

The background image shows a sunny day at the Navy Yard waterfront. In the foreground, a man and a woman are jogging along a paved path. To their left, two people are sitting on a bench under a large tree. In the background, a large ship is docked at a pier, and several white lighthouses are visible. A person is walking a dog on the path to the right.

welcome to the
NAVY YARD

Navy Yard Comprehensive Transportation and Parking Strategy

RFP Pre-BID Meeting

December 2, 2025 – 1:00PM

WELCOME!

Please sign in using the QR code.



AGENDA

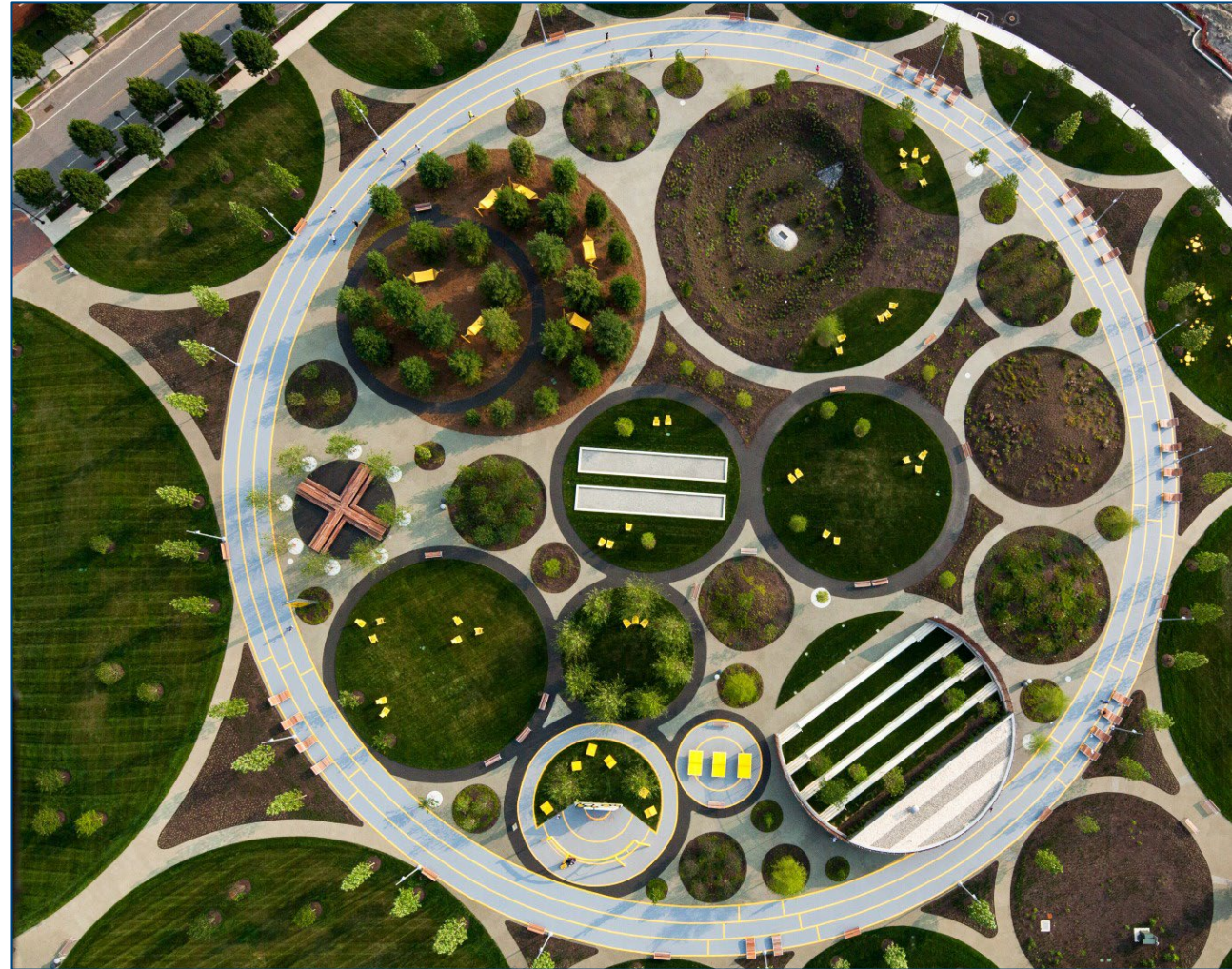
Project Overview

The Navy Yard Today / PIDC at The Navy Yard

The Navy Yard Tomorrow

Submission Requirements

Next Steps



PROJECT OVERVIEW

PROJECT SELECTION SCHEDULE

RFP Released

Wednesday, November 12, 2025



Pre-Bid Meeting

Tuesday, December 2, 2025 at 1:00PM EST

Questions

Submission Deadline

