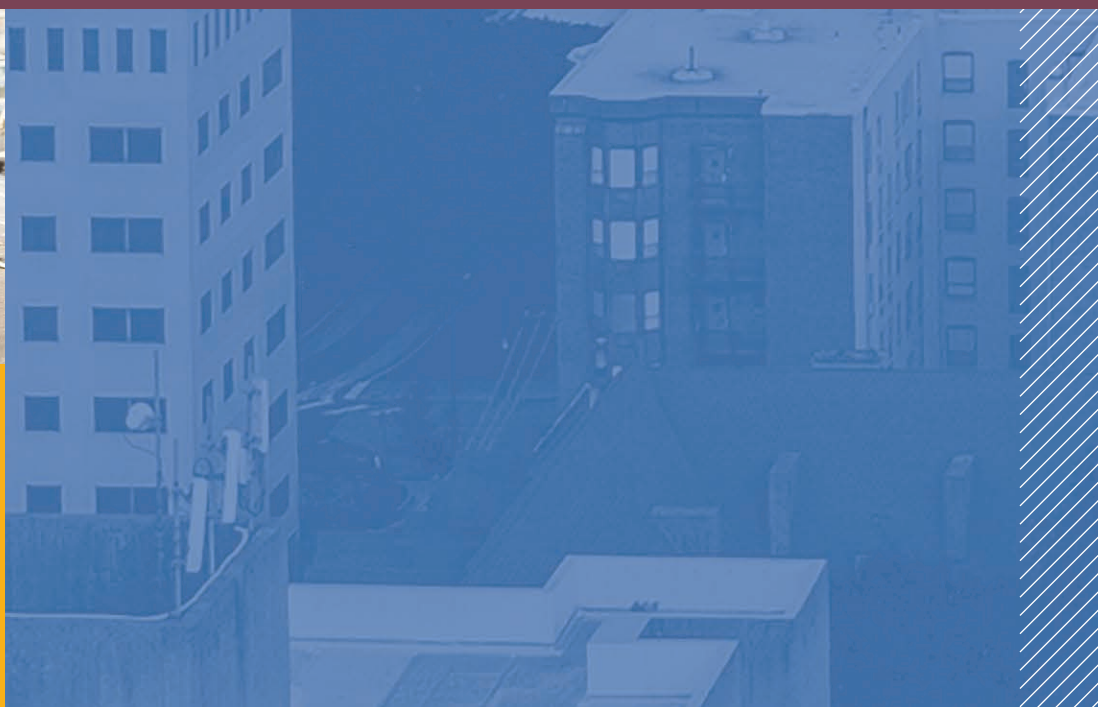




# The State of University City

PHILADELPHIA **2023**



University City District



# The State of University City

PHILADELPHIA 2023



# Philadelphia

A map of Philadelphia, Pennsylvania, with the city's irregular boundary shown in black. The interior of the city is white, while the surrounding area is a light tan color. The Schuylkill River is depicted in blue, flowing through the city. Two specific areas are highlighted: University City, a red-shaded region on the west side of the river, and Center City, an orange-shaded region on the east side. The labels 'University City' and 'Center City' are placed near their respective shaded areas, with a thin black line pointing from the 'University City' label to its shaded region.

**University  
City**

Center City



# Contents

A Letter from UCD's President	4
Spotlight on University City	8
Real Estate Development	12
Employment	44
Office	48
Higher Education	50
Healthcare	54
Transportation	56
People	62
Life in the Neighborhood	68
Innovation	76
About University City District	86
UCD's Champion Program	96
Acknowledgements	98

# A Letter from UCD's President



**T**his marks a very special edition of *State of University City*, as its release coincides with the celebration of University City District's 25<sup>th</sup> anniversary.

The sweep of transformation during this past quarter century in University City is nothing short of remarkable, but the dynamism of the past three years deserves particular attention. As the world slowed down for a little while, as people questioned whether our city or any city would ever be whole again, as Philadelphia faced and continues to face the headwinds of an uncertain economy and a string of crises and challenges, University City kept building and creating and solving problems that changed the world.

The grand ambition to create entirely new mixed-use communities on surface parking lots went from rendering to reality before our eyes over the past three years, as development at uCity Square and Schuylkill Yards accelerated. Likewise, continued industry leadership in life sciences research and commercialization at Penn Medicine, Pennovation, and CHOP firmly established Philadelphia and University City as sought-after locations for talent and business activity from around the world. When global pharmaceutical powerhouse Roche – headquartered in Basel, Switzerland – looked to create a worldwide center for excellence in cell and gene therapy, they chose University City, where subsidiary company Spark Therapeutics has advanced from a CHOP spinout to a pioneer in treating genetic diseases.



As always in University City, the innovation economy drives development; last year, \$366 million in real estate projects were completed in the neighborhood. In so many ways, though, we are just getting started. Another 1.5 million square feet are under construction, with 32 million square feet of development in the pipeline. And with \$1.8 billion in research & development investments last year across University City institutions and businesses, new discoveries, new ventures, and new development possibilities are being seeded every day.

The future is ours for the taking in University City. We need to continue to be bold, optimistic and relentless, not just about the opportunities in front of us, but also about the challenges we face. How can we grow while simultaneously shaping a broadly inclusive prosperity in Philadelphia?





How can we stem the COVID-induced decline in utilization of one of Philadelphia's great assets – public transit – so that we're ready to embrace thousands of new University City workers in the years ahead?

University City and its institutions, innovators, and community members are ready for the challenge, and are poised to emerge from a time of uncertainty stronger and more vibrant than ever.

Sincerely,

A handwritten signature in black ink, which appears to read "Matt J." with a stylized flourish at the end.

Matt Bergheiser

President, University City District



# Spotlight on University City



**W**orld-class universities and hospitals. A regional leader in science and innovation. Millions of square feet of real estate development. Cherished small businesses and cultural organizations. University City sets the pace for development and scientific discoveries in the region, functions as a major employment hub, is a transportation nucleus with some of the city's best options for walking and biking, and serves as a destination for food lovers and culture seekers. With luxury apartments and beautiful Victorian homes, family-run restaurants and anchor institutions, and a tight-knit community of residents, University City is a neighborhood of growth and possibility for those who live, study, or work within our boundaries.

# University City

## BY THE NUMBERS 2023



**53,091**

neighborhood residents

**26.9**

median age

**25%**

of households primary language is not english



**54,189**

students across 5 colleges and universities

**22,097**

job postings at major university city employers



**80,093**

jobs in University City

**69.2%**

of jobs pay over \$40,000 per year

**74%**

of residents ages 25+ have a bachelor's degree or higher



**127**

patents issued in 2022

**\$1.8 BILLION**

in research and development funding

**\$30 MILLION**

in NIH funding to UCD organizations

**1.8 MILLION**

square feet of laboratory space

**20%**

increase of foot traffic over pre-pandemic levels

**53%**

residents commute using methods other than cars, compared to 28% citywide

**20-24 MINUTES**

average commute for residents

**3,058,329**

Annual Amtrak 30<sup>th</sup> Street Station Ridership



**\$366 MILLION**

value of real estate projects completed in 2022

**90.2%**

office occupancy, the highest in the region

**1.5 MILLION**

sq. ft. of development under construction

**32 MILLION**

sq. ft. of development in the pipeline



**\$540,000**

median home sale price in 2022

**167**

new units of multi-family housing in 2022

**3,537**

units of multi family housing in development over next 3 years





# IN UNIVERSITY CITY YOU'LL FIND:



## Top-Ranked Colleges and Universities

**STUDENTS FROM AROUND** the country and around the world converge on University City to attend our highly regarded colleges and universities. Both the University of Pennsylvania and Drexel University fared well in recent *U.S. News & World Report* rankings, and St. Joseph's University's merger with the University of the Sciences brings another top Philadelphia school into our impressive lineup of higher education offerings.



## The Nation's Hottest Tech Submarket

**UNIVERSITY CITY'S STATUS** as a major employment hub grows each year. Our neighborhood is home to approximately five million square feet of office space, with nearly 800,000 square feet of additional office space currently under construction at major development projects throughout the neighborhood. After years of office rent significantly below other major innovation clusters, a fall report from CBRE ranked University City as the top tech submarket in North America in terms of rent growth, fueled by our low vacancy rate and abundance of new construction.



## Bountiful Public Spaces and Parks

**WITHIN UNIVERSITY CITY'S** 2.4 square miles are over 100 acres of parks and public spaces, including beloved favorites like Clark Park, the Woodlands, and The Porch at 30<sup>th</sup> Street Station, along with newer additions including rooftop park Cira Green, Drexel Square, and the Lawn at uCity Square. These green oases are critical for neighbors and employees seeking places to gather and enjoy the outdoors.





## World Class Transit

**OUR NEIGHBORHOOD BOASTS** fantastic scores for walking, biking, and public transit, earning “paradise” distinctions in all three categories from Walkscore.com. Continued investments in traffic mitigation, safe biking corridors, a growing network of bike share stations, and new transit routes add to the tapestry of options for traveling within or beyond our borders.



## Construction and Cranes

**IN 2022, OVER 1.5 MILLION** square feet of new development or major renovations were underway for an estimated value of \$366 million. The boom shows no signs of slowing, with more than 33 million square feet of lab, residential, institutional, office, and public space in the pipeline at major developments like uCity Square and Schuylkill Yards, plus individual projects throughout the district.



## Innovation Everywhere

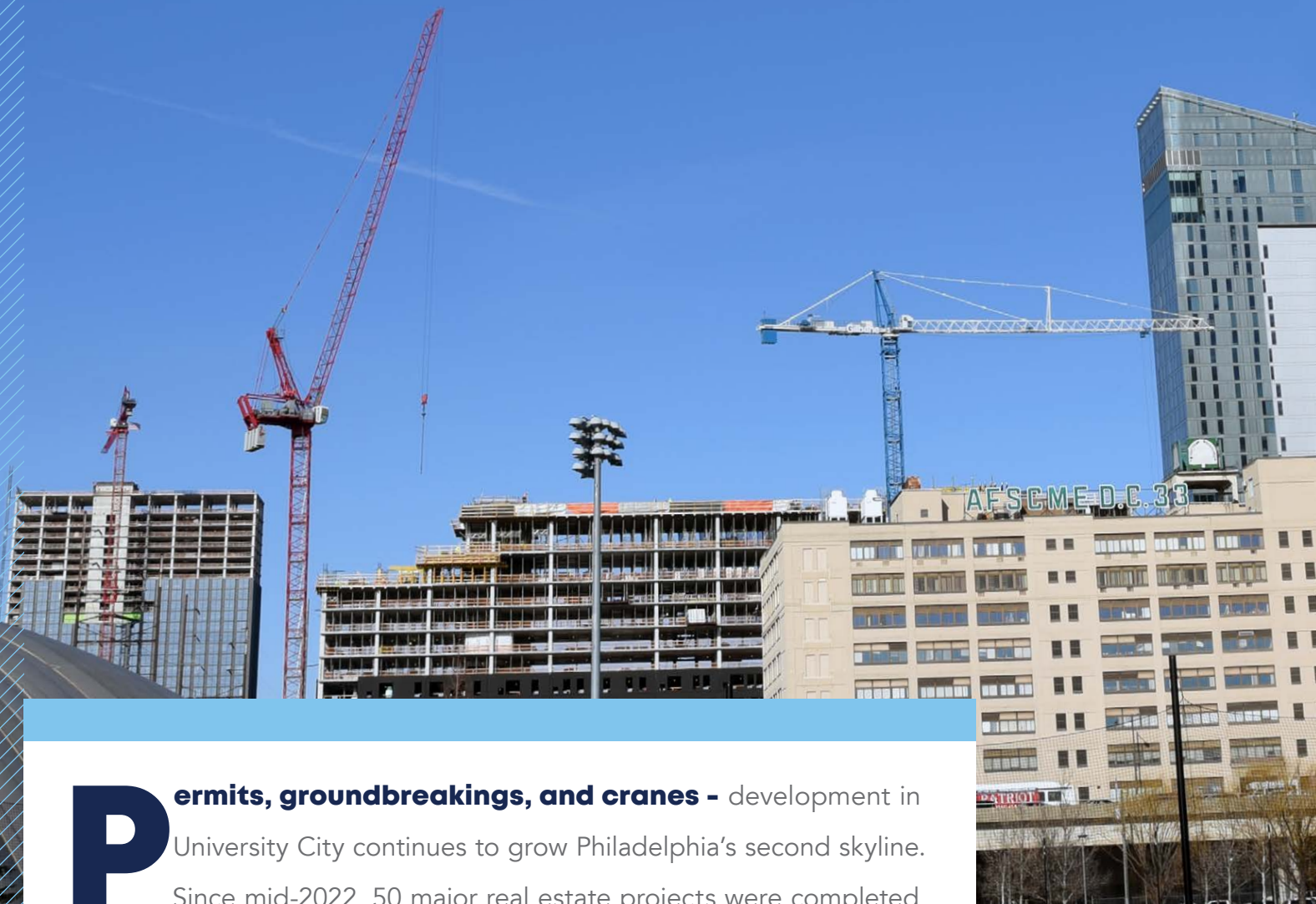
**UNIVERSITY CITY'S STATUS** as a major nerve center for innovation grows each year as more start-ups, labs, and research facilities launch tech, treatments, and apps. In 2022, 127 patents were issued to University City businesses and institutions, the cumulative 30 year total of R&D investment reached a whopping \$23.9 billion, and 43% of all Pennsylvania National Institutes of Health funding totaling \$930 million billion was awarded to University City institutions.



## Top Regional Hospitals

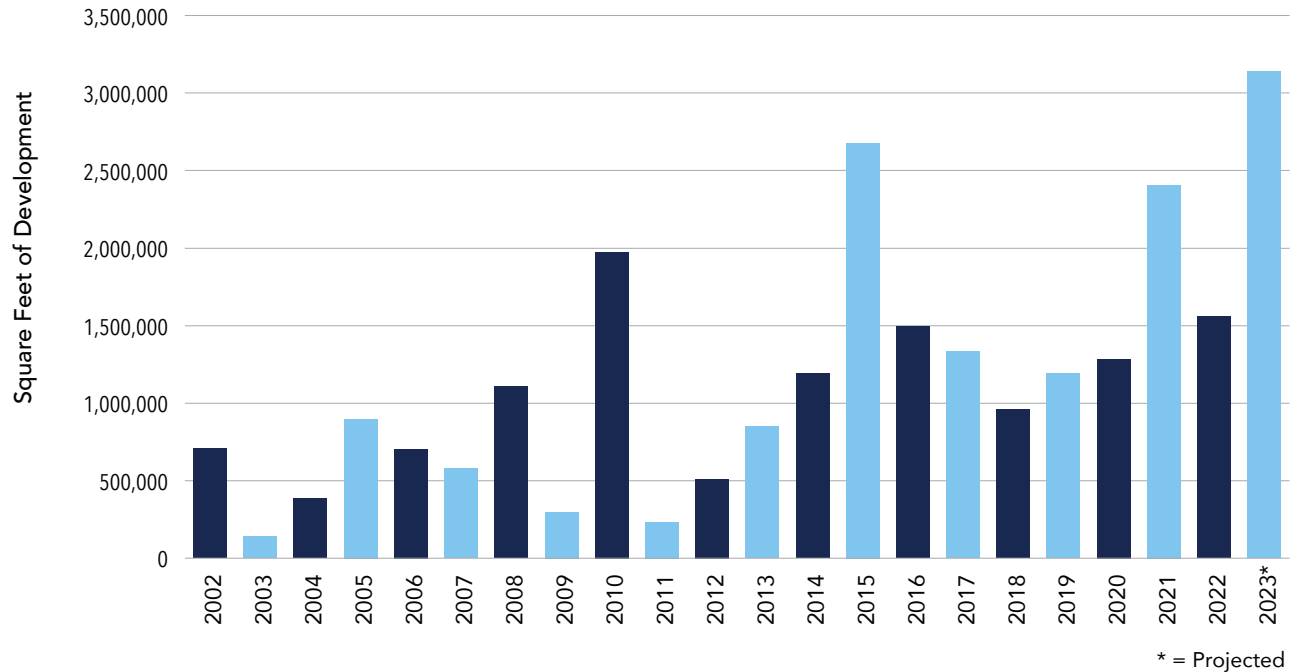
**THE FOUR HOSPITALS LOCATED** in University City serve as a vital part of the local economy, employing a combined total of over 36,000 doctors, nurses, techs, and other positions. Our hospital systems are developing cutting-edge treatment options and cures for both global and local challenges, while providing premier care for the residents living in their backyard.

# Real Estate Development



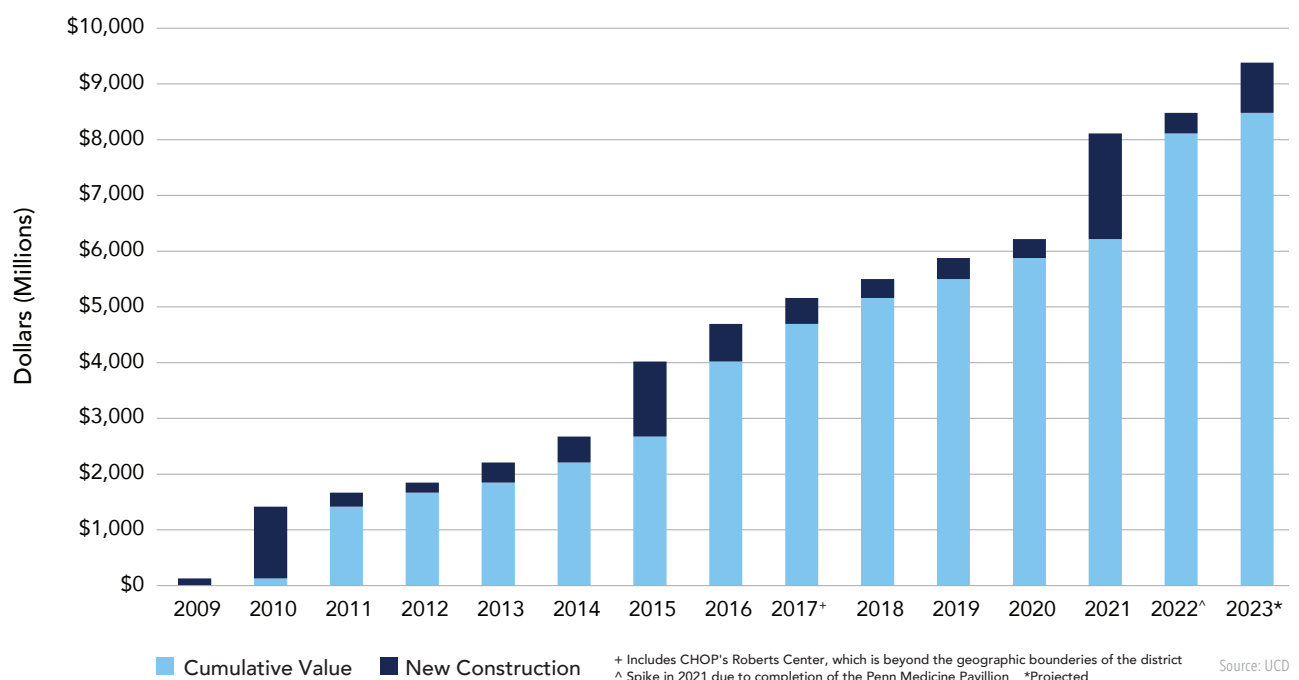
**P**ermits, groundbreakings, and cranes - development in University City continues to grow Philadelphia's second skyline. Since mid-2022, 50 major real estate projects were completed, made significant progress, or moved closer to breaking ground, representing new inventory for residential, institutional, public space, medical, commercial, and mixed-use projects. Significant progress continues at three major long-term developments: uCity Square; Schuylkill Yards; and at CHOP's expanding campus. Other key developments, including the new headquarters for Spark Therapeutics, the reimagining of the Provident Building campus at 4601 Market, and additions to Pennovation, made significant strides. All told, these investments, totaling nearly 33 million square feet in planned space, further cement University City's status as a major regional hub for employment, research, and places to live.

## New Construction or Major Renovations



**Over 1.55 million square feet of new development valued at over \$366 million was added to University City's inventory in 2022.**

## Approximate Value of New Real Estate Development Projects

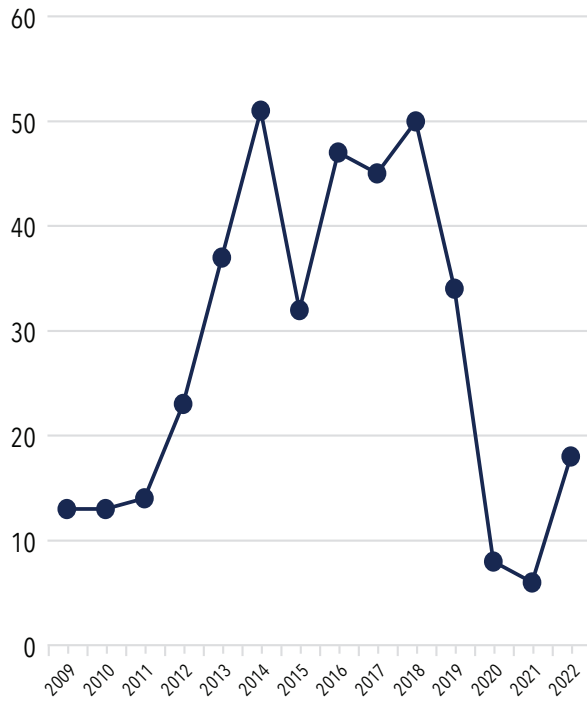






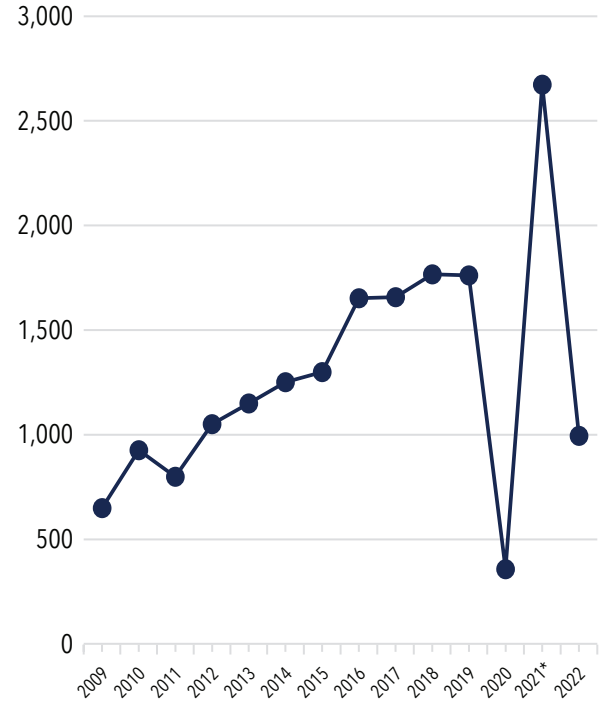


## Total New Construction Permits Issued in University City



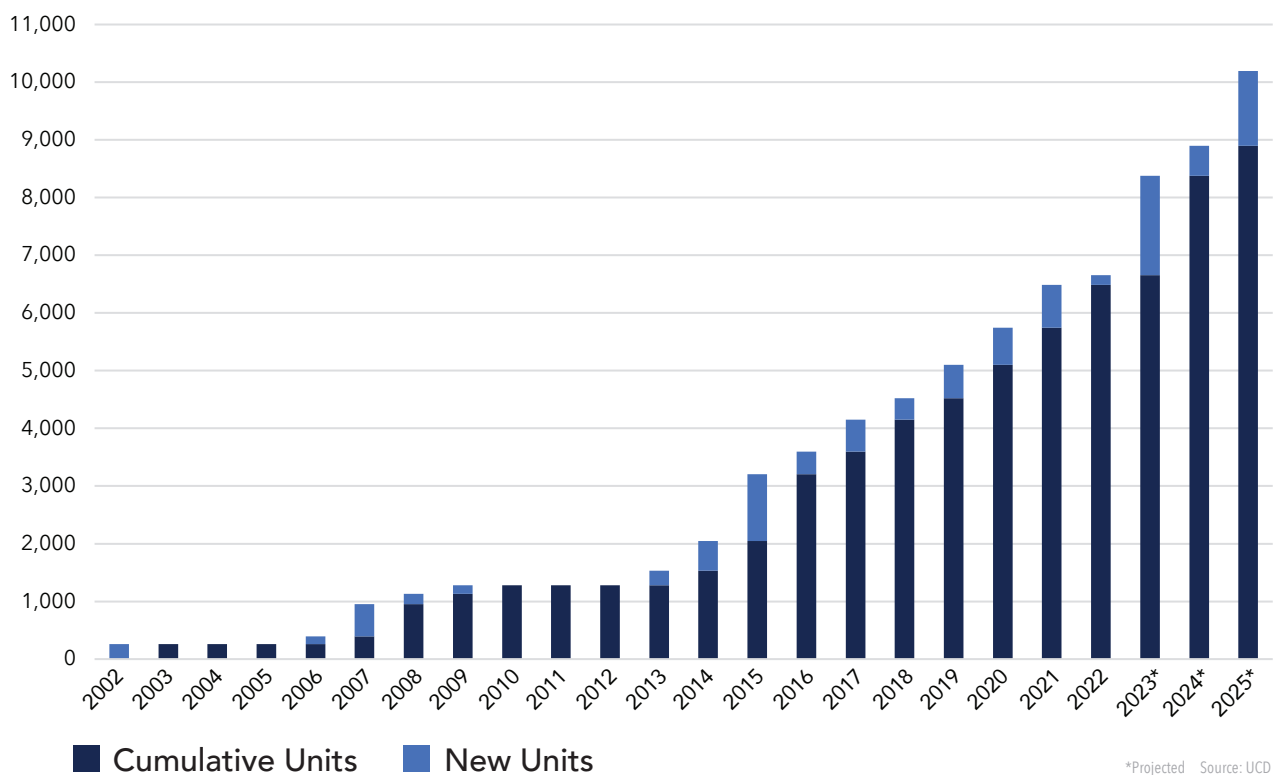
Source: City of Philadelphia, Department of License and Inspections

## Total New Construction Permits Issued in Philadelphia



Source: City of Philadelphia, Department of License and Inspections  
 \*Due to changes in the 10 year tax abatement beginning January 1<sup>st</sup> 2022, there was a large spike in permits for owner-occupied housing developments across Philadelphia.

## Units of Multi-Family Housing



\*Projected Source: UCD

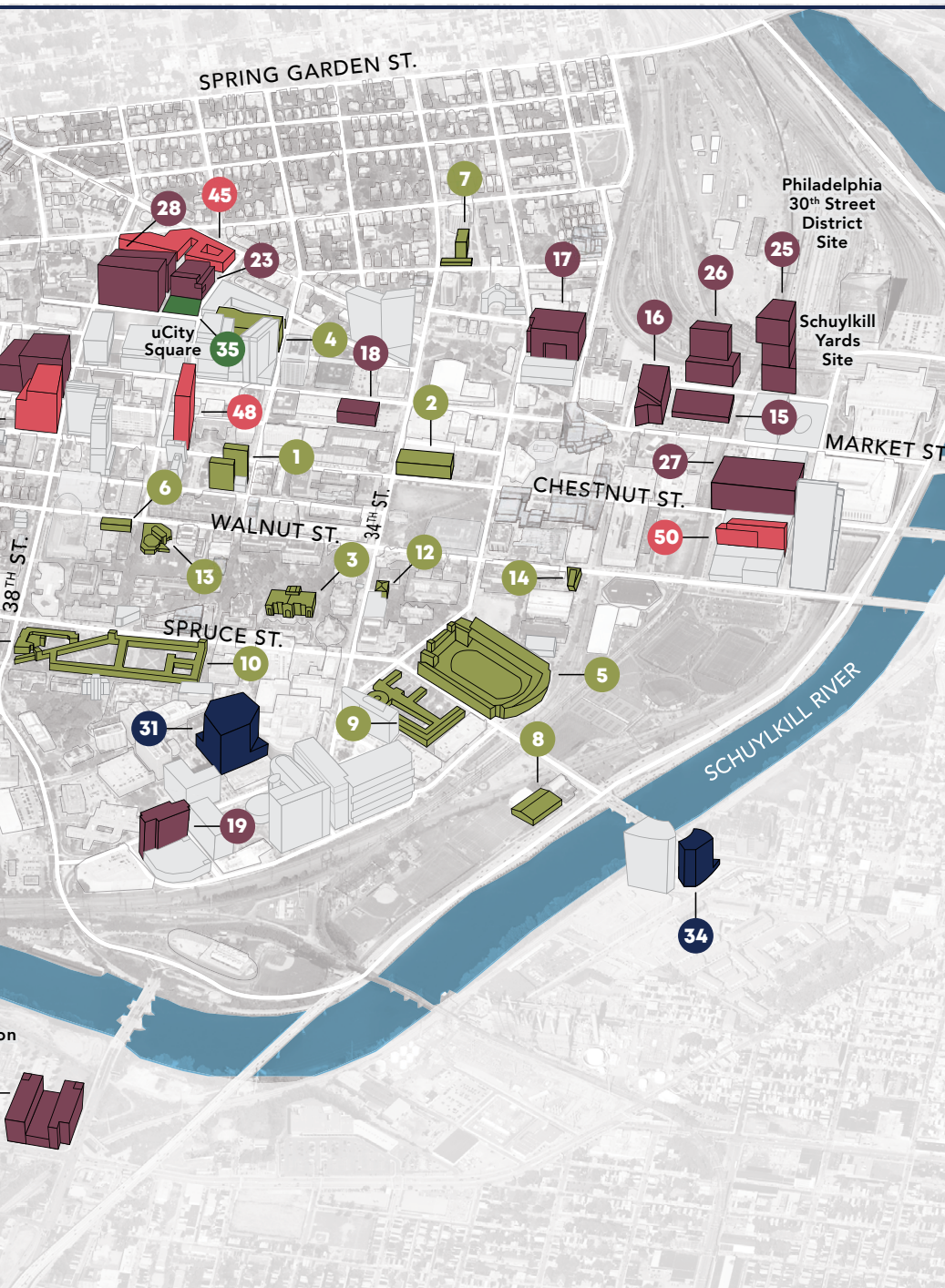
# Current Development in University City

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





**50 development projects** in University City opened their doors or made significant progress toward completion in the past 12 months. Together, these projects total over 1.5 million square feet of new offices, laboratories, medical facilities, apartments, and retail spaces that will enhance the neighborhood's already robust inventory. What follows is a summary of the major projects that have been recently completed, and the under-construction and planned projects that will continue transforming University City's streets and skyline.



