

THE STATE **2023** NORTH **BROAD** **2023**







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1 LEADERSHIP

1. LETTER FROM LEADERSHIP

It's an unfortunate fact, Philadelphia is experiencing an alarming increase in crime, driven largely by gun violence. It's a rough start to the State of North Broad, but this trend is indeed finding its way on North Broad and other corridors across the city. The bottom line is we must address it if we are going to continue to see progress and make no mistake - we will see progress.

According to the Brookings Institute, in June 2022, the most significant piece of gun violence prevention legislation in decades, the bipartisan Safer Communities Act, became law and allocated \$250 million for community-based violence prevention initiatives.

This legislation is important to the work of the North Broad Renaissance (NBR) as we address some of the root causes or "symptoms" of gun violence which include economic disinvestment, and poverty.

Collectively there are 279 commercial corridors and 16 Business Improvement Districts addressing the symptoms of gun violence. We're implementing Clean and Safe programs across neighborhoods, supporting business

“ In February 2022, Shalimar Thomas was recognized by the Philadelphia Business Journal as one of Philadelphia's 100 Most Powerful individuals. ”

growth and business attraction, investing in neighborhoods, improving the quality of life across the city, and identifying ways to maintain those investments over the years. We work with our elected officials, serve as advocates, work with local police, and our city agencies to support our work. Collectively, we are partners in safety who believe in this city's potential, and we know that our work has a significant influence on violence, poverty rates, unemployment, and income inequality.

In 2024, the city's local political landscape will look differently and what's key for anyone looking to fill these seats is understanding the value and importance of working in partnership with organizations like the North Broad Renaissance, recognizing our work in preventing the symptoms of violence, and working with us to create bold policy and implementing best practices to change this narrative.

Throughout the report, we're featuring some of our partners in safety, both on North Broad Street and across the city, who are working to continue moving this city forward.

Thanks to all our partners who are continuing this important work in 2023 and beyond.



Shalimar Thomas

Shalimar Thomas
Executive Director

2. ABOUT THE NORTH BROAD RENAISSANCE



The North Broad Renaissance is a non-profit organization that serves as a Special Service District (SSD) whose primary role is to provide communication and information to City administrators and Council, neighborhood and community groups and others who are (or may) do business, development, or other activities on North Broad, from City Hall to Butler Street.

The only African American woman-led SSD in Philadelphia, North Broad Renaissance is playing a key role in helping businesses, institutions, and residents address the symptoms of gun violence and bounce back better than before after the pandemic.

In partnership with community stakeholders, the NBR is revitalizing the community, creating

opportunities, and improving the economic power and overall quality of life along North Broad by doing the following:

- Keeping North Broad safe and clean;
- Maintaining and improving greenspace along North Broad;
- Marketing North Broad to the community and visitors, and communication with stakeholders;
- Ensuring innovative, strategic, and diverse business attraction, business retention, and business development;
- Supporting businesses and institutions in navigating ongoing challenges related to the COVID-19 pandemic.

NORTH BROAD PROGRAMS

Clean & Safe

The North Broad Renaissance (NBR) Clean and Safe program works to create a flawless experience for all those who live, work, and visit North Broad Street. In partnership with various city agencies and the community, we help maintain the beauty and vibrancy of the corridor year-round.

Maintenance & Landscaping

NBR Maintenance and Landscaping Program is an opportunity to beautify green space along the corridor. In addition to ongoing landscaping of 50 planting beds, the NBR also works to identify other opportunities for beautification.

Economic Development

The NBR Economic Development program plants seeds of success locally and regionally by focusing on business retention and attraction. Over time, the program will consist of quality and targeted BR&A programs that improve the business operating climate, ensures competition remains healthy, provides quality jobs and employment opportunities and assist in creating a stable and equitable economy.

Marketing & Communications

The NBR identifies platforms, partnerships, and influencers that will help spread awareness, promote community engagement and get locals and visitors excited about coming to North Broad Street. The goal is to increase community engagement, foot traffic, and visitors, which has a direct impact on business growth, economic vitality, and increasing employment opportunities for the North Broad community.



A Business Improvement District for North Broad

In September 2022, Philadelphia City Council voted to approve a business improvement district (BID) along North Broad Street. The legislation is the culmination of a multi-year journey to revitalize the central corridor north of City Hall after decades of disinvestment and in the face of recent gentrification. There are several BIDs in existence throughout Philadelphia including Center City and Fishtown, both neighbors of the North Broad Corridor. Business Improvement Districts provide another level to stimulate economic activity in the area and will be a useful tool in the effort to revitalize North Broad. The North Broad BID will be supported through mandatory property owner assessments and fund services such as street maintenance, greenery planting, safety initiatives, and economic development programs. The North Broad BID is slated to launch in January 2024.

3. WHY NORTH BROAD

62,000+

Residents in the
North Broad District

Source: ESRI Business Analyst

2%

Projected Population Growth
from 2022 to 2027

Source: ESRI Business Analyst

36%

Residents 20-34 Years of Age

Source: U.S. Census ACS 2016-2020

\$40,201

Median Household Income of North Broad
Residents

Source: ESRI Business Analyst

36%

Residents Who Have a
Bachelor's Degree or Higher

Source: ESRI Business Analyst

More than 4,600

K-12 Students

Source: ESRI Business Analyst

More than 67,700

Jobs in North Broad Census Block Groups

Source: ESRI Business Analyst

29%

Eds and Meds Jobs

Source: ESRI Business Analyst

2,680+

Businesses

Source: ESRI Business Analyst

\$3.49 Billion

Assessed Value of Real Estate on the North
Broad Corridor

Source: OPA 2020

More than 22,700

Housing Units

Source: ESRI Business Analyst

\$166,131

Median Home Value in 2016-2022

Source: ESRI Business Analyst

89

Average Walk Score in North Broad
Neighborhoods

Source: <https://www.walkscore.com/>

1,900+

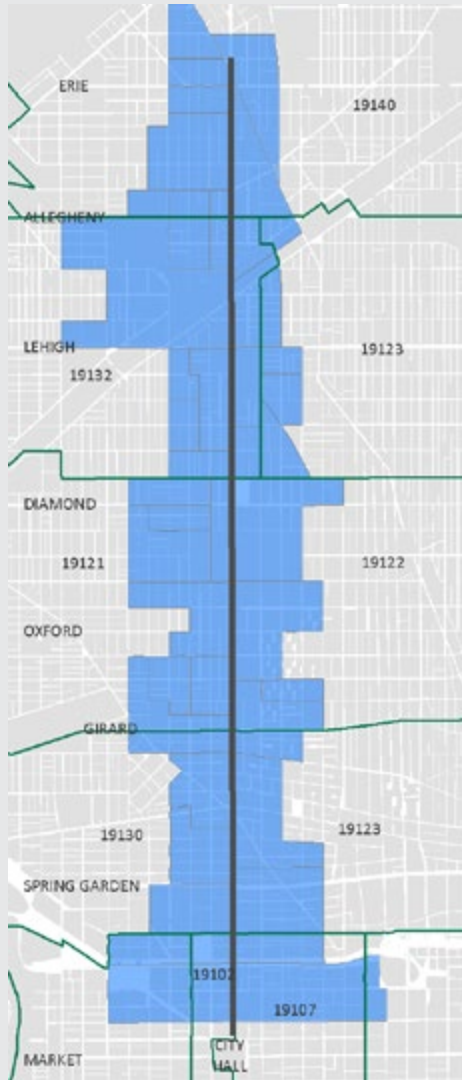
Permits

Source: Open Philly Data (2022)

3
WHY

More people and businesses are calling North Broad Street home. North Broad Street, which stretches across 14 neighborhoods, 9 zip codes, and parts of 16 census tracts, is one of Philadelphia's most diverse areas. More than 60,000 residents call the area home, an increase of 7,000 from last year and more than 2,600 businesses are based here (also an increase from last year).

Block Groups (blue) and Zip Codes (green) Along North Broad



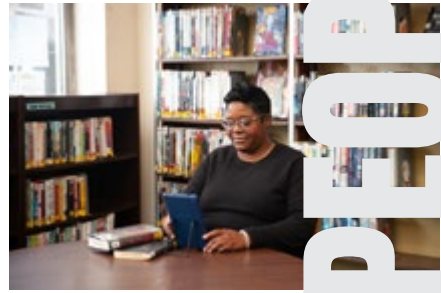
The North Broad Renaissance (NBR) target area consists of 38 Census block groups (covering parts of 16 census tracts) along North Broad Street from City Hall to Germantown Avenue.

4. NORTH BROAD IS CONNECTING NEIGHBORHOODS AND PEOPLE

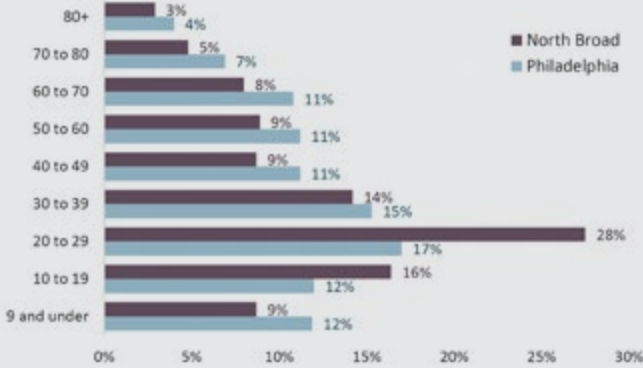
North Broad Street anchors adjacent neighborhoods throughout North Central Philadelphia, supporting businesses and community mainstays, and connecting residents to entertainment, retail, and jobs. The North Broad Renaissance target area spans from City Hall to Germantown Avenue and touches the neighborhoods of Center City East, Center City West/Logan Square, Callowhill, West Poplar, Spring Garden, Francisville/Fairmount, North Central, Yorktown, Hartranft, Stanton, Glenwood, Tioga, Franklinville, and Hunting Park.

