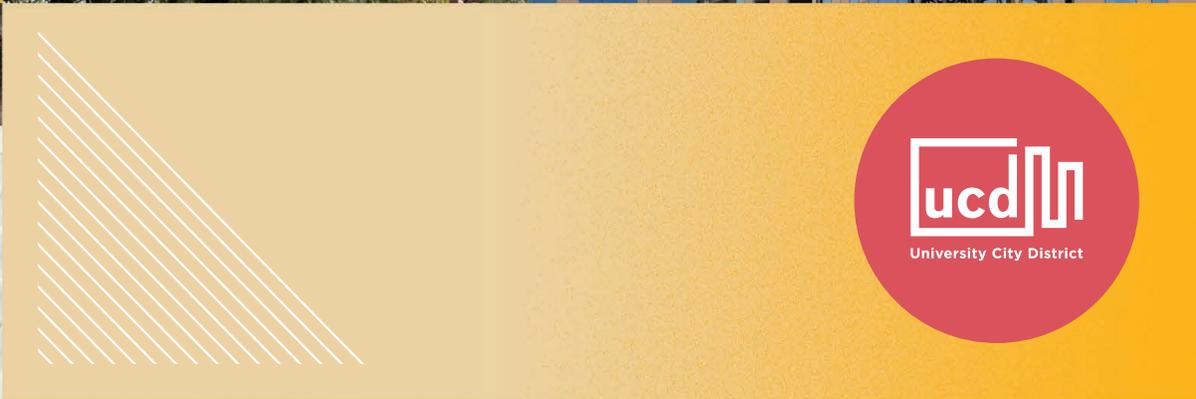


The State of University City

PHILADELPHIA **2022**



The State of University City

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Philadelphia

University City



Center City



Contents

A Letter from UCD's President	4
Spotlight on University City	8
Real Estate Development	12
Employment	40
Office	44
Retail and Hospitality	46
Higher Education	50
Healthcare	54
Life in the Neighborhood	56
Innovation	66
Road to Recovery	74
About University City District	80
Membership	90
Acknowledgements	92



A Letter from UCD's President

Years of relentless discovery, innovation, and collaboration in a small corner of University City - tucked away in Penn Medicine laboratories - led to the breakthrough mRNA vaccines that changed the world in 2021. It seems only fitting that these same tenets of discovery, innovation, and collaboration are shaping a powerhouse of a neighborhood for 2022 and beyond, with University City poised to lead a regional economic recovery and help shape a global golden age of groundbreaking therapies, cures, and inventions.

A staggering level of investment has brought University City to this point. \$6 billion in real estate development over the past decade – including approximately 1.5 million square feet of new commercial, residential, and academic projects rising during the pandemic – has laid the groundwork for a new prosperity. With nearly two million square feet of lab space already in operation, the neighborhood never truly slowed down during COVID-19. And with an additional 11 million square feet of mixed-use development in the pipeline, University City has quickly emerged as a second booming downtown for Philadelphia.



Of course, it's never just about the buildings in a place like this. Buoyed by 52,000 college students, the neighborhood returned rapidly in 2021 to near normal pedestrian activity. \$1.8 billion in research and development expenditures last year set the stage for University City to shape the future of bioscience, and to attract global talent seeking a dynamic, eclectic knowledge community. And talent, ultimately, will drive the future of this neighborhood.

Places that win the war for talent will create good jobs at all levels of educational attainment, from GED to PhD. University City's 85,000 jobs, largely concentrated in about a square mile, make the neighborhood one of the densest innovation districts in the country with labs, business headquarters, anchor institutions, and leading researchers all within walking distance of one another. And nearly 75% of all existing positions in University City pay more than \$40,000 per year, putting us on par with the Bay Area and Boston as creators of good jobs in the new economy.

While University City has become a magnet for people from other places who wish to shape the future, there is no shortage of talent in our own



backyard. University City District’s nationally recognized West Philadelphia Skills Initiative continues to offer proof of this every day, connecting local residents to essential jobs with major employers, and transforming lives and workplaces at scale across the city.

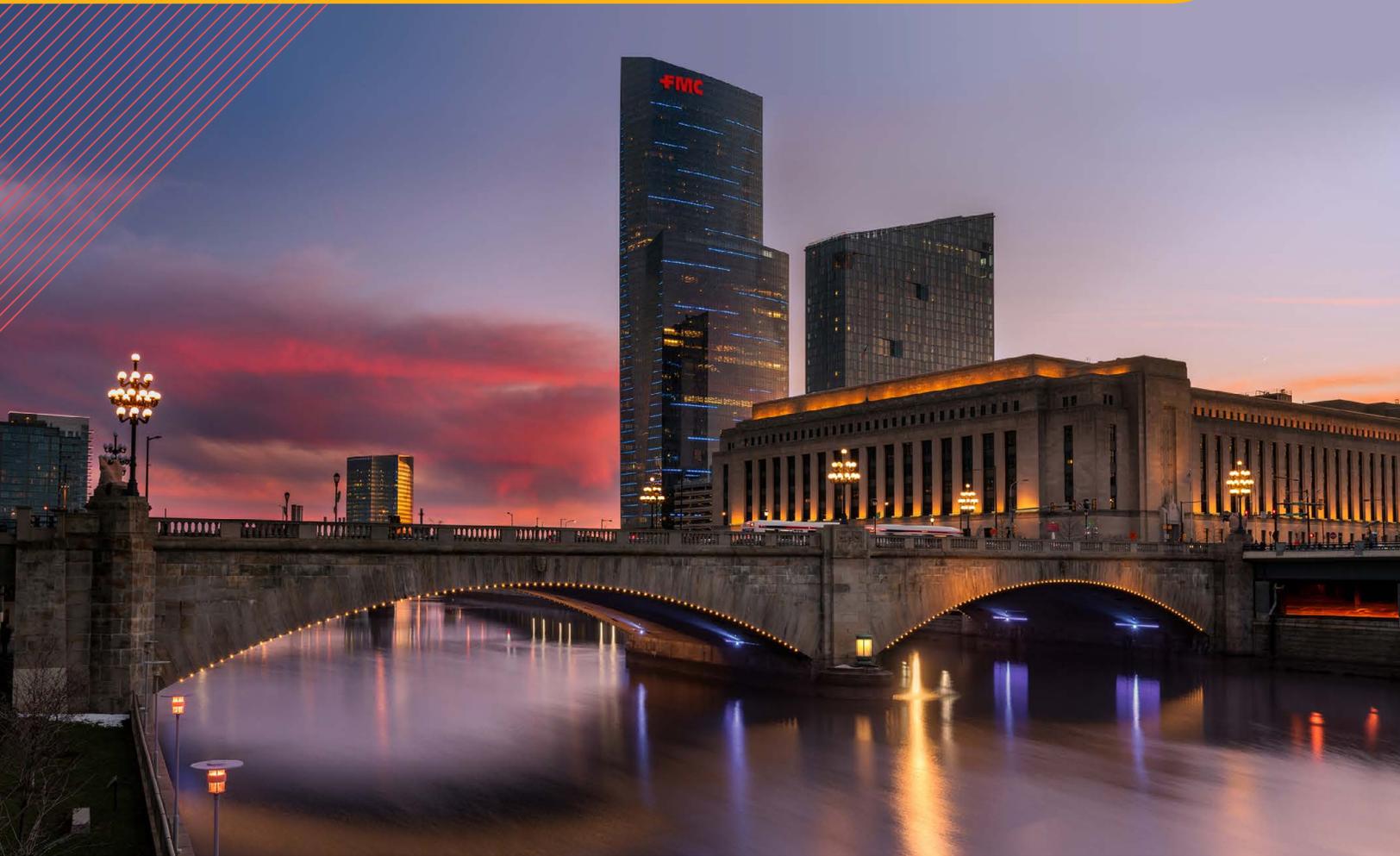
The true aspiration for University City’s prosperity is to leverage the booming investments in real estate and innovation into broad-based community wealth. University City institutions and businesses, longtime national pacesetters in local procurement and supplier diversity, are up to this generational task. The future awaits in University City, and unfolds before our eyes every day.

Sincerely,

Matt Bergheiser

President, University City District

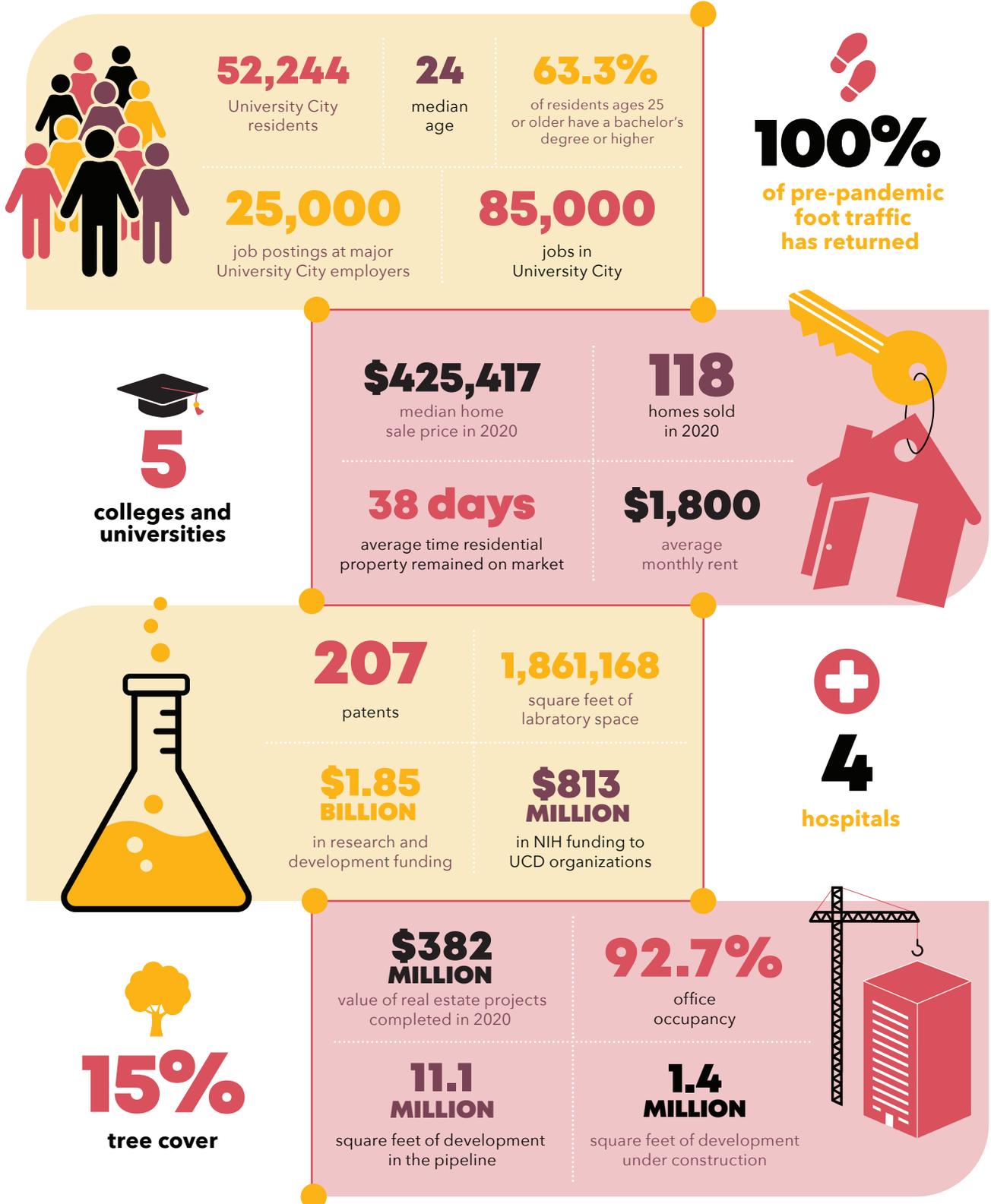
Spotlight on University City



University City is the region's leader in education, science, and innovation. The 2.4 square mile neighborhood boasts world-class institutions that have catalyzed over 85,000 jobs in fields including medicine, higher education, technology, real estate, and hospitality, and is a national leader in the life sciences sector. University City is a destination for culture seekers and food lovers, a transportation hub with some of the most bicycle- and pedestrian-friendly streets in the city, and is home to the most significant development projects in the region. With diverse demographics, a blend of housing and rental options, top-notch schools and hospitals, and amenities galore, University City is one of Philadelphia's neighborhoods of choice.

University City

By The Numbers



UNIVERSITY CITY IS A...



Hotbed of Development

Cranes, scaffolding, concrete—our construction boom continues with over 1.4 million square feet of new development valued at nearly \$400 million completed in 2020. Looking forward, an additional 11 million square feet of development is already in the pipeline, with more surely on the way.



Regional Leader in Innovation

With 207 patents, \$1.85 billion in R&D funding, and \$180 million in NIH funding, University City is the nerve center of Philadelphia's technology and biotech scene. Additional lab spaces and research centers coming online in the next few years will certainly push these numbers even higher.



Thriving Office Market

Already home to nearly 5 million square feet of office space with another 770,000 currently under construction, University City remains a top destination for office space. In Q3 of 2021, the office vacancy rate stood at 7.3%, the lowest in the region despite the highest asking lease rate of \$45.74 per square foot per year.



Home for Premier Anchor Institutions

The five institutions of higher learning and four hospitals within University City attract top tier employers, researchers, and scholars, and rank among the best in the country in a variety of categories. They also combine to employ over 60,000 employees in University City, or roughly 70% of our total workforce.



Exploding Tech and Life Sciences Hub

Recently ranked 5th on a list of North American growing tech sub-markets by CBRE, University City's collection of premier universities, hospitals, and lab spaces make it a magnet for additional talent. Drugmaker GlaxoSmithKline will soon relocate to the FMC Tower in our neighborhood, CIC Philadelphia aims to double its lab footprint at 3675 Market Street, and additional lab spaces are in the pipeline.



Great Place to Live, Work, or Visit

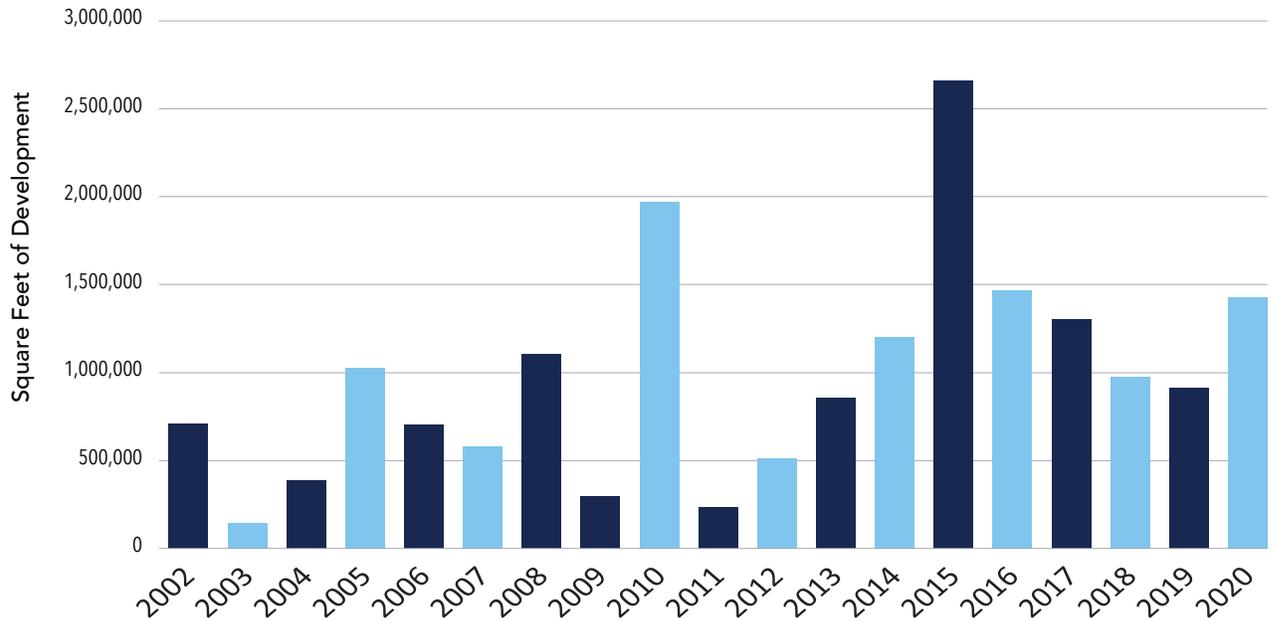
Our cultural institutions, schools, great transportation options, an eclectic restaurant scene, plenty of public spaces, and engaged neighborhood associations make University City a premier neighborhood for residents, employees, and visitors.

Real Estate Development



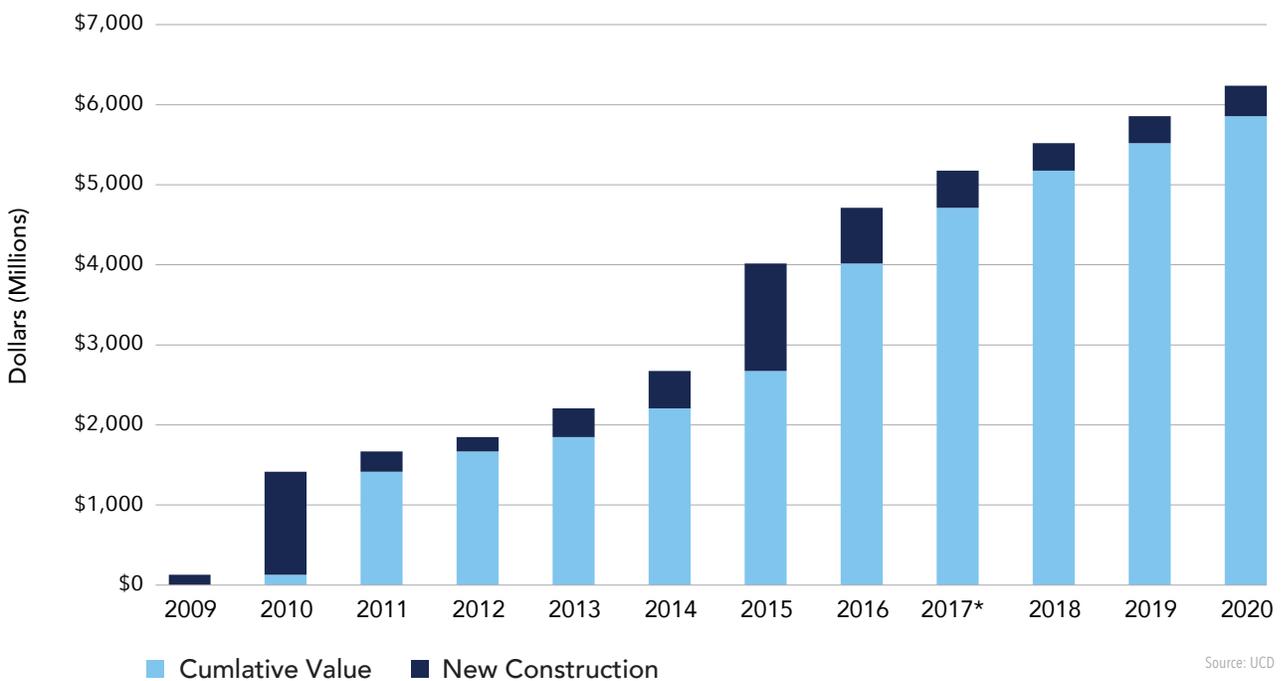
Accelerated growth, rapid transformation, and continued investment remain the story in University City's real estate sector, which continues to thrive despite disruptions due to COVID-19. Progress on major residential, institutional, public space, and mixed-use projects marked another busy year of groundbreakings, topping outs, and ribbon cuttings in the neighborhood. In the past year, significant progress has been made on three major long-term projects: uCity Square; Schuylkill Yards; and Amtrak's 30th Street Master Plan. Other key developments, including the newly opened Pavilion at the Hospital of the University of Pennsylvania, 3.0 and 4.0 University Place, and new buildings on the campus of Children's Hospital of Philadelphia have made major strides toward completion, and plans for multiple large-scale projects aim to transform several blocks of Chestnut Street west of 40th. All told, these investments, totaling over 11.1 million square feet of development in the pipeline, continue to set University City apart as a major regional hub for employment, research, and places to live.

New Construction or Major Renovations



Over 1.4 million square feet of new development valued at over \$380 million was added to University City's inventory in 2020.

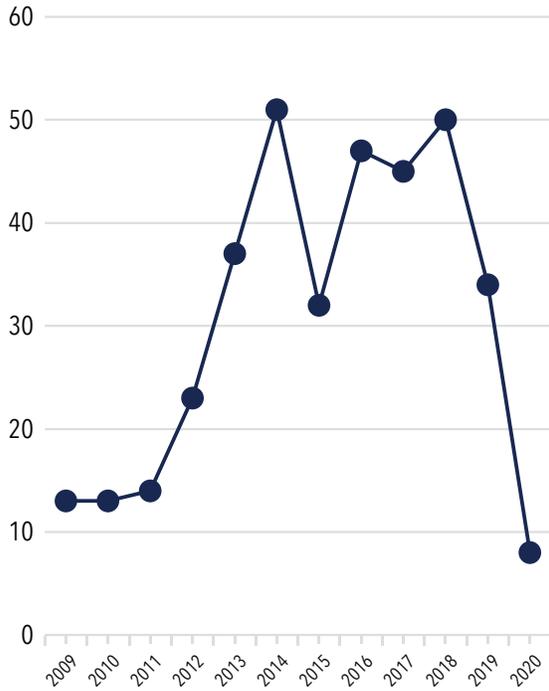
Approximate Value of New Real Estate Development Projects



Source: UCD

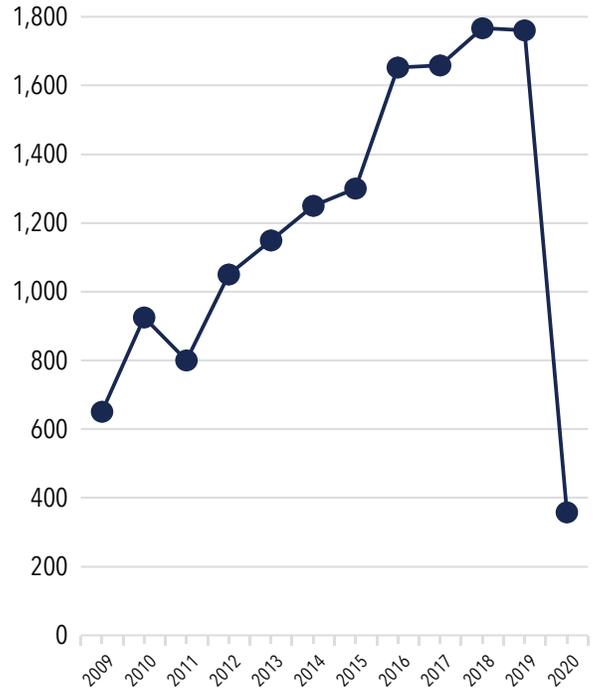


Total New Construction Permits Issued in Univeristy City



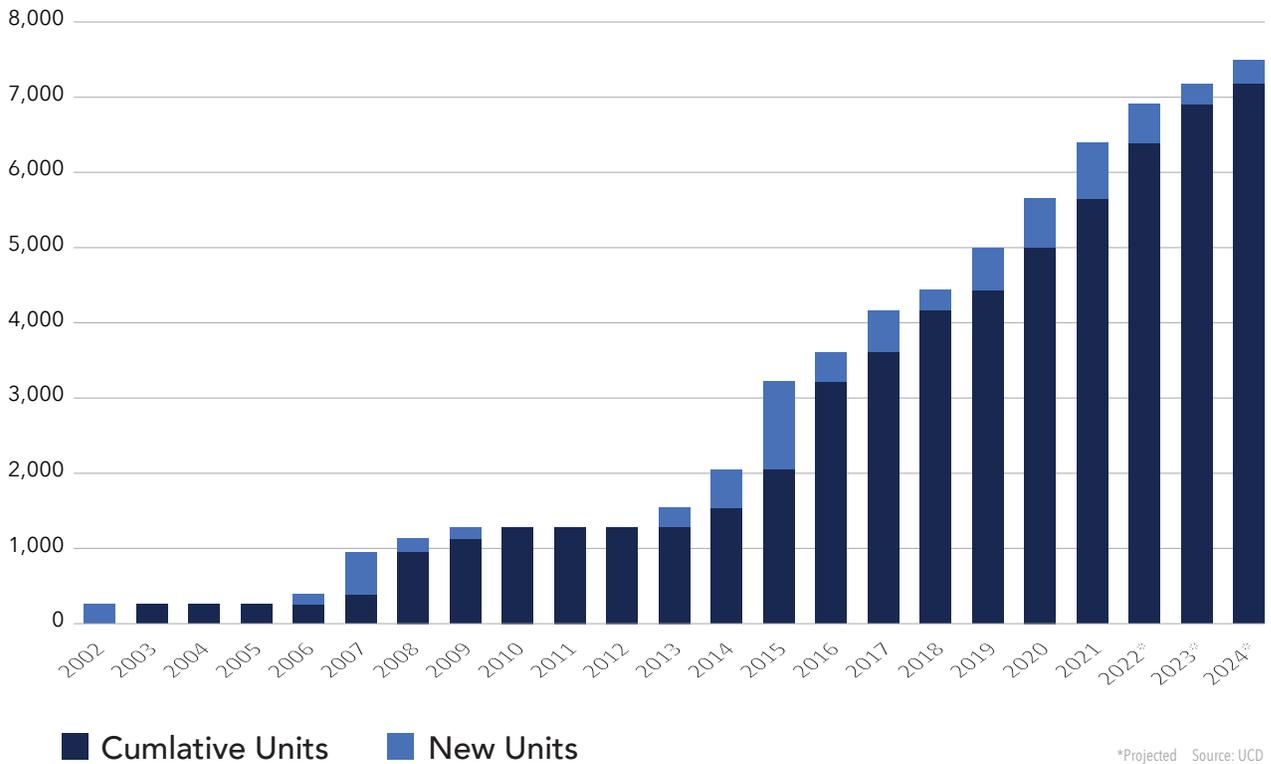
Source: City of Philadelphia, Department of License and Inspections

