

# The State of University City

PHILADELPHIA **2024**



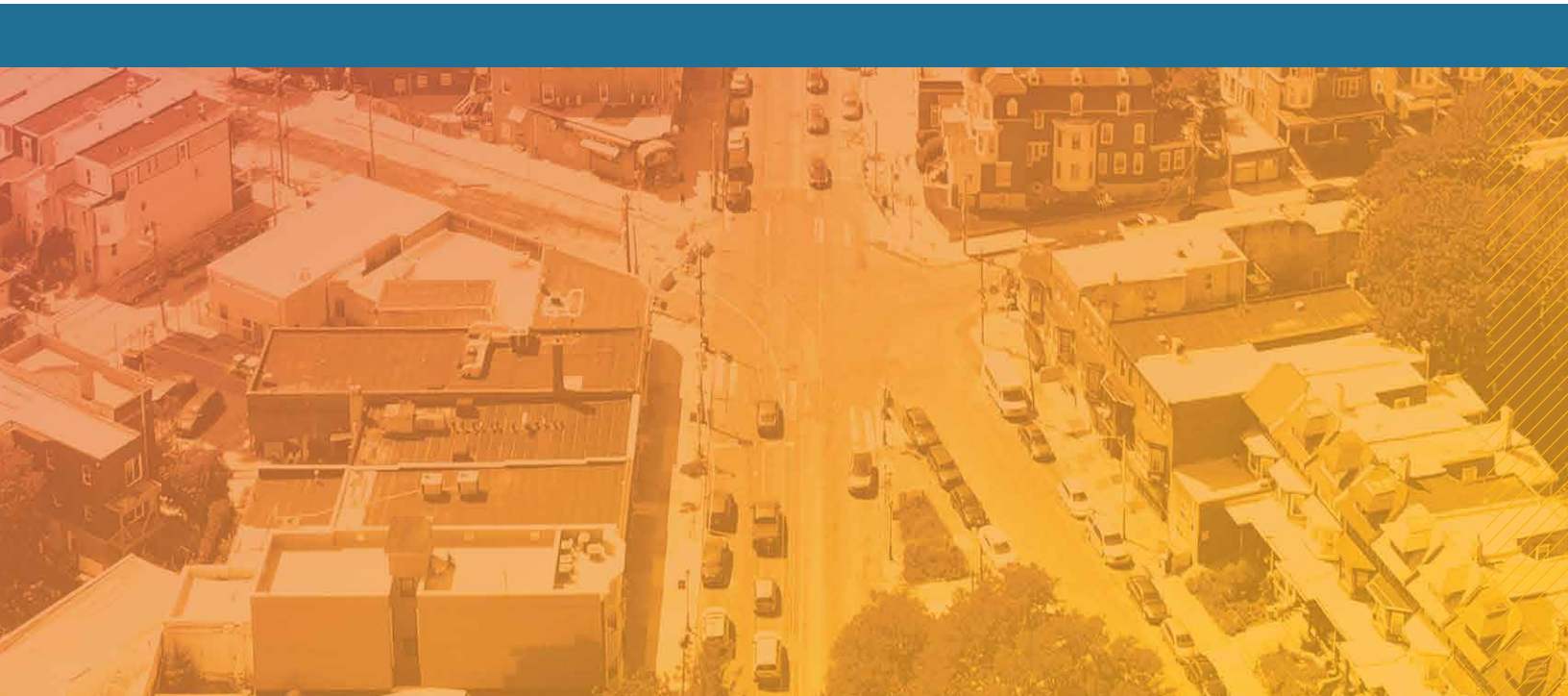






# The State of University City

PHILADELPHIA **2024**



# Philadelphia

**University City**



Center City





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Sheraton

CARSON

ONLY TRUCKS



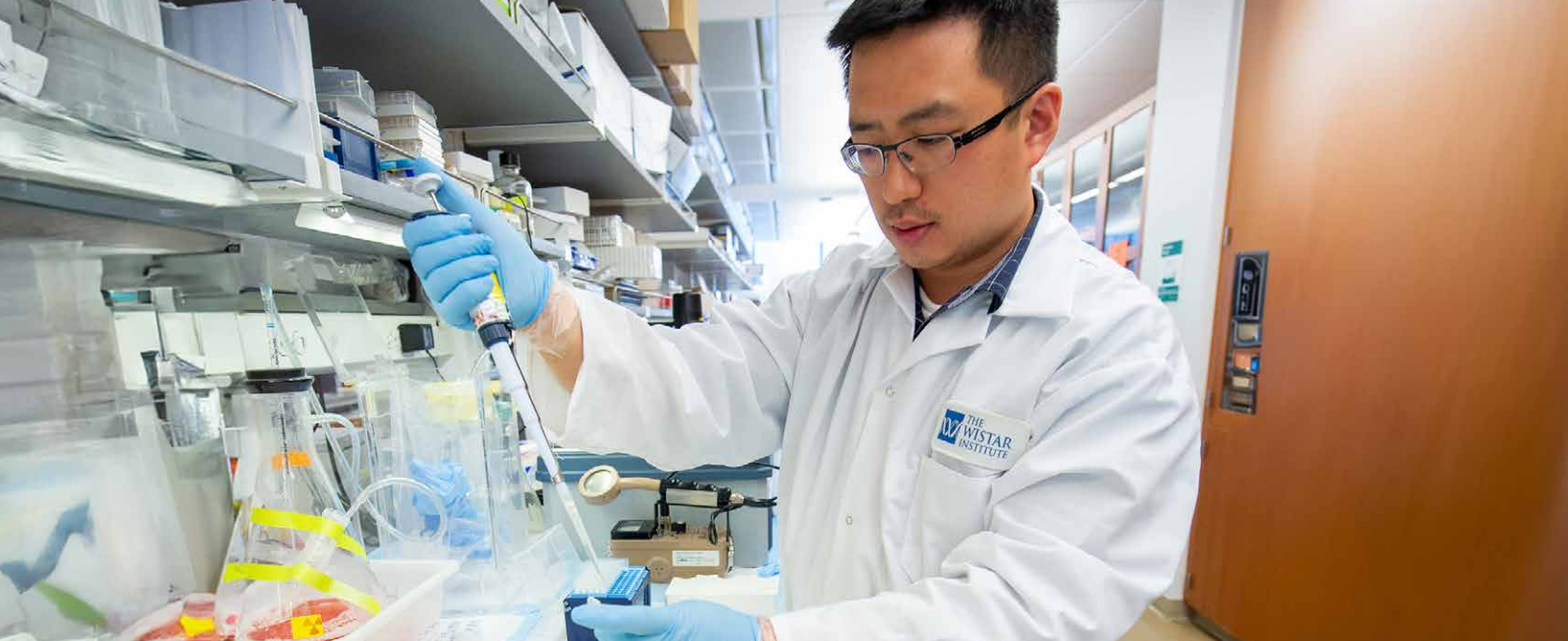
# A Letter from UCD's President

“**T**his is the place where discoveries in gene therapy will transform lives.” These words, suspended from a construction sign at the future home of a global center of excellence for gene therapy manufacturing in University City, signal not just the ambition of one particular project, but rather the aspirations of an entire neighborhood.

University City is home to \$710 million of recently completed construction projects—adding 2.5 million square feet of mixed-use space to our footprint and skyline. There’s been a palpable boom in lab space, which now totals more than 3.3 million square feet, and in the construction of multi-family housing, with 929 new units recently completed and another 4,200 in development over the next three years.

And, of course, all of this is driven by the foundational premise of University City as a globally competitive hub for innovation





and scientific discovery. Nearly \$2 billion in recent research and development investments across University City institutions and companies—buttressed by a record \$990 million in National Institutes of Health funding just in the past year—turn dreams of an innovation neighborhood into a daily reality.

Beyond these numbers, there are stories. Cures for diseases that were once deemed incurable. Nearly miraculous treatments for various forms of blood cancer. Gene therapies that reverse blindness and deafness. Years of perseverance behind the mRNA vaccines that saved the world from the ravages of COVID-19. And entirely new communities rising from surface parking lots to accommodate the acceleration of commercialization and talent attraction that increasingly defines University City.

Driven by growth and innovation, there is unparalleled opportunity. University City leads the region as an engine of good jobs that pay



living and thriving wages for frontline workers, the types of jobs that promise to put Philadelphia on a path toward greater prosperity for all. Preparing local talent for life-changing careers has been the hallmark of University City District's nationally acclaimed West Philadelphia Skills Initiative. Moreover, inclusive growth is a hallmark of our neighborhood and intrinsic to the DNA of a place that anchors dynamic new industries and companies.

To be in a place where the ambition every single day is to change the world for the better is remarkable. Please enjoy the snapshot of an ever-evolving University City in the pages that follow.

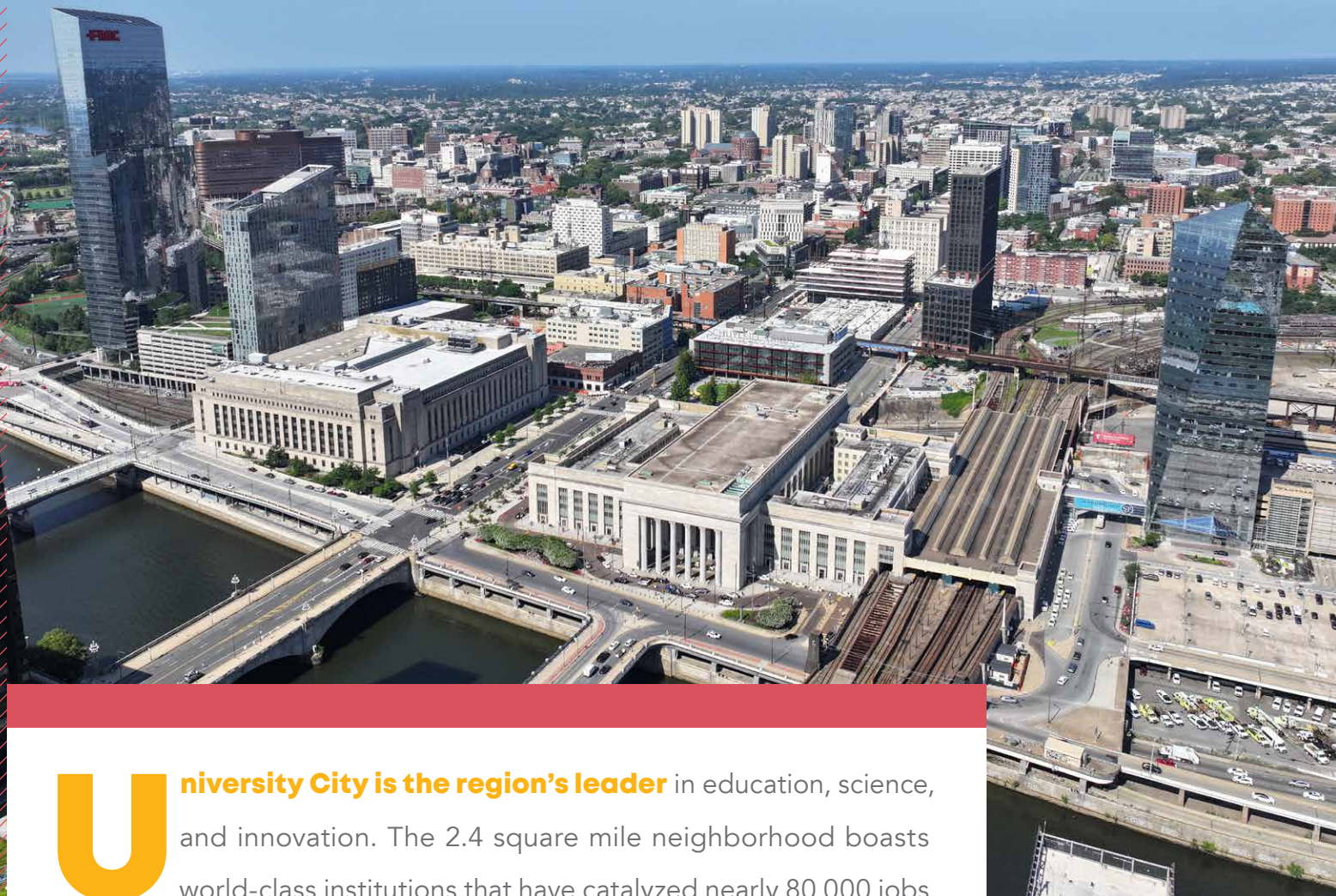
Sincerely,

A handwritten signature in black ink, appearing to read "Matt J.", written in a cursive style.

Matt Bergheiser  
President, University City District



# Spotlight on University City



**U**niversity City is the region's leader in education, science, and innovation. The 2.4 square mile neighborhood boasts world-class institutions that have catalyzed nearly 80,000 jobs in fields including medicine, higher education, technology, real estate, and hospitality. University City is a destination for culture seekers and food lovers, a transportation hub with some of the most bicycle-and pedestrian-friendly streets in the city, and is home to some of the most significant development projects and life sciences breakthroughs in the region. With diverse demographics, a blend of housing and rental options, top-notch schools and hospitals, and amenities galore, University City is one of Greater Philadelphia's neighborhoods of choice.



# University City

## BY THE NUMBERS 2024



**55,953**

neighborhood residents

**27.6**

median age

**24%**

of households primary language is not English



**15,941**

degrees awarded across 5 colleges and universities

**18,549**

job postings at major university city employers



**78,000**

jobs in University City

**72%**

of jobs pay over \$40,000 per year

**63%**

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



**225**

patents issued to University City institutions & firms

**\$1.9 BILLION**

in research & development funding

**\$30.6 BILLION**

in research & development funding since 2000

**\$990 MILLION**

in NIH funding to UCD organizations

**44.4%**

of total NIH funding to PA companies went to UCD organizations

**84%**

neighborhood residents work in University City

**57%**

residents commute using methods other than cars

**23.4 MINUTES**

average commute for residents

**4.2 MILLION**

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

**\$537,000**

median single family home sale price

**4,210**

units of multi family housing in development over next 3 years

**929**

new units of multi-family housing



**\$710 MILLION**

value of newly completed construction projects

**15.4%**

vacancy rate for office space, the 4<sup>th</sup> lowest in region

**2.5 MILLION**

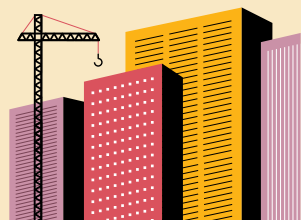
square feet of development under construction

**3.3 MILLION**

square feet of life sciences lab space

**\$62.16**

asking rent for lab space



# UNIVERSITY CITY is a...



## Regional Leader in Innovation

**WITH 225 PATENTS** and \$990 million in NIH funding in 2023, University City remains the nerve center of Philadelphia's technology and biotech scenes. Cutting-edge researchers, including the winners of the 2023 Nobel Prize in Physiology or Medicine, thrive in our ecosystem of discovery.



## Resilient Market for Continued Development

**CRANES, SCAFFOLDING,** and concrete mixers—our construction boom exploded with over 2.23 million square feet of new development valued at over \$710 million added to University City's inventory in 2023. And there's more to come: in 2024, an additional 2.77 million square feet of new development is expected to be added.





## Diverse and Growing Community

**OVER 55,000 PEOPLE** choose to live in University City, ranging from lifelong residents to young parents to transient students. Our residents skew young, educated, and ethnically diverse, with nearly 19% of residents born outside of the United States and 25% of households speaking non-English languages within their homes. 4,200 units of multi-family units will be added by 2026 to meet the growing demand for those wanting to call University City home.



## Exploding Tech and Life Sciences Hub

**UNIVERSITY CITY IS WHERE** the innovators want to be, drawn by the proximity to premier regional anchor institutions and knowledge centers plus ample lab space and research facilities. Philadelphia as a whole ranked at #6 among national life science talent according to CBRE, and much more is in the pipeline, including the forthcoming headquarters for Spark Therapeutics and additional research facilities at uCity Square, Schuylkill Yards, Penn, and elsewhere.



## Transit Paradise

**WHETHER BY TROLLEY,** bus, bicycle, train, scooter, or on foot, getting around in this neighborhood is a breeze. Continued infrastructure investments including new Indego bikeshare docks, reimagined main thoroughfares, and improvements to 30<sup>th</sup> Street Station will help keep University City's status as a "paradise" for walking, biking, and public transit from Walkscore.com.



## Home to Premier Anchor Institutions

**THE INSTITUTIONS OF** higher learning and hospitals located within University City attract top tier students, researchers, and employees, and rank among the best in the country in a variety of categories. They also combine to employ over 75% of the nearly 80,000 total workers in the neighborhood.