## Academic

1. Accolade on Chestnut
2. Amy Gutmann Hall
3. College Hall West Wing Renovation
4. Drexel University Health Sciences Building
5. Franklin Field Team Operations
6. Graduate School of Education (GSE) Addition and Renovation
7. Kelly Hall Renovation and Expansion
8. Ott Center for Track and Field
9. Penn Museum Coxe Wing Renovations Phase 2
10. The Quadrangle College House Renovation
11. Stouffer College House Renovation
12. Stuart Weitzman Hall
13. Stuart Weitzman Theatre at the Annenberg Center
14. Vagelos Laboratory for Energy Science and Technology

## Commercial

15. 3101r Market
16. 3151 Market
17. 3201 Cuthbert Street
18. 3440 Market
19. 3600 Civic Center Blvd Overbuild
20. 3838 Market
21. 3.0 University Place
22. 4.0 University Place
23. One uCity Square
24. Pennovation Life Sciences Building
25. Schuylkill Yards East Tower at 3001 JFK
26. Schuylkill Yards West Tower at 3025 JFK
27. Spark Gene Therapy Innovation Center
28. Two-Three uCity Square

## Medical

29. Behavioral Health Services - Cedar Avenue
30. Center for Advanced Behavioral Healthcare
31. Children's Hospital New Patient Tower
32. Penn Presbyterian Medical Center Parking Garage
33. The Provident Building
34. Schuylkill Avenue Research Building

## Public Space

35. The Square at uCity Square

## Residential / Mixed Use

36. 3801 Chestnut Street
37. 3935 Walnut Street Redevelopment
38. 4040-50 Walnut Street
39. 4145 Chestnut Street
40. 4200 Market Street
41. 4240 Chestnut Street
42. 4301 Chestnut Street
43. 4519 Chestnut Street
44. 4746-48 Spruce Street
45. ANOVA uCity Square
46. Garden Court Plaza Extension
47. The Linden
48. The Mark Philadelphia
49. Olympic Tower Apartments
50. The Standard at Philadelphia



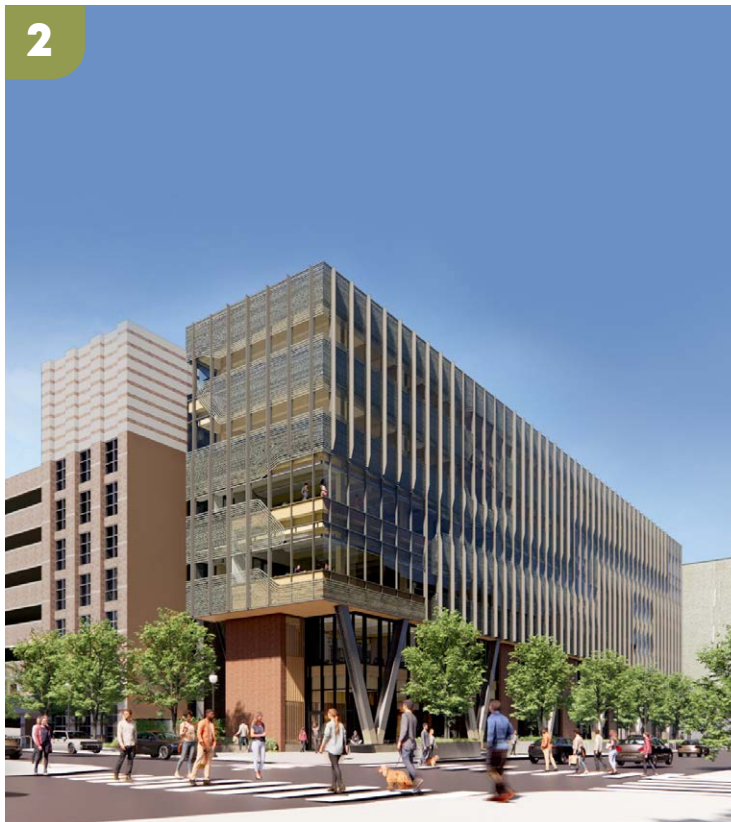
# Academic



## Accolade on Chestnut

The redevelopment of Sansom Place East will reposition this building for graduate student housing. The project, to be named Accolade on Chestnut, is maintaining the exterior façade of the current towers, replacing windows, and fully renovating 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 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 & Greystar Property Management  
Location: 3600 Chestnut Street  
Size: 279,313 square feet  
Completion: June 2023



## 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 34<sup>th</sup> and Chestnut Streets. Construction began in May 2022. As part of the Philadelphia Housing Development Corporation (PHDC) Percent for Art program, *Cascade*, by polymedia artist Eto Otitigbe, will rise 60 feet high on the façade of Amy Gutmann Hall.

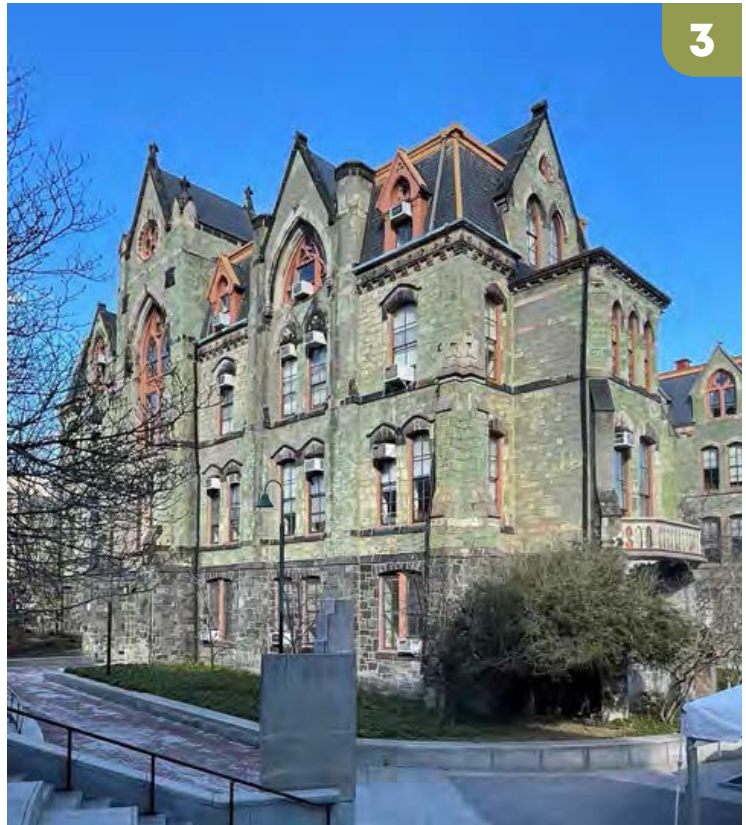
Developer: The University of Pennsylvania  
Location: 34<sup>th</sup> and Chestnut Streets  
Size: 116,000 square feet  
Completion: November 2024



## College Hall West Wing Renovation

The West Wing of historic College Hall will undergo a major restoration in order to restore its stature, physical presence, and impact as the first building (1871) on Penn's West Philadelphia campus. The restoration will include new, historically appropriate and energy efficient systems and infrastructure, repair of roof and windows, masonry walls, and stone cladding, renovation and upgrades to interior suites, offices, classrooms, lighting, and more accessibility options, including new and updated elevators.

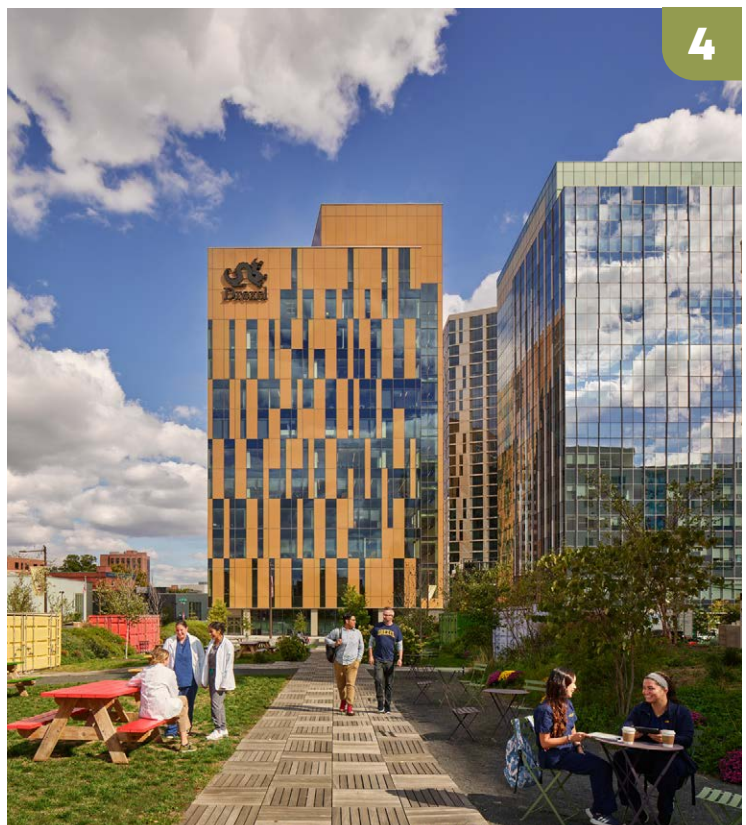
Developer:	The University of Pennsylvania
Location:	1 College Hall
Size:	35,000 square feet
Completion:	January 2025



## Drexel University Health Sciences Building

The Drexel University Health Sciences Building is a 460,000-square-foot academic and research building that brings Drexel's College of Nursing and Health Professions, College of Medicine, and Graduate School of Biomedical Sciences and Professional Studies together under one roof for the first time. Designed by Ballinger Architects, the development stands 12 stories tall and further connects students and faculty with the neighboring community, and ushers in transformational opportunities for innovative collaborations, education, and community engagement. Construction began in July 2020, students attended classes in September 2022, and the ribbon cutting celebration took place in December 2022.

Developer:	Wexford Science + Technology and Ventas
Tenant:	Drexel University
Location:	60 N. 36 <sup>th</sup> Street
Size:	460,000 square feet
Completion:	September 2022



# Academic

5



## Franklin Field Team Operations

The Franklin Field Team Operations project will include improved and expanded locker rooms, meeting rooms, and support spaces for the football team and men's and women's track programs at Penn's iconic stadium. Construction began in December 2022.

Developer:	The University of Pennsylvania
Location:	235 South 33 <sup>rd</sup> Street
Size:	19,868 square feet
Completion:	Fall 2024

6



## 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. Construction began in May 2022.

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

7



## Kelly Hall Renovation and Expansion

Construction is ongoing for the renovation and expansion of Kelly Hall, a 400-bed undergraduate residence hall on Drexel's University City campus, addressing the needs of the building and modernizing it throughout to provide an improved living experience, with occupancy in fall 2023. The renovation includes an approximately 4,000-square-foot addition to provide flexible open space and seminar rooms, 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.

Developer:	Drexel University and American Campus Communities
Location:	203 North 34 <sup>th</sup> Street
Size:	91,520 square feet
Completion:	Fall 2023

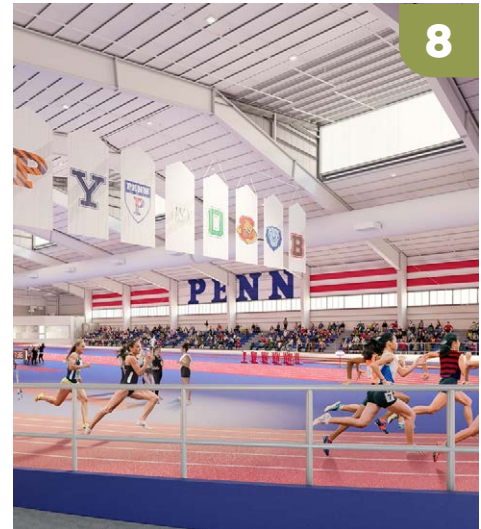


# Academic

## 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, W'85, and Jane, W'87, Ott. Construction began in September 2022.

Developer:	The University of Pennsylvania
Location:	Behind the existing Hollenback Center near the South Street Bridge
Size:	72,000 square feet
Completion:	Summer 2024



## Penn Museum Coxe Wing Renovations Phase 2

This project will continue the renovation of Coxe Wing 1<sup>st</sup> Floor Collections Storage Area, Lower Egypt Gallery, and Upper Egypt Gallery by upgrading climate control, providing new research facilities, and installing new lighting, acoustics, and security systems. This second phase with a project budget of nearly \$21 million is set to begin in July 2023.

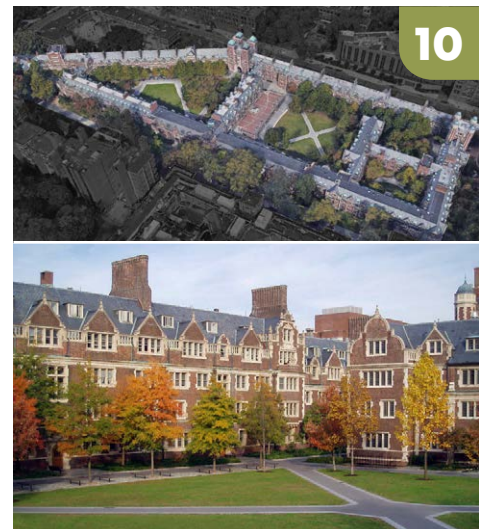
Developer:	The University of Pennsylvania
Location:	3260 South Street
Size:	24,987 square feet
Completion:	November 2024



## The Quadrangle College House Renovation

Penn's historic Quadrangle student residences, originally constructed between 1895 and 1950, are being renovated in three phases that will accommodate students living in two-thirds of the college houses during the academic year. One-third of the beds will be housed in The Radian at 3925 Walnut Street. 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:	Three phases starting in May 2023 running through August 2026





# Academic

11



## Stouffer College House Renovation

The Stouffer College House is undergoing 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: 3715 Woodland Walk  
Size: 158,124 square feet  
Completion: August 2023

12



## Stuart Weitzman Hall

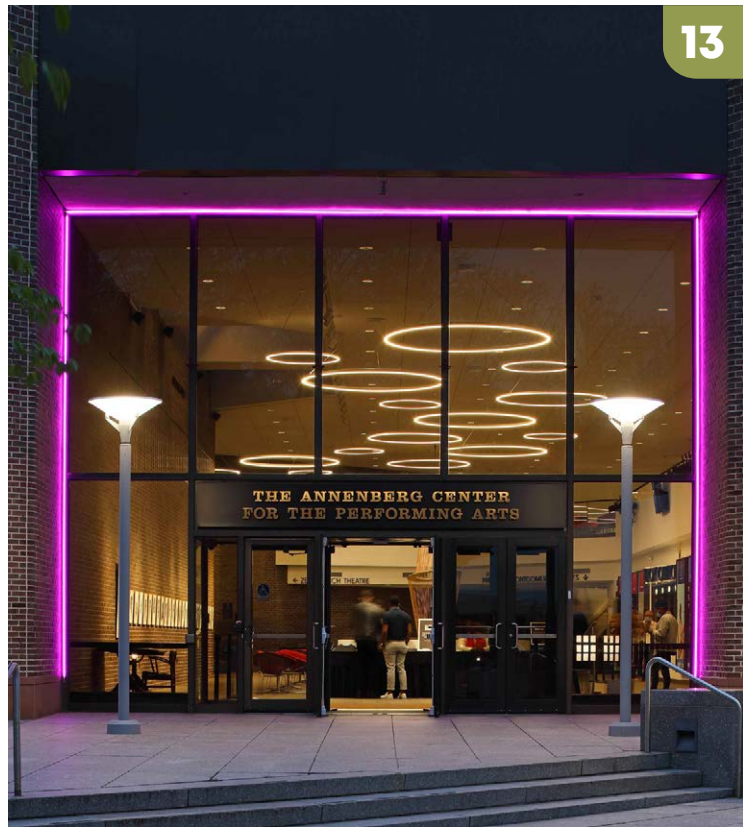
This renovation and addition to the former Morgan Hall will create art and design studios, student maker space, research facilities, classrooms, faculty offices, and flexible meeting and exhibition spaces.

Developer: The University of Pennsylvania  
Location: 205 South 34<sup>th</sup> Street  
Size: 32,900 square feet  
Completion: August 2025

## Stuart Weitzman Theatre at the Annenberg Center

In the design stage is a new \$25 million student performing arts center with performance and rehearsal spaces.

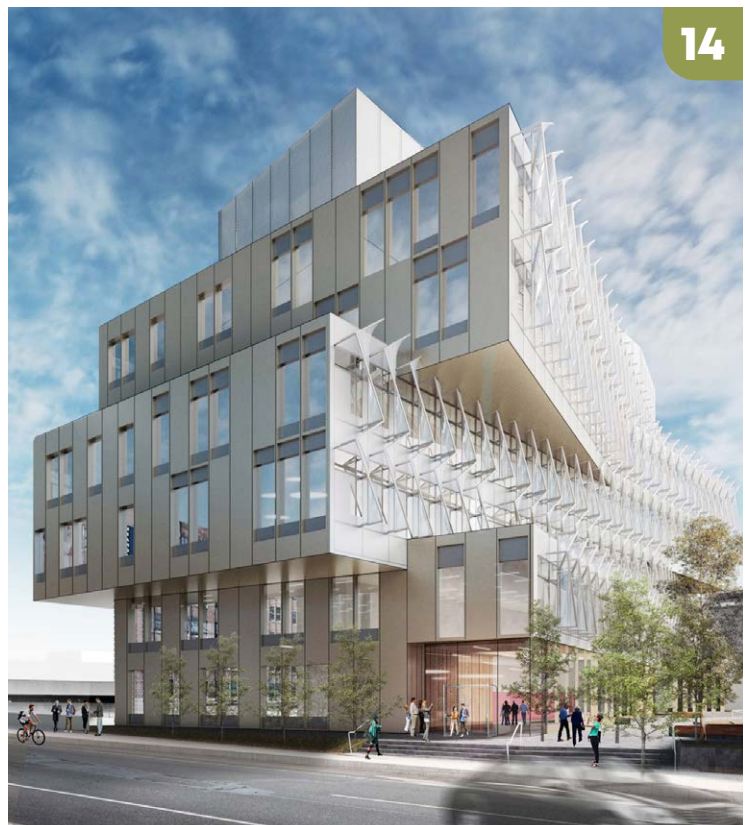
Developer: The University of Pennsylvania  
Location: 3680 Walnut Street  
Size: 3,000 square feet  
Completion: TBD



## Vagelos Laboratory for Energy Science and Technology

The University of Pennsylvania will build a new \$173 million home for interdisciplinary work advancing sustainability. 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. Shared by the School of Arts & Sciences and the School of Engineering & Applied Science, the new building will provide more than 110,000 square feet of laboratory space including labs for wet chemistry research and optics research, plus collaborative spaces, offices, and a landscaped courtyard. Construction began in January 2022.

Developer: The University of Pennsylvania  
Location: 3200 Walnut Street  
Size: 112,500 square feet  
Completion: February 2025





# Commercial

15



## 3101r Market Street

Spark Therapeutics leases a floor in 3101r Market Street from Academic Properties and is nearing completion of office fit-out to support the project team for its Gene Therapy Innovation Center. Due to the nature of project, a highly collaborative space has been designed and will enhance the project team's connection to Spark's mission and vision.

Developer:	Spark Therapeutics
Location:	3101r Market Street
Size:	48,000 square feet
Completion:	Q1 2023

16



## 3151 Market

Currently under construction for 2024 delivery, 3151 Market is a 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 design features 6,000 square feet of outdoor terraces, 18,000 square feet of retail and 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:	Q2 2024



## 3201 Cuthbert Street

3201 Cuthbert Street is a 519,647 rentable square foot, state-of-the-art laboratory building situated in the heart of Drexel University's campus, within the University City science district. Designed by world-renowned Robert A.M Stern Architects, 3201 Cuthbert Street features ground floor retail and restaurant space, eleven stories of research, laboratory, and office accommodations, as well as outdoor spaces for tenants. The project includes expanded floor-to-floor heights, a state-of-the-art HVAC system specially designed for laboratory research, fully enclosed loading docks, best practice chemical storage space and pH neutralization capability, five service elevators, and generous amounts of space designated for tenant equipment and vertical shaft infrastructure. The project is targeting LEED Gold Certification.

Developer: Gattuso Development Partners  
Location: 3201 Cuthbert Street  
Size: 519,647 square feet  
Completion: Q4 2024



## 3440 Market

3440 Market is a 120,000 square foot re-development of an existing office building into a state-of-the-art mixed-use lab/office facility. The building is ideally located at the crossroads of University City, adjacent to the 34<sup>th</sup> & Market subway stop and both Drexel University and the University of Pennsylvania campuses. Designed by Strada Architects, the newly renovated 3440 Market will offer flexible pre-built lab suites, providing much needed graduation space for growing life science companies in the heart of the uCity ecosystem.

Developer: Wexford Science + Technology and Ventas  
Location: 3440 Market Street  
Size: 120,000 square feet  
Completion: Q2 2024



# Commercial

19



## 3600 Civic Center Blvd Overbuild

Phase 2 of 3600 Civic Center Boulevard will add seven floors to the existing 250,000-square-foot, eight-story office building, completed in 2018. The additional seven floors will consist of 217,000 square feet of wet and dry research facilities, as well as a vivarium.

Developer:	University of Pennsylvania Perelman School of Medicine
Location:	3600 Civic Center Boulevard
Size:	217,000 square feet
Completion:	March 2025

20



## 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 400 parking spaces. Starting construction in spring of 2023, 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:	Wexford Science + Technology, Ventas, and University City Science Center
Location:	3838 Market Street
Size:	450,000 square feet
Completion:	2025

21



## 3.0 University Place

University Place Associates (UPA), along with partners Silverstein Properties and Cantor Fitzgerald, have activated an ecosystem of innovation in 2023. 3.0 University Place, a 250,000-square-foot epicenter for life sciences, delivers in March of 2023 and will be elevating possibilities within Philadelphia with its state-of-the-art laboratory space, GMP facilities, vivarium capabilities, and Market Street retail opportunities. The building offers a benefit for cell/gene therapy, critical cure research, re-imagined lab infrastructure, and optimum health for all tenants. 3.0 is the first life science building in the United States to achieve the highest LEED and WELL Platinum certifications and is creating a community with health and wellness in mind.

Developer:	University Place Associates & Silverstein Properties
Location:	4101 Market Street
Size:	250,000 square feet
Completion:	April 2023



# Commercial

## 4.0 University Place

With the future in mind, University Place is planning another state-of-the-art life science building at 41<sup>st</sup> & Market Streets, with an anticipated groundbreaking in late 2023. This planned 450,000 sf world class lab building will include a BSL- 3 cGMP space, vivarium, and neighborhood-friendly retail. With the continued commitment to the highest standards of sustainability and wellness ie LEED & WELL Platinum Certified, it insures the four-building campus will further establish University City as one of the most sustainable mixed-use urban centers in the US. 4.0 will also include a generous size underground parking facility for employees and visitors of the University Place campus.

Developer:	University Place Associates
Location:	4055 Market Street   The Platinum Corridor
Size:	450,000 square feet
Completion:	Q4 2025



## One uCity Square

One uCity Square is a commercial lab and office building that broke ground in early 2020 and opened its doors in December 2022. Designed by ZGF Architects with local partner O Z Collaborative, the project includes 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 features outdoor terraces, a hospitality-inspired lobby, a full-service restaurant, locker rooms, and ample bike parking.

Developer:	Wexford Science + Technology, Ventas, and University City Science Center
Location:	25 North 38 <sup>th</sup> Street
Size:	400,000 square feet
Completion:	December 2022



## Pennovation Life Sciences Building

With a 75-year ground lease, Longfellow Real Estate Partners will develop, finance, and operate a 480,000-square-foot life sciences facility along 34<sup>th</sup> Street and Grays Ferry Avenue. The building will include roughly 391,000 square feet dedicated to biological research and development and 92,000 square feet for biomanufacturing. These \$365 million facilities are positioned to offer an opportunity for biotech companies to remain in Philadelphia, adjacent to Penn's campus, as they expand.

Developer:	Longfellow Real Estate Partners
Location:	34 <sup>th</sup> Street and Greys Ferry Avenue
Size:	480,000 square feet
Completion:	Q4 2025





# Commercial

25



## Schuylkill Yards East Tower at 3001 JFK

Shovel-ready for 2025 delivery, the East Tower at 3001 JFK Blvd. will become a bold addition 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 East Tower boasts an eye-catching red palette and a unique stacking design that maximizes the buildable footprint while 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:	825,000 square feet
Completion:	2025

26



## Schuylkill Yards West Tower at 3025 JFK

The West Tower at 3025 JFK Blvd is an elegant new addition to the University City skyline directly adjacent to Amtrak's 30<sup>th</sup> Street Station. Designed for a mix of life science, workspace, lifestyle, and residential uses, the West Tower delivers integrated, elevated work and life experiences. The West Tower features 200,000 square feet of airy, light-infused life science and office space; 9,000 square feet of retail space; 326 ultra-luxury rental residences; and a striking lifestyle club with 29,365 square feet of indoor and outdoor space that includes a pool deck. Opening in conjunction with the West Tower is High Line Park, a pocket park designed by leading landscape architecture firm SWA/Balsley featuring stunning views, a raised deck, seat steps, and a dog run.

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

## Spark Gene Therapy Innovation Center

Spark's Gene Therapy Innovation Center (GTIC), located at 30<sup>th</sup> and Chestnut Street in the heart of University City, is a 500,000 square foot, multi-story building that will bring hundreds of the greatest minds in gene therapy together under one roof and serve as a Roche center of excellence for gene therapy manufacturing globally. The new space will allow cross-functional teams and partners to come together and work side by side, tackling the greatest challenges of genetic disease with unprecedented collaboration.

Developer: Spark Therapeutics  
Location: 3001 Chestnut Street  
Size: 500,000 square feet  
Completion: 2026



## Two-Three uCity Square

Two-Three uCity is a two-tower, over 1.0 million square foot commercial research complex that is currently in the design phase for a 2024 ground-breaking. 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.

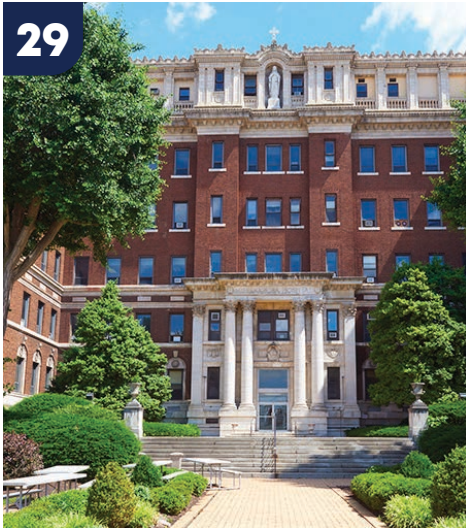
Developer: Wexford Science + Technology, Ventas, and University City Science Center  
Location: 25 North 38<sup>th</sup> Street  
Size: 1 million+ square feet  
Completion: 2026





# Medical

29



## Behavioral Health Services – Cedar Avenue

In fall 2023, CHOP will open its first ever inpatient psychiatry unit in the former Mercy Catholic Medical Center in West Philadelphia. The overall facility is a collaboration among Public Health Management Corp., Penn Medicine, and CHOP. CHOP will open a crisis response center and two licensed psychiatry inpatient units for children with a total of 46 private rooms.

Developer:	Children's Hospital of Philadelphia
Location:	501 South 54 <sup>th</sup> Street
Size:	45,952 square feet
Completion:	2023

30



## Center for Advanced Behavioral Healthcare

During the summer of 2022, outpatient services for CHOP's Department of Child and Adolescent Psychiatry and Behavioral Sciences moved to a newly renovated, larger building. The Center for Advanced Behavioral Healthcare gives CHOP the room to expand services for children and their families. Within CHOP's space on the third floor, there are 64 consultation rooms, five group rooms, and five calming rooms. The area was created with the needs of youth in mind, with soothing, comfortable furniture and several waiting areas, one with interactive activities.

Developer:	Children's Hospital of Philadelphia
Location:	4601 Market Street
Size:	47,000 square feet
Completion:	2022

31



## Children's Hospital New Patient Tower

This approximately \$1.9 billion, 1.4 million-square-foot 26 floor facility is part of CHOP's \$3.4 billion development plan. It will house eight diagnostic and treatment floors; 12 inpatient floors with 40 beds per floor; a special delivery unit for healthy moms carrying babies with known birth defects; and parking. The design team aims to achieve LEED Silver certification.

Developer:	Children's Hospital of Philadelphia
Location:	3501 Civic Center Blvd.
Size: Phase 1:	1,400,000 square feet
Completion:	2028



## Penn Presbyterian Medical Center Parking Garage

As part of the campus-wide masterplan, this 1,467-space parking garage located at Powelton Avenue and Sloan Street will support the future growth and expansion of services at Penn Presbyterian Medical Center. The consolidation of all campus parking needs to this single garage will support the ease of access for inpatient and outpatient services, as well as alleviate parking congestion in the surrounding community. The parking garage features a two-story brick façade and perforated panels to ease the visual transition between the hospital campus and adjacent two-story residential neighborhood.

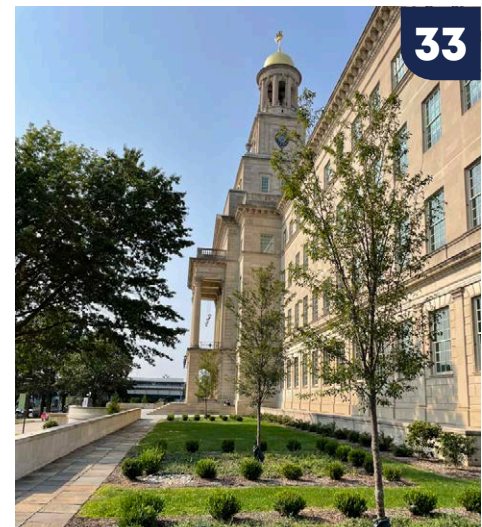
Developer:	The University of Pennsylvania Health System
Location:	3800 Powelton Avenue
Size:	493,000 square feet
Completion:	November 2023



## The Provident Building

The renovation of this iconic former headquarters campus was completed in 2022. The building uses include CHOP's Center for Advanced Behavioral Healthcare, KIPP Philadelphia Octavius Catto Elementary, and several programs operated by Philadelphia Health Management Corporation. Due to high leasing demand, 15,000 square feet of additional office space has been made available and constructed and is currently being marketed for lease by Cushman and Wakefield. The campus offers 600 parking spaces, green spaces, and new lobbies, elevators, HVAC systems, and first-class tenant amenities.

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



## Schuylkill Avenue Research Building

Situated next to the Roberts Center for Pediatric Research, the new 14-story, 350,000-square-foot building will have many spaces designed to encourage scientific collaboration. For example, "wet" labs, where biochemical and molecular studies are done on benches or in hoods, will be located adjacent to "dry" labs, where researchers analyze large data sets, create computational tools, and develop new hypotheses for wet lab studies. The idea is to provide a more seamless experience for researchers, which will accelerate the pace of discoveries that will improve children's health.

