Although rapid transformation and continual growth have characterized University City’s real estate sector for the past five years, it’s clear that there is still plenty of room to grow. Twenty-nine new development projects were recently advanced or completed, representing 4,922,050 million sq. ft. of new office, research, residential, academic and medical facilities in addition to nearly 4.19 acres of public space. What follows is a summary of the projects continuing to transform University City’s skyline.

**ACADEMIC**
1. Dornsife Center for Neighborhood Partnerships
2. Golkin Hall
3. Krishna P. Singh Center for Nanotechnology
4. LeBow College of Business
5. Neural – Behavioral Sciences Building
6. Science and Technology Center II
7. Arts Research and Culture House (The ARCH)
8. URBN Center
The Keystone Innovation Zone (KIZ) Tax Credit program supports growing businesses by providing a tradable tax credit to companies located within the KIZ that meet certain criteria.
Drexel University is renovating the three-building, 1.3-acre property located at 35th and Spring Garden streets for the development of the Dornsife Center for Neighborhood Partnerships, which will house the University’s community outreach initiatives. The construction, programming and maintenance of the Center is partially funded by a $10 million gift from Dana and David Dornsife. BLT Architects has been chosen for the renovations to the three buildings on the site, which include a historic manor residence and two-story carriage house, both built in 1854 and a two-story former school built in 1959. Programming of the site, which has already begun, includes a wide range of services offered by Drexel faculty and students, community leaders, nonprofits and other interested parties.

As a new 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.
LeBow College of Business

DEVELOPER
Drexel University

LOCATION
32nd and Market streets

COMPLETION DATE
September 2013

SIZE
177,500 sq. ft.

Designed by Robert A.M. Stern in conjunction with Voith & Mactavish Architects, this $87.5 million project will house all LeBow College of Business programs, replacing the 1960s-era Matheson Hall building. The 12-story business center at the heart of the Drexel University campus will unite the College’s various constituencies around a five-story-high atrium ringed by classrooms, student lounges, event spaces, and offices.

Neural-Behavioral Sciences Building

DEVELOPER
University of Pennsylvania

LOCATION
Intersection of University Avenue, 38th Street, and Baltimore Avenue

COMPLETION DATE
Spring 2016

SIZE
78,000 sq. ft.

The Neural-Behavioral Sciences Building (NBS) will put Penn students and faculty at the forefront of the revolution in brain science. The NBS building will bring together under one roof the Psychology and Biology Departments, the Biological Basis of Behavior Program, and the Penn Genomics Institute, creating a vital hub for life sciences at Penn. NBS will include new laboratory classrooms, study spaces, an auditorium and cafe. The strategic location along University Avenue, in close proximity to the School of Arts and Sciences, Perelman School of Medicine, Nursing, Veterinary Medicine, and Dental Schools, will spark integration of knowledge, teaching and research among these fields.

USciences Science and Technology Center II

DEVELOPER
University of the Sciences

LOCATION
43rd Street and Woodland Avenue

COMPLETION DATE
Spring 2014

SIZE
57,000 sq. ft.

The $26 million Science and Technology Center II (STC II) demonstrates USciences’ commitment to preparing graduates for careers in the life sciences and health sciences professions. The three-story building will showcase the latest facilities necessary for growth and expansion of collaborative clinical and professional education. Home to USciences’ Department of Physician Assistant Studies, the STC II will permit students from several disciplines to study, train, and interact together in a teaching and clinical environment. The building will incorporate a green-roof system for sustainability. Measuring 20,000 sq. ft., the green roof will absorb nearly 15,000 gallons of water when fully saturated. It is anticipated that the green roof, along with the triple glazed windows and natural lighting, will earn the STC II three Green Globes from the Green Building Initiative.
The acquisition of this land parcel just south of the University Avenue Bridge—the former DuPont Marshall Labs site—has yielded an important area to accommodate campus growth as well as free up valuable core campus space. Penn’s South Bank will support a dynamic campus environment that drives technology-led economic development, fosters broad-based collaboration with Penn’s leading researchers, supports business innovation, and promotes the development, transfer, and commercialization of cutting-edge research. With current tenants ranging from Transit Services to the Working Dogs Center and The Free Library, long term master planning for this campus is underway in coordination with PIDC and SRDC development.