The People

More than 62,000 residents live along the corridor and in its adjacent census block groups. The area's population is racially and ethnically diverse, with 45 percent of its residents identifying as Black, 32 percent white, 12 percent Asian, and nearly 8 percent of Hispanic or Latinx origin (of any race). It is also a young community, with nearly 42 percent of North Broad residents are between the ages of 20 and 39, in part reflecting a strong university student presence. Residents ages 10 to 19 (school age population) comprise an additional 16 percent of the area population. Gender is evenly distributed between men and women, with slightly more women than men (in line with citywide numbers). The North Broad area's population is expected to grow by two percent from 2022 to 2027, which represents a greater growth rate than the city's projected population decrease of almost one percent.



Age Distribution of North Broad Residents

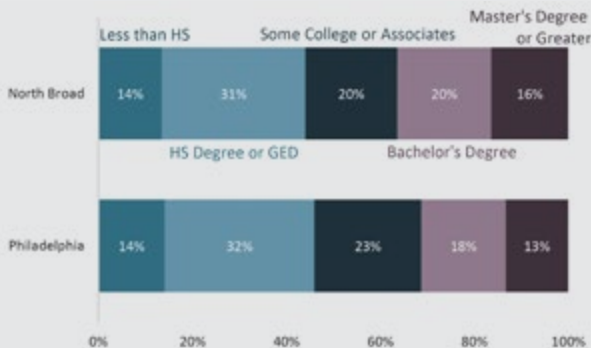


Source: ESRI Business Analyst (2021)

Educational Attainment

Compared to Philadelphia as a whole, the area around North Broad Street has a higher rate of college completion, at 36 percent (for a Bachelor's or higher) compared to 31 percent citywide. However, educational attainment varies widely across the area.

Educational Attainment of North Broad Residents



Source: ESRI Business Analyst (2021)

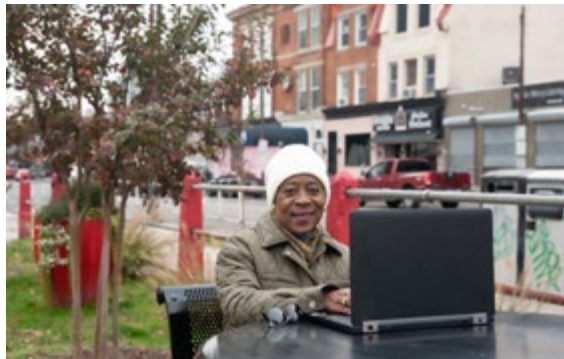


Student Presence

Strong educational and academic medical institutions along the corridor attract a large population of young adults. Due to the COVID-19 pandemic throughout 2020 and 2021, area universities have had to adjust their policies as public health guidance and Philadelphia and Pennsylvania regulations have developed. After two years of remote learning during the pandemic, many area universities have returned to in-person or hybrid classes.

In addition to a large student resident population, the corridor has historically also had a strong presence of students commuting from other areas to North Broad Street to learn or work at the area institutions, including Temple University, Temple University Hospital, and the Community College of Philadelphia. The COVID-19 pandemic reduced foot traffic in the area, posing challenges from the area businesses that depend on students and these institutions to survive and thrive. However, the NBR's campaigns to support businesses, together with the return of increased foot traffic over the past year, has helped North Broad's recovery.

There are also more than 4,600 youth living in the North Broad area who are enrolled in public and private K-12 institutions, supporting the need for strong educational institutions and youth-oriented services. The corridor is home to the School District of Philadelphia headquarters at 440 North Broad Street, and North Broad residents have access to a diverse group of public, private, and faith-based K-12 educational institutions.



5. LIVING ALONG NORTH BROAD



The area around North Broad has a diverse and well-maintained housing stock that accommodates a range of residents' needs and preferences. The overall picture has remained the same since 2022: of the more than 3,100 properties within the immediate area (directly along the corridor), more than 60 percent are single family or multifamily housing. While commercial and mixed-use properties represent only 14 percent of the total number of properties in the area, their property values are much higher than any other use type (almost half of the total property value). These buildings have a strong presence in the area, housing both large anchor institutions and local businesses.

In the full North Broad area, nearly one in three occupied housing units are owner occupied, a continuation of recent housing trends. Similarly, housing vacancy is roughly the same as last year, with more than 16 percent of the area's 22,000 housing units identified as vacant.¹ This is connected both with the impact of the pandemic as well as a growth in the total number of housing units available in the area, as recent developments have come onto the market.

“ In January 2022, the North Broad Renaissance was awarded a \$123,000 grant from the James L. and John S. Knight Foundation to support the Lights of North Broad Augmented Reality Tour. This interactive experience broadcasts the vibrant developments and the storied history along the North Broad corridor. Thanks to the support of the James L. and John S. Knight Foundation, and Comcast, North Broad Renaissance was able to kick off this project to engage and keep the community connected to the evolving narrative that is North Broad Street. In March 2022, the Knight Foundation recognized Shalimar Thomas for her work building stronger, more engaged communities. Similarly under-resourced communities. ”

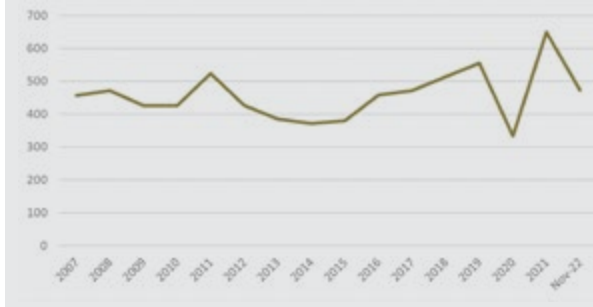
Property Types along North Broad



Source: Office of Property Assessment (2021)

After a precipitous drop in construction activity and permits in 2020, 2021 saw a sharp rebound in permitting. The permits for 2022 have exceeded 2020 levels but fall below levels for the previous year and pre-pandemic highs. However, as the “Development along North Broad” section shows, there are still many large projects under construction and in the pipeline.

Construction and Renovation Permits along North Broad, 2007-2022



Source: Philadelphia Department of Licenses and Inspections (2021)

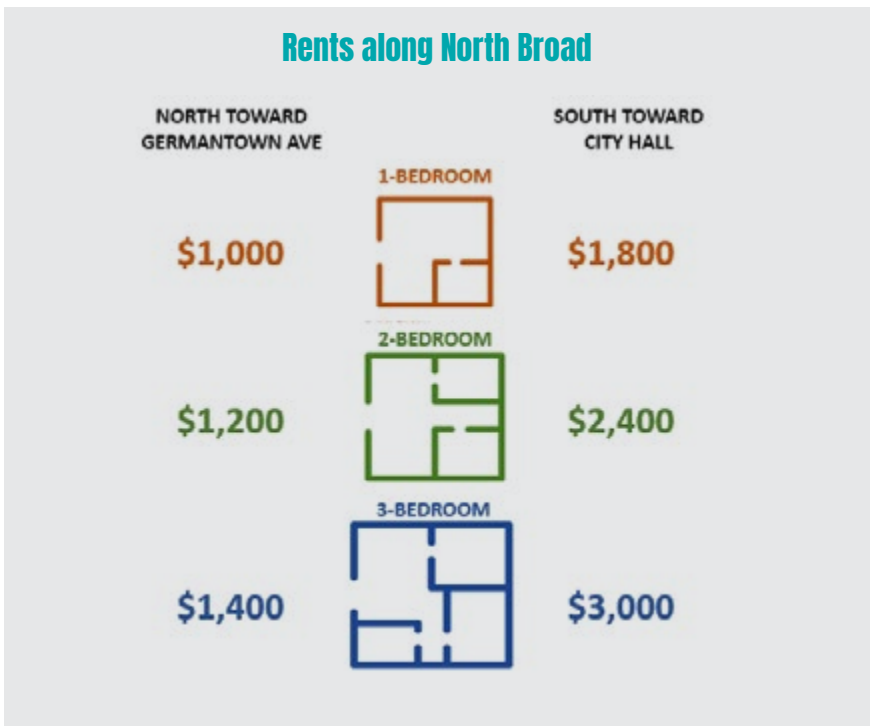
“ In partnership with Brian Murray of Shift Capital, the North Broad Renaissance created the North Broad Real Estate Commission, which is a collective of real estate owners and developers driving a collaborative approach to development along North Broad Street. Together, the Commission supports the equitable development of real estate projects, strengthens the ties among these projects, and fosters the ecosystem of developers driving more community-oriented real estate and business development. ”

¹ ESRI Business Analyst



Rents along North Broad Street tend to be higher closer to Center City and decrease heading north, around Germantown Avenue. Of course, there is variation both between and within neighborhoods, with newly renovated buildings generally commanding higher rents. In neighborhoods to the north, where housing tends to be older with fewer amenities, rent ranges from as low as an average of \$1,000 a month for one-bedroom units in smaller buildings to up to around \$1,400 for three-bedroom.

