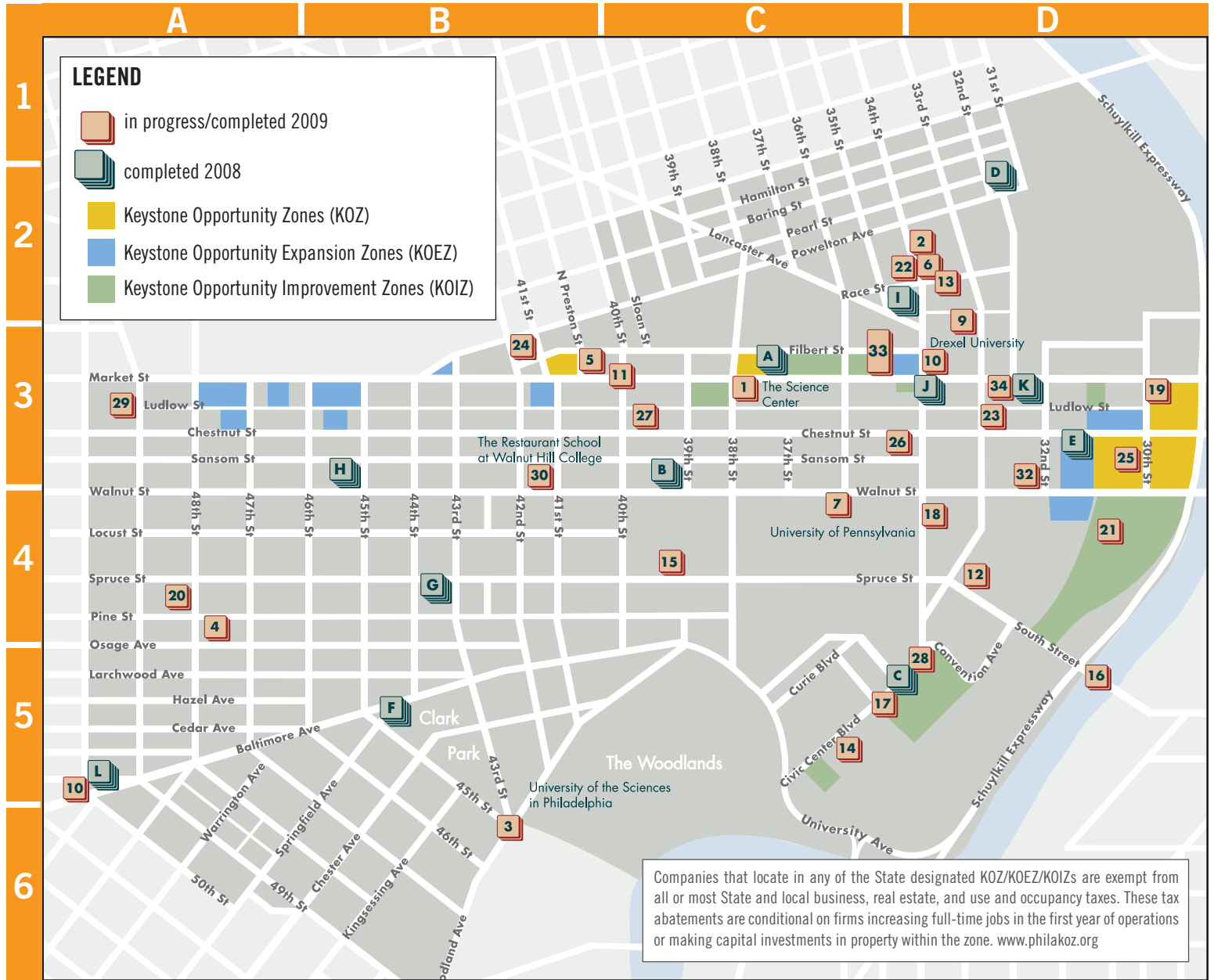


REAL ESTATE & DEVELOPMENT MAP



Companies that locate in any of the State designated KOZ/KOEZ/KOIZs are exempt from all or most State and local business, real estate, and use and occupancy taxes. These tax abatements are conditional on firms increasing full-time jobs in the first year of operations or making capital investments in property within the zone. www.philakoz.org

