

## TEAM SNAPSHOT

# Philadelphia, Pennsylvania



## ALEX DEWS, LEED AP BD+C *team lead*

POLICY AND PROGRAM MANAGER, MAYOR'S OFFICE OF SUSTAINABILITY

*Neighborhood development experience* Worked in real estate development in Philadelphia

*I want to learn about* how other cities are beginning to implement their EcoDistrict plans.

*One challenge I'd like to address* is how to maintain and institutionalize the current successful sustainable planning initiatives for the long term, as the current mayor will soon complete his final term.



## RICHARD ROARK, RLA, ASLA, LEED AP BD+C

PARTNER, OLIN LANDSCAPE ARCHITECTURE/URBAN DESIGN/PLANNING

*Neighborhood development experience* Practicing landscape architecture while taking multi-cultural roots of Philadelphia's neighborhoods into consideration; family- and community-orientated housing frameworks

*I want to learn about* defining metrics for urban sustainability and establishing feedback loops that measure success through everything from quality of life to environmental quality.

*One challenge I'd like to address* is how to measure sustainability at the urban scale when it lacks a common metric or applicable performance system.



## NATALIE SHIEH, LEED AP BD+C

PROGRAM MANAGER OF THE NEW ZONING CODE, OFFICE OF THE DEPUTY MAYOR FOR ECONOMIC DEVELOPMENT

*Neighborhood development experience* Served as program manager of the zoning code reform effort for the City of Philadelphia, which supports Philadelphia's compact, pedestrian-friendly and mixed-use development patterns



## BENNUR KOKSUZ

DIRECTOR OF DEVELOPMENT, PHILADELPHIA REDEVELOPMENT AUTHORITY

*Neighborhood development experience* Responsible for land aggregation, large-scale development, plan review, and the One Percent for Art program; worked as director of urban design for the Philadelphia City Planning Commission and senior deputy director of City the San Diego City planning department.



## JESSICA NOON

STRATEGIC POLICY AND COORDINATION, OFFICE OF WATERSHEDS, CITY OF PHILADELPHIA

*Neighborhood development experience* Consultant for neighborhood redevelopment planning; reviewed individual development plans as a city planner; participated as a resident in neighborhood planning exercises; works to influence positive neighborhood development as an activist in my community.

*I want to learn about* the development of EcoDistricts in other cities and the reason to focus on a particular district.

*One challenge I'd like to address* is how to develop green infrastructure infiltration processes in highly dense areas like South of South, where there are many utility conflicts in the right of way and very little open space exists.

## PROJECT SNAPSHOT

# South of South



South of South neighborhood is a diverse and vibrant community located within walking distance to the city center. The pilot neighborhood is home to the South of South Neighborhood Association (SOSNA), a strong community organization with proven capacity to successfully plan and implement sustainability projects. SOSNA is supporting Carpenter Square, a mixed-use development located at the intersection 17th & Carpenter Streets, currently an underutilized vacant lot owned by the Philadelphia Redevelopment Authority. The project will include eleven townhomes, six condos, 2,000 square feet of commercial/retail space and a public plaza. The development team intends to certify the rowhomes through the LEED for

Homes program. In addition, they are seeking certification for the entire project under the LEED-ND program, which will be further supported by a three-day charrette led by Global Green in June.

The City of Philadelphia team selected South of South as one of the many neighborhoods in the city where creative development is happening, and feels that this location is representative of many other locations. All face similar challenges in sustainable urban development and have similar opportunities to leverage existing community networks, transit and utility infrastructure and conditions in the built environment.

## Why this neighborhood?

The densely-developed neighborhood's central location and proximity to amenities make it an ideal candidate. It is close to the Schuylkill River Park and Trail, University City (home to the University of Pennsylvania and Drexel University), restaurants and retail outlets along South Street, the Avenue of the Arts on Broad Street and the historic Italian Market.

Filled with architecturally significant buildings, the area has drawn a mix of long-time and new residents; and working professionals and young families. Grassroots efforts from residents are working to support their local elementary schools and increase community engagement.

## top 3 Neighborhood PRIORITIES:

1. Implementing Philadelphia2035, Greenworks, and Green City, Clean Waters in such a way that actively engages the SOSNA neighborhood
2. Focusing on equitable land use planning, sustainable infrastructure implementation and appropriate new development strategies
3. Developing a replicable model to scale this across Philadelphia

## top 3 Neighborhood CHALLENGES:

1. Engaging with the community better
2. Balancing development with gentrification
3. Implementing infrastructure repair/replacements