Total New Construction Permits Issued in Philadelphia



Source: City of Philadelphia, Department of License and Inspections

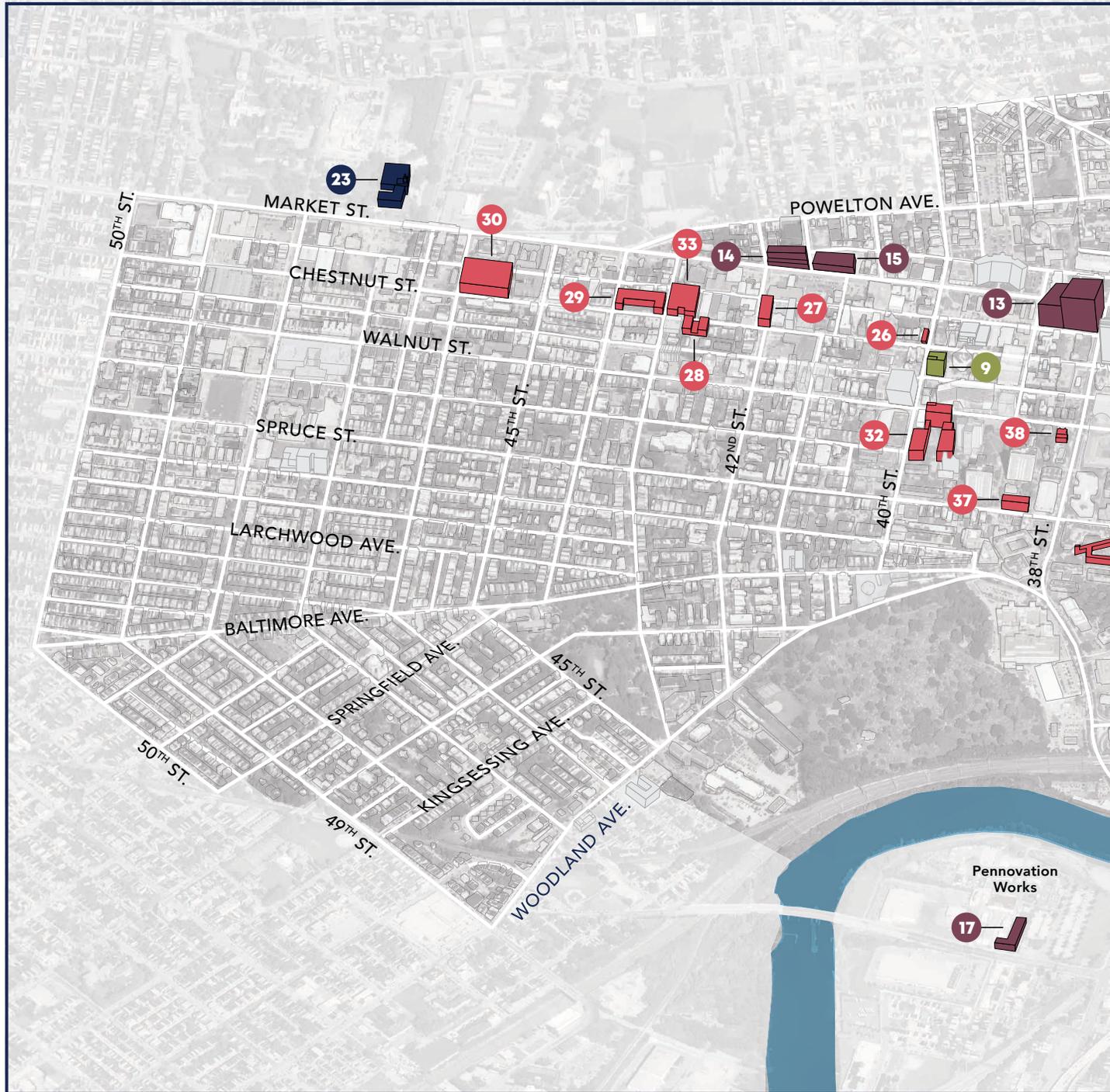
Units of Multi-Family Housing



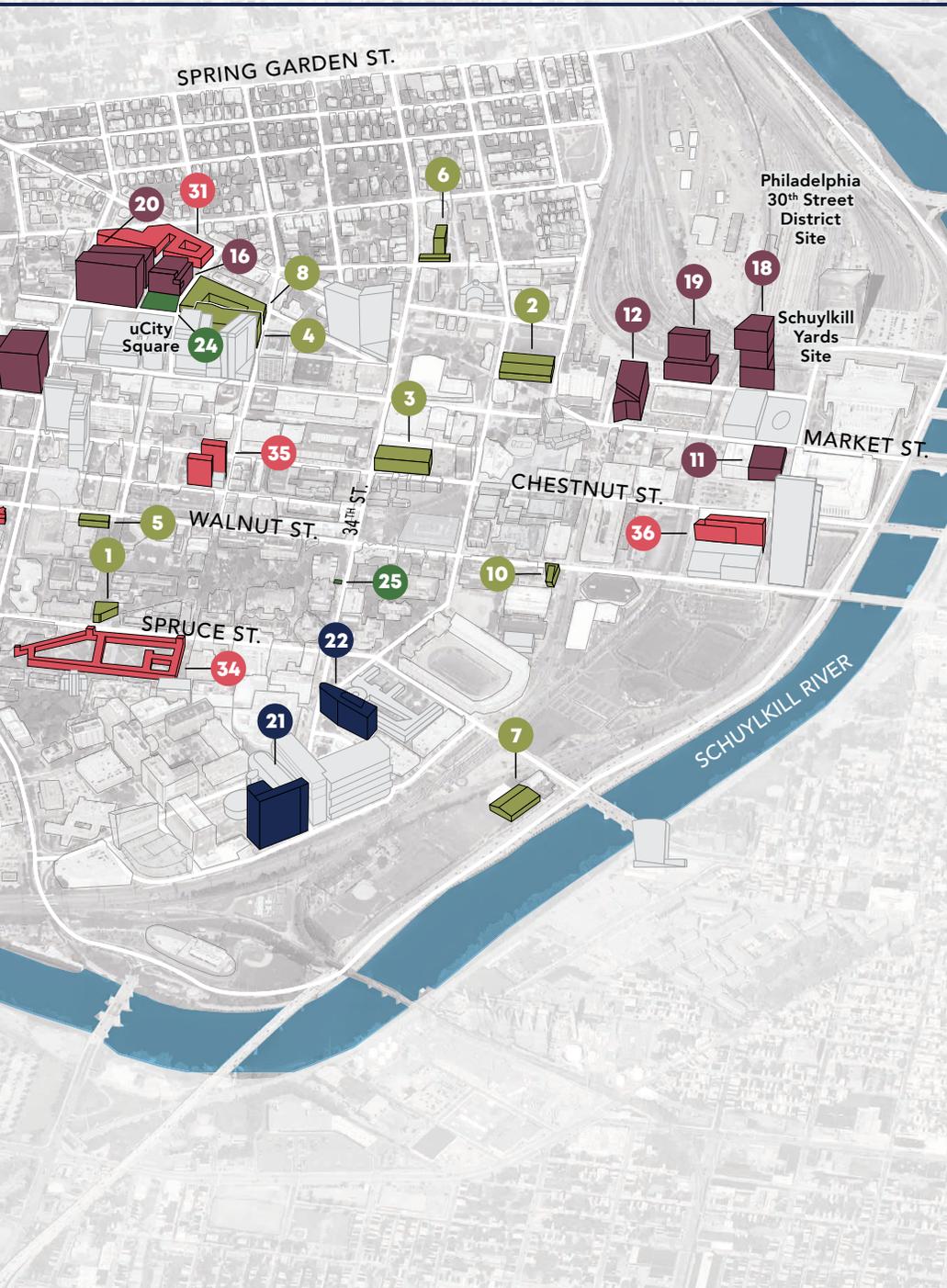
*Projected Source: UCD

Current Development in University City

Academic • Commercial • Medical • Public Space • Residential / Mixed Use



38 development projects in University City opened their doors or made significant progress towards completion in the past 12 months. Together, these projects total nearly 1.5 million square feet of new offices, places to live, fitness centers, laboratories, medical facilities, and public spaces that will enhance the neighborhood's already robust inventory. What follows is a summary of the recently completed and current projects transforming University City's streets and skyline.



Academic

1. Academic Research Building
2. The Arlen Specter US Squash Center at the Drexel Armory
3. Amy Gutmann Hall
4. Drexel University Health Sciences Building
5. Graduate School of Education (GSE) Addition and Renovation
6. Kelly Hall Renovation and Expansion
7. Ott Center for Track and Field
8. Powel Elementary/Science Leadership Academy Middle School (PSLAMs)
9. Tangen Hall
10. Vagelos Laboratory for Energy Science and Technology

Commercial

11. 3000 Market
12. 3151 Market
13. 3838 Market
14. 3.0 University Place
15. 4.0 University Place
16. The Lab at Pennovation Works
17. One uCity Square
18. Schuylkill Yards East Tower at 3001 JFK
19. Schuylkill Yards West Tower at 3025 JFK
20. Two-Three uCity Square

Medical

21. The Hub for Clinical Collaboration
22. The Pavilion at Penn Medicine
23. The Provident Building

Public Space

24. The Square at uCity Square
25. Weitzman Plaza

Residential / Mixed Use

26. 4001-4003 Chestnut Street
27. 4145 Chestnut Street
28. 4254 Chestnut Street
29. 4301 Chestnut Street
30. 4519 Chestnut Street
31. ANOVA uCity Square
32. New College House
33. Next LVL
34. The Quadrangle College House Renovation
35. Sansom Place East College House Redevelopment
36. The Standard at Philadelphia
37. Stouffer College House Renovation
38. University Meeting and Guest House

Academic

1

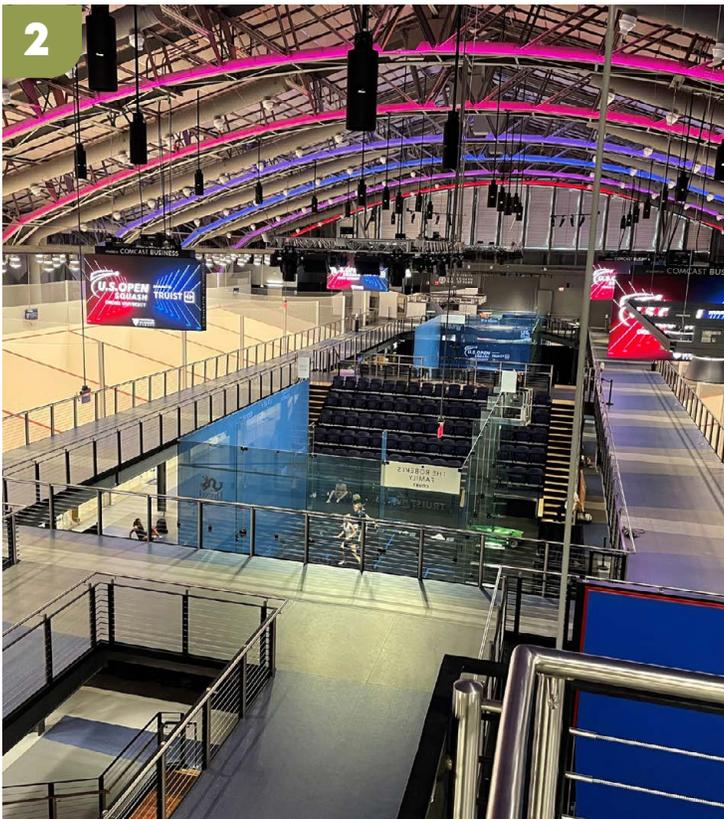


Academic Research Building

The University of Pennsylvania's Academic Research Building links to the south side of Steinberg Hall-Dietrich Hall and includes four floors of academic and research space, including flat floor classrooms, group study rooms, research centers, and shared conference rooms. On the ground level, a new enclosed loading dock and electrical substation replaced the existing surface loading dock and the existing substation, previously located in an underground vault. Woodland Walk has been restored from 36th to 37th Streets.

Developer: The University of Pennsylvania
Location: 37th and Spruce Streets
Size: 80,450 square feet
Completion: December 2020

2



The Arlen Specter US Squash Center at the Drexel Armory

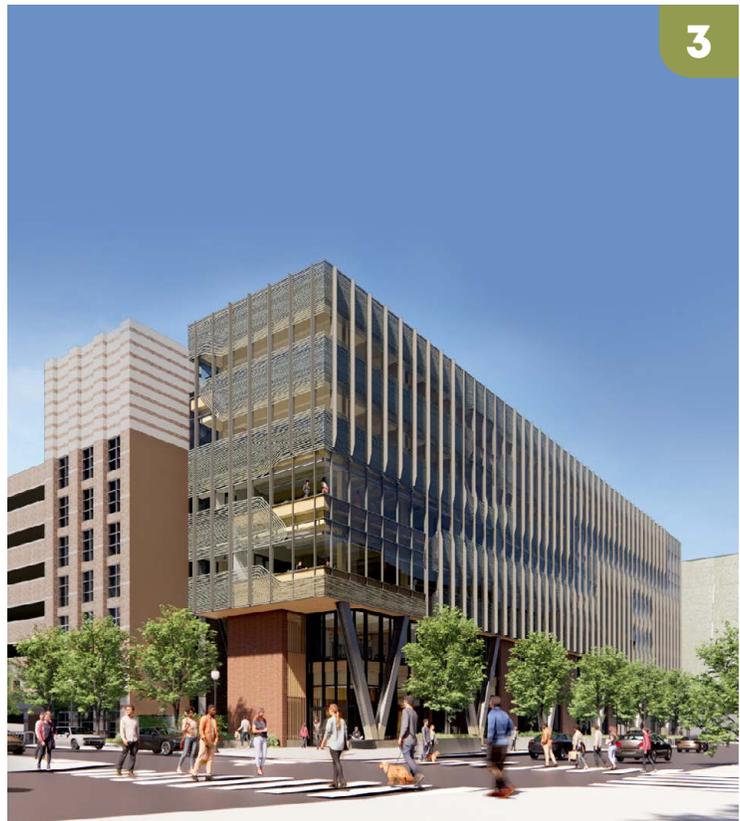
The Specter Center is housed in the historic Pennsylvania State Armory Building on Drexel University's campus. As the new home of squash in the U.S, the 20-court facility also houses the U.S. Squash Hall of Fame, a high-performance training center for Team USA athletes, the US Squash National Headquarters, and a Learning & Innovation Center through which SquashSmarts will expand its intensive out-of-school academic and athletic mentoring program. The Specter Center will host numerous local, national, and international competitions throughout the year, and will field the country's first public school squash league with ten new school teams from throughout the city of Philadelphia.

Developer: US Squash
Location: 3205 Lancaster Avenue
Size: 73,500 square feet
Completion: October 2021

Amy Gutmann Hall

Named for Penn's longest-serving president, this new data science building will serve as a cross-disciplinary hub, connecting research and data across Penn's 12 schools and numerous academic centers, and will include active learning classrooms and collaborative spaces for student projects. This building will replace the current surface parking area at 34th and Chestnut Streets. Construction is slated to begin in February 2022.

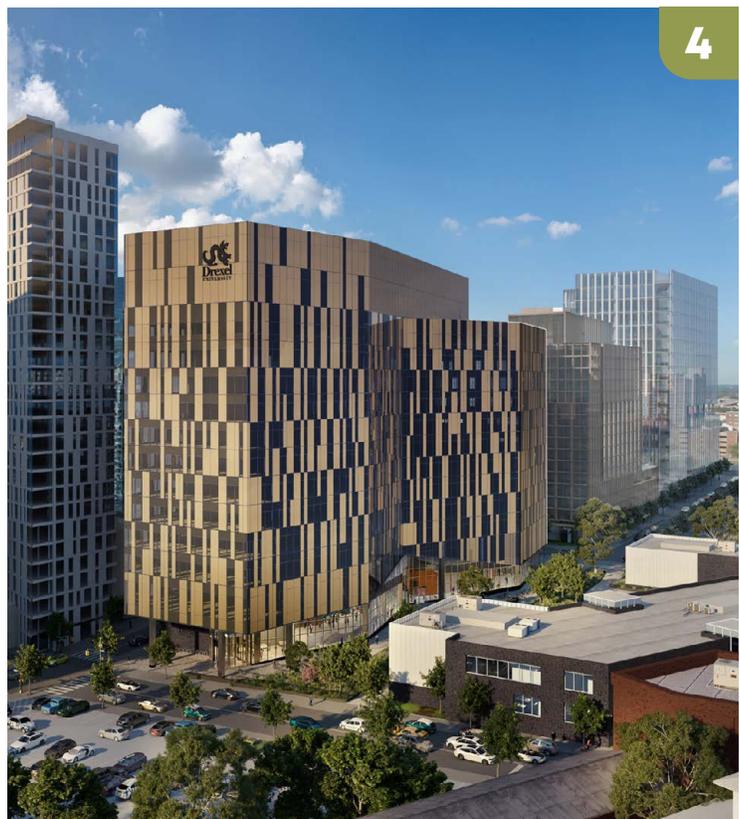
Developer: The University of Pennsylvania
Location: 34th and Chestnut Streets
Size: 116,000 square feet
Completion: February 2024



Drexel University Health Sciences Building

The Drexel University Health Sciences Building is a 460,000 square foot academic and research building that will be home to Drexel's College of Nursing and Health Professionals and various academic and administrative functions of the College of Medicine. Designed by Ballinger Architects, the project will stand 12 stories tall and offer Drexel students, faculty, and researchers beautiful views of Drexel's campus to the east. Construction began in July 2020, with substantial completion delivery expected mid-2022.

Developer: A joint venture between Wexford Science + Technology and Ventas
Location: 60 N. 36th Street
Size: 460,000 square feet
Completion: Mid-2022



Academic

5



Graduate School of Education (GSE) Addition and Renovation

The addition creates a new welcoming entrance to connect the existing Penn Graduate School of Education and Stiteler buildings. The addition focuses on connectivity, flexibility, and accessibility and will allow the GSE to consolidate many of their functions into one location. It will house instructional laboratories, mixed-use classrooms, offices, and student collaboration space.

Developer: The University of Pennsylvania
Location: 3700 Walnut Street
Size: 16,200 sf new space, 16,900 sf renovated space
Completion: August 2023

6



Kelly Hall Renovation and Expansion

The renovation of Kelly Hall, a 400-bed undergraduate residence hall on Drexel's University City Campus, will address the needs of the building and modernize the building throughout to provide an improved living experience. The renovation will also include an addition to provide flexible open space, which will be used to create a cohesive living-learning community and a stronger physical presence for the occupants of the building along Spangler Walk. Early work – including masonry repairs, selective demolition, and ordering of long-lead items – began in early September 2021.

Developer: Drexel University and American Campus Communities
Location: 203 North 34th Street
Size: 86,000 square feet
Completion: Fall 2023

7



Ott Center for Track and Field

The new indoor track and field facility is to be located at the southeast corner of the University of Pennsylvania campus and will be the only collegiate indoor facility of its type in the greater Philadelphia region. Designed specifically for track and field, it will include: a six-lane, 200-meter banked track; an eight-lane sprint track; dedicated areas for field events; and seating for spectators during competitions. The project is made possible by a gift from Wharton undergraduate alumni and former track athletes David Ott, W'85, and Jane Ott, W'87.

Developer: The University of Pennsylvania
Location: Behind the existing Hollenback Center near the South Street Bridge
Size: 73,500 square feet
Completion: Summer 2024

Powel Elementary/Science Leadership Academy Middle School (PSLAMS)

PSLAMS is a 90,000 square foot K-8 public school that houses the Samuel Powel Elementary School and the Science Leadership Academy Middle School. Designed by Rogers Partners, the building is a partnership between Drexel University and the School District of Philadelphia. The school fully opened to all students this fall for the 2021-2022 academic year.

Developer: Drexel University
Location: 3610 Warren Street
Size: 90,000 square feet
Completion: December 2020



Tangen Hall

Tangen Hall houses Venture Lab, which is a partnership by the Wharton School, Penn Engineering, and the Stuart Weitzman School of Design, to consolidate Penn's startup ecosystem and to provide experiential learning to all Penn students. A façade of precast concrete and shades of green glass offers a transparent view into the innovation culture at Penn. The exterior color gradient is folded into the interior including the lobby and through the central staircase.

Developer: The University of Pennsylvania
Location: 115 S 40th Street
Size: 68,000 square feet
Completion: December 2020



Vagelos Laboratory for Energy Science and Technology

The University of Pennsylvania will build a new \$173 million home for interdisciplinary work advancing sustainability. Designed by German firm Behnisch Architekten, the project will be named after Penn alumnus P. Roy Vagelos and his wife, Diana T. Vagelos, who led the way in gifts that totaled more than \$70 million. The new building will provide 110,000 square feet of laboratory space including labs for wet chemistry research and optics research, plus collaborative spaces, offices, and a landscaped courtyard.

Developer: The University of Pennsylvania
Location: 3200 Walnut Street
Size: 110,000 square feet
Completion: Fall 2024



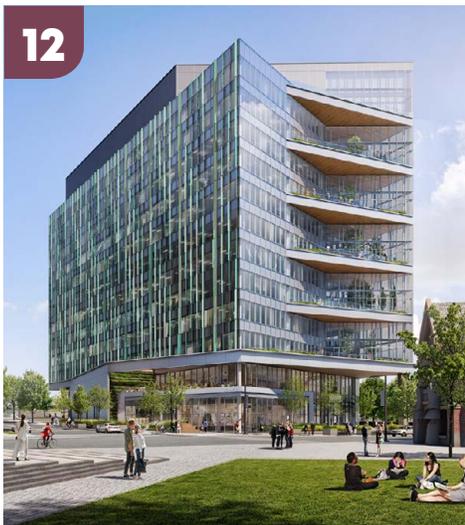
Commercial



3000 Market

In April of 2020, Brandywine announced the redevelopment of 3000 Market Street. Highly visible from the bustling 30th and Market corridor, this low-rise, industrial-age building has sweeping views of iconic 30th Street Station and Drexel Square. Fully leased to Spark Therapeutics, the building is currently being converted into a state-of-the-art life science space designed for intensive biological lab use within the larger Schuylkill Yards Life Science ecosystem.

Developer: Brandywine Realty Trust
Location: 3000 Market Street
Size: 90,00+ square feet
Completion: Q4 2021



3151 Market

Shovel-ready for 2024 delivery, 3151 Market is a ground-up, purpose-built life science building with a striking, sustainable design, large, open floorplates, and state-of-the-art building systems. Designed by leading lab architect Gensler, 3151 Market offers options for full floors of intensive chemical and biological lab use, including the potential for GMP and vivarium functions. The building will introduce 6,000 square feet of outdoor terraces, 18,000 square feet of retail/amenity space, and a public greenspace at ground-level called Grove Park.

Developer: Brandywine Realty Trust
Location: 3151 Market Street
Size: 489,000 square feet
Completion: Q1 2024



3838 Market

3838 Market is a mixed-use project located at the gateway to uCity Square along 38th Street and Market Street. The project will include 200,000 square feet of commercial lab space, 22,000 square feet of ground floor retail, and 500 parking spaces. Starting construction summer of 2022, the building core and shell are scheduled to deliver by the end of 2023. Designed by Ballinger Architects and Moody Nolan to a LEED Gold standard, the tower will stand 12 stories tall and feature a mix of glass and terracotta façade, a welcoming lobby with a café space, and a neighborhood grocery store.

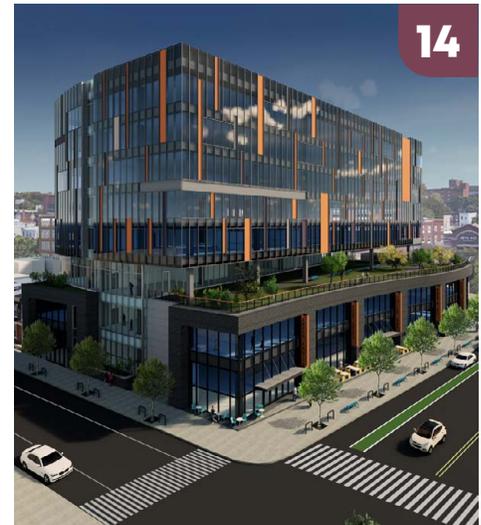
Developer: A joint venture between Wexford Science + Technology, Ventas, and University City Science Center
Location: 3800 Market Street
Size: 450,000 square feet
Completion: Winter 2023

Commercial

3.0 University Place

University Place Associates (UPA) and partners Silverstein Properties and Cantor Fitzgerald are constructing a 250,000 square foot building dedicated to supporting the life sciences industry with state-of-the-art laboratory space, GMP space, vivarium capabilities, and retail on the ground floor. This facility, targeting LEED®v4 and WELL®v2 Platinum certifications, will focus on the critical lab infrastructure needed to benefit tenants and support the life sciences and cell/gene therapy activity in Philadelphia. 3.0 University Place will be the first life science building in the United States to achieve the highest-rated LEED and WELL certifications.

Developer: University Place Associates, LLC & Silverstein Properties
Location: 4101 Market Street
Size: 250,000 square feet
Completion: Q4 2022



4.0 University Place

University Place Associates will push the envelope developing another LEED & WELL Platinum 550,000 square foot life sciences enabled building at 41st and Market Street. To continue UPA's support of the thriving life sciences ecosystem in Philadelphia, 4.0 University Place will provide state-of-the-art laboratory/office space, GMP space, vivarium capabilities, and retail on the ground floor. This will be the third building of a four-building-1,000,000 square foot University Place Campus located at 41st and Market Street in University City and add to the transformation of University City into one of the most sustainable mixed-use urban centers in the country.

Developer: University Place Associates & Silverstein Properties
Location: 4055-89 Market Street
Size: 550,000 square feet
Completion: Q4 2024



One uCity Square

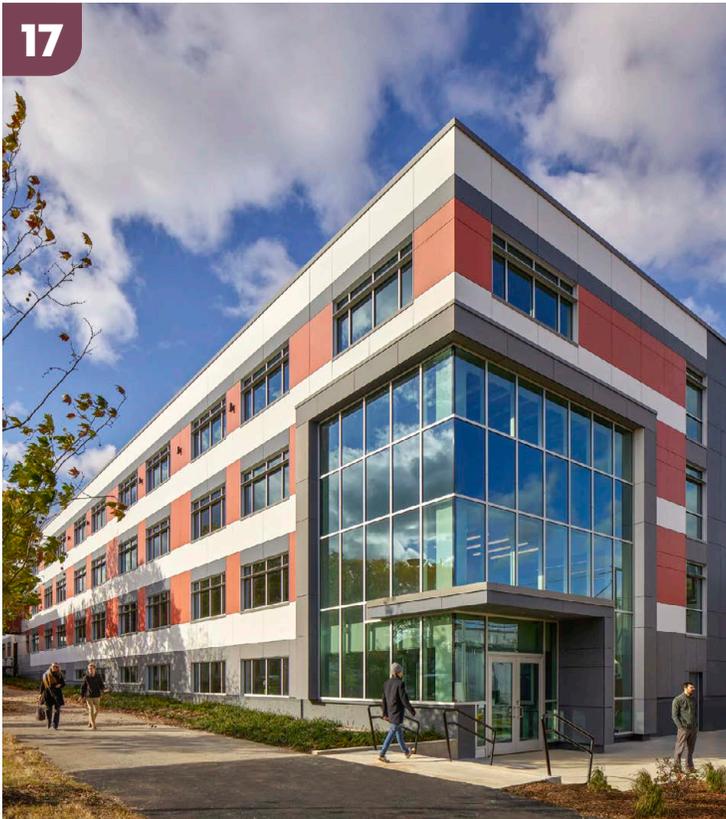
One uCity Square is a commercial lab and office building that broke ground in early 2020 and is scheduled to open its doors in September 2022. Designed by ZGF Architects, the project will include 13 stories of flexible lab and office space as well as ground floor retail and below ground parking. Totalling nearly 400,000 square feet, One uCity will feature outdoor terraces, a hospitality-inspired lobby, full-service restaurant, locker rooms, and ample bike parking.