- 1. National Board of Medical Examiners' Expansion (3C)
- 2. Millennium Residence Hall (2C)
- 3. 4500 Woodland Avenue (6B)
- 4. Pine.West Condominiums (4A)
- 5. Market & Preston Redevelopment (3B)
- 6. Northside Dining Terrace (2D)
- 7. Annenberg Public Policy Center (4C)
- 8. Buckley Courts at the Armory (4C)
- 9. Recreation Center (2C)
- 10. Philadelphia Federal Credit Union (3D)
- 11. Market Street Revitalization Project (3C-D)
- 12. Weiss Pavilion (4D)
- 13. North Campus Mall (2D)
- 14. Colket Tranlational Research Building (5C)
- 15. Clyde F. Barker Transplant House at Penn (4C)
- 16. South Street Bridge (5D)
- 17. Translational Research Center (5C)
- 18. Music Building (4D)

- 19. Cira Center South – P.O. Rehab (3D)
- 20. Center for Culinary Enterprises (4A)
- 21. Penn Park (4D)
- 22. Smart House (2C)
- 23. Constantine Papadakis Integrated Sciences Building (3D)
- 24. 2.0 University Place (3B)
- 25. Cira Center South Development (4D)
- 26. University of Pennsylvania Law School (3C)
- 27. The Hub 3939 (3C)
- 28. Roberts Proton Therapy Center (5C)
- 29. West Philadelphia High School (3A)
- 30. Campus Commerce Center phase 1 (4B)
- 31. Krishna P. Singh Center for Nanotechnology (4D)
- 32. URBN Center (3C)
- 33. LeBow College of Business (3D)

COMPLETED 2008

- A 3711 Market Street (3C)
- B The Radian (4C)
- C Perelman Center (5C)
- D Drexel Park (2D)
- E United States Post Office (3D)
- F HMS School (5F)
- G 4300 Spruce Condominiums (4B)
- H 45th & Sansom (3B)
- I Drexel Tennis Courts (3D)
- J Earle Mack School of Law Expansion (3D)
- K Lighting of Drexel (3D)
- L Cedar Park Improvement Project (5A)

REAL ESTATE & DEVELOPMENT



1. National Board of Medical Examiners' Expansion

The 10-story, 90,000 sq. ft. expansion of the National Board of Medical Examiners' (NBME) building was funded by a \$41 million bond issued by the Philadelphia Authority for Industrial Development. It allows NBME to expand several programs, such as its collaboration on international projects and services. The design incorporates a storm water recovery system that supplies water for a fountain and irrigating a large garden.

Developer: National Board of Medical Examiners

Location: 3750 Market Street

Use: Office

Completion Date: June 2008



2. Millennium Residence Hall

Designed by renowned Erdy McHenry Architecture in association with ARUP, this new \$42 million, 110,000 sq. ft. building is a focal point of the campus' residential quadrant with skyline views of the city. The innovative design allows the building to be constructed on a small site with little obstruction to neighboring buildings. The 17-story building houses 482 students in hybrid suite configuration with a series of shared living areas that create a common link throughout the building. The building's design incorporates many environmentally sustainable features including a 3,000 sq. ft. green roof and a rain screen panel façade to provide solar shading.

Developer: Drexel University

Location: 34th and Powelton

Use: Residential

Completion Date: August 2009



3. 4500 Woodland Ave.

