



# Philadelphia, PA

134.2 mi<sup>2</sup> | Pop: 1,567,442 | 5<sup>th</sup> Most Populous U.S. City | Est. 1682

**Blocks of older, smaller, mixed-age buildings** play a critical role in fostering robust local economies, inclusive neighborhoods, and sustainable cities. The Preservation Green Lab report, *Older, Smaller, Better*, leveraged the ideas of **Jane Jacobs** to show why preservation and building reuse matter for successful communities. The *Atlas of ReUrbanism* expands this research to 50 U.S. cities, demonstrating that **Character Counts**.

In **Philadelphia**, compared to areas with large, new structures, character-rich **blocks of older, smaller, mixed-age buildings** contain...



**More than twice the population density**



**Twice the number of jobs in small and new businesses**



**Nearly two billion dollars in private investments through the federal historic tax credit**

The building blocks for an inclusive, diverse, economically vibrant city, Philadelphia's older, smaller buildings are irreplaceable assets. For more information about Philadelphia's high-character areas, **please see reverse**.

## ■ **The Atlas of ReUrbanism** | *A Tool for Discovery*

Developed by the **Preservation Green Lab**, the Atlas of ReUrbanism is part of the National Trust for Historic Preservation's **ReUrbanism** initiative. Explore the buildings and blocks of Philadelphia and other American cities further by visiting:

[www.atlasofreurbanism.com](http://www.atlasofreurbanism.com)