Wednesday, December 10, 2025 by 4:00PM EST

Responses Posted

Wednesday, December 17, 2025 by 4:00PM EST

Deadline for RFP Submissions

Wednesday, January 14, 2026 by 4:00PM EST

Interviews

Short List Notified

Wednesday, January 28, 2026

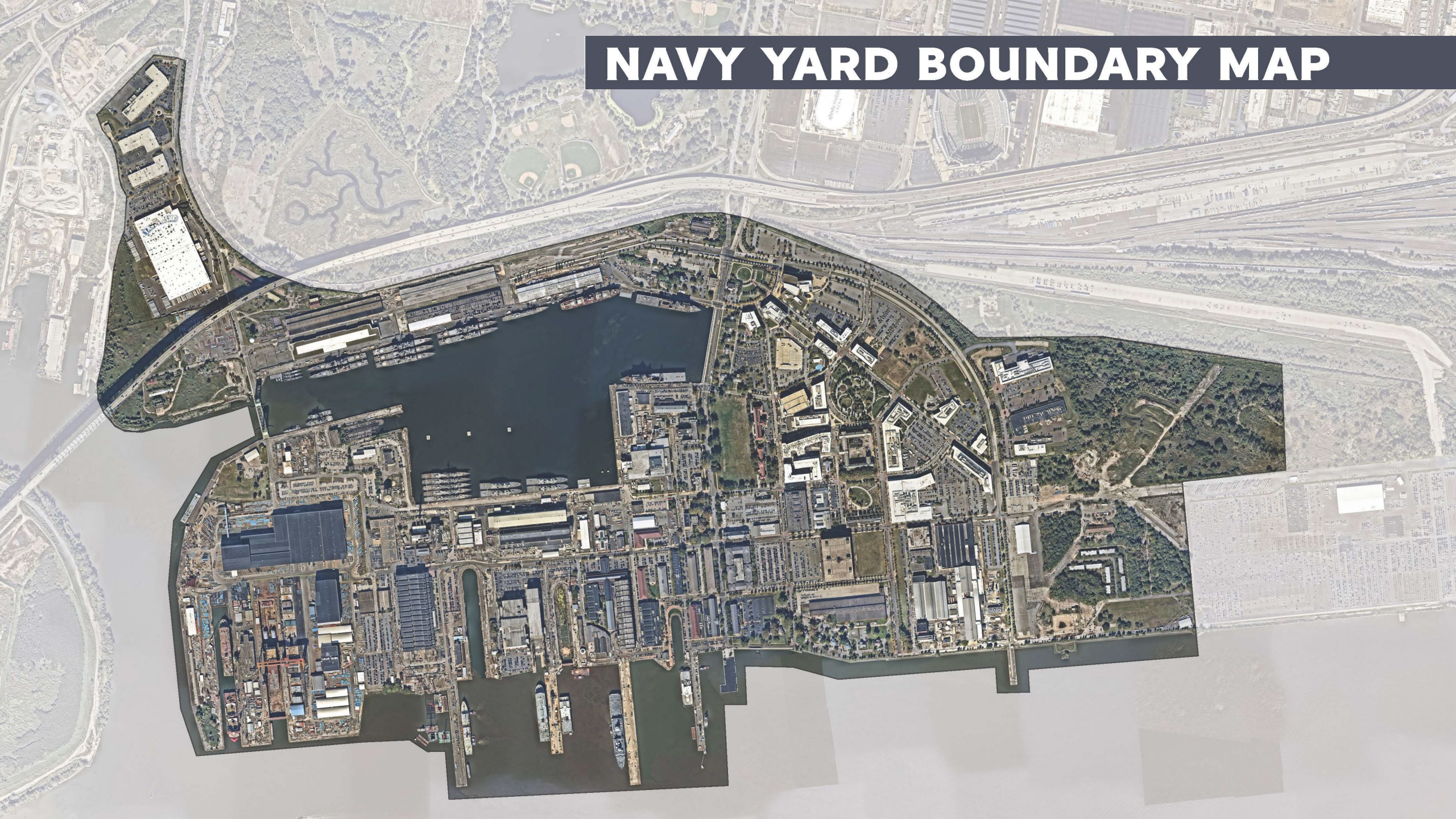
Interviews

Week of February 9, 2026

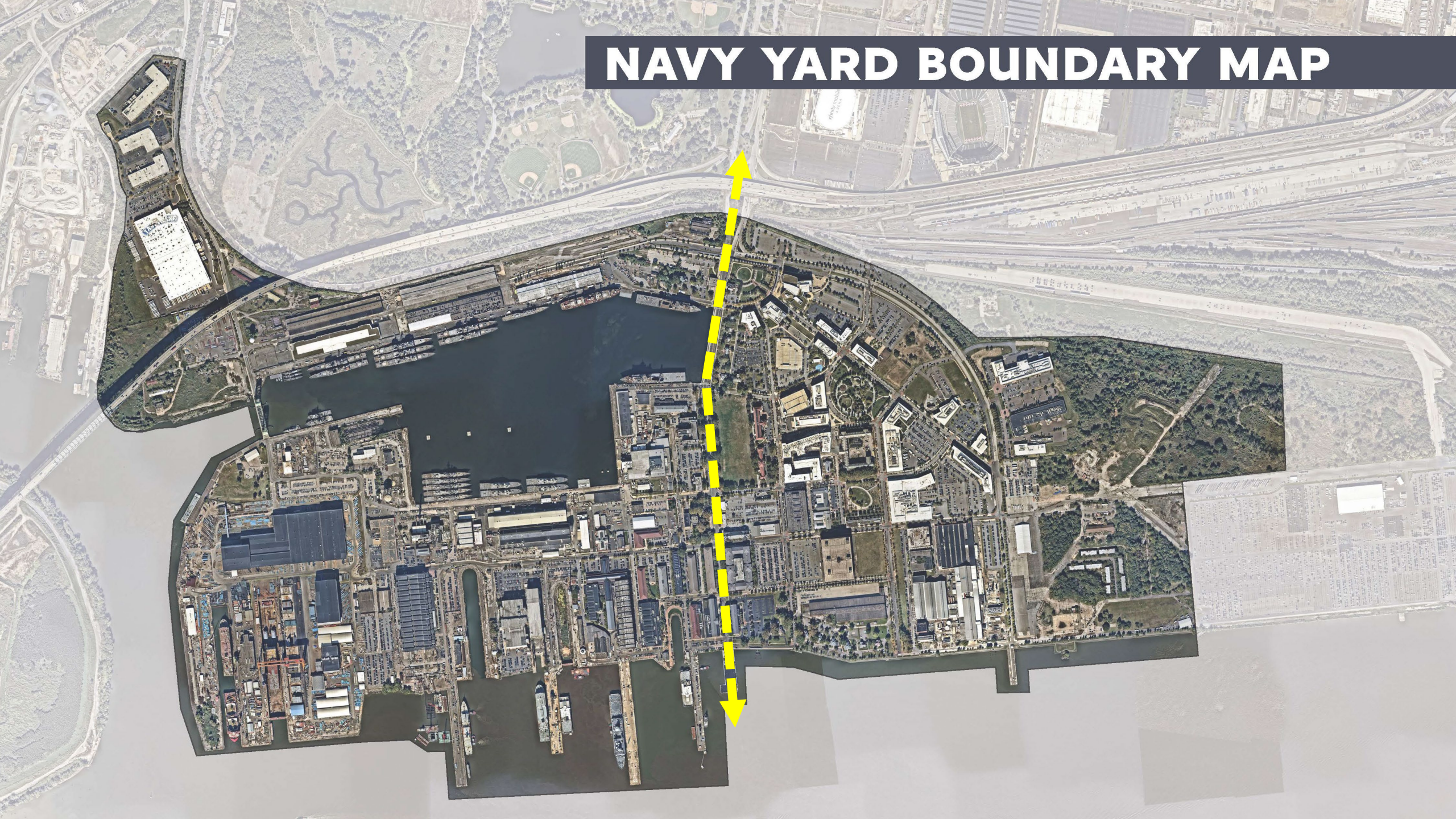
Estimated Selection & Notification Date

Week of February 16, 2026 (subject to change)