Developer: A joint venture between Wexford Science + Technology, Ventas, and University City Science Center
Location: 25 N 38th Street
Size: 400,000 square feet
Completion: Fall 2022



Commercial

17



Pennovation Works Lab Building

The Pennovation Works Lab Building renovated the existing four-story building on the Pennovation Works campus with 50% wet lab, 40% office flex space, and 10% amenities including a shared conference room, break room, and kitchenette.

Developer: The University of Pennsylvania
Location: 3401 Grays Ferry Avenue
Size: 65,000 square feet
Completion: December 2020

18



Schuylkill Yards East Tower at 3001 JFK

At 540 feet tall, The East Tower will bring a bold red palette to the University City skyline, introducing 34 floors of trophy-class lab and office space, dedicated space for retail, and a luxury amenity level. The tower's design boasts a unique stacking that maximizes the buildable footprint, while mitigating wind and allowing for accessible greenspace and striking views. The ground level includes a 40-foot pedestrian arcade and entrance, which opens to Drexel Square.

Developer: Brandywine Realty Trust
Location: 3001 John F. Kennedy Blvd.
Size: 845,000 square feet
Completion: Q4 2024

Schuykill Yards West Tower at 3025 JFK

At 371 feet tall, 3025 JFK is a true mixed-use building, with office, lab, and retail spaces along with luxury apartments. 3025 has been designed with large, open floorplates, panoramic views, and building and ventilation systems that amplify fresh outdoor air. The West Tower offers customizable lab, research, and office space strategically designed for flexibility and optionality, coupled with vibrant amenity, lifestyle, and green spaces that amplify human health and wellness.

Developer: Brandywine Realty Trust
Location: 3025 John F. Kennedy Blvd.
Size: 570,000 square feet
Completion: Q3 2023



Two-Three uCity Square

Two-Three uCity is a two tower, over 1 million square foot commercial research complex that is currently in the design phase for an early 2023 groundbreaking. The project will include 25,000 square feet of ground floor retail and 200 below-grade parking spaces to complement the lab and office space above. Designed by ZGF Architects, the building will feature large floor plates (over 40,000 square feet), generous floor to floor height, a shared outdoor terrace, stunning views of the city skyline, an expanded plaza, and a dedicated retail pavilion that will serve as an anchor for the larger neighborhood.

Developer: A joint venture between Wexford Science + Technology, Ventas, & University City Science Center
Location: 25 N. 38th Street
Size: 1 million+ square feet
Completion: Summer 2025



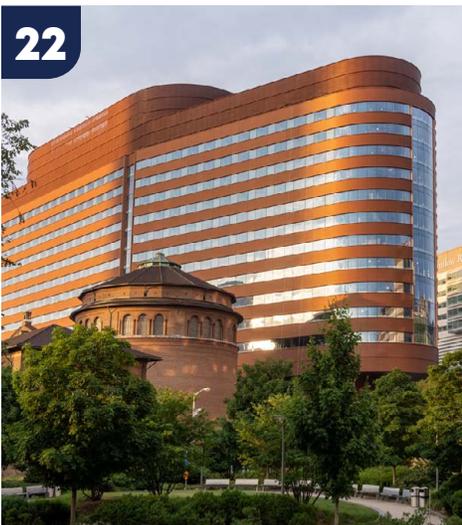
Medical



The Hub for Clinical Collaboration

The Hub for Clinical Collaboration is a 17-story building that will house workspace for physicians and administrative staff of Children’s Hospital of Philadelphia. By co-locating multiple medical divisions in the Hub, the project fosters a high collaborative academic environment that supports clinical care, research, and medical education. Located at the southeast corner of CHOP’s campus in University City, the Hub is intended to enhance caregiver connectivity through its physical connection to the existing Buerger Center for Advanced Pediatric Care, CHOP’s comprehensive, outpatient specialty care facility. The building design incorporates elements to promote employee well-being and energy efficiency.

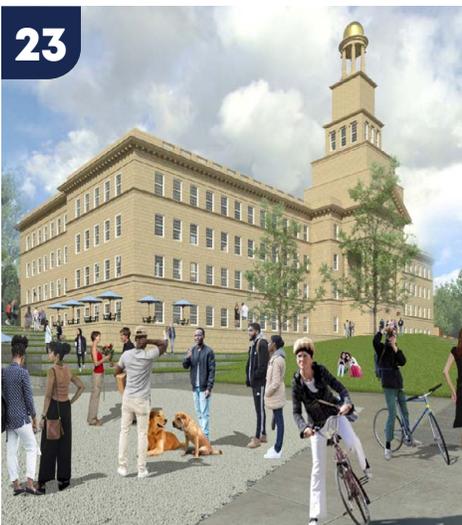
Developer: Children’s Hospital of Philadelphia
Location: 3500 Civic Center Boulevard
Size: 550,000 square feet
Completion: 2022



The Pavilion at Penn Medicine

The University of Pennsylvania has opened a new \$1.6 billion hospital on Penn Medicine’s West Philadelphia campus. The facility will be the largest capital project in Penn’s history and Philadelphia’s most sophisticated and ambitious healthcare building project. The Pavilion houses 504 private patient rooms and 47 operating rooms in a 1.5 million square foot, 17-story facility across the street from the Hospital of the University of Pennsylvania.

Developer: Penn Medicine
Location: One Convention Avenue
Size: 1.5 million square feet
Completion: October 2021



The Provident Building

The complete renovation of this iconic campus is nearing completion. The building is 100% leased to The Children’s Hospital of Philadelphia, Public Health Management Corporation, and KIPP Philadelphia Schools. The campus offers 600 parking spaces, green spaces, and new lobbies, elevators, HVAC systems, and first-class tenant amenities. It is easily accessed by numerous bus lines and SEPTA’s Market-Frankford 46th Street station.

Developer: Iron Stone Real Estate Partners
Location: 4601 Market Street
Size: Phase 1: 290,000 square feet
Completion: Q1 2022

Public Space

The Square at uCity Square

The Square at uCity is a signature 45,000-foot park currently under construction in the heart of uCity Square. This outdoor space will include a mix of hard and soft landscapes, a water feature, canopy, and nearly 15,000 square feet of retail frontage. The Square is designed to connect the historic residential neighborhoods to the north and west with the growing commercial district to the south and the institutional campuses to the west and east. It will be programmed with events and activated with restaurants and shops.

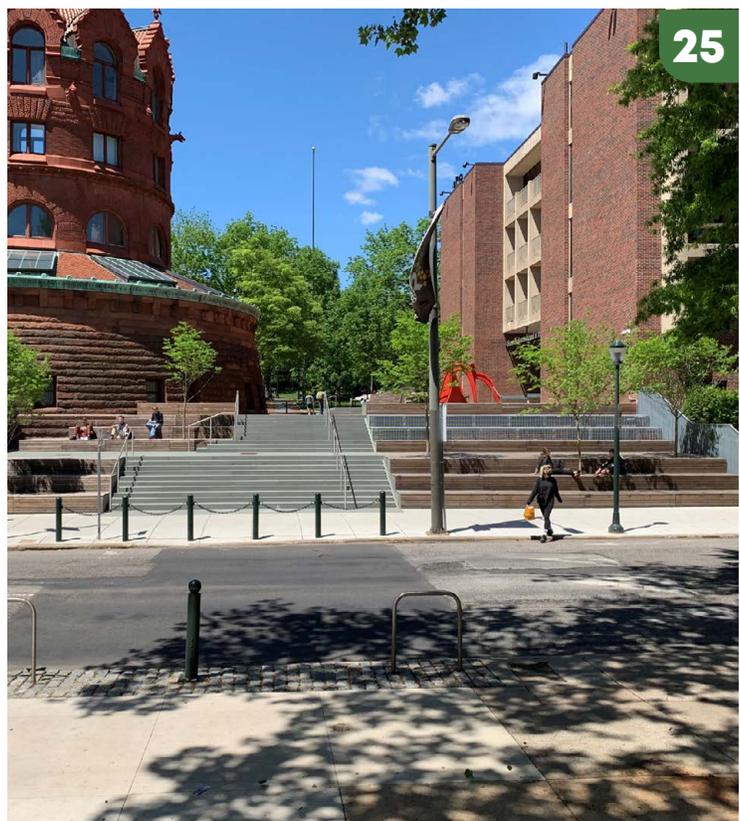
- Developer: A joint venture between Wexford Science + Technology, Ventas, & University City Science Center
- Location: 25 North 38th Street
- Size: 45,000 square feet
- Completion: Fall 2022



Weitzman Plaza

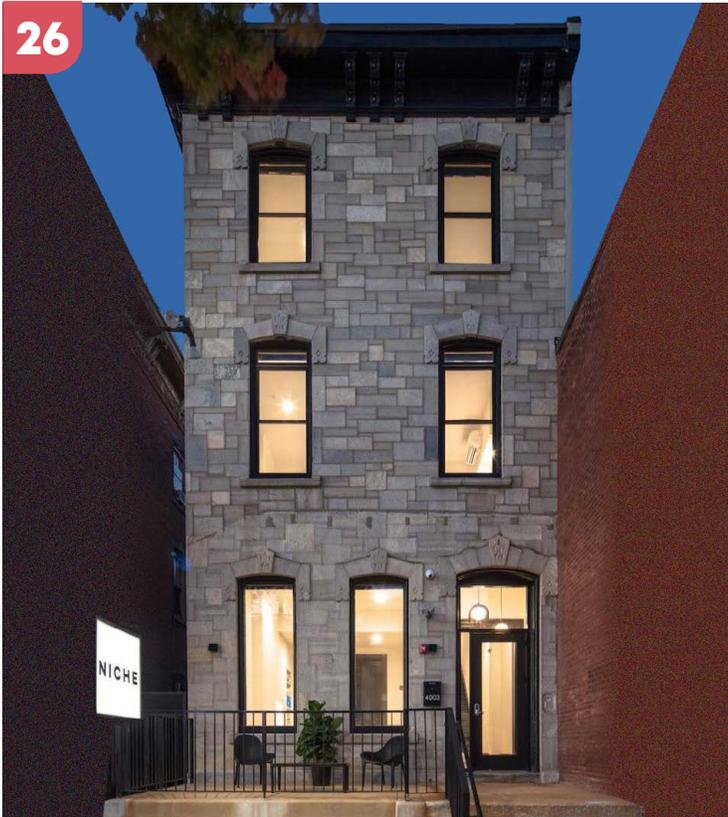
The renovation of the plaza between Meyerson Hall and Fisher Fine Arts Library has improved University of Pennsylvania campus east-west connectivity between Smith Walk and Locust Walk. Pedestrians passing outside the Weitzman School of Design now experience new steps, seating, and plaza enhancements.

- Developer: University of Pennsylvania
- Location: 34th and Walnut Streets
- Size: 12,260 square feet
- Completion: January 2021



Residential / Mixed Use

26



4001-4003 Chestnut Street

Renovations are complete on the existing vacant buildings at 4001-4003 Chestnut Street. Now called NICHE Philadelphia, the property offers 2,500 square feet of retail, 2,500 square feet of office spaces, 12 flexible-term stay furnished studio apartments, and a 2,000 square foot landscaped publicly accessible garden.

Developer: University of Pennsylvania in partnership with Stockton Real Estate Advisors and U3 Ventures of Philadelphia

Location: 40th and Chestnut

Size: 10,500 square feet

Completion: Winter 2020

27



4145 Chestnut Street

This proposed building, designed by Coscia Moos Architecture, is a 7-story mixed use development at 4145 Chestnut Street. The project engages the street with maximized retail frontage and an inviting approach to the building entry and lobby on the corner of Ludlow and South 42nd Street. The residential floors above include 136 apartments, private terraces, and amenity spaces for the residents. The amenities include lounge spaces, a gym, bike storage, and roof decks. The building also includes an underground parking garage with 37 spaces.

Developer: 4141 Chestnut Acquisition LLC

Location: 4145 Chestnut Street

Size: 125,000 square feet

Completion: TBD

Residential / Mixed Use

4254 Chestnut Street

4254 Chestnut is a proposed 7 story, 148,007 square foot, mixed-use office and residential apartment building. The site consists of two lots totaling 27,735 square feet which run along Chestnut Street and Sansom Street near the intersection of 43rd Street. The building design encompasses a two-story commercial base with five stories of apartments above totaling 128 units, and a single level underground parking garage. The 35,896 square feet commercial base is designed for Intercultural Family Services, a non-profit community organization, whose main entrance will be at the center of the Chestnut Street frontage.

Developer: RRG Chestnut Street LLC
Location: 4254 Chestnut Street
Size: 148,000 square feet
Completion: TBD



4301 Chestnut Street

4301 Chestnut Street is a proposed 275-unit mixed-use development. Designed by JKRP Architects, the building will rise seven stories tall and feature 30,300 square feet of retail space on the ground floor. The residential space will total 147,562 square feet, with over 3,000 feet of amenity space, nearly 8,000 square feet of common space on the ground floor, and a 6,000 square foot roof deck. An underground garage will hold 75 parking spaces, with two expected to be handicap accessible, one set to be van accessible, four for electric vehicles, and two reserved for interior loading spaces.

Developer: Alterra Property Group
Location: 4301 Chestnut Street
Size: 189,000 square feet
Completion: TBD



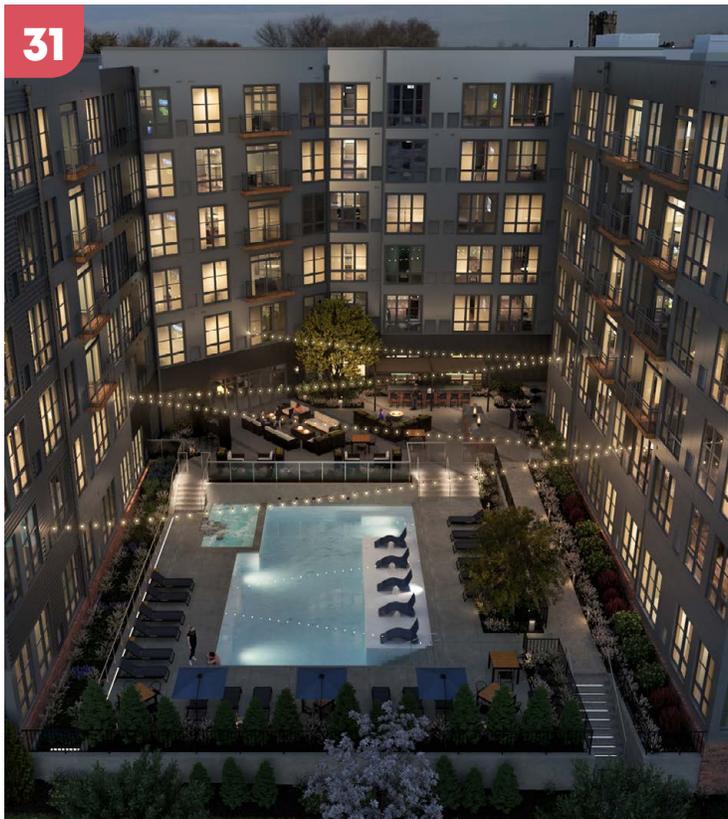
Residential / Mixed Use



4519 Chestnut Street

4519 Chestnut Street is a 327-unit residential project with a mix of studios, 1-bedrooms, and 2-bedrooms in which 10% of the units are deed-restricted to those making 60% or less of area median income. Design is being led by Sitio Architecture + Urbanism. The development was a collaboration between the developer and West Catholic Preparatory High School and will include a public garden along Chestnut Street.

Developer: EQT Exeter
Location: 4519 Chestnut Street
Size: 222,000 square feet
Completion: Fall 2023



ANOVA uCity Square

ANOVA uCity Square is a 461-unit, innovative market-rate residential project which is being built in partnership between GMH Communities and Wexford Science + Technology. Designed by Lesard Architects, the building will offer an array of comfortable floor plans (furnished or unfurnished) including studios and one- to three-bedrooms, as well as with 10,000 square feet of Retail Space and 12,000 square feet of amenity space along Lancaster and Powelton Avenues.

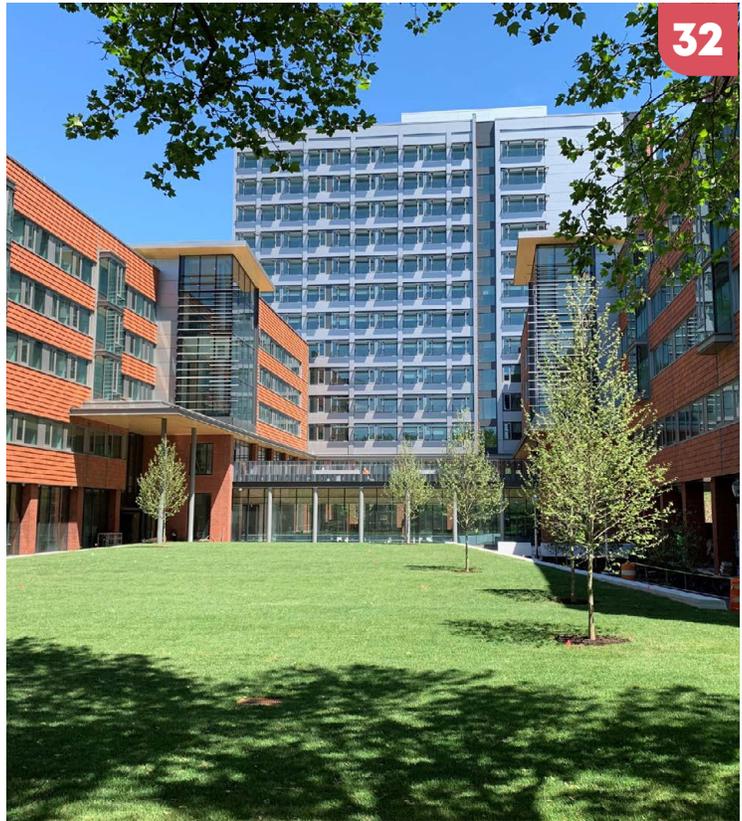
Developer: A joint venture between GMH Communities and Wexford Science + Technology
Location: 3700 Lancaster Avenue in uCity Square
Size: 319,000 square feet
Completion: Open to residents September 2021, completion by March 2022

Residential / Mixed Use

New College House

Construction has been completed on New College House, a residential building designed specifically for University of Pennsylvania undergraduates. With 400+ beds as well as dining services, this college house provides common areas including study, living, seminar, and music practice rooms. An open green space on the south side of the building connects the site with Locust Walk.

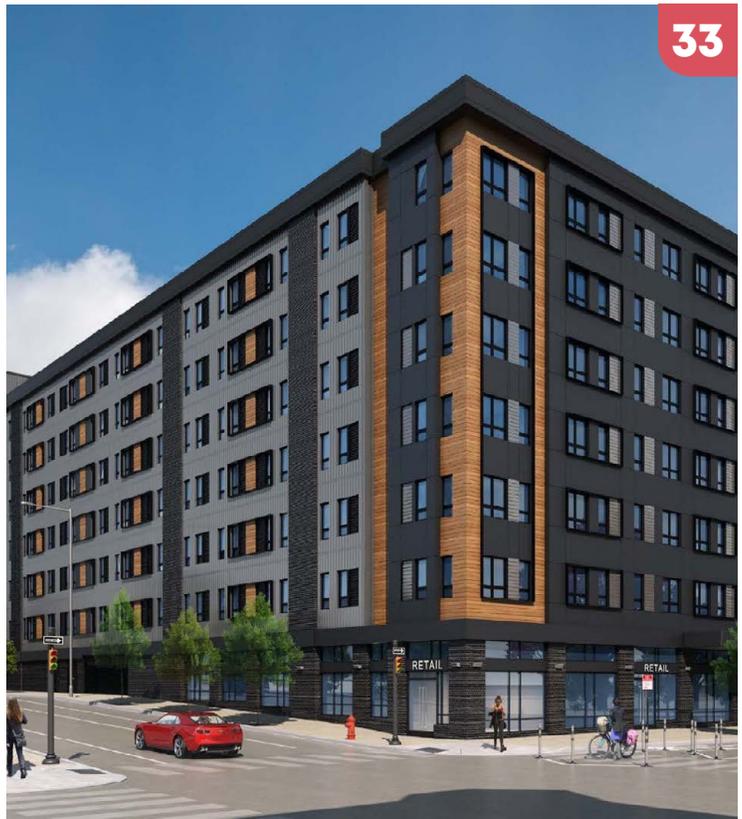
Developer: University of Pennsylvania
Location: 40th & Walnut Streets
Size: 249,000 square feet
Completion: August 2021



Next LVL

Following the opening of Alterra's LVL 4125 comes Next LVL, a 250,000 square foot, 7-story project, featuring 281 Class-A apartments, 50+ internal parking spaces, and 8,000 square feet of retail, on the corner of 43rd and Chestnut. This is the second project where Alterra has developed an infill, mid-rise, modular housing project in University City. Next LVL will offer residents soundproof conference rooms, co-working space, a high-intensity training studio, rooftop lounges, and studio, 1, 2, and 3-bedroom apartments.

Developer: Alterra Property Group
Location: 4233 Chestnut Street
Size: 250,000 square feet
Completion: 2021



Residential / Mixed Use

34



The Quadrangle College House Renovation

Penn's historic Quadrangle dormitories, originally constructed between 1895 and 1950, are set to be renovated in a phased construction process that will accommodate students living in the dorms during the academic year. The renovations will include the upgrade of restrooms and finishes in student rooms, increased ADA accessibility, façade repairs, and the replacing of aging infrastructure systems.

Developer:	The University of Pennsylvania
Location:	3700 Spruce Street
Size:	520,587 square feet
Completion:	Six summer construction sessions by 2027

35



Sansom Place East College House Redevelopment

The redevelopment of Sansom Place East will reposition this building for graduate student housing. The project will maintain the exterior façade of the current towers, replace windows, and fully renovate the interior. The interior renovations will include the addition of a fitness center, small group study classrooms, and multipurpose areas, and will also enhance and refresh the existing plaza. When completed, the approximately 470 unit project will be comprised of 355 studios and 118 two-bedroom units of moderately priced graduate student housing (590 beds total) and accompanying amenities.

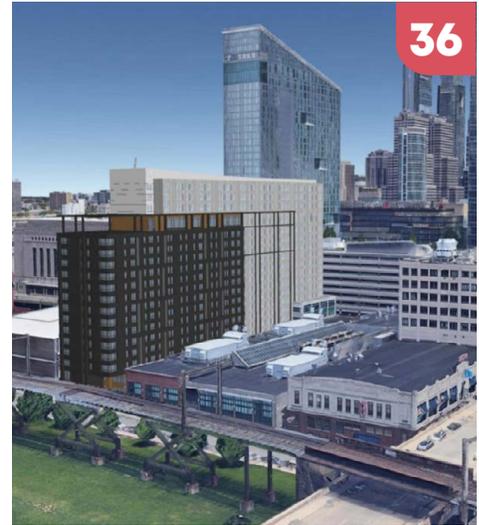
Developer:	The University of Pennsylvania and Greystar Property Management
Location:	3600 Chestnut Street
Size:	279,313 square feet
Completion:	June 2023

Residential / Mixed Use

The Standard at Philadelphia

The Standard at Philadelphia is a new 19-story building set to rise at 119 South 31st Street. The building, from Cube 3, will include 272,111 square feet comprised of 98 multi-family units, 182 group living units, and 3,163 square feet of commercial and retail spaces. The site is bounded by 31st to the west, private parcels to the north, upper and lower 30th street to the east, and private parcels to the south. The dark grey façade wraps the building up to the 14th floor, and industrial finish and detailing of the dark grey features will echo the texture of the adjacent elevated rail line at Highline Field.

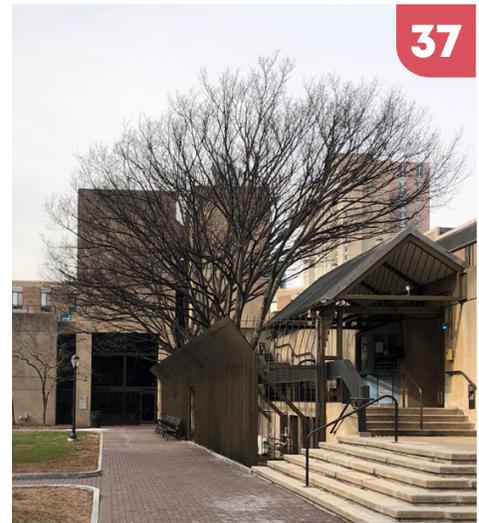
Developer: The Standard at Philadelphia LLC
Location: 119 South 31st Street
Size: 75,300 square feet
Completion: 2023



Stouffer College House Renovation

The Stouffer College House is anticipating a makeover including a full renovation of all student rooms, the installation of single occupancy restrooms, and refurbished student amenity spaces, as well as accessibility upgrades and replacement of windows and electrical switchgear.

Developer: The University of Pennsylvania
Location: 3817 Spruce Street
Size: 158,124 square feet
Completion: August 2023



University Meeting and Guest House

The existing historic structure at 3808 Walnut Street is being repurposed as a supplemental office, conference, and hoteling space adjacent to the President's House. The renovation of offices and suites will serve University dignitaries during short-term stays.

Developer: The University of Pennsylvania
Location: 3808 Walnut Street
Size: 17,155 square feet
Completo: March 2021





Amtrak's 30th Street Station

Amtrak has initiated a comprehensive renovation of the William H. Gray III 30th Street Station through a public private partnership with Plenary Infrastructure Philadelphia (PIP), a team with international expertise who will design, build, finance, operate, and maintain the station. Gray 30th Street Station is the third busiest station in Amtrak's network and this partnership will advance Amtrak's commitment to a world-class station experience for all travelers and celebrate this station as an important gateway to Philadelphia. The historic station is nearly 100 years old and serves more than four million Amtrak customers and more than eight million combined SEPTA and NJ TRANSIT rail commuters annually.

The master development partnership will restore the historic fabric of the station, and enhance the customer experience by introducing new amenities, reinvigorating retail and commercial potential,



improving and expanding existing office space, and enhancing transit and pedestrian traffic flows. This large-scale redevelopment is the first significant phase of Amtrak's ongoing efforts toward implementing the Gray 30th Street Station District Plan and includes nearly 500,000 square feet of renovation and modernization.

The PIP team undertaking this work was selected based on their proposal and successful record of project delivery, extensive experience with complex mixed-use properties and adaptive reuse of historic buildings, and their approach and commitment to engaging Disadvantaged Business Enterprises ("DBE"), community hiring, and workforce development strategies during all phases of the redevelopment. The full program scope of design and construction is anticipated to take up to five years.