Developer:	Children's Hospital of Philadelphia
Location:	2716 South Street
Size: Phase 1:	350,000 square feet
Completion:	2025



# Public Space

35



## The Square at uCity Square

The Square at uCity is a signature 45,000-foot park in the heart of uCity Square. This outdoor space includes a mix of hard and soft landscapes, a water feature, a public art canopy, and nearly 15,000 square feet of retail frontage. The Square was 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 38<sup>th</sup> Street

Size: 45,000 square feet

Completion: December 2022

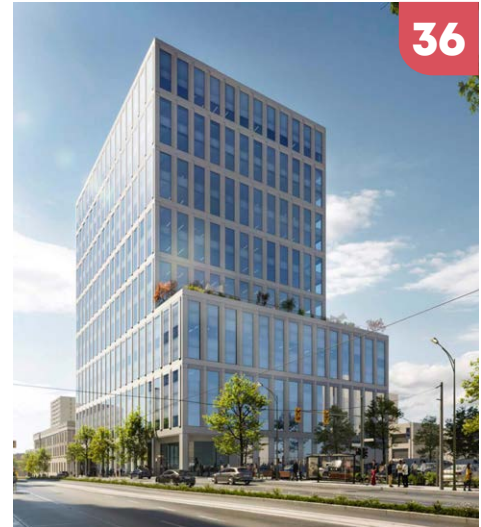


# Residential / Mixed Use

## 3801 Chestnut Street

A new 13-story building from Sterling Bay and Botanic Properties will bring over 300,000 square feet of lab, office space, and ground floor retail to the corners of 38th and Chestnut Street. The building will feature an energy-efficient design, 45 parking spaces on one floor of underground parking, plus parking for 58 bicycles. The building aims to welcome two food and beverage providers, with at least one offering breakfast and lunch for nearby employees. Developers plan to work with an artist to develop a mural on the western wall.

Developer: Sterling Bay and Botanic Properties  
Location: 3801 Chestnut Street  
Size: 310,000 square feet  
Completion: 2025



## 3935 Walnut Street Redevelopment

A mixed-use redevelopment project of the existing McDonald's structure located at 3935 Walnut Street is planned by Penn as part of a broader ongoing investment by the University in the 40<sup>th</sup> Street Corridor. A new six-story facility will be constructed, including the reopening of a fully modernized McDonald's restaurant on the first floor of the building and the floors above serving as space for student life offices.

Developer: The University of Pennsylvania and Mosaic Development Partners  
Location: 3935 Walnut Street  
Size: 4,700 square feet  
Completion: Summer/Fall 2024



## 4040-50 Walnut Street

Campus Apartments plans to upgrade its University City corporate headquarters with a new 12-story, 134-unit mixed-use development designed by Cube 3 Architects that will consolidate the company's many offices in University City into one building. The project includes 22 parking spaces and 288 beds plus ground-floor commercial spaces along Walnut Street.

Developer: Campus Apartments  
Location: 4040-50 Walnut Street  
Size: Phase 1: 161,115 square feet  
Completion: Fall 2026



# Residential / Mixed Use

39



## 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 42<sup>nd</sup> 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:	152,000 square feet
Completion:	TBD

40



## 4200 Market Street

Alterra Property Group will replace a collection of surface parking lots at 4200 Market Street with a planned 6-story, 304,000-square-foot mixed-use building. The plans include 352 residential units, 22,511 square feet of commercial space, 104 parking spots, 131 bicycle stalls, a green roof, and a roof deck. The façade will feature a mix of metal and cement panels and sections of red brick.

Developer:	Alterra Property Group
Location:	4200 Chestnut Street
Size:	304,000 square feet
Completion:	2024

41



## 4240 Chestnut Street

A new seven-story mixed-use proposal aims to bring 128 rental units and office space to 4240 Chestnut Street. The first two floors will be used by Intercultural Family Services, which will have 36,000 square feet of offices, therapy rooms, and training rooms after moving from their current location across Chestnut Street. The residential portion will feature studios, one-bedroom, and two-bedroom units, a courtyard and green roof located in a setback over the second floor, and an additional green roof and roof deck will be located on the top of the building. The building will also feature planters, new street trees, bike racks, and underground parking for 40 cars.

Developer:	International Family Services
Location:	4240 Chestnut Street
Size: Phase 1:	141,900 square feet
Completion:	2024

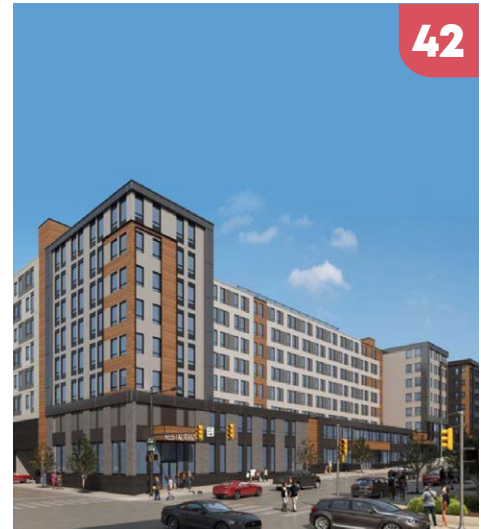


# Residential / Mixed Use

## 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.

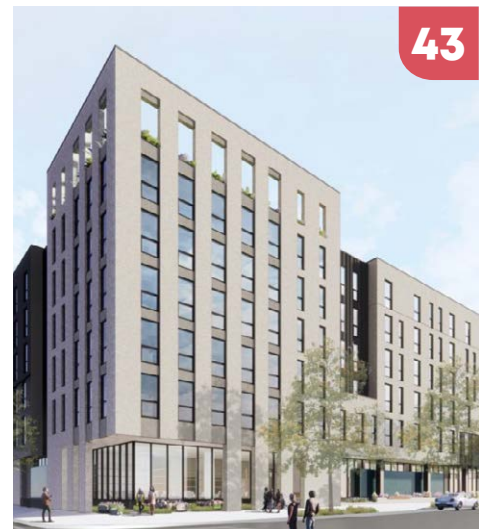
Developer: Alterra Property Group  
Location: 4301 Chestnut Street  
Size: 189,000 square feet  
Completion: 2023



## 4519 Chestnut Street

4519 Chestnut integrates a transit-oriented, multi-family development in the thriving University City neighborhood. The 327-unit project, designed by SITIO Architecture + Urbanism, shares the block with the stately West Catholic Preparatory High School. The project includes the integration of a new public pocket park along Chestnut Street. This lush open space will provide both a public amenity and a separate private amenity that contributes to the green infrastructure of the overall development. The project's contemporary architecture pays tribute to the existing building by echoing its color and texture through modern articulation.

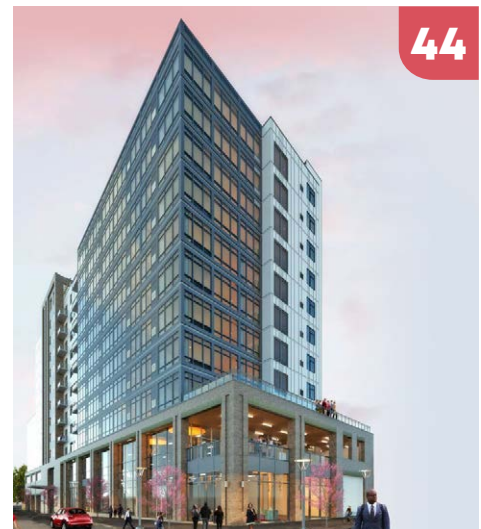
Developer: EQT Exeter  
Location: 4519 Chestnut Street  
Size: 224,000 square feet  
Completion: August 2023



## 4746-48 Spruce Street

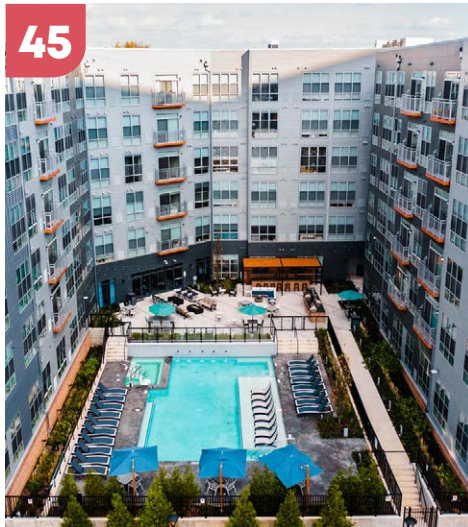
4746-48 Spruce Street is a proposed 12-story mixed-use multi-family residential development designed by PZS Architects that will offer 149,590 square feet for apartments, 5,700 for residential amenities, and 29,000 of indoor commercial space, plus parking for 28 cars and 76 bicycles. The property will have a postmodern design with white and gray-paneled sections and a green wall proposed for an east-facing blank wall above a seventh-story setback. 170 residential units will consist of studio, one-bedroom, and two-bedroom apartments, plus a lounge, a conference room, a media room, three workspace rooms, two large roof terraces, and outdoor dining space.

Developer: Spruce Street Development  
Location: 4746-48 Spruce Street  
Size: Phase 1: 192,000 square feet  
Completion: TBD



# Residential / Mixed Use

45



## ANOVA uCity Square

ANOVA uCity Square is a 461-unit, innovative market-rate residential project built in partnership between GMH Communities and Wexford Science + Technology. Designed by Lessard Architects, the building offers 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:	GMH Communities and Wexford Science + Technology
Location:	3700 Lancaster Avenue, uCity Square
Size:	319,000 square feet
Completion:	March 2022

46



## Garden Court Plaza Extension

Construction is underway on a six-story addition atop a one-story garage adjacent to the existing Garden Court Plaza at 4701 Pine Street. The extension will stand 89 feet and seven stories tall and adds 220 units ranging from studios to two bedrooms, an extended amenity suite, a new garden, an outdoor dining area, a bocce court, and a dog run, plus a storage room with capacity for 123 bikes.

Developer:	Infinity Collective
Location:	4701-29 Pine Street
Size:	181,000 square feet
Completion:	2024

47



## The Linden

Work is progressing on a six-story, 132-unit residential at 4224 Baltimore Avenue, a project first announced in 2015. The Linden includes 20,000 square feet of ground-floor commercial space and 132 residential units, including 10 studios, and 86 one-bedroom and 36 two-bedroom apartments - each with chic finishes, new stainless-steel appliances, and oversized windows. Amenities include a green rooftop with a lounge area that offers 270-degree views, a state-of-the-art fitness center, a bicycle storage room, and dedicated off-street parking with electric vehicle charging stations.

Developer:	Clarkmore Group LLC
Location:	4224 Baltimore Avenue
Size: Phase 1:	151,000 square feet
Completion:	2023



# Residential / Mixed Use

## The Mark Philadelphia

Landmark Properties, a Georgia-based owner-operator, will develop the Mark Philadelphia, a 909-bed student housing project that will be located at 3615 Chestnut Street. The 34-story tower will offer fully furnished studio to six-bedroom units that will serve students at the University of Pennsylvania and Drexel University. Shared amenities will include a rooftop pool and a hot tub with lounge space, 24-hour study lounges, a computer lab, sauna, and a fitness center. The development will also include 55,938 square feet of office space located adjacent to the high-rise community.

Developer: Landmark Properties  
Location: 3615 Chestnut Street  
Size: 473,000 square feet  
Completion: Fall 2026



## Olympic Tower Apartments

The Olympic Tower Apartments bring 150 units, 41 parking spaces, and 63 bike spaces in a new eight-story structure at the corner of Spruce and 49<sup>th</sup> Streets. The building combines a stone-wrapped first floor with seven floors of metal panels, and features studio, 1 bedroom, and 2-bedroom units, plus a 24/7 fitness center, lounge, conference rooms, and outdoor hot tubs on the top floor.

Developer: Hillel Tsarfati and Kfir Binnfeld  
Location: 4900 Spruce Street  
Size: 130,000 square feet  
Completion: Spring 2023



## The Standard at Philadelphia

The Standard at Philadelphia is a 19-story building rising at 119 South 31<sup>st</sup> 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. Planned amenities include private study rooms, a computer lab, a fitness center and sports simulator, pool deck with heated pool, and more. 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: Landmark Properties  
Location: 119 South 31<sup>st</sup> Street  
Size: Phase 1: 375,300 square feet  
Completion: 2023





# Amtrak's 30<sup>th</sup> Street Station





**A**mtrak ushered in a new era of rail in 2022, with increased service and ridership along with a renewed focus on enhancing the customer experience both on board the train and in its stations. At William H. Gray III 30<sup>th</sup> Street Station, Amtrak marked the first full year of its master development partnership with Plenary Infrastructure Philadelphia. A true public-private partnership, PIP is leading the effort to design, build, finance, operate, and maintain the station.

To date, PIP has progressed design for the station renovation, started construction of office swing space, and developed program requirements for corporate office space. In addition, two new, local, Black-owned retailers are now open in the food court area of the station—Dillonades and Sweet T's Bakery. Dillonades

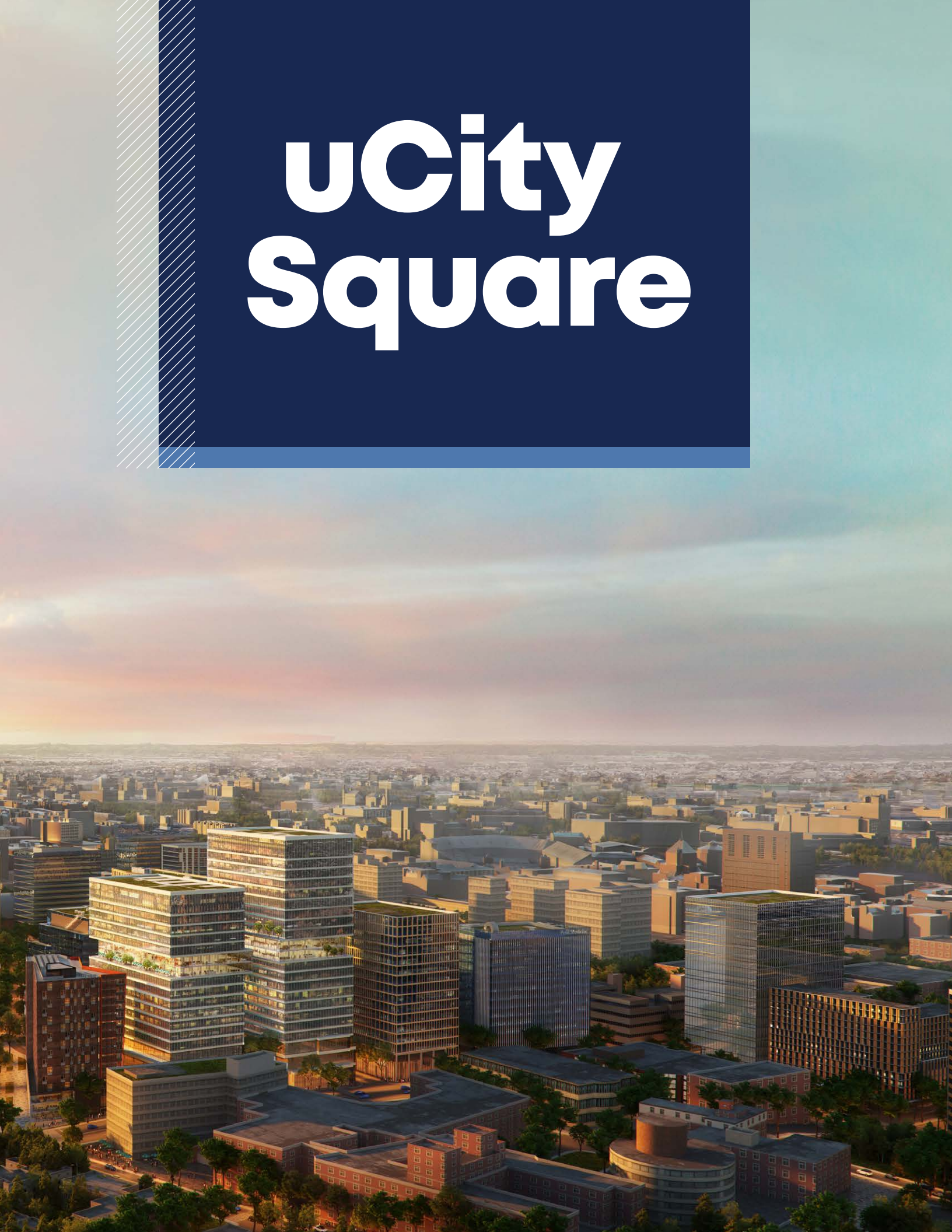
offers fresh squeezed lemonades infused with real fruit. Sweet T's Bakery specializes in sweet potato pies and sweet potato desserts.

When complete, the master development partnership will restore and highlight the historic fabric of the majestic station, while heightening the level of customer experience by introducing new amenities, reinvigorating the structure's 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 30<sup>th</sup> Street Station District Plan and includes nearly 500,000 square feet of renovation and modernization.



# uCity Square

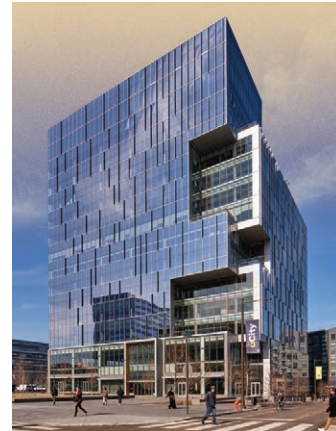




**U**City Square is an 8 million square foot innovation community located in the heart of University City developed by Wexford Science + Technology in partnership with the University City Science Center and Ventas. With boundaries along Market Street from 34<sup>th</sup> through 39<sup>th</sup> Street, Powelton Avenue, and Lancaster Avenue, uCity Square is where a diverse talent pool, trailblazing companies, and top-tier academic and research institutions collide. uCity Square offers a mix of amenity-rich office, lab, medical, academic, residential, retail, and vibrant outdoor spaces, and is home to more than 200 companies and 12,000 employees, students, residents, and entrepreneurs.

### **Over 1 million square feet of construction complete!**

In 2022, the development partners were busy advancing over 1.1 million square feet of construction between four projects—ANOVA at uCity Square, One uCity Square, the Drexel Health Sciences Building, and The Square at uCity—representing more than \$750 million of total investment. ANOVA at uCity Square, the highly-amenitized 460-unit apartment building, opened in September 2022 and is fully leased. One uCity Square, a 400,000-square-foot flagship commercial lab and office building, had its first tenants move in December.



The Drexel Health Sciences Building, a 450,000-square-foot academic tower, opened for classes in September. The Square at uCity, a one-acre public park in the center of the uCity Square district, was completed and will officially open spring 2023.

### **And another 1.5 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. In 2023, Wexford and its partners plan to break ground on a 450,000-square-foot mixed-use, gateway project at 38th & Market Streets. 3838 Market will stand 12 stories tall and include 200,000 square feet of commercial lab space, 400 parking spaces, and ground-floor retail. Just down the street and directly adjacent to One uCity, Two-Three uCity is a two-tower complex currently in design phase. Finally, Wexford and Ventas are planning to reposition an existing building, 3440 Market, into pre-built lab and office suites to support the growing ecosystem of life science companies at uCity Square.

# Schuylkill Yards



**C**urrently 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. Beginning with the development of Cira Centre in 2005, Schuylkill Yards continues today along the Schuylkill riverfront. Schuylkill Yards is a new nexus of knowledge and innovation within the top life science hub of Philadelphia—a 14-acre neighborhood that features 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.

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 one another, the Towers artfully merge inspiration from historic building materials with modern architecture, and are linked by High Line Park, a welcoming, publicly accessible destination for intimate





programmed events, relaxation, collaboration, and community enjoyment.

As Philadelphia continues to grow as one of the leading life science clusters in the nation, Schuylkill Yards solidifies its place as the ecosystem's heart. Here, directly adjacent to Amtrak's 30<sup>th</sup> 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.

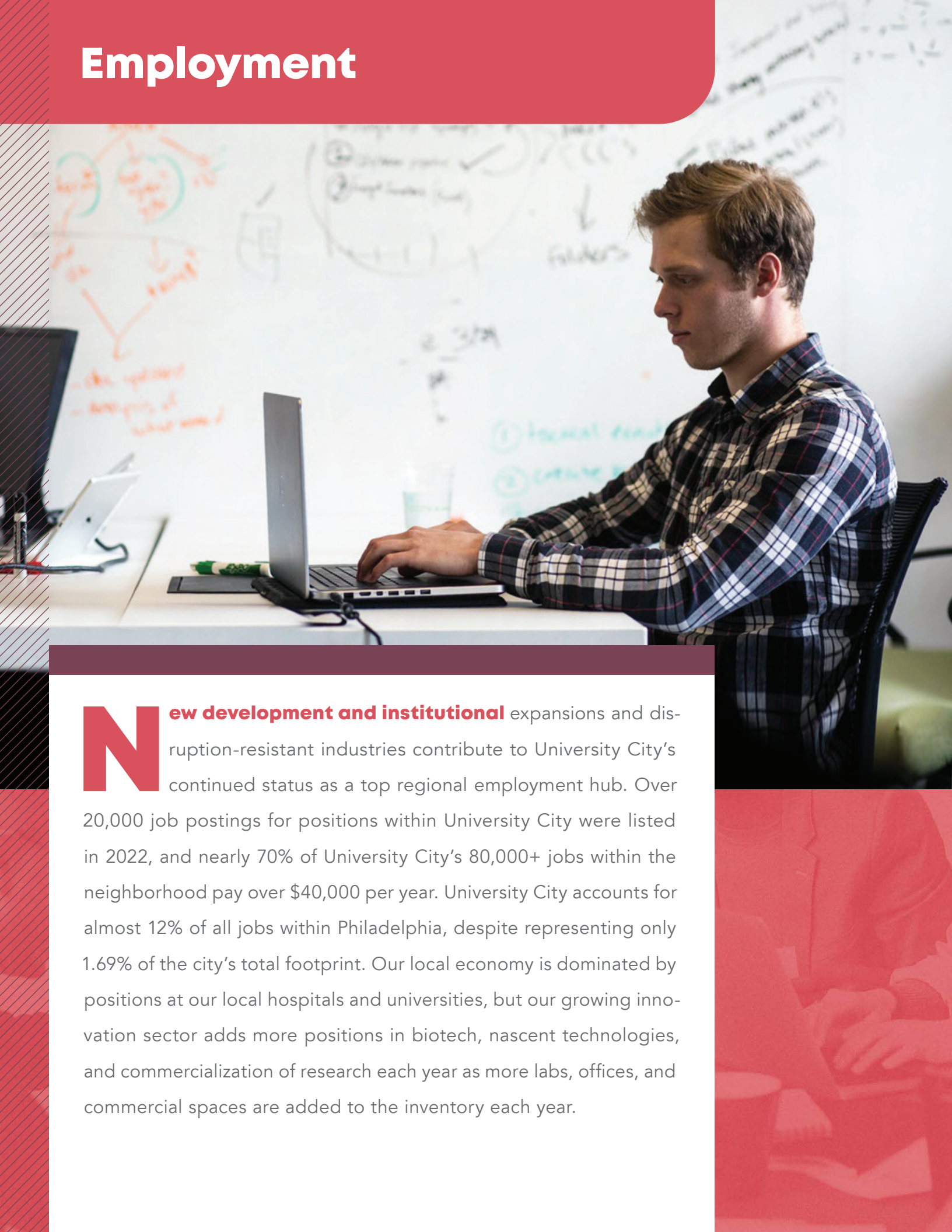
## Spark Therapeutics Breaks Ground On Gene Therapy Innovation Center

**S**park Therapeutics, a member of the Roche Group, is a fully integrated, commercial company committed to discovering, developing, and delivering gene therapies and challenging the inevitability of genetic diseases, including blindness, hemophilia, lysosomal storage disorders, and neurodegenerative diseases.

In March of 2023, Spark broke ground on a new \$575M, state-of-the-art gene therapy innovation center at 30<sup>th</sup> and Chestnut Street on Drexel University's campus. The new center will create opportunities for collaboration with Drexel and other local academic institutions, as well as Philadelphia's booming life sciences community.

As part of Spark's now projected 1 million-square-foot campus in Philadelphia, the anticipated 500,000-square-foot, six-story building will bring hundreds of the greatest minds in gene therapy together under one roof to drive science forward, challenge the inevitability of genetic disease, and serve as a Roche global center of excellence for gene therapy manufacturing. Philadelphia has been part of Spark's DNA since it was founded in University City in 2013. The Gene Therapy Innovation Center will provide Spark with more in-house manufacturing capacity, enabling the company to reach more patients and transform more lives with gene therapies. It is also part of Spark's larger commitment to continue to spark positive change in the Philadelphia community.

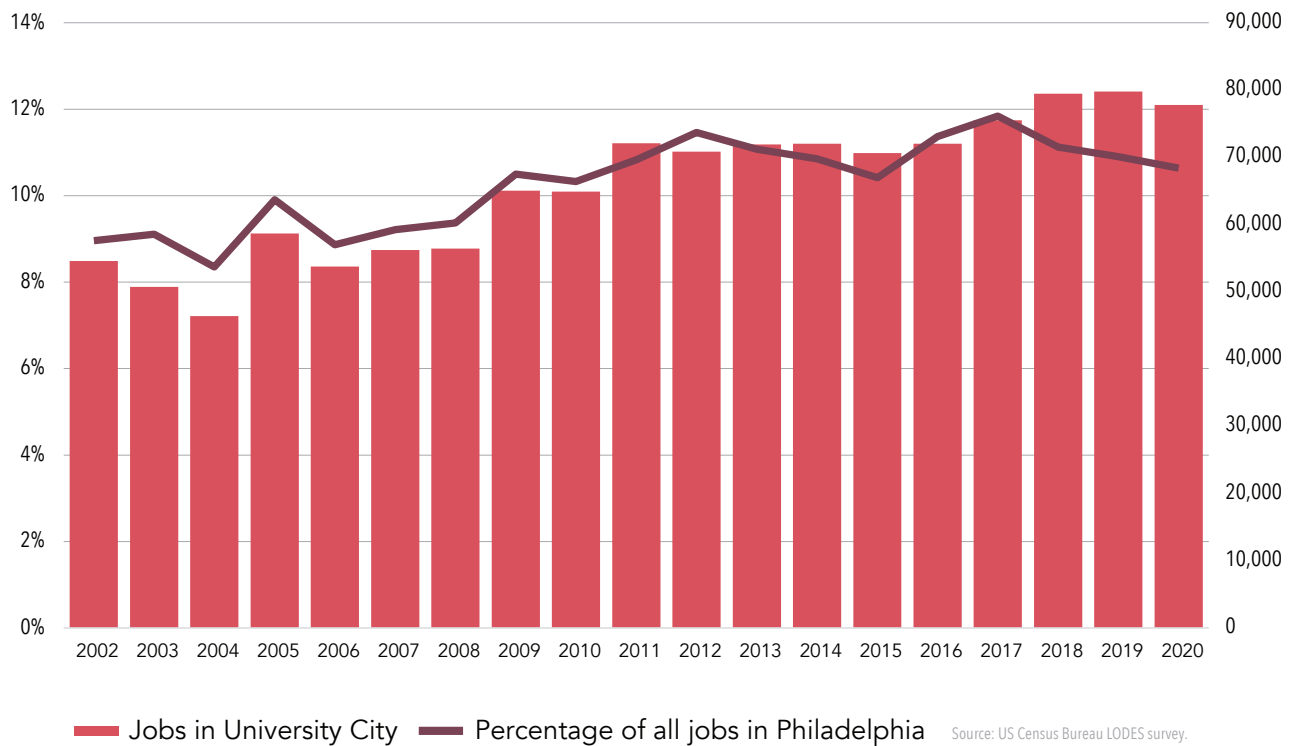
# Employment



**N**ew development and institutional expansions and disruption-resistant industries contribute to University City's continued status as a top regional employment hub. Over 20,000 job postings for positions within University City were listed in 2022, and nearly 70% of University City's 80,000+ jobs within the neighborhood pay over \$40,000 per year. University City accounts for almost 12% of all jobs within Philadelphia, despite representing only 1.69% of the city's total footprint. Our local economy is dominated by positions at our local hospitals and universities, but our growing innovation sector adds more positions in biotech, nascent technologies, and commercialization of research each year as more labs, offices, and commercial spaces are added to the inventory each year.

