

THE
BROAD
RENAISSANCE

THE
STATE
OF **NORTH**
BROAD
REPORT



"A BROADER DECLARATION"

Sponsor Dedication

This special edition of the State of North Broad Report is dedicated to our sponsors, supporters, and neighbors whose faith and generosity continue to make transformation possible.

You have not only helped rebuild streets and spaces — you have strengthened the soul of a community that has stood for 250 years and continues to rise. As we honor this semiquincentennial moment, we celebrate you — the visionaries, the believers, and the doers — whose partnership ensures that North Broad's brightest days are still ahead.

SPECIAL THANKS TO ALL OF OUR SUPPORTERS



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Executive Summary

1.

A Broader Declaration:

As Philadelphia approaches its 250th anniversary in 2026, North Broad is making its own broader declaration — one of resilience, renewal, and inclusive growth.

The corridor's revitalization has been years in the making, shaped by generations of community leaders, organizations, and residents committed to building a stronger North Broad. Over the last eleven years, the North Broad Renaissance has proudly supported and amplified these long-standing efforts, working to foster collaboration, elevate community voice, and drive strategic progress.

Today, North Broad is transforming — not just physically, but culturally and economically. Vacant lots are giving way to mixed-use development. Public spaces are being reactivated. Small businesses are planting deep roots, and cultural events are bringing life and pride back to the corridor.

This transformation is powered by a shared vision — one grounded in abundance, not competition. It is proof that when we work together, we all rise.

Still, challenges remain: inequitable retail growth, affordability concerns, and economic disparities. But North Broad's stakeholders are responding — investing not just in infrastructure, but in inclusion. From supporting local businesses to strengthening cross-sector partnerships, the goal is clear: growth with purpose.

As we look to 2026 and beyond, North Broad stands not just as a corridor, but as a symbol of what's possible when community leads, and collaboration drives the vision.

To all who care about the future of this city:

Now is the time to Think Broad.



Shalimar Thomas
Shalimar Thomas
Executive Director
North Broad Renaissance



North Broad At a Glance

2.

Assessed
Property Value
\$2.8B

Businesses
1,573

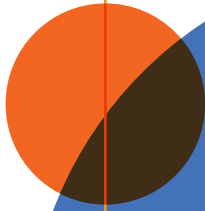
Jobs
49,151



Median
Household Income
\$51,451

Median Home
Value
\$251K

Projected Median
Home Value
\$299K



Residents

52,141

Daytime
Population

95,804

Your BID Dollars at Work: Supporting the State of North Broad



North Broad is more than streets and buildings—it's a community of residents, businesses, and visitors, each contributing to the corridor's unique energy. Through your BID dollars, we are actively shaping a neighborhood that is cleaner, safer, more attractive, and economically vibrant.

Our programs and initiatives touch every aspect of life on North Broad:

Marketing

Our continued engagement through social media, partnerships with local influencers, and community-focused campaigns amplifies North Broad's visibility, helping drive engagement, commerce, and cultural activity. **2025 wins include:** recognition as a "corridor to watch" by *Visit Philly* and a feature in *Invest: Philadelphia*, reaching over **11,000 followers** on the North Broad Instagram page, and continued growth of the *Summer aBroad* series, which will expand in 2026 to include the Music and Mosel Street Festival.



Maintenance

Keeping streets and sidewalks clean and safe ensures North Broad remains welcoming for pedestrians, commuters, and shoppers. **Current initiatives and wins:** two Requests for Proposals are out to repair the North Pole light fixtures along the corridor and upgrade planter rails, and the corridor has been selected as a key location for the **250th festivities**, bringing additional resources and foot traffic.



Landscaping

Thoughtful greening of the corridor enhances aesthetics and quality of life. **2025 highlights** include continued partnership with All Seasons Landscaping to beautify North Broad during the landscaping season, and planning efforts underway to enhance **The Stoop**, the triangle at North Broad, Ridge Avenue, and Fairmount Avenue, making it a more inviting public space.

Capital Improvements

Upgrading infrastructure—from lighting to sidewalks—improves safety, accessibility, and long-term growth. **Upcoming wins:** the corridor will benefit from targeted beautification upgrades leading into the 2026 festivities.



Business Attraction & Retention:

Supporting existing businesses and welcoming new ones strengthens economic activity and reduces vacancies. **2025 accomplishments include:** the launch of a property availability page and resource page on the North Broad Renaissance (NBR) website, and the ongoing work of the **Business Advisory Council**, which meets monthly to guide BID actions and improve the business climate along the corridor.

These initiatives are not just projects—they are measurable ways your BID dollars are at work, improving the North Broad experience for everyone. As the full report explores demographics, jobs, businesses, development, and transportation patterns, these examples illustrate the strategies and investments driving tangible results in the corridor today and laying the foundation for future growth.

The North Broad Corridor: Key Insights and Accomplishments

4.

People - Key Insights

- The Tech District primarily attracts working-age professionals (25–44 years), consistent with its innovation and employment focus.
- The Arts and Culture District has a younger population (under 25), suggesting strong ties to student and creative communities.
- The Health District shows a larger share of older households (65+), aligning with its health services and support infrastructure.
- The Business District has a smaller overall residential base, reinforcing its primarily commercial or employment-oriented character.

North Broad Demographic and Socioeconomic - Key Insights

- Tech District: Most highly educated and demographically diverse; nearly 50% of residents hold a bachelor's degree or higher, indicating a professional and knowledge-based community.
- Arts and Culture District: Younger, predominantly single population with diverse educational backgrounds, aligning with the district's creative and transient nature.
- Business District: Predominantly African American with higher divorce rates and education levels centered around high school and some college, suggesting a working-class demographic.
- Health District: Strong African American representation, the highest proportion of married and widowed residents, and a concentration of high school and GED-level education, indicating a more traditional, family-oriented population.
- Overall North Broad: A highly diverse area where each district contributes unique social and economic strengths — from professional hubs and cultural centers to community-oriented and residential neighborhoods.

"We are proud to be part of North Broad and are excited about the positive momentum from ongoing development, increased foot traffic, and growing community engagement. We truly appreciate the continued dedication and support that North Broad Renaissance invests in the corridor and its businesses." - Santucci's



Economic Development

- Key Insights

- North Broad serves as a mixed-income district balancing employment and residential functions.
- The Tech District is the most economically prosperous and employment-intensive section.
- The Arts and Culture District reflects a creative, youthful population with lower incomes and higher unemployment.
- The Health District combines a lower-income residential base with a large concentration of healthcare employment.
- The Business District shows limited residential employment activity, reinforcing its commercial character.

Health Insurance

- Key Insights

- North Broad maintains a moderate overall health insurance expenditure and coverage rate, reflecting a balance of privately and publicly insured populations.
- The Tech District demonstrates the highest spending and private coverage rates, linked to higher incomes and employer-based plans.
- The Arts and Culture District combines relatively strong young adult coverage with low spending, suggesting affordable or subsidized plans common among younger residents.
- The Health District shows the highest Medicaid and dual Medicare-Medicaid participation, consistent with its older and lower-income demographic.
- The Business District exhibits lower coverage among young adults but higher rates among older residents, reflecting its smaller but older population base.

Real Estate And Infrastructure

- Key Insights

- **Sustained Momentum:** Development continues across the corridor, with major mixed-use and residential projects reshaping North Broad.
- **Mixed-Use Evolution:** Growth is driven by projects that combine housing, retail, and cultural space — creating more active, experience-based destinations.
- **Financing Headwinds:** Rising construction and borrowing costs are slowing project timelines; securing capital remains a core challenge for developers.
- **Policy Tailwinds:** The potential reinstatement or expansion of Opportunity Zone incentives under the current administration could re-energize investment and bridge financing gaps.
- **Vertical & Historic Growth:** High-rise proposals like Legacy on Broad and adaptive reuse projects such as E.A. Wright Bank Note Building signal confidence in the corridor's long-term value.
- **Catalyst Sites:** Redevelopment at Broad & Girard, Broad & Glenwood, and the Beury Building could drive inclusive, transit-oriented revitalization.
- **Infrastructure Support:** Streetscape and transit upgrades continue to enhance the corridor's appeal and investment readiness.