NAVY YARD BOUNDARY MAP



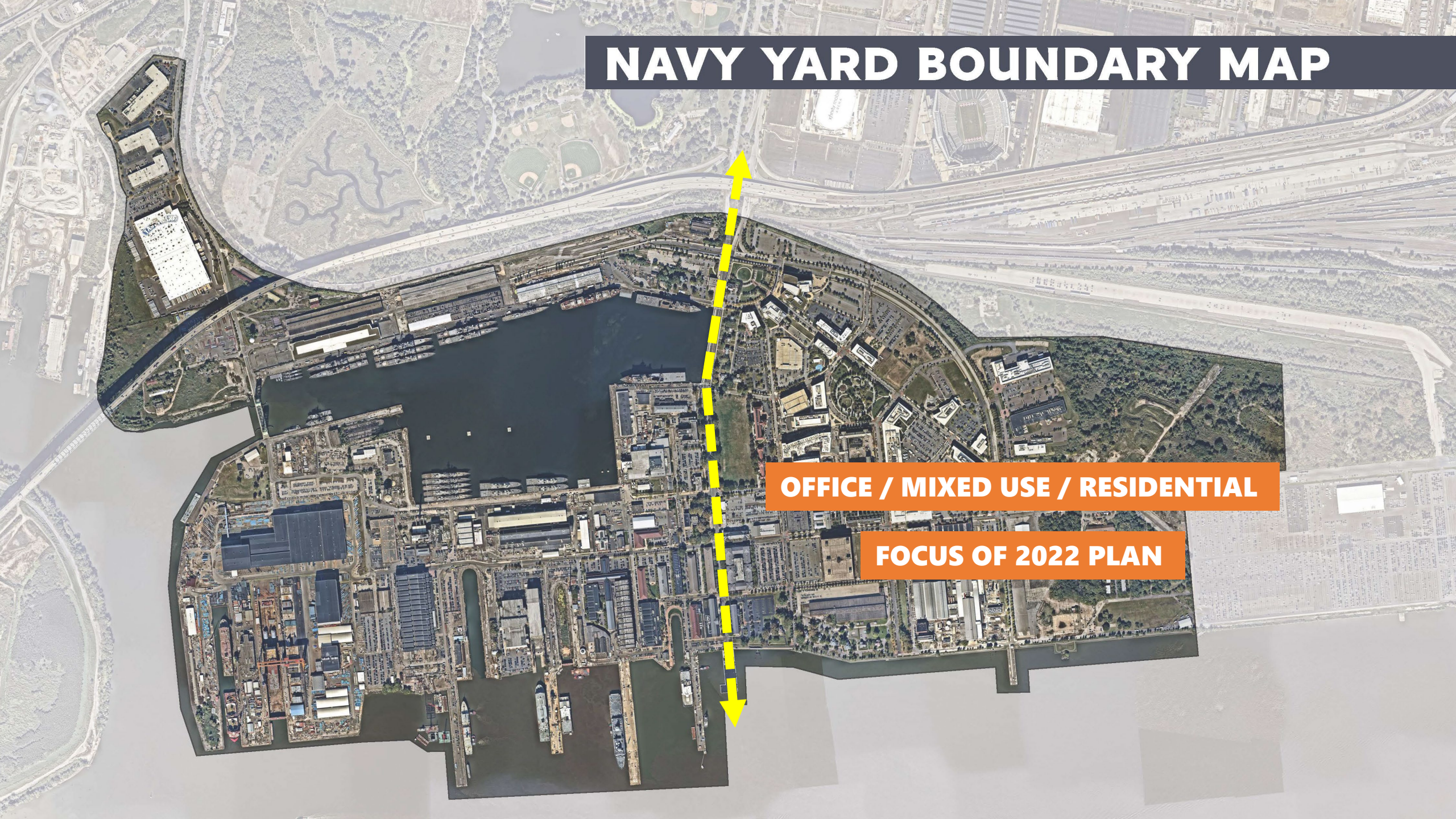
NAVY YARD BOUNDARY MAP



NAVY YARD BOUNDARY MAP

OFFICE / MIXED USE / RESIDENTIAL

FOCUS OF 2022 PLAN



NAVY YARD BOUNDARY MAP

INDUSTRIAL CORE

NEW EMPLOYMENT GROWTH

OFFICE / MIXED USE / RESIDENTIAL

FOCUS OF 2022 PLAN



NAVY YARD BOUNDARY MAP

BUILDING ON 2022 PLAN

**MORE IMMEDIATE
NEED**



**BELLWETHER
DISTRICT**

FDR PARK

**SPORTS
COMPLEX**

PHILAPORT

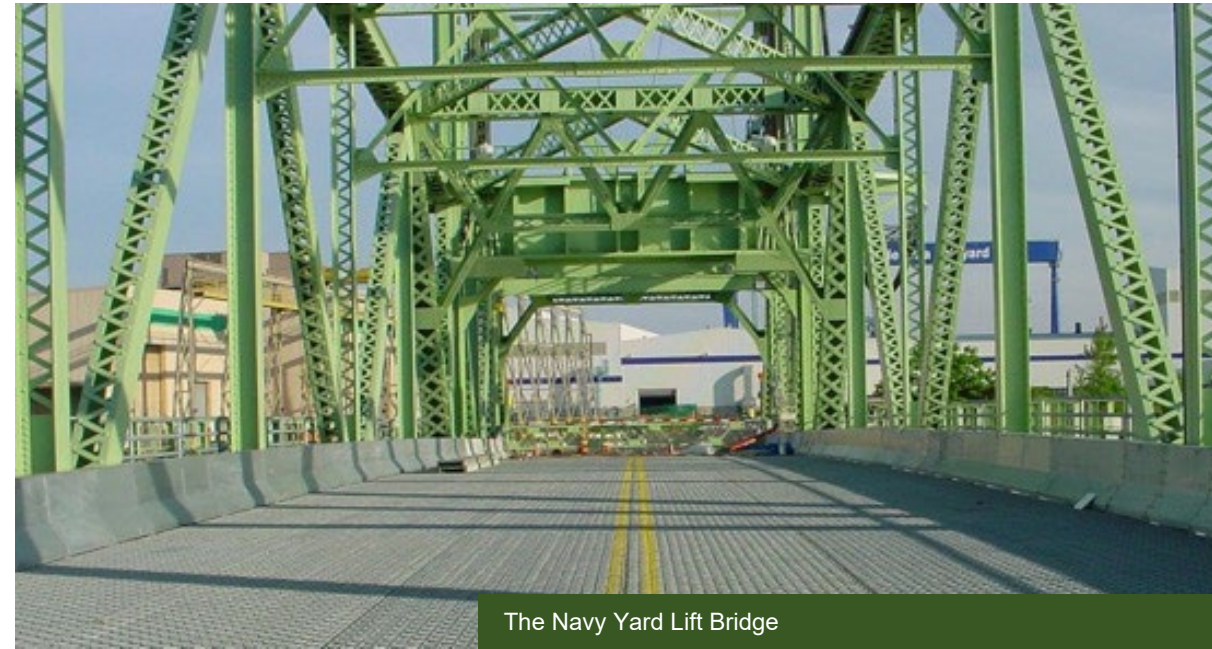
NAVY YARD

PHILAPORT

NAVY YARD AND EXTERNAL PLANNED DEVELOPMENTS

PROJECT GOALS AND OBJECTIVES

- Seeking qualified transportation planning/engineering consultants to develop a comprehensive, implementable transportation and parking strategy for the Navy Yard.
- **Goal:** Improve access, circulation, parking, transit use, and bicycle/pedestrian amenities.
- **Deliverable:** an integrated, data-driven, phased plan addressing immediate and future multimodal challenges, infrastructure needs, parking demand, and overall traveler experience.