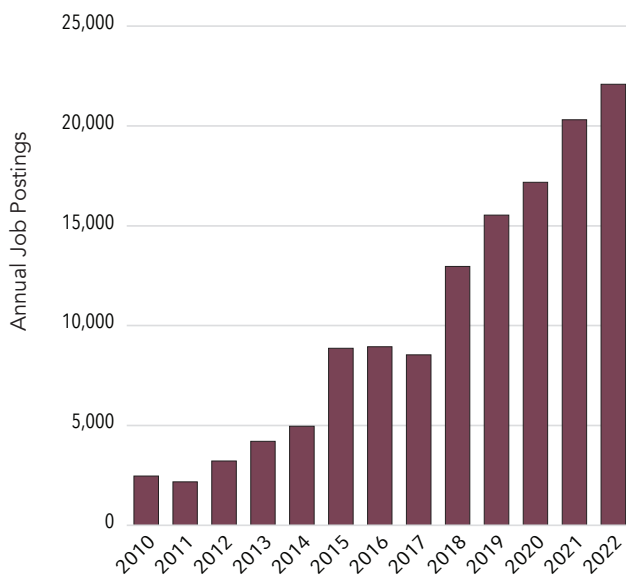


## Jobs in University City



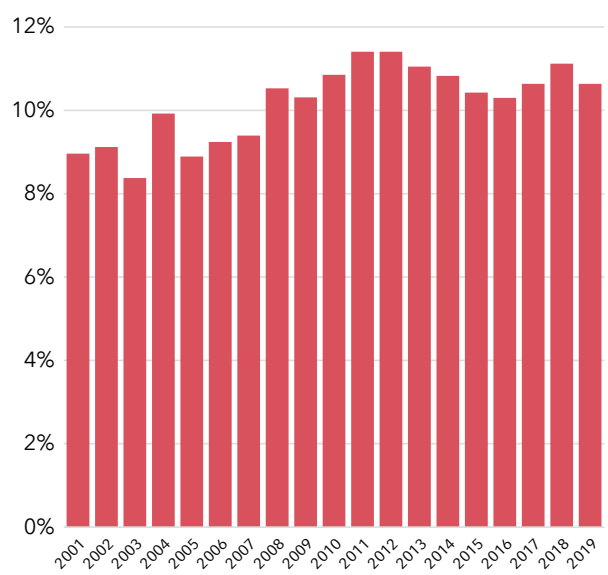
**University City accounts for almost 12% of all jobs within Philadelphia, despite representing only 1.69% of the city's total footprint.**

## Job Postings at Largest University City Employers



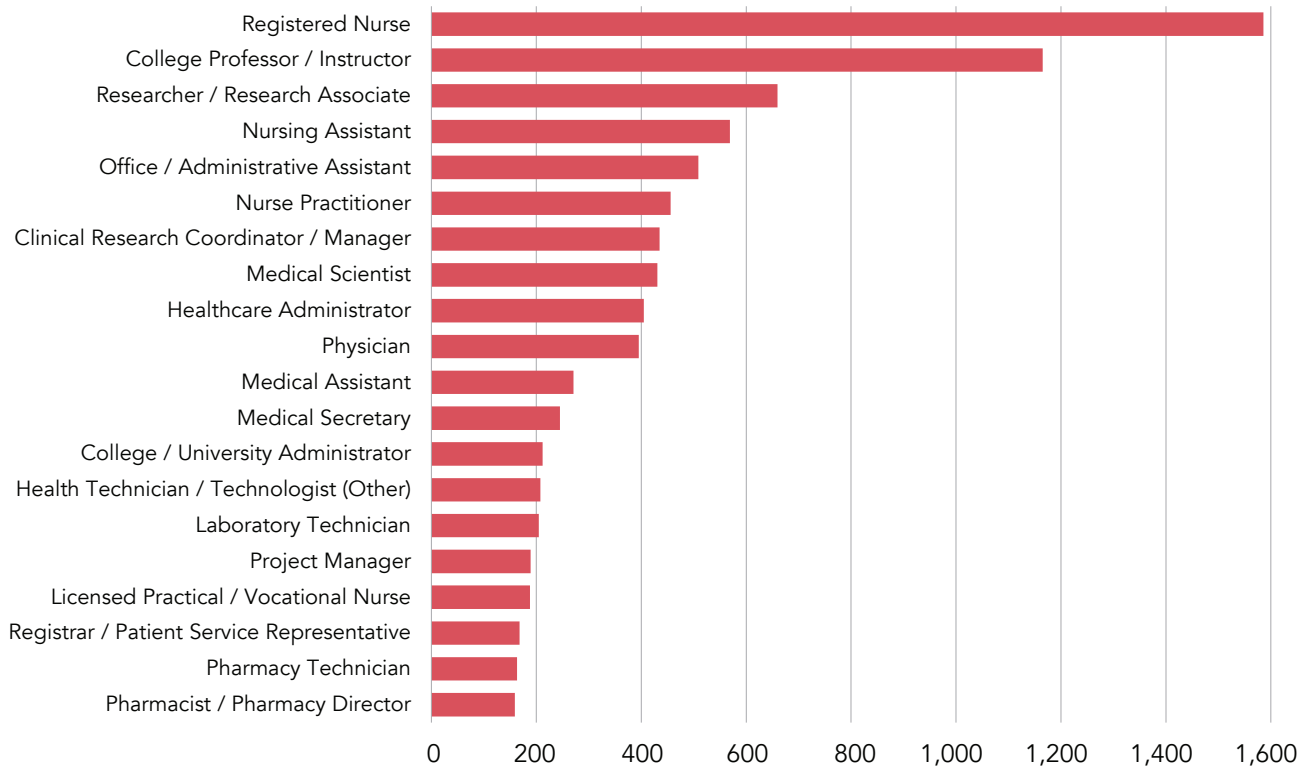
Includes the IRS, VA Hospital, Drexel University, CHOP, Penn Medicine and the University of Pennsylvania.  
Source: Lightcast

## University City's Share of Jobs in Philadelphia



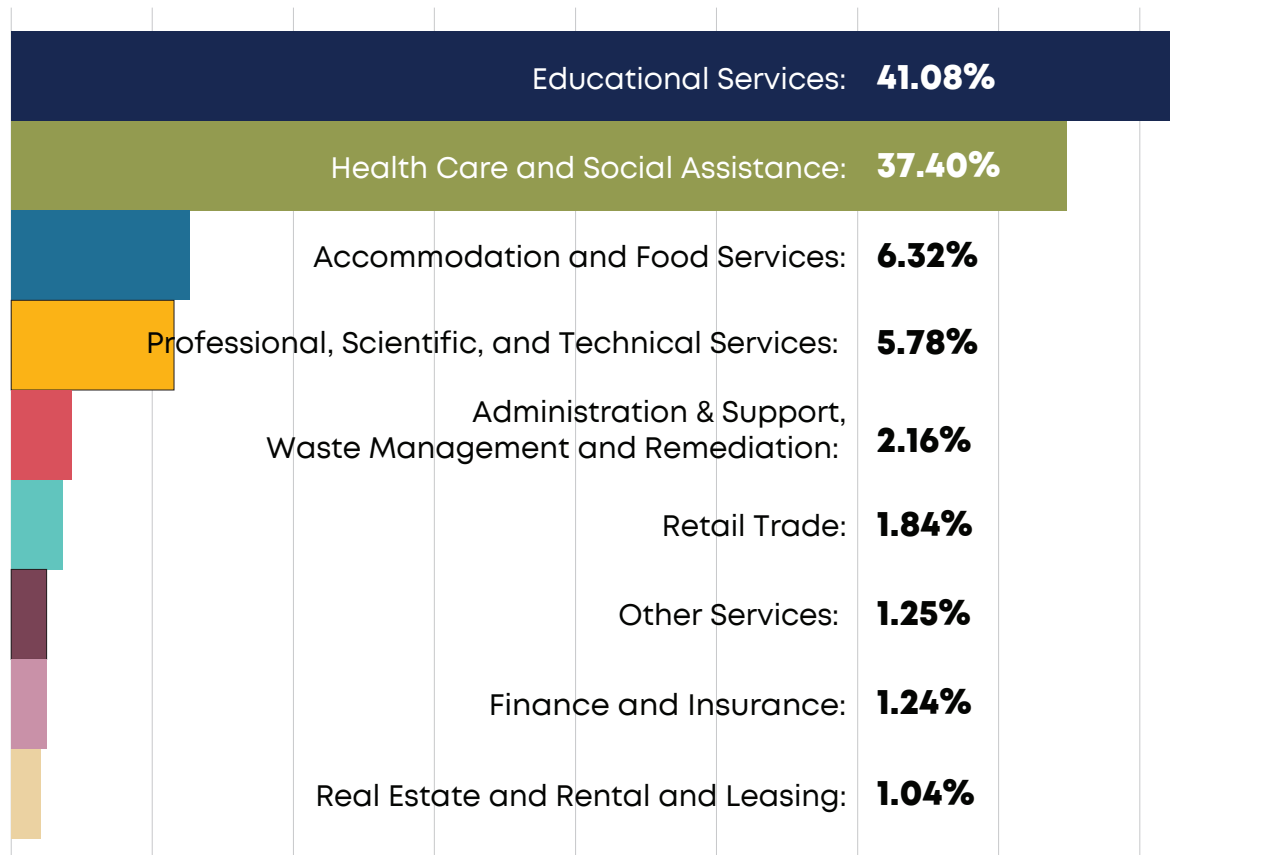
Source: US Census Bureau, On The Map

## Job Postings by Major University City Employers



Source: EMSI/Burning Glass, UCD Analysis

## Percentage of Total Employment



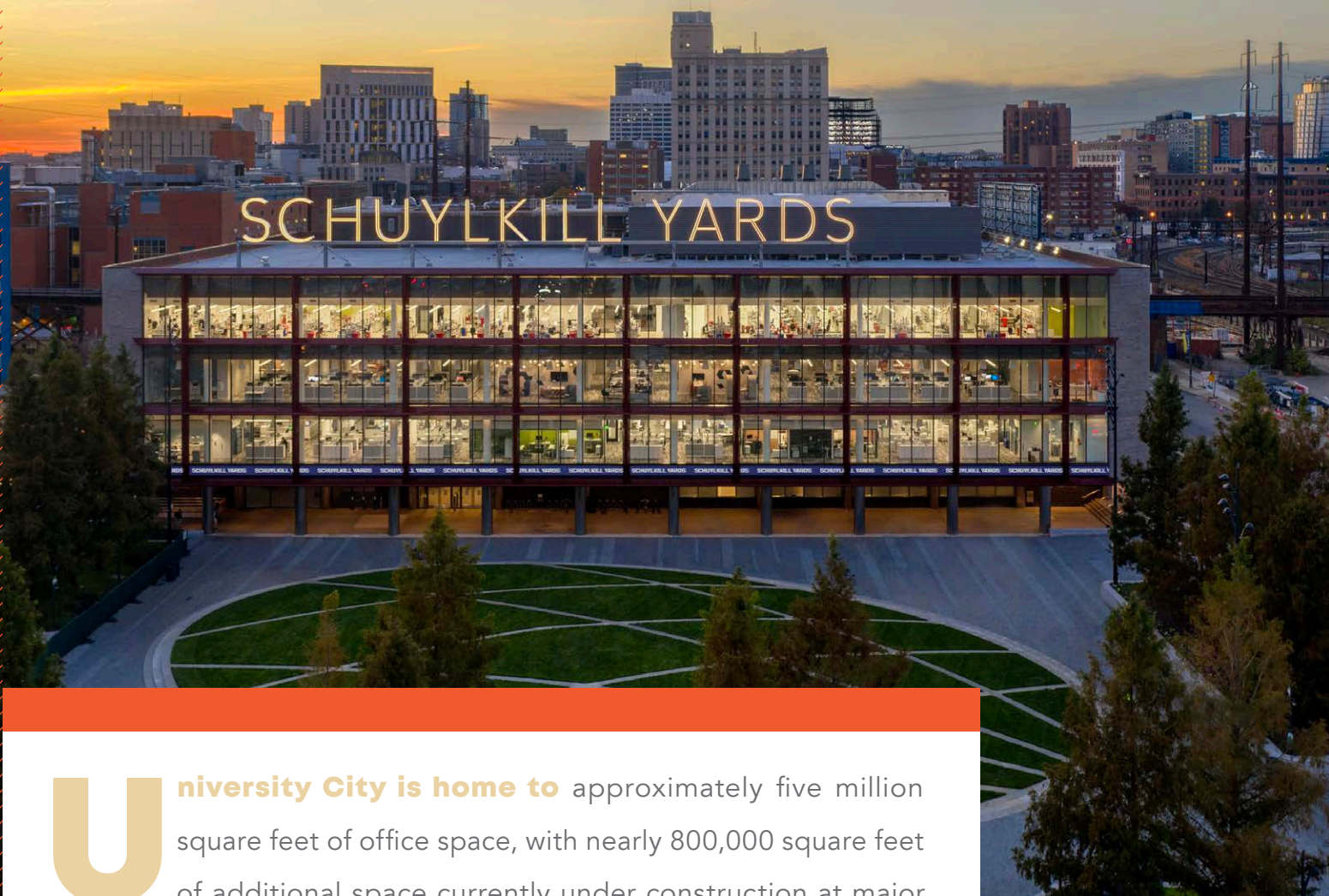
Source: US Census Bureau, On The Map







# Office



**U**niversity City is home to approximately five million square feet of office space, with nearly 800,000 square feet of additional space currently under construction at major development projects throughout the neighborhood. After years of below-market rent for office space, a fall 2022 report from CBRE ranked University City's 18% increase in office rent to \$49.26 per square foot per year as #1 out of 30 tech submarkets. The current asking rent per square foot represents an 18% increase since 2020, but remains more affordable than similar hubs in Boston or Vancouver. Coupled with a vacancy rate of just 9.8%, it's clear that our ascendant life sciences and technology sector is spurring continued growth that sends ripple effects throughout the entire region.



## Office Occupancy Rates Among Regional Submarkets

Submarket	Inventory	Vacancy Rate	Under Construction	YTD Net Absorption	Asking Lease Rate (\$/sf/yr)	Class A (\$/sf/yr)
<b>University City</b>	<b>4,496,395</b>	<b>9.80%</b>	<b>848,000</b>	<b>34,842</b>	<b>\$49.26</b>	<b>\$49.10</b>
Market West	28,770,887	17.60%	308,000	-316,710	\$36.50	\$39.77
Market East	7,879,617	21.20%	462,000	-227,360	\$32.27	\$35.65
Independence Hall	4,529,039	17.40%		92,240	\$29.54	\$29.90
Center City Total	41,179,543	18.73%		-451,830	\$32.77	\$35.11
<b>Downtown Philadelphia total</b>	<b>45,675,938</b>	<b>17.50%</b>	<b>848,000</b>	<b>-416,988</b>	<b>\$36.89</b>	<b>\$38.61</b>
Bala Cynwyd	2,861,073	19.30%		82,973	\$36.63	\$36.90
Blue Bell	4,482,412	24.10%		-77,061	\$24.95	\$30.62
Central Bucks County	1,962,697	22.40%		86,602	\$24.22	\$28.94
Conshohocken	3,968,656	15.00%		109,728	\$39.33	\$44.05
Delaware County	6,006,392	20.10%		-241,952	\$28.68	\$29.15
Exton/West Chester	3,990,118	22.20%		-222,343	\$25.25	\$29.85
Fort Washington	3,187,139	25.90%		-33,385	\$27.59	\$29.25
Horsham/Willow Grove	487,050	35.90%		-179,433	\$24.40	\$27.12
Jenkintown	1,422,210	12.80%		144,427	\$23.05	\$23.44
Valley Forge/Wayne/King of Prussia	16,673,485	25.80%		837,592	\$31.84	\$37.69
Lower Bucks County	5,160,341	23.10%		-50,264	\$24.76	\$26.33
Main Line	2,768,565	9.70%		-40,571	\$43.45	\$44.17
North Penn	890,843	32.90%		-83,140	\$20.54	\$19.72
Plymouth Meeting	2,232,475	35.20%		-121,414	\$33.81	\$35.98
Upper Main Line	1,008,287	32.80%		1,532	\$29.10	\$33.00
<b>Suburban Philadelphia total</b>	<b>57,101,743</b>	<b>23.81%</b>		<b>213,291</b>	<b>\$29.17</b>	<b>\$31.75</b>
Burlington County	9,471,525	19.90%	354,180	24,502	\$22.04	\$23.09
Camden County	7,771,267	17.30%		6,199	\$19.99	\$18.80
Gloucester County	467,492	13.00%		1,945	\$26.34	-
Lehigh Valley East	4,096,430	16.40%		94,014	\$22.62	\$24.01
Lehigh Valley West	5,954,186	18.40%		494,556	\$21.90	\$23.03
Northern Delaware	14,831,259	22.90%	352,000	-267,822	\$25.52	\$26.97
<b>Regional total</b>	<b>42,592,159</b>	<b>17.98%</b>	<b>706,180</b>	<b>353,394</b>	<b>\$23.07</b>	<b>\$23.18</b>

**University City ranked as the top tech submarket for rent growth from 2020-2022 according to CBRE.**

Source: CBRE Q3 2022

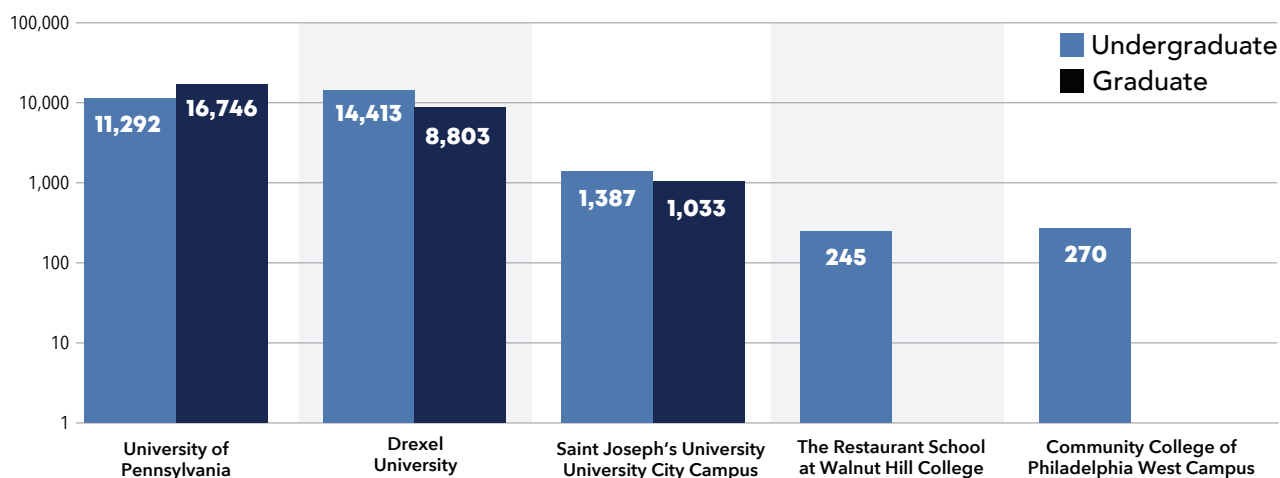
# Higher Education



**U**niversity City is renowned worldwide for its exceptional colleges and universities. Whether they come from around the block, country, or world, over 54,000 undergraduate, graduate, and postgraduate students enrolled in programs at our five institutions of higher learning: the University of Pennsylvania, Drexel University, the Community College of Philadelphia West Campus, the Restaurant School at Walnut Hill College, and Saint Joseph's new University City campus. Both the University of Pennsylvania and Drexel University fared well in recent *U.S. News & World Report* rankings, with Penn ranked the 7<sup>th</sup> best national university, 10<sup>th</sup> in biomedical schools, and 18<sup>th</sup> for best value, while Drexel excelled in similar lists for most innovative schools (#19), best undergraduate engineer programs (#54), and finished #2 for its co-ops/internships. Students at our major local institutions of higher learning continue being drawn to our neighborhood's global dining scene, beautiful campuses, and prime location within the city and on the eastern seaboard.



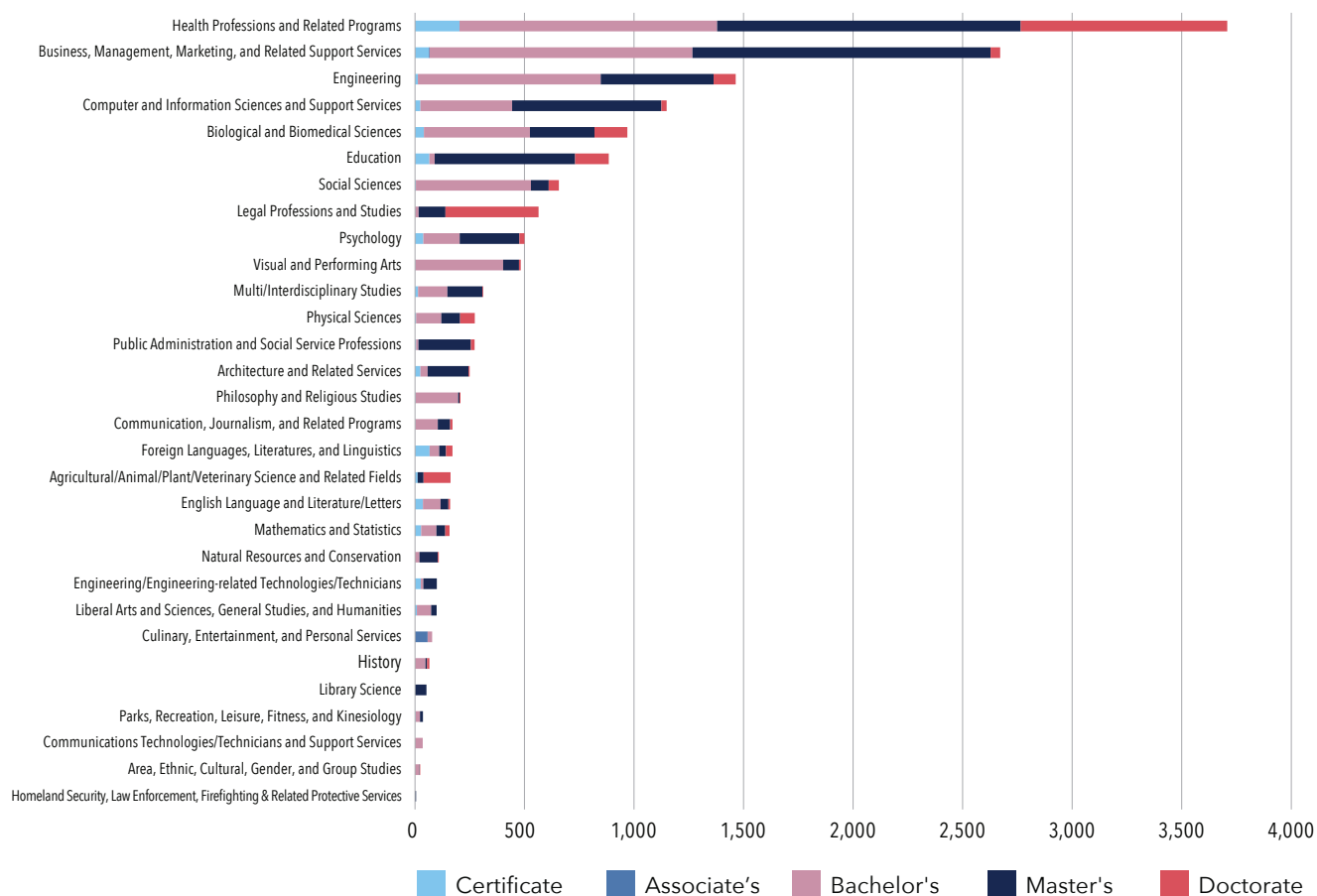
## Fall 2021 Enrollment



Source: Dept of Education, IPDES

**74% of residents over 25 who live in University City possess a Bachelor's degree and 35% hold a graduate or other post-secondary degree.**

## Degrees Awarded at University City Colleges and Universities



Source: Dept of Education, IPDES, 2021 data

# **Saint Joseph's University Completes Merger with University of the Sciences**





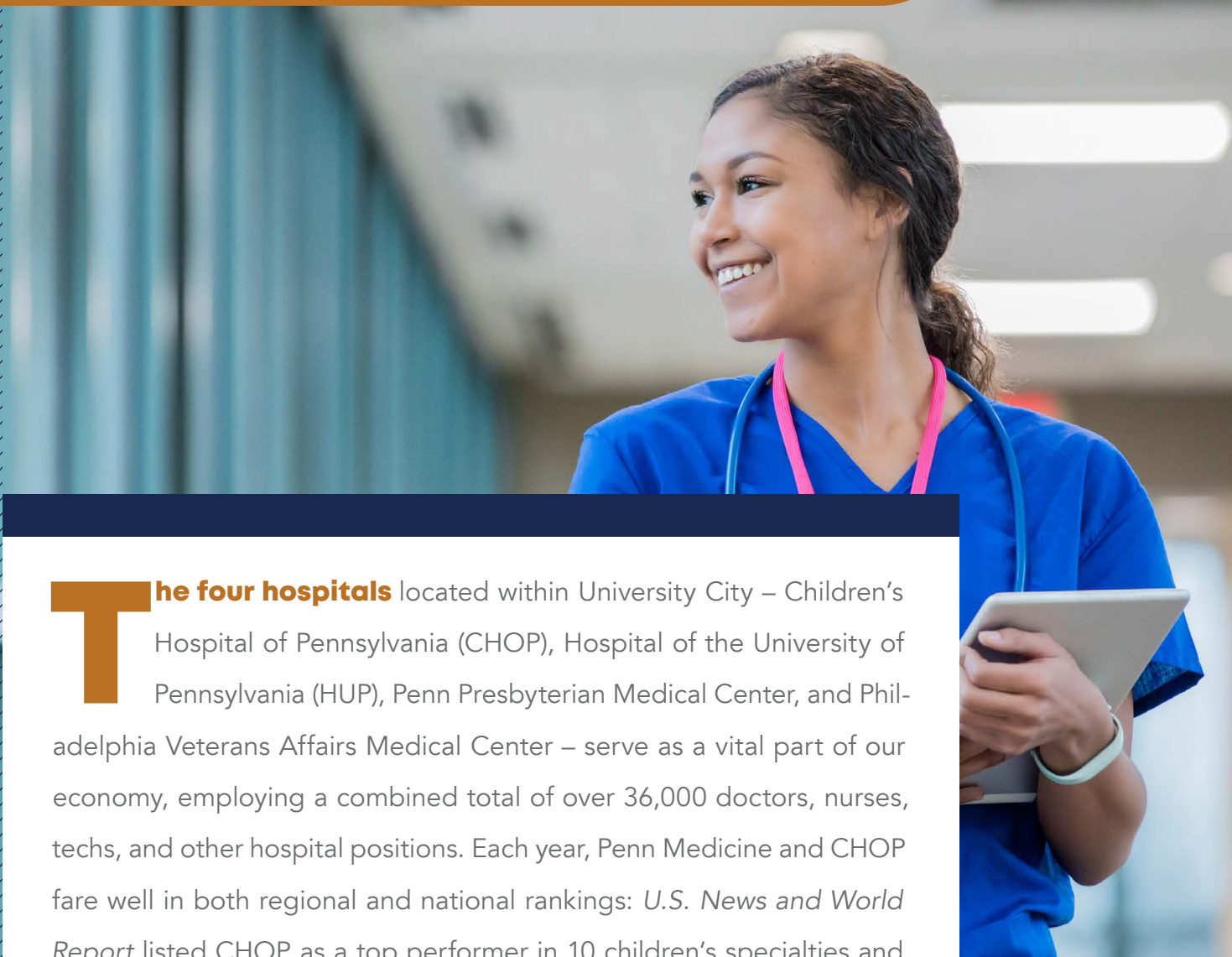
**D**riven by an intentional growth strategy, Saint Joseph's University completed a historic merger with the University of the Sciences on June 1, 2022, acquiring dozens of academic programs in health and science, expanding the University's footprint in University City with state-of-the-art facilities, growing its endowment to nearly half a billion dollars, and combining two alumni networks of nearly 100,000.

With the acquisition of additional academic programs, Saint Joseph's now offers hundreds of programs to undergraduate, graduate, and adult learners, from doctoral programs to stackable credentials. This includes accredited programs in physical therapy, physician assistant, occupational therapy, and pharmacy, which are housed in the newly formed School of Health Professions (SHP). The Philadelphia College of Pharmacy will continue building on 200 years of legacy within SHP.


The University's new School of Education and Human Development is home to Saint Joseph's strong legacy of educator preparation and the renowned Kinney Center for Autism Education and Support. Additionally, its AACSB-accredited Erivan K. Haub School of Business offers programs at the intersection of business and pharmaceuticals, and its College of Arts and Sciences — the cornerstone of a Saint Joseph's education — empowers students to develop critical thinking, creativity, clear communication skills and ethical reasoning, regardless of their major.

Today, Saint Joseph's enrolls approximately 8,000 undergraduate and graduate students across its city and suburban campuses.

# Healthcare

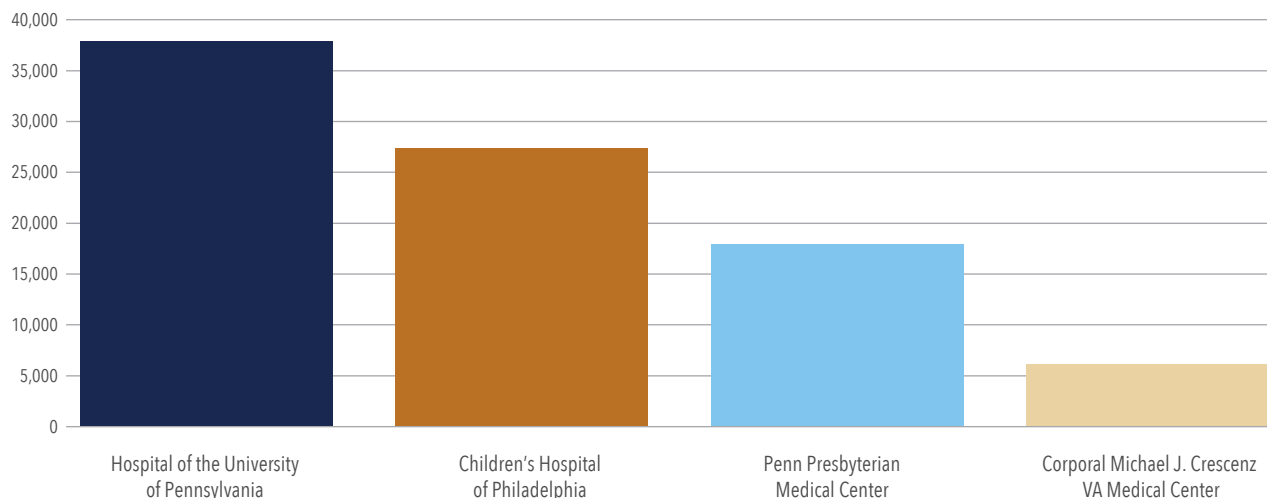


**T**he four hospitals located within University City – Children’s Hospital of Pennsylvania (CHOP), Hospital of the University of Pennsylvania (HUP), Penn Presbyterian Medical Center, and Philadelphia Veterans Affairs Medical Center – serve as a vital part of our economy, employing a combined total of over 36,000 doctors, nurses, techs, and other hospital positions. Each year, Penn Medicine and CHOP fare well in both regional and national rankings: *U.S. News and World Report* listed CHOP as a top performer in 10 children’s specialties and ranks it at #4 overall in the list of best children’s hospitals nationally. This year, the Hospital of the University of Pennsylvania-Penn Presbyterian was not only #13 among all hospitals in the country, but also the 8<sup>th</sup>-best rated hospital for cancer treatment, and the 30<sup>th</sup>-best large employer in the country according to *Forbes’* 2023 rankings. Our hospital systems are developing cutting-edge treatment options and cures for both global and local challenges, while providing premier care for the residents living in their backyards. With the 2021 addition of the Pavilion from Penn Medicine and further expansions forthcoming from both HUP and CHOP, University City remains positioned to be a national leader for years to come.