An increasingly wide range of rental rates for available units reflects a bifurcation in the rental market, with the addition of new luxury housing alongside continued relative affordability in older or smaller buildings.



Source: CoStar (2022)

JOB



6. JOBS AND BUSINESSES ALONG NORTH BROAD

Approximately 18,800 residents of North Broad area census tracts work, including three percent of whom are employed within the exact area and many more who work nearby.² Per capita income of resident workers is approximately \$23,300 (compared to nearly \$29,000 citywide), and the unemployment rate is 12 percent, in line with the city's average for the year.

Of course, unemployment numbers have been in fluctuation from one month to the next, based on local COVID-19 rates and the resulting restrictions on businesses. Citywide, the unemployment rate has been on a relatively steady decline since the beginning of 2021 following society's desire for normalization and economic recovery. Unemployment across the city peaked in April 2020 at 17%, in April 2021 unemployment hovered around 9.7%, the same time this year the unemployment rate was 6%.³

Approximately 2,680 businesses provide nearly 68,000 jobs in the North Broad area.⁴ Approximately 41 percent of these are in the



Health Care, Education Services, and Professional Services sectors, generally characterized as high-skill, high-wage jobs - jobs that may be less susceptible to COVID-19 related job losses. The largest employers on North Broad Street include Shriners Hospital for Children - Philadelphia, Temple University Hospital, Temple University, and Hahnemann University Hospital, as well as the City of Philadelphia.⁵ With the completion of the new Philadelphia Police Department headquarters, hundreds of additional jobs will come to North Broad Street. People commute from all over Philadelphia and nearby communities to work along North Broad Street.

- South of Poplar Street, large numbers of residents of South Philadelphia, West Philadelphia (particularly beyond University City), Lower Northwest (including East Falls, Roxborough, and Manayunk), and Central Northeast commute in for work.
- From Poplar Street to Lehigh Avenue, people commute from Lower North Philadelphia (including Strawberry Mansion) and Lower Northeast (East Kensington, Northern Liberties, and Fishtown), as well as from parts of Germantown and West Philadelphia.
- North of Lehigh, up to Germantown Avenue, people primarily come from Far Northeast (Bustleton) and Lower Northeast (including Fishtown, Kensington, and Northern Liberties). Many people also commute to this section of North Broad from Elkins Park, Abington, and Jenkintown in Montgomery County.⁶

² Inflow/Outflow analysis, OnTheMap, 2019. Here, "employed locally" refers to individuals both living and working within one of the North Broad block groups. 2019 is the most recent year reported through OnTheMap.

³ U.S Bureau of Labor Statistics: Philadelphia City/County, PA 2022. This level of detail is not available for the North Broad area.

⁴ ESRI Business Analyst (2022)

⁵ While not all City of Philadelphia employees work within the North Broad area, they do make up a substantial portion of these jobs. As of 2019, more than 50,000 people worked along North Broad below Poplar Street, many of whom were City employees.

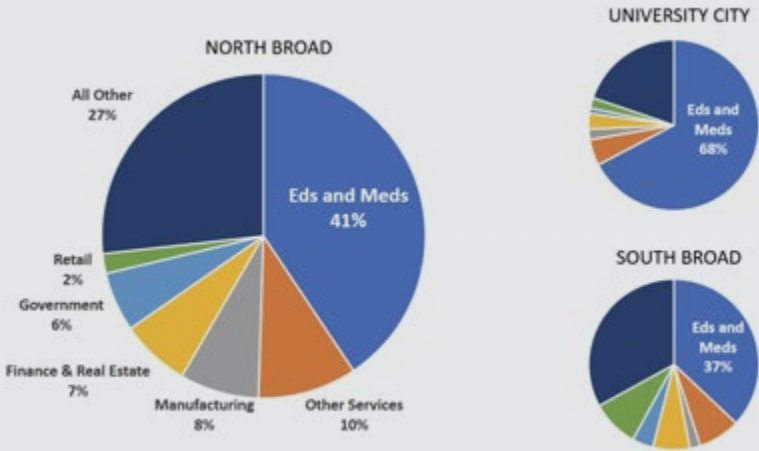
⁶ Bureau of Labor Statistics OnTheMap (2019) than 50,000 people worked along North Broad below Poplar Street, many of whom were City employees.

“ **The North Broad Renaissance continues to host monthly roundtable meetings to support the growth of North Broad businesses. In addition, to help grow BIPOC-owned businesses, Philly ad agency RTO-P announced a partnership with North Broad Renaissance to provide complimentary marketing services to businesses in the North Broad community.** ”

Area residents and commuters benefit from convenient access to the city's major job centers including Center City, University City, and the Navy Yard. In addition, North Broad Renaissance is focused on expanding existing access to additional employment opportunities in the professional services, health, technology, and arts and culture sectors along and adjacent to North Broad Street.

Jobs along North Broad Street cover a wide range of industries, including education, medicine, manufacturing, finance, real estate, government, and retail. Compared to University City and the South Broad Street area, North Broad Street is particularly strong in manufacturing and government. All three areas have a strong presence of educational and medical institutes compared to the city as a whole.

Job Industries along North Broad and in Comparable Neighborhoods



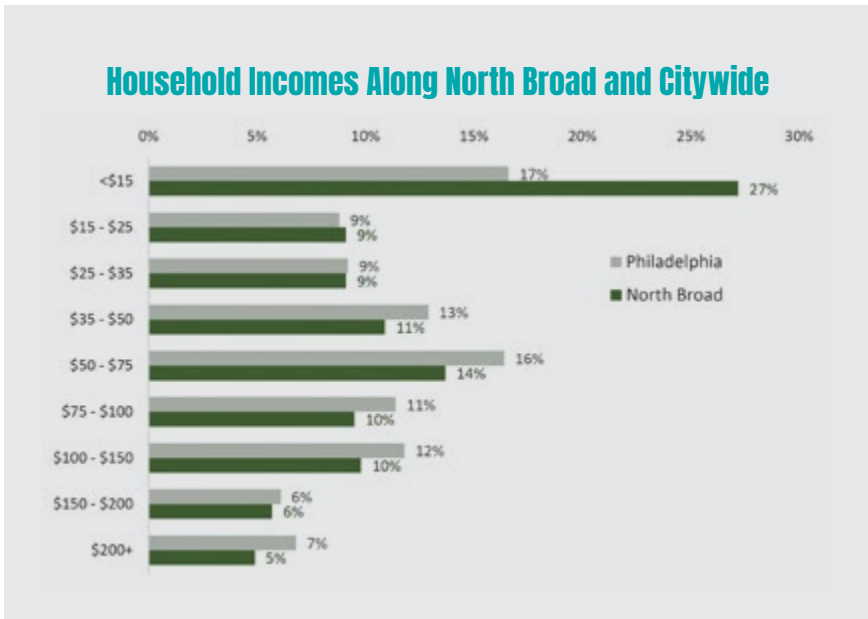
Employment and Income

The 2022 median household income in North Broad Census Block Groups is \$40,000 compared to \$53,000 in the city overall. Approximately 27 percent of all North Broad Street households have an income level below \$15,000 annually, compared to 17 percent citywide. While it is not known exactly how many people in the area lost their jobs in connection with COVID-19 and the recession thereafter, it is important to note that job losses disproportionately affect lower income



households that are less likely to have savings to carry them through tough times. In addition, more than 11,000 of 55,000 people living along North Broad are students. While not all of these students are heads of households, they also represent a portion of the households earning less than \$15,000 annually.

Looking forward, North Broad median household incomes are expected to grow by 27 percent over the next five years, to \$51,100 (surpassing an anticipated growth in median household incomes citywide of 18 percent).⁷



Source: ESRI Business Analyst (2021)

⁷ ESRI Business Analyst (2022)

DEVELOPMENT



7. DEVELOPMENT ALONG NORTH BROAD



There is \$3.49 billion in assessed property value along North Broad Street between City Hall and Germantown Avenue. Commercial and mixed-use properties, which include office space, restaurants, and retail locations, represent slightly less than half of the total assessed property value in the area, at \$844 million.