The Navy Yard Lift Bridge

TASKS

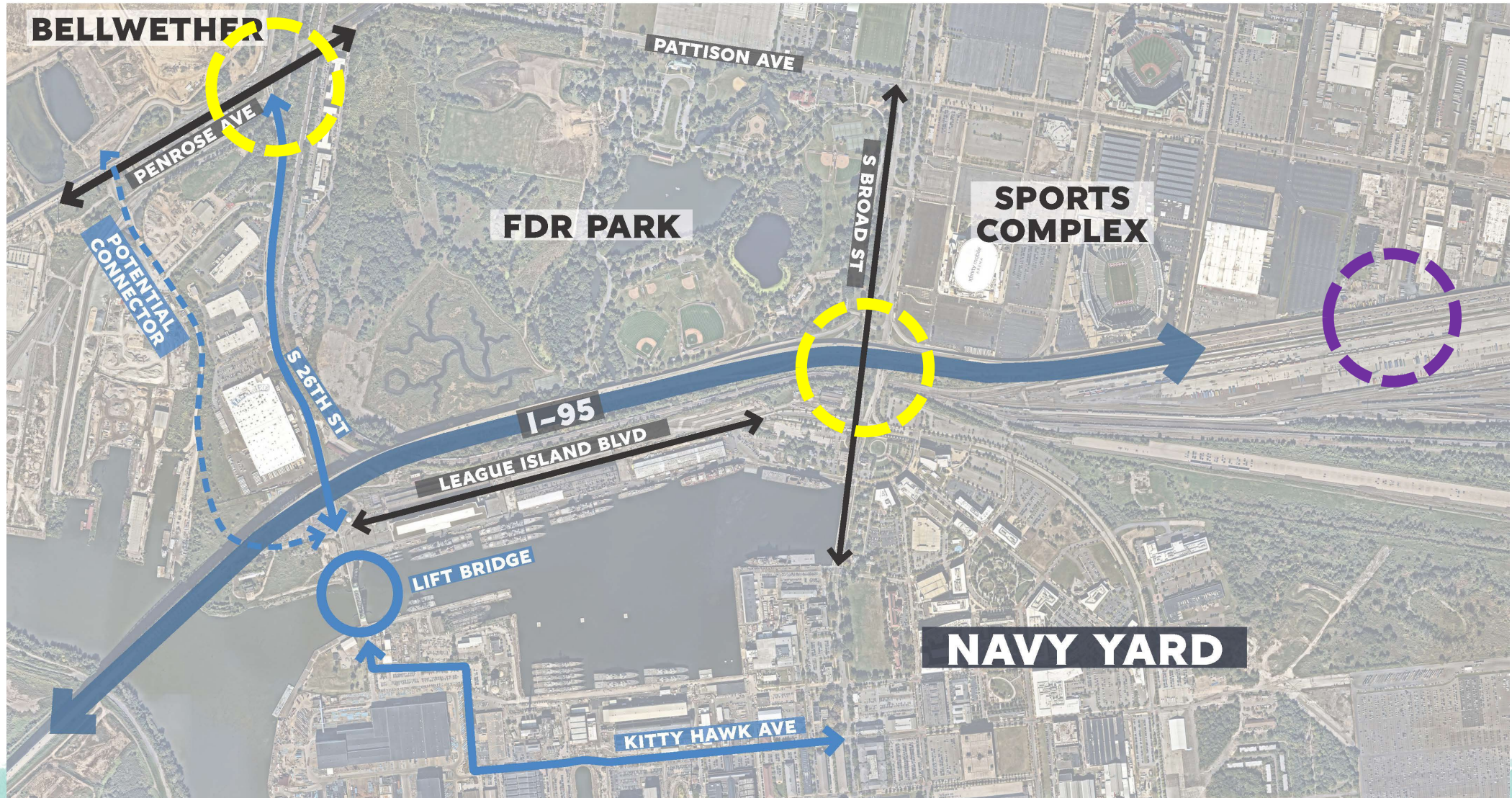
- **Task 1** – Existing Conditions Analysis
(To be completed within first 45 days)
- **Task 2** – Roadway Expansion
(To be completed within first 120 days)
- **Task 3** – Transportation and Access
- **Task 4** – Parking
- **Task 5** – Transit, Bicycle and Pedestrians
- **Task 6** – Final Deliverable

