

Residential Site Planning for Somerton
Philadelphia Industrial Development Corporation



In the early 1900's the site was used as a local horse racing track.

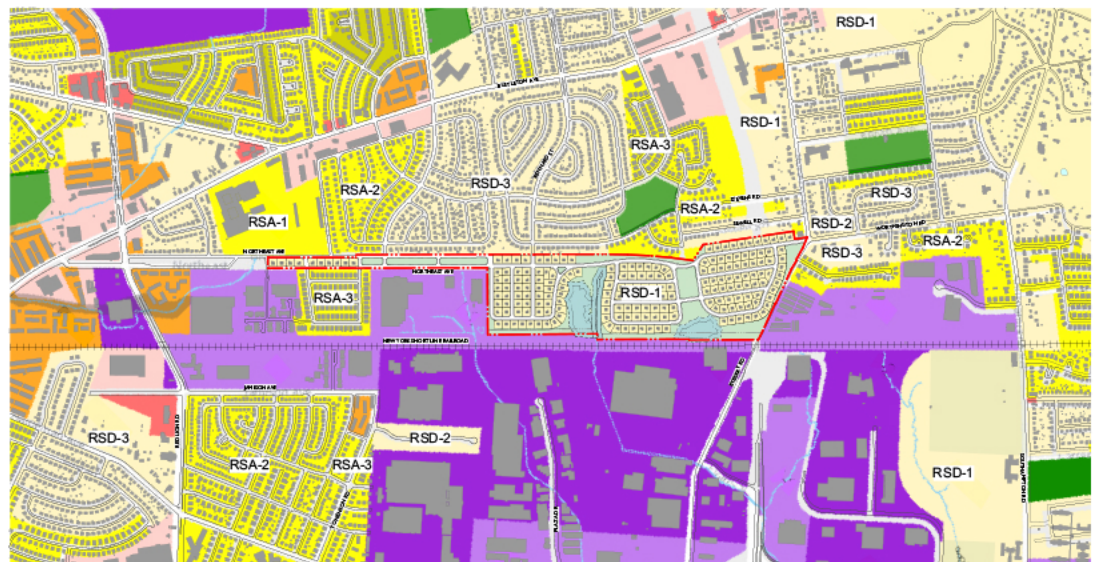
The Philadelphia Industrial Development Corporation (PIDC) owns sixty acres of underutilized industrial land in Northeast Philadelphia for over 50 years. Due to its lack of use and adjacency to low lying areas, wetlands developed over time. The site is situated between light industrial to the south and east and single family residential to the north and west. PIDC determined that industrial use was no longer viable, and that the best use for this land is residential to meet the needs of a growing population. We studied the surrounding context to identify important regional connector streets to integrate the new residential neighborhood with existing neighborhoods. We proposed a residential boulevard to ease traffic burdens and incorporate green streetscapes. The final master plan accommodates 200 one-quarter acre single family lots that preserve the existing wetlands and maximize access to open space.



The master plan creates three residential hubs organized off a central boulevard and separated by open space and wetlands.



Sixty acres of vacant industrially-zoned land is imagined as a new residential development.



The new development ties into the existing regional context by street connections, similarly sized parcels, and introducing new open space amenities.

*work completed while principal at Locus Partners