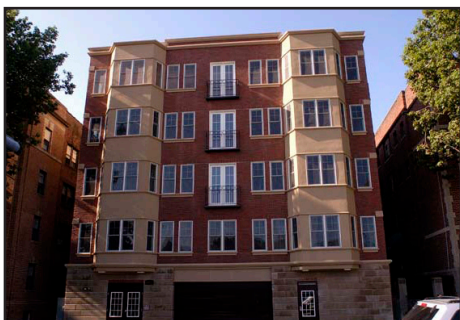
The University of the Sciences converted approximately 10,000 square feet of warehouse space in the 4500 Woodland Avenue Building to create three state-of-the-art classrooms, administrative offices, a student lounge and a locker room for the College of Health Sciences. In May 2009, more renovations continued, including the remodel of three existing classrooms, and the addition of a reference library and conference room. A newly laid path and stairs accommodate the increase in foot traffic to the 4500 Woodland Ave. Building, Glasser Hall, and the Southside campus and promote a feeling of a single campus environment—safer and more convenient.

Developer: University of the Sciences in Philadelphia

Location: 4500 Woodland Avenue

Use: Institutional

Completion Date: August 2009



4. Pine West Condominiums

Pine West is a 20-unit condominium project in University City's Garden Court community, which is listed on the National Register of Historic Places. One and two bedroom units range in size from 566 sq. ft. to 1,229 sq. ft. Advantages include 10-year tax abatement, low condo fees, proximity to public transit, location within the Penn Home Ownership Services (PHOS) Program boundary, and underground parking.

Developer: i4 Properties

Location: 4742 Pine Street

Use: Residential

Completion Date: September 2009

REAL ESTATE & DEVELOPMENT



5. Market & Preston Redevelopment

This renovated commercial building has 4,000 sq. ft. of retail on the 1st floor and 10 two bedroom apartments on the 2nd and 3rd floors.

Developer: Market Street Management, LLC

Location: 4029-37 Market Street

Use: Mixed

Completion Date: October 2009



6. Northside Dining Terrace

This new \$3.2 million Dining Terrace features four nationally branded food concepts – Subway, Chick-Fil-A, Tsunami Sushi, and Currito, with inside and outdoor dining for 250 customers. The new 5,000 sq. ft., Drexel Dining Terrace makes available more retail and dining options to better serve the student population and community living in the north residential quadrant of campus.

Developer: Drexel University

Location: 34th Street and Race Street

Use: Institutional

Completion Date: November 2009



7. Annenberg Public Policy Center

Established in 1993, the Annenberg Public Policy Center of the University of Pennsylvania conducts and disseminates research, hosts lectures and conferences, and convenes roundtable discussions that highlight important questions about the intersection of media, communication and public policy. The \$34 million, 52,000 sq. ft. facility designed by Maki & Associates provides new administration, gathering, office and research space for the Annenberg Center for Public Policy.

Developer: University of Pennsylvania

Location: 202 S. 36th Street

Use: Academic

Completion Date: Fall 2009



8. Buckley Courts at the Armory

The \$250,000 renovation of the historic Armory for recreational sports includes three multipurpose courts striped for basketball, volleyball, badminton and tennis.

Developer: Drexel University

Location: 34th Street and Race Street

Use: Institutional

Completion Date: January 2010

REAL ESTATE & DEVELOPMENT



9. Recreation Center

The \$44.6 million Recreation Center addition by Sasaki Associates in association with Ewing Cole, creates a dynamic and active streetscape with views into the fitness areas. Its inviting entry provides access to the Daskalakis Athletic Center, as well as outdoor gathering and recreation areas north of the facility. The integral glass and metal panel façade, together with light scopes on the roof, provides enough day lighting to eliminate the use of electric lights in 87% of interior occupied space. A rainwater reuse system manages storm water and reduces the potable water used for flushing toilets. The 86,000 sq. ft. addition includes a two court multipurpose gym with elevated jogging track, weights and fitness area, two squash courts with viewing area, climbing wall, two large exercise rooms, and a healthy lifestyle juice bar. A \$2.8 million, 7,000 sq. ft., upscale sports themed restaurant operated by Landmark University City, LLC. includes over 15 high definition televisions and an outdoor patio with two fire pits and bar for dining.