Jobs And Business

- Key Insights

- North Broad is a major employment hub, with 63% of jobs paying more than \$3,333 per month, indicating a strong presence of high-wage positions.
- Despite the high number of jobs, only 41.3% of workers live within the North Broad area, showing significant commuting from outside.
- The Health District has the highest percentage of high-wage jobs (73.4%) and is the dominant center for healthcare and social assistance employment (66.5% of jobs).
- The Arts and Culture District has the largest share of lower-wage jobs (22.2% earning \$1,250 or less) and the highest concentration of educational services jobs (48.2%).
- The Business District has a strong middle-income workforce, with 33% earning between \$1,251 and \$3,333, and the highest percentage of Black/African American workers (56.9%).
- The Tech District hosts the largest number of jobs overall and a high percentage of White workers (53%) with many working in public administration (24.5%).
- A majority of jobs in all districts are held by workers who commute from outside the area (over 90% employed outside their residential district), emphasizing North Broad's role as a regional employment center.

Retail trade and healthcare services dominate the business establishments, with the Health District having the largest share of health care & social assistance establishments (44.2%).



Housing - Key Insights

- The Tech District leads the corridor in home values and housing growth, indicating strong market demand and ongoing development pressure.
- The Arts and Culture District combines moderate home values with high rental occupancy, reflecting a youthful and creative population base.
- The Business and Health Districts have significantly lower home values but higher ownership rates, pointing to more stable, long-term residential patterns in less development-driven areas.
- Across North Broad, the predominance of renter-occupied housing (80.6%) underscores the area's urban character and appeal to mobile, working-age residents.

Projected value appreciation through 2030 suggests continued investment and rising demand corridor-wide, with the Tech District setting the pace for residential market growth.



Mobility And Accessibility - Key Insights

- North Broad features efficient commute times and a high reliance on transit and walking, reinforcing its identity as a centrally located, multimodal district.
- The Tech District leads in consistent commute durations (49.1% within 15-29 minutes) and strong walkability.
- The Arts and Culture District leads in short commutes and active travel modes, reflecting its dense, mixed-use environment.
- The Business and Health Districts experience longer commutes and greater automobile dependence, consistent with employment-based land uses.

Exceptional mobility scores (Walk Score 96, Transit Score 100) highlight North Broad as one of Philadelphia's most accessible corridors

The People

5.

North Broad's population remains young, diverse, and highly educated. The median age is 27, and there's a relatively balanced distribution throughout the corridor within the 25-34 age group. The Tech District has the most highly educated demographic, while the Business District shows a high concentration of residents with high school and some college education.

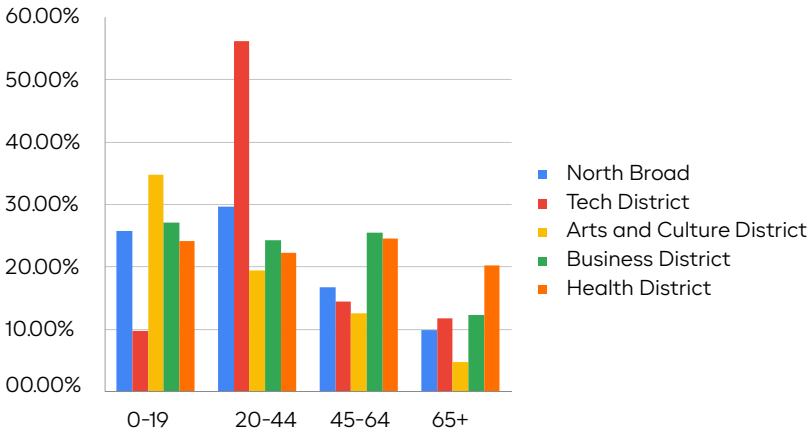
HOUSEHOLD DISTRIBUTION ALONG THE NORTH BROAD STREET CORRIDOR

The North Broad District contains 22,375 total households across all corridor sections. Among these, the Tech District accounts for 7,485 households, the Arts and Culture District for 8,374, the Business District for 3,033, and the Health District for 3,483.

Age distribution patterns suggest that the corridor attracts a diverse mix of residents. The 25-44 age group represents the largest share of households across nearly all areas, with particularly high concentrations in the Tech District (4,789), indicating strong representation of working-age professionals. The Arts and Culture District stands out for its younger demographic, with 2,600 households under age 25, likely linked to nearby educational institutions, cultural amenities, and affordable housing options. In contrast, the Health District and the broader North Broad area show higher proportions of households aged 65 and older, reflecting the presence of healthcare facilities and established residential communities.



POPULATION BY AGE GROUP



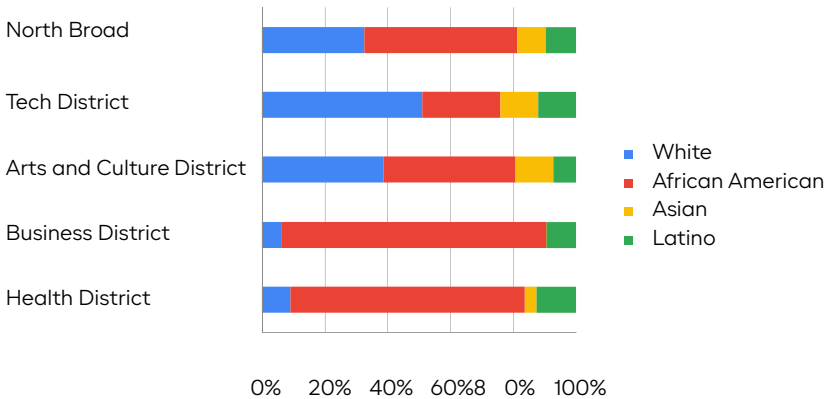
NORTH BROAD DEMOGRAPHIC AND SOCIOECONOMIC OVERVIEW

The North Broad area reflects a diverse community where nearly half of residents identify as African American (47.7%), followed by White (31.9%), Latino (9.4%), and Asian (9.0%) populations. This diversity varies notably across districts. The Tech District is the most racially diverse, with a majority White population (50.5%) and a significant Asian presence (12.1%), while the Arts and Culture District shows a balanced mix of African American (40.4%) and White (37.2%) residents. In contrast, both the Business District (81.7%) and the Health District (76.2%) are predominantly African American, with limited representation from other racial and ethnic groups.

Marital status patterns also differ across districts. Overall, 71.9% of North Broad residents have never married, 18.7% are married, and smaller shares are divorced (5.7%) or widowed (3.7%). The Arts and Culture District has the highest percentage of never-married residents (82%), likely reflecting a younger or more transient population. The Tech District shows more marital stability, with 25.4% of residents married. The Business District has a higher divorce rate (12.1%) compared to other areas, while the Health District stands out with the highest proportion of married (31%) and widowed (6.7%) individuals, suggesting an older or more family-oriented demographic.

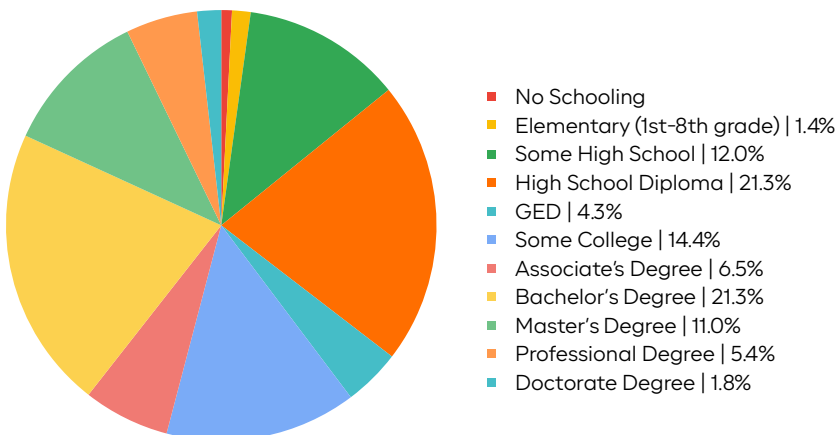
"I absolutely LOVED the game night block party, the perks, as well as the exercise event. These have been my favorite part of summer actually!!" -Local Resident via Instagram.

RACE DISTRIBUTION



Educational attainment presents another layer of differentiation across North Broad. Overall, residents are fairly evenly distributed across educational levels, with 21.3% holding a high school diploma and an equal percentage earning a bachelor's degree. The Tech District is the most highly educated area, with 37.3% of residents holding a bachelor's degree, 17.6% a master's, and 11.4% a professional degree—meaning nearly half the population holds a bachelor's or higher. The Arts and Culture District displays a wide range of educational backgrounds, aligning with its creative and mixed professional identity. In comparison, the Business District is characterized by concentrations of residents with a high school diploma (31.1%) or some college experience (26.6%), while the Health District shows the highest share of individuals with only a high school diploma (34.2%) or GED (10.2%), reflecting a more traditional educational profile.