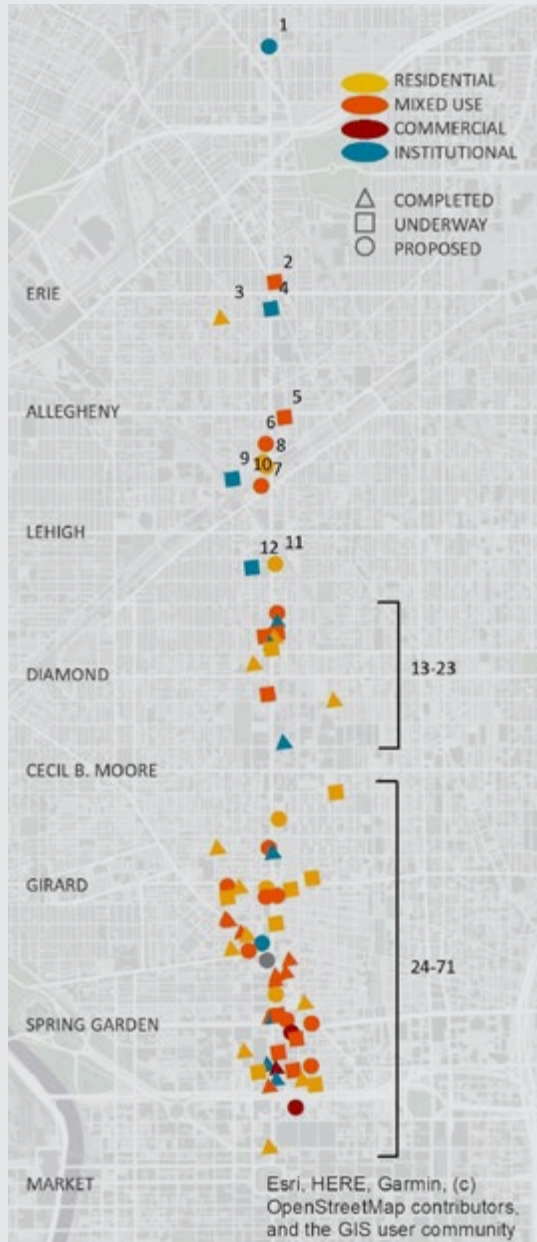
Residential properties, which include both single family and multifamily buildings, represent an additional \$2.08 billion in assessed value. Industrial properties and vacant land contribute relatively small amounts to the overall property values along the corridor, as they represent a smaller number of properties and have lower values than other uses, on average.



Source: Office of Property Assessment (2022)

Although the COVID-19 pandemic impacted the real estate market and property development in 2020, activity has rebounded. There are currently more than 6,000 residential units under construction or in the pipeline, in addition to 800,000+ square feet of office and retail space.

7 DEVELOPMENT



Map Order	Property Address	Property Use	Building Status	Completion Year ⁸
1	4732 N. Broad Street	Institutional	Proposed	2023
2	3701 N Broad St	Mixed-Use	Underway	
3	1623-1641 W Venango St	Residential	Completed	2020
4	1324 N Broad St	Commercial	Underway	2019
5	1324 W Allegheny Ave	Residential	Underway	2023
6	3030 N Broad St	Mixed-Use	Proposed	
7	1436-1498 W Indiana Ave	Residential	Proposed	2025
8	2932 N Broad St	Residential	Proposed	2025
9	2905-2935 N 16th St	Commercial	Underway	2023 (R)
10	2900 N Broad St	Mixed-Use	Proposed	
11	2527 N Broad St	Residential	Proposed	
12	2501-2561 N 15th St	Commercial	Underway	2023 (R)
13	2321 N Broad St	Residential	Proposed	
14	2309 N Broad St	Mixed Use	Underway	2024 (R)
15	2243 N Broad St	Residential	Underway	2023
16	2234-38 N Broad St	Mixed-Use	Underway	2024
17	2235-2237 N Broad St	Residential	Completed	2021
18	2240 N Broad St	Institutional	Underway	
19	2209-2011 N Broad St	Residential	Underway	
20	2137-2161 N 15th St	Residential	Completed	2020
21	2008 N Broad St	Residential	Underway	
22	2000-2058 N 11th St	Residential	Completed	2020
23	1810 Liacouras Walk	Institutional	Completed	2019
24	1600 N 11th St	Commercial	Underway	2023
25	1451 N Broad St	Residential	Proposed	2025
26	1323 N 17th St	Residential	Completed	2021
27	1314-1316 N Broad St	Residential	Proposed	2024
28	1321 N Broad	Institutional	Completed	2021
29	1600-1650 W Girard Ave	Residential	Proposed	2025
30	1522-1534 W Girard Ave	Residential	Completed	2020
31	1201 W Girard Ave	Residential	Underway	2024
32	922 N Broad St	Residential	Proposed	2024
33	1609 Poplar St	Residential	Underway	
34	1309-25 Cambridge St	Residential	Underway	
35	906 N Broad St	Mixed-Use	Proposed	
36	915-923 N Broad St	Residential	Proposed	2024
37	1617 Ridge Ave	Residential	Completed	2022
38	1607 Ridge Ave	Mixed Use	Completed	2021
39	813-823 N Broad St	Residential	Underway	
40	1533-1535 Ridge Ave	Residential	Completed	2022
41	1519 Ridge Ave	Residential	Completed	2021
42	710 N 16th St	Residential	Completed	2022
43	800 N Broad St	Mixed-Use	Proposed	
44	1501-05 Fairmount Ave	Mixed-Use	Proposed	
45	676-680 N Broad St	TBD	Proposed	
46	1300 Fairmount Ave	Residential	Completed	2021
47	1357 Ridge Ave	Residential	Completed	2019
48	667 N Broad St	Commercial	Completed	2019
49	655 N Broad St	Mixed-Use	Completed	2020
50	619 N Broad St	Residential	Proposed	2024
51	1245 Ridge Ave	Residential	Completed	2020
52	510 N Broad St	Residential	Completed	2022
53	550 N Broad St	Institutional	Completed	2019
54	545 N Broad St	Residential	Underway	2023
55	523 N Broad St	Residential	Proposed	2023
56	1201 Spring Garden St	Residential	Proposed	2023
57	1314-1332 Spring Garden St	Commercial	Proposed	2024
58	500 N 13th St	Mixed Use	Underway	2024
59	1520 Hamilton St	Residential	Completed	2021
60	427-443 N Broad St	Residential	Underway	2023
61	400 N Broad St	Institutional	Completed	2019
62	401 N Broad St	Institutional	Completed	2019
63	1428 Callowhill St	Residential	Underway	2024
64	1201 Callowhill St	Residential	Proposed	2024
65	1306-14 Callowhill St	Mixed-Use	Underway	2024
66	329-331 N Broad St	Institutional	Underway	2024
67	325 N 13th St	Residential	Completed	2020
68	322, 339 N Broad St	Residential	Completed	2019
69	1201-15 Vine St	Residential	Underway	2023
70	230 N 13th St	Commercial	Proposed	2025
71	1401 Arch St	Residential	Completed	2020

⁸ R = Renovation

1. Permits have been approved for renovations of the **Logan Theater** located at **4732 N. Broad Street**. Originally built in 1923, the 1,894-seat theater once screened silent films accompanied by live orchestration. Interior architectural features included a fresco, depictions of mythological creatures, and a ballroom. The theater shuttered its doors in 1973 and reopened as the Deliverance Evangelist Church later that year. In 1992, the church left the location, and despite attempts to restore the theater, it has remained closed until the present. However, Tony, Urban, and Gospel Award winner Nolbert Brown Jr. plans to restore the theater to its former glory. With a soft-opening date in early 2023, the theater will be dedicated to actress Cicely Tyson. The project is estimated to create 200-350 new jobs with starting wages of \$15 an hour. The restored ballroom will be equipped to host catered events and the lower-level space will house a performing arts and music school.



Source: Hidden City

2. **The Beury Building** at **3701 North Broad Street**, formerly occupied by the National Bank of North Philadelphia, is undergoing a two-phase transformation led by developer Shift Capital. Phase I consists of transforming the original 14-story art deco building into a mixed-use building with 80 one-bedroom apartments (including fifty units set aside for PHFA-eligible tenants) and 20,000 square feet of commercial space on the 1st, 2nd, and 11th floors. The second phase will see the construction of approximately 20,000 square feet of retail space and 90 additional residential units.



Source: BeuryBuilding.com

3. Construction was completed in 2020 on 30 low-rise apartments at **1623-1641 W Venango Street**. All units have two bedrooms, and the property is conveniently located two blocks from the Temple Health Sciences Center campus.



Source: OCF Realty

4. Designed for Temple University, **The Nest's** 192 units are home to more than 500 students. Located at **1324 North Broad Street**, The Nest offers students fully furnished apartments with studio, two-bedroom and three-bedroom units available.



Source: Cecil Baker and Partners

5. An updated design has been revealed for a six-story, 70-unit development proposed at **1324 W Allegheny Avenue**, less than a block from the Allegheny stop on the Broad Street Line. The building will include a 4,400+ square foot commercial space on the ground floor, 17 parking spaces, and a 1,500 square-foot roof deck.



Source: Coscia Moos Architecture

6. Permits have been issued for the construction of a six-story, 30-unit mixed-use building at **3030 North Broad Street** designed by Coscia Moos Architecture. The ground floor will include ground floor commercial space and a residential lobby, and building amenities will include a private gym and roof deck.



Source: Coscia Moos Architecture

7. At **1436-1498 W Indiana Ave**, HFZ Capital Group has proposed building a 75,000 SF, six story apartment building containing 105 residential units. The property will be part of the North Station District, a partnership between HFZ Capital Group, Amtrak, and other partners, which seeks to turn Amtrak-owned land near Temple University into four million square feet of mixed-use, transit-oriented development.



Source: HFZ Capital Group

8. At **2932 N Broad St**, HFZ Capital Group has proposed building a 30-story tower of Hi-Rise apartments with a total area of 135,000 square feet. The 135-unit building, scheduled to be completed by 2025, will also be part of HFZ Capital Group and Amtrak's joint venture, the North Station District.



Source: Google Maps

9. The development partnership behind the North Station District has proposed renovating a dilapidated manufacturing and warehouse complex at **2905-2935 N 16th St**, transforming it into 180,000 square feet of office space. The renovated building, which will be designed by Spector Group and named the **Ink Factory at North Station**, will also include ground floor retail space. It enjoys direct access to Amtrak's North Philadelphia Station with travel time to both Washington D.C. and New York City under two hours.