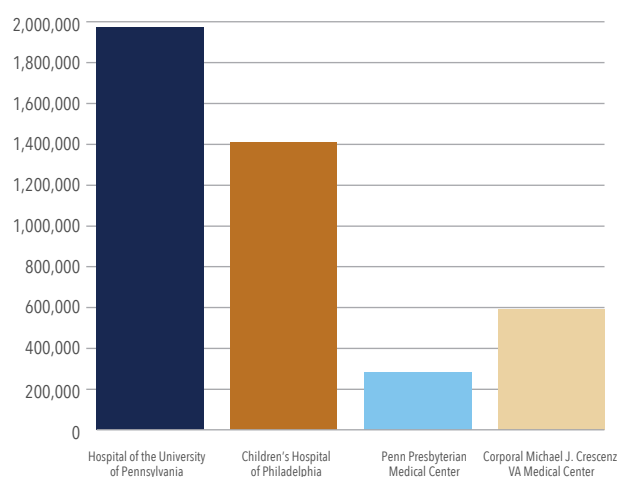




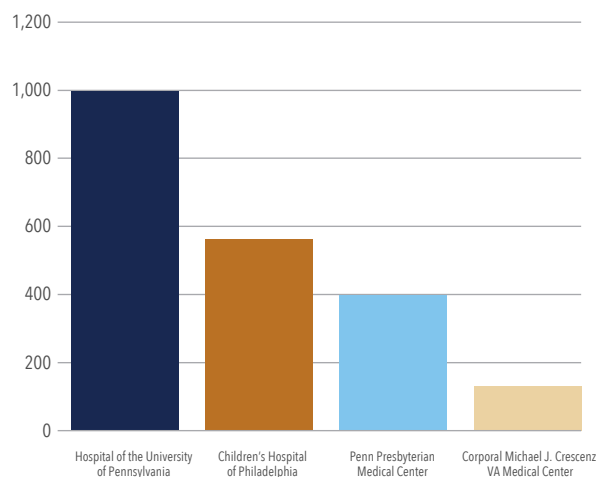
## Hospital Admissions



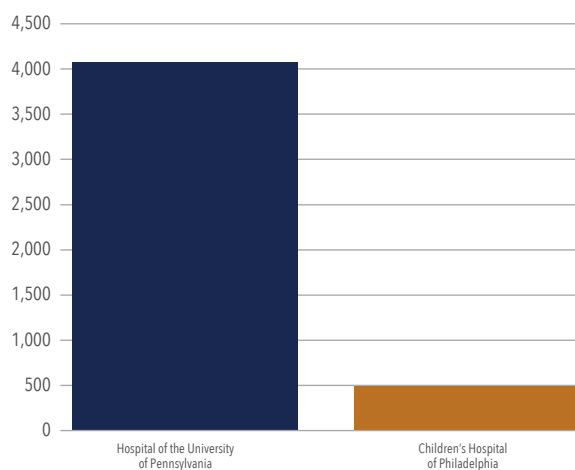
## Outpatient Visits



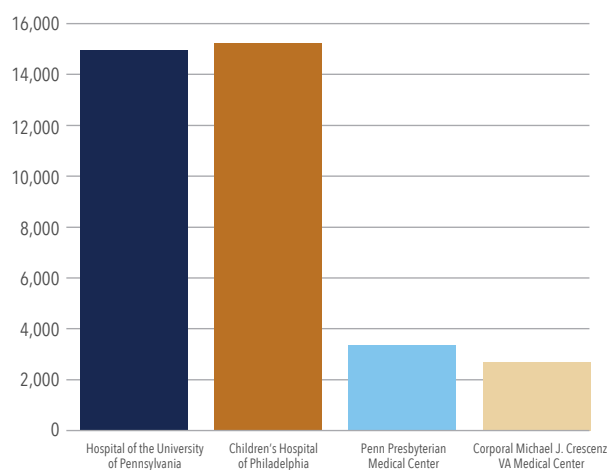
## Patient Beds



## Births



## Employees



Source: Pennsylvania Department of Health

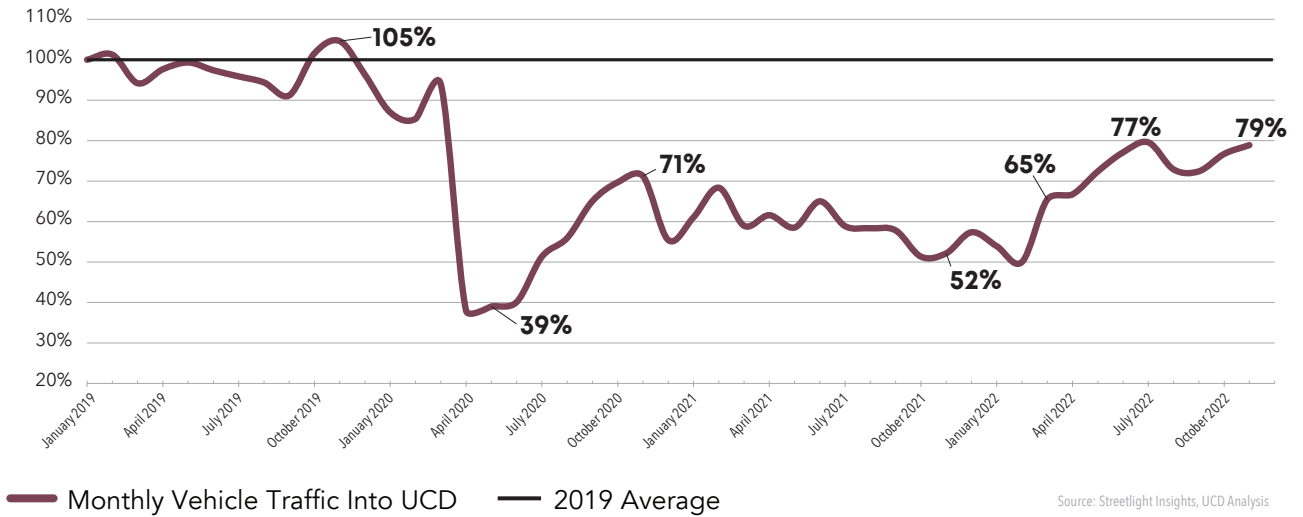
# Transportation



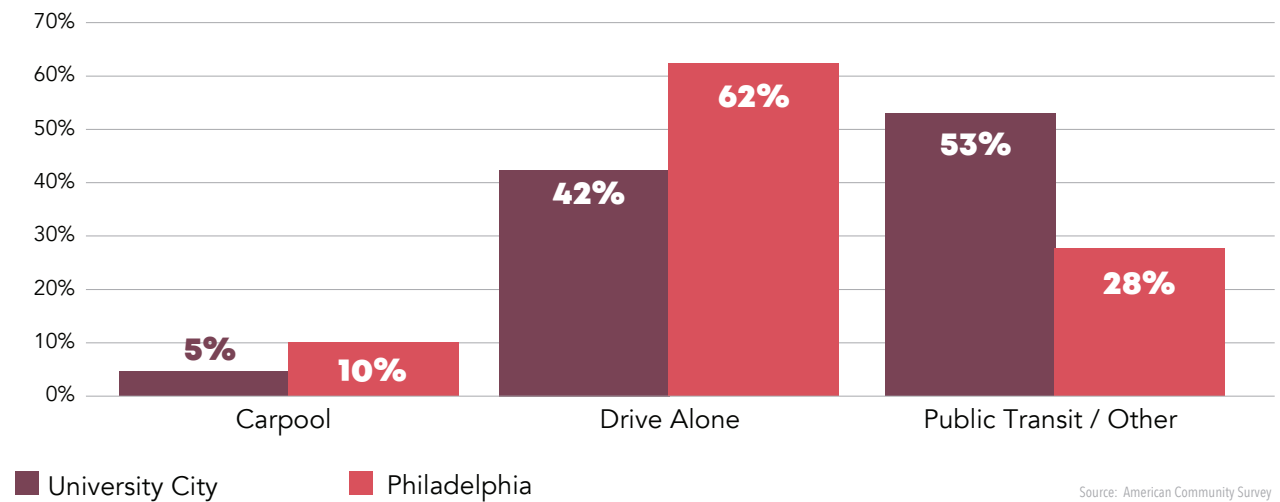
**O**ur streets, sidewalks, and transit stations combine to offer excellent options for traveling within the neighborhood or to points beyond. University City boasts scores of 90 for walking, 95 for public transportation, and 92 for biking from walkscore.com, all three of which earn us “paradise” status. Severe dips in public transit ridership occurred due to COVID-19 lockdowns and restrictions and are slowly rising again, while neighborhood foot traffic, in contrast, is up by 20% over pre-pandemic figures. In 2022, the Streets Department and PennDOT completed a major repaving project of main thoroughfare Chestnut Street from 34th to 63rd Streets to increase road safety conditions and improve traffic patterns for pedestrians, cyclists, and motor vehicles, and plans are underway for a similar effort on Walnut Street in 2023.



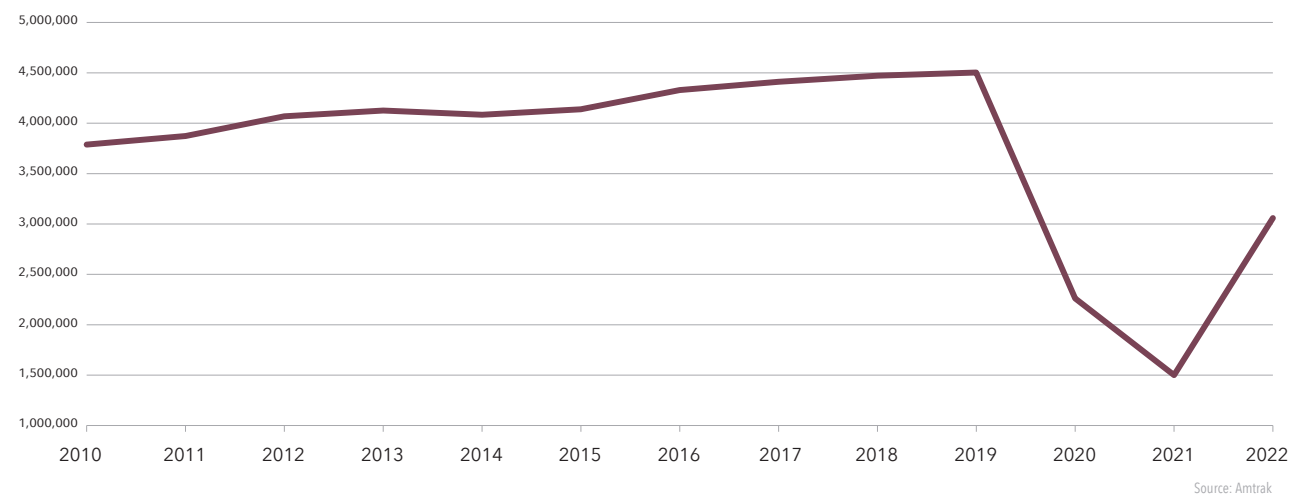
## Morning Commuter Traffic into University City



## Commuting Methods

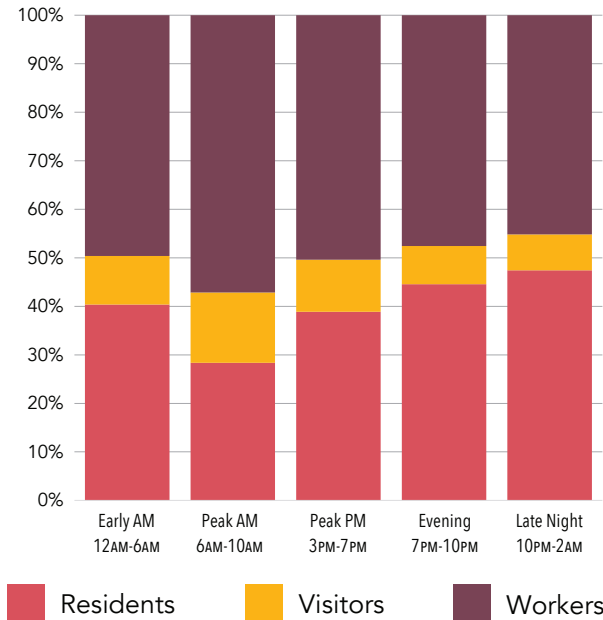


## Annual Amtrak Ridership at William H. Gray III 30<sup>th</sup> Street Station

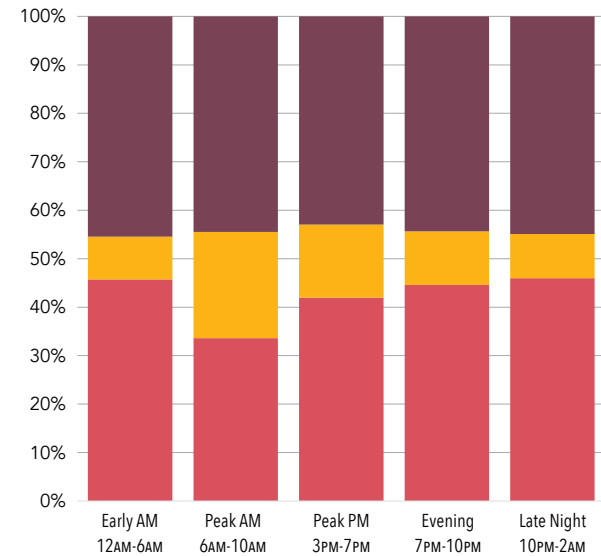


## Types of Pedestrian Traffic in University City

### Weekdays



### Weekends

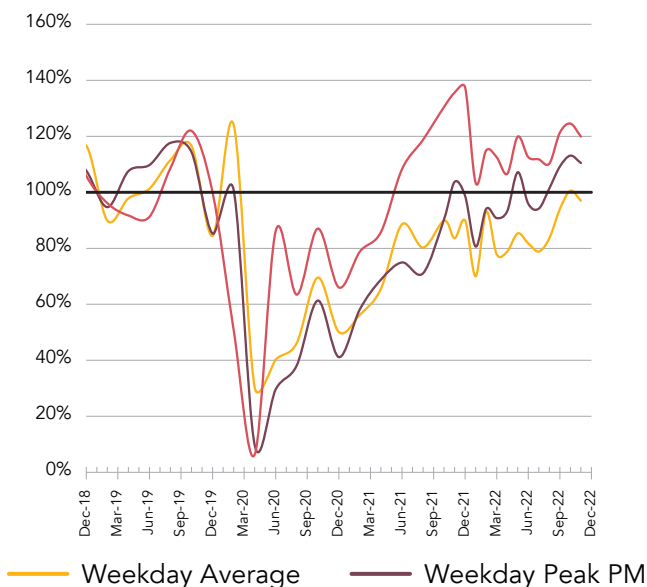


Source: Streetlight Insights, UCD Analysis

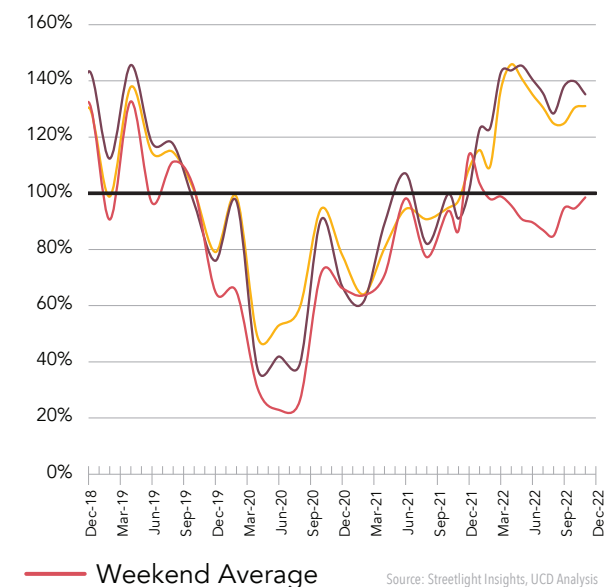
**Neighborhood foot traffic within University City is up 20% over pre-pandemic levels**

## Changes in Pedestrian Traffic in University City

### 34<sup>th</sup> and Chestnut Street



### 40<sup>th</sup> and Walnut Street

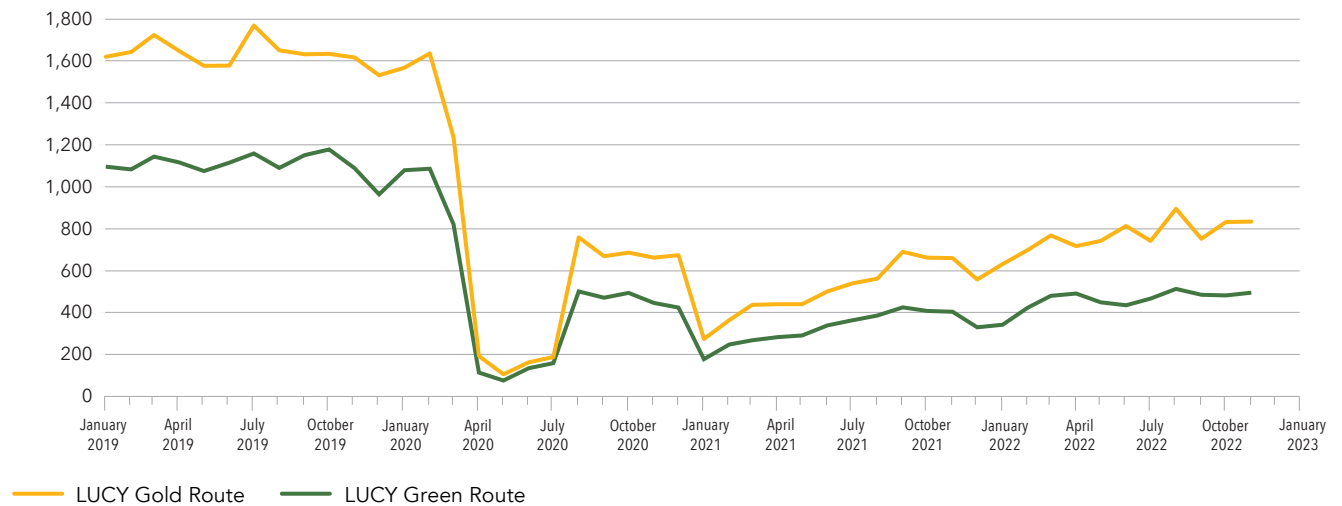


Source: Streetlight Insights, UCD Analysis

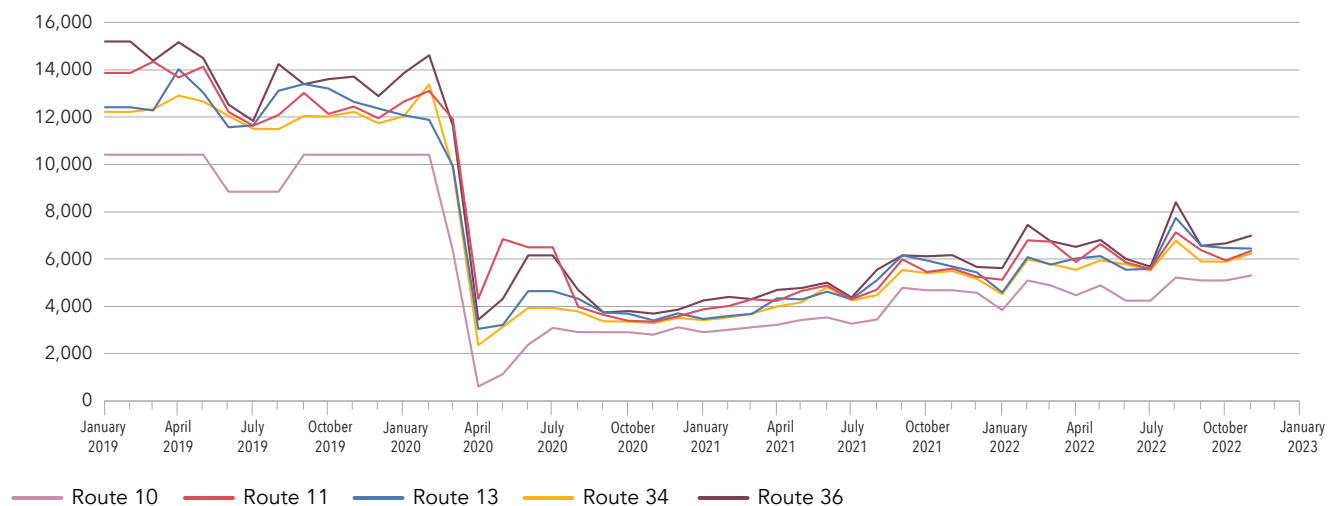


# Average Weekday SEPTA Ridership by Route in University City

## Loop Through University City (LUCY)



## Trolleys



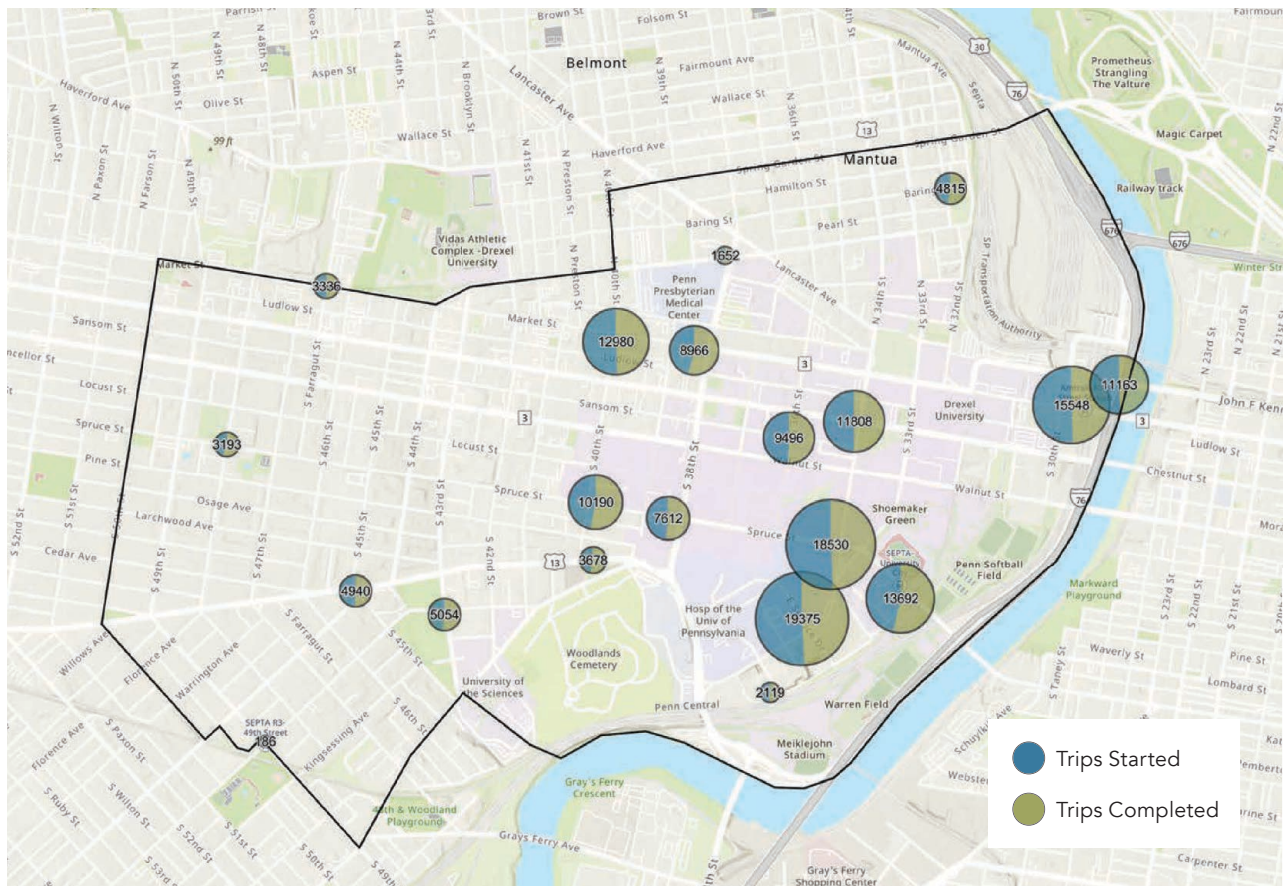
## Market Frankford Line



Source: SEPTA



## Indego Bike Share Trips by Station

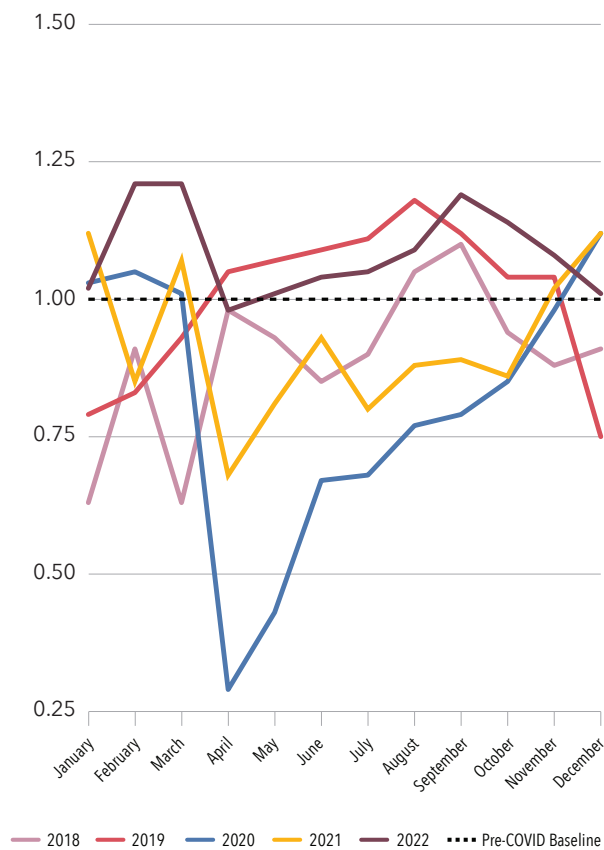


Source: Indego

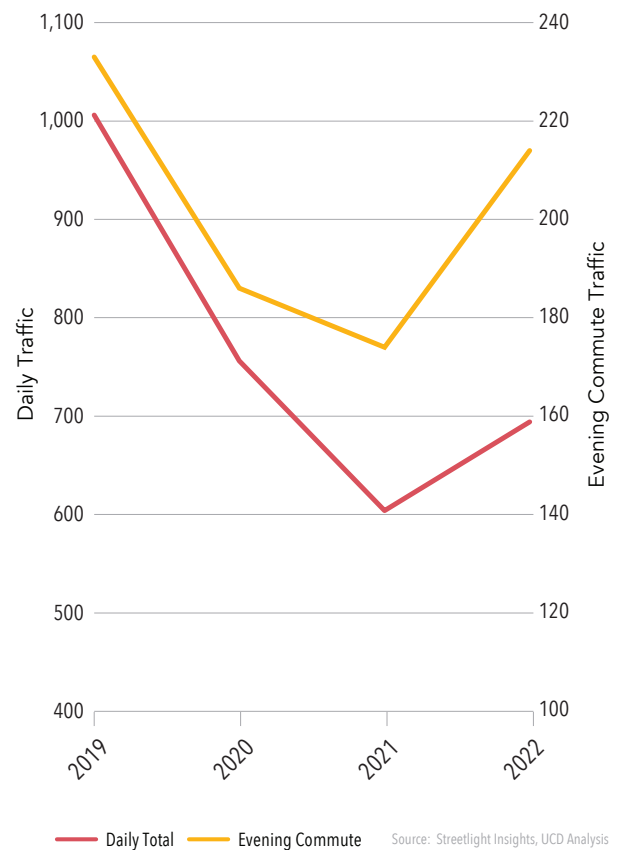




### Bicycle Trips to University City



### Bicycle Traffic on Chestnut Street between 41<sup>st</sup> and 40<sup>th</sup>



# People

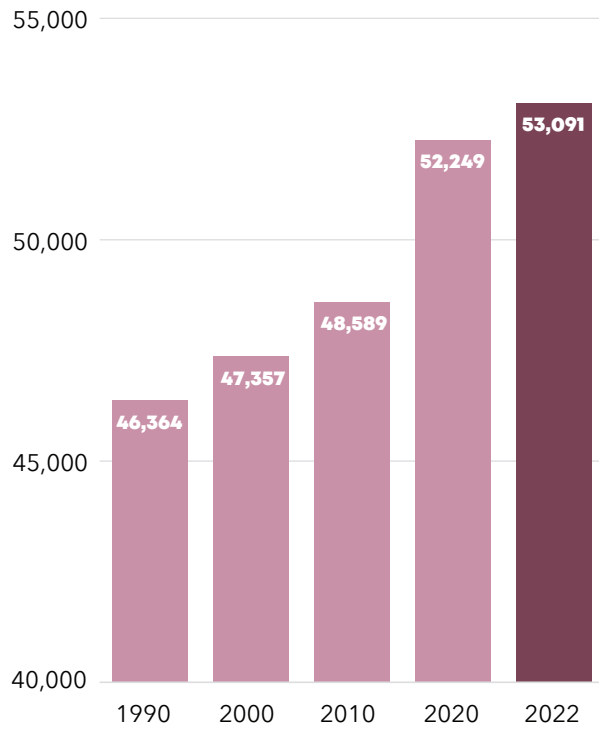


**ur neighborhood of over 53,000 residents** is made up of a mix of students, families, young professionals, and residents who have called University City home for decades.

The population, which consists of a large number of university students, skews young, educated, and ethnically diverse, with 19% of residents born outside of the United States and 25% of households speaking a primary language other than English. The confluence of students also led to 12% of University City residents having moved to the neighborhood from another state in 2021, compared to just 3% citywide. The current population is up by over 9% over 2010 figures, and additional housing options currently under construction will likely lead to further increases.