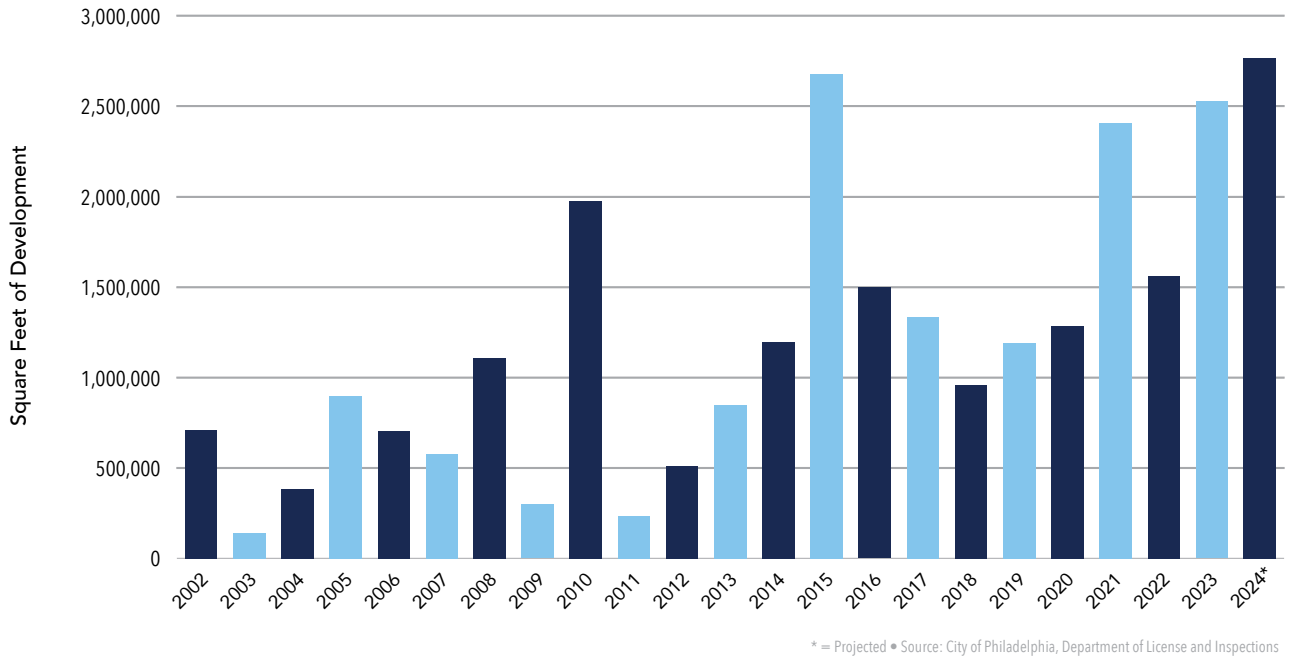


# Real Estate Development



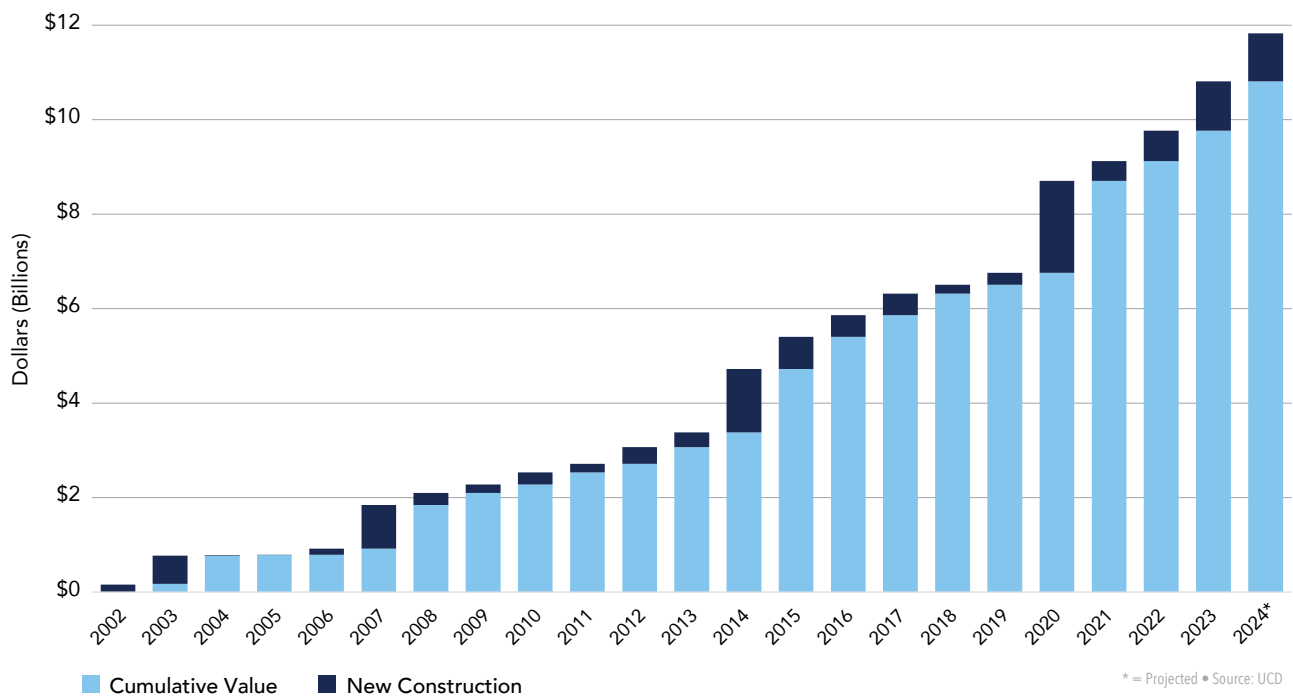
**I**n a time of flux for real estate developers across the country due to high interest rates, increased construction and land costs, and a lack of debt capital, University City continues to persevere, due in large part to the ongoing demand for life science office and laboratory spaces. University City is on pace to reach a projected 2.525 million square feet of new development valued at over \$710 million, both record highs for the neighborhood. Progress on major residential, institutional, public space, and mixed-use projects marked another busy year of groundbreakings, topping outs, and ribbon cuttings in the neighborhood. In the past year, significant progress has been made on three major long-term projects: uCity Square; Schuylkill Yards; and the 30<sup>th</sup> Street Master Plan. Other key developments, including the next phase of expansion of the Provident Building campus at 4601 Market Street, the new headquarters for Spark Therapeutics at 3001 Chestnut, and over 4,000 units of multi-family housing planned to arrive by 2027, point toward University City's continued growth, with an additional 2.77 million square feet in the pipeline expected to be completed in 2024.

## New Construction or Major Renovations



**Over 2.23 million square feet of new development valued at over \$710 million was added to University City’s inventory in 2023.**

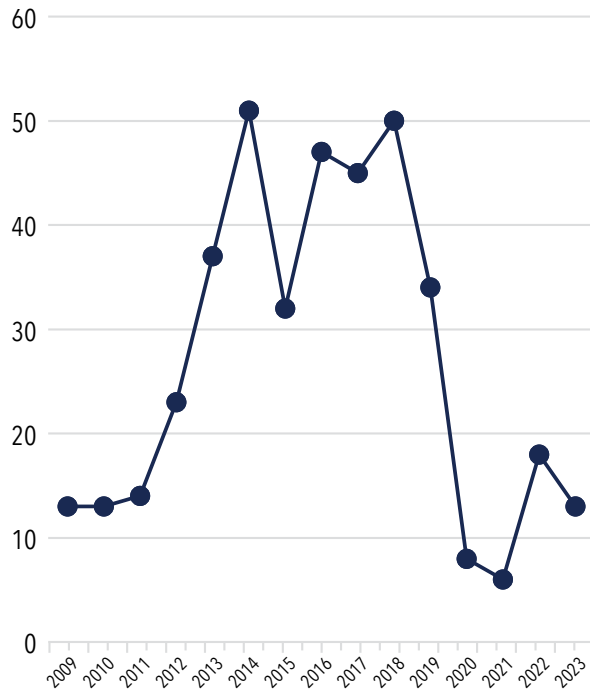
## Approximate Value of New Real Estate Development Projects





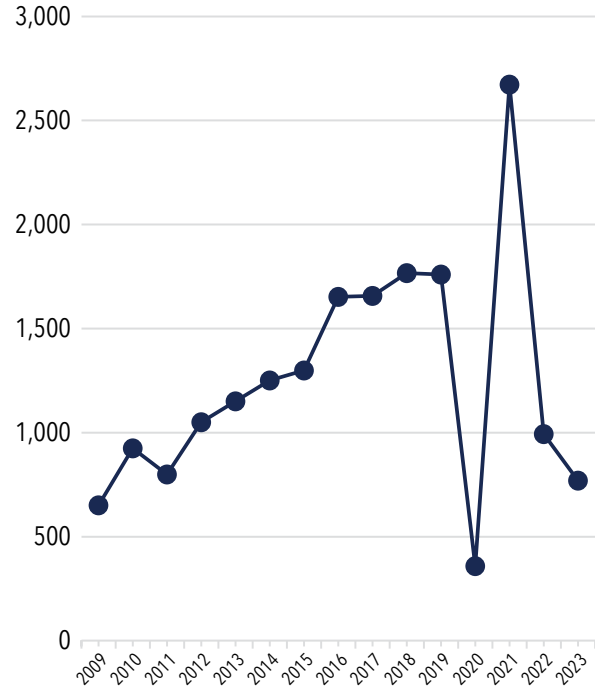


**Total New Construction Permits Issued in University City**



Source: City of Philadelphia, Department of License and Inspections

**Total New Construction Permits Issued in Philadelphia**

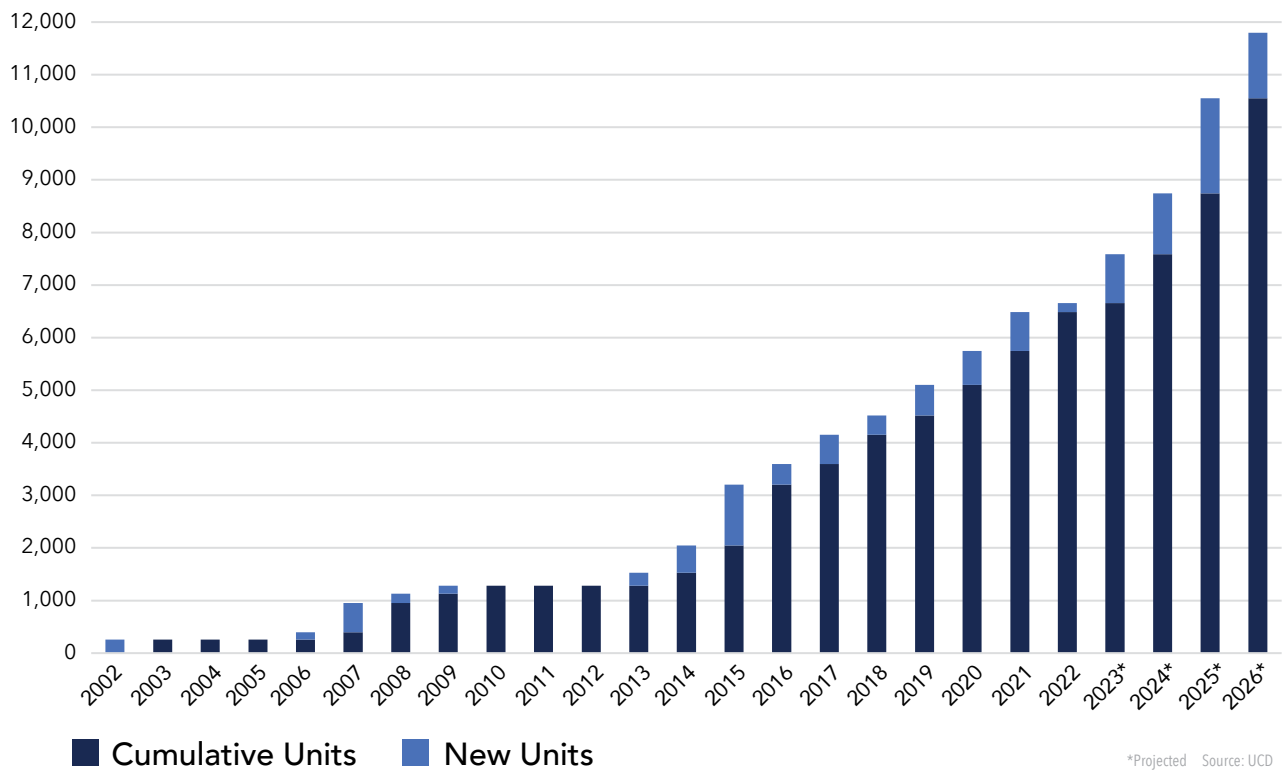


Source: City of Philadelphia, Department of License and Inspections



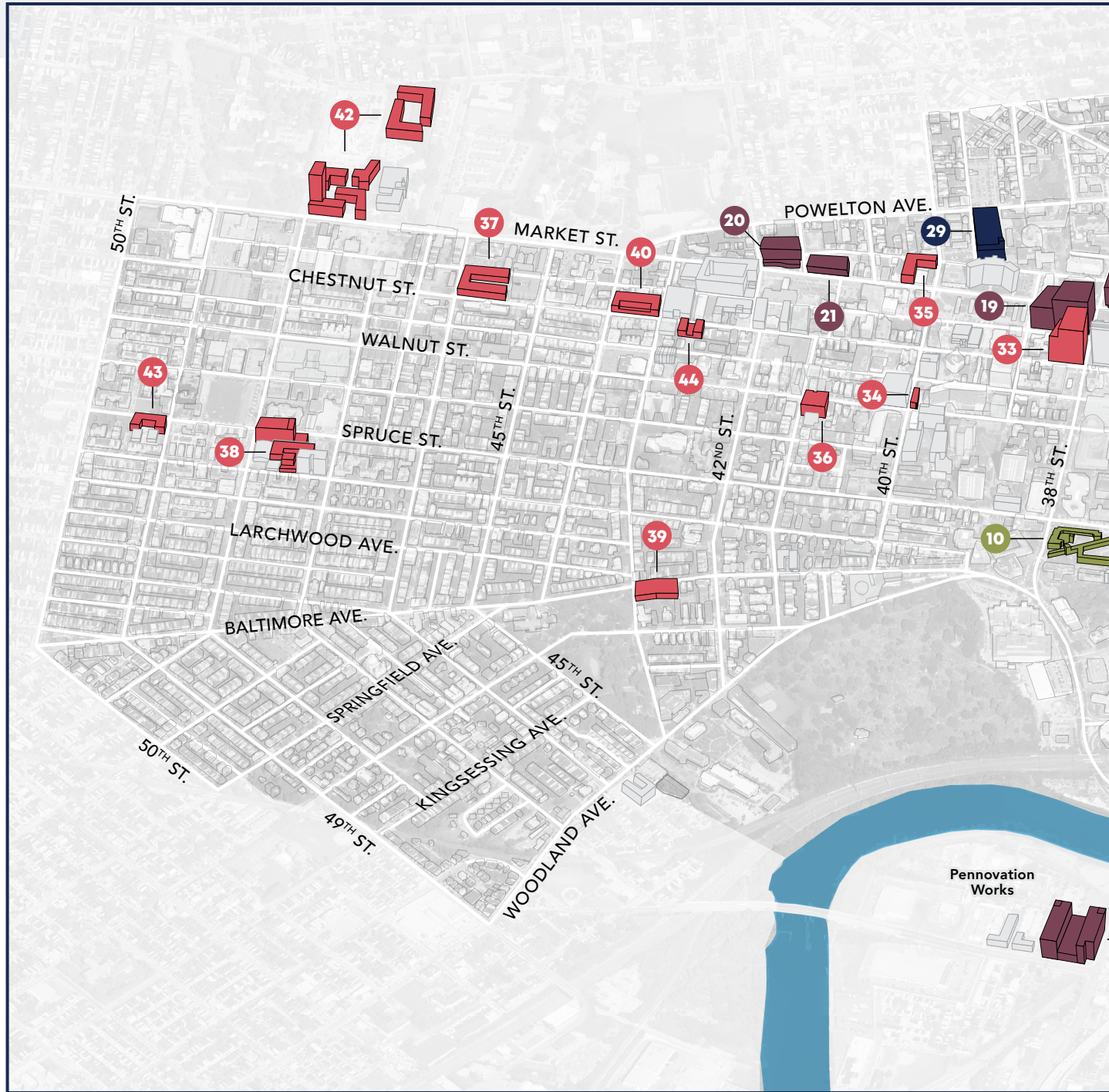


## Units of Multi-Family Housing



# Current Development in University City

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





**46 development projects** in University City opened their doors or made significant progress toward completion in the past 12 months. Together, these projects total over 2.23 million square feet of new laboratories, offices, medical facilities, places to live, and public spaces that will enhance the neighborhood's already-robust inventory. What follows is a summary of recently completed and planned projects transforming University City's streets and skyline.