Source: Spector Group

10. Plans to transform **2900 North Broad Street** into **North Station District**, a transit-oriented, mixed-use development with residential units, offices, and retail, were announced by North Philadelphia District LLC last year. The first phase of development will include the construction of a seven story, 105-unit building at 10 North Station, and the transformation



Source: Staritec/KMA

of an abandoned industrial building into co-working space. The project will stimulate the redevelopment of the area and will be a catalyst for the expansion and upgrading of Temple's medical complex.

10. Originally built in 1913, the building at **2527 North Broad Street** was added to the city's Register of Historic Places in January 2020. Permits have since been filed to convert the structure into 94 residential units. The building has the potential to attract more development along this stretch of the corridor.



Source: Rising Real-Estate



Source: City of Philadelphia

11. After being purchased by the California-based, self-storage developer Insite Property Group, renovations are underway at **2501-2561 N 15th St** to transform the former Thirteenth & Fifteenth Street Passenger Railway Company's Depot,

Car House, and Stable into 119,427 square feet of self-storage units. The renovated property will be called Secure Space and is slated to be finished in 2023.

13. York Place is a proposed mixed-use project at **2321 North Broad Street**. Developer Brit Emet, LLC is planning to add 56 one-bedroom units in two five story buildings designed by Ambit Architecture. The development will be sited in front of a historic Beaux Arts building at the site.



Source: Ambit Architects

14. The former PECO building at **2309 N Broad St**, is currently undergoing renovations to become the new home of **Youth Build Philly**, a charter school offering a two-year program for high school dropouts to earn their diploma and acquire both vocational and college-preparatory training. The value of renovations total 11.5 million dollars and include over a dozen classrooms, dedicated training spaces for workforce development, and a rooftop terrace for outdoor learning. The building will follow the highest environmental sustainability standards and is scheduled to open for the 2024-2025 school year.



Source: Youth Build Philly

15. Ten new residential units and a commercial space have recently been completed in the Temple University area of North Broad Street. The project includes a four-story, 10,000 square foot mixed-use building on the site, located at **2243 North Broad Street**.



Source: Weichert

16. Permits have been issued for the construction of a five-story mixed-use development at **2234-38 North Broad Street** that will include ground-floor retail with 29 residential units above, just next to the Uptown Theater building.



Source: Philly YIMBY

17. Construction has been completed on an 11,000 square foot apartment building located steps from Temple University's main campus at **2235-2237 North Broad Street**. The six story building houses 11 units and is close to the Susquehanna-Dauphin SEPTA Broad Street Line transit stop with easy access to Center City.



Source: Lapplet

18. Transformation of **The Uptown Theater** located at **2240 North Broad Street** is underway. The property is listed on the National Register of Historic Places and is being converted into a 2,040-seat theater with additional space for student events. Linda Richardson, a champion of the site who was president of the Uptown Entertainment & Development Corporation, passed away in late 2020. She played a central role in raising capital for the project and providing oversight of the construction process. Her involvement in the Uptown Theater is part of her wide-reaching legacy. Unfortunately, the death of Linda and the onset of the pandemic have slowed the renovation process. The site needs at least \$7 million just to finish the basic renovations. Due to its status as a historic site, it is eligible for grants and tax breaks.



Source: Philly Voice



Source: Google (2019), via Philly YIMBY

19. 2022 saw the beginning of construction on a five-story building at **2209-11 North Broad Street**, the site of the former Shiloh Temple Community Church. The development will include 22 condo units (averaging 785 square feet) over ground floor retail.

20. Construction concluded in 2020 on a 29-unit apartment building at **2137-2161 N 15th Street**. The building is part of the non-profit Philadelphia developer Community Venture's Susquehanna Square Project. This project provides 37 units of affordable housing across three low-rise apartment buildings. Units range in size from one to four bedrooms with 14 of the 37 units targeted for grandparents raising their grandchildren. All buildings in the project were designed by Onion Flats Architecture and built by Domus Construction.



Source: Community Ventures

21. Construction is nearly completed at **2008 North Broad Street**, previously a funeral home, which received approval in 2019 from the Zoning Board of Adjustment (ZBA) to build a six-story building with ground-floor retail and 40 apartment units. The project site is located across the street from several of Temple University's academic and residential buildings and will likely cater to the surrounding student population.



Source: Stuart Rosenberg Architects

22. Construction was completed on Phase 3 of the **Norris Apartments at 2000-2058 N 11th Street**. This development, owned and operated by the Philadelphia Housing Authority, contains 50 units of affordable housing. The design, completed by KSK architects, is intentionally dissimilar to traditional public housing. The building contains a mixture of units, from one to five bedrooms, and is located adjacent to Temple University.



Source: OCF Realty

23. Development and growth continue at Temple University. The Snøhetta-designed **Charles Library** was completed in 2019, following the addition of a glass walkway connecting **1810 Liacouras Walk and Speakman Hall**.



Source: Temple University

24. Construction work is underway at **1600 N 11th St** to build 320 units of off-campus housing for Temple University students. The units are fully furnished, and the building offers heightened security for students, with over 50 security cameras and a security officer patrolling the building. Design work was done by VBC Studio, and the building is managed by BVG.



Source: VBC Studio

25. North Broad LLC has proposed building a 25-story luxury apartment tower at **1451 North Broad Street**. The 230-foot tower, designed by Cecil Baker + Partners, will contain 225 units with amenities like an outdoor terrace and a fitness center. Construction is targeted to conclude by 2025, and future residents will enjoy close proximity to the Temple University's campus as well as easy access to the Broad Street Line via Cecil B. Moore Station.



Source: Philly YIMBY

26. Construction on The Towns at Green Hill apartment complex at **1323 N 17th St** concluded in 2021. The complex consists of four three-bedroom townhomes which are designed to pay homage to the historical neighborhood of Green Hill.



Source: Unity Developers

27. At **1314-1316 North Broad Street**, Orens Brothers Real Estate is offering this development opportunity with approved zoning for 161 residential units and 15,288 square feet of commercial space. The property is within a Qualified Opportunity Zone and is located within a short walking distance of Temple University. Most of the existing façade of the historic Blue Horizon building will be preserved. The project went through the Civic Design Review process in the summer of 2021.



Source: Wulff Architects

28. A 66,000 square foot training center for the **Laborers' District Council** was completed at **1321 North Broad**. Temple University will serve as an educational partner to the center which will offer technical training for those seeking to enter the construction trades. This training school will help Philadelphia citizens access construction jobs, especially those that did not have the resources to attend the center in Exton, PA. The project received 2021 Construction Excellence award for 'Best Educational Institution Project' from the General Building Contractors Association.



Source: TN Ward Company Builders

29. Permits have been issued for the **Civic II**, a seven-story building with 202 apartments, 10,000 square feet of retail, and 44 parking spots which will replace the parking lot adjacent to the Civic at **1600-1650 West Girard Avenue**. The project is designed by Coscia Moos, and it went through Civic Design Review in October 2020.



Source: Coscia Moos Architecture

30. In 2020, construction for the **Girard Flats at 1522-1534 W Girard Ave** was completed. This four-story luxury apartment complex contains 120 one-bedroom units. The complex enjoys a below-ground parking garage as well as easy access to the Broad Street Line via Girard Station.



Source: PDOC

31. Construction has begun on a new project at **1201 West Girard Avenue** and will bring 166 units to a lot that currently hosts a suburban-style pharmacy. The units will be mostly one-bedroom, to appeal to Temple University students and single residents attracted by the five-minute subway ride to Center City. Designed by Landmark Architectural Design, LLC, the project's design will restore a pedestrian-friendly atmosphere to what had previously been a parking lot.



Source: Philly YIMBY

32. A seven-story mixed-use building is in development at **922 North Broad Street**, at the site of a former CVS at the intersection of Broad and Girard. It will include 201 apartment units with ground-floor retail and parking (44 auto spaces and 80 bike stalls).



Source: Coscia Moos Architecture

33. Permits have been issued for the construction of a four-story multi-family structure at **1609 Poplar Street**, including 21 apartments, a roof deck, a green roof, and 21 parking spaces.



Source: CANNODesign

34. Construction has begun on the six-story building designed by KJO Architecture for **1309-25 Cambridge Street** in Poplar. The project will include 46 residential units and a roof terrace and will feature a unique green steel exterior. The previously vacant site is in close proximity to the Girard station on the Broad Street Line and Temple University.



Source: Philly YIMBY

35. 906 North Broad Street is currently occupied by Family Dollar, Cameron's Seafood Restaurant, and a mini market. Plans to add an additional five stories to transform the property into 94 apartment units were approved by the Zoning Board of Adjustment in 2019. This project is still in the proposal phase.



Source: YCH Architects

36. The former single-story building at **915-923 North Broad** is getting a six-story addition with a complete façade restoration by Z Realty LLC. Once complete, the development will include 70 residential units, 6,000 square feet of retail space, and 15,000 square feet of office space. The first two floors will house commercial space with the dwelling units situated above them. The development is also adding a parking garage with 21 parking spaces and 24 bicycle spaces to North Watts Street.



Source: Sky Design Studios

37. Construction was recently completed on 13 mid-rise apartment units at **1617 Ridge Ave.** The complex features ground-level commercial space and offers one- and two-bedroom units to tenants with amenities like a shared roof deck and an Amazon locker. Access to the Broad Street Line is convenient via nearby Girard Station.