Developer: Drexel University
Location: 33rd and Market streets
Use: Institutional
Completion Date: February 2010



10. Philadelphia Federal Credit Union

The Philadelphia Federal Credit Union has joined with Philadelphia-based BLT Architects to develop a state-of-the-art, LEED-certified building on the 5000 block of Baltimore Avenue. The project comprises ground floor retail offering financial services to the residents and businesses in the community. Features include a more spacious interior for new account openings, accommodations for investment and loan consultations, an internet café and a free coin counting machine.

Developer: Philadelphia Federal Credit Union
Location: 50th & Baltimore
Use: Commercial
Completion Date: April 2010



11. Market Street Revitalization Project

New sidewalks, pedestrian lighting, trees and other plantings now extend from 34th to 41st streets along Market Street – the Avenue of Technology. Crosswalk improvements, signage, extended bike lanes, and new ADA ramps on all the corners are also a part of the project. Spearheaded by the University City Science Center, the project was funded by property owners along the targeted area of Market Street, an \$80,000 planning grant from Delaware Valley Regional Planning Commission and a \$2 million grant from the City of Philadelphia's ReStore Philadelphia Corridors program.

Project Manager: The Science Center
Location: Market Street, 34th to 41st
Use: Streetscape Improvements
Completion Date: June 2010



12. Weiss Pavilion

The Weiss Pavilion occupies the long arcade on the northern side of Franklin Field and contains a new expanded intercollegiate athletic weight training program, some retail, and a recreation fitness center. It spans two levels in the space under the arches and connects the interior concourse under the stadium bleachers with the new east-west pedestrian promenade.

Developer: University of Pennsylvania
Location: Franklin Field, 33rd Street
Use: Athletic
Completion Date: Spring 2010

REAL ESTATE & DEVELOPMENT



13. North Campus Mall

The \$800,000 Phase One of Drexel's North Campus Mall project includes the closure of Race Street between 33rd and 34th streets, replacing asphalt with pavers, landscaping, outdoor seating, and the installation of lampposts.

Developer: Drexel University

Location: Race Street between 33rd and 34th Streets

Use: Institutional

Expected Completion Date: Summer 2010



14. Colket Translational Research Building

The Colket Translational Research Building is the first in a series to be constructed on the Children's Hospital of Philadelphia's South Campus. The eleven-story, 450,000-sq. ft. research building will help advance the Hospital's goal of translating basic science research into real-life treatments and cures. The \$400 million research tower will comprise four new laboratory floors; a two-story ground floor housing a lobby, cafeteria, and conference space; and four administrative office floors, three of which are convertible to future laboratory use. The building has been designed to expand vertically to 23 stories to provide for future growth. The building will provide flexible state-of-the-art laboratory space for the Center for Childhood Cancer Research as well as the Center for Cellular and Molecular Therapeutics.

Developer: The Children's Hospital of Philadelphia

Location: 34th Street and Civic Center Boulevard

Use: Medical

Completion Date: Summer 2010



15. Clyde F. Barker Transplant House at Penn

This two story, 13,260 square foot building will serve the needs of transplant patients and their families. It will offer many comforts and amenities including twelve furnished bedrooms, a private outdoor courtyard, an educational classroom space and family meeting room with computers and internet access. Also included are: a dining area, shared kitchen, exercise room, and laundry facilities. A shuttle service will also be available to provide guest transport to Penn Medicine's facilities. The project has been made possible by generous donations from former patients, individual private donors, local businesses, and construction companies.