EDUCATIONAL ATTAINMENT %



ECONOMIC AND INCOME OVERVIEW OF THE NORTH BROAD STREET CORRIDOR

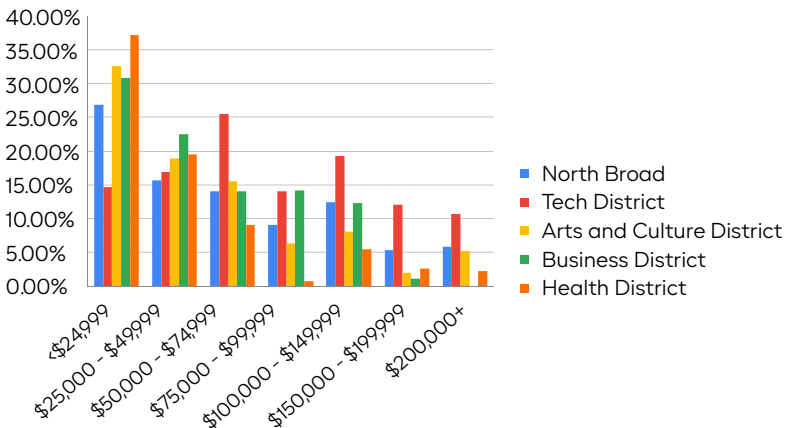
The economic and income data for the North Broad Street corridor highlights a district of notable diversity in both household earnings and employment composition. Across the entire North Broad area, approximately 27% of households earn less than \$25,000 annually, while nearly one-third (27%) earn \$75,000 or more, reflecting a mix of lower-income residents and higher-earning professionals. The median household income for North Broad stands at \$51,451, and the per capita income

at \$30,496, suggesting moderate overall affluence relative to the citywide average. The unemployment rate of 7.0% and a wealth index score of 39 further reflect a community balancing economic challenges with areas of prosperity.

Within the corridor, distinct income profiles emerge among the specialized districts:

- **Tech District** – Most affluent, with a median household income of \$81,126 and a per capita income of \$58,975, driven by concentrations in professional, scientific, and technical services (18.2%) and a low unemployment rate (4.4%).
- **Arts and Culture District** – Lowest median household income (\$32,958) and higher unemployment rate (8.3%), consistent with its younger, creative workforce.
- **Health District** – Highest percentage of households earning below \$25,000 (37.2%) and lowest per capita income (\$19,714), reflecting its concentration of lower-income and senior residents.
- **Business District** – Median household income of \$50,765 but a higher unemployment rate (12%), indicating limited residential employment opportunities and a more commercial land-use focus.

INCOME



Health Insurance Overview

6.

Health insurance and healthcare spending patterns across the North Broad Street corridor reflect both the district's economic diversity and its demographic differences.

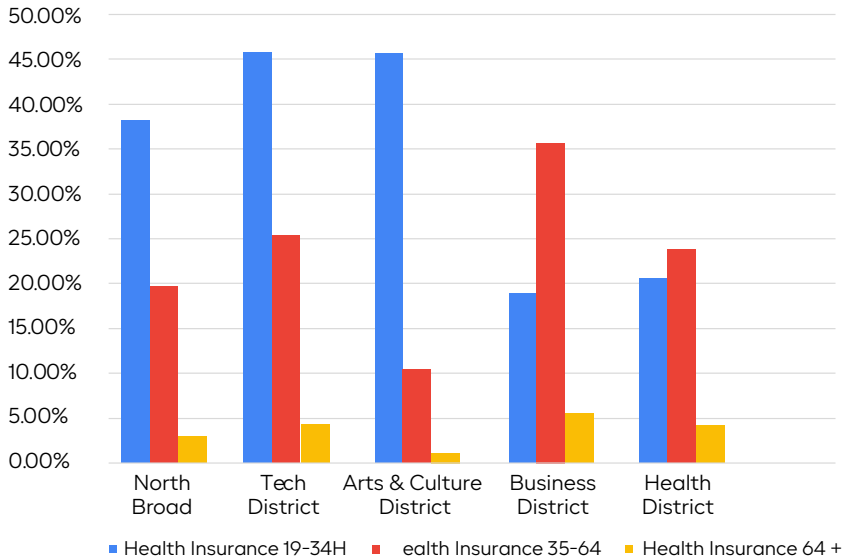
Overall, the corridor reports **an average annual health insurance expenditure of \$3,043 per household**, including:

- Blue Cross/Blue Shield premiums – \$809.20
- Medicare payments – \$734.00
- Physician services – \$183.90

The **Tech District** records the highest spending (\$4,069 per household), indicating greater access to employer-based coverage. The **Arts and Culture** (\$2,281) and **Health** (\$2,016) Districts report lower expenditures, likely reflecting reliance on public programs. The **Business District** (\$2,775) falls near the corridor average.



HEALTH INSURANCE COVERAGE BY AGE GROUP



HEALTH INSURANCE COVERAGE PATTERNS

Across the North Broad corridor, coverage varies by age and district:

- Among **young adults (19-34)**, 38.2% of residents have coverage, with higher rates in the Tech (45.8%) and Arts and Culture (45.7%) Districts.
- For **adults aged 35-64**, coverage averages 19.7%, rising to 25.4% in the Tech District and 35.7% in the Business District.
- **Seniors (65+)** have high coverage rates across all districts, led by the Business (5.5%) and Tech (4.3%) Districts.

MEDICARE AND MEDICAID ENROLLMENT

Within the 65+ population, the North Broad District has the largest number of residents receiving **Medicare Only (1,295)**, followed by **Medicare & Medicaid (1,370)** and **Direct Purchase & Medicare (842)** plans. The Health District shows the largest share of Medicare & Medicaid participants (526), while the Tech District shows higher Employer & Medicare coverage (225), consistent with continued workforce participation among older professionals.

Among younger adults (ages 19-34), **employer-provided insurance** dominates in the Tech (38.7%) and Arts and Culture (30.1%) Districts, while **Medicaid** coverage is most prevalent in the Health (10.9%) and Business (8.7%) Districts.

Labor Force and Economic Activity

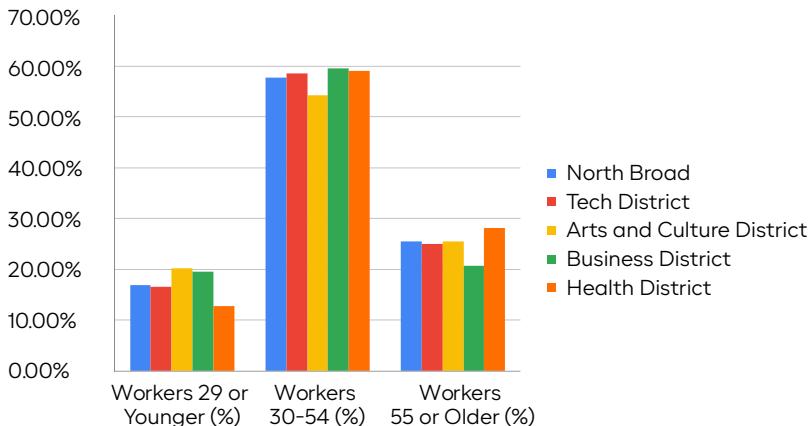
7.

The North Broad District supports a total of 48,946 employees, with an employee-to-population ratio of 48.1%. Its top employment sector is Health Care and Social Assistance (18.2%), followed by Accommodation and Food Services (13.1%), highlighting the district's blend of institutional and service-oriented employment.

Among the corridor's subdistricts:

- The **Tech District** demonstrates the highest labor force engagement, with 134 employees per 100 residents and an employee-to-population ratio of 64.1%, underscoring its role as an employment hub.
- The **Arts and Culture District** employs 11,008 residents, largely in hospitality and education, but maintains the lowest employee density, reflecting its residential and cultural character.
- The **Business and Health Districts** each have smaller resident labor forces (2,917 and 2,790, respectively), but the **Health District** has the highest employees per 100 residents (215.3), indicating significant daily in-commuting.

TOTAL JOBS AND WORKER CHARACTERISTICS (2022)



North Broad hosts approximately **95,804 individuals during the day**, nearly 1.5 times its residential population. The Health District's daytime ratio (3.13) and the Tech District's (1.99) further highlight their roles as major employment and service destinations.