Source: Apartments.com

38. Construction was recently completed at **1607 Ridge Avenue** which is now home to 7 luxury apartment units and ground floor retail space.



Source: Zillow

39. In November of 2020, zoning permits were issued for the demolition of a gas station building, to be replaced with a residential building at 813-823 North Broad Street. The proposed project has since been expanded to include 63 residential units in a four-story building. The complex will include 13 automobile parking spaces and 30 bike spaces. A green wall near the intersection and street trees around the exterior will add greenery to the Broad Street corridor.



Source: Landmark Architectural Design

40. Construction has recently been completed on **The Maven**, a 28-unit mixed-use development at **1533-35 Ridge Avenue**. Designed by CANNODesign and developed by Khosla Properties, the five story, 23,000 square foot building includes ground floor commercial space with apartments above.



Source: CANNODesign

41. Completed in 2021, **1519 Ridge Ave.** is home to 18 rental units offering a mix of studio, one- and two-bedroom apartments. Residents have access to bike storage and a furnished roof deck. The building also offers 1,950 square feet of retail space.



Source: Loopnet

42. Construction has recently been completed at **The HQ**, a four-story, 30-unit residential development at **710 North 16th Street**. The project includes 35,000 square feet of interior space and features studio, one-, and two-bedroom units. Amenities include a fitness center and a roof deck.



Source: Stamm Development Group

43. The religious non-profit, **People for People Inc.** is currently in a selection process to identify a partner who will assist in developing several parcels of land owned by the organization at **800 North Broad Street**. The organization's mission is to break the cycle of generational poverty for low-income urban residents by providing them with support services like pregnancy counseling and early childhood education.



Source: People for People



Source: Philly YIMBY

44. Permits have been issued for the expansion of a historically designated Art Deco building at 1501-05 Fairmount Avenue. This project, which will add 20,000 square feet over three stories, will be a mixed-use development with 20 residential units above ground floor commercial space.

45. In late 2020, A feasibility study was completed for an 8,250 square foot, CMX-4 zoned parcel at **676-680 North Broad Street**. According to this study, a 58,000 square foot, 67 unit, 11-story building can be constructed by-right on this site (using a FAR bonus). The property was sold for \$3.1 million in summer 2021.

Source: Rising Real Estate



46. Construction has recently been completed at **1300 Fairmount** by developer RAL Development Services. The 14 story Broadridge complex houses 478 residential units, a 25,000 square foot ALDI supermarket, a preschool, and a 287-space parking garage, all next door to the Divine Lorraine. The project was supported by \$3 million in state grant funding, and the Aldi opened at the beginning of December 2020. Other amenities include lounges, terraces, a fitness center, a pet spa, a sound studio, and a bike room.



Source: Philly NIMBY

47. TierView Capital Development recently completed Venture Commons at **1357 Ridge Avenue**. This six-story, 50,000 square foot development, completed in 2019, brings 50 residential units, ground floor retail, and additional parking, all centrally located on North Broad Street and steps away from the Divine Lorraine and RAL's 1300 Fairmount project.



Source: Canno Design

48. In 2019 EBRM completed its transformation of the historic **Studebaker Building at 667 North Broad Street** into a mix of restaurants, retail, office space, and 20 apartment units. Originally, the building housed a former Studebaker automobile finishing plant. The building's transformation is highlighted by a historically inspired façade renovation and the restoration of the neon Studebaker marquee. EBRM secured \$23 million in funding to finance the project.



Source: Commercial Search

49. At **655 North Broad Street**, the owners of Santucci's Original Square Pizza recently completed an overbuild project, restoring the building's façade and adding two stories. The building now contains 18 luxury rental units with the restaurant occupying the first floor. The designs include enlarged window openings to pay tribute to the building's industrial history.



Source: Google

50. A new seven-story mixed-use development is proposed for **619 North Broad Street**. The proposal includes two commercial spaces on the ground floor, totaling 3,791 square feet, and 119 residential units. Plans for the ground floor include a mezzanine featuring a lobby, amenities, loading, and parking. The Brightcommon design also intends to add a basement level with 17,892 additional square feet and 34 parking spaces.



Source: Philly YIMBY

51. Recently completed construction at **1245 Ridge Ave.** includes 10,910 square feet of mixed-use residential property with 38 units.



Source: Brightmlshomes.com

53. The merger of Benjamin Franklin High School and Science Learning Academy was completed in 2019. However, the multi-million-dollar renovations of their shared building on **550 North Broad Street** caused major problems when it was shut down due to asbestos contamination weeks after the start of the 2019/2020 school year. Students from both schools returned during the following winter where they attend class in different sides of the building but share dining, social, and experiential learning spaces.



Source: Philadelphia Inquirer

52. Construction has been completed on a \$180 million project by Alterra Property Group at **510 North Broad Street** on the northwest corner of Broad and Spring Garden Streets. The project, called LVL North, included 410 apartments, more than 300 parking spaces, and 110,000+ square feet of retail on the first and second stories (including a 50,000 square foot Giant supermarket). Similar to Alterra's West Philadelphia project (LVL 4125), parts of LVL North use modular construction, meaning that most of the building was prefabricated in a factory and was assembled on site. 1,950 square feet of retail space.



Source: Philly YIMBY

54. In 2022, construction began on Elk Street Management LLC's project at **545 North Broad Street**. Upon completion, the building, which is adjacent to EBRM's proposed Mural West development site, will house 108 residential apartments. Along with the residential units, the development will include over 10,000 square feet of commercial ground floor area and an underground parking garage with 31 parking spaces. The project will cost an estimated \$20 million to construct and will seek LEED certification.



Source: Elk Street Management

55. ERBM also has plans for a second mixed-use residential building at 523 North Broad Street. Mural West, which has taken inspiration from the iconic "Common Threads" mural by Meg Saligman, will be connected to the mural and the adjacent Mural Lofts through an open space that will run between the two buildings, providing visibility to the historic piece of public art. Mural West will benefit from the Federal Opportunity Zone tax incentive. Upon completion, it will have 290 residential units, ground floor retail, and a one-story restaurant. The development will be 30 stories high, making it the tallest building in Philadelphia outside of Center City and University City.



Source: Atkin Olshin Schade Architects

56. Proposed plans for **1201 Spring Garden** include a mixed-use building including 13,000 square feet of ground floor retail with 46 apartments above and 13 parking spaces at the street level. The development's location sits along a commercial corridor close to the Broad Street Line.



Source: Arts and Crafts Holdings

57. A strip center retail space of 10,000 square feet has been proposed for **1314-1332 Spring Garden Street**.



Source: Google

58. Construction is under way on the **Freedom Lofts**, to be located at **500 N 13th Street**. The construction will involve the renovation of a historic 3-story building and add 2 additional floors and a mezzanine. The unique design will house 23 residential units with 2 commercial spaces at the ground floor totaling 4,489 square feet.

Source: Loopnet



59. The first tower of a two-part, \$160 million development called The Hamilton opened at 1520 Hamilton Street in 2019. This phase includes a 10 story, 279-unit building with amenities including an interior courtyard, communal lounge space, and communal study/work rooms. Phase II opened in June 2021. The second phase consists of a 16-story building with 297 units and features ground floor retail space and a rooftop deck. The project was developed by Radnor Property Group on the Community College of Philadelphia's campus.



Source: Radnor Property Group

60. Construction is underway on the Toll Brothers and Sundance Bay 18-story apartment building at 427 Broad and Noble Streets, near the entrance to the recently completed first-phase of the Reading Viaduct Rail Park. In November 2021, Toll Brothers and Sundance Bay announced the creation of a new joint venture to develop the site into a 344-unit building with more than 10,000 square feet of ground floor retail. A \$100.2 million construction loan from Wells Fargo was issued as financing for the project.

Source: Barton Partners



61. After extensive renovations, The Philadelphia Public Services Building formally known as the **Inquirer Building** at **400 North Broad Street** is now open. The building serves as the new headquarters for the Philadelphia Police Department. When fully occupied, it will be home to approximately 1,200 employees, including those from the sixth and ninth police districts, detectives from both homicide and nonfatal shooting units, as well as the medical examiner's office and the morgue. Tower Investments, the developer of the property, will lease the renovated building and adjacent parking garage to the city for nine years, after which the property will be purchased by the City.



Source: Chandra Lampreich

62. Neutrality Philadelphia at 401 North Broad Street recently underwent a \$70 million transformation into an upgraded colocation facility. The 1.3 million square foot building is operated by Neutrality Data Centers. In 2021, Biomeme, Inc. announced plans to transform 44,000 square feet of the building's space building into its new headquarters using a \$3 million Commonwealth of Pennsylvania's Redevelopment Assistance Capital Program (RACP) grant for the interior fit-out. Also within the building, Nerd Street Gamers just opened a 35,000 square foot e-sports and gaming space with more than 100 PC gaming setups and space for several hundred players.



Source: Baxtel

63. Designed by j2a Architects, the new project proposed at **1428-38 Callowhill Street** will deliver 162 residential units in a 13-story tower. The building will feature 74 bicycle racks, floor-to-ceiling windows, and views of Center City. The site, located just off Broad Street, would take the place of a former parking lot and add much-needed density to the area.