Schuylkill Yards



Currently rising in University City, Schuylkill Yards is the \$3.5 billion, master-planned neighborhood being developed by Brandywine Realty Trust, in partnership with Drexel University, that began with the development of Cira Centre in 2005, and continues today following nine successful phases of development totaling over \$1 billion of investment along the Schuylkill riverfront so far. A 14-acre neighborhood that embodies striking architecture, 6.5 acres of public greenspace, 70,000 square feet of dynamic retail and entertainment options, 3.9 million square feet of world-class life science and workspace, and 1.5 million square feet of living space, Schuylkill Yards is Philadelphia's new nexus of knowledge and innovation in one of the world's leading life science hubs.

Drexel Square, the first of Schuylkill Yard's 6.5 acres of planned green spaces, opened to the public in June of 2019. The 1.3-acre park features a 12,000 square foot elliptical lawn, 23 Dawn Redwood trees, and an array of shrubs and perennials in over 9,000 square feet of raised planted beds. In August of 2019, Brandywine unveiled architectural designs for the East and West Towers at Schuylkill Yards. Designed to complement each other, the Towers artfully merge inspiration from historic building materials with modern architecture, and are linked by The Highline Park, a welcoming, publicly accessible destination for intimate programmed events, relaxation, collaboration, and community enjoyment.

As Philadelphia continues to grow into one of the nation's leading life science hubs, Schuylkill Yards solidifies its place as the ecosystem's heart. Here, directly adjacent to Amtrak's 30th Street Station, Drexel University, and the University of Pennsylvania, Brandywine is building a connection point to world-class healthcare and academic institutions, top-tier talent, and readily-available investment capital.

uCity Square



UCity Square is the 8 million square foot master-planned and mixed-use district located in the heart of University City. With borders along Market Street from 34th through 39th Street, Powelton Avenue, and Lancaster Avenue, the project is being developed by Wexford Science + Technology in partnership with the University City Science Center and Ventas. Physically located at the intersection of the campuses of Drexel, Penn, Penn Medicine, Children's Hospital, and The Wistar Institute and adjacent to the neighborhoods of Powelton Village, West Powelton, and Mantua, uCity Square is a connected, collaborative, and innovative community where a diverse talent pool, trailblazing companies, and top-tier research institutions collide. uCity Square has emerged as Philadelphia's innovation address offering a mix of office, lab, medical, academic, residential, retail, and outdoor spaces, and is home to more than 200 companies and 10,000 employees, students, faculty, and entrepreneurs.

Over 1 million square feet of construction underway...

In 2021, the development partners were busy advancing over 1.3 million square feet of construction between five projects—PSLAMs, ANOVA at uCity, One uCity, the Drexel Health Sciences Building, and The Square at uCity—representing more than \$750 million of total investment. The partners, together with Drexel and the School District of Philadelphia, opened the 90,000 square foot K-8 school, welcoming students in January of 2021. ANOVA at uCity has opened its first phase of apartments, which are fully leased, and all 460-units will be complete by early 2022. One uCity Square, a 400,000 square foot flagship commercial lab and office building, the Drexel Health Sciences Building, a 450,000 square foot academic tower, and The Square at uCity, a one-acre public park, are all on-schedule to open in the summer and fall of 2022.



And another 1 million square feet in the works...

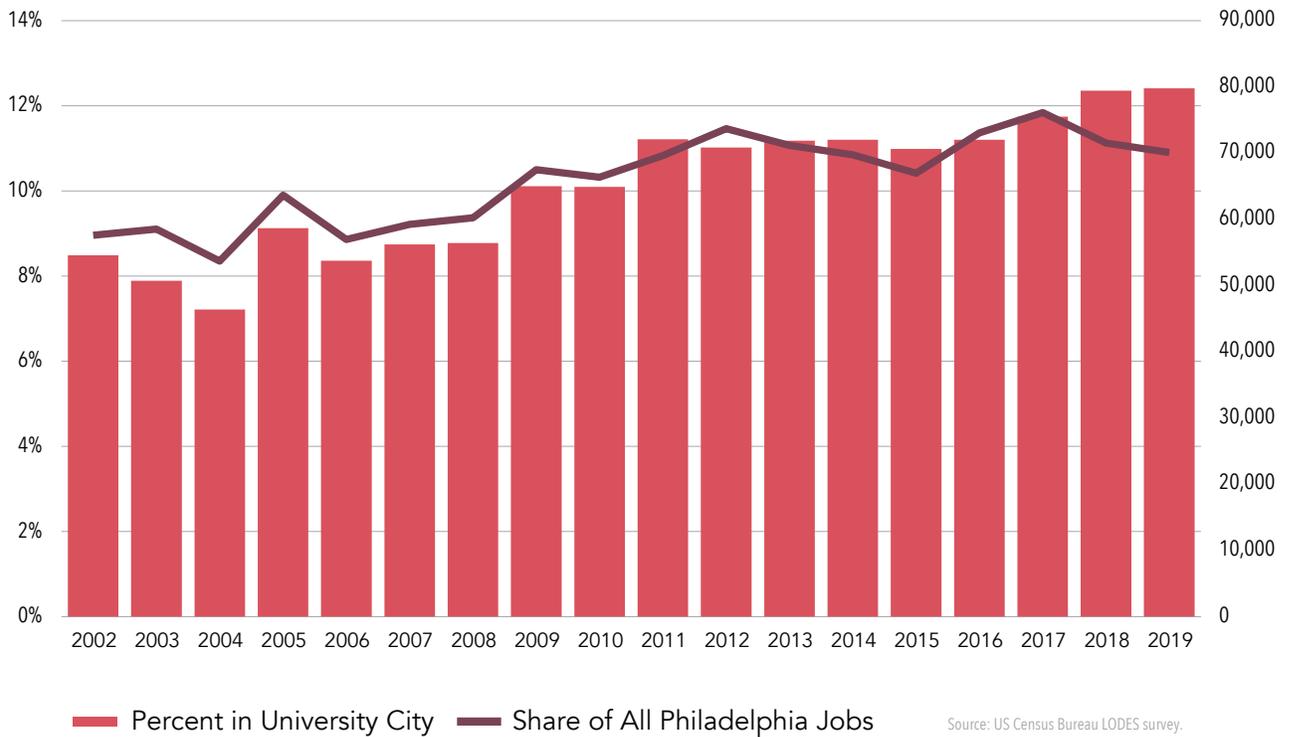
With no signs of slowing down, the uCity Square partnership is actively working on its next phase of development which will include nearly 1.5 million square feet of additional commercial lab, office, and retail. Wexford and its partners plan to break ground in 2022 on a 450,000 square foot mixed-use, gateway project at 38th Street and Market Street. 3838 Market will stand 12 stories tall and include 200,000 square feet of commercial lab space, 500 parking spaces, and ground floor retail. The project is scheduled to deliver by the end of 2023. Just down the street and directly adjacent to One uCity, Two-Three uCity is a two-tower complex in design with construction expected to start in early 2023. As part of the project, The Square at uCity will be expanded and a dedicated retail pavilion will be built to serve as an amenity for the larger neighborhood.

Employment



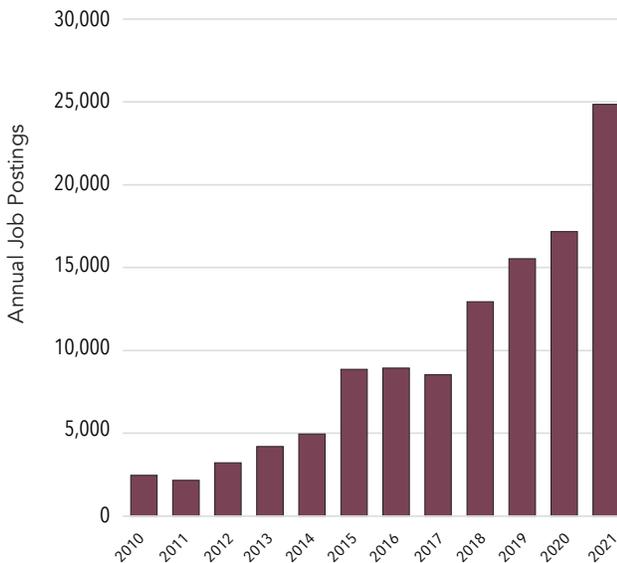
New development and institutional expansions contribute to University City's continued status as a top regional employment hub. In 2021, over 25,000 jobs at anchor employers were posted, smashing previous records. Nearly 75% of jobs in University City pay over \$40,000 a year, as compared to just over 50% for Philadelphia as a whole. University City accounts for just under 12% of all jobs within Philadelphia, despite representing only 1.69% of the city's total footprint. A large percentage of jobs are found at the local hospitals and universities, including 600 positions at the newly opened Pavilion hospital from Penn, but growth associated with nascent technology firms and commercialization of research is also creating more employment opportunities at every rung of the career ladder.

Employment in University City



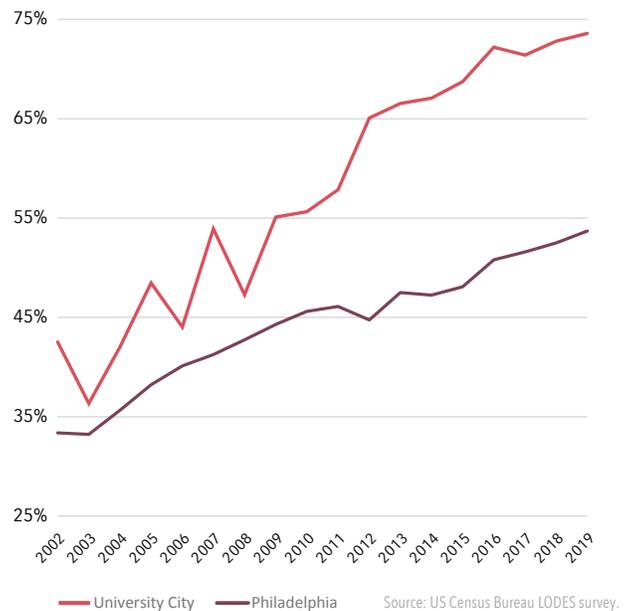
University City is a hub for employment, with nearly 36,000 jobs per square mile.

Job Postings at Largest University City Employers

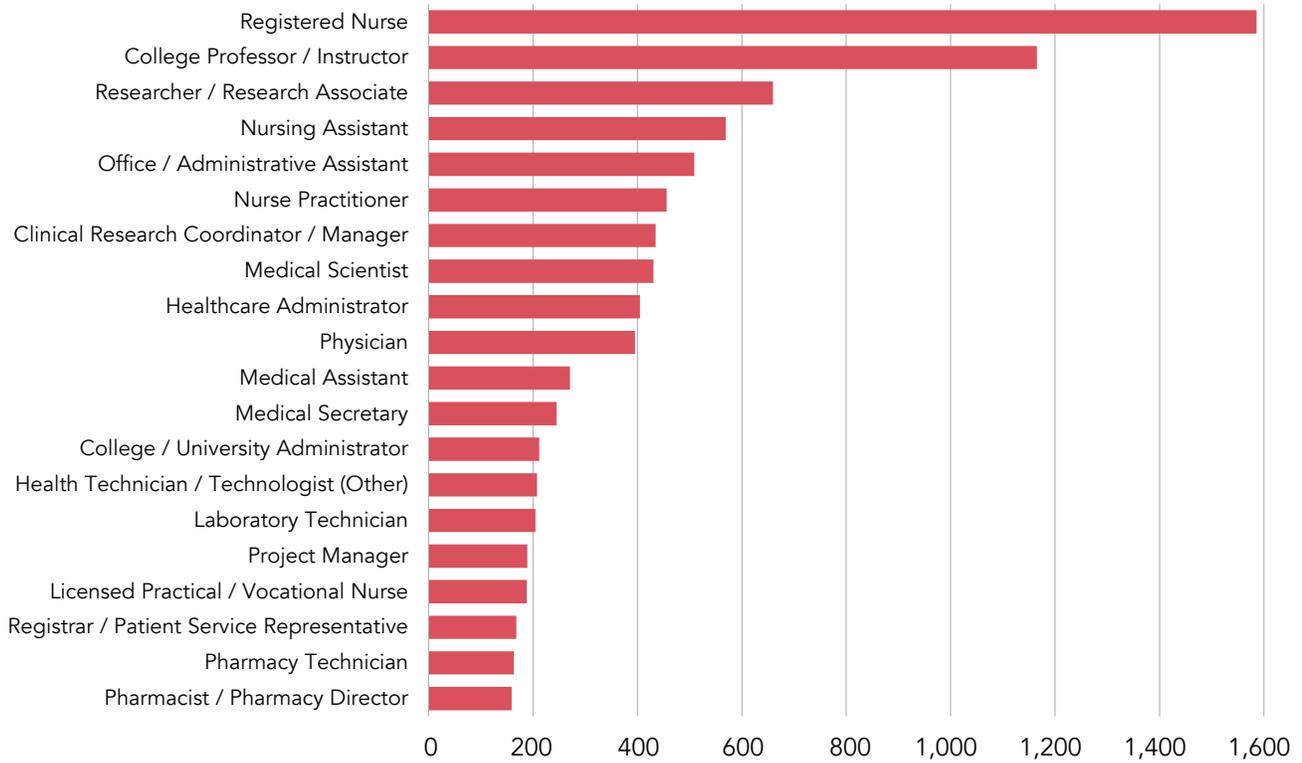


Includes the IRS, VA Hospital, Drexel University, CHOP, Penn Medicine and the University of Pennsylvania.
Source: Burning Glass Technologies, 2021 Estimate based on data from 1/1/21 - 10/1/21

Percentage of Jobs Paying \$40,000 +

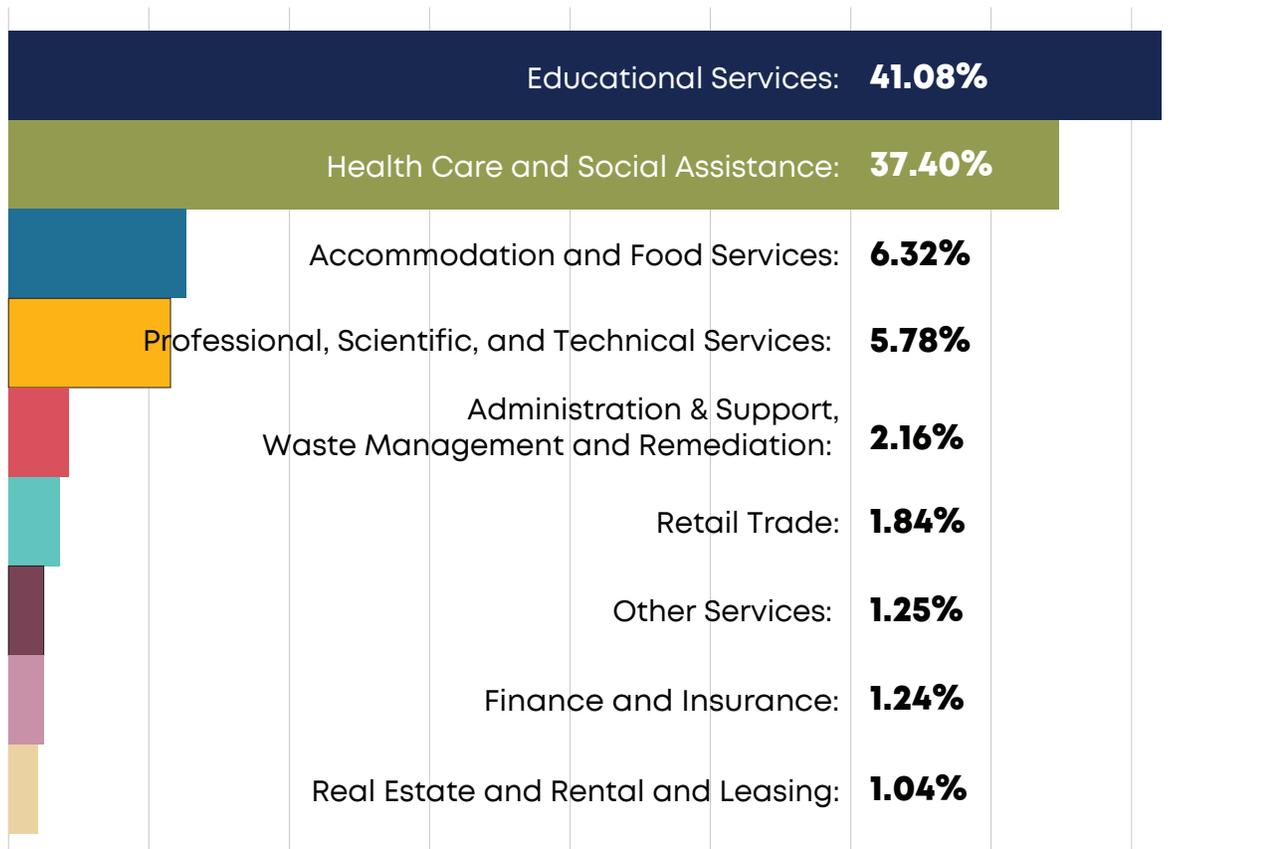


Job Postings by Major University City Employers



Source: EMSI/Burning Glass, UCD Analysis

Percentage of Total Employment



Source: US Census Bureau, On The Map



Office



University City is home to nearly 5 million square feet of office space, with another 770,000 square feet currently under construction, and recently ranked 5th on a list of top growing tech submarkets in North America according to CBRE. Major long-term projects including Schuylkill Yards, 3.0 and now 4.0 University Place, and additional buildings at uCity Square are adding to this robust total. In Q3 of 2021, University City commercial real estate was leased at a percentage of 92.7%, good for the highest occupancy rate out of all Philadelphia submarkets, and its asking gross rent of \$45.74 per square foot is the highest in the region, displaying the continued desirability of doing business in University City. Because of the dominance of offices dedicated to the life sciences, University City's office buildings fared better than many others during the pandemic, and workers returned at a higher rate in University City than in other parts of the region. Our neighborhood's amenities and offerings have lured companies like GSK to our neighborhood, convinced Cambridge Innovation Center to double its lab space, and continually attract new investors, developers, and companies.

Office Occupancy Rates Among Regional Submarkets

Submarket	Inventory	Vacancy Rate	Under Construction	YTD Net Absorption	Asking Lease Rate (\$/Sqf/Yr)	Class A (\$/sf/yr)
Market West	29,069,439	14.50%	308,000	-519,916	\$ 34.26	\$ 36.09
Market East	7,879,617	16.90%		-270,217	\$ 31.65	\$ 34.61
Independence Hall	4,529,039	23.20%		-39,530	\$ 31.01	\$ 31.20
Center City	41,478,095	18.20%	308,000	-829,663	\$ 32.31	\$ 33.97
University City	4,532,585	7.80%	770,772	-24,006	\$ 45.74	\$ 39.60
Downtown Philadelphia total	45,866,530	15.10%	1,386,772	-1,683,332	\$ 33.18	\$ 35.02
Bala Cynwyd	2,861,073	21.40%		-116,177	\$ 35.49	\$ 35.49
Blue Bell	4,482,412	24.40%		-143,271	\$ 24.52	\$ 30.39
Central Bucks County	1,945,697	25.70%	37,000	-79,793	\$ 23.86	\$ 28.71
Conshohocken	4,050,646	23.20%		180,386	\$ 39.46	\$ 43.26
Delaware County	6,006,392	16.00%		224,176	\$ 28.16	\$ 29.04
Exton/West Chester	3,990,118	17.60%	17,400	-147,483	\$ 23.86	\$ 29.30
Fort Washington	3,181,809	24.00%		121,747	\$ 26.81	\$ 30.82
Horsham/Willow Grove	5,096,463	32.10%		-503,973	\$ 25.62	\$ 27.49
Jenkintown	1,422,210	23.70%		-15,893	\$ 23.13	\$ 24.86
King of Prussia	16,795,634	21.30%		-938,912	\$ 29.86	\$ 33.73
Lower Bucks County	5,195,034	22.10%		-15,188	\$ 25.47	\$ 26.71
Main Line	2,768,565	9.00%		-83,906	\$ 40.75	\$ 43.49
North Penn	890,843	22.30%		45,856	\$ 19.58	\$ 18.78
Plymouth Meeting	2,332,475	30.50%		1,045	\$ 34.07	\$ 36.17
Upper Main Line	1,008,287	13.10%		16,852	\$ 30.19	\$ 36.17
Suburban Philadelphia total	62,007,658	21.90%	54,400	-1,453,343	\$ 28.40	\$ 31.78
Burlington County	9,470,525	19.90%		-116,439	\$ 21.99	\$ 23.57
Camden County	7,811,267	16.00%		-181,837	\$ 20.05	\$ 19.47
Glouster County	467,492	13.10%		8,963	\$ 28.31	\$ -
Lehigh Valley East	4,096,430	18.60%		-216,112	\$ 24.58	\$ 25.17
Lehigh Valley West	5,881,186	23.90%	73,000	-109,184	\$ 19.41	\$ 23.01
Northern Delaware	1,511,872	21.10%		-104,939	\$ 25.06	\$ 26.37
Regional Total	162,053,930	19.1%	1,206,172	-3,439,257	\$ 27.84	\$ 31.12

Commercial Real Estate Services (CBRE) recently ranked University City as 5th on a list of the top growing tech submarkets in North America.

Submarket	Inventory	Vacancy Rate	Under Construction	Asking Lease Rate (\$/Sqf/Yr)	Class A (\$/sf/yr)
Suburban Philadelphia total	62,007,658	21.90%	54,400	\$ 28.26	\$ 31.73
Downtown Philadelphia total	45,866,530	15.10%	1,386,772	\$ 33.18	\$ 35.02
University City	4,532,585	7.80%	770,772	\$ 45.74	\$ 39.60
Regional Total	162,053,930	19.1%	1,206,172	\$ 27.84	\$ 31.12

Source: CBRE

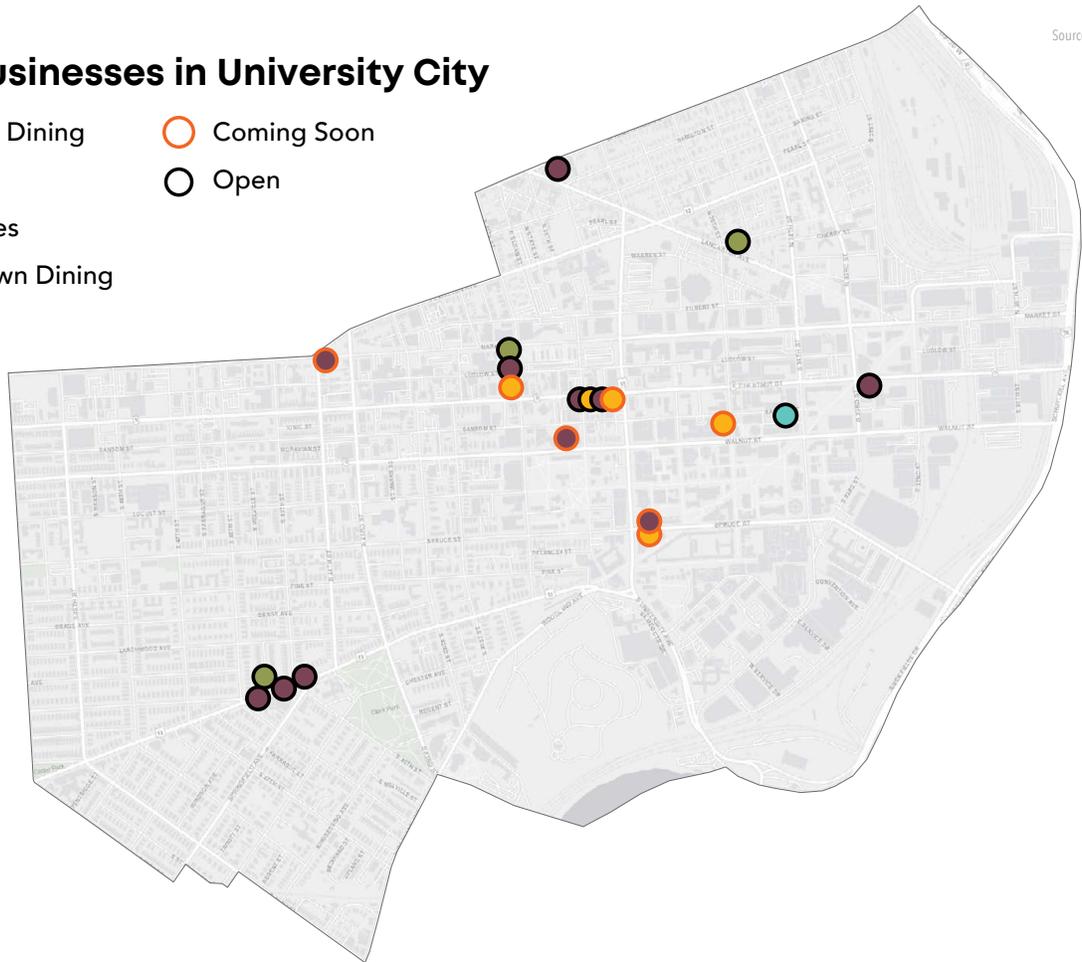
Retail and Hospitality



Local and national retailers, restaurants, and hotel operators have long viewed University City as a prime location due to an eclectic mix of employees, commuters, college students, and residents. With help from grants, governmental support, creative offerings, new outdoor dining initiatives, and the generosity and support of loyal customers, many businesses came out of the COVID-19 pandemic intact. Students and employees have begun returning to University City's streets at levels equal to and sometimes exceeding numbers from before the pandemic, and new businesses ranging from an Ethiopian market to an upscale plant store with discount prices to a short-term hotel have opened in the past year. Barring additional setbacks, the future looks rosy for more businesses and customers down the road.