JOBS, BUSINESS, AND ECONOMIC DEVELOPMENT

Employment and Economic Profile of the North Broad Street Corridor

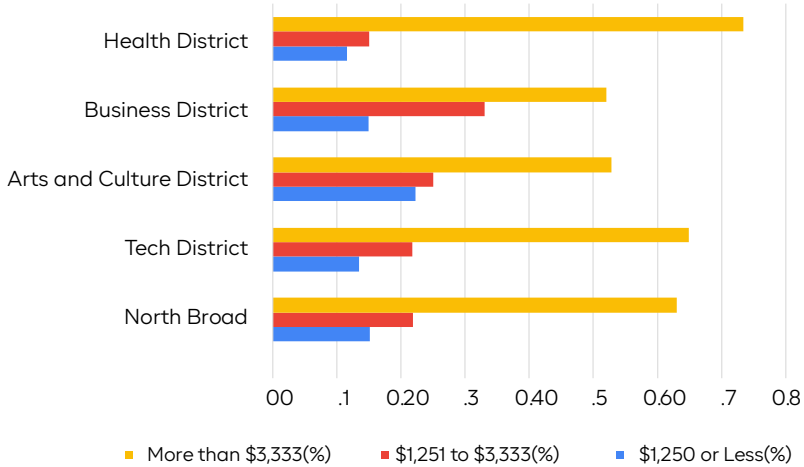
Job Earnings Distribution (2022)

The North Broad corridor's workforce comprises a diverse range of earnings, with 63% of jobs paying more than \$3,333 per month, highlighting a strong presence of higher-wage employment overall. Subdistrict variations reveal that the Health District leads with the highest proportion of high-paying jobs at 73.4%, followed by the Tech District at 64.9%. The Arts and Culture District has a notably larger share of lower-wage jobs, with 22.2% earning \$1,250 or less, compared to the corridor average of 15.1%. The Business District has the highest percentage of middle-income jobs (\$1,251 to \$3,333) at 33%, reflecting its role as a hub for mid-tier professional positions.



In absolute terms, North Broad supports nearly 49,000 jobs, with over 30,000 of these paying more than \$3,333 monthly, demonstrating the corridor's capacity to sustain well-compensated employment opportunities.

JOBS BY EARNINGS (2022)



WORKFORCE COMPOSITION BY RACE (2022)

Employment within the corridor is racially diverse. Across North Broad, the workforce is approximately 52% White, 38% Black/African American, and 7.5% Asian. The racial distribution varies by subdistrict: the Business District shows the highest concentration of Black/African American workers at 56.9%, while the Health District has the highest Asian representation at 11%. The Tech District's racial composition closely mirrors the overall corridor, with a slight majority of White workers (53%).

JOB INFLOW AND OUTFLOW DYNAMICS (2022)

The corridor exhibits significant employment inflow and outflow dynamics. With 49,151 total jobs, the North Broad area is a major employment center, yet only 41.3% of workers live within the district. Most workers commute in from outside, with 92.6% of employees working outside their residential area. This indicates a high level of regional integration and commuting activity.



NFLOW/OUTFLOW CHARACTERISTICS (2022)

	North Broad	Tech District	Arts District	Business District	Health District
Total Jobs in Area (#)	49,151	26,274	11,165	2,550	9,162
Living in Selection Area (#)	20,275	6,299	8,011	2,937	3,028
Living and Employed in Area (#)	1,494	302	201	50	57
Employed Outside Area (#)	18,781	5,997	7,810	2,887	2,971
Net Job Inflow/Outflow (#)	-28,876	-19,975	-3,154	-387	-6,134
Living in Selection Area (%)	41.30%	24.00%	71.80%	115.20%	33.00%
Living and Employed in Area (%)	740%	4.80%	2.50%	1.70%	1.90%
Employed Outside Area (%)	92.60%	95.20%	97.50%	98.30%	98.10%

Among subdistricts, the Arts and Culture District has the highest percentage of local residents employed within the district (71.8%), while the Business District interestingly shows a residential employment rate exceeding 100% (115.2%), likely due to its smaller residential population compared to jobs available, indicating it serves as a commuter employment hub.

JOBS BY INDUSTRY SECTOR (2022)

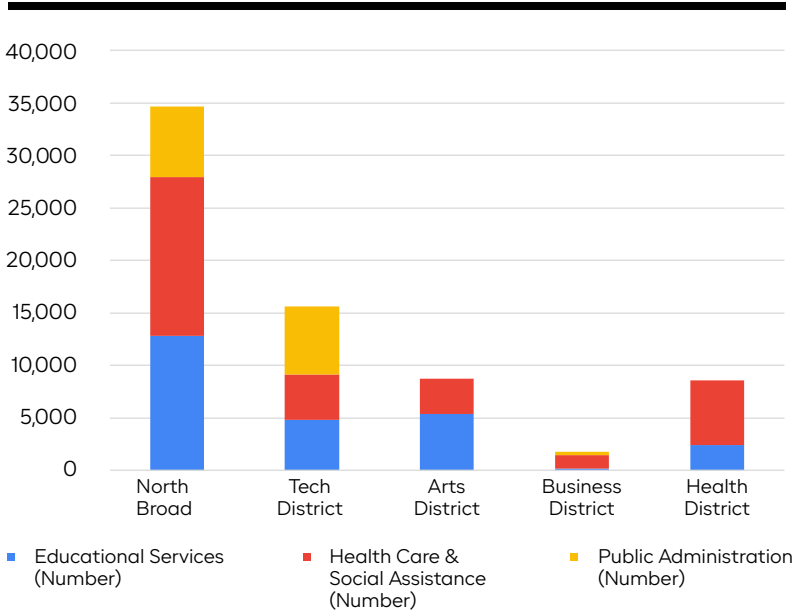
Employment sectors within North Broad highlight key economic drivers:

- **Health Care & Social Assistance** is the largest sector, accounting for 30.7% of jobs overall and a dominant 66.5% in the Health District.
- **Educational Services** constitute 26.2% of jobs corridor-wide and almost half (48.2%) of employment in the Arts and Culture District.
- **Public Administration** forms a significant portion in the Tech District (24.5%) and North Broad overall (13.7%), but is absent in the Arts and Health Districts.

These figures illustrate the corridor's mixed-use nature, with education and healthcare serving as major employment anchors in different subdistricts.



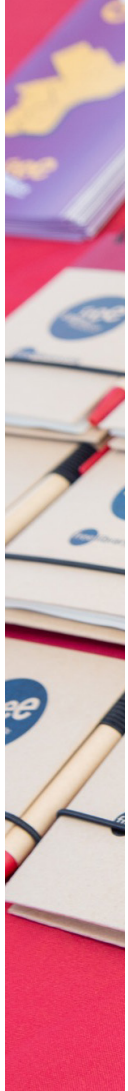
JOB BY INDUSTRY SECTOR (2022)



BUSINESS STRUCTURE AND ESTABLISHMENT SIZE (2022)

The business composition within North Broad reflects its diverse economic activity:

- **Retail Trade** establishments account for roughly 20% of businesses corridor-wide, with the highest share in the Arts and Culture District (27.9%).
- **Health Care & Social Assistance** businesses represent the largest segment in the Health District (44.2%) and North Broad overall (20%).
- **Professional Services and Other Services** each constitute significant shares, with Professional Services peaking in the Tech District (11.5%) and Other Services prevalent in the Business District (25.1%).
- **Accommodation & Food Services** show a notable presence in the Arts and Culture District (18.4%), supporting its cultural and tourism activities.





"I think the Summer aBroad Block Party went very well. It was well organized and brought out a lot of people. We would love to participate again in 2026 because it was a productive and enjoyable experience for both the staff and guests in the area. Thank you!" -Alex Bland (Tropical Smoothie)

Housing & Property Characteristics

8.

The housing and property landscape across the North Broad Street corridor reflects a diverse and evolving urban environment, balancing new development in some areas with more established residential communities in others. As of 2025, the median home value across the North Broad District is **\$251,071**, with values projected to rise by **19%** to **\$299,241** by 2030, indicating a steady pattern of appreciation across the corridor.



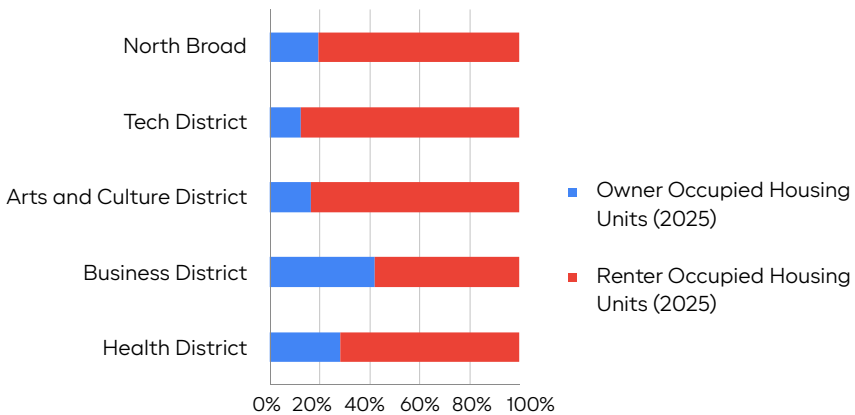
PROPERTY VALUES AND APPRECIATION TRENDS

The Tech District stands out as the most expensive and rapidly appreciating subarea, with a 2025 median home value of \$464,683, projected to increase to **\$583,333** by 2030 — a growth rate of more than 25%. The Arts and Culture District also shows moderate housing values at **\$298,374**, increasing to **\$373,839** by 2030, while the Business District (**\$78,641**) and Health District (**\$125,000**) reflect significantly lower home values, consistent with their higher shares of rental and institutional housing.