## Academic

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

## Commercial

14. 3151 Market
15. 3201 Cuthbert Street
16. 3440 Market
17. 3600 Civic Center Blvd Overbuild
18. 3711 Market
19. 3838 Market
20. 3.0 University Place
21. 4.0 University Place
22. Pennovation Life Sciences Building
23. Schuylkill Yards East Tower at 3001 JFK
24. Sheraton Philadelphia University City Hotel
25. Spark Gene Therapy Innovation Center
26. Two-Three uCity Square
27. Ultra Labs Philadelphia

## Medical

28. Children's Hospital New Patient Tower
29. Penn Presbyterian Medical Center Parking Garage
30. Schuylkill Avenue Research Building

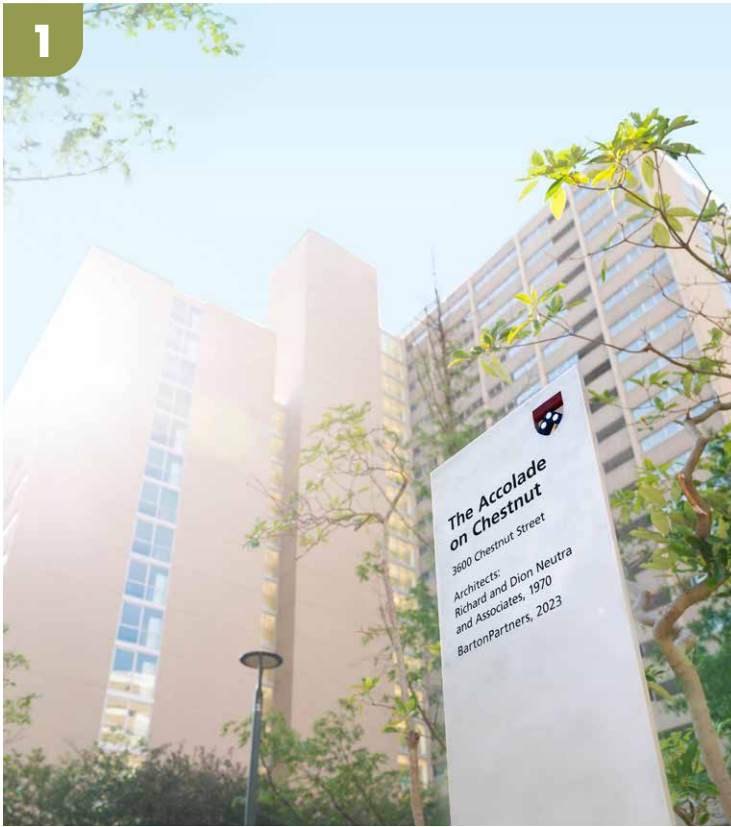
## Public Space

31. Highline Plaza at Schuylkill Yards
32. Myers Hall Demolition and Development of Green Space

## Residential / Mixed Use

33. 3801 Chestnut Street
34. 3935 Walnut Street Redevelopment
35. 4011 Market Street
36. 4040-50 Walnut Street
37. The Clark
38. Garden Court Plaza Extension
39. The Linden
40. LVL West
41. The Mark Philadelphia
42. Mill Creek Station
43. Olympic Tower Apartments
44. The Residences on Sansom
45. Schuylkill Yards West Tower at 3025 JFK
46. The Standard at Philadelphia

# Academic



## Accolade on Chestnut

The redevelopment of Sansom Place East repositioned this building for graduate student housing. The project, renamed Accolade on Chestnut, maintained the exterior façade of the original towers, while replacing windows and fully renovating the interior. The interior renovations included upgraded amenities such as washers/dryers in all units, a fitness center, small group study classrooms, multipurpose areas, and an enhanced and refreshed plaza. The completed project offers studio and two-bedroom units of moderately priced graduate student housing (588 beds total) with the aforementioned amenities.

Developer: The University of Pennsylvania & Greystar Property Management  
Location: 3600 Chestnut Street  
Size: 279,300 square feet  
Completion: August 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 is replacing the surface parking area at 34<sup>th</sup> and Chestnut Streets. Construction began in June 2022. As part of the Philadelphia Housing Development Corporation (PHDC) Percent for Art program, Cascode, a public art installation by polymedia artist Eto Otitigbe, will rise 60 feet high on the façade of the 34<sup>th</sup> Street Parking Garage at the entrance to Amy Gutmann Hall.

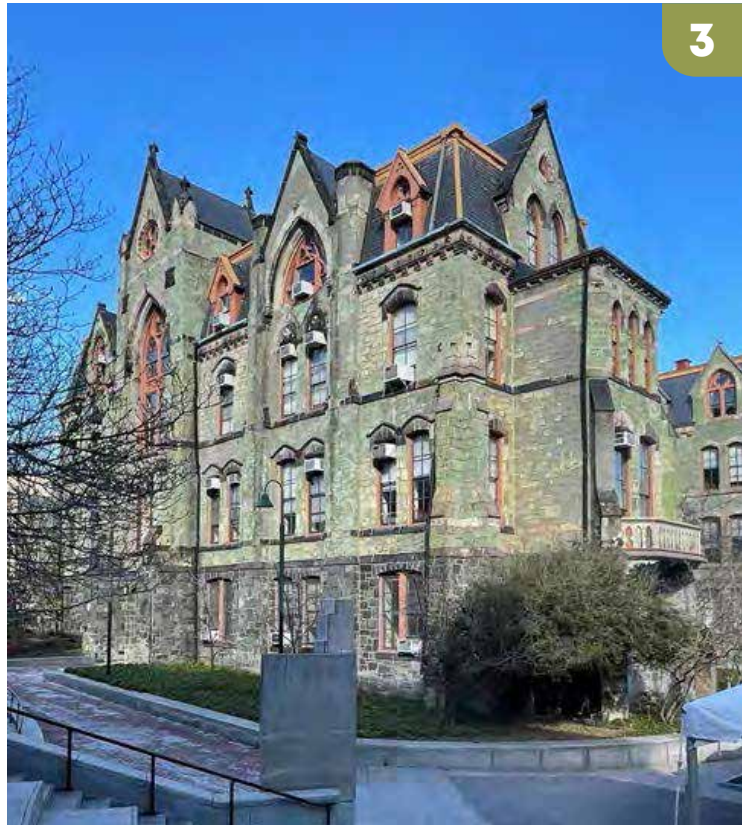
Developer: The University of Pennsylvania  
Location: 34<sup>th</sup> and Chestnut Streets  
Size: 116,000 square feet  
Completion: August 2024



## College Hall West Wing Renovation

The West Wing of Historic College Hall is undergoing 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

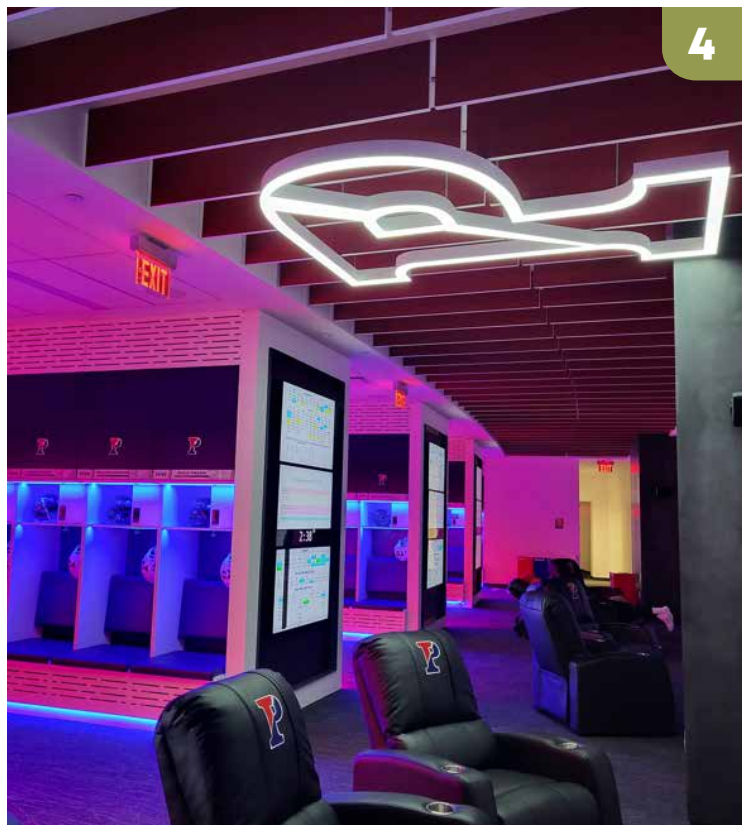


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## Franklin Field Team Operations

The Franklin Field Team Operations project includes 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. The football locker rooms were completed in August 2023.

Developer: The University of Pennsylvania  
Location: 235 South 33<sup>rd</sup> Street  
Size: 20,000 square feet  
Completion: March 2024



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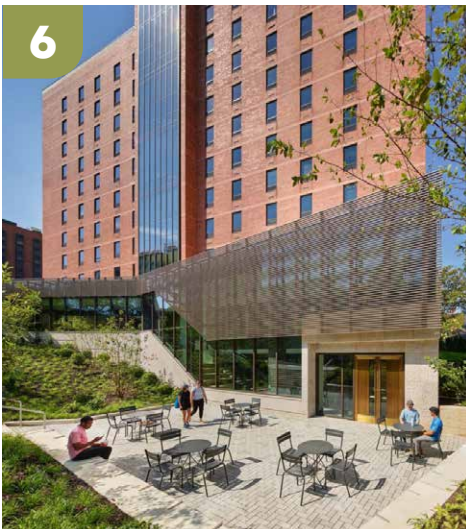
# Academic



## 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.

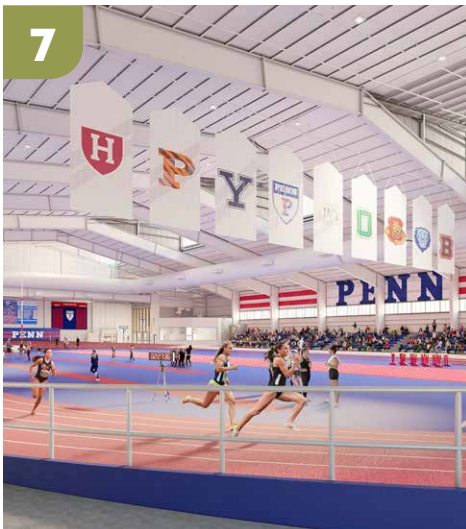
Developer:	The University of Pennsylvania
Location:	3700 Walnut Street
Size:	16,000 sf new space, 17,000 sf renovated space
Completion:	August 2023



## 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



## Ott Center for Track and Field

A new indoor track and field facility is under construction 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.

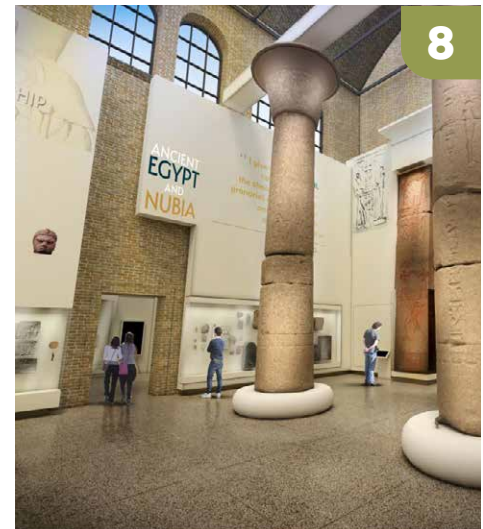
Developer:	The University of Pennsylvania
Location:	Behind the existing Hollenback Center near the South Street Bridge
Size:	72,000 square feet
Completion:	September 2024



## Penn Museum Coxe Wing Renovations Phase 2

A landmark multi-phased renovation of the Penn Museum began in fall 2017. Construction on Phase Two began in fall 2023 and includes extensive renovations to the Museum's collections storage area and its Ancient Egypt and Nubia Galleries. The renovation will proceed on two levels. The Main Level, with a tentative opening in late 2026, will curate themes related to life and the afterlife in Ancient Egypt. The Upper Level, expected to conclude renovations by late 2028, will exhibit gods, kings, and pharaohs, including the palace of Pharaoh Merenptah.

Developer: The University of Pennsylvania  
Location: 3260 South Street  
Size: 25,000 square feet  
Completion: May 2026-28



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## 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 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: 520,000 square feet  
Completion: Three phases starting in May 2023 running through August 2026



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## Stouffer College House Renovation

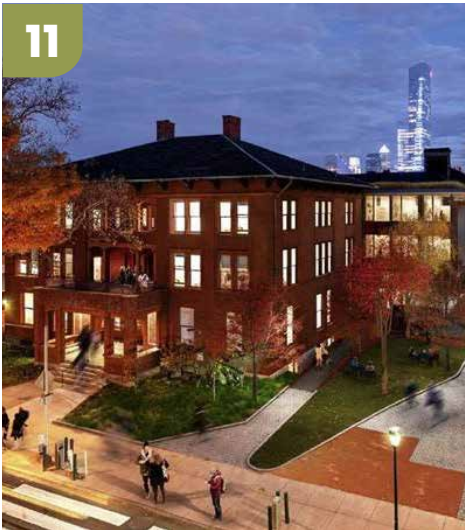
A makeover of the Stouffer College House near 38<sup>th</sup> and Spruce Streets included a full renovation of all student rooms, the installation of single occupancy restrooms, and refurbished student amenity spaces, as well as accessibility upgrades and replacement of windows and electrical switchgear.

Developer: The University of Pennsylvania  
Location: 3715 Woodland Walk  
Size: 42,000 square feet  
Completion: August 2023



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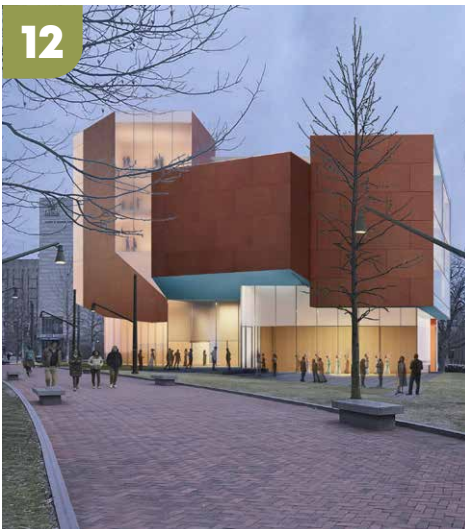
# Academic



## Stuart Weitzman Hall

The new addition on the east side of the former Morgan Hall will feature a grand entrance foyer, a glass-walled exhibition gallery that opens to a covered outdoor patio, individual and multi-seat studios, large smart classrooms and critique spaces, and faculty offices. The design retains historic architectural elements of the original structure, including the façade, the porch, and the balcony above the 34<sup>th</sup> Street entrance. Construction begins Summer 2024.

Developer: The University of Pennsylvania  
Location: 205 S 34<sup>th</sup> Street  
Size: 41,000 square feet  
Completion: August 2025



## Student Performing Arts Center

Design is underway for a new Student Performing Arts Center at the intersection of Chestnut Street and Woodland Walk, providing multiple spaces for rehearsals and student performances. The design includes a 300-seat proscenium theater, a 125-seat studio theater with flexible performance and rehearsal capabilities, five rehearsal studios, and support spaces. Construction is expected to begin in the Summer of 2024.

Developer: The University of Pennsylvania  
Location: 33rd & Chestnut Streets  
Size: 38,000 square feet  
Completion: Winter 2026



## Vagelos Laboratory for Energy Science and Technology

The University of Pennsylvania is building a new home for energy research. Shared by the School of Arts & Sciences and the School of Engineering & Applied Science, the new building will provide laboratory space for wet chemistry research and optics research, plus collaborative spaces, offices, and a landscaped courtyard.