New Businesses in University City

- Casual Dining
- Retail
- Services
- Sit Down Dining
- Coming Soon
- Open



Business	Address	Type	Status
Alif Brew & Mini Mart	4501 Baltimore Avenue	Casual Dining	Open
Amma's South Indian Cuisine	3836 Chestnut Street	Sit Down Dining	Coming Soon
Beyond / Hello Philadelphia	3519 Lancaster Avenue	Retail	Open
The Board and Brew	3200 Chestnut Street	Casual Dining	Open
Chix & Chicks	32 South 40 th Street	Casual Dining	Open
Coney Shack	3818 Chestnut Street	Casual Dining	Open
DIG	140 South 36 th Street	Sit Down Dining	Coming Soon
El Taco	3800 Spruce Street	Sit Down Dining	Coming Soon
European Wax Center	3435 Sansom Street	Services	Open
Five Guys	3800 Spruce Street	Casual Dining	Coming Soon
Greenstreet Coffee Company	4533 Baltimore Avenue	Casual Dining	Open
Irie Entrée	36 South 40 th Street	Sit Down Dining	Coming Soon
NAM Vietnamese Kitchen	3816 Chestnut Street	Sit Down Dining	Open
Paris Baguette	3816 Chestnut Street	Casual Dining	Open
Popeyes	4322 Market Street	Casual Dining	Coming Soon
Raising Cane's Chicken Fingers	3925 Walnut Street	Casual Dining	Coming Soon
Spruce Hill Provisions	4529 Baltimore Avenue	Retail	Open
Stomping Grounds	3859 Lancaster Ave	Casual Dining	Open
Stump West Philly	22 South 40 th Street	Retail	Open
Vagrant Coffee	4435 Baltimore Avenue	Casual Dining	Open



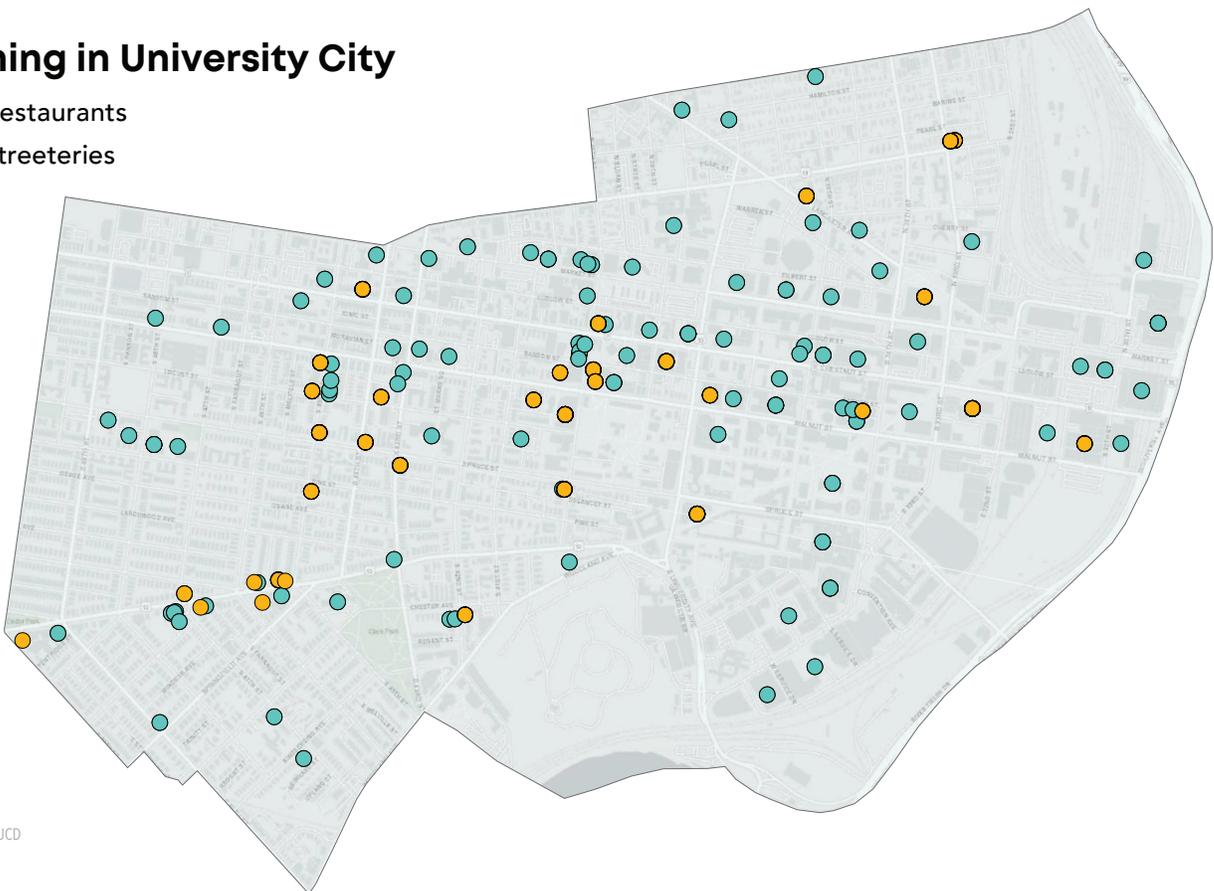
Outdoor Seating in University City

- Dining
- Campus
- Retail & Service
- Parks
- 1 - 10 seats
- 11 - 25 seats
- 26 - 50 seats
- 51 - 200 seats
- 201+ seats



Dining in University City

- Restaurants
- Streeteries



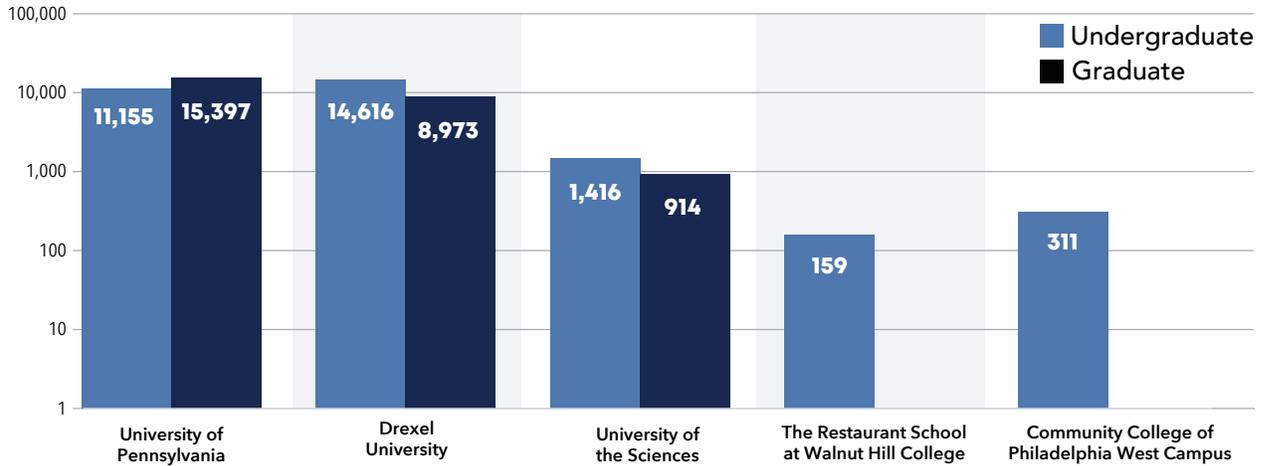
Source: UCD

Higher Education



T **True to its name,** University City offers top options in the region and nation for undergraduate and graduate studies. More than 52,000 students are enrolled in the neighborhood's five institutions of higher education. Students from around the country and the globe are drawn to the proximity to employment opportunities, the beautiful campuses, the vitality of the surrounding community, and the varied housing inventory. Both the University of Pennsylvania and Drexel University fared well in recent *U.S. News & World Report* rankings, with Penn ranking #13 in a list of Best Global Universities and in the top ten for economics and business and in several science concentrations, while Drexel excelled in similar lists for top undergraduate teaching, undergraduate engineering programs, and most innovative schools.

2021 Enrollment



Source: Dept of Education IPDES

63.3% of University City residents have a Bachelor's degree and 34% have at least a graduate degree.

Degrees Awarded at University City Colleges and Universities



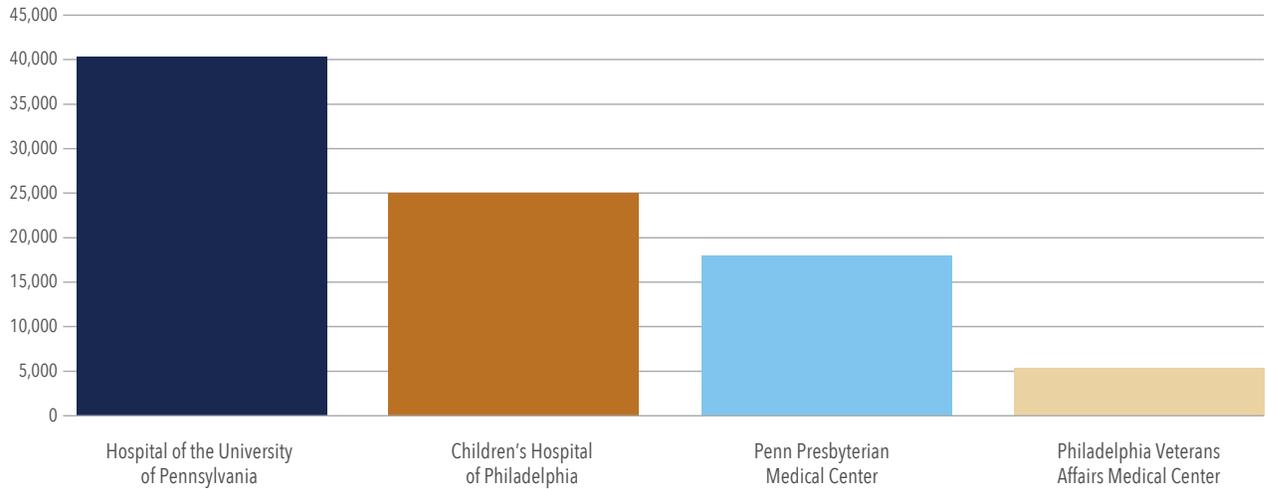
Source: Dept of Education IPDES

Healthcare

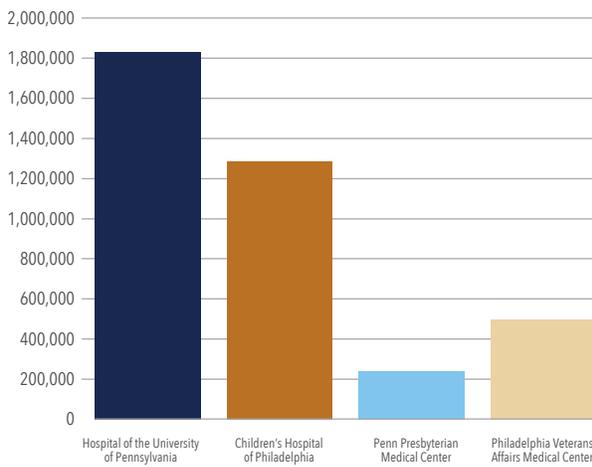


The neighborhood's medical institutions—Hospital of the University of Pennsylvania (HUP), Penn Presbyterian Medical Center, Children's Hospital of Pennsylvania (CHOP), and Michael J. Crescenz VA Medical Center—combine to account for nearly 38% of all jobs in University City, making them an essential component of the local economy. Both CHOP and HUP receive annual accolades for quality of care and as top national workplaces: in the 2021 *U.S. News and World Report* rankings of hospitals, CHOP finished #2 for top hospitals for children, while HUP placed #13 for adults, and each ranked in the top 100 of America's best large employers according to *Forbes*. Our local hospitals are also leading the way in new treatments, procedures, and medical technologies, and with the addition of the Pavilion, the new facility from Penn Medicine that opened its doors on November 1st, 2021, there's much more to come.

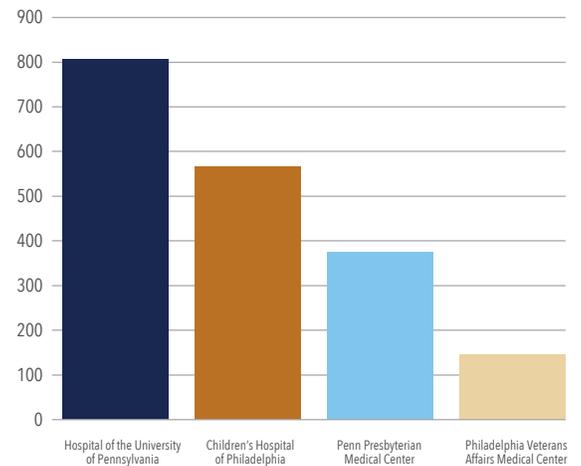
Hospital Admissions



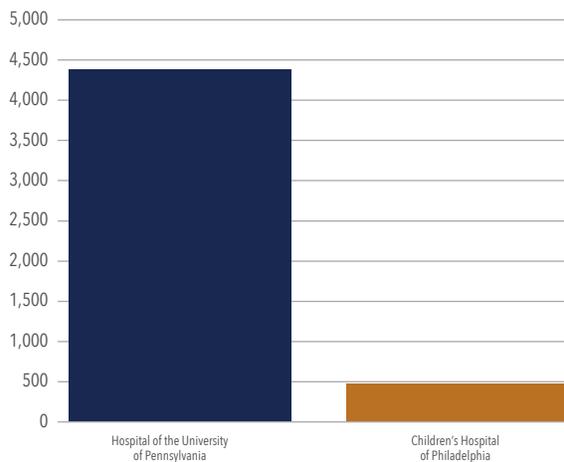
Outpatient Visits



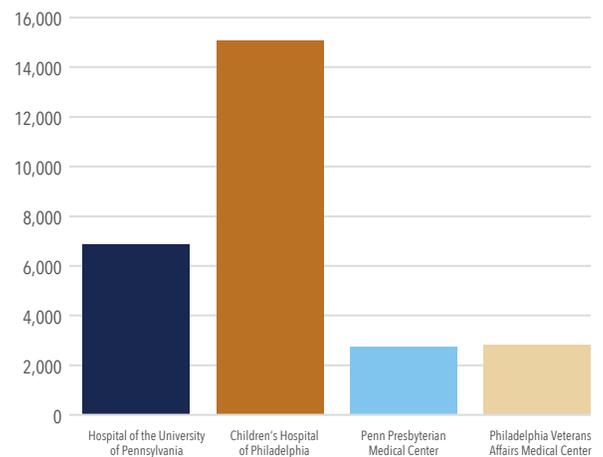
Patient Beds



Births



Employees



Source: Pennsylvania Department of Health



New Penn Pavilion Hospital Aims to Set Benchmark for Care Delivery



On November 1st, 2021, Penn Medicine officially opened the doors on its new Pavilion on the Hospital of the University of Pennsylvania campus, marking a new era transformation of patient care. At 1.5 million square feet, the 17-story, \$1.6 billion building spans the length of two football fields between Health Sciences Drive and 33rd Street. Using state-of-the-art technology and new ways of thinking, the staff at the Pavilion is equipped to deliver both the treatments of today and map the medical advances of tomorrow. The Pavilion sits across the street from the HUP and adjacent to the Perelman Center for Advanced Medicine. Four bridges and a tunnel connect the 17-story Pavilion to the Penn Medicine campus and the Penn Medicine SEPTA station.

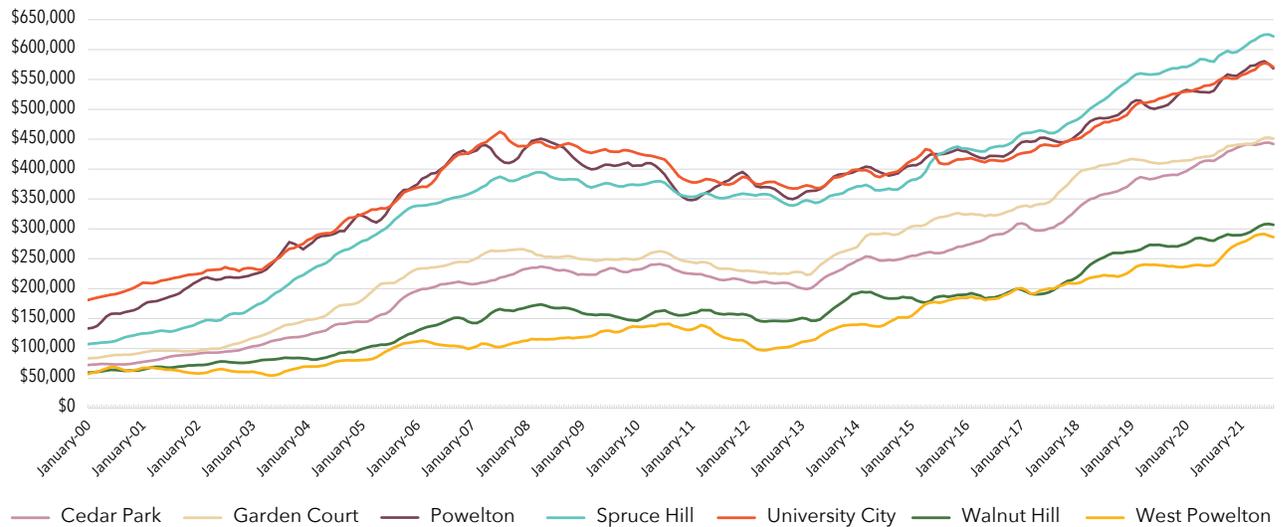
Before it opened, the Pavilion was one of the largest hospital projects underway in the United States, and ranks as the largest capital project in the University of Pennsylvania's history. Within the 1.5 million square foot building are 504 private patient rooms and 47 operating rooms. However, what makes it so unique is its design, which centers entirely around patient care. The design relies on the expertise of Penn Medicine's own clinical experts as well as architecture, design, and construction professionals who specialize in healthcare. The end result is a culmination of years of meticulous thought, collaboration, and research about how to organize clinical care spaces to be effective for both clinicians' and patients' needs.

Life in the Neighborhood



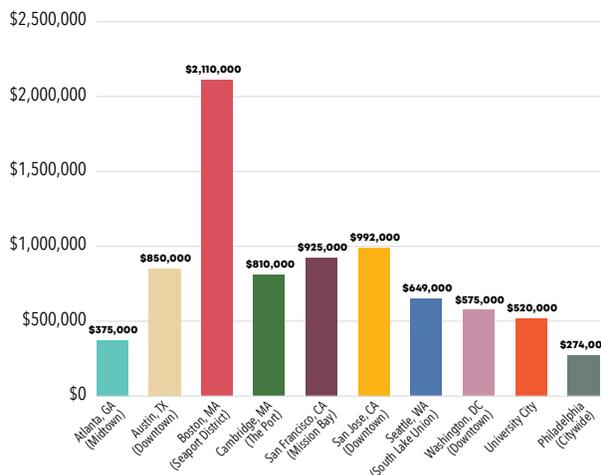
What makes a neighborhood a great place to live? For University City, it's fantastic amenities, an excellent dining scene, diverse housing options, world-class transit, parks and public spaces aplenty, and communities with distinct personalities. Options for housing are as varied as the residents, with historic homes, walk-up apartments, stylish high-rises, dormitories, and more. Over 100 acres of public space and parks plus abundant outdoor seating offer respite from the city streets and places for people to relax, recharge, and spread out. An eclectic dining scene offers plenty of options, including longstanding mom-and-pop restaurants, cuisine from around the globe, and outposts for local and national chains. University City boasts a robust arts and culture scene, including theaters, art galleries, and local dance and performance groups. The streets, sidewalks, and transit stations combine to offer excellent options for traveling within the neighborhood or to points beyond, and the neighborhood scores well annually as a location for walking, biking, and transit according to Walkscore.com. Local schools earn annual accolades, including a second Blue Ribbon School designation for Penn Alexander, and this year the new \$38 million K-8 school called the Powel-Science Leadership Academy Middle School (PSLAMS) opened at 3610 Warren Street. Active neighborhood associations and community groups inject unique character and civic pride in smaller sub-neighborhoods, and have proven a continually valuable resource for the community in times of need.

Zillow Home Value Index (ZHVI)



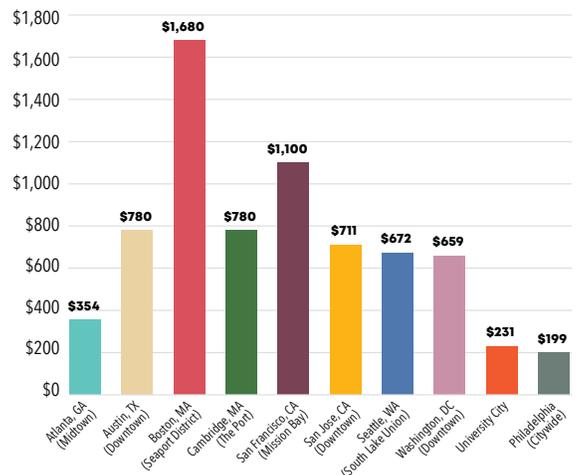
Source: Zillow

Median Home Price in University City and Peer Employment Centers



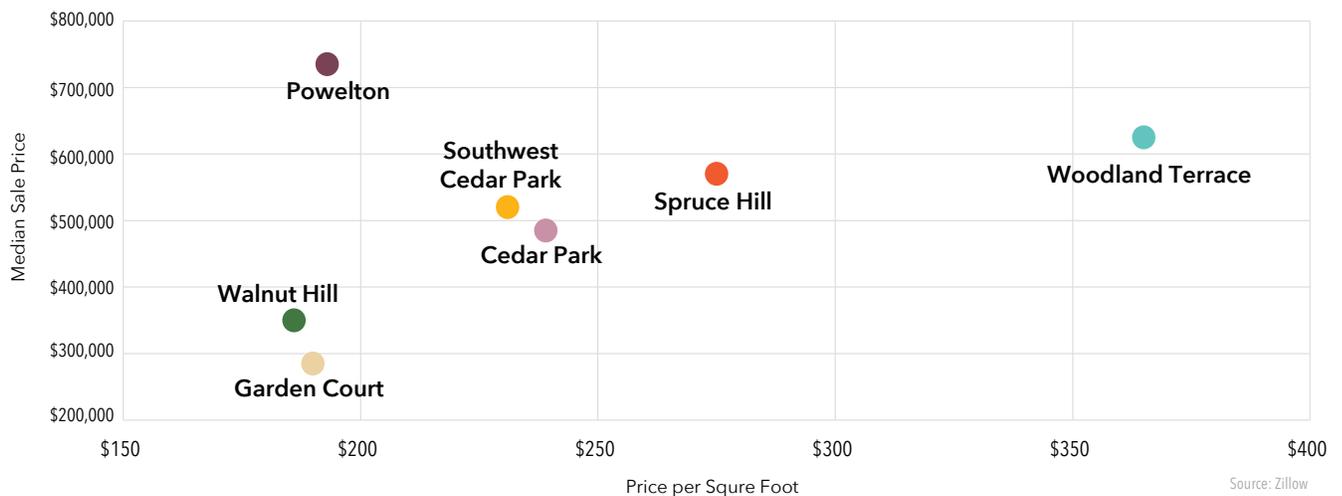
Source: Zillow

Median Home Price per Square Foot in University City & Peer Employment Centers



Source: Zillow

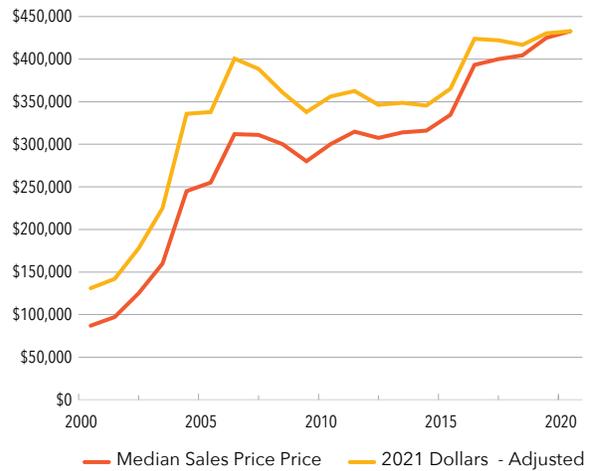
Median Price and Price per Square Foot by Neighborhood



Source: Zillow



Median Home Price (2020 dollars)



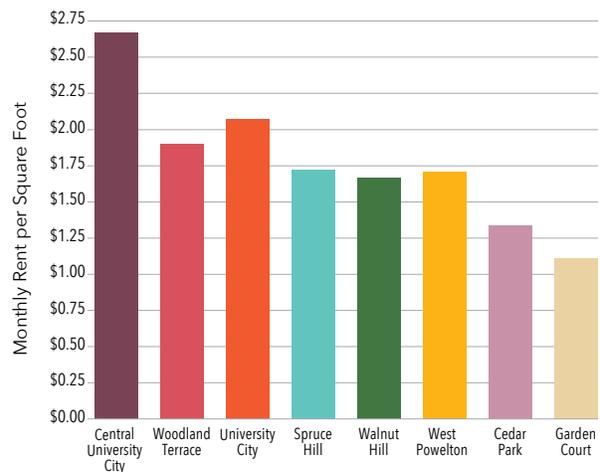
Source: City of Philadelphia, Department of Records

Median Home Price Over Time

Year	Median Price	2021 Dollars Adjusted
2000	\$87,000	\$131,000
2001	\$97,125	\$142,000
2002	\$125,000	\$178,000
2003	\$160,000	\$225,000
2004	\$245,000	\$335,750
2005	\$255,000	\$338,000
2006	\$312,000	\$400,500
2007	\$311,125	\$388,500
2008	\$300,000	\$360,750
2009	\$280,000	\$337,750
2010	\$300,150	\$356,250
2011	\$315,000	\$362,500
2012	\$307,500	\$346,500
2013	\$314,000	\$348,750
2014	\$316,000	\$345,500
2015	\$334,500	\$365,250
2016	\$393,100	\$424,000
2017	\$400,000	\$422,250
2018	\$404,500	\$416,910
2019	\$425,000	\$430,243
2020	\$432,800	\$432,800

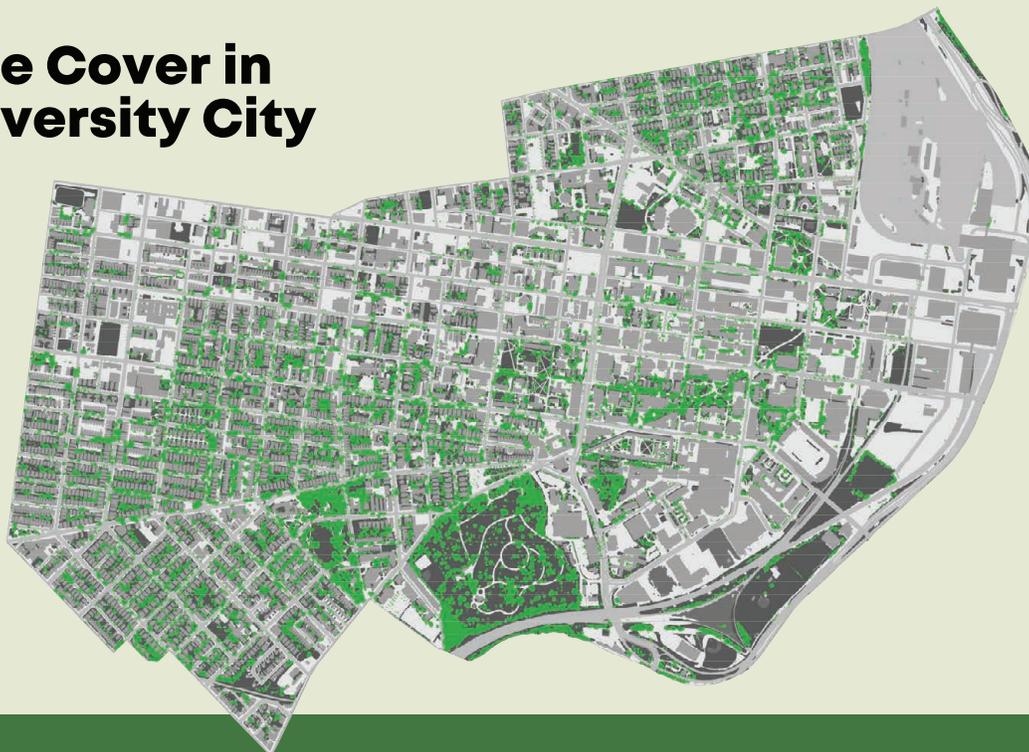
Source: City of Philadelphia, Department of Records

Median Monthly Rent per Square Foot



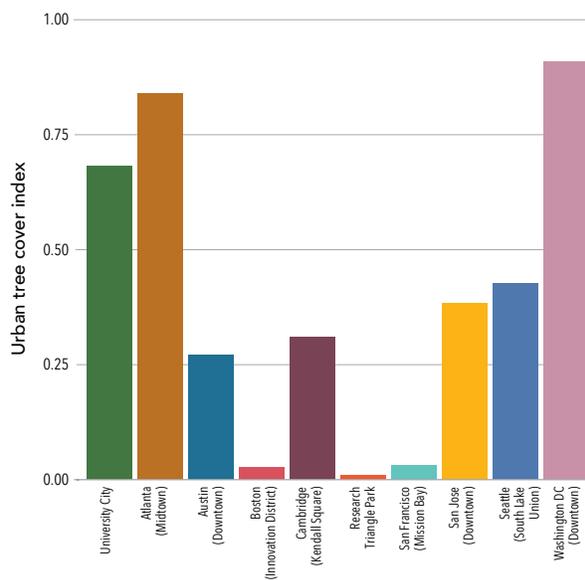
Source: Snapshot of listings in September 2021, Apartments.com

Tree Cover in University City



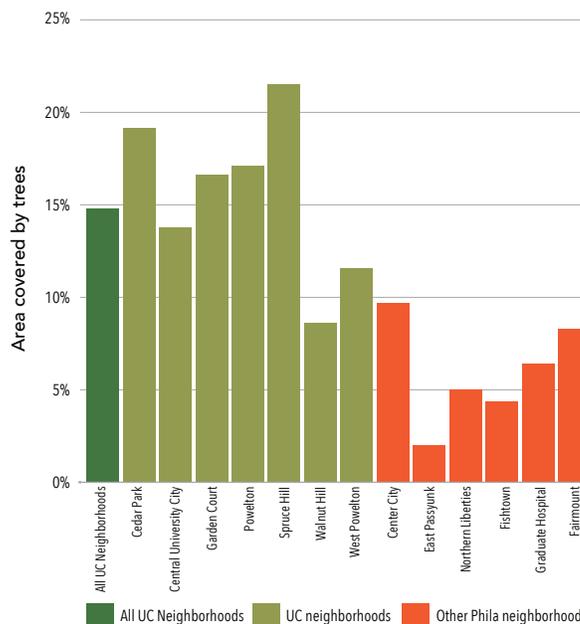
University City neighborhoods are some of the greenest in Philadelphia, with almost 15% of the district's area covered by tree canopy.