TENURE AND OCCUPANCY PATTERNS

Homeownership within the North Broad District remains relatively low, with only 19.4% of housing units owner-occupied and **80.6%** renter-occupied, underscoring the predominance of rental housing throughout the corridor. Ownership rates are highest in the **Business District (41.8%)**, where lower property values and smaller population density support a greater share of homeowners. In contrast, the **Tech District (12.2%)** and **Arts and Culture District (16.4%)** show heavily renter-dominated housing markets, reflecting transient populations and younger residents connected to employment or educational institutions. The **Health District (28.1%)** exhibits a mixed profile, suggesting a more stable but still renter-majority population.

HOUSING AND PROPERTY CHARACTERISTICS



HOUSING SUPPLY AND GROWTH TRENDS

The North Broad District contains approximately 31,446 total housing units in 2025, supporting 22,375 households with an average household size of 2.1 persons. Among subdistricts, the Tech District (11,108 units) and Arts and Culture District (11,925 units) make up the majority of the housing stock. The Tech District has also seen the strongest growth, with a 5.2% increase in housing units from 2020 to 2025, signaling new development activity and reinvestment. In contrast, the Business District (0.0%) and Health District (-0.2%) have experienced little to no housing growth, likely reflecting limited available land or commercial/institutional land uses that constrain residential expansion.

Real Estate & Infrastructure



Development momentum remains high, with major projects completed or underway in Callowhill, Francisville, and near Temple. Mixed-use developments are reshaping the corridor, adding residential units and commercial opportunities. Infrastructure investments include streetscape improvements, green spaces, and upgraded transit access. These include several notable projects that have been permitted and are either under construction or in the planning stages:



• **915–23 North Broad Street (Arts and Culture District):**

Permits were issued for a seven-story, 70-unit mixed-use residential project, featuring ground-floor commercial space and office use on the second floor. The total construction cost is estimated at \$9 million. Project is expected to be completed in 2026. Ideal businesses at this location include experience based arts and culture retail.

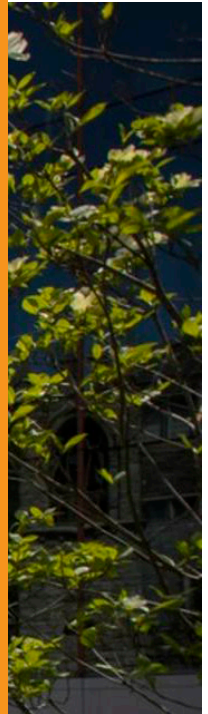
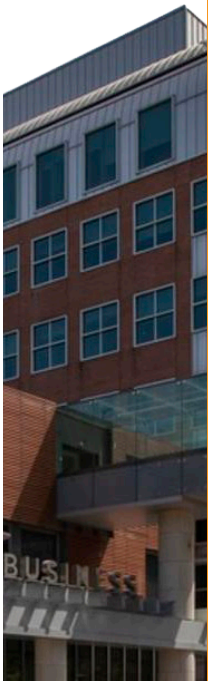
• **619–29 North Broad Street (Tech District):** A six-story, four-unit residential project has been permitted, with a total construction cost of \$9 million. Expected completion date in 2026. Ideal businesses for this location includes restaurant offering lunch options and multi use coffee shop (think Uncle Bobbies on steroids).

• **1518–28 North Broad Street (Arts and Culture District):** A 28-story, 329-foot-tall high-rise is planned, which would become the tallest building in North Central Philadelphia. The development aims to cater to the general public rather than exclusively to university students. Ideal business include restaurants that could serve the pre and post crowds at the Liacoras center and experience-based retail.

• **2527 North Broad Street (Historic E.A. Wright Bank Note Company Building) (Business District):** Zoning permits were issued to convert this six-story historic building into 94 residential units. The building was designated to the Philadelphia Register of Historic Places in January 2020. Ideal business includes office spaces and professional services.

• **2243 North Broad Street (Business District):** Construction is nearing completion on a four-story mixed-use building with seven residential units and commercial space on the ground floor. Ideal business include retail that could be beneficial to students and improve the quality of life for local residents.

Several key projects being closely monitored have the potential to transform the Broad Street corridor and significantly advance goals around job equity and quality of life. These include the redevelopment of the old McDonald's site at Broad and Girard, the proposed transit-oriented campus at the North Philadelphia transit hub at Broad and Glenwood, and the revitalization of the historic Beury Building at Broad and Butler. Each of these sites represents more than just physical development—they are opportunities to deliver real, lasting benefits to the community through equitable economic growth, improved access to services, and thoughtful reinvestment in our neighborhoods. Ensuring these projects are shaped with community input and result in tangible improvements for residents is essential to our broader vision for the corridor.



Notable Real Estate Projects Along the North Broad Corridor (as of October 2025)

Project / Address	Scale / Use	Status (2025)
Philadelphia Ballet Center for Dance (321 N Broad / near Callowhill)	5 stories, ~43,000 sq ft; studios, public/community space	Under construction; topping out March 2025 (Inquirer.com)
Broad + Noble (435 N Broad, Callowhill)	19 stories, 344 residential units + underground parking (Bohler)	Completed late 2024
619 N Broad (Poplar / mid-Broad corridor)	Mixed use, ~119 apartments + ground-floor commercial (Philadelphia YIMBY)	Under construction (foundation / early structure visible)
922 N. Broad (Broad and Girard)	Prominent corner retail opportunity on North Broad Street, with 201-unit apartment building with underground parking	Completed
Legacy on Broad (1518-28 N Broad, near Temple)	28 stories, ~289 residential units (Philadelphia YIMBY)	Proposed
Caroline Kimmel Pavilion for Arts and Communication – 2415 N Broad	199,000-square-foot building that will advance arts and culture at Temple	Under development
915 N. Broad Street	New construction building on North Broad Street Corridor, +/- 6,335 SF of ground-floor retail fronting Broad Street	Under development
Eight13 on Broad: 813 N Broad Street	63-unit multi-family building	Completed
Reverend Leon Sullivan Community Impact Center, 3601 N Broad Street	Approx. 27,000 sq ft community project	Under Construction



**Expected Delivery /
Notes**

Comments / Risks

Early 2026 (Inquirer.com)

Nonprofit funding risks, but financing in place as of 2024

Completed

Anchor for lower North Broad corridor revitalization

Likely 2026

Architectural façade visible; sidewalk elements emerging (OCF Realty)

Now leasing

Redefines this key intersection

2026-2027 (projected)

Would be among the tallest buildings in North Central Philadelphia

Fall 2027

Further strengthening area's arts and culture narrative

Currently leasing

Ground retail will help shape quality of life and foot traffic needs

Now leasing

Densifies the North Broad corridor with new housing

Fall 2026

Potentially a significant community anchor



A BROADER DECLARATION

The property value landscape along North Broad Street demonstrates both the economic strength of the corridor and the immense civic investment that defines each of its districts. Collectively, the four districts represent **more than \$2.8 billion in assessed property value**, underscoring North Broad's role as a major economic engine for Philadelphia.

At the same time, the data highlights the **important presence of nonprofit, educational, cultural, and governmental institutions**, which account for **over \$1.5 billion in tax-exempt value**. This significant exempt portion reflects the corridor's unique blend of economic activity and mission-driven organizations that serve the broader public—hospitals, universities, arts institutions, and public agencies.



A FEW KEY INSIGHTS STAND OUT:

The Tech District leads the corridor, with more than **\$1.6 billion** in total assessed value. Nearly half of that is exempt, showing a strong mix of private-sector innovation and major institutional anchors.

The Arts & Culture District shows a similar pattern, with substantial exempt value driven by the district's world-class cultural institutions—clear evidence of the arts sector's role as both an economic and civic asset.

The Business District, while smaller in total value, carries the **highest share of taxable property**, positioning it as a core generator of local tax revenue.