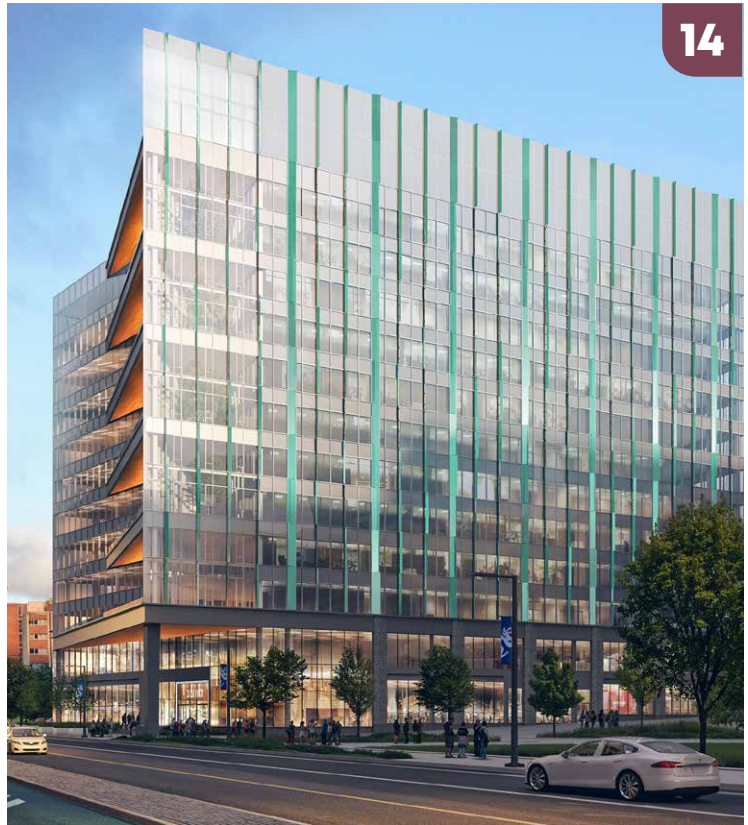
Developer: The University of Pennsylvania  
Location: 3200 Walnut Street  
Size: 112,500 square feet  
Completion: January 2025



## 3151 Market

Currently under construction for 2024 delivery, 3151 Market is a purpose-built life science building with a striking, sustainable design. Designed by Gensler, the 12-story building will offer 417,000 square feet of customizable lab, innovation, and office space design including the potential for GMP and vivarium functions. Ground floor retail, 18,000 square feet of amenity space, 6,000 square feet of outdoor terrace space, and below-grade parking will create a best-in-market tenant experience for life science users.

Developer: Brandywine Realty Trust  
Location: 3151 Market Street  
Size: 489,000 square feet  
Completion: Q4 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



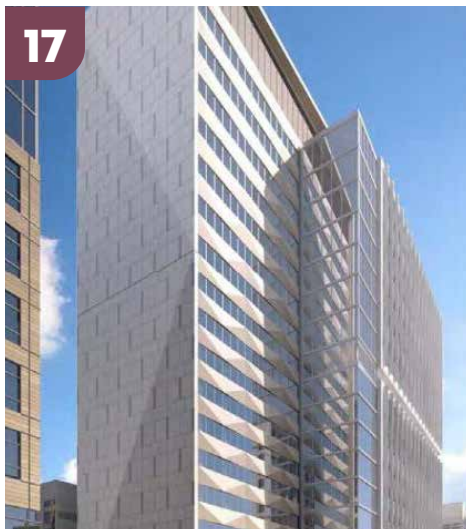
# Commercial



## 3440 Market

3440 Market is a 120,000 square foot redevelopment of an existing office building into a flexible lab and 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 a more contemporary streetscape, façade, and lobby experience, as well as upgraded common areas throughout the building.

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



## 3600 Civic Center Blvd Overbuild

Phase 2 of construction at 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 wet and dry research facilities as well as a vivarium.

Developer: University of Pennsylvania Perelman School of Medicine  
Location: 3600 Civic Center Boulevard  
Size: 218,000 square feet  
Completion: Summer 2025



## 3711 Market

3711 Market Street is a 12-story, 150,000-square-foot building with LEED Silver certification. The building offers fully equipped wet and dry laboratories, office space, and shared space to foster collaboration and participation as well as ground floor retailers Han Dynasty and Orangetheory Fitness. 3711 Market will undergo a refresh of the common areas and lobby to complement investments in the base building for supporting increased lab capacity.

Developer: Wexford Science + Technology and Ventas  
Location: 3711 Market Street  
Size: 150,000 square feet  
Completion: 2024



# Commercial

## 3838 Market

3838 Market is a mixed-use project located at the gateway to uCity Square along 38<sup>th</sup> and Market Streets. The project will include 200,000 square feet of commercial lab and clinical space, 22,000 square feet of ground floor retail, and 400 parking spaces. 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



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## 3.0 University Place

University Place Associates (UPA), along with partners Silverstein Properties and Cantor Fitzgerald, have activated an ecosystem of innovation. 3.0 University Place, a 250,000 square foot epicenter for life sciences, delivered in March of 2023 and is elevating possibilities within Philadelphia with its state-of-the-art laboratory space, GMP facilities, vivarium capabilities, and Market Street retail opportunities. 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. In 2024, 3.0 University Place will welcome restaurant Amina Ocean as their anchor tenant.

Developer: University Place Associates & Silverstein Properties

Location: 4101 Market Street | The Platinum Corridor

Size: 250,000 square feet

Completion: Q4 2023



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## 4.0 University Place

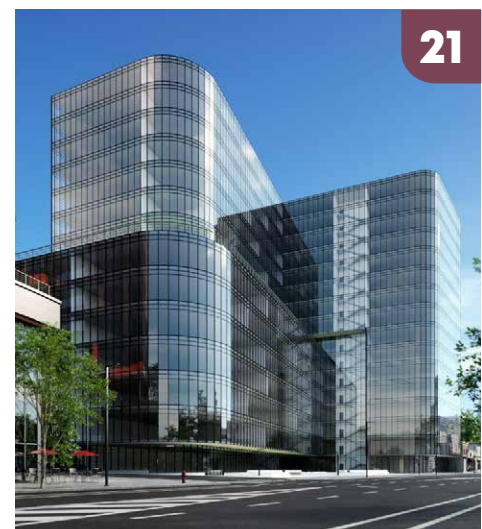
With the future in mind, University Place is planning another state-of-the-art life science building at 41<sup>st</sup> & Market Streets. This planned 450,000 square foot world class lab building will include a BSL- 3 cGMP space, vivarium, and neighborhood-friendly retail. With the continued commitment 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



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# Commercial

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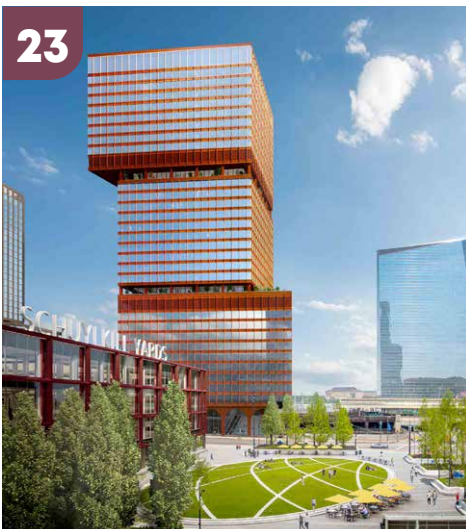


## Pennovation Life Sciences Building

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 at Pennovation Works. The building will include roughly 391,000 square feet dedicated to biological research and development and 92,000 square feet for biomanufacturing. These facilities are positioned to offer an opportunity for biotech companies to remain in Philadelphia, adjacent to Penn's campus, as they expand, and also to attract national life science companies to the Philadelphia market.

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

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## Schuylkill Yards East Tower at 3001 JFK

A bold addition to the University City skyline, 3001 JFK is the right home for companies seeking distinctive space, iconic views, and premiere connections to transit and talent. Also known as the East Tower, 3001 JFK boasts a striking 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:	TBD, shovel-ready

24



## Sheraton Philadelphia University City Hotel

Inspired by the Ivy League style of the University of Pennsylvania, the hotel's \$60 million renovation will unveil a sophisticated look with new textiles, accents, and modern upgrades to guestrooms and public spaces including the hotel's lobby, porte cochere, corridors, and club lounge. Additional enhancements to the 24/7 fitness center include a remodeled outdoor deck for lounging, exercise, and games. When complete, the renovation will create an inviting home base for a stay in University City.

Developer:	University of Pennsylvania
Location:	3549 Chestnut Street
Size:	332 Rooms, 10,000 square feet of meeting space
Completion:	May 2025



# Commercial

## Spark Gene Therapy Innovation Center

Spark Therapeutics' Gene Therapy Innovation Center (GTIC), located in West Philadelphia 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 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 with unprecedented collaboration to unlock the power of gene therapy to accelerate healthcare transformation.

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 2026 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.

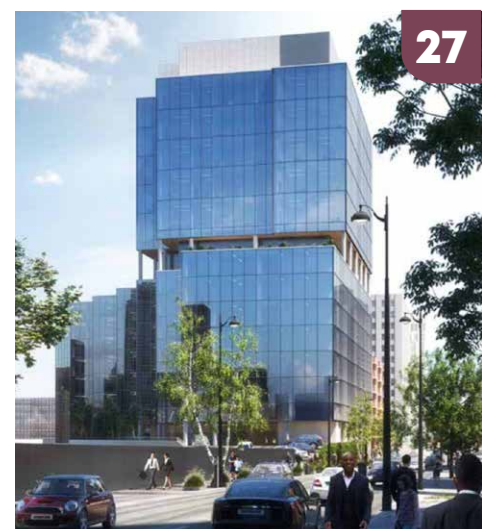
Developer: Wexford Science + Technology, Ventas, and University City Science Center  
Location: 25 North 38<sup>th</sup> Street  
Size: 1 million+ square feet  
Completion: 2026



## Ultra Labs Philadelphia

Ultra Labs is an 11-story, 185,279 square foot purpose-built life sciences building that aims to cater to the needs of scientists and researchers with state-of-the-art lab infrastructure that offers the option of certified cGMP compliance. In addition to office and lab space, the building will include a conference center, fitness facility, three loading docks, and 26 reserved parking spots, and is seeking LEED Silver certification. The building's design includes an all-glass façade and a unique footprint that follows the curve of the nearby rail line.

Developer: A joint venture between Republic Properties Corporation, Scheer Partners, and SEPTA  
Location: 127 N 32<sup>nd</sup> Street  
Size: 185,000 square feet  
Completion: TBD



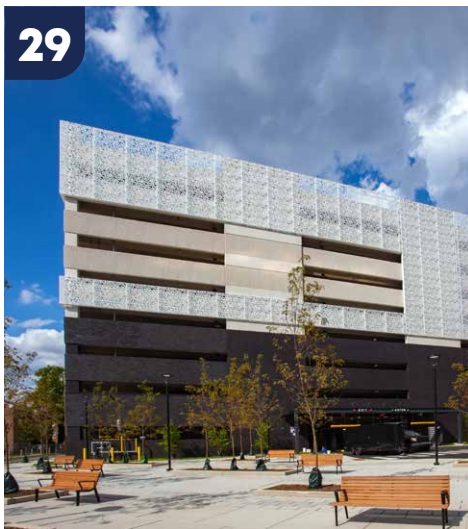
# Medical



## Children's Hospital New Patient Tower

The New Patient Tower (NPT) is a high-intensity inpatient bed tower and diagnostic and treatment podium. With 1.3 million square feet, the NPT enables the Children's Hospital of Philadelphia to provide private rooms for all patients. The NPT will be located in the center of CHOP's University City campus.

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 supports the future growth and expansion of services at Penn Presbyterian Medical Center, replacing an older garage which will be demolished. The consolidation of all campus parking needs to this single garage supports the ease of access for inpatient and outpatient services and alleviates parking congestion in the surrounding community. The parking garage, which opened on January 29<sup>th</sup>, 2024, 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:	2024



## 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

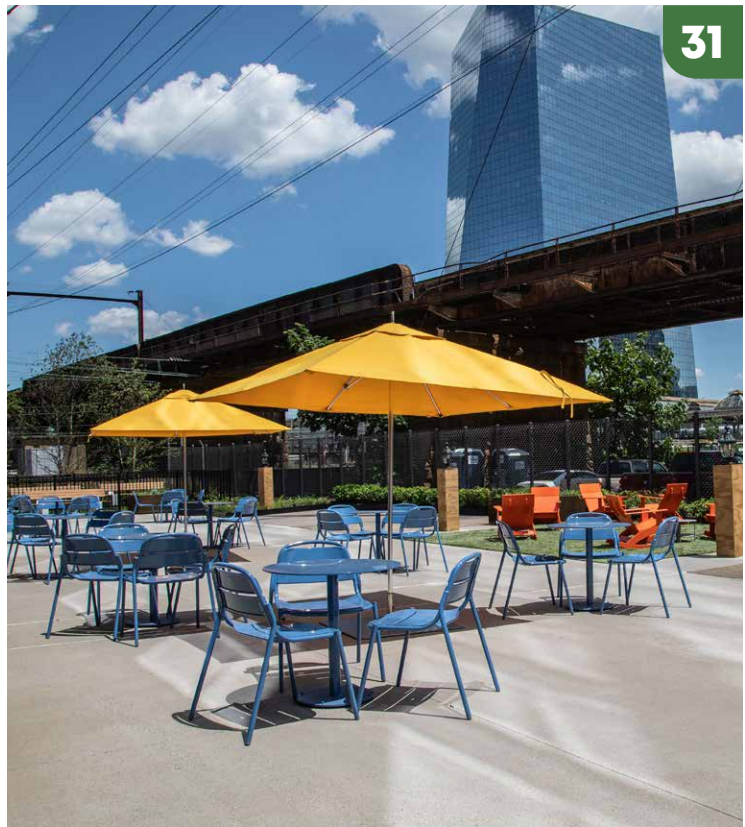


# Public Space

## Highline Plaza at Schuylkill Yards

Delivered in 2023, the first phase of Highline Park is a 7,500-square-foot pocket park located across from the office entrance to 3025 JFK in Schuylkill Yards. Designed by leading landscape architecture firm SWA/Balsley, Highline Park provides various seating environments, lush landscaping, and a dog run. The park will extend under the Highline in a future phase to connect to the 3001 JFK site.

Developer: Brandywine Realty Trust  
Location: 3025 John F. Kennedy Blvd.  
Size: 7,500 square feet  
Completion: Q3 2023



## Myers Hall Demolition and Development of Green Space

The site of Drexel's former Myers Residence Hall is being transformed into the single largest green space in the core campus. The residential building is being demolished and a small building to house electrical controls is being built on the site. Once demolition is complete, Drexel will construct approximately 40,000 square feet of open lawn for recreational use, framed by 16,000 square feet of native planting beds, plus multiple seating areas.

Developer: Drexel University  
Location: 33<sup>rd</sup> and Race Streets  
Size: 1.7 acres  
Completion: Fall 2024



# Residential / Mixed Use



## 3801 Chestnut Street

A new 13-story building from Sterling Bay and Botanic Properties will bring nearly 400,000 square feet of lab, office space, and ground floor retail to the corner of 38<sup>th</sup> and Chestnut Street. The building, designed by Perkins + Will, 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: 392,000 square feet  
Completion: 2025



## 3935 Walnut Street Redevelopment

A mixed-use redevelopment project of the existing McDonald's restaurant located at 3935 Walnut Street is underway by Penn as part of a broader ongoing investment by the University in the 40<sup>th</sup> Street Corridor. A new six-story building is under construction, anticipating the reopening of a fully modernized McDonald's restaurant on the first floor with the upper floors serving as space for student life offices.

Developer: The University of Pennsylvania and Mosaic Development Partners  
Location: 3935 Walnut Street  
Size: 52,000 square feet; 4,700 square feet 1<sup>st</sup> floor space for McDonald's, floors 2-6 office spaces for Penn  
Completion: January 2025



## 4011 Market Street

Developers are planning a 12-story, 228,693 square foot project that mixes residential units, ground floor commercial space, and underground parking near the 40<sup>th</sup> Street stop on the Market-Frankford Line. An L-shaped design, created by Cube3 architects, wraps the building to connect to both Market Street to the south and Filbert Street to the north. The plans call for 350 residential units, 4,185 square feet of ground floor retail along Market, and 53 underground parking spots, along with a green roof, a roof deck, and a private corner space at Filbert for resident use.

Developer: North 40 Acquisition, LLC  
Location: 4011 Market Street  
Size: Phase 1: 228,693 square feet  
Completion: TBD



# Residential / Mixed Use

## 4040-50 Walnut Street

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

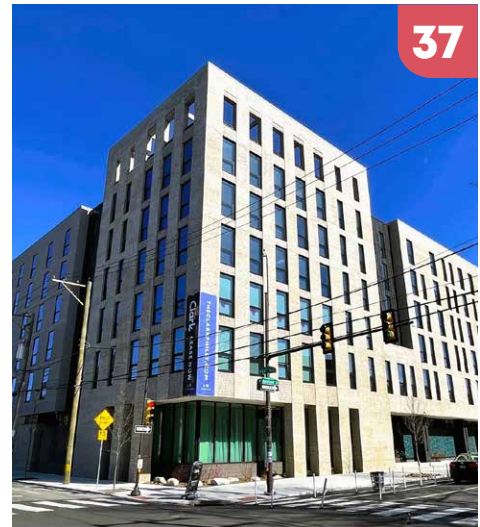
Developer: Campus Apartments  
Location: 4040-50 Walnut Street  
Size: 161,115 square feet  
Completion: TBD



## The Clark

The Clark at 4519 Chestnut is a transit-oriented, multi-family development. The 327-unit project, designed by SITIO Architecture + Urbanism, includes the integration of a new public pocket park along Chestnut Street, and features 147 bicycle spaces, package and fitness rooms, and a roof deck. This lush open space provides both a public amenity and 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. Located proximate to the transit hub at 46<sup>th</sup> and Market, this location provides residents with a speedy connection to downtown Philadelphia and the surrounding neighborhoods.