Developer: Penn Medicine

Location: 3940 Spruce Street

Use: Medical

Completion Date: December 2010



16. South Street Bridge

The new South St. Bridge will provide an inviting new gateway for bicyclists entering University City and will enhance the neighborhood's connections to the regional bike network. The new bridge will have wide 6-foot, 4-inch bike lanes in both directions, creating a safe and convenient route to and from University City. Additionally, the bridge will include a ramp to the new boardwalk section of the Schuylkill River trail which will begin construction in spring 2011 and connect to the existing trail at Locust St. On the bridge, a "mid-block" crossing with a pedestrian activated traffic signal will make it easy for bikes to access the ramp and the beautiful new path that will further connect University City to the emerging bike network in Center City and beyond.

Developer: City of Philadelphia

Location: South St. & Schuylkill River

Use: Automobile, Bicycle, and Pedestrian Bridge

Completion Date: Late 2010

REAL ESTATE & DEVELOPMENT



17. Translational Research Center

This 523,000 sq. ft., 12-story building will house clinical, research and conference center space. The 115,000 sq. ft. of clinical space will be an extension/expansion of the recently opened Perelman Center for Advanced Medicine, providing outpatient services. The 408,000 sq. ft. biomedical-research center will be dedicated to the growing field of translational medicine, which emphasizes an accelerated pace for converting laboratory discoveries into medical therapies. It will dramatically increase Penn's research space and enable the recruitment of additional top scientists in key strategic areas. The Center, with phased opening beginning in October 2010, will accommodate the research and office-based activities of 100 principal investigators and 900 additional staff.

Developer: Penn

Location: Civic Center Boulevard

Use: Research

Completion Date: Phased opening beginning in October 2010



18. Music Building

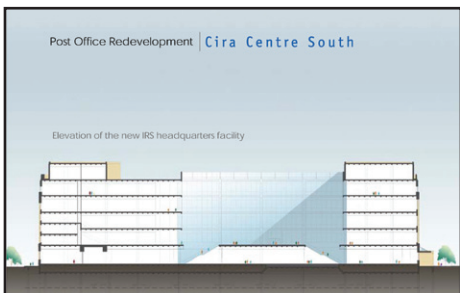
The windows, brick, and other historic features will be restored in this 25,000 sq. ft. 1892 structure, while a new adjacent building will house the Music Department faculty offices, classrooms with high quality acoustics, practice rooms, and recording studios. This project is targeted for LEED Silver certification as it includes sustainable features and energy conservation measures.

Developer: University of Pennsylvania

Location: 201 S. 34th Street

Use: Academic

Completion Date: 2010



19. Cira Centre South – Post Office Rehabilitation

In 2007, Brandywine Realty Trust purchased the former United States Postal Services building at 30th and Market streets and is doing a complete retrofit of the building which will become the new Philadelphia Campus for the Internal Revenue Service. The \$260 million project is one of the largest historic building renovations projects in the country, and will qualify for a historic tax credit and LEED Silver certification. At full occupancy, the building will be home to more than 5,000 IRS employees. In addition to the building renovation, Brandywine is constructing a \$90 million, 11-level, 1,662 car garage at 30th and Chestnut streets, which will be 94% occupied by IRS employees.

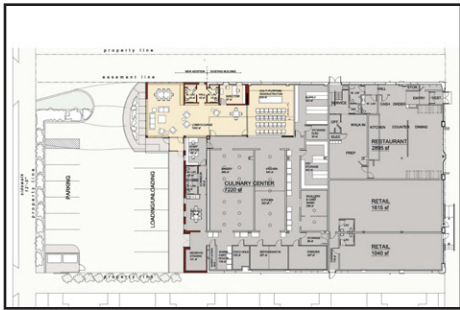
Developer: Brandywine Realty Trust

Location: 30th and Market

Use: Office

Completion Date: Summer 2010

REAL ESTATE & DEVELOPMENT



20. The Center for Culinary Enterprises (CCE)

The CCE will be the nation's most comprehensive food business incubator—a powerful engine for creating jobs and new community-based food businesses, engaging youth, overcoming critical food access obstacles, and serving as a hub of community health and nutrition resources. The Enterprise Center Community Development Corporation (TEC-CDC) owns a vacant supermarket building in West Philadelphia—long a community eyesore—that will be transformed into a 12,500+ sq. ft., sustainable facility. The CCE facility will include: three shared-use commercial kitchens for rent by culinary entrepreneurs, equipped with ample cold and dry storage spaces; a full-service restaurant with a program for high school juniors and seniors; the “e-Kitchen,” a multimedia learning center with a 36-seat classroom, demonstration kitchen and public computer lab; two retail spaces for community food businesses; and an urban mini-farm to engage residents in urban agriculture and create the potential for a complete local food system.