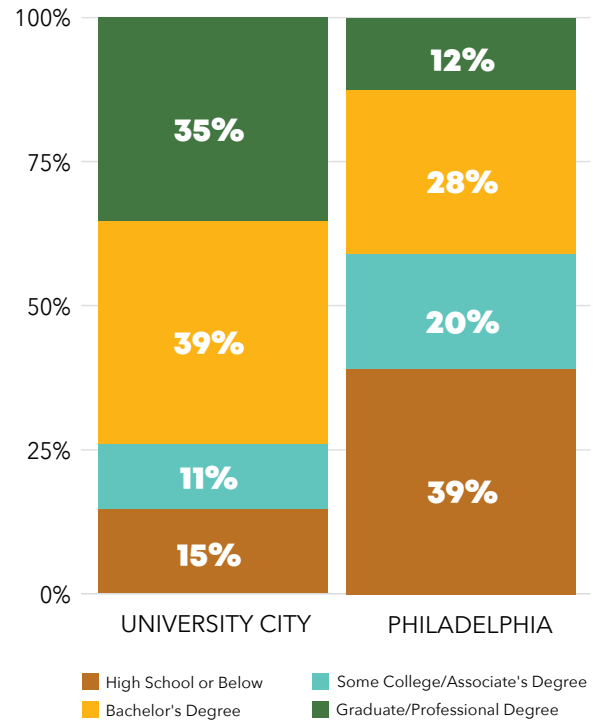
## University City Population



Source: US Census Bureau, Decennial Census. American Community Survey, UCD estimate for 2022

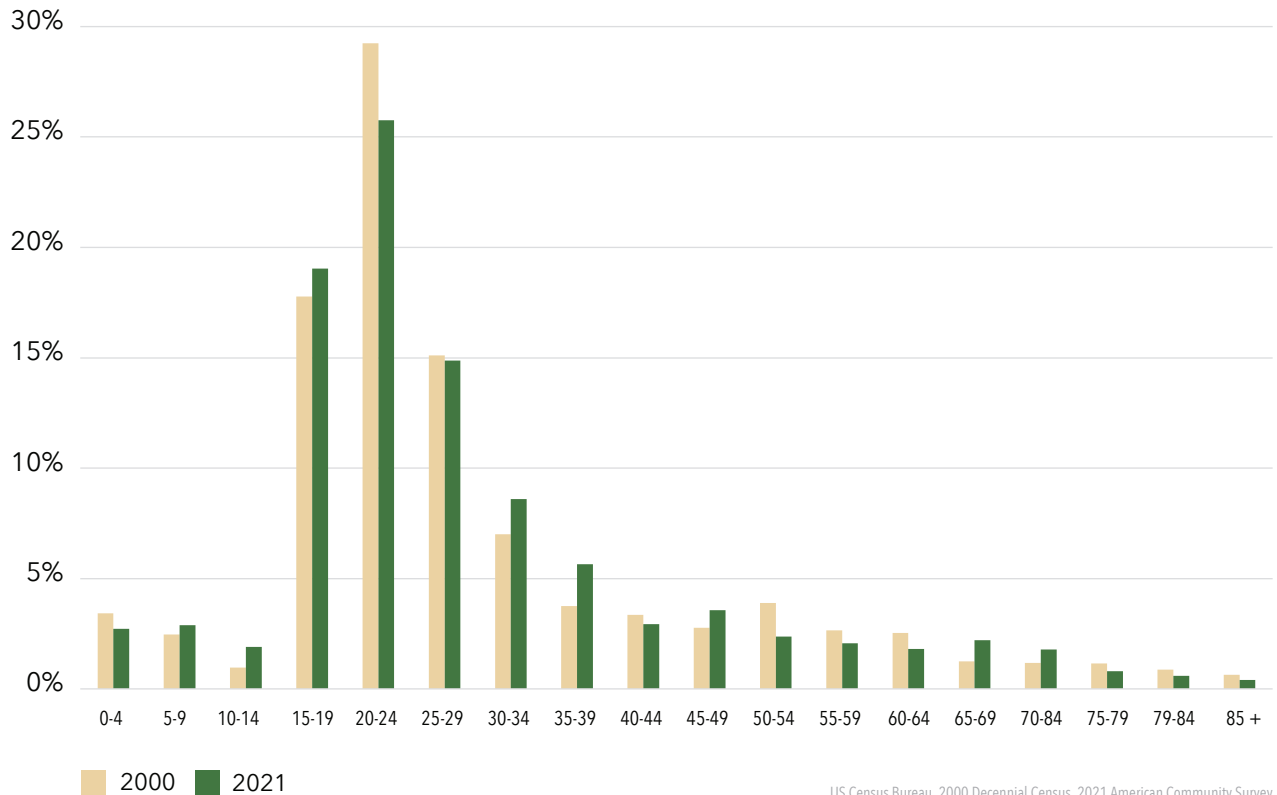
## Educational Attainment

Population 25 Years and Over



Source: US Census Bureau, Decennial Census. American Community Survey

## Age Distribution

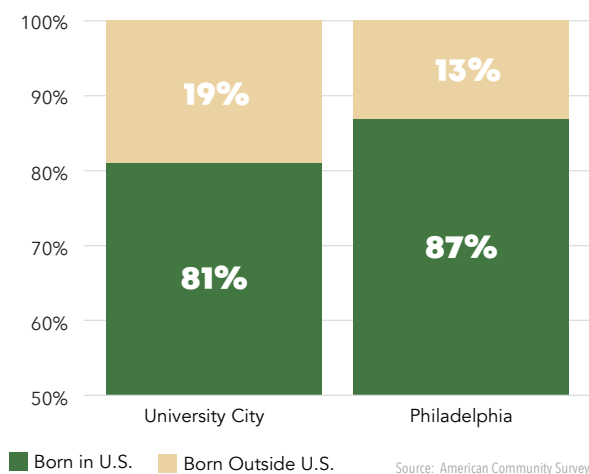


US Census Bureau, 2000 Decennial Census, 2021 American Community Survey

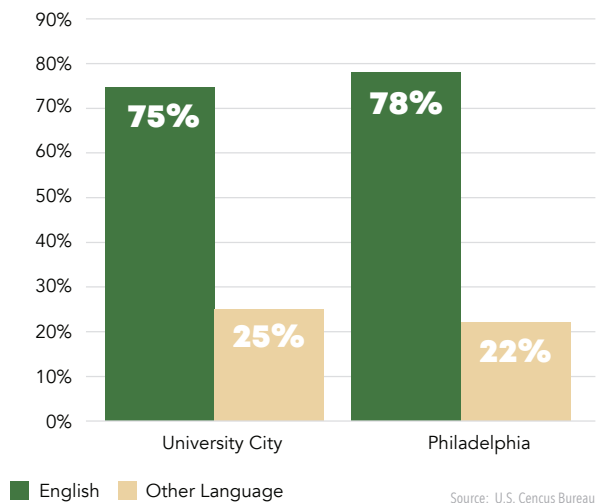




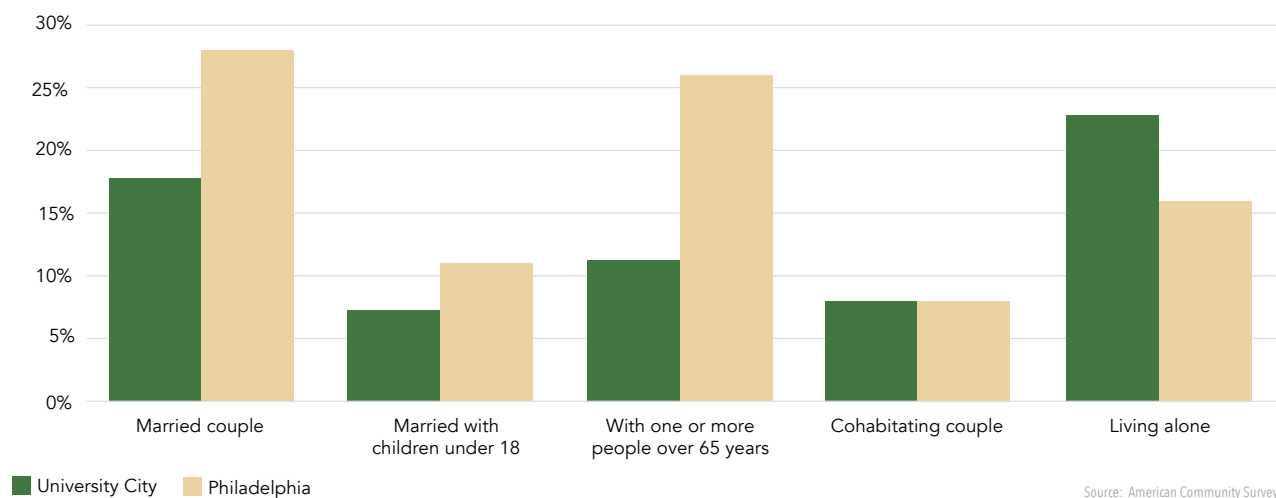
## Percentage of Residents Born Outside the U.S.



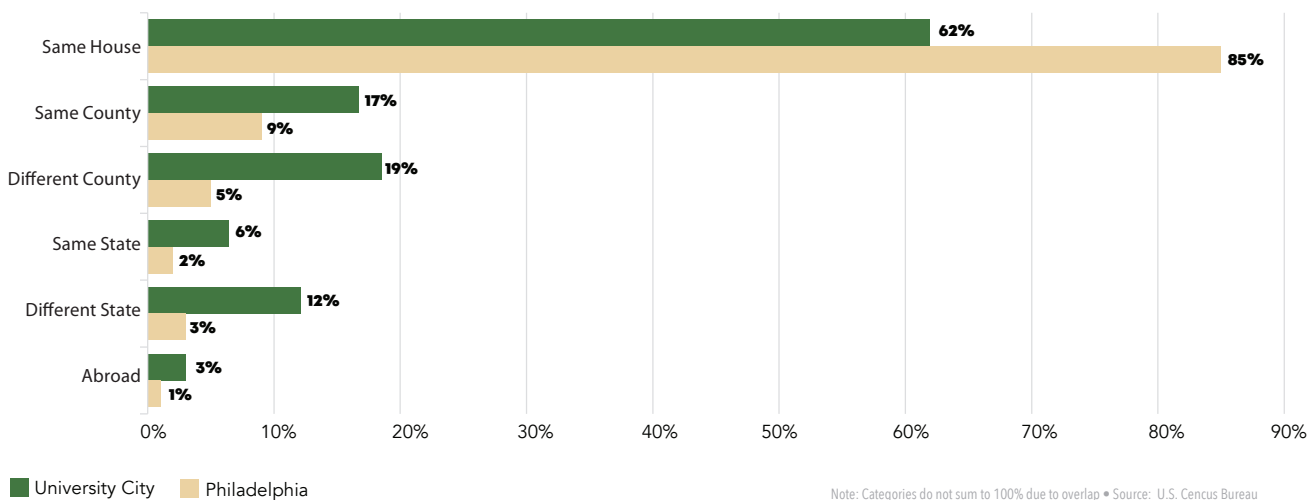
## Primary Language Spoken at Home



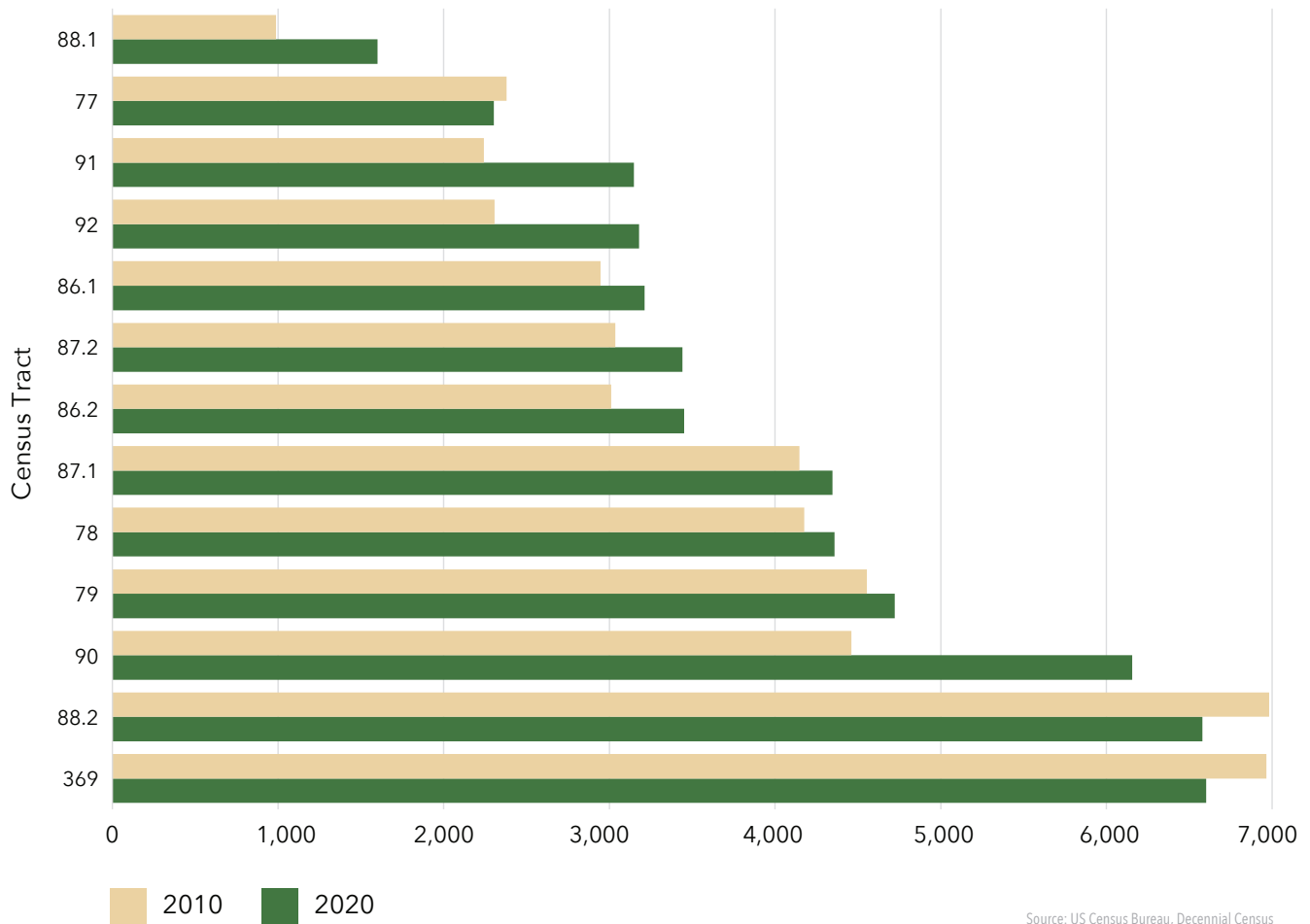
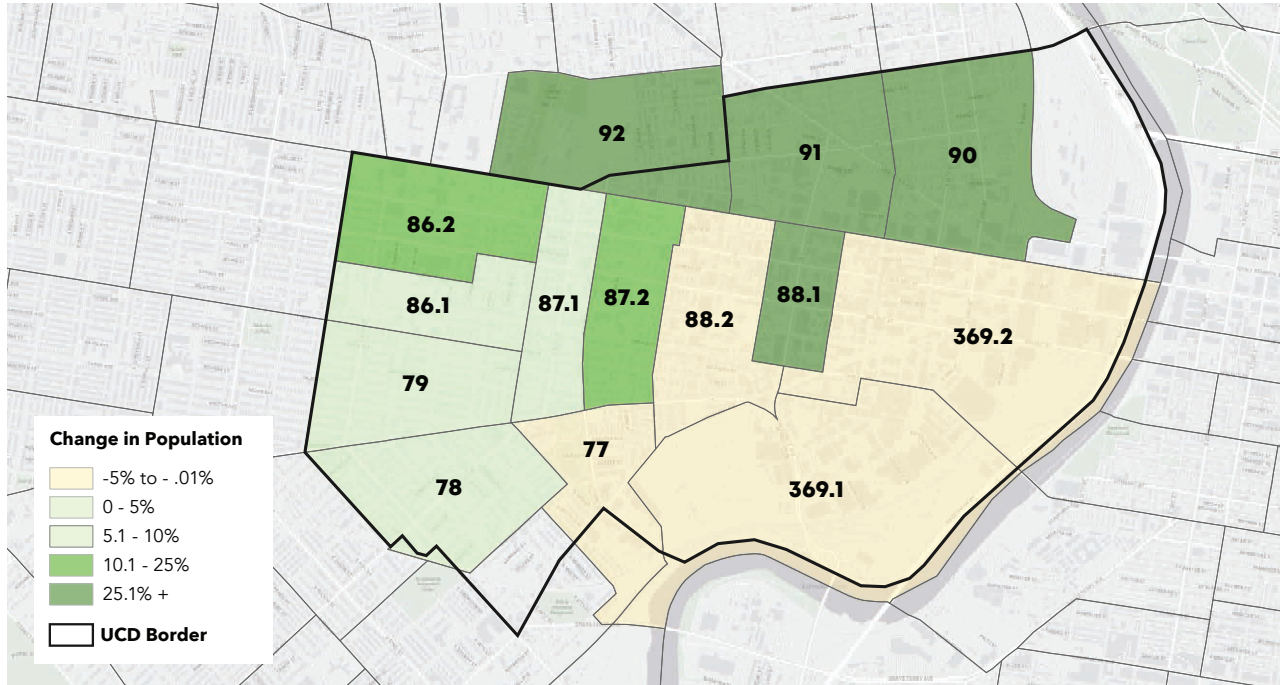
## Select Household Characteristics



## Residence in Prior Year



## University City Population by Census Tract



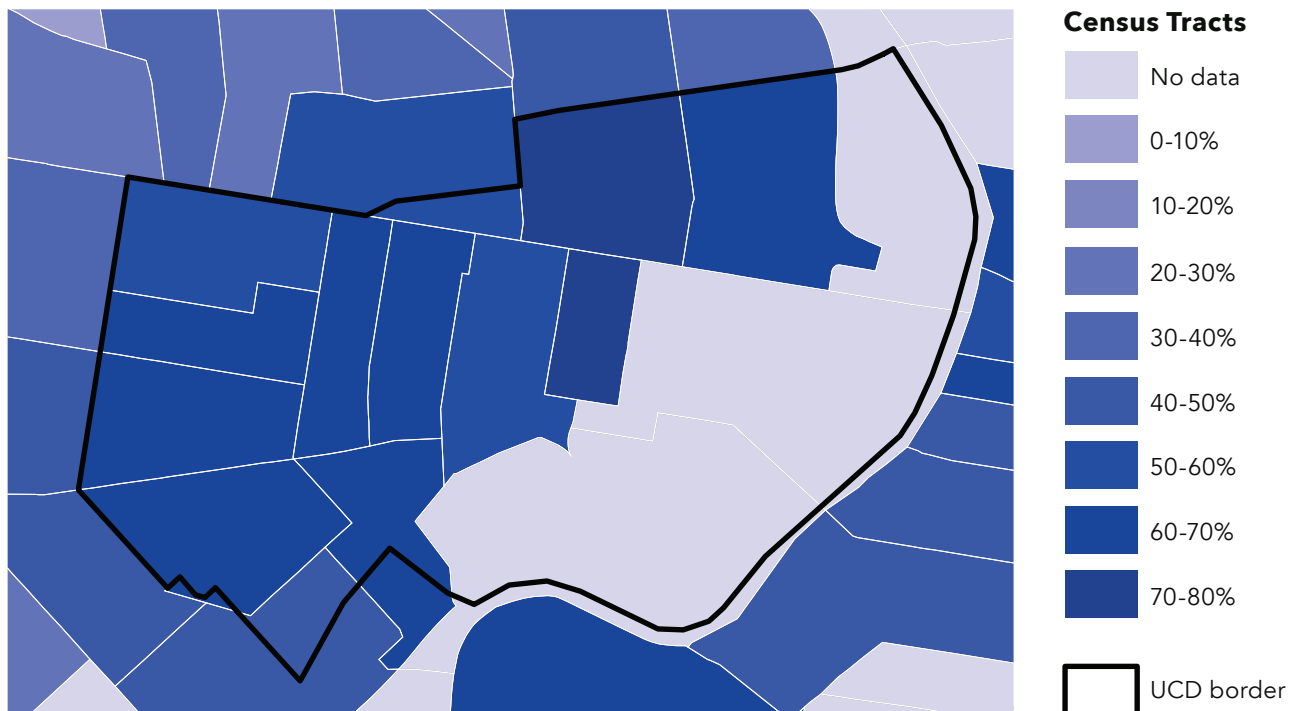
Source: US Census Bureau, Decennial Census





## Diversity Map

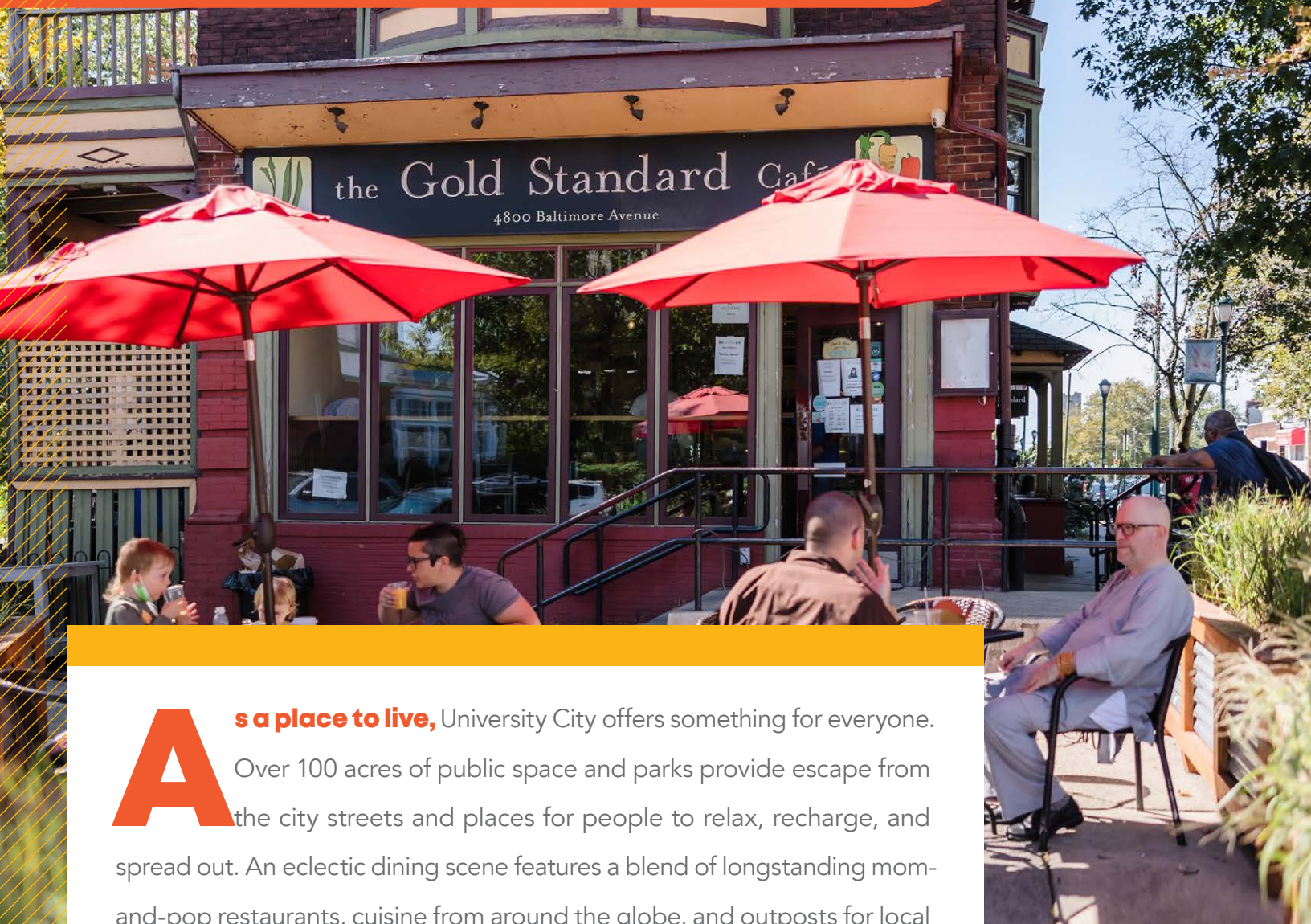
This measure reflects the probability that any two residents are of different races.



Source: US Census Bureau, Decennial Census



# Life in the Neighborhood

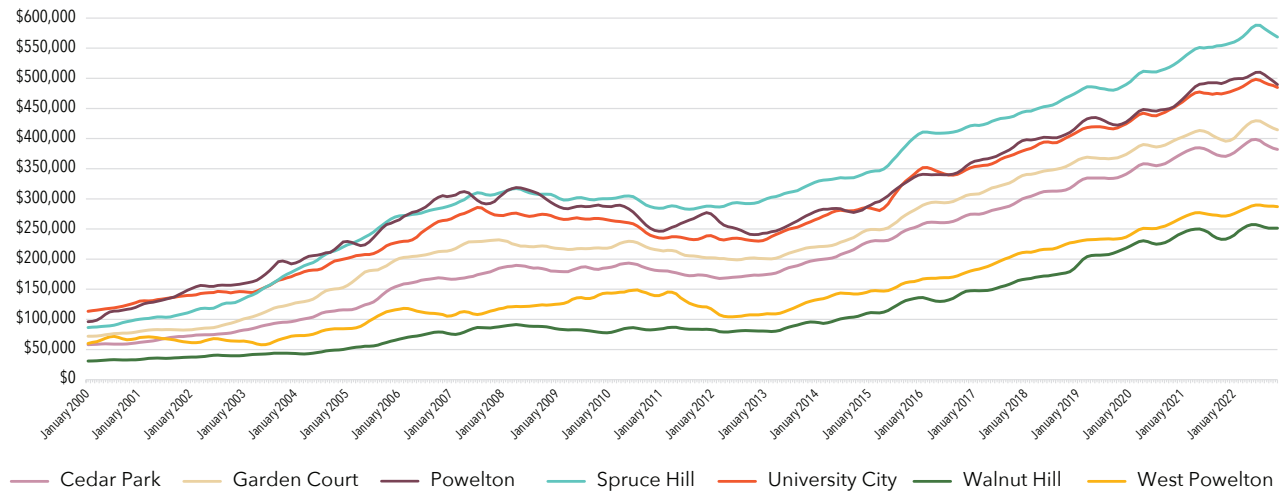


**A**s a place to live, University City offers something for everyone. Over 100 acres of public space and parks provide escape from the city streets and places for people to relax, recharge, and spread out. An eclectic dining scene features a blend of longstanding mom-and-pop restaurants, cuisine from around the globe, and outposts for local and national chains. Options for housing are as varied as the residents, with historic homes, walk-up apartments, stylish high-rises, dormitories, and more inventory on the way. 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 University City again earned a “paradise” distinction from Walkscore.com for walking, biking, and transit. Active neighborhood associations and community groups inject unique character and civic pride in smaller sub-neighborhoods, and serve as a valuable resource for the community.

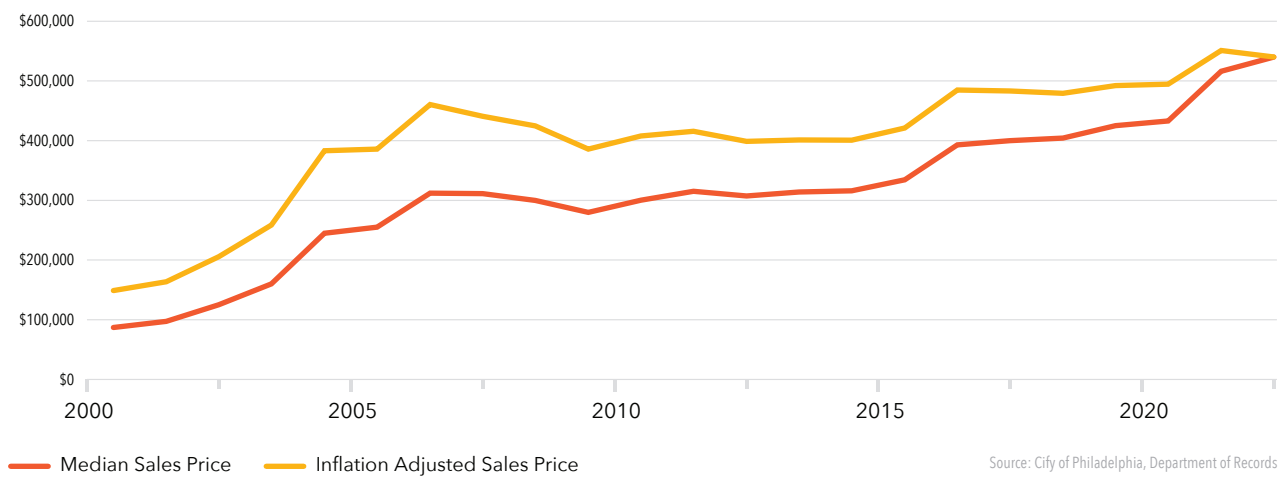




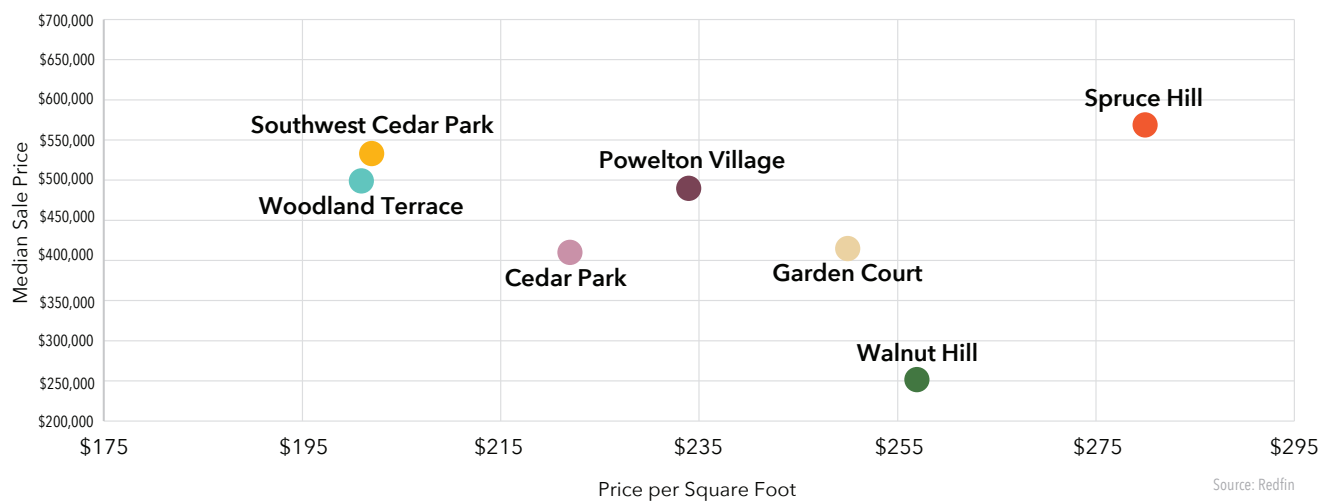
## Zillow Home Value Index (ZHVI)



## Median Home Price (November 2022 Dollars)

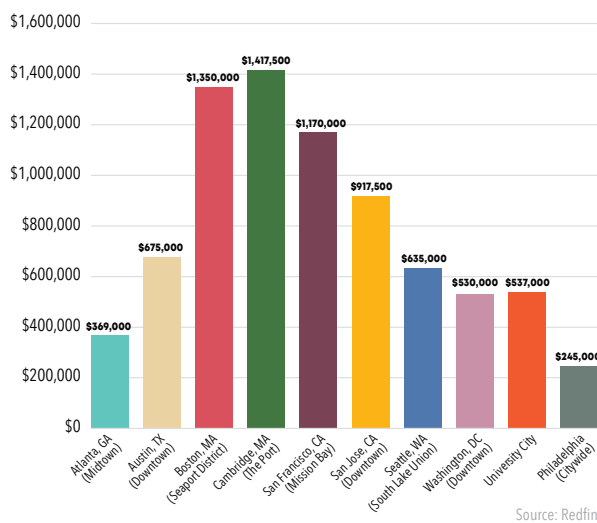


## Median Price and Price per Square Foot by Neighborhood

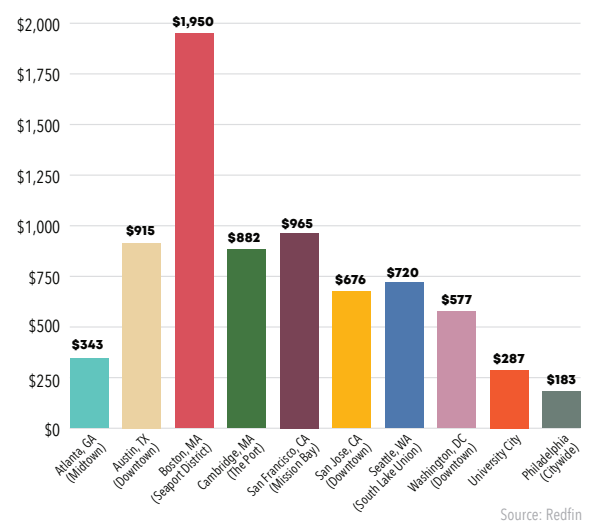




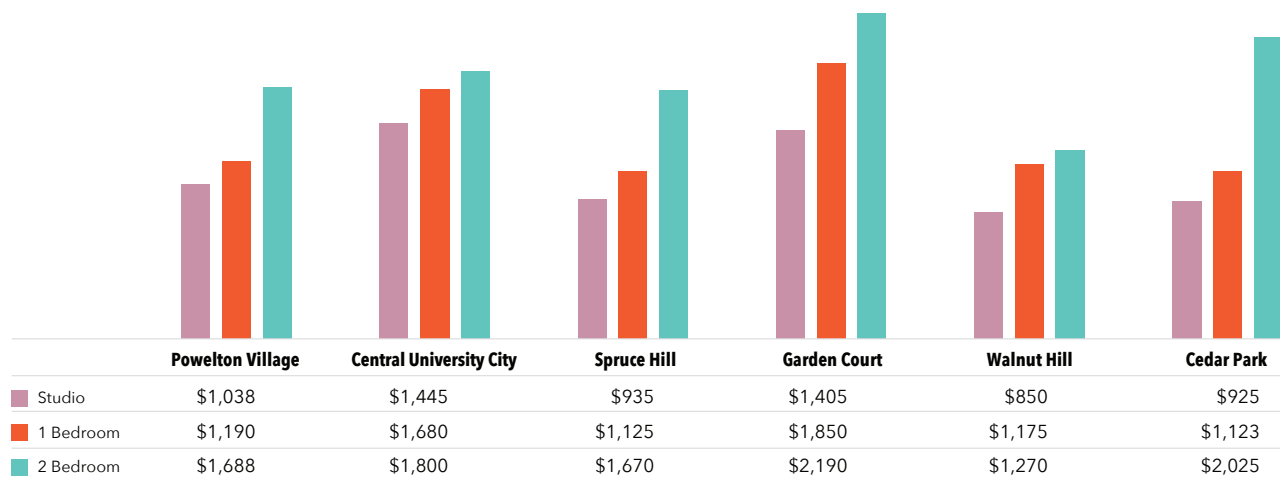
## Median Home Price in University City and Peer Employment Centers