Arts Research and Culture House (The ARCH)

DEVELOPER
University of Pennsylvania

LOCATION
38th Street and Locust Walk

SIZE
29,500 sq.ft.

This architecturally significant complex, designed by Robert Venturi in the mid-1970s, is the new home of Drexel’s Antoinette Westphal College of Media Arts & Design. The $46 million project designed by architectural firm Meyer, Scherer & Rockcastle includes light-filled studios, exhibition areas and performance spaces that foster student and faculty collaborations across the College’s varied disciplines.

URBN Center

DEVELOPER
Drexel University

COMPLETION DATE
September 2012

LOCATION
3501 Market Street and 3401 Filbert Street

SIZE
162,000 sq. ft.

South Bank Redevelopment

DEVELOPER
University of Pennsylvania

COMPLETION DATE
Ongoing

LOCATION
34th Street and Grays Ferry Avenue

SIZE
23 acres
2.0 University Place
DEVELOPER
University Place Associates, LLC
COMPLETION DATE
September 2013
LOCATION
30 N. 41st Street
SIZE
105,000 sq. ft.

2.0 University Place is a LEED Platinum Office Building that is occupied in part by the U.S. Citizenship and Immigration Services. Sustainable features will include a green rooftop park accessible for tenant use and enjoyment with complete storm water management techniques and facilities and a state-of-the-art chilled beam high efficiency heating and cooling system. All public and common areas will be powered by 100% renewable energy for the first two years through the purchase of Renewable Energy Certificates. All tenant space will be powered by 50% renewable energy through the first two years through a similar purchase.

3.0 University Place
DEVELOPER
University Place Associates, LLC
COMPLETION DATE
Fall 2015
LOCATION
41st and Market streets
SIZE
150,000 – 189,529 sq. ft.

3.0 University Place will be a six-story, Class A office building, and the second LEED Platinum Office Building for University Place Associates.

3737 Market Street
DEVELOPER
University City Science Center and Wexford Science + Technology
COMPLETION DATE
June 2014
LOCATION
38th and Market streets
SIZE
272,700 sq. ft.

An 11-story building, 3737 Market Street will include space for outpatient medical facilities for Penn Presbyterian Medical Center and Good Shepherd Penn Partners, ground floor retail, and office and lab space for start-up and growing companies. This will expand the capacity of the Science Center’s research park and further its efforts to transform its campus into a world class innovation center. Construction commenced in September 2012 on this project which was designed by the internationally renowned architecture firm of Zimmer, Gunsul Frasca Architects in cooperation with UJMN Architects + Designers with the goal of receiving LEED Silver certification.
Campus Commerce Center

DEVELOPER
Campus Apartments

LOCATION
41st and Walnut streets

COMPLETION DATE
May 2012 (Phase 1)

SIZE
255,000 sq. ft.

Phase one of the Campus Commerce Center is a 136 room extended-stay Homewood Suites hotel. Phase two will include 150,000 square feet of Class A office space partially occupied by Campus Apartments, headquartered in University City and one of the largest privately owned student housing companies in the nation.

The Dorrance H. Hamilton Center for Culinary Enterprises (CCE)

DEVELOPER
The Enterprise Center Community Development Corporation

LOCATION
310–18 S. 48th Street

COMPLETION DATE
November 2012

SIZE
13,000 sq. ft.

The CCE is an innovative multi-use commercial kitchen center designed as an engine for creating food-related jobs and businesses, providing resources to emerging food entrepreneurs. It includes four state-of-the-art commercial kitchens for rent to culinary entrepreneurs, a multimedia learning center, support spaces for clients, and three new retail businesses.

Central City Toyota

DEVELOPER
Central City Toyota

LOCATION
48th and Chestnut streets

COMPLETION DATE
January 2013

SIZE
45,000 sq. ft.