Developer: The Enterprise Center CDC

Location: 48th St. between Spruce & Pine

Use: Food business incubator

Completion Date: Spring 2011



21. Penn Park

Replacing acres of impermeable asphalt, the University of Pennsylvania's new Penn Park will be one of the most visible new sustainable landmarks in University City, as well as an inviting gateway into the neighborhood. Visitors to the park will be able to walk or bike along the pathways and enjoy athletic events with the knowledge that they're sitting atop a complex piece of sustainable engineering. A rainwater harvesting system will collect water for use by a high efficiency irrigation system for the park's plants, which will be selected for their low water requirements. Artificial fields will reduce the need for irrigation and will provide significant stormwater storage and groundwater recharge. Permeable pavement and vegetated swales will further increase water infiltration.

Developer: University of Pennsylvania

Location: West of the Schuylkill River, between Walnut and South

Use: Institutional/Public

Completion Date: Spring 2011



22. Drexel Smart House

Drexel Smart House is a student-led, multidisciplinary project to rehabilitate a 19th century urban home to serve as a “living laboratory” for exploring cutting edge design and technology through student-developed products and research. Students who live and work in the facility will focus on sustainability, from building construction and energy consumption to health and lifestyle.

Developer: Drexel University

Location: 3425 Race Street

Use: Residential/Research

Completion Date: Spring 2011

REAL ESTATE & DEVELOPMENT



23. Constantine Papadakis Integrated Sciences Building

This distinctive \$69.1 million five story building designed by Diamond Schmitt in association with H2L2 will be the flagship for the College of Arts and Sciences, housing state-of-the-art laboratories, auditorium and seminar classrooms, and a cafe. This dynamic 151,590 sq. ft. teaching facility will be the first academic building in the U.S. to have a four-story biofilter wall. This feature will be part of the HVAC system – air intakes and outputs will be filtered through the living wall of vegetation that will upgrade energy efficiency and indoor air quality, along with controlled humidity in dry weather. The building will be the University's first LEED certified building.

Developer: Drexel University
Location: 33rd and Chestnut streets
Use: Institutional
Completion Date: Fall 2011



24. 2.0 University Place

2.0 University Place is Philadelphia's first LEED Pre-Certified "Platinum" green office building. Encompassing more than 90,000 sq. ft. of class A office and retail space it will also house a state-of-the-art 20,000 sq. ft. green roof and nearly 60 parking spaces.

Developer: University Place Associates, LP
Location: 30 N. 41st Street
Use: Office
Completion Date: 2011



25. Cira Centre South Development

Cira Centre South is a proposed 1.5 million sq. ft. mixed-use development consisting of two towers on 30th Street, one facing Walnut Street and the second facing Chestnut Street. A 1662-car parking garage with 9,000 sq. ft. of street-level retail will sit between the towers in the middle of the block. The Walnut Street tower will offer a mix of uses, including 800,000 sq. ft. of office space and 12,000 sq. ft. of retail and restaurant space. The Chestnut Street tower will include a 225-room hotel, 85,000 sq. ft. of office and 7,000 sq. ft. of retail along Chestnut Street. The project is being developed within a Keystone Opportunity Zone, which gives tenants who move into the space breaks on state and local taxes.