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



## Garden Court Plaza Extension

Construction is ongoing on a six-story addition atop a one-story garage adjacent to the existing Garden Court Plaza at 4701 Pine Street. The extension, standing 89 feet and seven stories tall, topped off in November of 2023 and will add 220 units ranging from studios to two bedrooms, an extended amenity suite, a new garden, an outdoor dining area, pools, and a dog run, plus a storage room with bike storage.

Developer: Infinity Real Estate  
Location: 4701-29 Pine Street  
Size: Phase 1: 181,000 square feet  
Completion: 2024



# Residential / Mixed Use



## The Linden

Work is nearing completion on a six story, 132-unit residential building at 4224 Baltimore Avenue. The Linden includes more than 15,000 square feet of ground-floor commercial space along the corner of 43<sup>rd</sup> and Baltimore, and 132 residential units, including 10 studios, and 86 one-bedroom and 36 two-bedroom apartments. The units will feature 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, bicycle storage room, and dedicated off-street parking with electric vehicle charging stations.

Developer: Clarkmore Group, LLC  
Location: 4224 Baltimore Avenue  
Size: 151,000 square feet  
Completion: 2024



## LVL West

LVL West is a 275-unit mixed-use development featuring apartments and a new neighborhood grocery store. Designed by JKRP Architects, the building rises seven stories tall and features 30,300 square feet of retail space on the ground floor which will be home to a new Grocery Outlet market. The residential space totals 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 holds 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: Spring 2024



## 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: Phase 1: 473,000 square feet  
Completion: Fall 2025



# Residential / Mixed Use



## Mill Creek Station

Mill Creek Station, located between 46<sup>th</sup> and 48<sup>th</sup> Streets to the east and west of Market Street, is a planned housing and retail extension and expansion of the Provident Building campus. The first phase of the project, which included the renovation of 272,000 square feet within the historic building on 46<sup>th</sup> Street, was completed in 2023. Next, the plans from Iron Stone Real Estate Partners call for one nineteen-story and five seven-story structures with retail and multi-family uses. Approximately 6,550 square feet total of retail spaces will be in the three buildings that have street frontage along 48<sup>th</sup> and Market Streets. 1,240 residential units, in a mix of studios, one-bedroom, and two-bedroom units at approximately 819,200 square feet, will be located on the upper floors of all buildings. Approximately 13,400 square feet of residential amenity spaces will be located on the first and nineteenth floors and roof decks will be located at all buildings. Two pairs of buildings at the southwest corner of the property will each have a large connecting courtyard at the second floor totaling 34,974 square feet with outdoor kitchens, lounge spaces, and a pool for residents. The project will add 343 on-grade parking spaces for a total of 384, combined with existing spaces at the Provident Building.

Developer:	Iron Stone Real Estate Partners
Location:	4601 Market Street
Size:	845,000+ square feet
Completion:	Phase 1 2023, Phase 2 2027

# Residential / Mixed Use

43



## 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, one-bedroom, and two-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

44



## The Residences on Sansom

A new seven-story mixed-use proposal aims to bring 128 rental units and office space to 4240 Chestnut Street. Designed by DAS Architects, 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 offer studio, one-bedroom, and two-bedroom units, a courtyard and green roof located in a setback over the second floor in the front, and an additional green roof and roof deck will be located on the top of the building. The façade will have metal panels above the second floor and there will be planters, new street trees, and bike racks on Chestnut Street. The building will also feature underground parking for 40 cars.

Developer: International Family Services

Location: 4240 Chestnut Street

Size: 141,900 square feet

Completion: Fall 2024

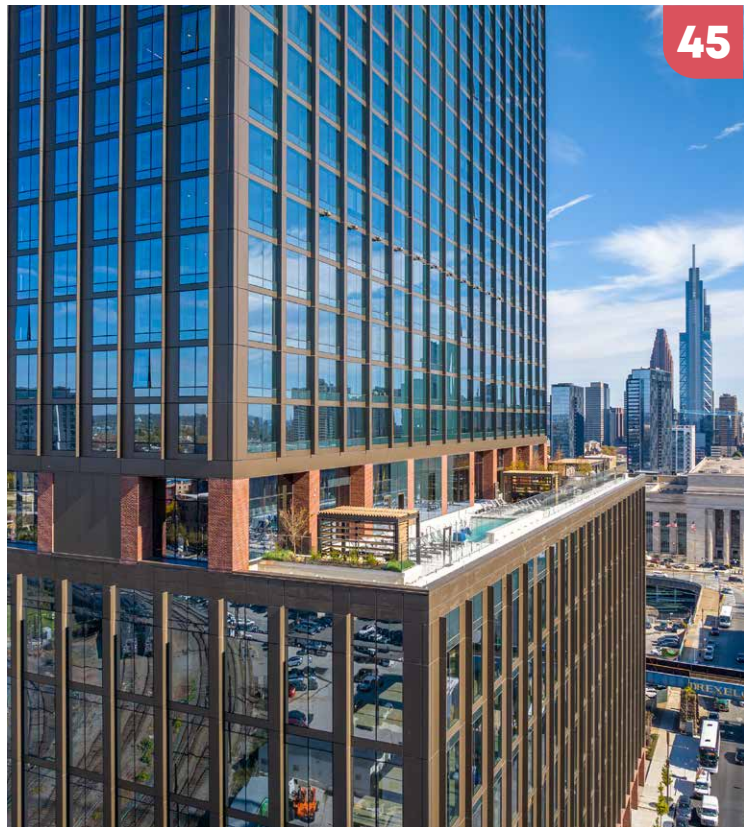


# Residential / Mixed Use

## Schuylkill Yards West Tower at 3025 JFK

Delivered in 2023, 3025 JFK caters to a next-generation live-work experience. The 28-story mixed-use tower consists of 326 luxury residential units at Avira, 200,000 square feet of office and life science space, a striking 29,000-square-foot indoor-outdoor amenity floor, 9,000 square feet of ground-floor retail, and underground parking. At the base of the building, phase 1 of High Line Park features relaxing seating areas, lush landscaping, and a dog run.

Developer: Brandywine Realty Trust  
Location: 3025 John F. Kennedy Blvd.  
Size: 570,000 square feet  
Completion: Q3 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 14<sup>th</sup> floor, and industrial finish and detailing of the dark grey features will echo the texture of the adjacent elevated rail line at Highline Field.

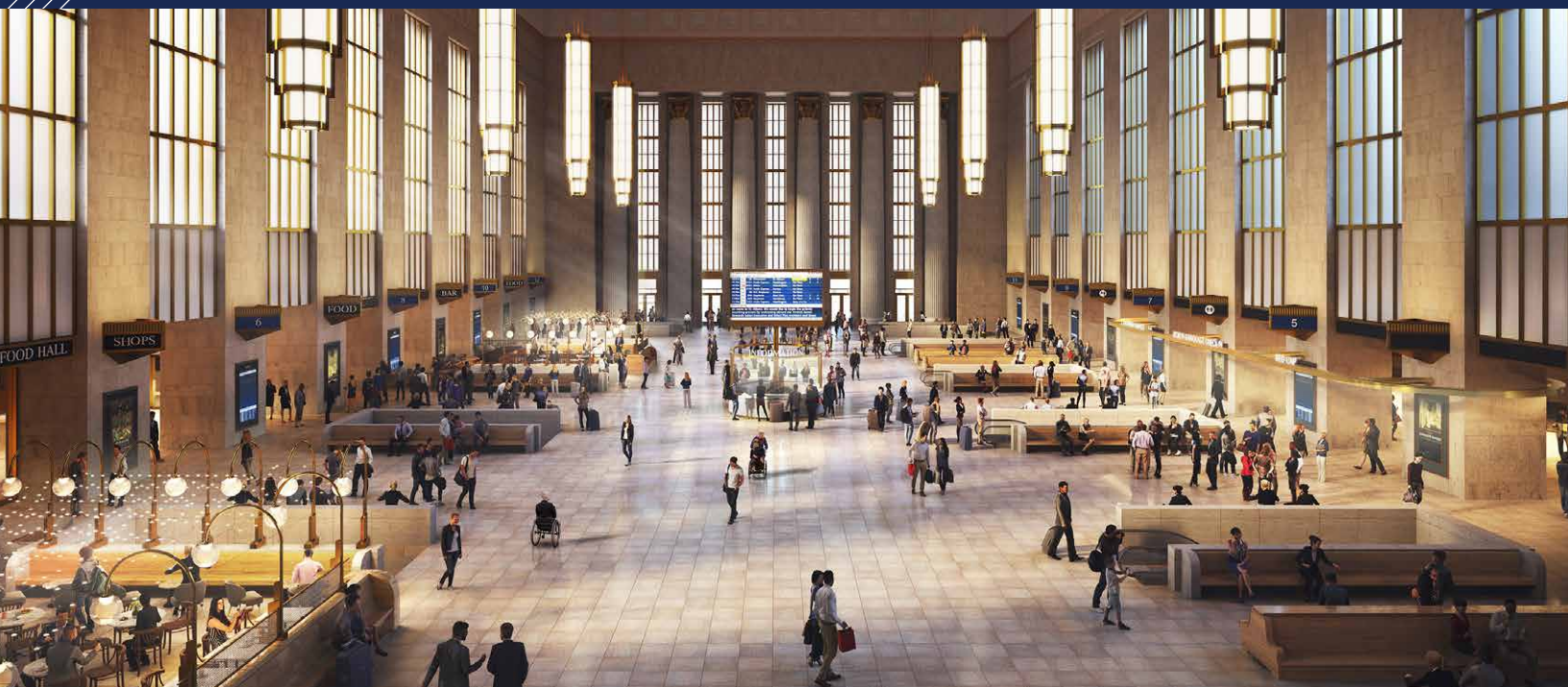
Developer: Landmark Properties  
Location: 119 South 31<sup>st</sup> Street  
Size: 375,300 square feet  
Completion: Fall 2024







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





**A** new era of passenger rail has officially launched in Philadelphia! Amtrak rang in the new year in January of 2024 with a construction kick off celebration for major renovations at William H. Gray III 30<sup>th</sup> Street Station in Philadelphia with construction phases continuing through 2027.

In 2016, in partnership with Brandywine Realty Trust, Drexel University, the Pennsylvania Department of Transportation, and the Southeastern Pennsylvania Transportation Authority, Amtrak developed a comprehensive vision to serve as a roadmap for the improvement and development of Gray 30<sup>th</sup> Street Station and the surrounding district. This project is part of the first phase of the District Plan.

Amtrak has partnered with Plenary Infrastructure Philadelphia (PIP) as the master developer whose responsibility it is to design, build, finance, operate, and maintain the station improvements for 50 years as part of a public-private partnership (P3) agreement. Key contractors currently performing various portions of its work include Gilbane Building Company as design-build lead, Johnson Controls Inc. for facility operations and maintenance, and Vantage Airport Group for concessions development and management.

The project has an estimated capital construction value of \$550 million with major elements of the station restoration and renovation to include:

- modernizing and expanding station food & beverage and retail offerings
- improving station operations and enhancing the customer experience
- upgrading The Porch landscaping and community amenities
- modernizing Amtrak corporate offices
- enhancing building infrastructure to achieve and maintain a state of good repair

PIP equity sponsor, Plenary Americas, LP, will also be investing \$2.5 million into a community impact fund dedicated to supporting career development and small business growth aspirations of women, people of color, and individuals of under-represented groups in West Philadelphia and throughout the City. The first grants will be provided to worker training programs run by the Philadelphia Building & Construction Trades Council (Samuel Staten Sr. Pre-Apprenticeship Program) and Finishing Trades Institute of the Mid-Atlantic Region (WINC, Women in Non-traditional Careers).

# uCity Square







**U**City Square continued building on its momentum in 2023 as an established Knowledge Community with a series of exciting developments and announcements that further innovation and collaboration across its 4.0 million—and growing—square feet.

In September, the development team officially opened One uCity Square at 37<sup>th</sup> & Cuthbert Streets with a ribbon cutting ceremony. The 13-story, 400,000 square foot purpose-built lab and office building looks out at the city skyline and the new, one-acre public space called the Square that hosted a community block party following the ribbon cutting. The Square and adjacent Lawn is activated throughout the year with community events including a beer garden, yoga, boot camp, movies, food trucks, and more.

One uCity Square is now over 93% fully leased with the addition of Penn Medicine's Institute for RNA Innovation which opened in November. The Institute will be joined by Penn Engineering's Center for Precision Engineering in Health in spring 2024, joining forces to develop new vaccines and therapeutics and advancing health technology solutions in a new collaborative way under one roof. Commercial tenants include Century Therapeutics (NASDAQ: IPSC), Integral Molecular, Exponent (NASDAQ: EXPO), Dispatch Bio, and Charles River Laboratories (NYSE: CRL). The work of these companies continues to underscore uCity Square's mission to facilitate collaboration that leads the way for pioneering research and technological advancements, while driving inclusive economic growth and supporting the diverse community.


What's next for uCity Square? The development team is actively working on its next phase of development which will include nearly 1.5 million square feet of additional commercial lab, office, and retail. Wexford and its partners plan to break ground on a 450,000 square foot mixed-use, gateway project at 38<sup>th</sup> & Market Streets. 3838 Market will stand 12 stories tall and include 200,000 square feet of commercial lab, office, and clinical 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 the design phase. Lastly, Wexford and Ventas are planning to reposition two existing buildings, 3440 Market and 3711 Market, to add more capacity in the uCity Square community for lab, office, and clinical space.



# Schuylkill Yards







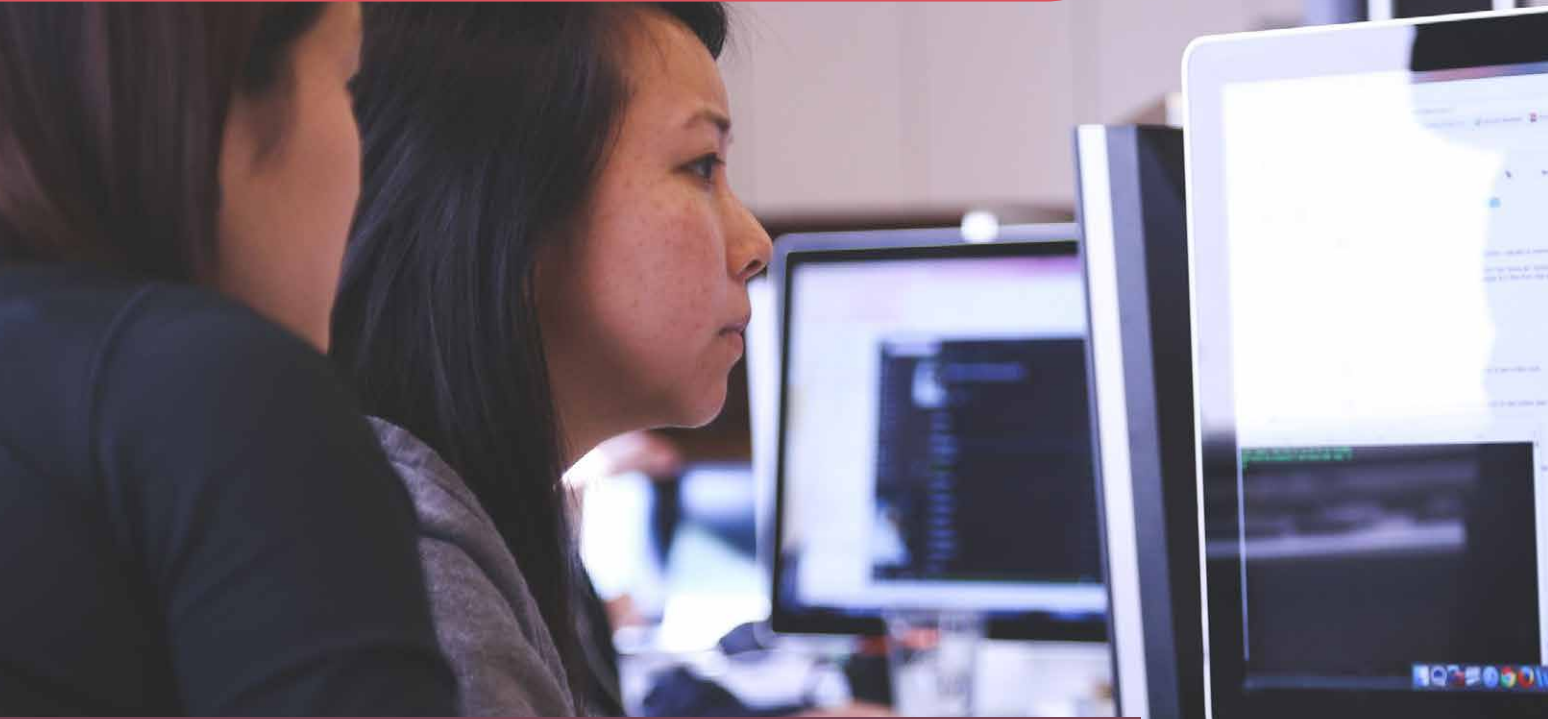
**C**urrently rising in University City, Schuylkill Yards is the \$3.5 billion master-planned neighborhood being developed by Brandywine Realty Trust in partnership with Drexel University. Beginning with the development of Cira Centre in 2005, Schuylkill Yards continues today along the Schuylkill riverfront. 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.

