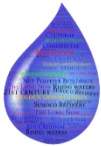


The Philadelphia Eco-District Framework:¹

“Reimagining the Refinery Site”

The Philadelphia Eco-District realizes that the refinery closing is our **Golden Opportunity for a large-scale redevelopment in the City of Philadelphia.** This draft offers a framework to reimagine the refinery site in the Post-Petroleum Age. Although our effort is far from complete, a project of this scope must start with some ambitious guideposts for envisaging the kind of vibrant, iconic community along the southern Schuylkill River that we trust will be built to inspire and regeneratively sustain future generations.

Here is a quote from DVRPC’s *“Connections 2045,”* page 83:



“Philadelphia is the nation’s first World Heritage City. Achieving the status of World Class” will require continued investment in regional arts, cultural, and historical institutions; maintaining effective and reliable infrastructure systems; promoting international tourism; improving environmental quality; and promoting entrepreneurship and innovation.”

The effort to redevelop the Refinery site ought to match or exceed the scope of other visionary development projects in Philadelphia, such as the redevelopment of the Navy Yard and Drexel’s Schuylkill Yards development. If we boldly reimagine the city, it will positively influence the quality of life for many generations into the future, just as decisions made by our ancestors, including William Penn and his visionary **“Greene Country Towne,”** affect us today.

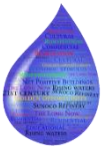
If we think creatively and dynamically, we can Design with Nature with a long-term Eco-Humanist perspective that will reward our region with centuries or even millennia of **Net Positive** returns. For more background on our perspective, watch this video produced by Award Winning Documentary Filmmaker, Author, and Co-Founder of the Eco-District, Christopher Zelov on **“The Long Now”** with Stewart Brand:

<https://www.youtube.com/watch?v=wnpV4IBtjwY>

The following five planning categories represent our framework for redeveloping the refinery site. They are a snapshot of our on-going effort to imagine this ambitious undertaking. The boundaries between these categories are dynamic items that could reasonably be shifted around, added, or removed. As such, these suggestions are not a blueprint and are not complete but provide an evocative discussion-starter for the scope and quality of consideration needed to make the reimagined site exquisite for Philadelphia’s future.

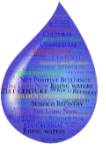
¹ © August 2018 by David L. Steinberg and the Philadelphia Eco-District. All rights reserved by the copyright laws of the United States of America. No portion of this may be used, unless written permission is granted. steinberg.david07@comcast.net 856.383.5325.

1. Aspirational Values So People Can Live, Work, and Play There



Create Mixed Use Residential, Retail, Recreational, Industrial, Cultural, and Educational Uses | Public Transportation for Convenient Access to All Residents | Bike and Pedestrian Trails | Extend Fairmount Park Through the Site | Provide Inspirational Landscape Architecture for Streetscapes, Parks, Public Spaces, Buildings, and Infrastructure | Net Positive Regenerative Design Using the Latest Technologies | International Peace Center | Create a Lenape Heritage Site

2. Remediation - Repairing Environmental Damage



Living Machines | Solar Aquatics | Solar Fountain Dreamscapes | Bio-Remediation Barges | Sponge Parks to Remediate Polluted Land and Water | Soil, Water, and Air Cleanup Suitable for Residential Use | Other Advanced Bioremediation Techniques to Restore Air, Water and Land

3. Restorative – To Bring Back the Land for Eco-Humanist Use



Understanding The Historical Nature Of The Site So That It Is Restored to the Lenape Indians Use of the Land and William Penn’s Dream of a “Greene Country Towne” | Reuse Oil Tanks For Cleaning Water, and Processing Waste from the Development | Make the Drinking Water Aquifer Under the Site Pristine Again

4. Regenerative – Creating an Environment That Gives Back More Than It Takes



Water Conservation and Cleaning | Advanced Eco-Systems That Can Generate Products Such as: Timber, Food, Fish, and Other Raw Materials Regeneratively | [Learning from Gaviotas](#) | [Incorporate Memory Theater Passage](#) | Create a Hybrid Ecology for the Restoration of Wetlands | Climate Change Planning – Our Challenge to Mitigate Rising Waters

5. Designing Human Settlements - Eco-District Model with a Mixed-Use Design Ethos



Include All Stakeholders, Including Our Ancestors and Future Generations in the Planning Process | Preplan Infrastructure and Keep Philadelphia Street Grid Where Possible | Explore Nearby Properties for Synergetic High Density Residential, Mixed Use Developments, Such as the Adjacent North Yard Property | Create a New SEPTA Rail Line Along the East Bank of the Schuylkill River Through Center City | Green Roofs | Green Walls | Neighborhood Gardens | Farmers Markets | Community Partnership & Outreach | Arts and Creative Culture | Mural Arts Opportunities | Diversity and Equity | Require Use of Renewable Energy in all Construction

This venture will be an exemplar for the global urban environment of what could be done to change polluted lands into a beautiful urban oasis with imagination, planning and applying the will to get it done. The net effect of bringing this land back better than it has

been in the last 150 years will show the world that this is a model for what can be done with our commitment to make a difference in our time of history.

Join with us to improve this Framework and to establish it as the preferred model for thinking about redeveloping the Refinery site. The home page for the Philadelphia Eco-District's initiative to redevelop the former refinery site has more details at:

<http://www.ecodistrictphiladelphia.org/redeveloping-the-philadelphia-refinery/>



Contact: David Steinberg 856.383.5325 or Christopher Zelov 484.554.4710

A Drop of Water or A Drop of Oil?
Together → → Infinite Problems
Separately → → Infinite Possibilities