The Health District contains some of the corridor's largest nonprofit institutions, which results in a high proportion of exempt value but also reflects the district's regional importance as a center for healthcare and employment.

Together, these districts illustrate a corridor powered by a dynamic balance of taxable commercial growth and tax-exempt institutional strength. This mix not only supports the city's economic base but also delivers essential cultural, educational, and health services that make North Broad a thriving, opportunity-rich place for residents, workers, and visitors.

Source: City of Philadelphia, Office of Property Assessment



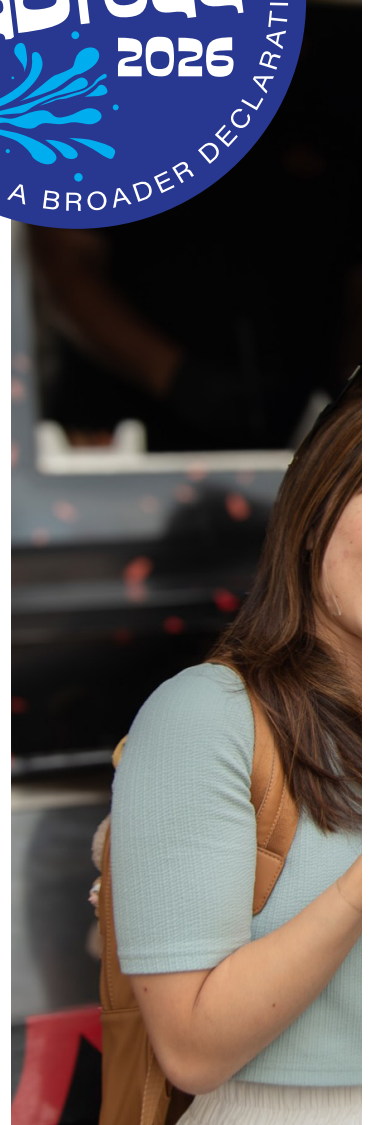
EXCERPT FOR THE 2026 STATE OF NORTH BROAD REPORT

From Pause to Pivot: Reframing Activation in 2026

Though Project 525 at Broad & Spring Garden did not launch as planned in 2025, the site and surrounding corridor remain central to North Broad's evolving development vision. Rather than viewing the delay as a setback, stakeholders are using 2026 to implement a distributed, coordinated model of activation.

The Summer aBroad initiative expands engagement across multiple nodes—from Spring Garden to Butler Streets—creating a corridor-wide experience that celebrates local culinary and cultural assets, animates key pedestrian zones, and reinforces North Broad's identity during a year of heightened attention. This approach reframes activation as continuous and inclusive, emphasizing local business participation and season-long programming.

Strategically, Summer aBroad prototypes the public realm ahead of long-term investment, strengthens connections between legacy institutions and new development, and positions North Broad as a vibrant, cultural corridor. By scaling horizontally rather than concentrating on a single site, the initiative lays the groundwork for a more resilient, experience-rich North Broad.





Transportation Statistics

10.

TRANSPORTATION AND MOBILITY OVERVIEW OF THE NORTH BROAD STREET CORRIDOR

Transportation patterns along the North Broad Street corridor reveal a well-connected, multimodal urban district that serves a broad range of commuters. Overall, the North Broad District benefits from short to moderate commute times and high transit accessibility, supported by an extensive SEPTA transit network, walkable urban design, and multiple commuting options.



COMMUTE TIMES AND TRAVEL PATTERNS

Across the North Broad District, commute times are relatively efficient:

- **37.5%** of residents travel between **15 and 29 minutes** to work
- **16.9%** commute **less than 15 minutes**, reflecting the corridor's central location and proximity to major employment hubs

Commute times vary across subdistricts:

- The **Tech District** shows the most consistent and predictable commute durations, with nearly half (**49.1%**) of residents commuting 15–29 minutes — likely due to its proximity to employment centers and strong transit connectivity.
- The **Arts and Culture District** has the highest share of short commutes (**23.9% under 15 minutes**), consistent with its concentration of nearby educational and cultural institutions.
- The **Business District** and **Health District** record longer average commute times, with **23.9%** of Business District commuters traveling over **60 minutes**, and **26.5%** of Health District residents commuting **45–59 minutes**, suggesting these subareas serve as residential bases for workers employed elsewhere in the region.

COMMUTE MODES AND MOBILITY OPTIONS

Commuting behaviors within North Broad demonstrate a diverse mix of travel modes:

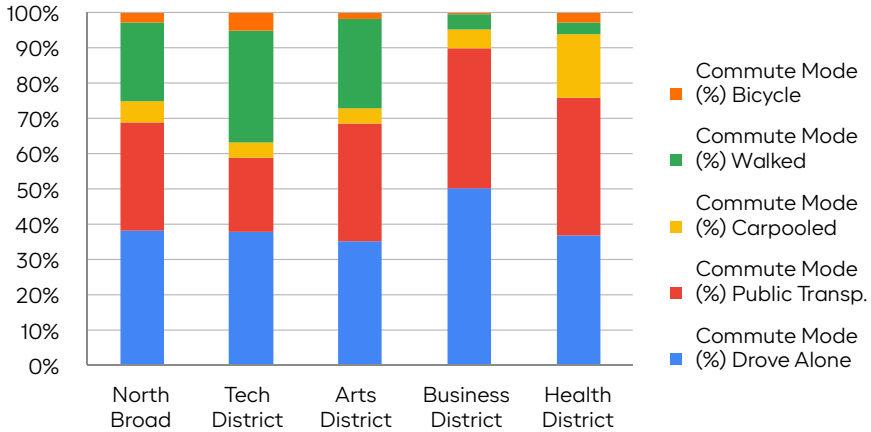
- **30.7%** of corridor residents drive alone
- **24.9%** use public transportation
- **18.1%** walk to work

At the subdistrict level:

- The **Tech District** exhibits the highest rate of walking (**23.4%**) and cycling (3.8%) to work, demonstrating strong support for active transportation.
- The **Arts and Culture District** follows closely, with **21.7%** walking and **28.3%** using public transit, highlighting its pedestrian-friendly streets and transit-oriented development.
- The **Business District** shows the highest reliance on driving alone (**43.6%**) and public transportation (**34.4%**), aligning with its employment-focused land use.
- The **Health District** stands out for its **14%** carpool rate, suggesting community-based or shift-oriented commuting patterns tied to healthcare employment.



COMMUTE MODE DISTRIBUTION (%)



MOBILITY AND ACCESSIBILITY SCORES

The North Broad corridor scores highly across all major mobility indices, underscoring its connectivity and accessibility:

- **Walk Score:** 96 — exceptionally walkable, particularly along the central corridor
- **Transit Score:** 100 — excellent public transportation access through multiple SEPTA stations and routes
- **Bike Score:** 90 — strong bicycle infrastructure, especially within and around the Tech District

Subdistrict highlights:

- **Tech District:** Transit Score 84, Bike Score 79
- **Arts and Culture District:** Walk Score 74, Transit Score 80
- **Business & Health Districts:** Bike Score 56 each, though still well connected via major transit and arterial routes

TRANSPORTATION SAFETY AND ENFORCEMENT

Speed Cameras / Automated Speed Enforcement (ASE)

- The City of Philadelphia has expanded ASE to Broad Street (Route 611), with enforcement beginning **November 14, 2025**, following a **60-day warning period starting September 15, 2025**.
- These speed cameras aim to reduce crashes and pedestrian fatalities. Broad Street ranks among the city's "highest-need" corridors for ASE, based on crash and injury data.

Other Safety and Traffic Enforcement Initiatives

- **Traffic Enforcement:** Philadelphia Police have launched a traffic enforcement initiative along North Broad, focusing on red-light violations, double parking, and wrong-way driving (*Inquirer.com*).
- **Infrastructure Work:** The **Broad Street Safety Improvement Project (Route 611)** includes raised concrete islands, ADA ramps, improved crosswalks, and lane separation between Allegheny Avenue and Hunting Park Avenue (*Pennsylvania.gov*).
- **Vision Zero Investments:** Raised medians and pedestrian refuges between **Girard Avenue** and **Cecil B. Moore Avenue** are reducing crossing distances and crash risks (*City of Philadelphia*).

SEPTA TRANSPORTATION DATA

RIDERSHIP GROWTH HIGHLIGHTS: A NETWORK ON THE RISE

Across every district in our system, ridership has climbed steadily over the four years measured—proof that our stations are becoming increasingly essential to the communities they serve. Total network ridership grew from **4.99 million** to more than **7.05 million**, a remarkable increase of over **40%**, demonstrating both rising demand and the success of ongoing improvements.