The Paul family has been a part of West Philadelphia since 1908 and Central City Toyota has been on 48th and Chestnut streets since 1969. This new building houses a Toyota dealership consisting of service, parts, Certified Toyotas & collision center and will receive LEED Silver Certification, setting a new standard in its field for efficiency and design.

4240 Market Street

DEVELOPER
Jason Winig, Richard Kassoway, Howard Winig, Eric Kassoway

LOCATION
4240 Market Street

COMPLETION DATE
October 2012

SIZE
14,550 sq. ft.

4240 Market Street is a single-story, single-tenant office building occupied by the Social Security Administration, which consolidated two existing offices. The project includes an underground stormwater retention system to mitigate runoff.
Penn Medicine is vertically expanding the Perelman Center by constructing the South Pavilion Extension, five additional floors, or 200,000 sq. ft. dedicated to outpatient care. Above the South Pavilion Extension, the progressive Henry A. Jordan Medical Education Center is being created. All three floors or 115,000 sq. ft. of this Center follow the innovative design of renewing education facilities for the students of Perelman School of Medicine and provide offices for clinical faculty and clinical research nurse coordinators. Integrating tomorrow’s doctors with the great minds of today’s clinicians and researchers, the Henry A. Jordan Center will provide dynamic and productive collaboration in the field of health care.

The new Advanced Care Hospital Pavilion will provide the infrastructure needed for Penn Presbyterian Medical Center to become Penn Medicine’s Level-I Regional Resource Trauma Center. With the completion of the expansion project, the Trauma Center will transfer from the Hospital of the University of Pennsylvania to Penn Presbyterian Medical Center. Renovations will upgrade the capacity and efficiency of the Emergency and Radiology Departments. In addition to added emergency bay and operating room capacity, a new state-of-the art trauma resuscitation area will be dedicated to the evaluation and stabilization of critically injured patients. The project will also facilitate improvements in centralized patient flow. A new concourse will be created to provide a location for family, patients, and staff to gather. The exterior of the PPMC campus will also be developed to feature a landscaped green space in the 38th Street courtyard providing an additional aesthetic element to the PPMC campus and the surrounding community.
The Children’s Hospital of Philadelphia is expanding its facilities on its South Campus, where the LEED certified Buerger Center will consolidate and expand many of its outpatient services. The public and patient spaces that can benefit the most from daylight and a connection to nature have been placed facing the 2.6 acre landscaped plaza which will connect the ground floor with the Colket Translational Research Building. Phase I of the project includes a new, 12-story outpatient facility on top of a new, five-level parking garage. Phase II of the project will feature a landscaped plaza designed to support a variety of recreational and educational experiences for families, patients, and staff and will also include the completion of a 14,000 sq. ft. rooftop garden.

The Nicholas and Athena Karabots Pediatric Care Center

DEVELOPER
The Children’s Hospital of Philadelphia

LOCATION
48th and Market streets

SIZE
52,000 sq. ft.

The Nicholas and Athena Karabots Pediatric Care Center provides pediatric care as well as access for families to CHOP’s community programs. Existing Pediatric and Adolescent Care Centers have been merged to form this new center that provides primary and preventive health care services to underserved children in the West Philadelphia area.

The Robert and Penny Fox Tower at The Wistar Institute

DEVELOPER
The Wistar Institute

LOCATION
3601 Spruce Street

SIZE
89,700 sq. ft.

This new tower will enable expansion of Wistar’s research operations and scientific faculty and is designed to drive collaborative research between laboratories. This transformative project will provide the Institute with five floors of new laboratory space, a large auditorium and central atrium, and a new public entrance on Spruce Street. The project will revitalize systems and facilities throughout The Wistar Institute complex including the construction of a new vivarium and installation of more efficient mechanical, electrical, and plumbing systems.
**RESIDENTIAL / MIXED-USE**

**36th and Chestnut Apartments & The Philadelphia Episcopal Cathedral Office Complex**

**DEVELOPER**
Radnor Property Group, LLC

**COMPLETION DATE**
Phased completion
Summer 2014–Summer 2015

**LOCATION**
38th and Chestnut streets

**SIZE**
347,000 sq. ft.

This mixed-use development consists of a 25-story, 290,600 sq. ft. tower with 276 apartments, ground floor retail and parking. Adjacent, the Philadelphia Cathedral will add a 31,500 sq. ft. office building with retail, parking, and a community center. This is in addition to renovations and improvements to the 25,200 sq. ft. church building.