Tree Cover in University City vs. Peer Employment Centers, Adjusted by Population



Note: Urban tree cover index is proportion of area with tree cover adjusted by population. Comparisons are between University City and equally-sized areas (2.4 square miles) encompassing peer employment centers. Source: Landsat Tree Cover v4, Global Land Cover Facility; US Census Bureau, 2012–2016 American Community Survey

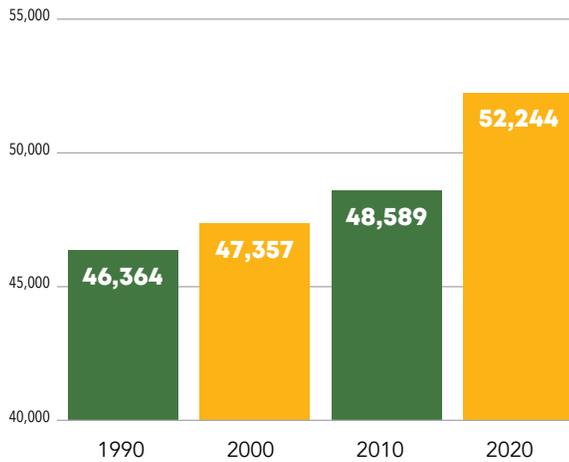
Tree Cover by Neighborhood in Philadelphia



Source: University of Vermont Spatial Analysis Lab Philadelphia land cover raster, EarthDefine SpatialCover Tree data



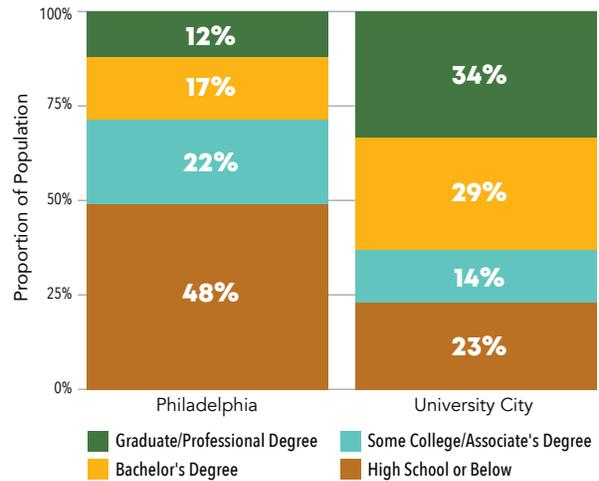
University City Population



Source: US Census Bureau, Decennial Census

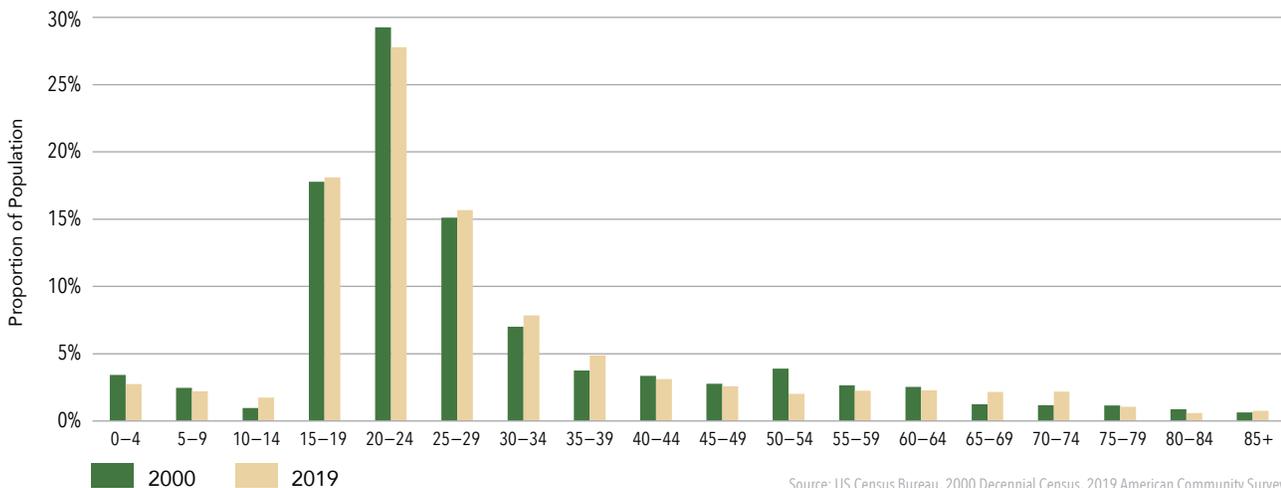
Educational Attainment

Population 25 Years and Over



Source: US Census Bureau, American Community Survey

Age Distribution



Source: US Census Bureau, 2000 Decennial Census, 2019 American Community Survey

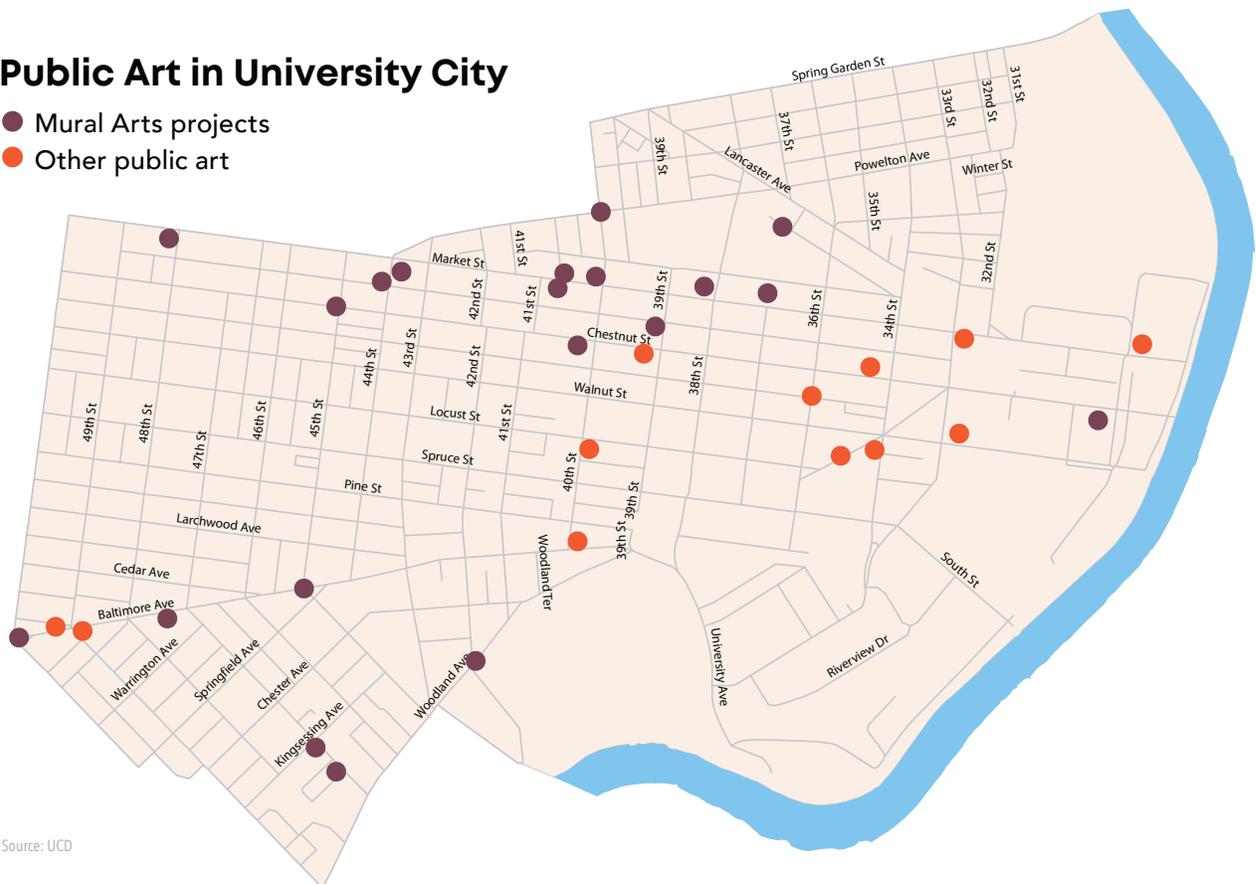


Two New Murals Bring Vibrant Color and Community to the Neighborhood

In October of 2021, a collaboration between Mural Arts, Wexford Science + Technology, Ventas, Science Center, People's Emergency Center, GI Partners, and the 3624 Condo Board led to the installation of two prominent murals at the intersection of 37th Street and Market Street. The mural at 3701 Market was designed by Melinda Beck, a New York City graphic artist with ties to Philadelphia, and the mural at 3624 Market was designed by Femi Olatunji, a local artist. The two artworks are part of a broader placemaking initiative in the uCity Square community.

Public Art in University City

- Mural Arts projects
- Other public art



Source: UCD

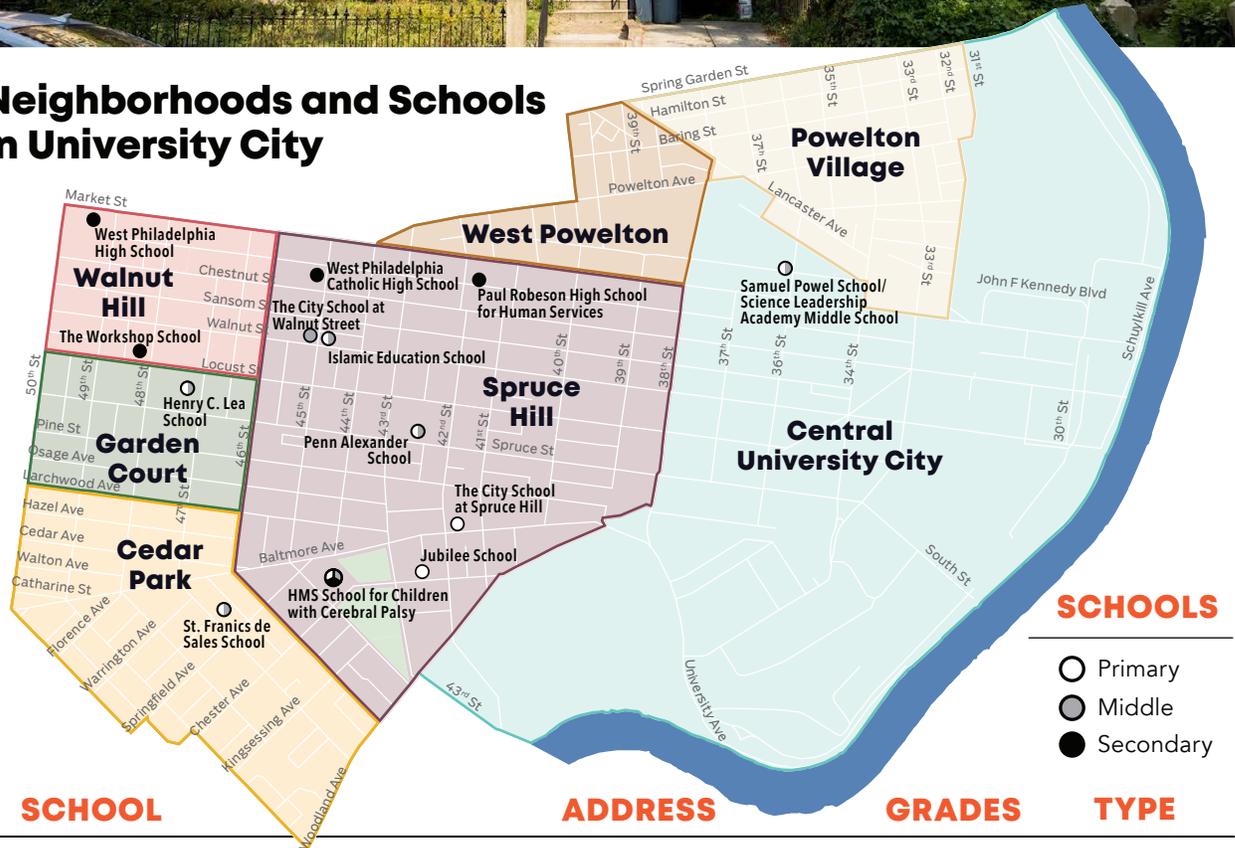
Penn Alexander Designated as a National Blue Ribbon Award Recipient



In September of 2021, the Sadie Tanner Mossell Alexander University of Pennsylvania Partnership School, or Penn Alexander for short, earned a National Blue Ribbon Award from the U.S. Department of Education. The National Blue Ribbon Schools Program was created in 1982 to recognize public and private elementary, middle, and high schools based on overall academic excellence or progress toward closing achievement gaps. Schools are eligible for the award once every five years, and this was the second time Penn Alexander earned the designation, following a 2016 award. The prestigious honor was given to just two schools in Philadelphia, and only thirteen in the entire state. The Penn Alexander School, located at 4209 Spruce Street, opened in 2001 as the result of a collaboration between Penn, the School District of Philadelphia, and the Philadelphia Federation of Teachers. The school has consistently ranked among the top elementary and middle schools in Pennsylvania.



Neighborhoods and Schools in University City



SCHOOLS

- Primary
- Middle
- Secondary

SCHOOL	ADDRESS	GRADES	TYPE
Henry C. Lea School	4700 Locust St.	pre K-8	Public
HMS School for Children with Cerebral Palsy	4400 Baltimore Ave.	pre K-12	Private
The Islamic Education School	4431 Walnut St.	K-8	Private
Jubilee School	4211 Chester Ave.	pre K-6	Private
Paul Robeson High School for Human Services	4125 Ludlow St.	9-12	Public
Penn Alexander School	4209 Spruce St.	K-8	Public
Samuel Powel School	3610 Warren St.	K-4	Public
Science Leadership Academy Middle School	3610 Warren St.	5-8	Public
St. Francis de Sales School	917 S. 47 th St.	K-8	Private
The City School at Spruce Hill	4115 Baltimore Ave.	K-5	Private
The City School at Walnut Street	4501 Walnut St.	6-8	Private
The Workshop School	221 S. Hanson St.	9-12	Public
West Philadelphia Catholic High School	4501 Chestnut St.	9-12	Private
West Philadelphia High School	4901 Chestnut St.	9-12	Public

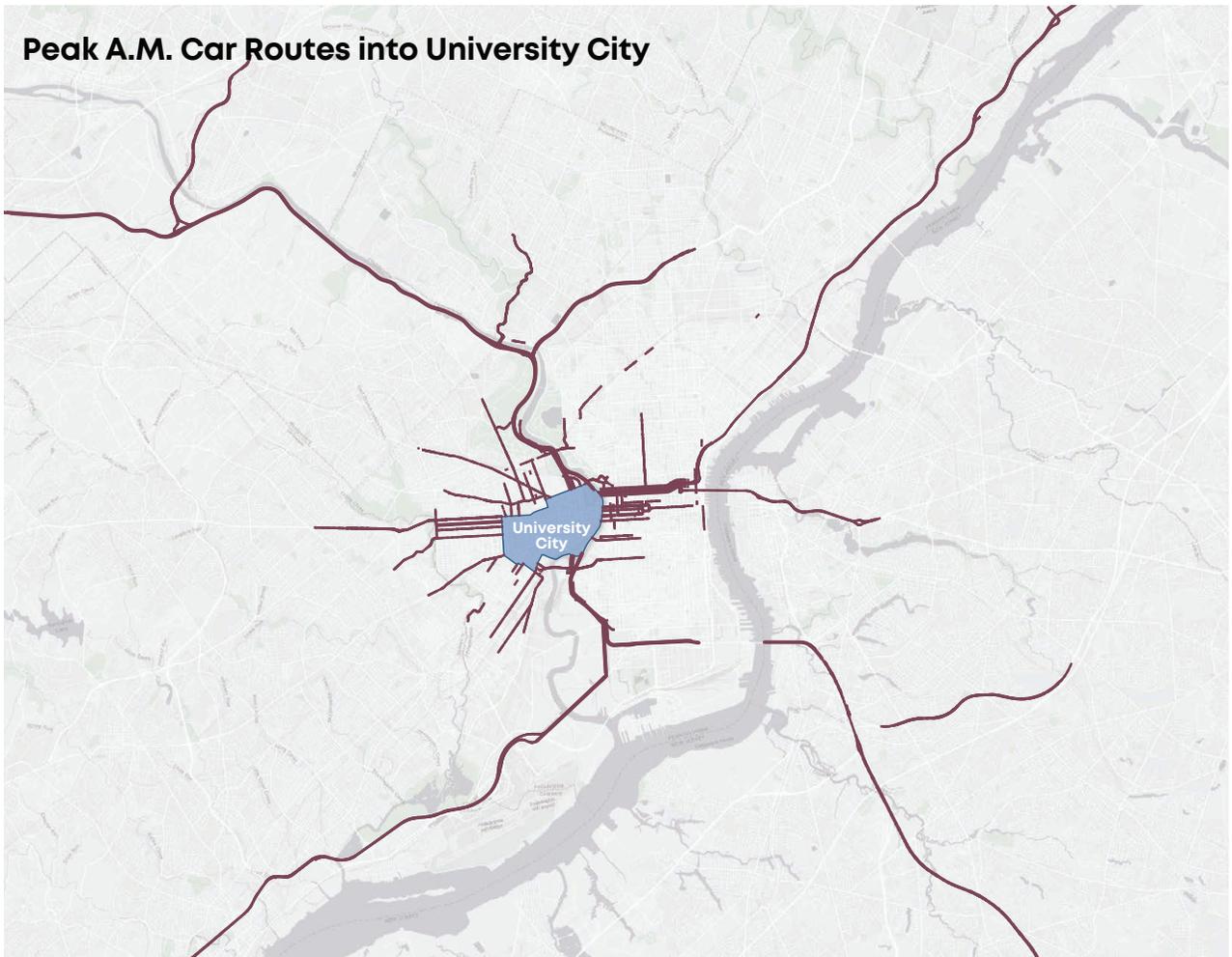


Indego Bike Share Continues Expansion into West Philadelphia

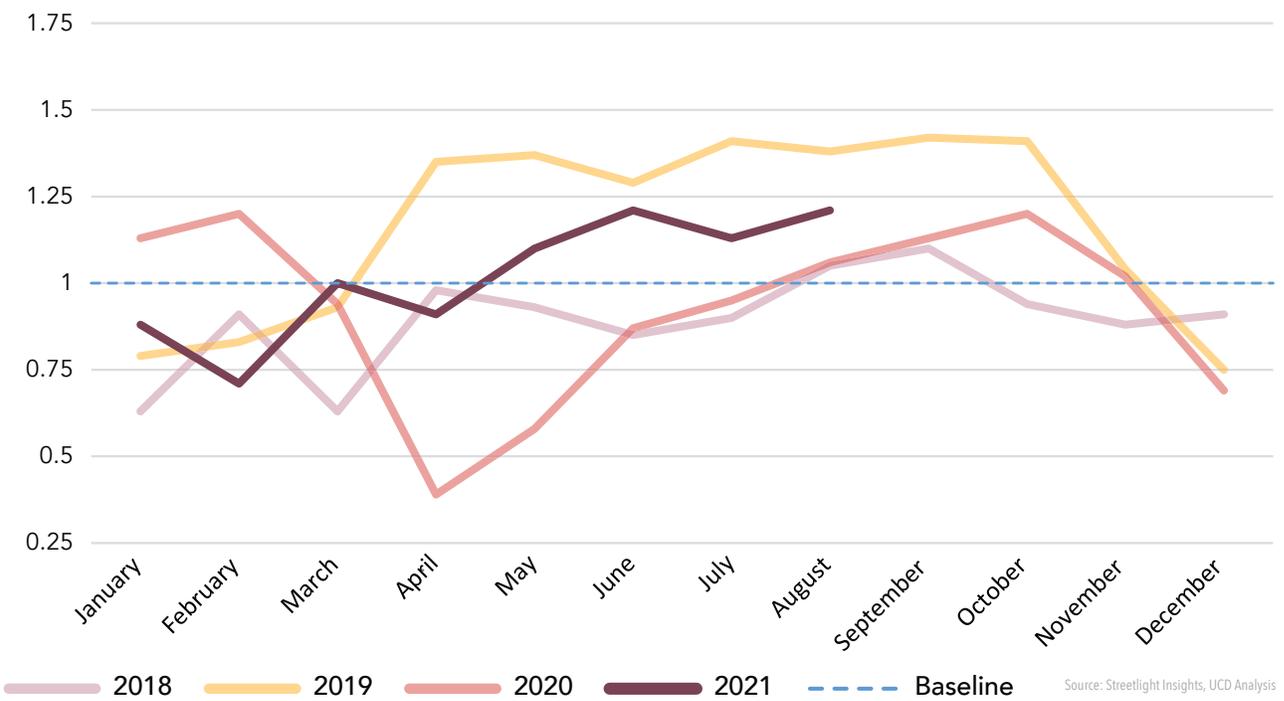
Six years after the City of Philadelphia launched its Indego bike share program, the program has more than doubled in both number of stations and total bicycles. Indego has been emphasizing growing the service area to reach more underserved communities with an ultimate expansion goal of 350 stations and 3,500 bikes, and included West Philadelphia in their list of priority neighborhoods. As of now, more

than 30 stations are located west of the Schuylkill River, including six new stations added over the past year and more on the way to points further west. As additional stations pop up and add more standard and electric bicycles to the Indego fleet, residents, students, and employees in our neighborhood can take advantage of another inexpensive and healthy way of traveling through University City.

Peak A.M. Car Routes into University City



Bike Trips to University City

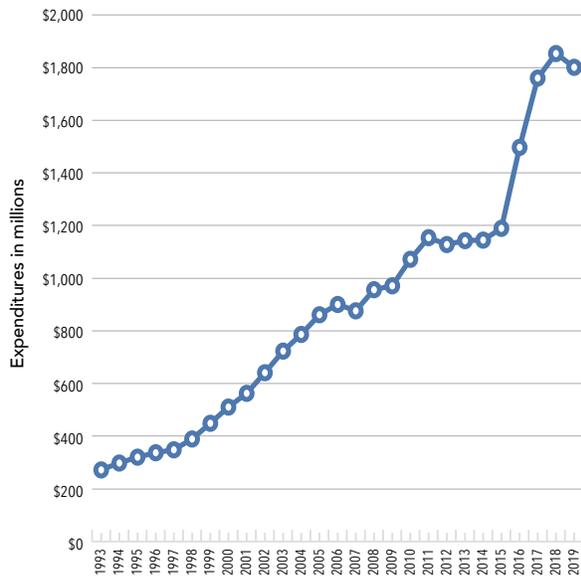


Innovation



University City is nationally recognized as a hub for advances in science, research, and medicine. Cutting-edge innovations originate out of 1.86 million square feet of lab space in research hubs including the Wistar Institute, Pennovation, Drexel's ic@3401, uCity Square, and Schuylkill Yards. This confluence of labs, benches, and clinics contributed to Philadelphia ranking at #7 in top life sciences clusters in the United States according to CBRE, who also dubbed University City the region's hottest life sciences neighborhood. Discoveries initiated in University City spark billions of dollars in economic growth and attract international attention in fields like biotech, robotics, and medicine. In 2020, 207 patents were issued to University City businesses and institutions, who also accounted for over \$800 million in NIH funding and \$1.85 billion in R&D spending, up 51% from five years ago. In 2021, nearly 400 million doses of the Pfizer-BioNTech and Moderna vaccines were administered in the United States using messenger RNA delivery, a process developed in 2005 by Penn researchers Dr. Katalin Karikó and Dr. Drew Weissman that has opened the possibility for additional mRNA vaccines capable of eradicating countless other diseases.