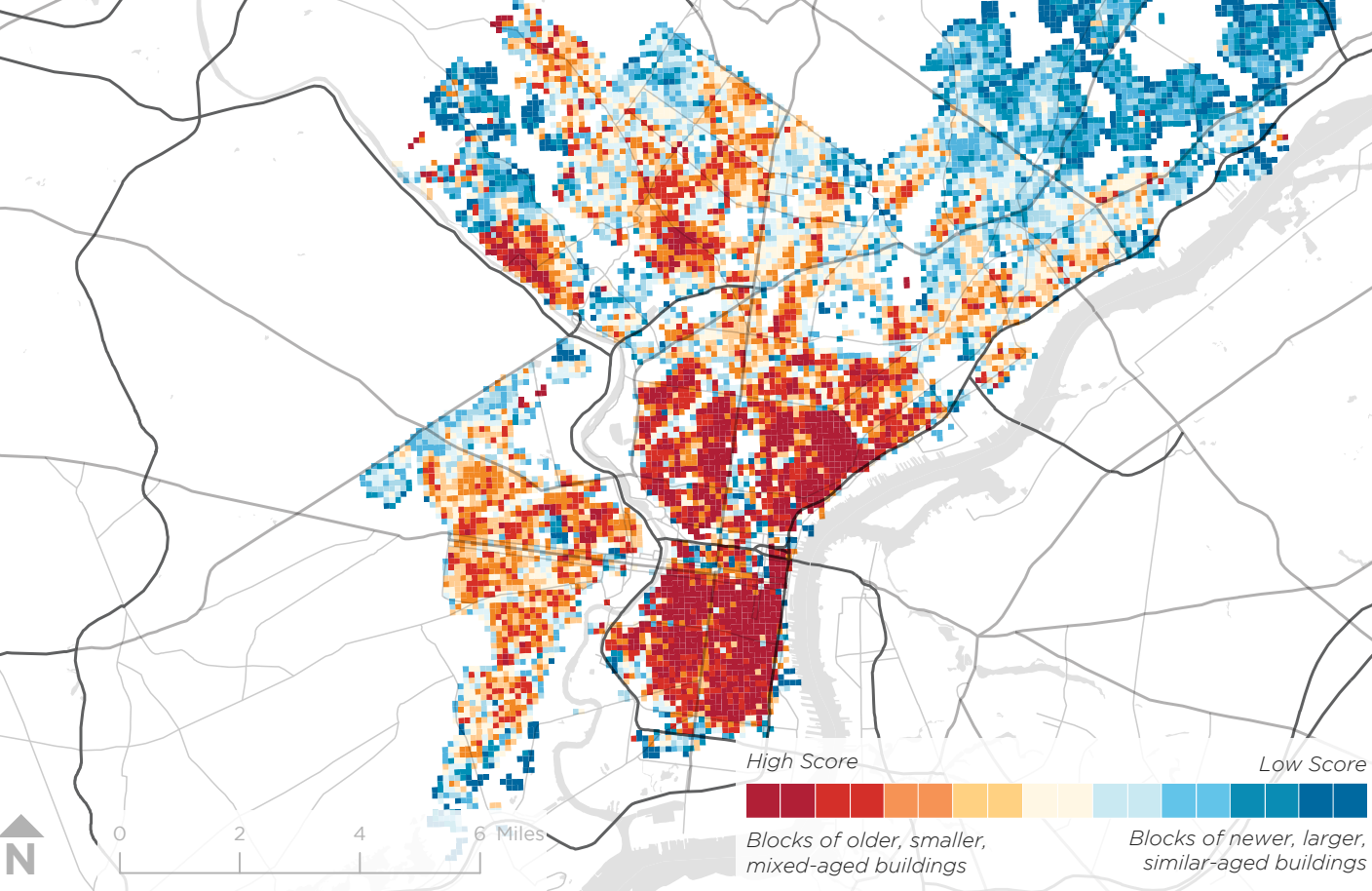


National Trust for Historic Preservation  
**Preservation Green Lab**

# Built Character in Philadelphia

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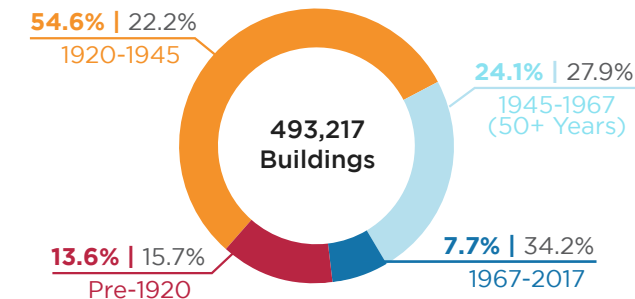
The Atlas of ReUrbanism uses the Character Score to classify building stock by age and size. Higher scoring areas in **red** represent blocks of older, smaller, mixed-aged buildings. Lower scoring areas in **blue** represent newer, larger, similar-aged development.



## Building and Preservation Facts

Parcels/Buildings	Philadelphia	50-City Average
Total	493,217	204,038
Per Square Mile	4,078	1,436
Median Year Built	1925	1952
On Nat'l Register of Historic Places	4.2%	6.8%
Locally Designated	2.2%	4.3%
Historic Tax Credit Projects	296	27.5

Year Built By Period, Philadelphia | 50-City Average



## High v. Low Character Score

Use the table below to compare high- and low-character score areas in terms of their density and diversity, inclusiveness, and economic vitality.

High Character Score Areas  
Low Character Score Areas



### Density & Diversity

	High Character Score Areas	Low Character Score Areas
Avg. Population/Grid Square <sup>†</sup>	200.6	87.8
Median Age (Years) <sup>†</sup>	35.2	40.7
Avg. Between Age 18-34 <sup>†</sup>	29.1%	23.2%
Avg. Foreign Born <sup>††</sup>	9.5%	14.6%
Avg. New to County <sup>††</sup>	3.9%	3.0%
Avg. People of Color <sup>†</sup>	67.3%	44.8%
Avg. Housing Units/Grid Square <sup>†</sup>	89.9	37.3
Avg. Vacant Homes <sup>†</sup>	12.2%	6.4%
Avg. Owned Homes <sup>†</sup>	53.9%	67.3%



### Inclusiveness

	High Character Score Areas	Low Character Score Areas
Total Women and Minority-Owned Businesses <sup>†††</sup>	3,332	1,549
Avg. Affordable Rental Housing Units <sup>†</sup>	82.5%	81.1%



### Economic Vitality

	High Character Score Areas	Low Character Score Areas
Total Jobs in Small Businesses <sup>††††</sup>	52,098	21,195
Total Jobs in New Businesses <sup>††††</sup>	10,618	4,683
Total Jobs in Creative Industries <sup>††††</sup>	34,886	26,074

<sup>†</sup>Data from the 2010 Census

<sup>††</sup>Data from the 2010-2014 5-Year Estimates of the American Community Survey

<sup>†††</sup>Data from Dun & Bradstreet, 2016.

<sup>††††</sup>Data from LEHD LODES, 2014