**Chestnut Square**

**DEVELOPER**
American Campus Communities

**LOCATION**
Chestnut Street between 32nd and 33rd

**COMPLETION DATE**
September 2013

**SIZE**
361,200 sq. ft.

American Campus Communities is developing a new, $97 million student housing community and mixed-use project on Drexel’s campus through a ground lease agreement signed in January 2012. Designed by Robert A.M. Stern Architects in conjunction with Voith & Mactavish Architects, the project consists of a 19-story residential and two eight-story buildings that front Chestnut Street, together adding 869 student beds. The project also includes 25,000 sq. ft. of new retail space fronting Chestnut Street between 32nd and 33rd streets. Drexel University is renovating the courtyard between the adjacent Creese Student Center and MacAlister Hall buildings to create a new entrance to the student-dining center, which will also be completed for fall 2013.

**43rd and Sansom**

**DEVELOPER**
Apartments at Penn

**LOCATION**
43rd and Sansom streets

**COMPLETION DATE**
Summer 2014–2015

**SIZE**
35,500 sq. ft.

This mixed-use space is a four-story building with two commercial spaces at grade. It was designed by Blitz Architectural Group and includes amenities such as tenant storage, on-site laundry facility, parking, indoor/outdoor bike parking, a gym, and an elevator. The building will include 30 one-bedroom units and one two-bedroom unit.

Construction will begin on a new 27-story market-rate apartment building on the Science Center’s campus in the fall of 2013. This is the first residential project in the Science Center’s 50-year history. The building will feature 362 studio, efficiency, and one and two-bedroom apartments. Other building features include approximately 15,000 sq. ft. of ground-floor retail, a fitness center, a rooftop pool, spaces for bicycles, a resident lounge and 200 parking spaces. All units will include stainless steel appliances and granite countertops as well as washers and dryers. The project is being designed by BLTa architects with the goal of receiving LEED Silver certification.
Cira Centre South
DEVELOPER
Brandywine Realty Trust
COMPLETION DATE
September 2014 (Chestnut Street Tower / The Grove)
mid-2016 (Walnut Street Tower)
LOCATION
30th Street, between Walnut and Chestnut streets
SIZE
464,000 sq. ft. (Chestnut Street Tower / The Grove)
790,000 sq. ft. (Walnut Street Tower)

Cira Centre South is a transit oriented mixed-use office, residential, and retail development consisting of two towers located on 30th Street, between Chestnut & Walnut streets. The Walnut Street Tower will consist of 260 luxury apartments and 500,000 sq. ft. of LEED certified, Class A office space. Designed by Pelli Clark Pelli, the tower’s unique architecture will be highly recognizable on the Philadelphia skyline and will offer tenants unencumbered views of the Schuylkill River and the center city skyline. The Chestnut Street Tower is under construction and is known as The Grove. It will consist of 345 high-end residential units designed for young professionals and university students. Once both projects are complete, Cira Centre South will have added 28,000 sq. ft. of new retail and restaurant space to the area. Cira Centre South is being developed within a Keystone Opportunity Improvement Zone, which affords qualified office and retail tenants an abatement of most city and state taxes.

Croydon Hall Apartments
DEVELOPER
Orens Development, Inc., Hillel Tsarfati and Kfir Binnfeld
COMPLETION DATE
June 2014
LOCATION
241 S. 49th Street
SIZE
100,000 sq. ft.

Croydon Hall is an 8-story center core building, with two four-story wings, that has been vacant for more than 10 years, but is structurally sound. The property will be completely renovated into 127 one, two and three-bedroom apartments with occupancy projected to begin in June 2014.

