesses

Need to be able to accommodate visitors

Should there be incentives to attract more employees and employers with more employees?

Look for data on number of employees in old city businesses

RCO parts out excellent can't control materials. Can control mass and scale – urbanism

Current zoning encourages squat development

How does going taller affect district?

Plan to document rationale of old city character

Broad-based zoning change they open possibility for undesired change

Economic study on visitation

Certain businesses are predominantly regional customers

They have economic impacts

There are over 1000 units under construction

We want to maximize benefit of future development

Old city District wants brought input from residents and workers

Zone north of Callowhill: Should be CMX five? We got better assist old city? Could augment demand for businesses in old city

Private Realm - Discussion of effects of reconfiguring streets

Concern overloading access exposure with bike lane

Need about many businesses are supported by folks with cars

Could this cause traffic backups?

Third Street is a big through route two N. and 95's

Certain quieter blocks would be better for integrated street sidewalks shared streets

Most units being built are rental, small, with little parking

Can state lobby influenced in favor of pedestrians? There is a law now.

Can PHS plan for Ben Franklin Bridge be applied to all of old city?

Lee Street have temporary bollards? Could be changed regularly or daily or four events

Many existing bollards need replacing

Responsibility a property owner alter the district could help incentivize

Historic District as well excellent there's a sidewalk improvement program in old city. Need approval an owner gets small match

Encourage Dogwalk and dog waste composting period

Public Realm

Driving with bicycles is difficult

Connection to society Hill - erase the divide

People want to walk and live close to where they work

Opens trees would be great for business

Midnight to 4 AM deliveries are bad for neighbors because of the noise - Got to get that right

Closing second Street

Have to change people's attitudes

Clean streets

Need a neighborhood bar, not just regional destinations

Personal safety through quality lighting

Different clientele on different streets

People watching is an important activity

History of the docks is important to tell

Distinction of buildings

Christ Church Park doesn't get used - Dog problems

There is a public space but it's not maintained

Independence Park doesn't get used as much -- it feels all closed off

Walls are a problem at Christ Church Park - is it even public?

Welcome Park - a place for dogs?

Shared resources can improve everybody's quality of life

Biking is difficult in Old City

People will come if there's a reason to; it's not just about parking