Developer: Brandywine Realty Trust
Location: 30th Street, between Walnut and Chestnut streets
Use: Mixed
Completion Date: 2011



26. University of Pennsylvania Law School

From its rooftop garden, state-of-the-art moot court room and 350-seat auditorium, to its interior glass walls and a grand, two-story atrium, the proposed new 40,000 square foot Penn Law School building will physically connect Penn Law's signature, 110 year old, Georgian-style Silverman Hall to the east with its 16-year-old contemporary Tannenbaum Hall to the west, while respecting the historical three-story row homes across Sansom Street.

Developer: University of Pennsylvania
Location: 3400 Sansom Street
Use: Academic
Completion Date: 2011

REAL ESTATE & DEVELOPMENT



27. The Hub 3939

The second of three adjacent developments planned by Teres Holdings, this eight-story, 57,900 sq. ft. Hub will feature 60 apartments atop 12,200 sq. ft. of retail space on the first floor as part of an expanding residential/retail complex at 40th and Chestnut streets.

Developer: Teres Holdings
Location: 3939 Chestnut St.
Use: Mixed
Completion Date: 2011

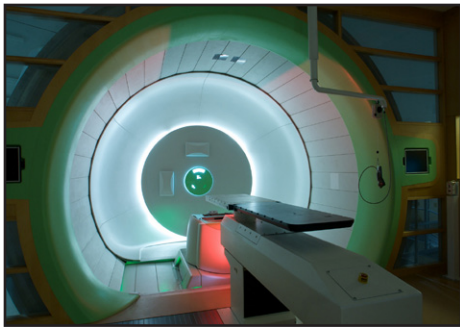


Photo: Spitzer Photography, LLC

28. Roberts Proton Therapy Center

The Roberts Proton Therapy Center, a 67,000 sq. ft. facility, located mostly underground, is connected to the Perelman Center for Advanced Medicine and is part of Penn's Department of Radiation Oncology. The first of five treatment rooms opened in January 2010. Upon completion of the last treatment room—in early 2011—this will be the largest proton therapy Center in the world.

Developer: University of Pennsylvania
Location: 34th & Civic Center Boulevard
Use: Medical
Completion date: 2011



29. West Philadelphia High School

This new three story, 170,000 sq. ft. building will accommodate 800 students and include 22 general classrooms, five science labs, two computer labs, and two gymnasiums. Additional space is being provided for art, dance, music and other educational uses. The building has been designed to achieve a LEED Silver rating by incorporating rain water collection/grey water flush systems, a rain garden, recycled building materials, enhanced energy performance through energy efficient mechanical systems, and other sustainable features.

Developer: School District of Philadelphia
Location: 49th and Chestnut
Use: School
Completion Date: Summer 2012

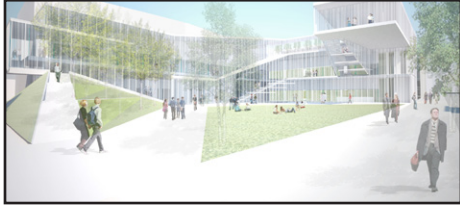


30. Campus Commerce Center

Campus Commerce Center is a two phase development. The first phase, scheduled to start before the end of the year, will be a 136 room extended-stay hotel. Phase two will be 150,000 square feet of Class "A" office space partially occupied by the developer, Campus Apartments. Campus Apartments, headquartered in University City for more than 50 years, is one of the largest privately owned student housing companies in the nation.

Developer: Campus Apartments
Location: 41st & Walnut St.
Use: Hotel/Office
Completion Date: Phase 1, 2012

REAL ESTATE & DEVELOPMENT



32. Krishna P. Singh Center for Nanotechnology

As a new 78,000 sq. ft. multi-level facility, the Singh Center will bring together researchers from disciplines of engineering, medicine, and the sciences through technical lab spaces and vibrant public spaces, including the quadrangle, public galleria, forum space and conference rooms. The building sits adjacent to a major approach to the University from the east, providing an iconic and welcoming new gateway between campus and city. The program will facilitate interaction between faculty and students, researchers and industry, the University, the City, and the Region.