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



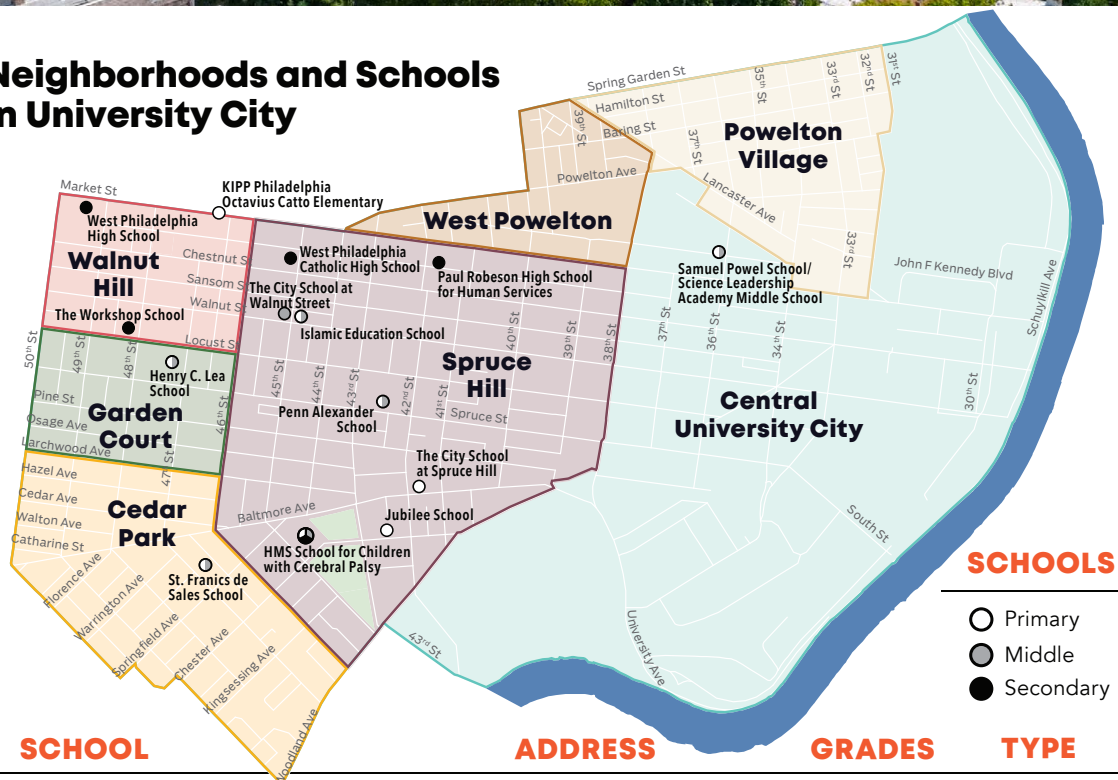
## Median Monthly Rent







## Neighborhoods and Schools in University City



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
KIPP Philadelphia Octavius Catto Elementary	4601 Market	K-1	Public
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 <sup>th</sup> 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



# New Businesses in the Neighborhood



**BLK IVY THRIFT & VINTAGE**

**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.

**Blk Ivy Thrift & Vintage**

**Boba King**

**Brooklyn Dumpling Shop**

**Doro Bet**

**Carbon Copy**

**Cleo's Bagels**

**CM Chicken**

**Delco Steaks**

**Freebird Greenery**

**Garces Trading Company**

**High Street Hoagies**

**Honeysuckle Provisions**

**Irie Entrée**

**KPOD**

**LaScala's Fire**

**Lil Sum Sum**

**The Lucky Well**

**Madis Coffee Roasters**

**Maison Sweet**

**Misconduct Tavern**

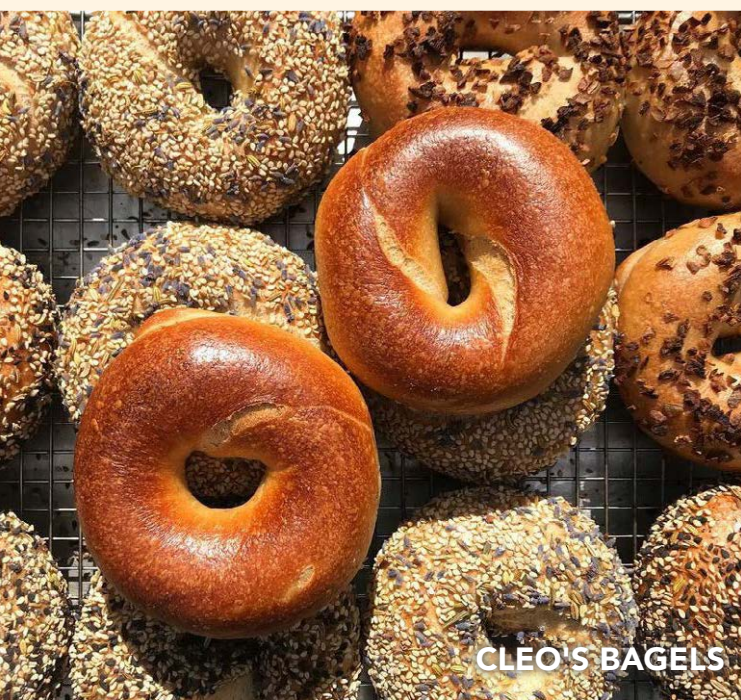
**RadioKismet**

**Soul Greedy**

**Two Locals Brewing Company**



**BROOKLYN DUMPLING SHOP**



**CLEO'S BAGELS**



CARBON COPY



DORO BET



HONEYSUCKLE PROVISIONS



MADIS COFFEE ROASTERS







## Philadelphia's First Black-Owned Brewery Arrives in University City in 2023



**T**wo Locals Brewing Company has signed a lease to open Philadelphia's first Black-owned brewery and taproom at 3675 Market Street in uCity Square. Two Locals plans to open in summer 2023.



Founded by brothers Richard and Mengistu Koilor, Two Locals got their start with a one-gallon home brewing kit in 2016 and won a silver medal from Philadelphia Home Brew club for their 'Nubian Brown Ale' only 3 years later. You can find their beer at various taverns like Local 44 and City Tap House as well as at Eagles games.



The Koilors are working with Wexford Science & Technology to develop the 6,000 square foot space at 37<sup>th</sup> and Market Streets, which will offer a food menu with bar mainstays as well as a weekly featured Liberian dish to pair with an expanded roster of craft beer. Their stouts, IPAs, lagers, and fruited tart ales strive to bring unique flavors influenced from their West African and Caribbean heritage. They will also continue to collaborate with local breweries to create featured beers, and will offer Pennsylvania-made ciders, wines, and liquors.

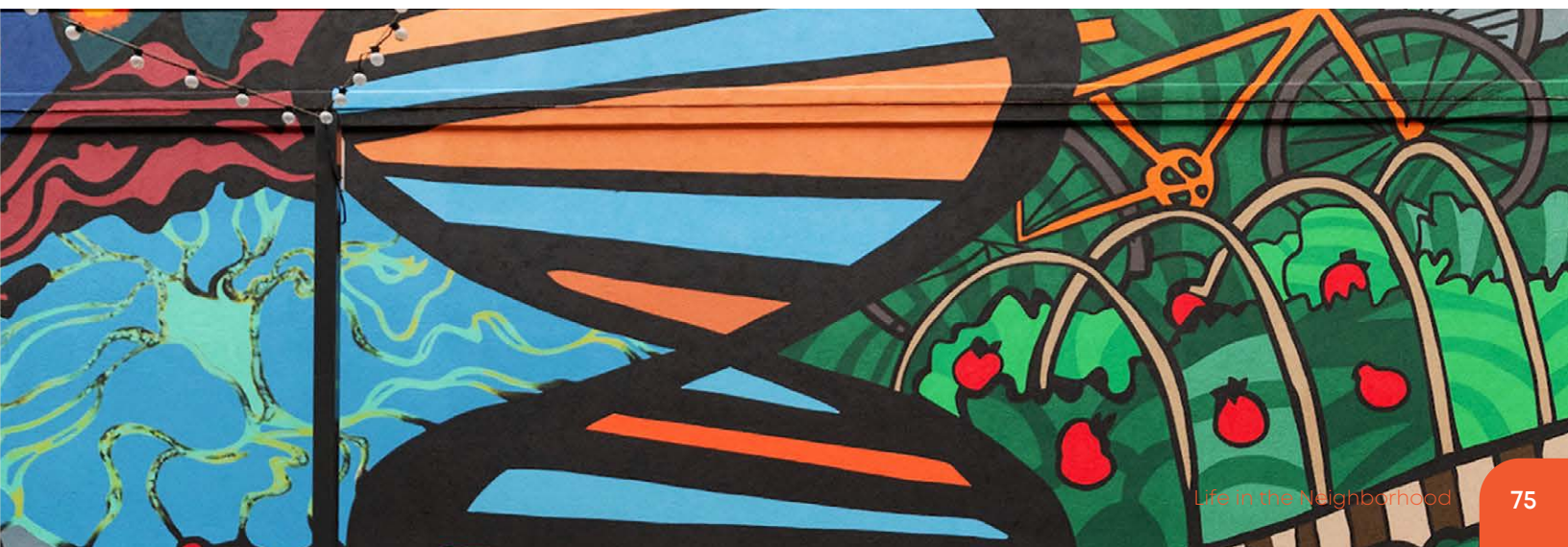
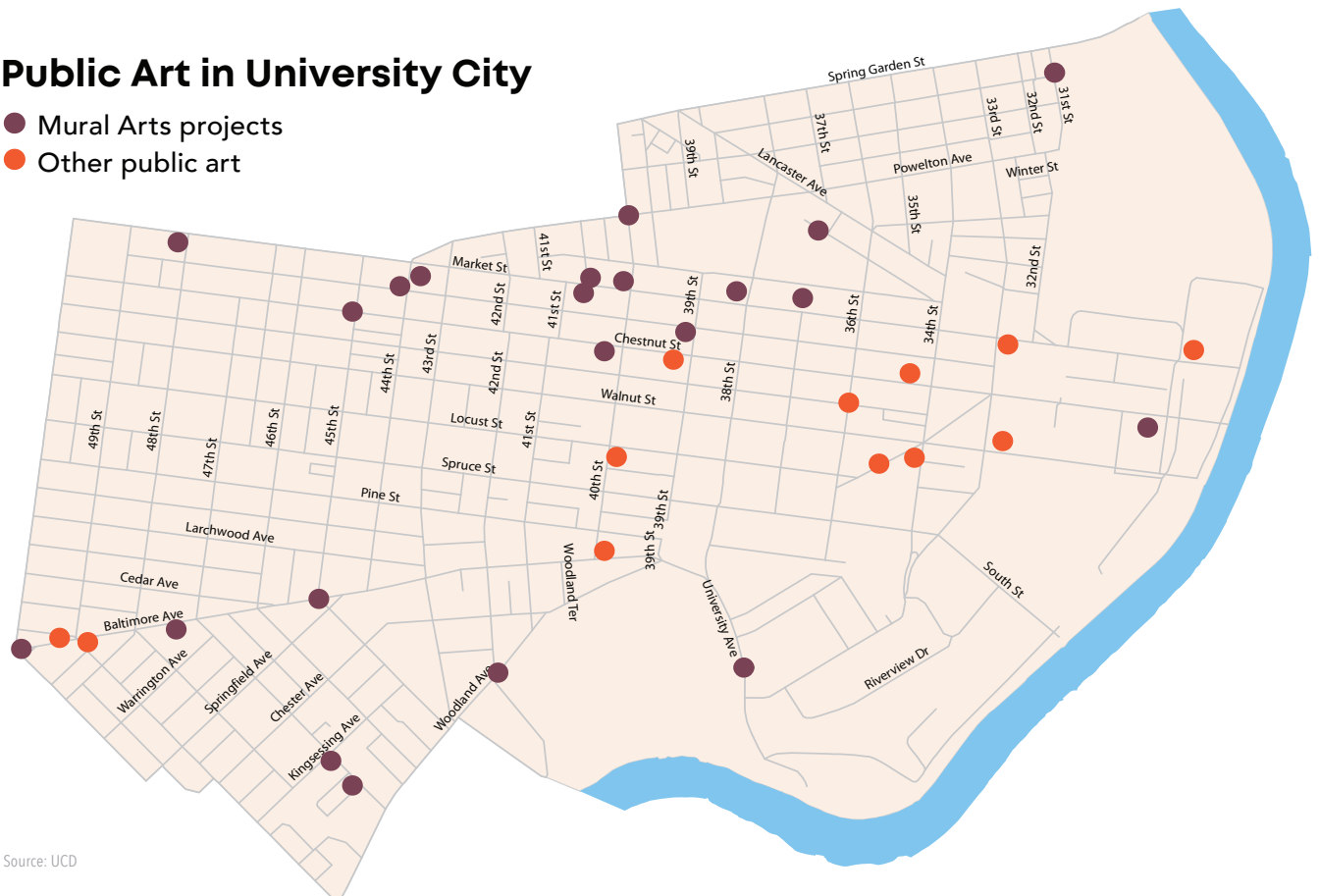
Beyond their food and beverage offerings, the Two Locals' space will serve as a focal point to support community initiatives such as school supply drives, apprenticeship programs, and events featuring local artists.





## Public Art in University City


- Mural Arts projects
- Other public art





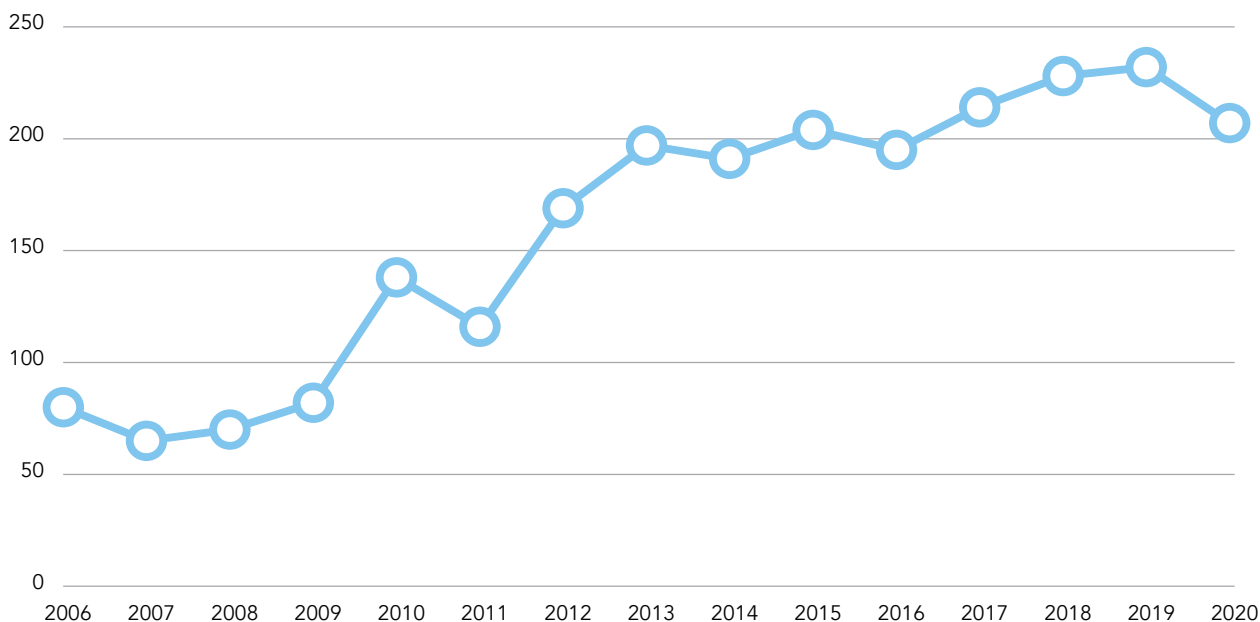
# Innovation

A woman with dark hair, wearing a black jacket, is seated and looking at a laptop. A man with a beard, wearing a light purple button-down shirt, is standing next to her, leaning over the desk and looking at the same laptop. They are in an office environment with large windows in the background.

 **ur 2.4 square mile neighborhood** is a bustling center for innovation and is a nationally recognized as a hub for advances in science, research, and medicine. Cutting-edge discoveries originate out of 1.89 million square feet of lab space in research hubs including Schuylkill Yards, uCity Square, Pennovation, the University City Science Center, and Drexel's ic@3401. Our confluence of labs, benches, and clinics contribute to Philadelphia ranking as the #8 cluster for life sciences research talent according to a June 2022 report from CBRE, who also ranked University City as the top North American tech submarket for rent growth from 2020-2022. Discoveries initiated in University City spark billions of dollars in economic growth and attract international attention in fields like biotech, robotics, and medicine. In 2022, 127 patents were issued to University City businesses and institutions, who also accounted for \$930 million in NIH funding and have generated over \$23 billion in cumulative R&D spending. With lab spaces occupied at a rate of 95.1% and much more inventory on the way, University City is poised to continue being a regional leader in innovation for years to come.



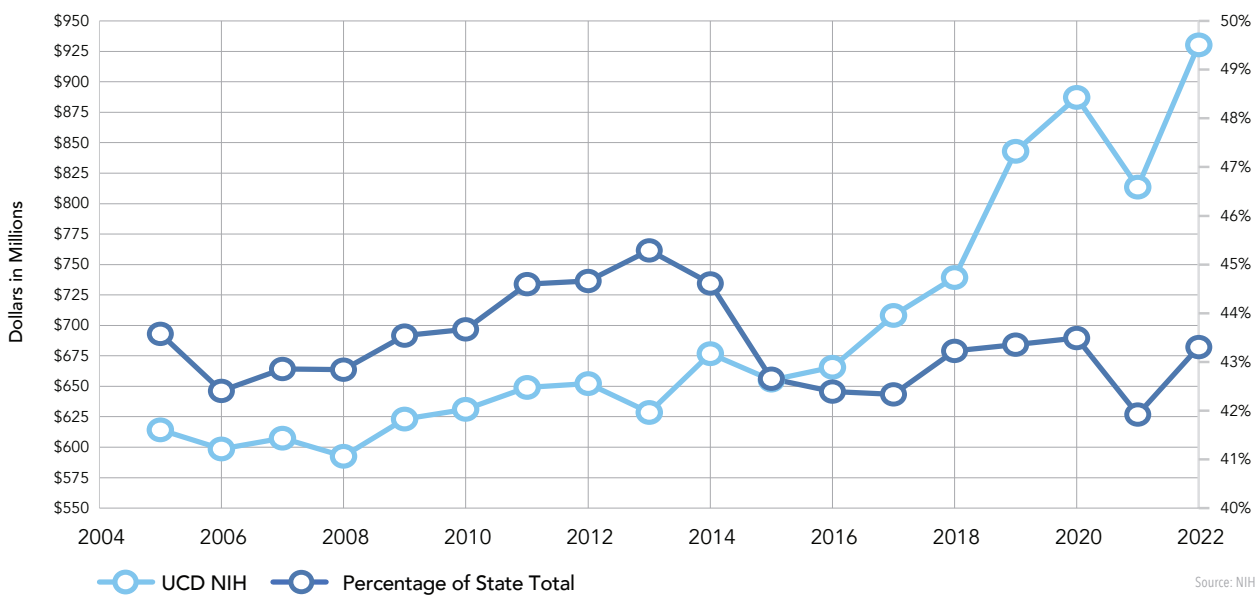
## Patents Issued to University City Institutions



Source: US Patent Database

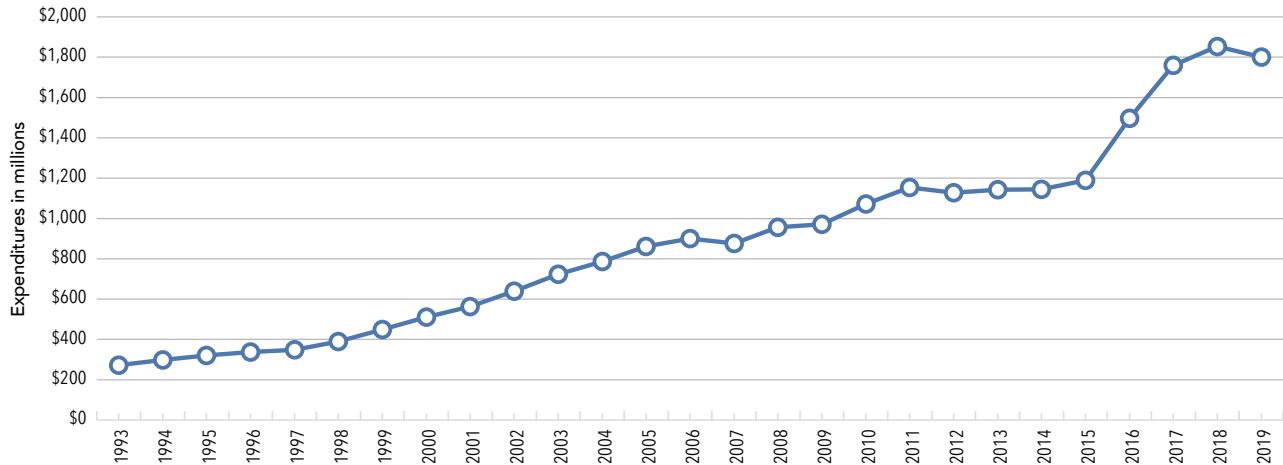
**University City institutions combined for \$930 million in NIH funding, which accounted for 43.3% of all funding within Pennsylvania in 2021.**

## Total NIH Funding in University City



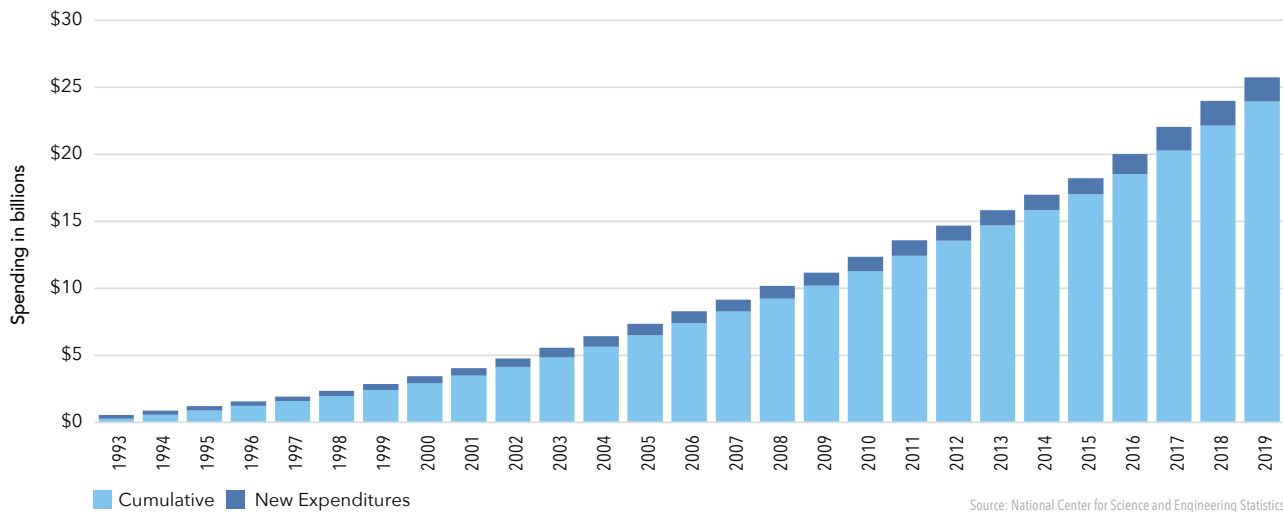
Source: NIH

## Research & Development Expenditures at University City Institutions



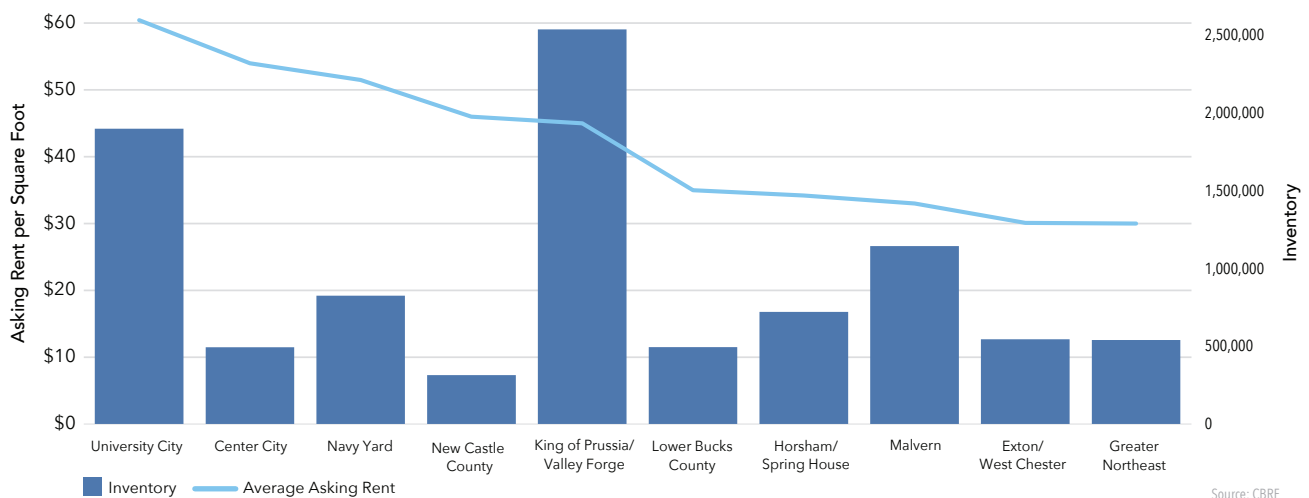
Source: National Center for Science and Engineering Statistics

## Cumulative Research & Development Spending at University City Institutions



Source: National Center for Science and Engineering Statistics

## Life Science Lab Space Inventory and Asking Rents



Source: CBRE





## First Pediatric Patient to Receive CAR T-Cell Therapy Celebrates Cure 10 Years Later

**TEN YEARS AGO,** Tom and Kari Whitehead came to Children's Hospital of Philadelphia (CHOP) looking for a miracle. Their 6-year-old daughter, Emily, had relapsed in her battle with acute lymphoblastic leukemia, and her local medical team had told her family there was nothing left to do.

Her family hoped that Dr. Stephan Grupp, a pioneer in the field of cellular immunotherapy, could provide the miracle they were looking for. Dr. Grupp had been working in close collaboration with researchers Drs. Carl June, Bruce Levine, and David Porter at Penn Medicine's Abramson Cancer Center to establish a protocol to infuse, for the first time in children, a brand-new CAR T-cell therapy product targeted against leukemia.

Ten years later, it is clear the Whiteheads found the miracle they sought. The treatment worked far better than anyone might have anticipated, and to this day, Emily is cancer free.

"What we learned from Emily has defined the entire field of CAR T-cell therapy," said Dr. Grupp. "In the end, her outcomes far exceeded our most optimistic expectations – not only did the treatment work for completely uncontrolled

disease, but her engineered T cells endured and prevented relapse for what has now been 10 years. We have since treated more than 440 patients at CHOP with this therapy, and thousands of pediatric patients around the world have received it as well. It has truly been a revolution in pediatric cancer care, and it started with Emily."

On August 30, 2017, five years after Emily was treated, the FDA approved the CAR T-cell therapy product used to treat Emily, now called tisagenlecleucel or Kymriah. It was the first CAR T treatment in the world, as well as the first gene therapy in the US, and this brand-new field of medicine began with this approval for pediatric ALL. Since then, the FDA has approved a total of six CAR T-cell therapies, for conditions ranging from diffuse large B cell lymphoma to multiple myeloma.

Based on Emily's success, researchers imagine a future where minimal chemotherapy could be given to patients with ALL, followed by CAR T. Doing so would transform how leukemia is treated and would be a huge improvement for families and patients, who traditionally have needed up to three years of chemotherapy. The field isn't there yet, but when Dr. Grupp looks back at the past 10 years, he suspects it is only a matter of time.



# Penn Scientists Develop 20-Subtype mRNA Flu Vaccine to Protect Against Future Flu Pandemics

**AN EXPERIMENTAL MRNA-BASED** vaccine against all 20 known subtypes of influenza virus provided broad protection from otherwise lethal flu strains in initial tests, and thus might serve one day as a general preventative measure against future flu pandemics, according to researchers from the Perelman School of Medicine at the University of Pennsylvania, led by Scott Hensley, PhD, a Professor of Microbiology.

The “multivalent” vaccine, which the researchers describe in a paper published in November of 2022 in *Science*, uses the same messenger ribonucleic acid (mRNA) technology employed in the Pfizer and Moderna SARS-CoV-2 vaccines. This mRNA technology that enabled those COVID-19 vaccines was pioneered at Penn. Tests in animal models showed that the vaccine dramatically reduced signs of illness and protected from death, even when the animals were exposed to flu strains different from those used in making the vaccine.

Flu viruses can circulate in birds, pigs, and other animals, and pandemics can start when

one of these strains jumps to humans and acquires mutations that adapt it better for spreading among humans. Current flu vaccines are merely “seasonal” vaccines that protect against recently circulating strains, but would not be expected to protect against new, pandemic strains.

The strategy employed by the Penn Medicine researchers is to vaccinate using immunogens—a type of antigen that stimulates immune responses—from all known influenza subtypes to elicit broad protection. The vaccine is not expected to provide “sterilizing” immunity that completely prevents viral infections. Instead, the new study shows that the vaccine elicits a memory immune response that can be quickly recalled and adapted to new pandemic viral strains, significantly reducing severe illness and death from infections.

Researchers at Penn currently are designing human clinical trials. The researchers envision that, if those trials are successful, the vaccine may be useful for eliciting long-term immune memory against all influenza subtypes in people of all age groups, including young children.