Source: j2a Architects

64. Permits have been issued for a proposed six-story, mixed-use, co-living building at **1201 Callowhill Street**. Designed by JKRP and to be operated by a co-living company Quarters, the building will target a young adult resident base. It will include 4,000 square feet of ground floor retail, 8,850 square feet of office and amenity space, 41 automobile parking spaces, and 22 bicycle spaces to serve the building's 65 apartments.



Source: JKRP Architects

65. Construction is under way on **The Hannah** at **1306-1314 Callowhill Street** which is slated to open in 2024. The Hannah will include 2,980 square feet of 4-Star retail space located just one block from Broad Street. The space will also provide easy access to the Broad St line and numerous bus routes. The commercial space will be ideal for professional services, amenity tenants, and boutiques. Plans for the building include 181 residential units.



Source: Lognet

66. The Philadelphia Ballet (known as the Pennsylvania Ballet until 2021) recently demolished a former showroom for the U.S. Tire Company to expand their headquarters at **329-331 North Broad Street**. The expansion, designed by Philadelphia-based architecture firm Varenhorst, will add dance studios, performance spaces, changing rooms, and office space for the Ballet. Construction on the expansion began in October 2022.

Source: OCF Realty



67. The Heid Building at 325 North 13th Street was once home to the largest hat maker in the city. After being vacant for over a decade, PRDC Properties transformed the building into 96 one- and two-bedroom apartments with the assistance of student interns from Benjamin Franklin High School's Career & Technical Education Vocational Center.



Source: PRDC

68. The Parkway Corporation partnered with The Hanover Company to complete **Hanover North Broad at 339 North Broad Street and 322 North Broad** in 2019. The development at 339 North Broad includes 110 units while the development at 322

North Broad includes 339 residential units, 14,000 square feet of retail space, a cyber lounge, and a fitness center. The ground floor features Gabi, an affordable French Cafe from the team behind Bistro La Minette and La Peg. The Hanover is just steps from the Pennsylvania Academy of Fine Arts, the historic Divine Lorraine, SEPTA's Broad Street Line (Race / Vine), and Philadelphia's magnificent City Hall.



Source: Hanover Company

69. Construction has begun on the **Vine Street Apartments**, an eight story, 120-unit multi-family development located at **1201-15 Vine Street**.



Source: Cadre

70. Situated in a Qualified Opportunity Zone, 230 N 13th St is currently approved for 158 hotel rooms. The Property is positioned near direct access to major highways and is within less than a block of the Race/Vine Station on SEPTA's Broad Street Line. The development is also only a short walk from Philadelphia retail, restaurants, Rittenhouse Square, Center City, and East Market.



Source: LoopNet

71. One City, located in the 14-story historic building at **1401-15 Arch Street**, is home to 220 luxury apartments units just minutes away from the Pennsylvania Convention Center, Reading Terminal Market, and Love Park.



Source: Loopnet

TRANSPORTATION 88



8. TRANSPORTATION ALONG NORTH BROAD

The North Broad corridor connects several pedestrian, bike, and transit-friendly neighborhoods between City Hall and Butler Street, all of which boast significantly high walk, bike, and transit scores. Directly on the corridor above the Broad Street subway, the walk score of the North Broad Street area is identified as a “walker’s paradise.” High walk, bike, and transit scores indicate a more vibrant, healthy, accessible, and environmentally friendly neighborhood. Overall, investments in walkability and bikeability increase both the quality of life and property values on the corridor.



Walk, Bike, Transit Scores, 2022 ⁹



Source: [walkscore.com](https://www.walkscore.com)

In addition, North Broad Street is a major roadway, connecting North and South Philadelphia and intersecting with major highways including Interstate 676 and Route 1. Along the corridor between City Hall and Germantown Avenue, annual average daily traffic volume generally totals over 28,000 vehicles per day. The intersection at North Broad Street and West Glenwood Ave is a particularly high-traffic area, averaging close to 35,000 cars daily.⁹

⁹ Walk, bike and transit scores are averaged over Callowhill, Poplar, Fairmount, Girard Ave, Glenwood, Avenue of the Arts North and Temple University.

¹⁰ ESRI Business Analyst, 2022

“ The North Broad Renaissance served as a partner organization, leading the Erie Task Force. Collective, the group is bringing restoration, beautification, traffic

Transit Options

Residents, commuters, and visitors benefit from a variety of public transportation options along the North Broad Street corridor. There are eight SEPTA subway stations located in the North Broad Renaissance area, including Race-Vine, Spring Garden, Fairmount, Girard, Cecil B. Moore, Susquehanna-Dauphin, North Philadelphia, Allegheny, and Erie. In addition to subway service, SEPTA offers expansive bus service, enabling residents and patrons of North Broad Street to travel throughout the city.

Almost two years after the onset of covid, SEPTA has returned to near normal service. As of August 2022, the Broad Street Line is operating on eight-minute intervals during peak hours and a maximum of fifteen during off hours on week-days. In addition to regular service SEPTA has been conducting deep cleaning at various stations over the summer, including Ellsworth-Federal Station (BSL) and Wyoming Station (BSL). As of the beginning of 2022, SEPTA's monthly ridership was 7.4 million riders, a million rider increase from the same time last year. However, ridership is still decreased compared to pracademic levels of 17 million riders.¹¹ Changing employment and commuter patterns are likely to have long-term ridership implications. SEPTA's has continued their program, "Safety, Cleaning, Ownership, Partnerships and Engagement" (SCOPE), launched last year. The program includes a variety of maintenance and safety measures aimed at improving support for vulnerable populations. As of September 2022, SEPTA is developing a program to connect vulnerable populations at transportation stops with Drexel medical students.



¹¹ DVRPC (2022)

Public Arts committee on the City of Philadelphia's Broad, Germantown, and Erie safety, and investments to the Broad, Germantown, and Erie Intersection. ”



Broad, Germantown, and Erie Project

The Broad, Germantown, and Erie Project is an initiative of the Philadelphia City Planning Department to develop the intersection of Broad Street, Germantown Avenue, and Erie Avenue into a community hub that serves a multitude of purposes. The project started work in summer 2021 and was split into three phases to better integrate changes and mitigate residents and businesses' concerns about changing traffic-patterns. The intersection has been cleaned and landscaped and soon (if not already) will have four sets of tables and chairs, a trashcan, and a small play area. Additionally, a "no right turn" sign and flex posts have been added to improve traffic safety. Phase 2 of the project is due to begin in 2022. The full project will include:

- Erie Avenue track removal.
- Introduction of bus lanes, improved bus stops, and protected bike lanes to Erie Avenue.
- Pedestrian safety improvements at several intersections including shorter and safer crosswalks, new line striping paint, and new pavement.
- An elevator will provide ADA accessibility to Broad Street Line at the Erie Station.¹²

¹² "Philadelphia Announces Phase One Improvements to the Broad, Germantown and Erie Project, Changes to Phase Two" MyChesCo, (September 9, 2021), <https://www.mychesco.com/a/news/regional/philadelphia-announces-phase-one-improvements-to-the-broad-germantown-and-erie-project-changes-to-phase-two/>

SAFETY 9

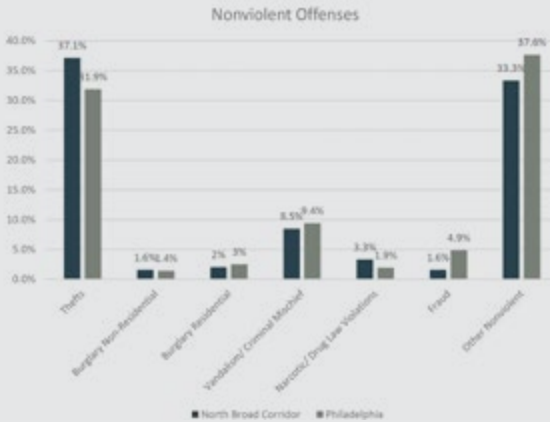
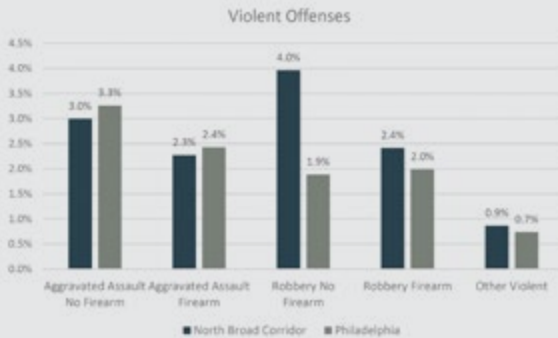


9. PUBLIC SAFETY ALONG NORTH BROAD

In line with national trends in major cities, crime and gun violence have increased in Philadelphia and along North Broad Street in the past two years. The most common crime incidents along North Broad in 2022 continue categorized as thefts, simple assault, and vandalism/criminal mischief.

In late 2021, the Philadelphia Police Department moved into the renovated, state-of-the-art Philadelphia Police Headquarters in the historic Elverson Building (more commonly known as the Philadelphia Inquirer) at 400 North Broad Street. Police department operations moved to the new headquarters in 2022, bringing significant employment and a strong safety presence to North Broad.