Developer: University of Pennsylvania

Location: 3200 Walnut Street

Use: Academic

Completion Date: 2012



33. URBN Center

This architecturally significant 162,000 sq. ft. complex designed by Robert Venturi in the mid-1970's was recently acquired for \$35 million to consolidate the Antoinette Westphal College of Media Arts and Design. The \$46 million project designed by architectural firm Meyer Scherer & Rockcastle will include light-filled studios, exhibition and performance spaces that will foster student and faculty collaborations across the College's varied disciplines.

Developer: Drexel University

Location: 3501 Market Street and 3401 Filbert Street

Use: Institutional

Completion Date: 2011



34. LeBow College of Business

Designed by Voith McTavish/Robert A. M. Stern this \$92 million, 182,500 sq. ft. project will house all the LeBow College of Business programs and replaces the 1960s Matheson Hall building.

Developer: Drexel University

Location: 32nd and Market

Use: Institutional

Completion Date: 2013

REAL ESTATE & DEVELOPMENT

University City District Projects



47th Street Triangle

On July 27, UCD celebrated the completed reconstruction of the 47th Street and Baltimore Avenue traffic triangle. Where there was once a broken concrete island that served as a loading zone for delivery trucks, there is now a much larger footprint, a landscaped area that covers most of the island, and new trees that will provide beautiful blooms in the spring. The enlarged triangle and pavers along the 47th Street edge provide safer crossing for pedestrians. UCD has already received several accolades from nearby residents, including from one who said that it “gives the intersection and the buildings around its perimeter a totally different feel and really makes the neighborhood look a lot more inviting.”

There are many people to credit for this collaborative effort, including residents, business owners, the Streets Department, UC Green, Cedar Park Neighbors, and the Pennsylvania Horticultural Society. And the collaboration continues as nearby residents help with weeding and planting. This project would not have been possible without the support of the Philadelphia Commerce Department, the William Penn Foundation and the University of Pennsylvania.

Powelton Village Improvement Projects

University City District (UCD) is taking a strategic approach to strengthening the Powelton Village neighborhood, including a neighborhood plan and several capital improvement initiatives. The neighborhood plan examines strategies for increasing homeownership, expanding the retail offerings, strengthening area schools, and enlivening the public realm. Elements that have emerged from the planning process for implementation include providing pedestrian lighting on Lancaster Avenue, greening barren school playgrounds, and making gateways more inviting.

A recent study done by UCD of the impact of the new Baltimore Avenue pedestrian lights shows that well-lighted sidewalks significantly improve the perception of safety and attract more shoppers after dark. UCD is continuing its push to provide pedestrian lighting on its commercial corridors by focusing on Lancaster Avenue, between 34th and 38th streets. The proposed plan shows a combination of street lights and historic pedestrian lights that will help illuminate the dynamic shops and restaurants and create a unifying character for the corridor.

Gateways are also an important focus of UCD. Powelton Village has many gateways that create that first impression for visitors to University City. For example, 38th & Lancaster was identified as an important gateway between the institutions in University City and the neighborhoods to the north. The city of Philadelphia's first living sculpture has been unveiled at this location by the Mural Arts Program. The new sculpture, called RE-reflect, includes two towers of mirrors and green plants. RE-reflect is based on the Schuylkill River's role as a natural gateway and its reflective qualities of the city of Philadelphia itself.

The intersection is also a palpable divide between two commercial corridors, one that is oriented toward a largely student population and one that caters to a lower income population. The division is made more significant because of the width of the roadways and hostile, concrete surroundings. UCD contracted an engineering team to create a design plan that would shorten the length of each crosswalk, soften the harsh environment, and catch some of the stormwater runoff from the sidewalk. The result will be a welcoming gateway to the neighborhoods and institutions and a seamless commercial corridor with an active pedestrian presence.