Research & Development Expenditures at University City Institutions



Source: National Center for Science and Engineering Statistics

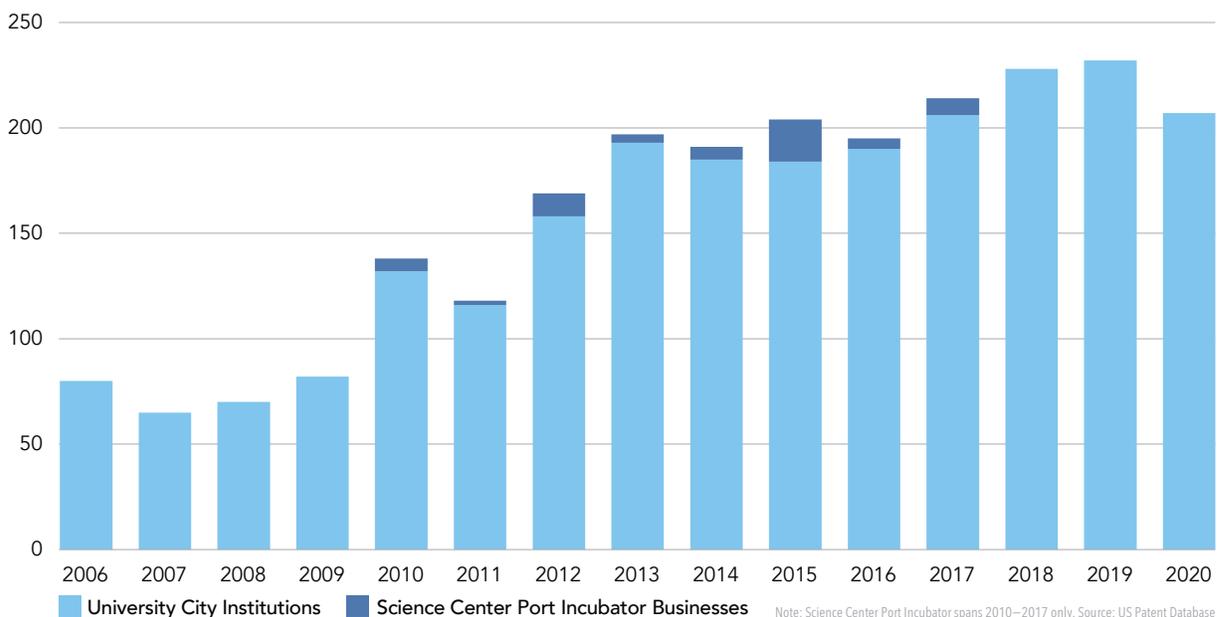
Total NIH funding in University City



Source: National Institutes of Health

University City institutions combined for \$813 million in NIH funding, which accounts for 42.8% of all funding within Pennsylvania for 2020.

Patents Issued to University City Institutions and Businesses



Note: Science Center Port Incubator spans 2010–2017 only. Source: US Patent Database

Passing the Sniff Test: CHOP Researchers Identify SARS-CoV-2 Breath Biomarkers in Children

Researchers at Children’s Hospital of Philadelphia (CHOP) have identified six biomarkers in the breath of children infected with SARS-CoV-2 that could potentially be used to screen for the virus using a breathalyzer. The findings, which were recently published in ACS Infectious Diseases, could lead to the development of a tool to screen children quickly and easily for SARS-CoV-2 infection.

As of November of 2021, COVID-19 is diagnosed through a nasal swab test, either using RT-PCR to scan for specific nucleic acids or a so-called “rapid antigen” test. However, the former method is slow, and the latter is prone to false-negative results. Prior studies at Penn Vet have shown that dogs can detect volatile organic compounds (VOCs) that distinguish COVID-19 from negative controls, and other researchers have developed a sensor array to detect COVID-19-related VOCs in adults.

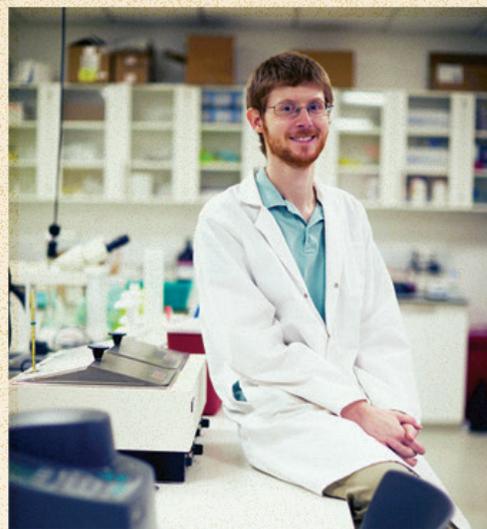
In their study, the CHOP researchers compared breath samples from 15 children with SARS-CoV-2 and 10 children who tested negative. In analyzing 84 VOCs in the breath samples, the researchers identified six that were significantly elevated in children with COVID-19, raising the possibility of using those VOCs as COVID-19

biomarkers. Although two of the markers had also been documented as elevated in adults with COVID-19, the other four were unique to children. When the researchers scanned a second cohort of children – 12 with a positive PCR test and 12 with a negative test – the researchers replicated their results from the first group, with the same six biomarkers.

The researchers, who have filed for a patent on their discovery, are now analyzing the VOC profiles of other viruses to ensure that a potential SARS-CoV-2 breathalyzer would be both sensitive and accurate.



USciences Lab Studies Psychedelic Compounds as Treatment Options



Jason Wallach, PhD, assistant professor of pharmaceutical sciences at USciences' Philadelphia College of Pharmacy, has always been fascinated by how drugs could alter a person's reality and have a lasting impact. Now he and his team spend time in the lab researching how existing drugs, including psychoactive and dissociative drugs, and new formulations can best help patients.

He was awarded a contract with COMPASS Pathways to establish a Drug Discovery Center in his lab. The Center is a collective of leading scientists focused on finding the next compounds that may have breakthrough potential to innovate treatment of mood disorders, post-traumatic stress disorder, substance use disorders, anxiety disorders, and more.

"If this broad potential is demonstrated with controlled clinical trials it will be amazing and revolutionary," said Dr. Wallach. "Not only would this dramatically improve the quality of life for millions immediately, it has the potential to reshape how we understand and treat psychiatric disorders in the future. Everyone is touched by mental health issues, either personally or through their loved ones. We want to use our expertise and finite time on this planet to help address these issues."

About two dozen companies, several nonprofits, and a handful of major universities and research centers, including centers at Johns Hopkins and UC Berkley, are pursuing active investigations into the efficacy of mind-altering substances. Dr. Wallach hopes his research in West Philadelphia leads to Philadelphia becoming a center for psychedelic studies.

University City Science Center Launches OnRamp to Entrepreneurship to Support Underrepresented Innovators

The University City Science Center launched OnRamp to re-ignite the formation and acceleration of tech and tech-enabled startups in Greater Philadelphia post-pandemic. Small business owners face mounting challenges because of COVID-19, which disproportionately impact underrepresented innovators and amplify existing disparities. OnRamp narrows this gap with cohort-based programming through Venture Café Thursday Gatherings that provide first-time founders with what they need to launch thriving businesses.

In April of 2021, the U.S. Department of Commerce recognized the potential of such resources and awarded the Science Center funding through its SPRINT Challenge Grants to make OnRamp a reality. Since then, 90 entrepreneurs were supported across two cohorts. Hosted by a rotating Founder-in-Residence, participants have, as of October 2021, benefited from the expertise of Black Squirrel Collective Partner Thom Webster and Mom Your Business Founder Tanya Morris. Two start-ups have won the top prizes at pitch competitions that capstone each of OnRamp's eight-week curricula: xBound, a platform designed to connect late-career professionals and semi-retirees to companies and non-profits that can benefit from their wisdom and experience in the workforce, and Elari, a plant-based milk startup.

The third cohort launched in October of 2021 and will be led by Tozuda Safety, LLC Founder & CEO Jessie Garcia. A graduate of the Science Center's Launch Lane Accelerator, Garcia and the Science Center are ensuring the pipeline of new entrepreneurs—and new economic opportunity—remains strong in University City and beyond.



Wistar's Investment to Train Future Scientists

Whether working with the state of Pennsylvania for the accreditation of a new biomedical research apprenticeship, or creating partnerships with colleges, universities, and companies, Wistar is advancing innovative programs to train nontraditional and underrepresented students for life science careers.

Wistar's education and training programs serve a diverse student population that ranges from high school students being exposed to biomedical research for the first time, to undergraduate students seeking experience for laboratory positions and continuing education, and graduate students pursuing thesis research, to postdoctoral fellows preparing for independent careers.

The Biomedical Technician Training (BTT) Program is Wistar's flagship education and training program that welcomes Community College of Philadelphia (CCP) students for training in biomedical research, preparing them for jobs as laboratory technicians and research assistants. It recently underwent important changes to meet the needs of students and expanding partners.

To engage a wider student population, Wistar enhanced the

curriculum, and condensed the timeline to one summer. Wistar received a grant from the National Science Foundation (NSF) Advanced Technological Education (ATE) Program to support some of these efforts, entitled ExCEED BTT: Expansion, Curriculum Evolution, and Enhancement during BioTechnician Training.

"To engage and inspire the next generation of scientists, we need programs to serve students today," said Dr. Kristy Shuda McGuire, Wistar dean of Biomedical Studies. "We realized an accelerated Program would fast-track trainees into jobs and/or the next steps in their education. It's why our education programs have been recognized as a new model."



Advancing the Intersection of Dentistry, Engineering



A baby bottle for children born with cleft palate. Chewing gum to break up plaque and prevent tooth decay—or even COVID-19. A mouth guard that can detect infectious particles in saliva.

Through Penn’s Center for Innovation & Precision Dentistry (CiPD)—a partnership between Penn Dental Medicine and Penn Engineering—these and other creative approaches to solving oral-health-related challenges have the potential to move from idea to reality.

“Today, 3.5 billion people still have oral diseases that are preventable, such as tooth decay and periodontal disease,” says Dr. Hyun (Michel) Koo, CiPD’s Co-Director and Professor in Penn Dental Medicine’s Department of Orthodontics and Divisions of Pediatrics and Community Oral Health. “We need to come up with more precise, more effective approaches to target the people who need them the

most and make sure they’re accessible and affordable.”

To accelerate progress toward helping with these and other oral health conditions, Dr. Koo conceived and brought to fruition the CiPD in partnership with Dr. Kathleen Stebe of Penn’s School of Engineering and Applied Science. The Center launched in January 2021. The effort unites the two schools—and the respective expertise and resource within them—to support ideas that can transform oral-craniofacial care and usher in new clinical treatments and preventive strategies to safeguard health.

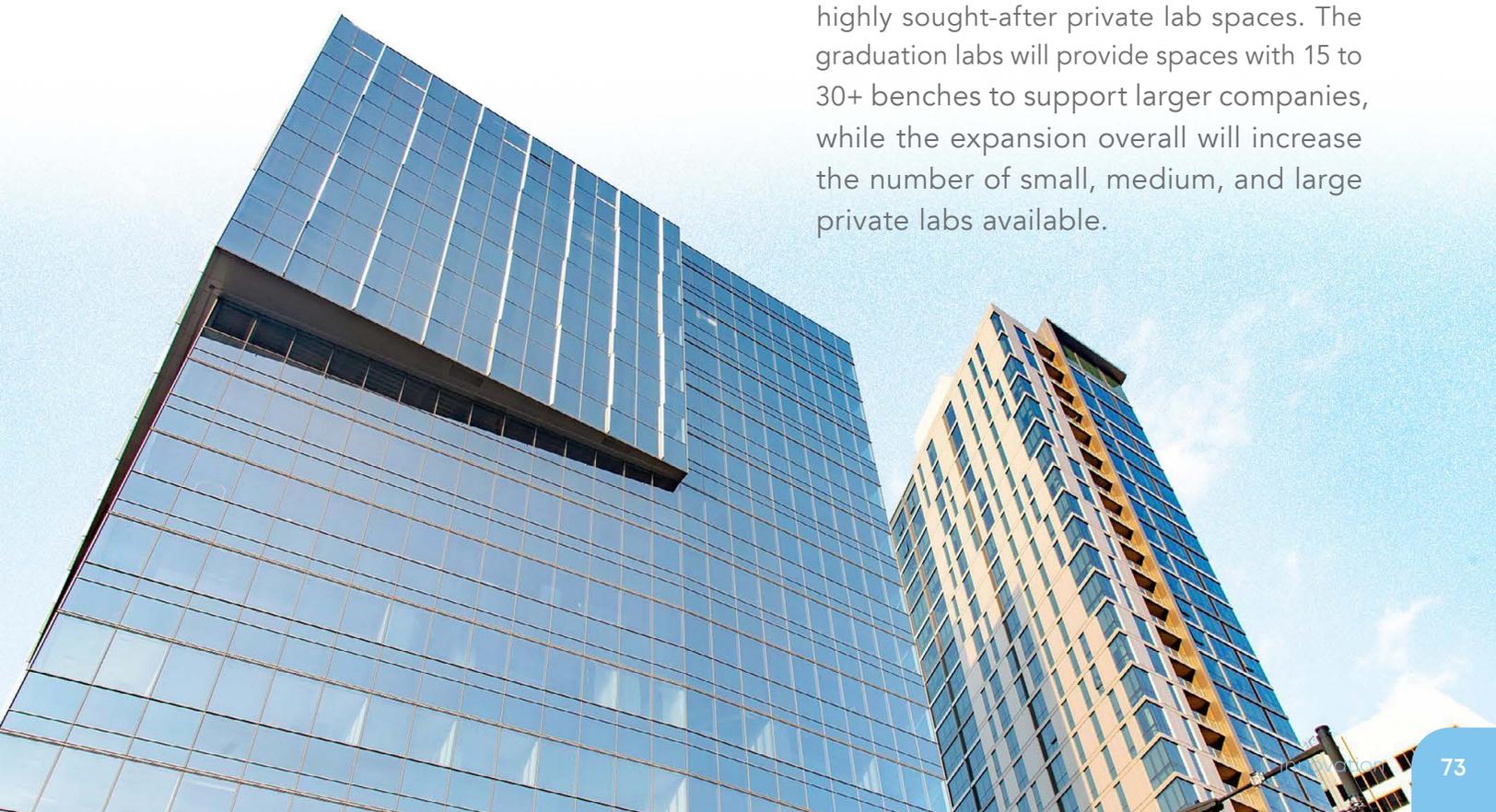
“This partnership between Penn Engineering and Penn Dental Medicine will advance new paradigms to attack oral health challenges and train the next generation of researchers steeped in engineering approaches in this space,” says Dr. Stebe, Co-Director of CiPD and Richer & Elizabeth Goodwin Professor of Chemical and Biomolecular Engineering.

\$11 million+ Expansion at CIC Philadelphia Will Double Lab Footprint, Making It One of Largest Shared Lab Hubs in the U.S.

uCity Square's Cambridge Innovation Center (CIC) is increasing its focus on the life sciences ecosystem in Philadelphia by investing more than \$11 million to double its lab space at 3675 Market Street. Already the largest shared commercial lab space in Philadelphia, the addition of 200+ benches, equipment, and support will make CIC Philadelphia one of the largest shared lab hubs in the country. Since CIC entered Philly in 2018 as one of the anchors of 3675 Market Street, its life sciences tenants have raised more than \$1.6 billion, added more than 240 new jobs, and secured more than 65 patents. This growth within CIC's walls coincides with a surge in the life sciences community in the city.

"The pandemic shone a light on the region's significant need for more lab space for high-growth, high-impact scientists at every level," said Sarah Morin, interim general manager of CIC Philadelphia and VP of CIC's North American centers. "Together with our partners, we're committed to offering the most robust continuum of offerings to support the growth of our life sciences community here in uCity Square."

CIC Philadelphia currently has 137,000 square feet of shared office and lab space with wrap-around services. It will convert two office floors — approximately 50,000 square feet — into lab space, as well as introduce graduation labs and expand the company's highly sought-after private lab spaces. The graduation labs will provide spaces with 15 to 30+ benches to support larger companies, while the expansion overall will increase the number of small, medium, and large private labs available.

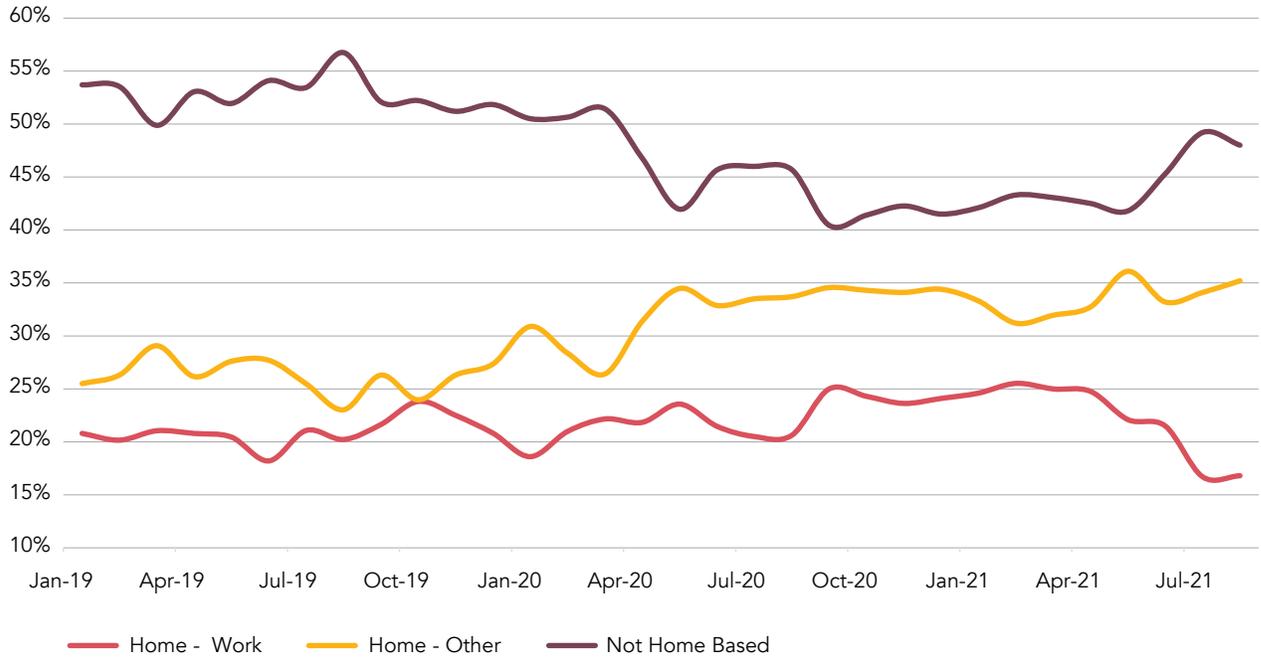


Road to Recovery



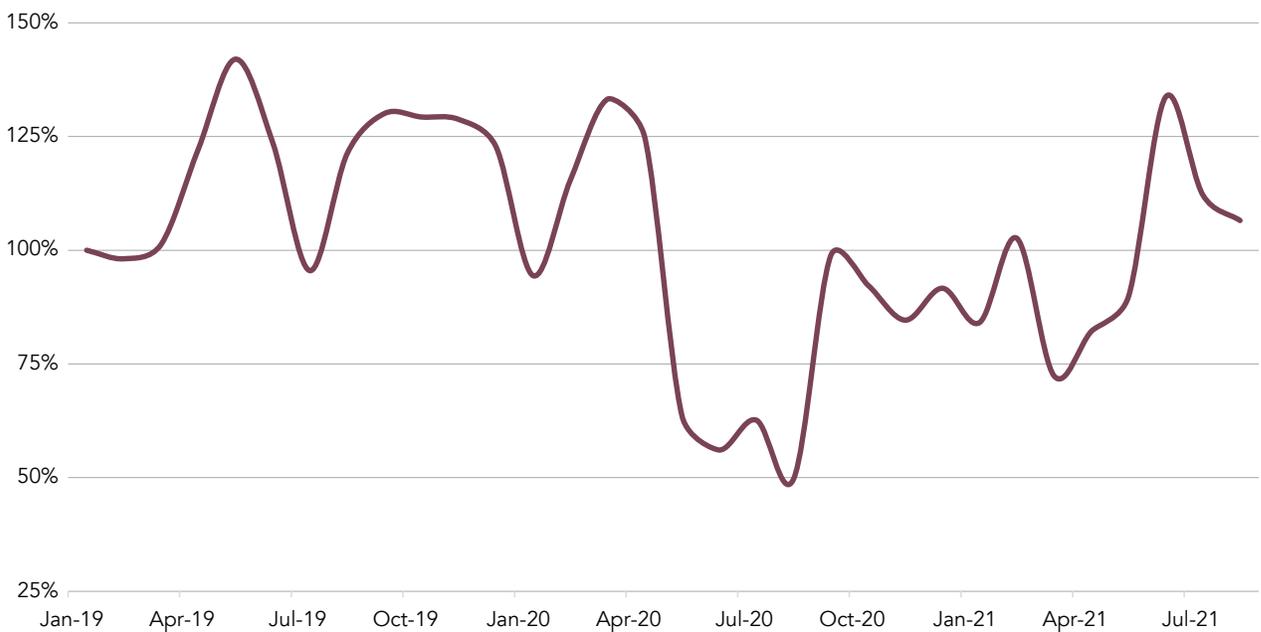
The **COVID-19 pandemic** impacted all aspects of our daily lives, including how we work, travel, and gather with others. As a society we've dealt with major impacts to small businesses, colleges and universities, and across our local economy, and we've been forced to make pivots and adjustments to deal with infection rates and variants, social unrest, and vaccination rollouts. As 2021 comes to a close, there are reasons to feel optimistic about University City's ability to recover. In the pages that follow, we focus on statistics and stories that point toward our neighborhood's ability to bounce back as we finally emerge from COVID-19 and look to a brighter future.

Pedestrian Trips



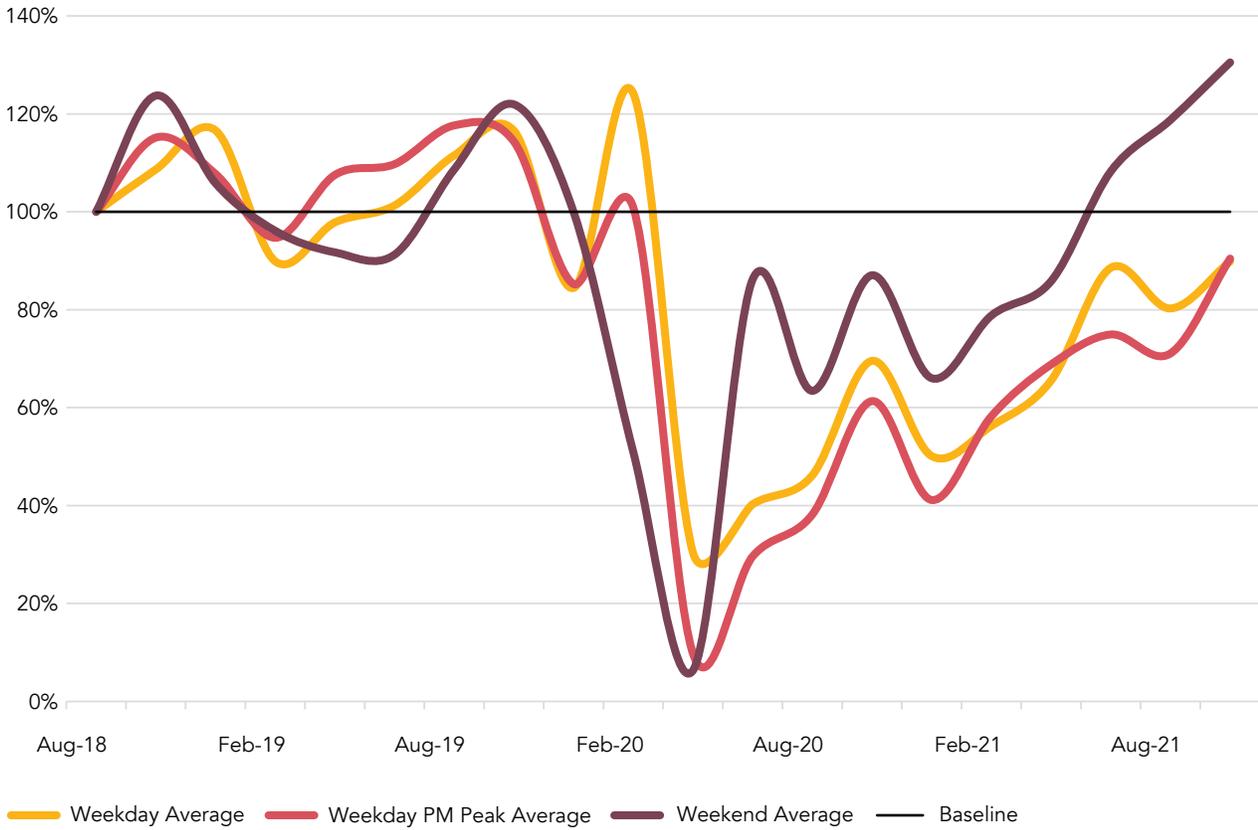
Nearly 80% of University City's workforce falls in either healthcare and social assistance or educational services, meaning once local universities fully returned in fall of 2021, so did a large majority of our workforce.

Change in Foot Traffic

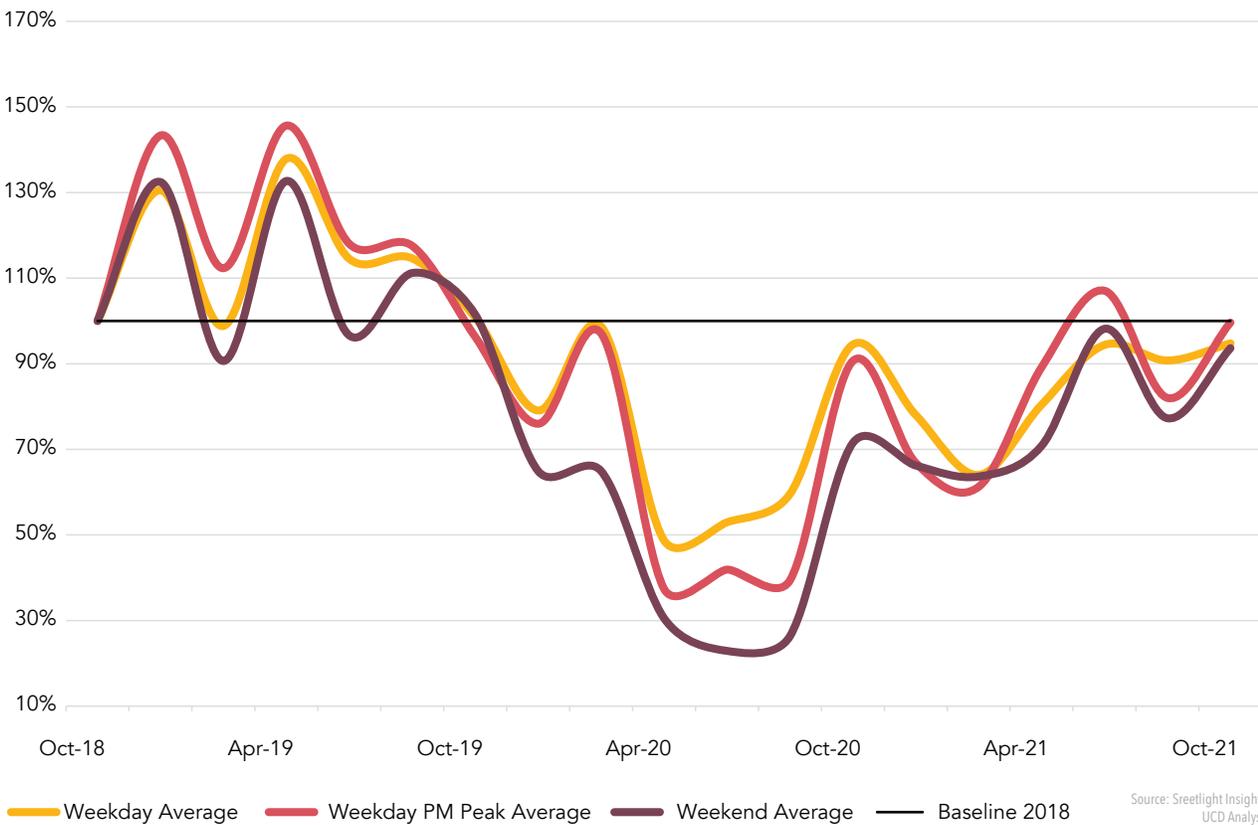


Source: Sreetlight Insights, UCD Analysis

34th & Chestnut Steet - Change in Pedestrian Traffic



40th & Walnut Street - Change in Pedestrian Traffic



Source: Sreetlight Insights, UCD Analysis

New Businesses in the Neighborhood

Although the COVID-19 pandemic has significantly impacted businesses both large and small, by the summer of 2021 the return of employees and students to the neighborhood offered a sign of hope to restaurants and retailers seeking to do business in University City. Below is a snapshot of locally-owned and nationally franchised businesses that have recently opened their doors or will open in the very near future.