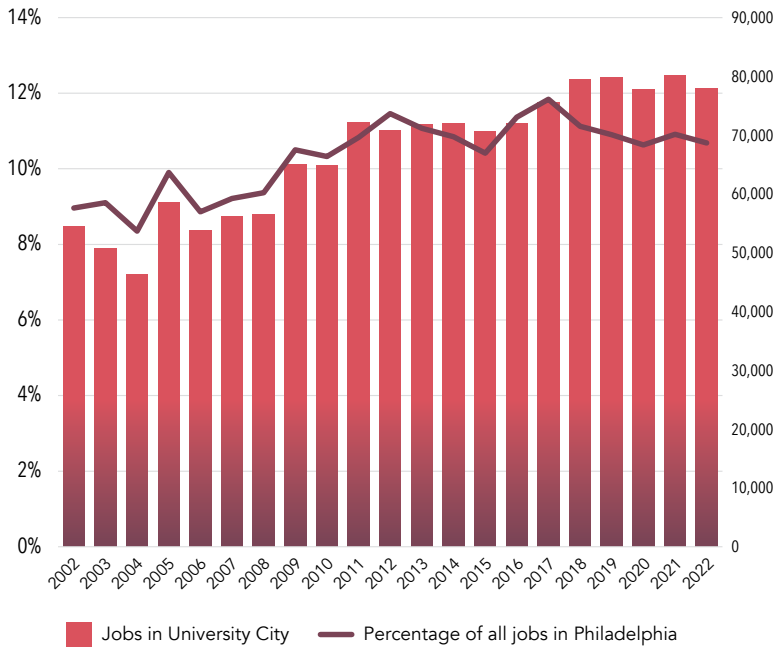
# Employment



**N**ew development, institutional expansions, and a burgeoning life sciences scene contribute to University City's continued status as a top regional employment hub. In 2023, over 18,000 jobs from our neighborhood's main employers were posted. More than 70% of University City's 78,000+ jobs pay over \$40,000 a year, compared to just under 60% for Philadelphia as a whole. University City accounts for approximately 11% of all jobs within Philadelphia, despite representing only 1.69% of the city's total footprint. A large percentage of jobs are found at the local hospitals and universities, but growth associated with nascent technology firms and commercialization of research is also creating more employment opportunities at every rung of the career ladder. Leaders at the local, regional, and national level are taking note of the existing jobs and those on the horizon, and are actively working to invest in and accelerate our status as a regional leader in life sciences and biotech, including the newly created Keystone LifeSci Collaborative resulting from a U.S. Economic Development Administration Good Jobs Challenge grant.

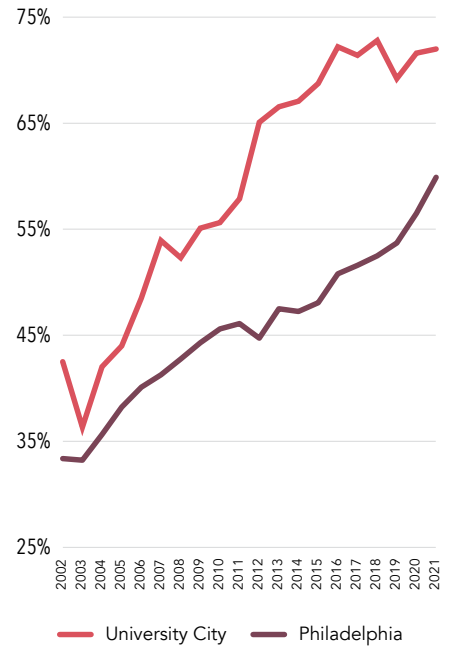


## Jobs in University City

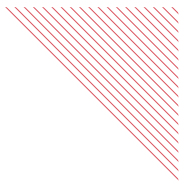


Source: U.S. Census Bureau, LODES

## Percentage of Jobs Paying \$40,000 +

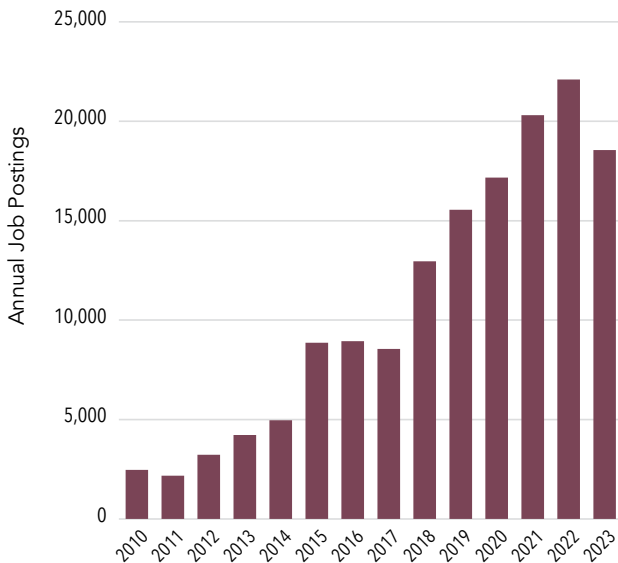


Source: U.S. Census Bureau, LODES



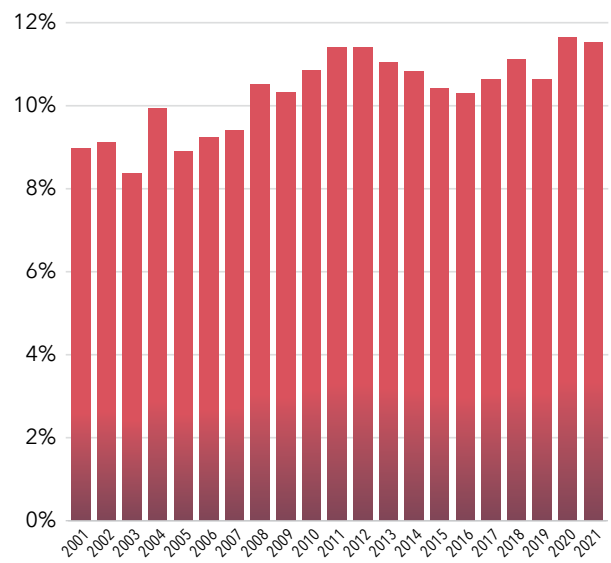
**72% of jobs in University City pay over \$40,000 per year, compared to just 60% for the entirety of Philadelphia.**

## Job Postings at Largest University City Employers



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

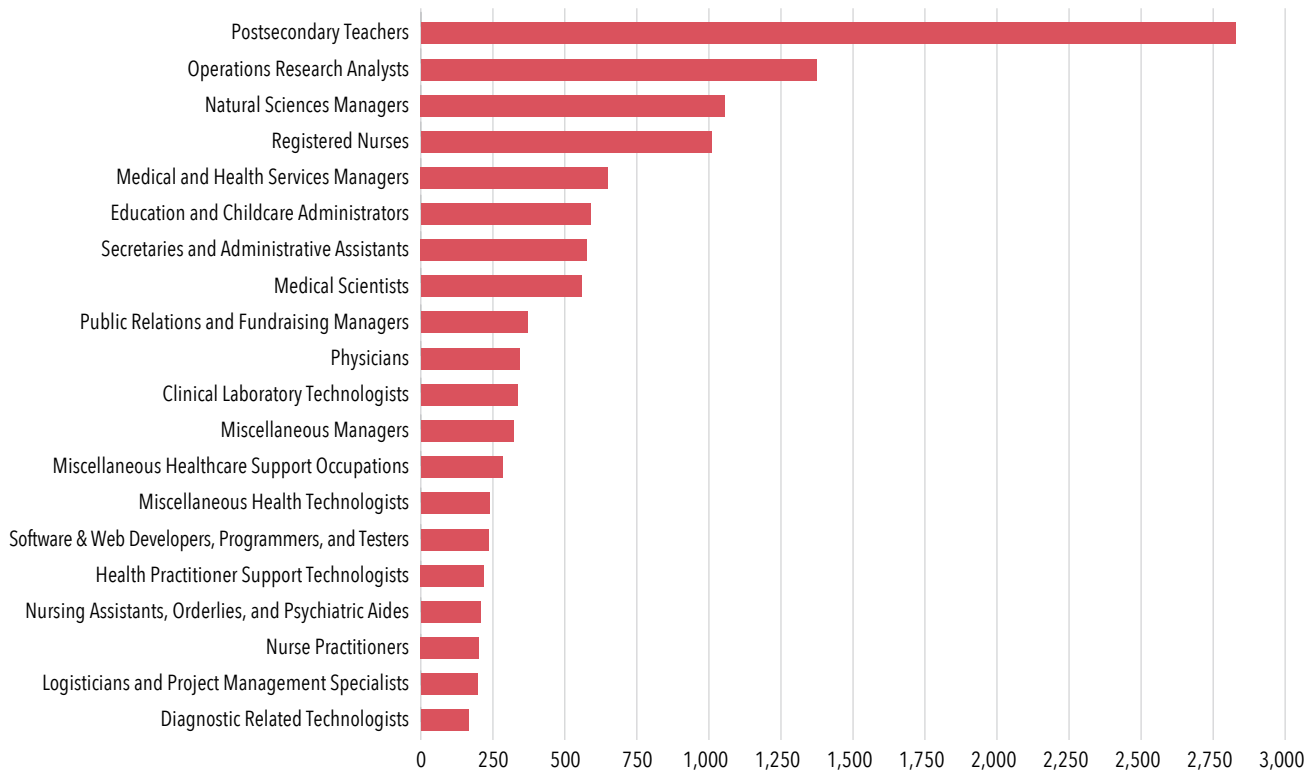
## University City's Share of Jobs in Philadelphia