THE NAVY YARD TODAY

CURRENT TRANSPORTATION / ACCESS INTO NAVY YARD

- Congestion and queuing at main access points (AM/PM peaks)
 - S Broad Street
 - S 26th Street
- Existing parking does not meet current/future demands
- Lower South District growth (Bellwether, PhilaPort, Stadium Complex) impacts on existing infrastructure
- Timeline of future projects (S Broad Street NB I-95 ramps, new I-95 ramps east of Broad Street)

CURRENT TRANSPORTATION / ACCESS INTO NAVY YARD



THE NAVY YARD TODAY

CRITICAL INFRASTRUCTURE PROJECTS – BROAD STREET REDESIGN

- KS Engineers team selected to redesign South Broad Street
- Project kicked off in October 2025
- Three main objectives:
 1. Mitigate traffic through improved design
 2. Implement multimodal solutions
 3. Relocate & activate Main Gate through place-making principles



THE NAVY YARD TODAY

CRITICAL INFRASTRUCTURE PROJECTS – 26TH STREET LIFT BRIDGE

- \$23M replacement of structural fender system
- Critical road + maritime link
 - Employee access for shipyard & major industrial employers
 - Supply chain route for industrial complex
 - Sole water access for Navy Ship Basin
- Design to begin in 2026
- Actively pursuing construction funding



THE NAVY YARD TODAY

TRANSIT WITHIN THE NAVY YARD

- Yankee Line runs the Navy Yard Transit system
 - New operator as of October 1, 2025
- PIDC working with SEPTA on bus route extensions into Navy Yard (weekdays)
 - Currently only Route 17 runs within NY
 - Currently weekends only
- Not currently looking into expansion of Navy Yard Transit system, consultant teams should consider SEPTA/NJ transit partnerships



THE NAVY YARD TODAY

BICYCLE AND PEDESTRIAN INFRASTRUCTURE

- Bike lanes, sidewalks and side paths throughout the Navy Yard, but currently not a connected network
- S Broad Street redesign will incorporate bicycle infrastructure
- West of Broad Street, limited ability to add bicycle/ped infrastructure due to industrial conflicts
- East of Broad Street and 2022 Plan proposal



RECENT REPORTS AND PROJECTS

1. Parking Strategy for Historic Core – (2025, ongoing)
2. South Broad Street Entrance: Short-Term Traffic Mitigation Solutions by Pennoni – (2025, complete)
3. Economic Impacts of the Philadelphia Navy Yard since 2000 – (2025, complete)
4. Workforce & Business Analysis – (2023, complete)
5. Philadelphia Navy Yard Plan, 2022 Update (2022, complete)
6. Philadelphia Navy Yard Master Plan Traffic Volume Forecasts Memo – (2022, complete)
7. SEPTA Design Sprint Navy Yard Transit Plan – (2022, complete)
8. Parking Analysis of 2022 Plan Phase 1 Development – (2021, complete)

PIDC AND THE NAVY YARD

NAVY YARD

PHILADELPHIA

PIDC is the master developer and operator of one of the Philadelphia Navy Yard.

Since 2000, PIDC has driven commercial and industrial development through a successful, 25-year partnership between the City, PIDC, the Commonwealth, and federal partners.