Violent Offenses Along North Broad Street



Source: Philadelphia Police Department (2022)

15

QUALITY OF LIFE



10. QUALITY OF LIFE ALONG NORTH BROAD

“ In June 2022, The North Broad Renaissance engaged ULI Philadelphia to convene a Technical Assistance Panel (TAP) with the overall goal of examining strategies for the creation and maintenance of green spaces for the four miles along North Broad Street and as a way to create replicable models in similarly under-resourced communities. The report is available online at northbroad.org. ”

North Broad Renaissance has been an indispensable resource in supporting businesses through the COVID-19 pandemic while maintaining its commitment to core services related to cleanliness and safety, maintenance and landscaping, marketing, and economic development. These actions will continue to serve as important assets as we emerge from the pandemic and focus on building back stronger, more resilient communities. The following sections highlight a few of the ways that the NBR has ensured that its longstanding work continues to meet the most urgent needs of residents, businesses, and visitors to North Broad.

Clean and Safe

Businesses and individuals only thrive when the community is a clean and safe place to live, work, and play. Since 2016, the NBR's Clean and Safe program has supported the hiring of local residents who are trained to maintain cleanliness throughout the four-mile North Broad business corridor.

Thanks to the funding from the Philadelphia Taking Care of Business initiative, the NBR was able to continue efforts for the 6th year in a row. Throughout the past year, this program continued to provide a presence along the corridor, track and address illegal dumping, manage graffiti, and keep the corridor clean during increased vacancies caused by the pandemic. Thanks to their efforts, North Broad has seen a 16 percent decrease in the overall liter present in the area.



Broader Green Initiative

The NBR collaborated with local vendors that work with at-risk communities, including returning citizens and low-skill individuals, to train and hire residents from the North Broad community. Thanks to these partnerships and the support of Live Nation, the NBR was able to maintain 50 city planters – all with the goal of improving the overall quality of life and economic vitality in one of Philadelphia's poorest communities.

Philadelphia: An Age-Friendly, Livable City for All

In partnership with AARP and the City of Philadelphia, the NBR works to create and preserve green and open spaces in neighborhoods that currently are underserved. Chaired by Shalimar Thomas, the Open Space Committee and Buildings Committee's priorities include increasing the number of planters and other beautification efforts along commercial corridors where this is a priority and bringing blighted, vacant land properties to "cleaned and greened" status so that they can be converted into productive use, such as pocket parks, community gardens, farmers markets, parklets, plazas and works of public art. The NBR is also an advocate for long-term maintenance plans to sustain open and green spaces in the low-income communities we serve.

“ Leading the effort as the Chair of the Open and Green Space Committee, the North Broad Renaissance is a part of the AARP Pennsylvania Livable Communities Network which is comprised of representatives from over 57 community-based organizations and city departments. The AARP Pennsylvania Livable Communities Network, in collaboration with the Mayor’s Commission on Aging, is laying out an action plan which includes recommendations on tangible, community-wide improvements needed to enhance the well-being of City residents. ”

11. THE NORTH BROAD RENAISSANCE TEAM

11
TEAM

Board of Directors

70% African American
10% Woman

Chairman - Dr. Kenneth Scottl*

President of beech Interplex

Eric Blumenfeld*

Principal of EB Realty Management Corporation

Secretary - Steven Scott Bradley*

CEO of Bradley & Bradley Associates, Inc.

Treasurer - Randolph K. Brock*

Vice President and Investment Officer Wells Fargo

Mark Harris

Managing Partner of Linebarger Goggan Blair & Sampson, LLP's Philadelphia Office

Anthony Johnson

PIA Board Chairman and Director of Operation

General Council - Lowell Thomas, Esq.*

Philadelphia Housing Authority

Stephen P. Mullin*

President and Principal of Econsult Solutions

Brian Murray

CEO and Founder of Shift Capital

Megan R. Smith

Founder of Brownstone PR

**Executive Committee Member*

Staff

100% African American
100% Women

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12. APENDIX



About Econsult Solutions, Inc.

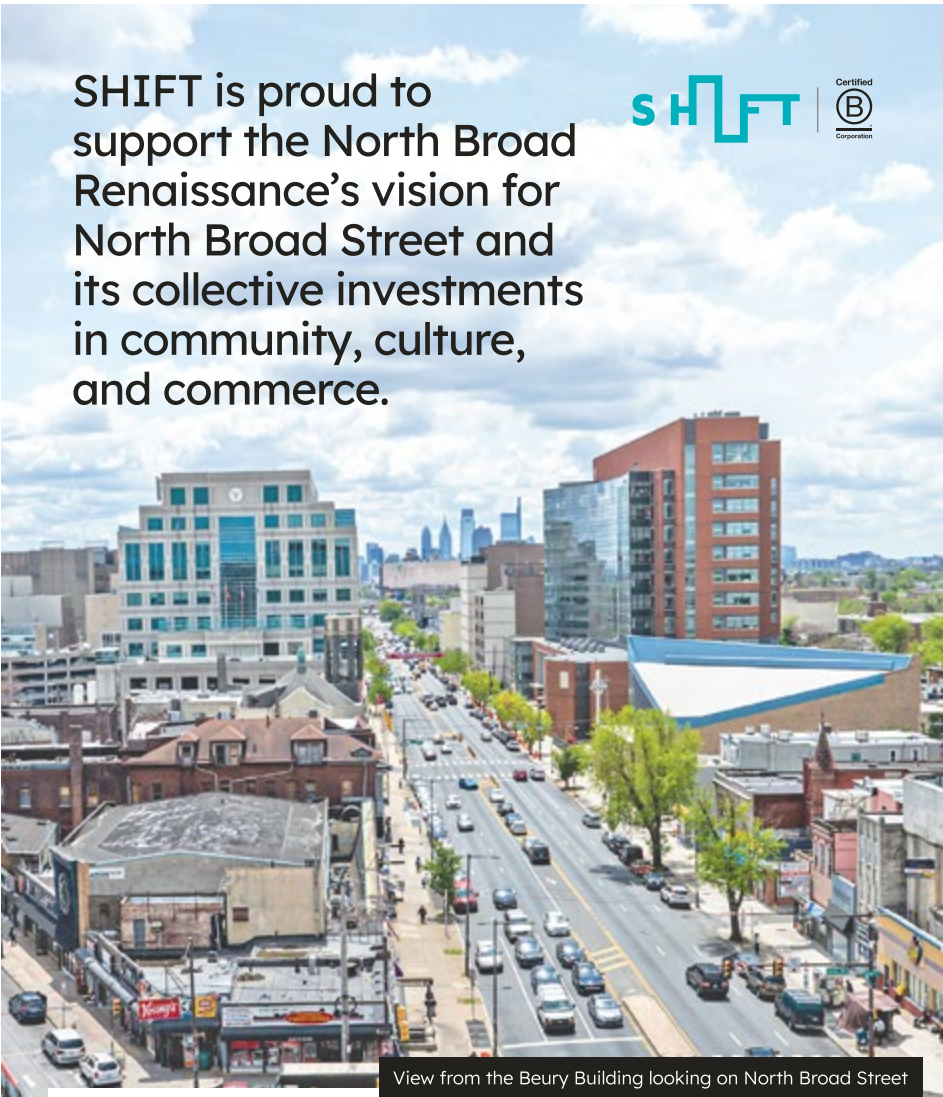
This report was produced by Econsult Solutions, Inc. (“ESI”). ESI is a Philadelphia-based economic consulting firm that provides businesses and public policy makers with economic consulting services in urban economics, real estate economics, transportation, public infrastructure, development, public policy and finance, community and neighborhood development, planning, as well as expert witness services for litigation support. Its principals are nationally recognized experts in urban development, real estate, government and public policy, planning, transportation, non-profit management, business strategy and administration, as well as litigation and commercial damages. Staff members have outstanding professional and academic credentials, including active positions at the university level, wide experience at the highest levels of the public policy process and extensive consulting experience.



THANK YOU TO OUR STATE OF NORTH BROAD SPONSORS



SHIFT is proud to support the North Broad Renaissance's vision for North Broad Street and its collective investments in community, culture, and commerce.



View from the Beury Building looking on North Broad Street

SHIFT invests in communities. In people and places. To create shared and sustainable economic opportunity and growth, and impact that unites residents, businesses, neighborhoods, and cities.

We are proudly leading the regeneration of the legendary Beury Building and the mixed-use development next door, combining retail, affordable residences, and market-rate residences, and energizing economic development at the cornerstone intersection of Broad Street, Germantown Avenue, and Erie Avenue.

[Learn about our neighborhood investments > SHIFTcapital.us](https://SHIFTcapital.us)

**Econsult Solutions is proud to support
North Broad Renaissance and its mission to
encourage the economic redevelopment of
North Broad Street!**

#THINKBROAD

URBAN ECONOMICS IS OUR PASSION

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Econsult Solutions is honored to be among the organizations named to the Philadelphia Foundation's Civic 50 Greater Philadelphia in the inaugural year of the designation, recognizing our firm's community-mindedness.

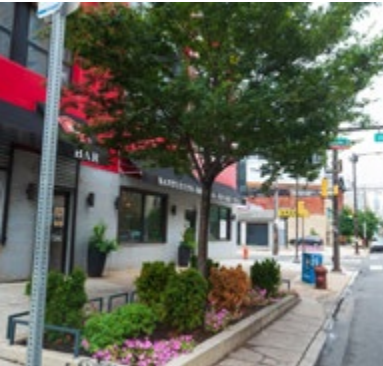
Here's to bringing changes to our communities.



Comcast NBCUniversal is proud to support
the North Broad Renaissance and its State of North Broad report.



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