Source: U.S. Census Bureau, On The Map

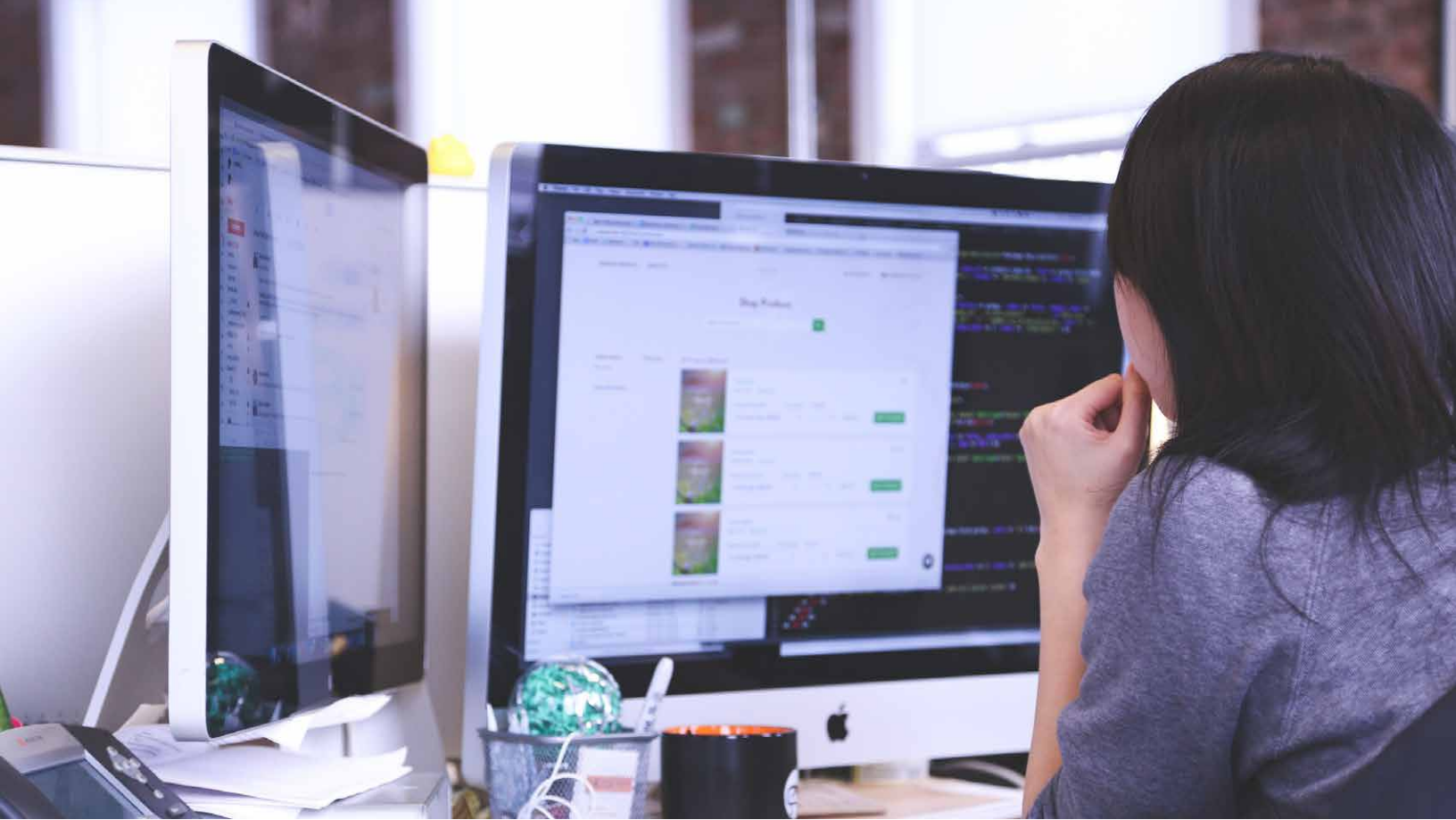


## Number of Job Postings by Major University City Employers

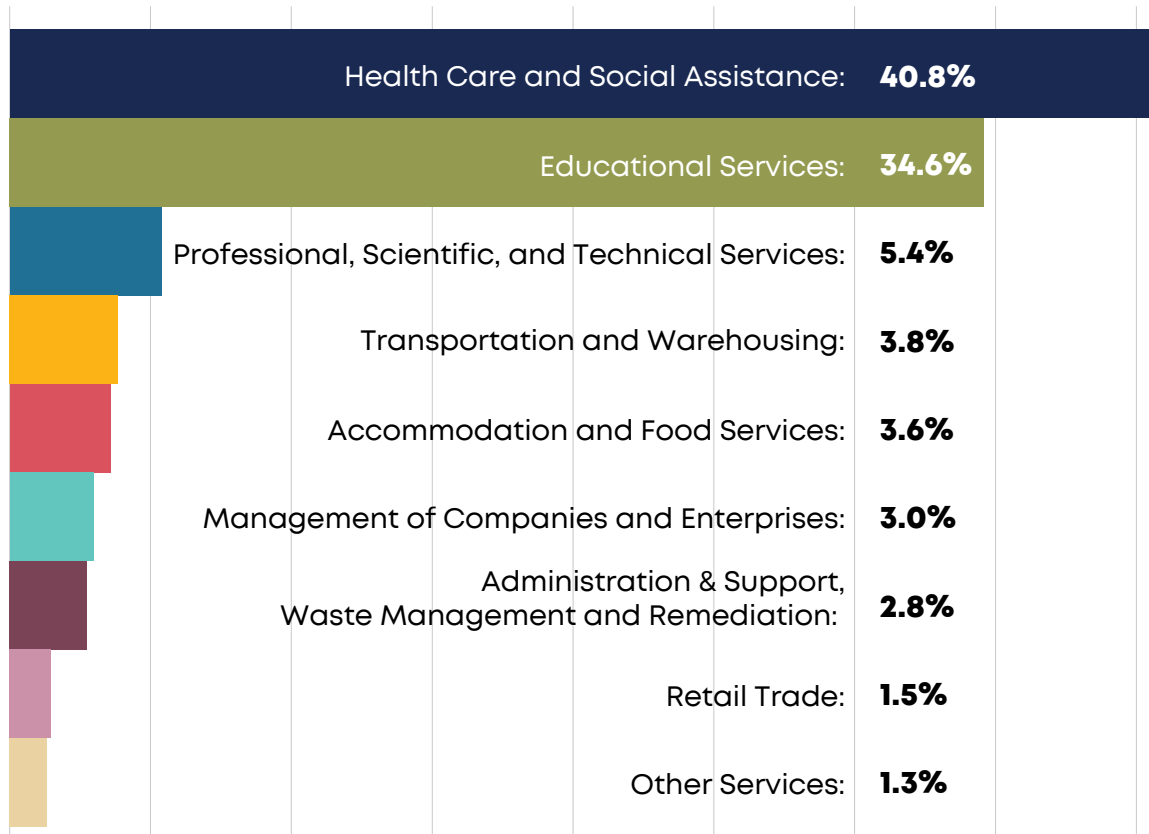


Source: Lightcast, UCD Analysis





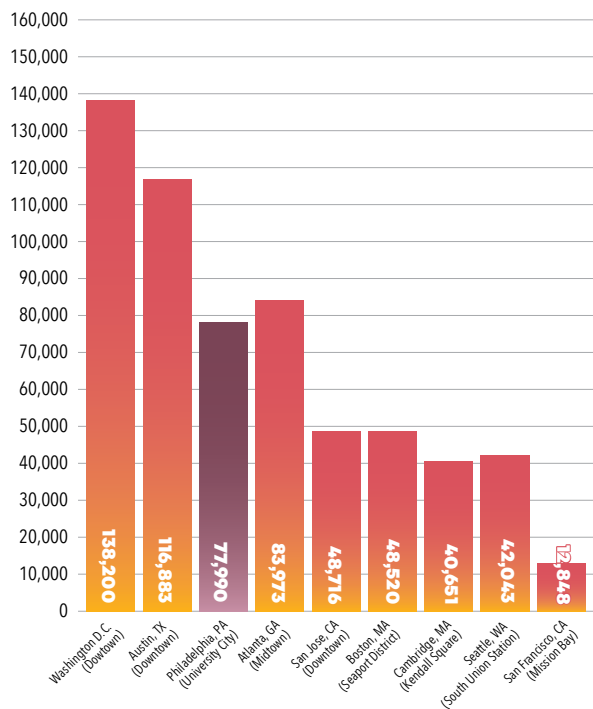
## Percentage of Total Employment



Source: US Census Bureau, LODES

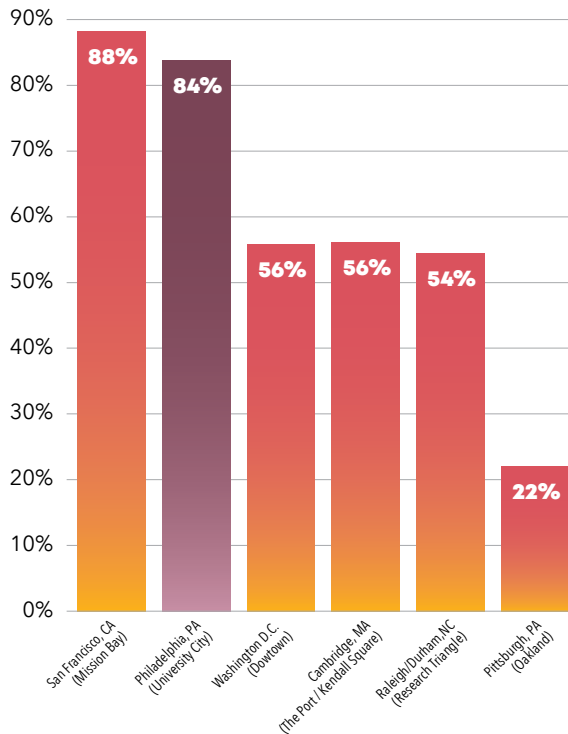
# University City and Peer Employment Centers

## Number of Workers



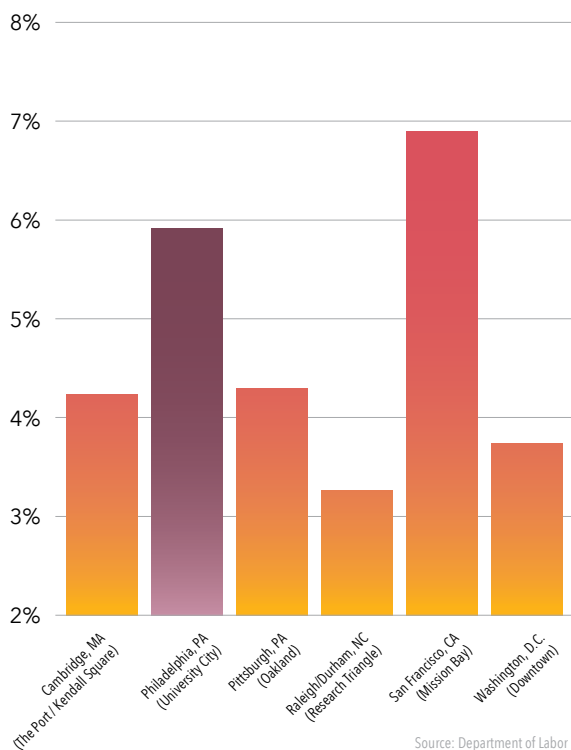
Source: US Census Bureau

## Share of Resident Labor Force Working In Neighborhood



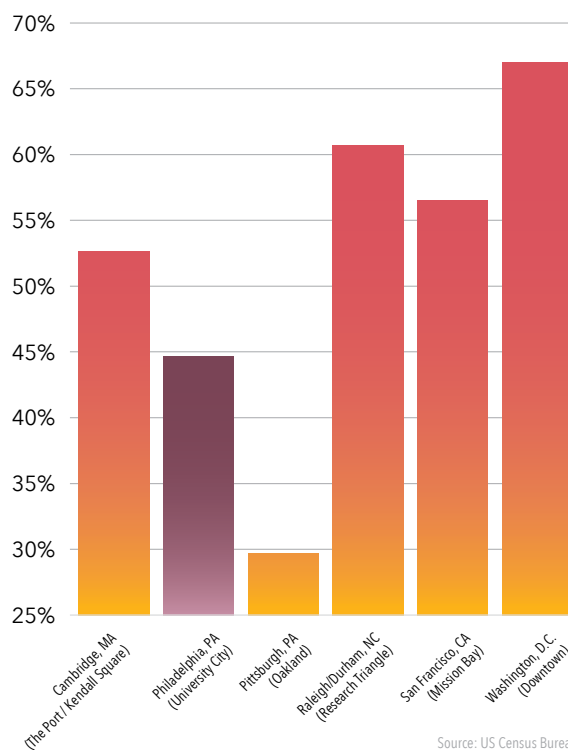
Source: US Census Bureau, LODES

## Unemployment Rate



Source: Department of Labor

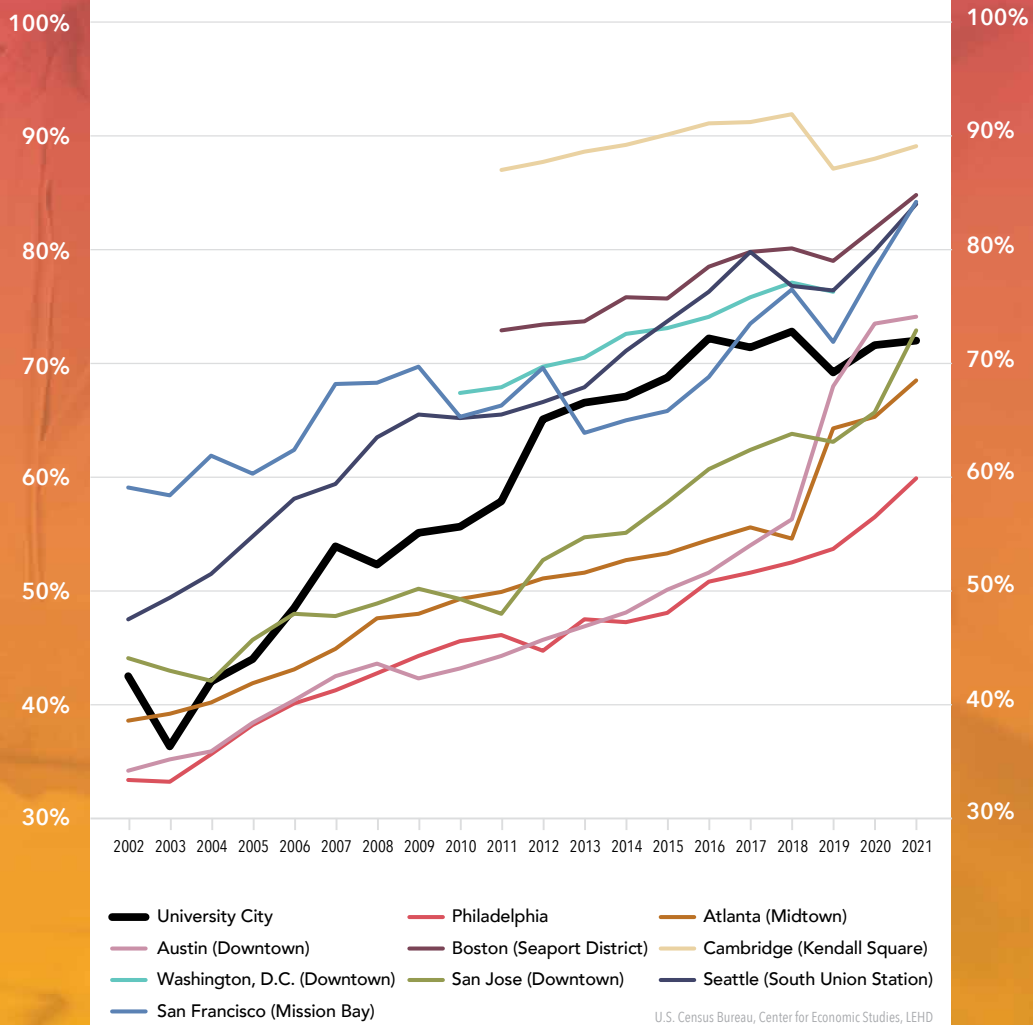
## Labor Force Participation Rate



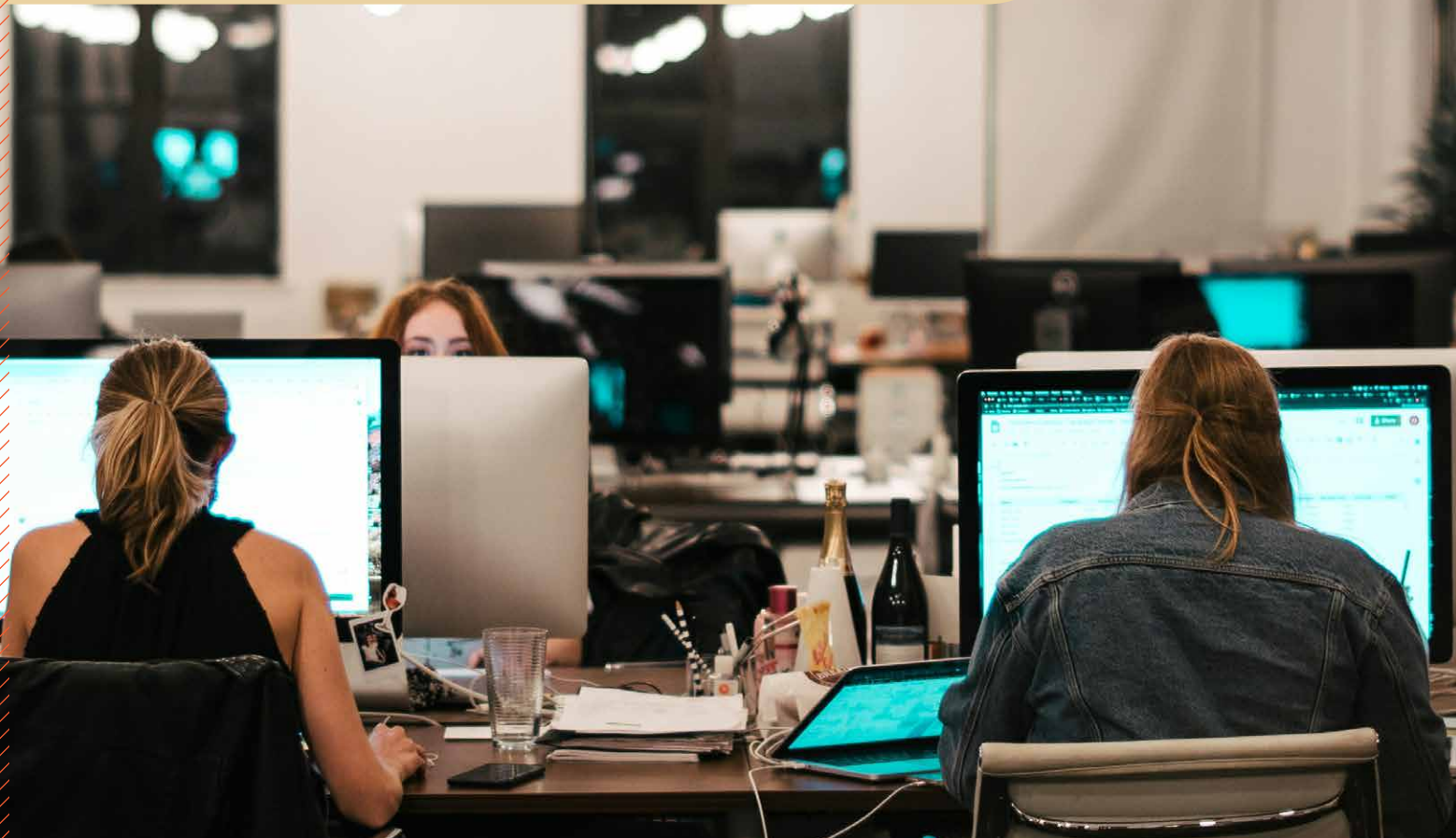
Source: US Census Bureau



### Percentage of Jobs Paying Over \$40,000 per Year



# Office



**U**niversity City is home to ample office and lab space. Since 2000, over 4.5 million square feet of office space has been developed within our neighborhood. Recently, developers have altered their priorities when creating new inventory as a reaction to shifting workplace conditions in a post-COVID world, and new projects instead seek to add to the 3.3 million square feet of lab space instead of traditional offices. The asking lease rate in 2023 increased more than 19% over last year's figure to \$58.71 per square foot, the highest rate among regional submarkets. Coupled with the region's 4<sup>th</sup> lowest vacancy rate of 15.40%, our accelerating life sciences and technology sector is spurring continued investment that can be felt through the city and beyond.