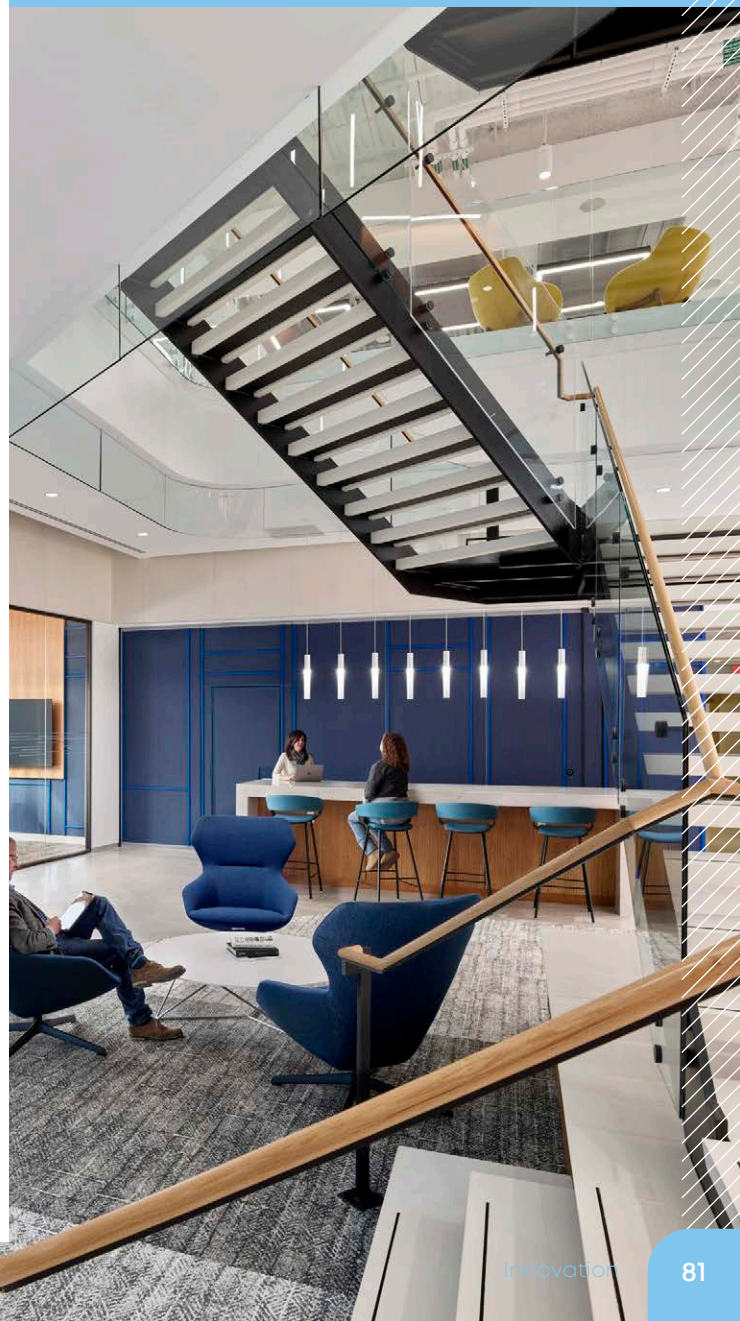


# Brandywine Realty Trust's B+labs Offers Centralized Life Science Incubation Space

**POWERED BY THE** Pennsylvania Biotechnology Center (PABC), B+labs is Brandywine Realty Trust's 50,000-square-foot life science incubator that provides high-quality innovation, research, and collaboration space to create growth capacity for start-up, early-stage, and fast-growing life science companies. Addressing University City's intense demand for flexible, plug-and-play lab and research space, B+labs offers newly constructed premier lab space outfitted with the latest equipment and technology, all within the PABC's specialized network of resources, programming, and expertise.

B+labs is located at Cira Centre in the Schuylkill Yards neighborhood, within both a Federal Qualified Opportunity Zone (QOZ) and a Keystone Innovation Zone (KIZ), and at the center of Philadelphia's expanding life science ecosystem. Companies have the benefit of tapping into the area's strong talent base from Drexel University, the University of Pennsylvania, the Children's Hospital of Philadelphia, and a number of other nearby world-class healthcare and academic institutions.

Cira Centre is directly connected to Amtrak's 30<sup>th</sup> Street Station, which facilitates connection to regional talent as well as access to capital in New York and regulatory agencies in Washington DC. Philadelphia International Airport is also a short train or car ride away, easing connection to neighboring innovation clusters such as Boston and New York, and across the globe. In addition to being among the best connected and most accessible locations in the country, access to the neighboring Schuylkill River Trail, Drexel Square, Cira Green, and University City beyond, delivers an unmatched quality of life.



# STEM Researcher TO STEM Entrepreneur

**ENHANCING ITS SUPPORT** of the innovation continuum, the University City Science Center launched a Founders Fellowship designed to aid biotech researchers with advanced STEM degrees as they pursue their entrepreneurial ambitions. The 12-month program offers Fellows hands-on startup experience to transform concepts into a business reality along with a \$50,000 stipend.

Ian Dardani, Raquel Hollatz, and Kristina Li represent the first cohort of Fellows of what will become an annual cycle of academic researchers leveraging Science Center resources to launch their startups.

Dardani is combining his engineering and life science training to extract more data from biological samples faster, to accelerate our understanding of disease biology and new therapeutic approaches. Hollatz is developing a food label that monitors perishables for freshness, showing the current state of their shelf life. And Li is engineering new tools to better understand complex cell signaling that

occurs in the liver during steatosis and fibrosis to understand how we can better characterize pathways and interactions in physiological settings, and how those interactions go awry in disease.

The first six months of the fellowship are focused on immersive learning with the Fellows embedded within Science Center-supported startup teams for hands-on experience. During the second six months, Fellows apply that experience to advance their startup ideas, exploring investment opportunities and developing a path to market. In addition to leveraging Science Center expertise and a network of industry leaders, Fellows also gain access to lab space at CIC Philadelphia, a sponsor of the program.

In January 2023, the Science Center began recruiting its second cohort of Fellows.







# Future Science Stars: Training and Research at The Wistar Institute

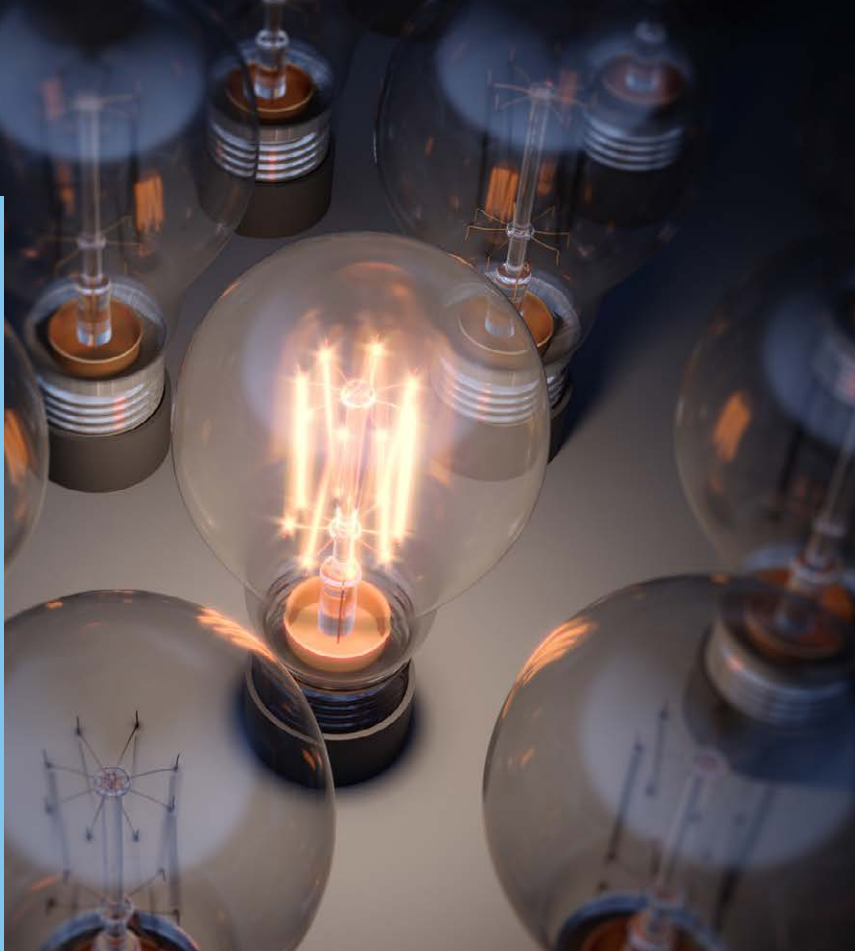
**THE WISTAR INSTITUTE HAS** a rich tradition of collaboration. Their training programs in partnership with local universities, high schools, community colleges, and workforce development programs are designed to accommodate a wide variety of audiences from high school students to postdoctoral fellows to adults interested in upskilling and changing careers. To meet the growing employment demands the life sciences sector requires, Wistar continues to create and expand programs.

Wistar's signature program – the Biomedical Technician Training (BTT) Program – started as a partnership between The Wistar Institute and Community College of Philadelphia (CCP) and has grown into a registered apprenticeship program. They are expanding this program to multiple, regional community colleges, and planning an expansion of their Cheyney University Program to other HBCUs.

With National Science Foundation support, Wistar developed relationships with collaborators so that together they can open doors to biomedical research to underrepresented communities throughout the country. One metric of their collective success is that more students coming through the BTT Program have continued their education beyond associate degrees and are earning bachelor's degrees or further professional and graduate degrees.

The many strengths of Pennsylvania's life sciences sector make Philadelphia a top choice for start-ups and entrepreneurs—a multiplier effect that makes the life sciences sector that much stronger in the Philadelphia region. The Wistar Institute continues to invest in training and breakthrough research to ensure the vitality of the life sciences sector in the Philadelphia region.

# Drexel University Launches Innovation Fund to Address World's Most Pressing Challenges



**IN JANUARY OF 2023**, Drexel University announced the launch of the Innovation Fund, which invests in early-stage Drexel student and postgraduate startups, as well as startups founded to commercialize the results of Drexel scientific research.

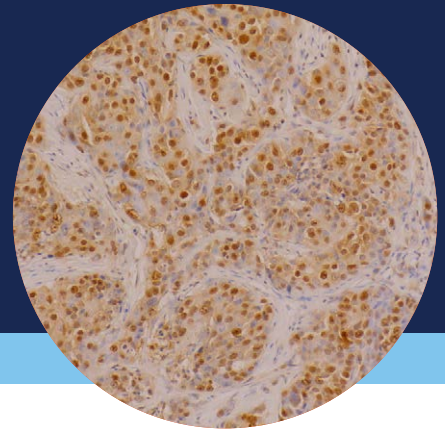
The Fund invests \$150,000 per startup and up to four startups per year. Drexel innovators who have completed or are currently participating in Drexel's innovation and entrepreneurship programs such as the Baiada Incubator Competition, Drexel Startups Fund, National Science Foundation I-Corps, ic@3401, and the Drexel Coulter Translational Research Program are encouraged to consider this new program to accelerate their entrepreneurial endeavors and shorten the time to the first round of professional investor capital.

A unique aspect of the Fund is an experiential opportunity for Drexel students to learn the world of venture capital investing through credit-bearing courses followed by experiencing the Fund's investment process with hands-on activities that directly support the Fund. The Charles D. Close School of Entrepreneurship has launched courses where students, working with a faculty member and the Fund management team, will perform due diligence, develop recommendations, and present their findings to an investment committee consisting of industry professionals.

The Fund is evergreen and all returns will be re-invested through the Fund in future startups. Drexel has made significant investments to launch the program and is actively seeking supporters of the Fund.



## Saint Joseph's Faculty Receive Grant from National Cancer Institute to Uncover Targeted Treatments for Aggressive Breast Cancers



**TRIPLE-NEGATIVE BREAST CANCER** (TNBC) is an aggressive form of cancer that disproportionately affects women of color. Prognosis for TNBC is the poorest among all types of breast cancers, and traditional treatment options carry risks to patients, including cancer recurrence, unintended eradication of healthy cells, and adverse physical side effects.

Isabelle Mercier, PhD, chair and associate professor of pharmaceutical sciences, and Jean-Francois Jasmin, PhD, associate professor of pharmaceutical sciences, and associate provost for research and graduate administration and policy, have been studying breast cancers and the molecular mechanisms associated with them for more than a decade. The two Saint Joseph's University faculty members were awarded a three-year, \$435,000 R15 grant from the National Institutes of Health's (NIH) National Cancer Institute to study a protein called CAPER (RBM39) that will allow for a more targeted treatment option.

"We are working on biomarker discovery, in this case, identifying something inside the tumor that makes it grow quickly," explains Mercier. "The biomarker we identified in triple-negative breast cancer is a protein called CAPER, which makes the cancer cells grow fast and aggressively. Our

study proposes to remove the protein from within the tumor, and study it in preclinical studies to see how the tumor responds over time and in combination with traditional therapies."

Mercier and Jasmin first identified this protein in a less-aggressive type of cancer and are using the NIH grant to explore options for patients who are in dire need of effective targeted therapies. The grant will also give them the opportunity to train students to work in the biomedical and pharmaceutical industries and potentially become scientists themselves.

"Hands-on research strengthens students' problem-solving, communication, and leadership skills," says Jasmin. "Undergraduate and graduate students are crucial to the research mission of the University; these types of studies wouldn't be possible without them."

Over the next several years, Mercier and Jasmin aim to publish their results in high-impact journals with the goal of garnering additional funding to pursue more research and, ultimately, having a positive impact on patients' lives. While it's still early, their work with the CAPER protein could be used to treat other types of aggressive cancers, including brain, lung, pancreatic, and ovarian cancers.

# About University City District



**U**niversity 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 section of West Philadelphia. We work within a place-based, data-driven framework to invest in public spaces, address crime and public safety, support our commercial corridors, connect low-income residents to career opportunities, and promote job growth and innovation.







## Serving the Neighborhood

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**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, resources, and programming for small businesses, residents, and local organizations,

and partner with neighborhood associations, small businesses, local non-profits, and with our institutional partners to create a safe and vibrant neighborhood for all who live, work, and do business in University City.

## CLEAN AND SAFE

**OUR PUBLIC SPACE** maintenance team works seven days a week to clean and enhance more than 160 commercial and residential blocks, and in 2022 devoted over 35,000 total hours to cleaning the neighborhood through machine street sweeping, dustpan and broom cleaning, collecting bags of trash, graffiti removal, leaf collection, and more. Our Public Safety Ambassadors work in partnership with Philadelphia, Penn, Drexel, SEPTA, and Amtrak police departments to provide supplemental safety coverage, and in

the past year performed over 28,000 checks on businesses, nearly 1,200 walking escorts, and over 1,000 vehicle jumpstarts and lock-out services. We also continue our efforts to offer compassionate aid to homeless individuals through well-being checks and outreach placements to shelter or services with Project Home. 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. 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. Examples of UCD's impact in 2022 include helping local business Lee's Deli raise funds and connect with contractors and city agencies after a debilitating car accident damaged their facade; offering consulting and logistical support for the Friends of Clark Park as they work toward a renovation of their beloved green space; working with business improvement districts and government officials to formalize a process for temporary outdoor seating structures known as "streeteries;" collaborating with a local artist to design and install vibrant new banners promoting the Baltimore Avenue business corridor; offering business owners chances to connect through networking events and shared resources; and continuing to assist property owners through our Project Rehab program.



Neighborhood residents enjoy Booker's streeteries.



One of the new banners along Baltimore Avenue.



Lee's Deli before the accident.





## Transportation Planning

**EACH YEAR, UCD WORKS** with partners to address transportation issues including transit routes, traffic congestion, 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 30<sup>th</sup> Street Station to nearby jobs. In 2022, we worked with bikeshare program Indego to research and implement new stations for their bike docks, and helped the Streets Department connect with property owners to share news of ongoing and forthcoming roadwork and adjustments. Moving forward, the TMA will continue to assist in projects aimed at improving every mode of transit to benefit residents and commuters.

## Data Analysis and Application

**DATA DRIVES UCD'S WORK** across all our departments. We use data to study pedestrian volume to help businesses adapt, to identify street and transit improvements, to evaluate crime patterns to map out deployment strategies, to monitor usage rates of our public spaces, to survey participants and partners in our Skills Initiative to deliver the best workforce training, and much more. In 2022, we

presented 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 outlets, in targeted emails and blog posts, in internal and external presentations, and are a key element of our yearly *State of University City* publication.



# Workforce Development

## THE WEST PHILADELPHIA SKILLS INITIATIVE

**MORE THAN TEN YEARS** after its formation, our West Philadelphia Skills Initiative (WPSI) workforce development subsidiary continues to impact the lives of Philadelphia residents seeking quality employment, with an average starting wage for program graduates of \$18.20, our highest yet. We renewed partnerships with West Philadelphia anchors Penn Medicine and CHOP, extended beyond our borders to collaborate again with SEPTA and Philly Shipyard, Inc, and developed new training partnerships with Tasty Baking and an exciting new collaboration with the Wistar Institute, PIDC's Navy Yard, and Iovance Biotherapeutics, and others to train residents for roles as biomedical technicians. The Iovance

job training program earned a Workforce Champion award from BioBuzz for working to meet the talent needs in the growing cell and gene therapy sector. In October of 2022, we marked ten years of WPSI with an anniversary celebration featuring past leaders, awards given to alumni, and a short film highlighting the career and life trajectories of three program graduates. Since WPSI's formation in 2011, our career-driven program has served over 1,600 local residents, connecting talented individuals to high-quality opportunities with the city's premier employers for total combined earnings of nearly \$90 million.





## GREEN CITY WORKS

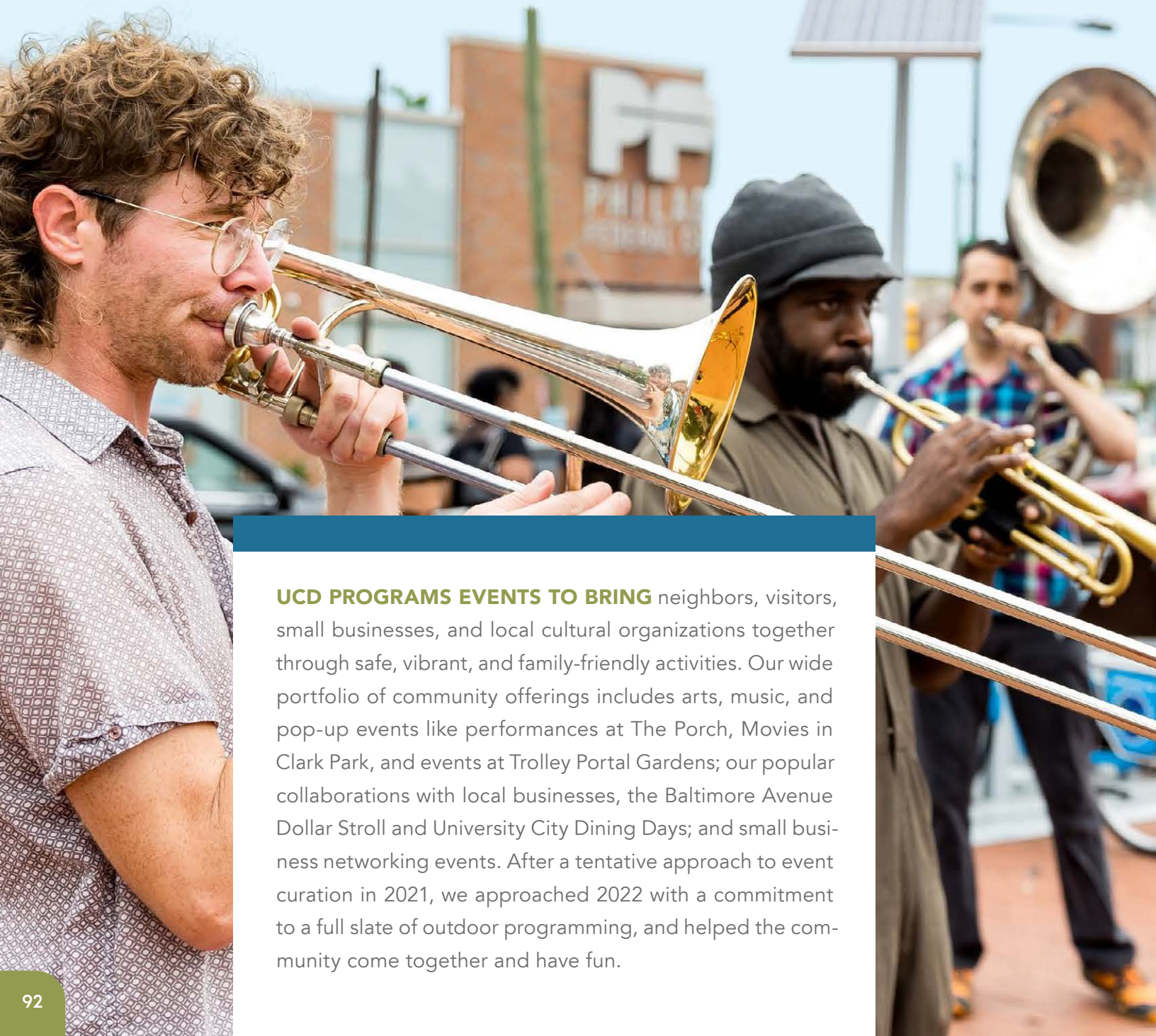
**GREEN CITY WORKS (GCW)** is UCD's landscaping social enterprise, launched to create quality jobs for community residents. GCW's 15 employees earn an average wage of more than \$19, receive full benefits, and are retained year-round. Our portfolio includes over 6 million square feet of green space throughout Philadelphia, and we provide landscaping, construction, mowing, and other services to over 35 Philadelphia institutions and businesses. In 2022, GCW continued their work to install cooling infrastructure in Philadelphia's Hunting Park neighborhood, one of the city's warmest neighborhoods. We partnered with the Enterprise Center and Wells Fargo on a

beautification project on the 52<sup>nd</sup> Street corridor in advance of this year's Juneteenth parade, installing 70 brightly colored planters from Market Street south to Malcolm X Park, plus a thorough cleanup of the park. We also added new parks and public spaces to our portfolio, including South Philadelphia's FDR Park, and the Woodlands. 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.



# University City District Events

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**UCD PROGRAMS EVENTS TO BRING** neighbors, visitors, small businesses, and local cultural organizations together through safe, vibrant, and family-friendly activities. 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 Gardens; our popular collaborations with local businesses, the Baltimore Avenue Dollar Stroll and University City Dining Days; and small business networking events. After a tentative approach to event curation in 2021, we approached 2022 with a commitment to a full slate of outdoor programming, and helped the community come together and have fun.



## BALTIMORE AVENUE DOLLAR STROLL

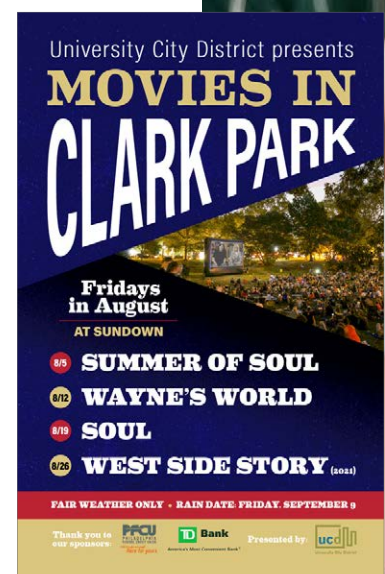
**SINCE 2011 WE HAVE PARTNERED WITH** local businesses to produce the Baltimore Avenue Dollar Stroll, one of our most popular and successful events. The Dollar Stroll draws thousands of neighbors and visitors to Baltimore Avenue on two Thursdays at the beginning and end of summer to enjoy discounted specials and free entertainment, and helps promote the vitality of a critical commercial corridor. Thousands of visitors returned to Baltimore Avenue for two editions of our popular Stroll in 2022, which generated substantial economic and marketing results for the lively corridor. We welcomed back longtime collaborators and new businesses for two memorable evenings of family-friendly fun.

## UNIVERSITY CITY DINING DAYS

**THIS POPULAR RESTAURANT PROMOTION**, designed to bring additional business and exposure to area eateries during the summer months, allows diners to enjoy three-course meals at three different price points at many of our neighborhood's top eateries. Over 30 restaurants participated in the 10-day promotion and enjoyed increased business and media exposure thanks to an extensive ad campaign and press push. University City Dining Days allows us to showcase the high quality and diverse food offerings of our local restaurant scene.

## 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. In 2022, we presented four evenings of music movies, anchored by a screening of *Summer of Soul*, a documentary by West Philadelphia's own Questlove in his directorial debut. Elsewhere, we brought free music, dance, and arts and craft events through the summer and into the winter to The Porch at 30<sup>th</sup> Street Station and Trolley Portal Gardens.







## Transforming Public Space

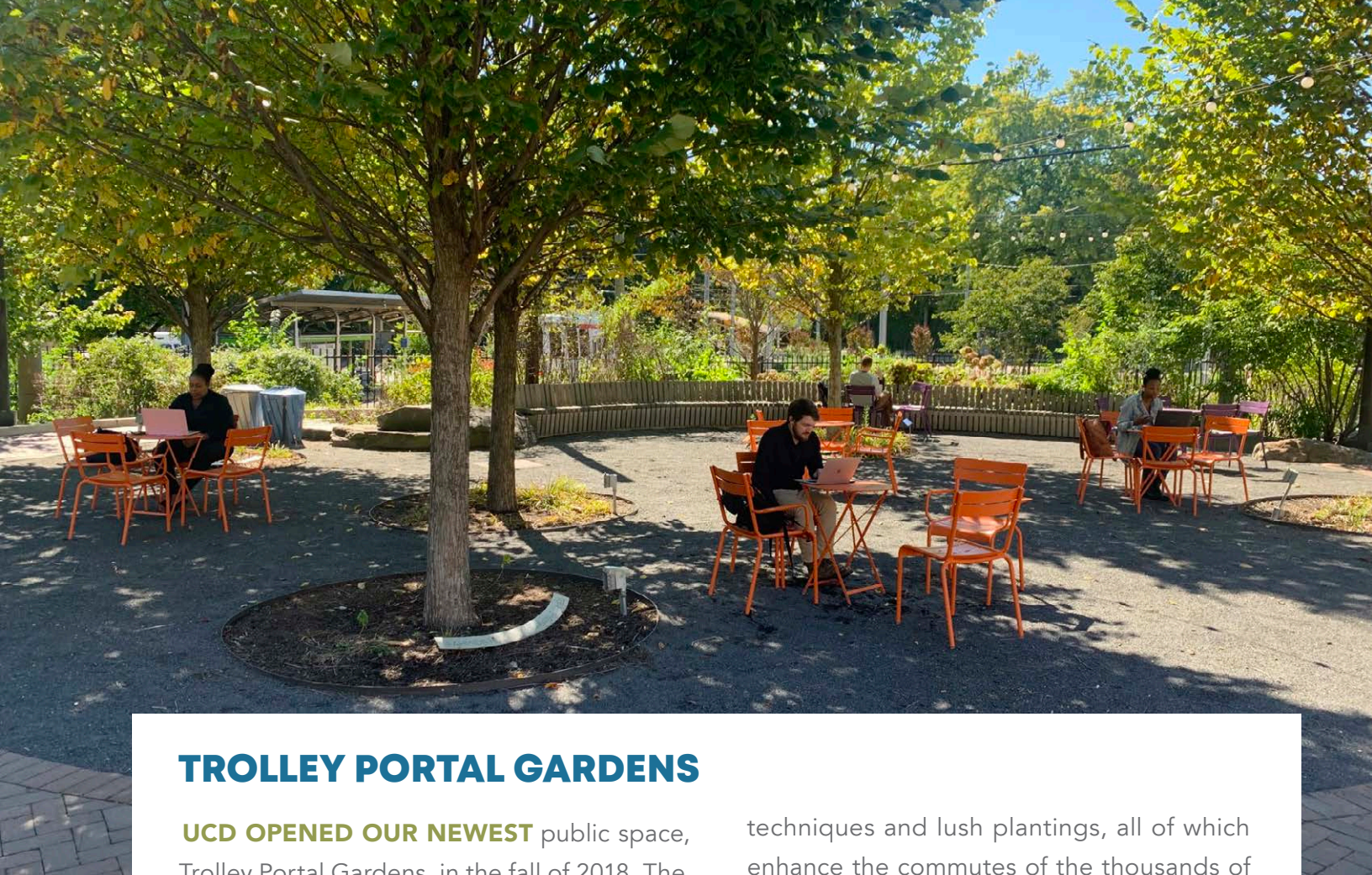
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**UCD CREATES LIVELY** public venues designed to reactivate underutilized space, enhance community-building efforts, and spark interactions. We are local leaders in data-driven placemaking, and have extensive experience creating both temporary, seasonal 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 30<sup>th</sup> Street Station, Philadelphia's first Par-klet program, pedestrian plazas, 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 2022 continued to serve as a key member of the BID Alliance, a collection of business improvement and special service districts in Philadelphia who are collaborating and sharing resources to push for cleanliness, public safety, advocacy, and urban policy to benefit the lives of all Philadelphians.





## 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 2022, we programmed Trolley Portal Gardens with events including music performances, pop-up arts and crafts events in coordination with local artists and non-profits, and networking events.

## THE PORCH AT 30<sup>TH</sup> STREET STATION

**OPENED IN 2011,** The Porch at 30<sup>th</sup> 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. Over ten years and several iterations later, The Porch remains a blueprint for

other organizations seeking to enliven public spaces. In 2022, we welcomed food truck vendors, pop-up performances, giveaways, and more to provide a getaway for commuters and nearby employers. We remain committed to keeping The Porch a safe, clean outdoor gathering space with thoughtful landscaping and refreshed elements.

# UCD's Champion Program

**University City District's Champion Program** connects a myriad of businesses in and around University City with exclusive networking opportunities, custom research, and other exclusive benefits while fueling UCD's collective economic impact.

## Networking and Data Analysis

- The opportunity to guide original research and analysis and shape ideas to improve the business climate and quality of life in University City
- Access to custom market research, data runs, and GIS analysis for project-planning purposes
- Market Trends Reports, including development trends and market data
- State of University City annual report for distribution to partners, stakeholders, and tenants
- Member newsletter, featuring member spotlights, relevant economic development news, and more

## Marketing and Promotion

- Free or discounted sponsorships of UCD events
- UCD Connections or Events newsletter ads

## Business Services

- One day of free special event ambassador and/or public safety coverage at your University City property(ies)
- Graffiti removal
- Invitation to select Champion-only networking events

## Collective Economic Growth

Participation also supports core UCD services, including:

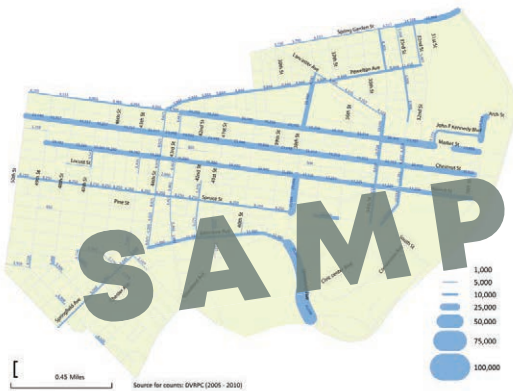
- 90,000 public safety patrol hours last year
- 1,183 walking escorts of University City students and residents to their homes and 831 vehicle services like jumpstarts and lockouts last year
- 160 blocks of University City maintained, including 150,00+ bags of trash removed and 200 graffiti tags erased last year
- Major investments in University City public spaces and gateways, including The Porch at 30<sup>th</sup> 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 Champion Program**, please contact Morgan Rogers Burns, Development Director, at 215.243.0555 x247 or at [morgan@universitycity.org](mailto:morgan@universitycity.org).



# 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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