PIDC AT THE NAVY YARD

The Navy Yard is PIDC's largest & most complex economic development initiative:

- 1,200 acres (size of Center City)
- Previously aging infrastructure/facilities

Goals

- Competitive sites to grow & attract businesses
- Quality jobs for Philadelphians
- Opportunities for Philadelphia businesses

Primary Challenges

- Infrastructure
- Environmental



Aerial of the redevelopment of the Historic Core



The Navy Yard Lift Bridge

THE NAVY YARD TODAY

8M
SQUARE FEET OCCUPIED

1,200
ACRES

16K
EMPLOYEES

130K
VISITORS PER YEAR

150
COMPANIES

20+
ACRES OF PARK SPACE

\$2.8B
PUBLIC & PRIVATE
INVESTMENT

6.3
MILES OF WATERFRONT
SPACE



NAVY YARD COMPANY OVERVIEW

The Navy Yard campus is home to more than 150 companies – large and small – that support more than 16,000 accessible jobs across the educational spectrum—from those requiring GEDs to PhDs.

US NAVY & DEFENSE



PHILLY BRANDS



SHIPBUILDING & REPAIR



LIFE SCIENCES



PIDC's ROLE AT THE NAVY YARD

1



Site Operations

- 9 miles of streets & sidewalks
- 5 parks (20 acres)
- 3 bike share stations
- Navy Yard Transit bus service with 2 routes
- 100+ events annually

2



Leasing & Development

- 600k+ SF leased by PIDC
- Small businesses to Fortune 500s
- \$6B development partnership for 109 acres
- Separate development agreements for PAID-retained sites

3



Electric Utility Operator

- Distribute 200k MW annually
- 200+ customer accounts
- Community solar
- Onsite generation
- Battery storage
- 30 MW expansion in progress

4



Workforce Training

- Partnership with Skills Initiative
- 176 graduates
- 93% work in quality full-time jobs at Navy Yard
- Partner companies include Iovance Biotherapeutics, NAVSEA, Philly Shipyard,

THE NAVY YARD TOMORROW

NAVY YARD

PHILADELPHIA

20 Year Master Plan



15-20

YEARS OF
BUILD OUT TIME

\$6B

TOTAL INVESTMENT

\$14.3B

TOTAL DIRECT + INDIRECT
ECONOMIC IMPACT TO PA

\$8.1B

DIRECT ECONOMIC IMPACT TO
PA

12K

NEW FULL-TIME JOBS

68K

CONSTRUCTION JOBS

2022 PLAN VISION

- Promote **economic growth** in the City of Philadelphia through new commercial development, investment, and increased employment at the Navy Yard;
- Leverage new residential development and density to **support expanded retail, amenities, and programming** for the Navy Yard community and general public.
- Support the **growth and expansion of Philadelphia's life sciences sector**, specifically cell and gene therapy companies, through the development of R&D, clinical/commercial production, and ancillary facilities;



NAVY YARD INDUSTRIAL CORE

- Not accounted for in 2022 Plan
- Rapid growth for industry leaders:
 - Hanwha Philly Shipyard
 - Rhoads Industries
 - US Navy
 - URBN
- 3,000+ employees in 5 years
- Current parking/rush hour impacts



SUBMISSION REQUIREMENTS

PROPOSAL STRUCTURE

1. Cover letter summarizing key points of Applicant's proposal (one page limit).
2. Applicant's relevant experience and expertise.
3. References from past projects of similar type and scale as this project.
4. Narrative of the Applicant's ability to provide the required services and work products, including project approach and description of team composition.
5. Anticipated project schedule, including milestones and key completion dates. *(Consultants should highlight proposed modifications to preferred timelines noted in Section III.)*
6. A fee proposal that is itemized by task and delineated by firm. Include hourly rates of anticipated personnel. *Add-on services should remain separate from the base fee proposal.*

*****Consultant teams should submit any requested modifications to the standard contract terms and conditions as part of submission.***

EVALUATION AND SELECTION CRITERIA

The selection committee will select the Consultant based on various criteria, including the following:

- Proposed services and costs
- Understanding of project scope
- Project-specific expertise
- Project schedule, which must be a realistic schedule
- Team composition and relevant experience/references
- Overall responsiveness and proposal quality
- Submission of all required documentation

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QUESTION + ANSWER

- Please submit all questions written formally to Alex Smith (asmith@pidcphila.com)
- Questions submitted will be published in the Q+A document
- Deadline for questions is **Wednesday, December 10, 2025**
- Responses will be posted by **Wednesday, December 17, 2025**

**THANK
YOU**