- Alif Brew & Mini Mart
- Amma's South Indian Cuisine
- Beyond / Hello Philadelphia
- The Board and Brew
- Chix & Chick
- Coney Shack
- DIG
- El Taco
- European Wax Center
- Five Guys
- Greenstreet Coffee Company
- Irie Entrée
- NAM Vietnamese Kitchen
- Paris Baugette
- Popeyes
- Raising Cane's Chicken Fingers
- Spruce Hill Provisions
- Stomping Grounds
- Stump West Philly
- Vagrant Coffee



Getting Real Virtual: Drexel's Immersive Research Lab Became Indispensable During Pandemic



The Immersive Research Lab opened in Drexel's Westphal College of Media Arts & Design in 2019 to train media arts students in the latest augmented and virtual reality technologies. Soon enough, though, the IRL lab was using those tools to help students and faculty across the university conduct basic coursework.

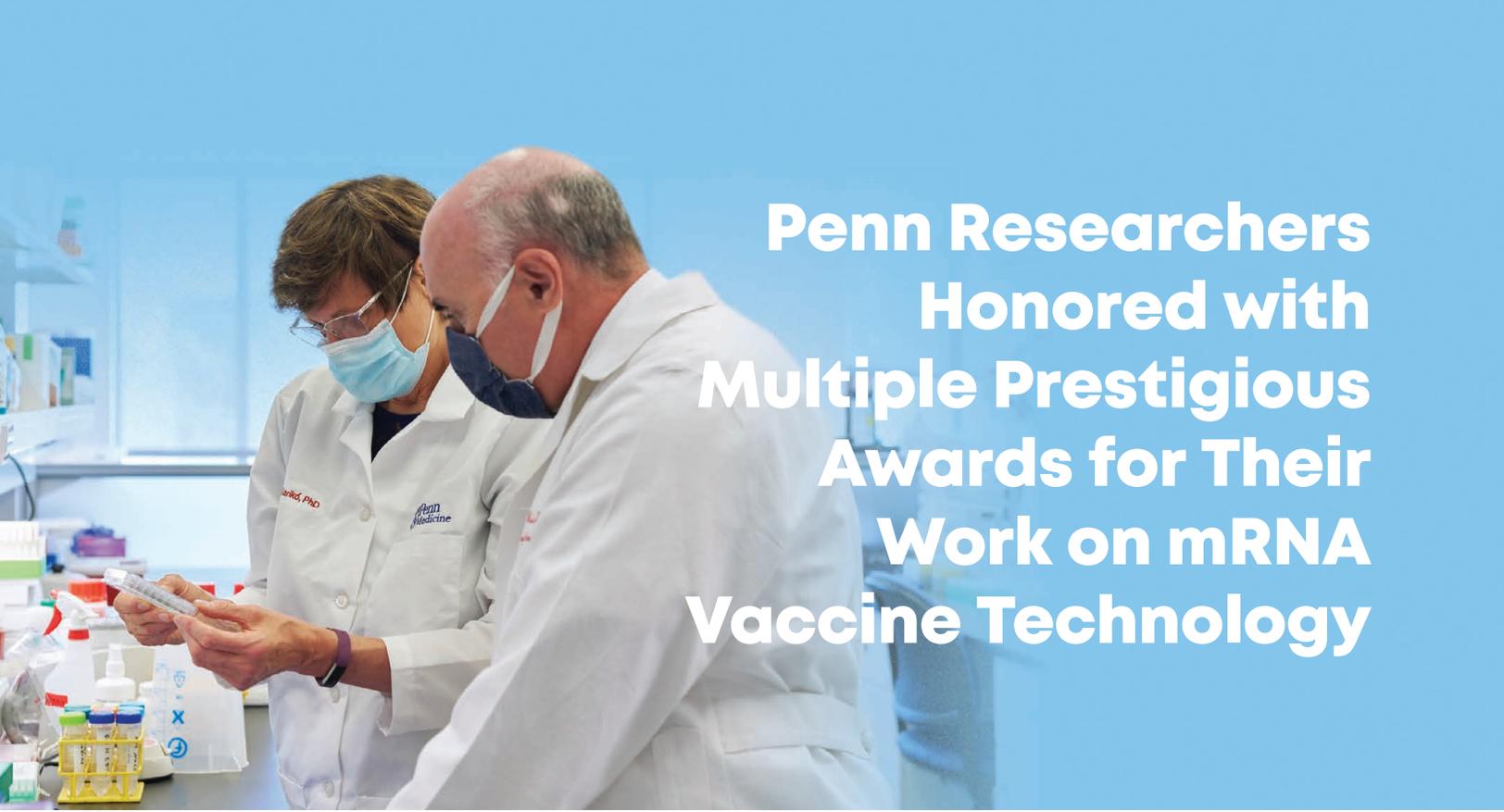
The unique, forward-looking workshop is equipped with specialized tools found at few universities. The equipment is used to create the realistic models and settings for movie visual effects, video games, computer visualization and now, virtual reality, augmented reality, and other immersive media formats.

Some of the lab's technologies are the most current in the industry, like cutting-edge virtual and augmented reality devices from Oculus, Microsoft HoloLens, and Faceware, as well as more than 100

individual software programs. To display student work, the lab includes three screening rooms, stereo and mono display screens, an Ambisonic sound system, and a 16-foot diameter domed projection screen.

As the university rotated to fully remote education in spring 2020, Program Director Nick Jushchyshyn showed everybody what the lab's top-notch alt-reality tools were capable of.

He built 3D virtual versions of lab bench equipment for College of Engineering faculty and helped a dance instructor create motion-capture demos of dance choreography for her remote students. Jushchyshyn also created a virtual environment for Westphal's annual Animation Festival and the music program's winter jazz ensemble concert. The lab now contains resources to develop and refine almost any kind of immersive media project.



Penn Researchers Honored with Multiple Prestigious Awards for Their Work on mRNA Vaccine Technology

2021 was of course a significant year for the development and implementation of COVID-19 vaccines, and two University of Pennsylvania scientists have received multiple awards for their contributions to the effort. In 2021, messenger RNA innovators Drew Weissman and Katalin Karikó were recognized with multiple national and international commendations, including the Princess of Asturias Award, the Albany Medical Center Prize in Medicine and Biomedical Research, the Breakthrough Prize, and the Lasker-DeBakey Clinical Medical Research Award, considered one of the most prestigious awards in biomedical research.

The global impact and recognition of Weissman and Karikó's work has its roots in their years of research together at the University of Pennsylvania investigating mRNA as a potential therapeutic. Their groundbreaking study published in 2005

found that their concept—which brought fresh hope to a field beset by skepticism and false starts—could be a reality: that mRNA could be altered and then delivered effectively into the body to initiate a protective immune response.

This platform set the stage for the rapid development and deployment of mRNA vaccines to combat COVID-19 when the virus exploded across the world in early 2020. Both Pfizer/BioNTech and Moderna have licensed University of Pennsylvania technology that is used in their COVID-19 vaccines, a combined 382 million doses of which have been administered in the U.S. alone as of October 2021. The researchers are hopeful that the success of the technology will lead other therapeutics and other applications using mRNA moving along much quicker to deliver additional treatments.

About University City District



University City District (UCD) is a partnership of world-renowned anchor institutions, small businesses, and residents that creates opportunities and improves economic vitality and quality of life in the University City area of West Philadelphia. We work within a place-based, data-driven framework to invest in world-class public spaces, address crime and public safety, support our commercial corridors, connect low-income residents to careers, and promote job growth and innovation.



Serving the Neighborhood

University City District's foundational focus is on the physical world, and we are dedicated to the safety, cleanliness, and continued success of our neighborhood. We provide aid to small businesses, residents, and organizations, and in 2021 we

continued our efforts to assist small community partners impacted by COVID-19. We also expanded services including our efforts to support the homeless and introduced several new neighborhood initiatives.

CLEAN AND SAFE

Our Public Space Maintenance team works seven days a week to clean and enhance more than 160 commercial and residential blocks through street cleanings, graffiti removal, and trash collection. Our Public Safety Ambassadors patrol the streets, offer walking escort, jumpstart, and vehicle lockout services, and serve as highly visible deterrents to crime in partnership with Philadelphia, Penn, Drexel, SEPTA, and Amtrak police departments. In 2021 our teams served as essential employees by continuing to serve the community during the pandemic, and we resumed our participation in community clean-ups, safety fairs, and neighborhood

gatherings to spread awareness of safety guidelines for students, employees, and residents. Safety Ambassadors also resumed assisting at UCD events like Movies in Clark Park and our Baltimore Avenue Stroll to ensure community safety and engagement. Our Safety Ambassadors and our first full-time employee dedicated to offering support to the homeless community ramped up efforts to offer outreach services and other available resources to people experiencing homelessness in our community. Together, our teams of cleaning and safety professionals work to ensure our neighborhood is a safe and welcoming environment.

SMALL BUSINESS AND HOMEOWNER ASSISTANCE

UCD aids local businesses looking to expand, grow, or relocate in West Philadelphia. As the local economy has continued to be impacted by issues related to COVID-19, labor shortages, hurricanes, and more, we serve as a liaison between City agencies and local businesses, aiding businesses applying to grants and available loans, providing marketing support and logistical expertise, and organizing events and initiatives to drive local spending. Highlights from 2021 include helping restaurants navigate permitting for outdoor dining,

assisting multiple local businesses including Dodo's Bagels, Ice Cave, and Spruce Hill Provisions work through the leasing process, setting up a West Philly Restaurant Job Fair to help local eateries staff up, and offering grants to our community group connections to support local businesses. Through our Project Rehab initiative, celebrating its tenth year in 2021, we assisted local homeowners, non-profit organizations, community groups, and churches with various permitting, fundraising, tax, refinancing, and conservatorship matters.

Transforming Public Space

UCD creates lively public venues designed to reactivate underutilized space, enhance community-building efforts, and spark interactions. We are a nationally recognized leader in data-driven placemaking, and have extensive experience creating both temporary, seasonal spaces and larger, permanent public spaces that attract visitors, generate economic activity, and foster community. UCD's team has spearheaded successful projects including Trolley Portal Gardens, The Porch at 30th Street Station, Philadelphia's first Parklet program, and many more. We work from conceptualization and design to construction, operations, and maintenance through our in-house Public Space Maintenance staff and social venture landscape crew, Green City Works.

Our streetscape interventions make the public realm safe and appealing for bicyclists, pedestrians, transit riders, and

drivers while our seating experiments encourage social interactions across the community. We lend our expertise and services to other organizations within our district and beyond, and in 2021 we worked with business improvement districts across the region and with the City of Philadelphia to influence planning and regulations on outdoor dining efforts aimed at spurring business for restaurants struggling due to limitations on capacity. Our work with the city on the "Streeteries" initiative, which allows restaurants to expand their outdoor service into parking spots using temporary platforms and other innovative structures, helped shape legislation aimed at making them permanent fixtures in our restaurant scene, which will be voted on in summer of 2022. The Streeteries were an evolution of our Parklets and proved wildly successful, with over 800 operating throughout Philadelphia.



TROLLEY PORTAL GARDENS

UCD opened our newest public space, Trolley Portal Gardens, in the fall of 2018. The \$4.5 million public-private project, located at the busiest at-grade rail station in the city, features a public space, pop-up activations, and a fully outfitted restaurant facility that is home to community-favorite Renata's Kitchen. The project turned a bleak expanse of concrete into a vibrant and social gathering space that has improved pedestrian safety while using cutting-edge stormwater management techniques and

lush plantings, all of which enhance the commutes of the thousands of riders who pass through the Portal each day. Green City Works, UCD's landscaping social venture, maintains the space, ensuring that the neighborhood's beautification is tied to growth and opportunity for residents. In 2021, we programmed Trolley Portal Gardens with free music throughout the year, multiple pop-up arts and crafts events in coordination with local artists and non-profits, and a marketplace for local wares.

THE PORCH AT 30TH STREET STATION

Opened in 2011, The Porch at 30th Street Station was UCD's first foray into public space development and served as the testing ground for our approaches to flexible seating, data collection, and collaborations with local fabricators, performers, and art groups. Ten years and several iterations later, The Porch remains

a blueprint for other organizations seeking to enliven public spaces. In 2021, we resumed our food truck program, pop-up performances, and other activations, and maintained our focus on keeping The Porch as a safe, clean outdoor gathering space with thoughtful landscaping and refreshed elements.



University City District Events

UCD partners with local performers, businesses, and organizations throughout the year to help bring neighbors, visitors, and businesses together. Our wide portfolio of community offerings includes arts, music, and pop-up events like performances at The Porch, Movies in Clark Park, and events at Trolley Portal Garden; our popular collaborations with local businesses, the Baltimore Avenue Dollar Stroll and University City Dining Days; and our networking event University City MIX. In 2021, we adjusted the timing and execution of our normal programming to adhere to limits on gatherings and to make sure we were supporting neighborhood businesses, organizations, and neighbors with every event we executed.

BALTIMORE AVENUE DOLLAR STROLL

Since 2011 we have partnered with local businesses to produce the Baltimore Avenue Dollar Stroll, one of our most popular and successful events. The Dollar Stroll typically draws thousands of neighbors and visitors to Baltimore Avenue on two Thursdays at the beginning and end of summer to enjoy \$1 specials and free entertainment, and helps promote the vitality of a critical commercial corridor. After consulting with our business partners, we adjusted the event to occur on a Saturday for the first time, increased the timeframe of the Stroll to lessen crowding, and allowed businesses to create their own specials outside the \$1 deal structure. The late September event proved to be a success, and we look forward to bringing back the Dollar Stroll in a new capacity in 2022.

UNIVERSITY CITY DINING DAYS

This popular restaurant promotion, designed to bring additional business and exposure to area eateries during the summer months, typically allows diners to enjoy three course meals for \$15, \$25, or \$35 from many of University City's top restaurants. In 2021, we shifted the promotion to run in late October to allow restaurants enough time to fully participate, and we worked with them on specials outside of the prix-fixe model. Over 20 restaurants participated in the revamped promotion, and we hope to bring Dining Days back to the summer months next year to drive business when university students and staff are typically away.

OUTDOOR PERFORMANCES AND MOVIE NIGHTS

Since 2015 UCD has partnered with the Friends of Clark Park and Philadelphia Parks and Recreation to present free movies in the heart of West Philadelphia. After scuttling the event in 2020, we worked to bring back a COVID-safe version in 2021, and presented a series of safe, free outdoor entertainment for thousands of community members to enjoy. Elsewhere, we brought free music, dance, and arts and craft events through the summer and into the fall to The Porch at 30th Street Station and Trolley Portal Gardens.

Announcing the first ever **BALTIMORE AVENUE Saturday Stroll** Presented by University City District

Support Local Small Businesses!

Specials and discounts from local businesses, live music, a raffle, and a block-party!

Saturday, September 25th
12PM TO 4PM • RAIN OR SHINE

From 40th to 52nd Streets

Thank you to our sponsors!

Presented by:

RAFFLE

Scan the QR code or text STROLL to 855-202-2100 to learn more and purchase tickets!

SUPPORT LOCAL RESTAURANTS DURING **University City Dining Days**

Returning October 20th to 31st

3 courses for 3 prices and other specials
20+ participating restaurants
More details at:

ucdiningdays.com

Thank you to our sponsors:

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University City District presents **MOVIES IN CLARK PARK**

Fridays in August at Sundown

- 8/6 **BLACK PANTHER**
- 8/13 **A LEAGUE OF THEIR OWN**
- 8/20 **THE IRON GIANT**
- 8/27 **CONCRETE COWBOY**

FAIR WEATHER ONLY • RAIN DATE: FRIDAY, SEPTEMBER 17

IRVINE Penn Medicine Primary Care FCU SLICE presented by UCD

Workforce Development



THE WEST PHILADELPHIA SKILLS INITIATIVE

The West Philadelphia Skills Initiative (WPSI), UCD's nationally recognized job training subsidiary, connects unemployed Philadelphians seeking opportunity with Philadelphia employers seeking talent. Since its formation in 2011, our career-driven program has served over 1,400 local residents, connecting talented individuals to high-quality opportunities with the city's premier employers for total combined earnings of over \$65 million. In 2021, we began expanding our training offerings to other parts of Philadelphia—highlighted by an expansion

of the Skills Initiative to the Navy Yard in partnership with PIDC—and worked with organizations outside our region on efforts to replicate our successful model in other cities. For the first time, we developed a program to focus on incumbent workers rather than hiring new talent through a partnership with Penn Medicine. The Skills Initiative also launched a new website at www.philadelphiaskills.org to make connecting to our services easier for participants, alumni, employer partners, and outside organizations seeking to duplicate our model.

GREEN CITY WORKS

UCD launched our landscaping social venture, Green City Works (GCW), to seize on an opportunity to create quality jobs for local community residents. GCW employs 15 local residents, our portfolio includes over 2.5 million square feet of green space, and we provide landscaping, construction, and other services to more than 35 of University City's largest institutions and businesses. GCW's impact on the neighborhood continued in 2021, as we added projects including a new garden at Children's Hospital of Philadelphia Karabots Pediatric Care Center, the

installation of cooling infrastructure in Hunting Park, one of Philadelphia's warmest neighborhoods, and we completed the construction and landscaping of a new plaza and courtyard at the Newman Center at St. Agatha-St. James Parish located at 38th and Chestnut. Unlike many social ventures launched with the mission of providing job opportunities for individuals who have faced barriers to employment, Green City Works has been on a rapid growth trajectory, which we believe points to the potential for additional enterprises fueled by anchor institution spending.

Data Analysis & Application

Data drives UCD's work each day and across all our departments. We use data to identify street and transit improvements, to study pedestrian volume to help businesses thrive, to evaluate crime patterns to map out deployment strategies, to monitor usage rates of our public spaces before adding new amenities, to survey participants and partners in our Skills Initiative to deliver the best workforce training, and much more. In 2021, we published monthly data analyses in our online UCD Data Digest covering topics ranging from employment to park usage to pedestrian volume. Our data findings show up in stories from local media partners including *The Philadelphia Inquirer* and *WHYY's PlanPhilly*, in targeted emails and blog posts, in internal and external presentations, and are a key element of our yearly *State of University City* publication.



9086

SEPTA



Transportation Planning

Each year, UCD works with partners to address transportation issues including traffic congestion, transit routing, and bike and pedestrian safety. UCD, major institutions, local developers, the City, the Pennsylvania Department of Transportation, and the Delaware Valley Regional Planning Commission work together on a Transportation Management Association (TMA) that serves the neighborhood. This association formalizes work these partners have done for nearly two decades and opens new lanes to improve how people and goods get around. Together with SEPTA, the TMA operates the Loop through University City (LUCY) bus that carries hundreds of thousands of passengers each year from 30th Street Station to nearby jobs. In 2021, we worked with SEPTA to help address rider safety concerns tied to COVID-19, and with bikeshare program Indego to research and implement new stations for their bike docks. Moving forward, the TMA will continue to assist in projects aimed at improving every mode of transit to benefit residents and commuters.

Membership Program

University City District's Membership Program connects leading businesses in and around University City with exclusive networking opportunities, custom research, and other members-only benefits while fueling UCD's collective economic impact.

Networking and Data Analysis

- Priority invitations to annual tours of University City development projects.
- Priority access to custom market research, data runs, and GIS analysis for project-planning purposes.
- The opportunity to guide original research and analysis and shape ideas to improve the business climate and quality of life in University City.
- Quarterly Market Trends Report, including development trends and market data, emailed exclusively to members.
- 100 copies of *State of University City* annual report for distribution to partners, stakeholders, and tenants.
- Bi-monthly member newsletter, featuring member spotlights, relevant economic development news, and more.
- Online member portal, providing direct access to all member benefits.

Marketing and Promotion

- Table/tent presence at one consumer-oriented UCD event each year, such as the Baltimore Avenue Dollar Stroll and Movies in Clark Park.
- Ads in up to three UCD e-newsletters per year; each is sent to a distribution list of 6,000 residents, students, partners, and civic leaders.

Business Services

- One day of free special event ambassador and/or public safety coverage at members' University City property(ies).
- Priority access to graffiti removal services, special UCD trash pickups, and move-in/move-out services.

Collective Economic Growth

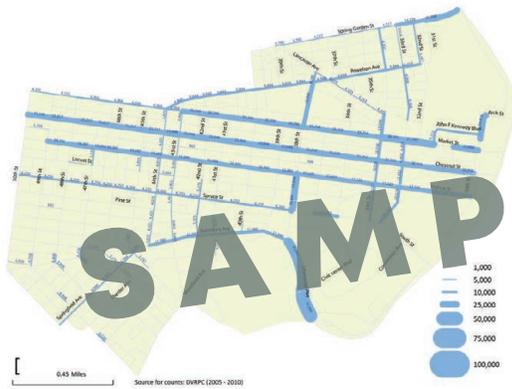
Membership also supports core UCD services, including:

- 120,000 public safety patrol hours/year.
- More than 4,200 walking escorts of University City students and residents to their homes and 1,200 vehicle services like jumpstarts and lockouts.
- 160 blocks of University City maintained, including 157,120 bags of trash removed and 730 graffiti tags erased.
- Major investments in University City public spaces and gateways, including The Porch at 30th Street Station, Market Street Bridge, Trolley Portal Gardens, pedestrian plazas and parklets.
- Special events that attract more than 50,000 annual attendees from across the city and region.
- Advertising and press partnerships that result in more than 1.3 million dollars of annual media value in selling University City.
- Intensive, ongoing efforts to recruit retail prospects and support commercial corridors.

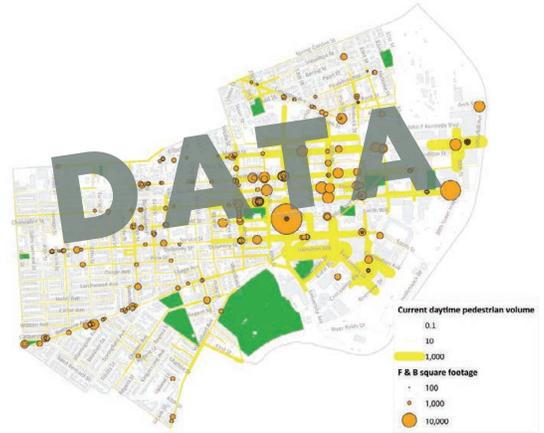
For more information about UCD's Membership Program, contact the development office at 215.243.0555.

Exclusive Access To Custom Market Research and Development Trends

Average Daily Vehicle Traffic in University City



Predicted Daytime Pedestrian Volume in University City



Networking Opportunities



Marketing and Promotion



Priority Business Services





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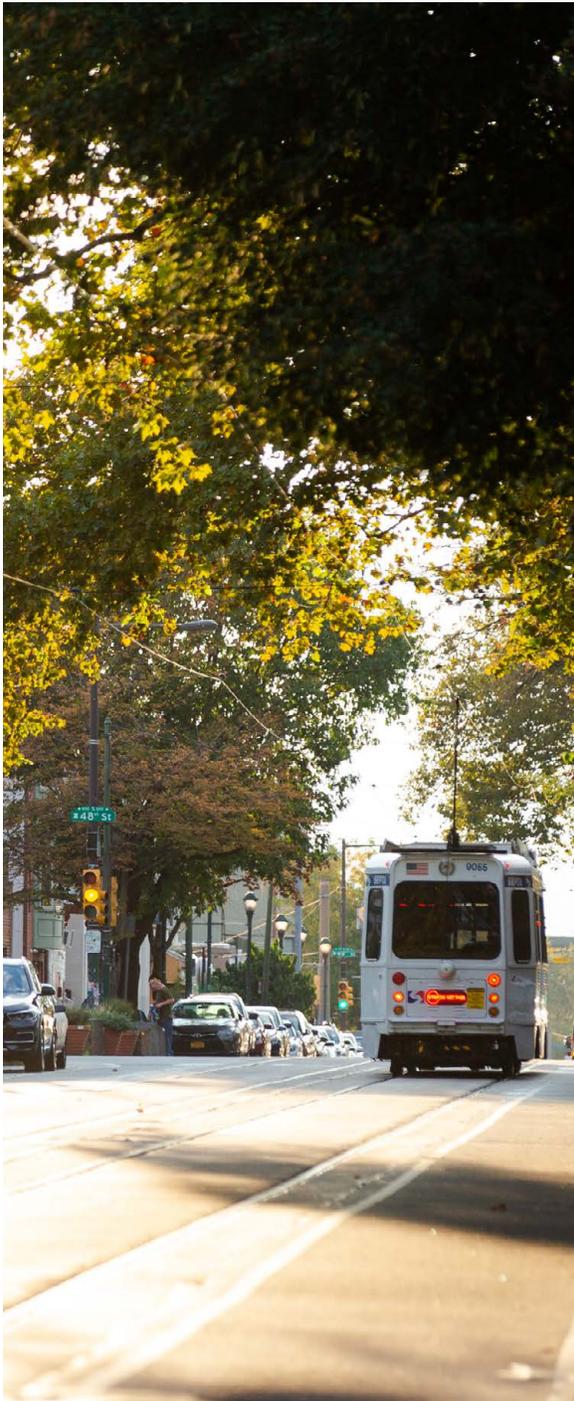
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