HEALTH DISTRICT: CONSISTENT, STRONG GROWTH

Stations in the Health District—**Erie and Allegheny**—showed **reliable, year-over-year growth**, reflecting their crucial role in connecting residents and workers to major medical hubs.

- Erie surpassed **1.1 million riders**, maintaining its position as one of the high-performing stations in the entire system.
- Allegheny grew steadily as well, rising from **571k** to **703k** riders.

BUSINESS DISTRICT: STABLE MOMENTUM

North Philadelphia continued its upward trend, increasing ridership every year and reinforcing the station's role as a key commuter hub.

ARTS & CULTURE DISTRICT: SOME OF THE STRONGEST GAINS

The Arts & Culture District posted some of the **largest ridership jumps in the network**:

- Cecil B. Moore exceeded **1.1 million** riders and remains a top-performing station.
- Girard saw exceptional growth, rising from 497k to 722k, a 45% increase.
- Susquehanna-Dauphin surged by more than 100k riders in the final year alone.

TECH DISTRICT: RAPID EXPANSION

The Tech District stations show the fastest acceleration overall:

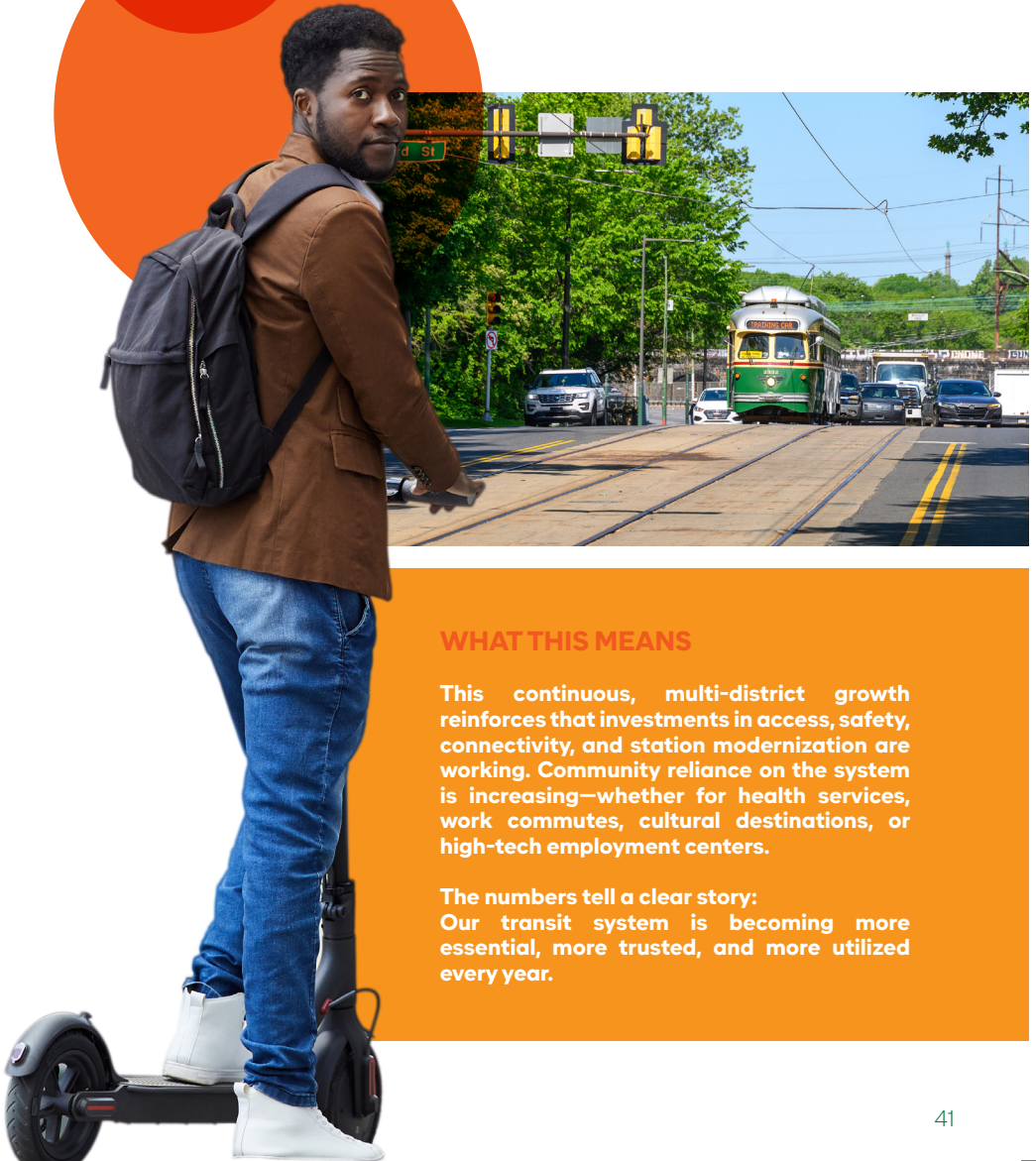
- Spring Garden nearly doubled ridership, jumping from 492k to over 1.03 million.
- City Hall experienced a dramatic climb in its final year, rising from 142k to 360k, indicating significant renewed demand.
- Fairmount and Race-Vine each posted strong, steady increases as well.

WHAT THIS MEANS FOR NORTH BROAD: PEDESTRIAN, BIKE, AND VEHICLE DYNAMICS

Domain	Positive Impacts	Challenges / Risks
Pedestrian Safety	<ul style="list-style-type: none"> • Speed cameras slow traffic and reduce crash severity. • Raised medians and refuges support safer crossings. • Increased enforcement improves driver behavior. 	<ul style="list-style-type: none"> • Broad Street's width still poses risks. • Inconsistent enforcement or reduced transit frequency can heighten exposure. • Staffing or technology gaps could weaken enforcement impact.
Bicycle Safety	<ul style="list-style-type: none"> • Median and separator curbs reduce bike-car conflicts. • ASE deters speeding near cyclists. • Potential for improved bike lanes through future redesigns. 	<ul style="list-style-type: none"> • High traffic volume and turning movements increase risk. • Lack of fully protected bike lanes remains an issue. • More novice cyclists may appear due to transit cuts.
Vehicle Flow & Congestion	<ul style="list-style-type: none"> • Enforcement and safety upgrades smooth traffic flow. • Reduced illegal turns and parking enhance consistency. • ASE discourages erratic speeding. 	<ul style="list-style-type: none"> • Transit cuts could drive more car usage and congestion. • Camera enforcement may slow peak-hour flow. • Construction could cause temporary delays.
Walkability & Transit Access	<ul style="list-style-type: none"> • Safer crossings, slower speeds, and reliable transit enhance walkability. • Encourages more pedestrian activity and supports corridor businesses. 	<ul style="list-style-type: none"> • Reduced evening or weekend transit service affects access. • Deferred maintenance (lighting, sidewalks) can undermine perceived safety. • Bike improvements often lag pedestrian upgrades.

"Omg, do you have a counterpart organization for the southern part of Broad (closer to where I am)??! So impressed with your vision for the community and the research/planning I'm seeing here"

-Ashley Lu (asheveryday IG)



WHAT THIS MEANS

This continuous, multi-district growth reinforces that investments in access, safety, connectivity, and station modernization are working. Community reliance on the system is increasing—whether for health services, work commutes, cultural destinations, or high-tech employment centers.

The numbers tell a clear story: Our transit system is becoming more essential, more trusted, and more utilized every year.

Public Safety & Cleanliness

11.

Public safety and cleanliness remain top priorities for the North Broad Renaissance (NBR). While North Broad continues to be one of the safer corridors in the city, challenges such as increasing homelessness and residents struggling with addiction are impacting both the lived reality and public perception of safety. NBR is committed to addressing these challenges with a comprehensive, compassionate, and proactive approach.