Walnut Hill Square Apartments
DEVELOPER
Kaloti Brothers, LLC
COMPLETION DATE
February 2013
LOCATION
4210 Sansom Street
SIZE
28,000 sq. ft.

Walnut Hill Square features 28 spacious studio, one-bedroom, and two-bedroom apartments with private balconies, as well as a rooftop terrace. Covered parking is also available.
American Campus Communities is developing the property at the corner of Lancaster Avenue and 34th Street with a mixed-use retail and student housing development project. The property currently includes the Hess Building and adjacent parking lot, for a land area of approximately 1.52 acres. The $160 million development will include approximately 1,300 new student-housing beds, a 400-seat student dining center and 20,000 sq. ft. of street-level, mixed-use retail space to kick off a dynamic transformation of the Lancaster Avenue corridor.

This 21st-century student residence is the first to be designed and built specifically as a College House since Penn’s popular College House system began in the late ’90s. With 350 beds, a modern dining commons, and house master suites, the new College House will offer undergraduates a premier home in which to live, learn, and grow as part of a supportive community of faculty, staff, and graduate students. Student residents interested in particular fields will be able to live in clusters and the House will have its own student-managed program to present speakers and performers—all on a vibrant green quadrangle where a busy pedestrian path connects the campus with the city.
Philadelphia’s NEXT GREAT PUBLIC SPACE

The Porch at 30th Street Station sits amidst a dense concentration of Philadelphia’s education, medicine and innovation sectors and is used by thousands of daily commuters and first-time visitors, and surrounded by more than 16,000 jobs. In fewer than two years, The Porch has developed into an oasis of activity, respite and interaction through an observation-based and iterative design process that is changing the way people think about public space. With vibrancy to the east and west, The Porch has already “sparked new economic activity” (Next American City). In September 2013, UCD released one of the most extensive post-occupancy studies of a public space. This study will guide future improvements at The Porch and can be downloaded at theporchat30th.com
“Philadelphia is being reshaped by the new economy, with its focus on health care, university research, and higher ed.”

–Inga Saffron, Philadelphia Inquirer

A Wave of RESIDENTIAL DEVELOPMENT

University City’s resilience and popularity is evident by the astounding number of residential real estate projects in progress. From high-end dormitories to stylish apartment buildings, 2.6 million sq. ft. of new residential real estate projects have recently been completed or are under construction. These new housing options continue to knit together both sides of the river, while adding to University City’s vibrant streetscapes and walkable neighborhoods.
Innovation NEIGHBORHOOD

The Innovation Neighborhood is the centerpiece of Drexel University’s strategic focus on research, technology transfer and economic development. Drexel is partnering with national and international technology leaders and developers to create an unprecedented new neighborhood for research, teaching, business and living. This undertaking is possible because of two once-in-a-generation opportunities: the maturation of Drexel’s world-renowned applied research enterprise, and the fact that the University has assembled a collection of urban properties unmatched in the nation for location and potential—over 12 acres of underdeveloped land next to its campus in University City and adjacent to 30th Street Station. The Innovation Neighborhood will transform Philadelphia, and take a place alongside innovation centers like Cambridge and Silicon Valley.
GROWTH along the Schuylkill

Rather than dividing Center City and University City, the Schuylkill River is increasingly serving to bind these two dynamic neighborhoods together. More and more Philadelphians are looking to the Schuylkill River as an attractive place to work, live and play. And the river’s gravitational pull is resulting in new kinds of development, reshaping the city’s relationship to the river. From 2012 to 2017, The Children’s Hospital of Philadelphia (CHOP) will spend over $2 billion to build and renovate facilities that meet the growing demand for exceptional pediatric care and groundbreaking research necessary in advancing cures for childhood diseases. The Schuylkill Avenue Project (pictured), a purchase of land east of the Schuylkill River near South Street, is one component of this multi-pronged expansion beginning with the development of a 500,000 square foot building and parking facility. CHOP is also partnering with the Schuylkill River Development Corporation (SRDC) to provide access to the Schuylkill River Trail supporting the SRDC’s goal of extending the trail beyond the South Street Bridge.