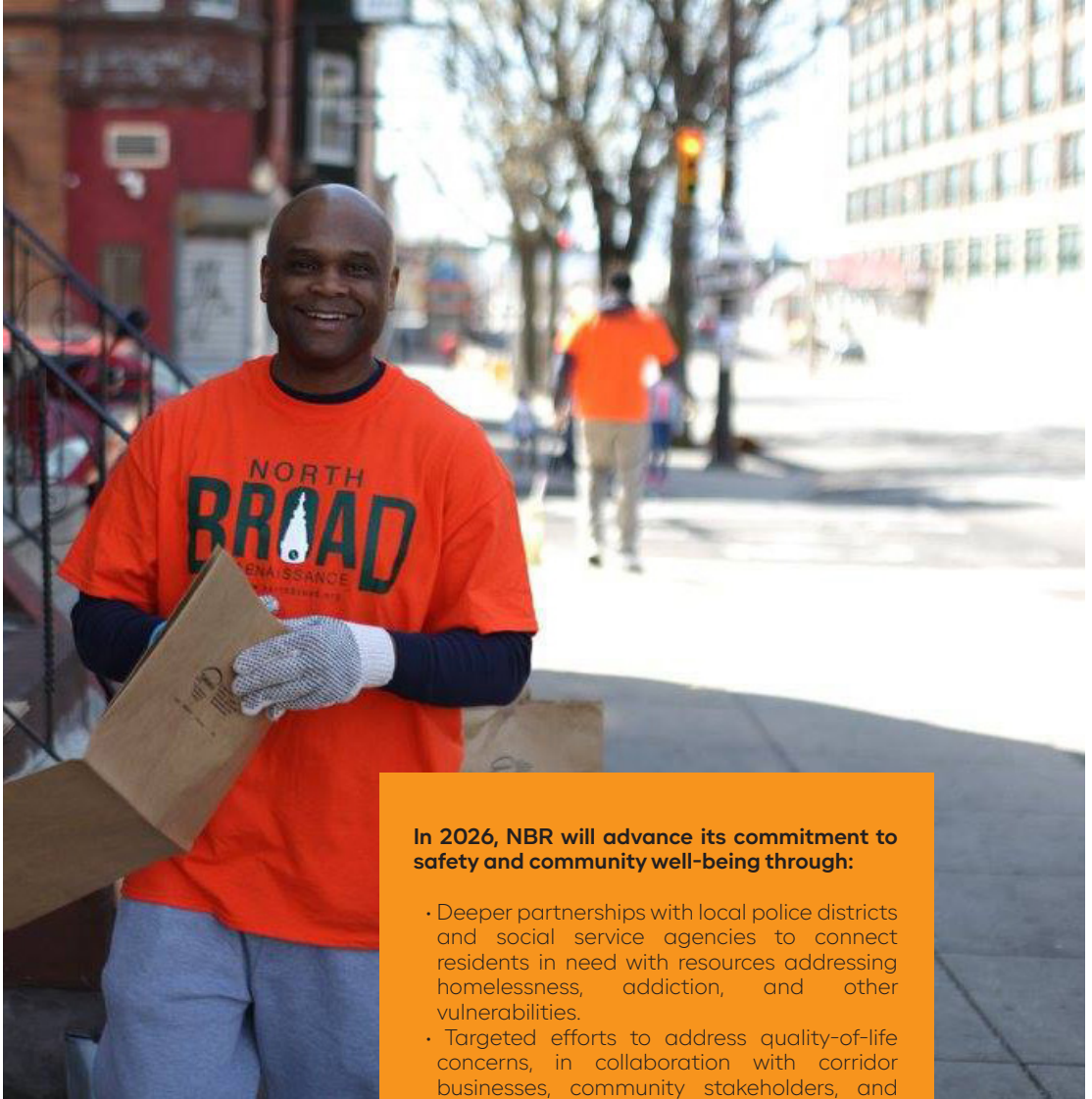
Through strengthened cleaning partnerships and the expansion of our Quality Service Ambassador (QSA) Program, NBR is enhancing both the perception and reality of safety along the corridor. QSAs serve as a visible, supportive presence—engaging with residents, visitors, and those experiencing homelessness or addiction, connecting individuals to critical services, and fostering a welcoming and orderly environment for the entire community.

A major win from our Cleaning Team: As part of the city's cleaning audit, North Broad Renaissance was evaluated across 47 blocks. The results are not only encouraging—they're a testament to the impact of our work:

- Our blocks received an average cleanliness score of 1.26, outperforming the citywide average of 1.48 (lower is cleaner).
- 100% of our blocks were classified as having a manageable level of litter, compared to 90% citywide.
- 0% of our blocks were rated as having an undesirable level of litter, while 2% of citywide blocks fell into that category.

"The vibe in the area has certainly changed for the better. Streets were clean, and there was no one loitering in the area making us feel concerned for our safety. While we wish there was more to do after the show, we will definitely be back on North Broad." —Natalie and Kate (Visitors).





In 2026, NBR will advance its commitment to safety and community well-being through:

- Deeper partnerships with local police districts and social service agencies to connect residents in need with resources addressing homelessness, addiction, and other vulnerabilities.
- Targeted efforts to address quality-of-life concerns, in collaboration with corridor businesses, community stakeholders, and local law enforcement, ensuring that both perception and reality of safety are aligned.

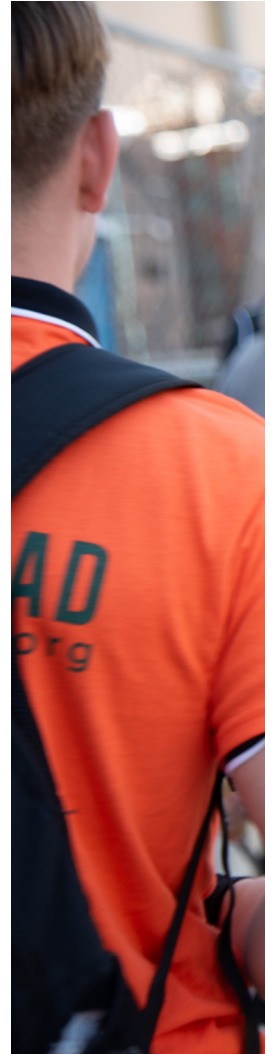
Community Engagement and Volunteerism

12.

In 2025, our volunteer and community engagement efforts on North Broad reached new levels of consistency, leadership, and impact. From growing a reliable core of returning volunteers to investing directly in local talent and youth leadership, we laid a strong foundation for sustained community involvement and economic empowerment.

- **65% volunteer retention** and an **8% no-show rate** reflect a deeply engaged core of residents who are showing up—and staying committed.
- **\$5,700 reinvested** into the community through stipends for 60 local leaders, turning service into tangible economic value.
- **Youth rising:** Nearly **1 in 5 volunteers were under 21**, signaling a new generation stepping into leadership.
- **11 Community Engagement Ambassadors** trained and deployed to support outreach, real estate canvassing, and the groundwork for upcoming **Summer aBroad** programs.

Together, these efforts demonstrate that volunteerism on North Broad isn't just about participation—it's about building a movement rooted in local leadership, economic equity, and long-term impact.



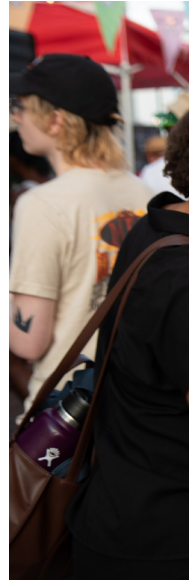
"I was first introduced to North Broad Renaissance as a student volunteer and I continued to volunteer during the annual Summer abroad block party, which was in partnership with Live Nation and the Met. Fast forward a year, and I am now at Live Nation Philadelphia as a Marketing Intern, spearheading local partnerships. It is a full-circle moment.

-Jaiden Charles, Temple Student & NBR Volunteer (June 2025)



Looking Ahead to 2026: A Vibrant, Equitable, and Sustainable North Broad

13.



As North Broad Renaissance (NBR) moves into 2026, the corridor aims to balance growth, community engagement, and sustainability while reinforcing its role as a cultural and economic hub. Key priorities include:

- **Equitable, Connected Mobility:** Promote walkability, transit-oriented development, multimodal connections, and safe infrastructure while advocating against transit cuts.
- **Sustainability and Green Infrastructure:** Advocate for projects and developments that continue to help increase and improve green space along the corridor, and actively support environmentally responsible construction.
- **Community Activation and Engagement:** Enhance programs like Summer aBroad and A Broader Green, strengthen partnerships with local residents and institutions, and involve historically underserved communities in shaping the corridor's future.
- **Safety, Cleanliness, and Vibrancy:** Maintain welcoming streets through coordinated maintenance, landscaping, and public safety initiatives.
- **Inclusive Economic Development:** Support local businesses, cultural events, and placemaking efforts that emphasize equity and community ownership.
- **Foot Traffic and Visibility:** Boost consistent corridor activity through events, streetscape improvements, and collaborations with institutions like Temple University and The Met Philly and neighboring Community Development Corporations.

These initiatives collectively aim to ensure North Broad remains a walkable, sustainable, culturally rich, and economically vibrant corridor—positioned to shine during Philadelphia's 250th anniversary and beyond.





NORTH BROAD RENAISSANCE
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Philadelphia, PA 19130



www.northbroad.org