## Office Occupancy Rates Among Regional Submarkets

Submarket	Inventory	Vacancy Rate	YTD Net Absorption	Asking Lease Rate (\$/sf/yr)	Class A (\$/sf/yr)
<b>University City</b>	<b>3,031,379</b>	<b>15.40%</b>	<b>-833,052</b>	<b>\$58.71</b>	<b>\$60.69</b>
Market West	28,773,717	16.50%	15,282	\$37.34	\$39.35
Market East	7,879,617	21.10%	263,812	\$33.56	\$35.68
Independence Hall	4,337,039	18.40%	55,580	\$35.81	\$36.68
Center City Total	40,990,373	18.67%	334,674	\$35.57	\$37.24
<b>Downtown Philadelphia total</b>	<b>44,021,752</b>	<b>17.40%</b>	<b>-498,378</b>	<b>\$41.36</b>	<b>\$43.10</b>
Bala Cynwyd	2,690,714	13.10%	3,638	\$36.50	\$36.79
Blue Bell	4,387,917	19.10%	-53,990	\$26.38	\$30.62
Central Bucks County	1,925,697	15.90%	24,520	\$24.19	\$28.94
Conshohocken	3,968,656	15.80%	87,275	\$40.28	\$44.03
Delaware County	5,956,392	20.80%	-178,783	\$29.17	\$30.20
Exton/West Chester	3,940,177	20.30%	85,897	\$25.76	\$26.60
Fort Washington	3,187,139	16.70%	26,207	\$27.06	\$30.28
Horsham/Willow Grove	6,053,801	20.80%	-136,433	\$25.11	\$27.20
Jenkintown	1,422,210	15.90%	-72,046	\$21.19	\$27.71
King of Prussia/Valley Forge	16,696,596	20.30%	-268,719	\$31.87	\$33.92
Lower Bucks County	4,993,970	24.50%	-179,903	\$24.33	\$26.14
Main Line	2,768,565	10.30%	-50,186	\$43.77	\$44.86
North Penn	890,843	19.50%	-30,784	\$20.23	\$20.13
Plymouth Meeting	2,152,475	37.20%	-249,056	\$34.46	\$36.38
Upper Main Line	1,008,287	15.30%	-44,281	\$30.82	\$33.19
<b>Suburban Philadelphia total</b>	<b>62,043,439</b>	<b>19.70%</b>	<b>-1,036,644</b>	<b>\$29.86</b>	<b>\$32.96</b>
Burlington County	9,471,525	13.80%	245,723	\$23.19	\$23.85
Camden County	7,771,267	16.40%	-122,904	\$21.55	\$27.11
Glouster County	467,492	7.20%	24,779	\$29.40	-
Lehigh Valley East	3,921,430	16.40%	-101,281	\$24.32	\$24.70
Lehigh Valley West	6,026,021	15.50%	276,485	\$24.14	\$25.38
Northern Delaware	14,075,015	23.10%	-229,190	\$26.88	\$27.82
<b>Market total*</b>	<b>159,145,211</b>	<b>18.10%</b>		<b>\$30.90</b>	

\*Does not sum all rows, as this includes extended geographies • Source: CBRE 2023 Q3 Office Market Report

**University City's vacancy rate of 15.40% ranks fourth lowest in the region.**

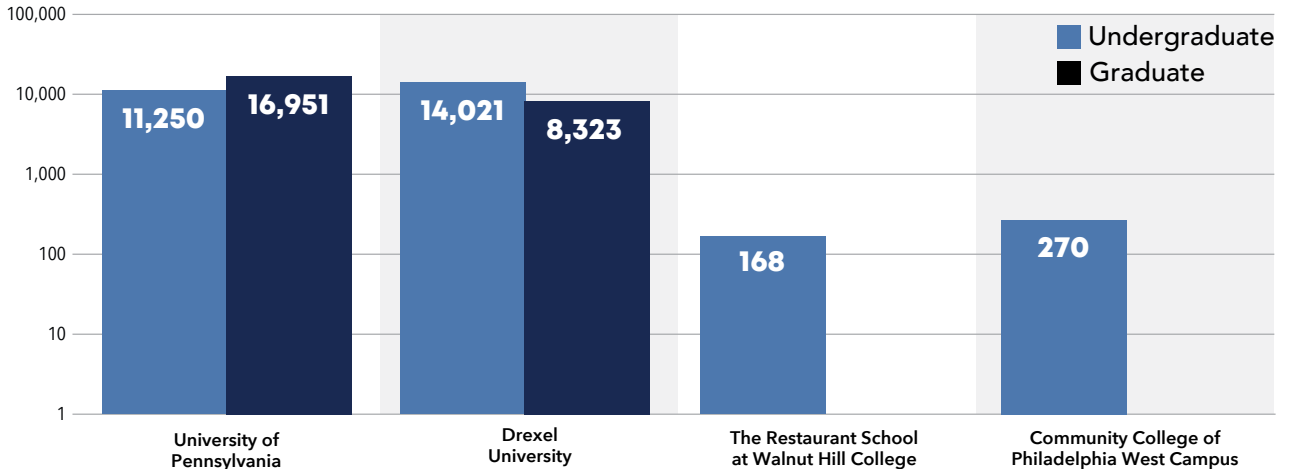
# Higher Education



**T** **True to its name,** University City offers top options in the region and nation for undergraduate and graduate studies. Over 50,000 students are enrolled in the neighborhood's institutions of higher education, and whether they're coming from around the city or around the world, scholars are drawn to the proximity to employment opportunities, the beautiful urban campuses, and the vitality of the surrounding community. Both the University of Pennsylvania and Drexel University fared well in recent *U.S. News & World Report* rankings, with Penn ranked the 6<sup>th</sup> best national university and the top business program in the country, while Drexel excelled in similar lists for most innovative schools (#18) and finished #2 for its co-ops and internships.



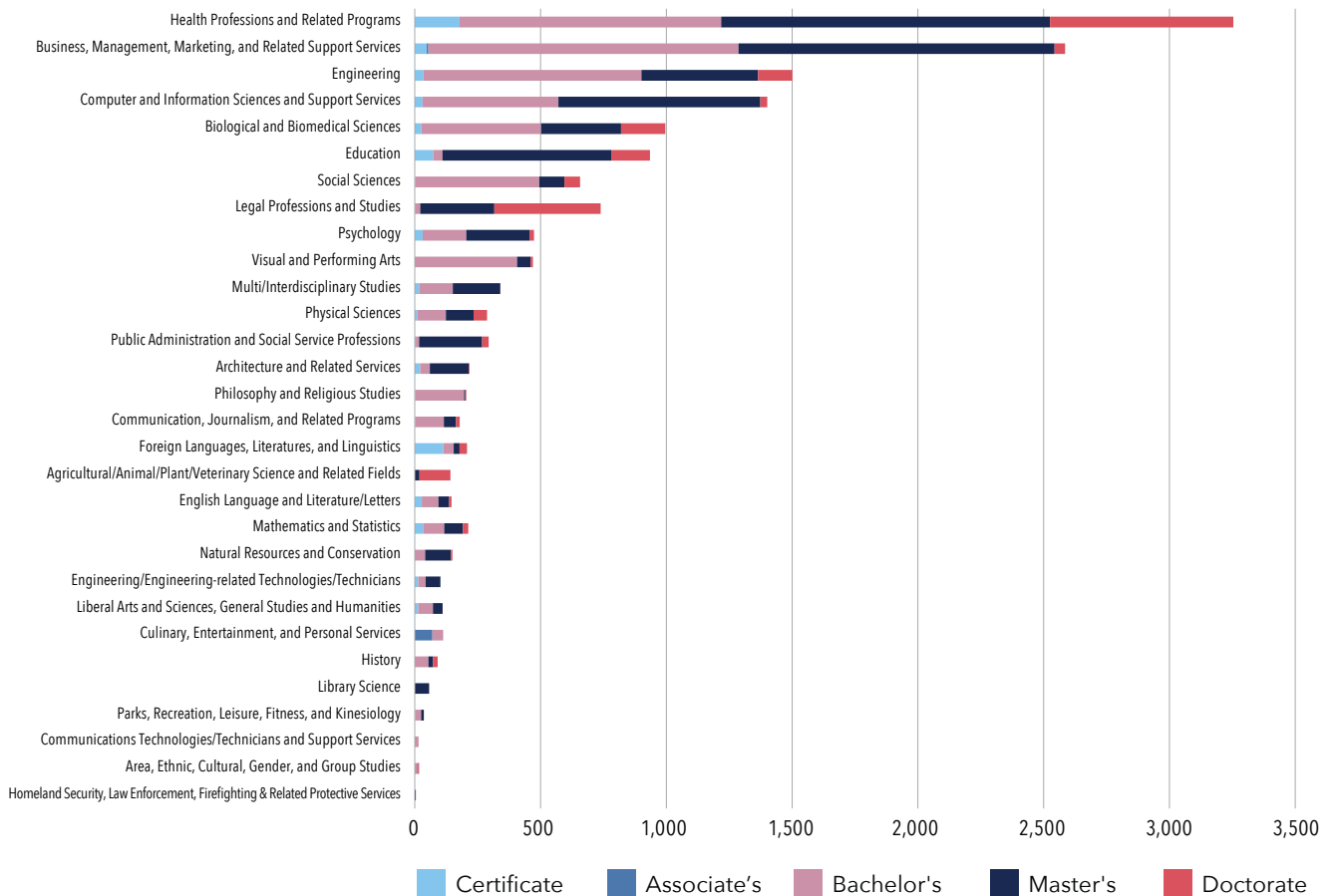
## Fall 2022 Enrollment



Source: Dept of Education, IPDES

**63% of residents over 25 who live in University City possess a Bachelor's degree and 33% hold a graduate or other post-secondary degree.**

## Degrees Awarded at University City Colleges and Universities



Source: IPDES, U.S. Dept. of Education, 2022 data

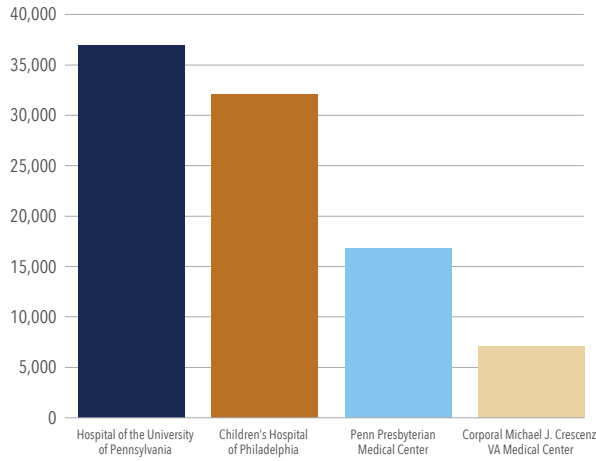
# Healthcare



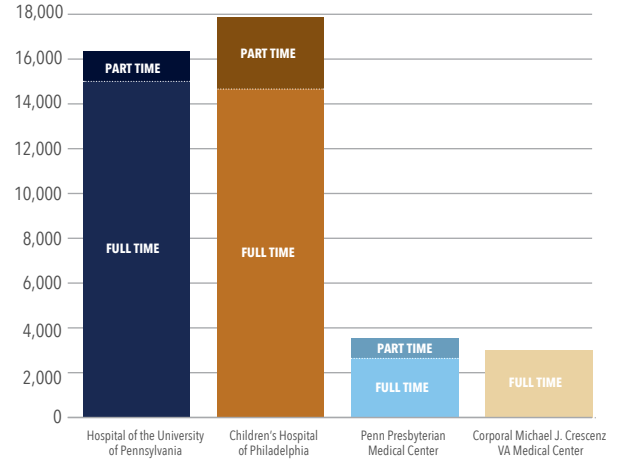
**T**he neighborhood's medical institutions—Hospital of the University of Pennsylvania (HUP), Penn Presbyterian Medical Center, Children's Hospital of Philadelphia (CHOP), and Michael J. Crescenz VA Medical Center—combine to account for over 40% of all jobs in University City, making them an essential component of the local economy. Both CHOP and HUP receive annual accolades for quality of care and as top national workplaces: in the 2023 *U.S. News and World Report* rankings of hospitals, CHOP finished #4 for top national hospitals for children, while HUP was nationally ranked in 11 adult specialties. Both hospitals landed on *Forbes'* list of best large employers for 2023, with Penn Medicine placing at #30 on the list. Our local hospitals are also leading the way in new treatments, procedures, and medical technologies, and with the forthcoming arrival of the Children's Hospital New Patient Tower and Schuylkill Avenue Research Building, there are more on the horizon.



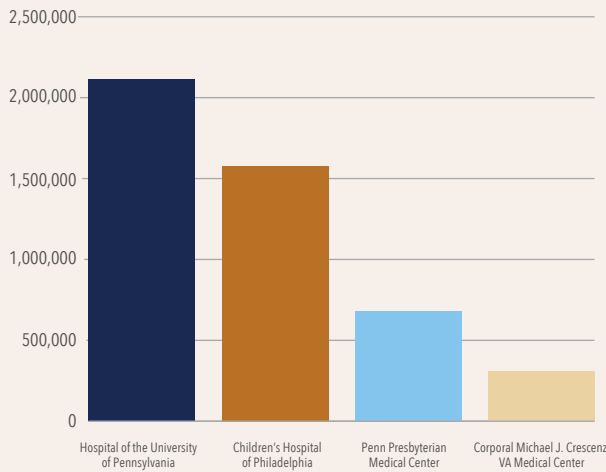
## Hospital Admissions



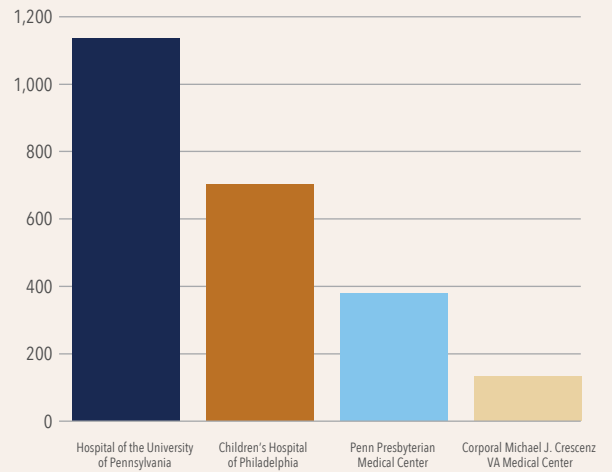
## Employees



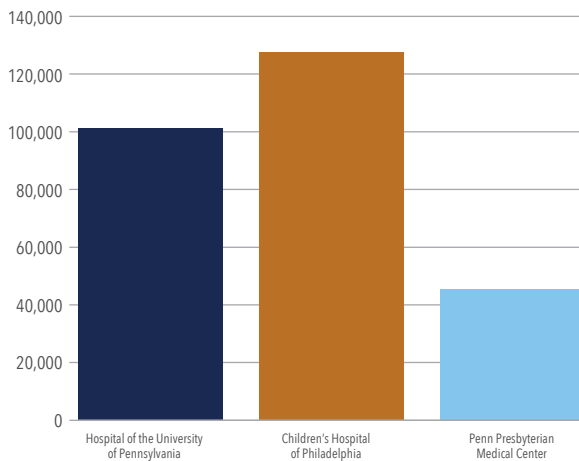
## Outpatient Visits



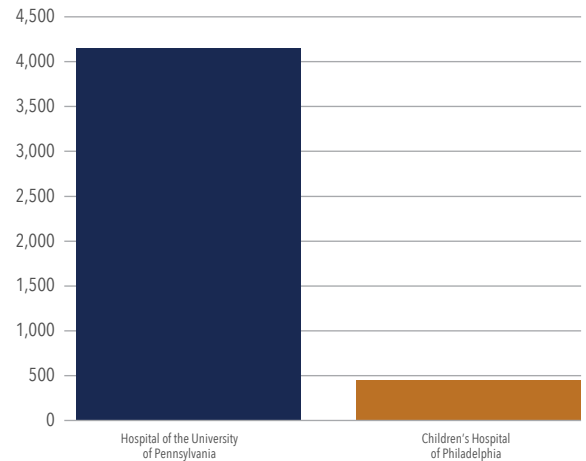
## Patient Beds



## Emergency Room Visits



## Births



Source: Pennsylvania Department of Health

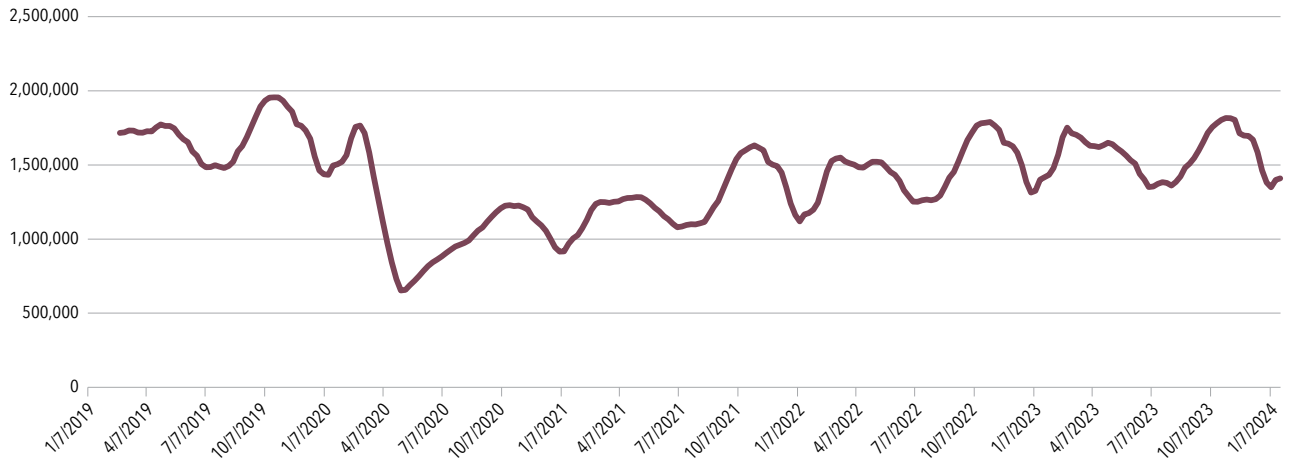
# Transportation



**N**eed to get around the neighborhood? You're in luck. University City boasts excellent options for bicyclists, pedestrians, and commuters using public transit, earning Walkscore.com's "paradise" status for all three modes of transportation. It's no surprise, then, that 84% of neighborhood residents also work in University City. In 2023, the Streets Department and PennDOT completed a major repaving project of Walnut Street from 33<sup>rd</sup> to 63<sup>rd</sup> Streets to create safer crossings at intersections, to provide traffic calming, and to install parking-separated bike lanes. As more employees return to the office, University City boasts the network of light rail, bus routes, and protected bike lanes to support them, and in 2023, Amtrak reported 4.2 million riders at William H. Gray III 30<sup>th</sup> Street Station, or 93% of the pre-pandemic high in 2019.

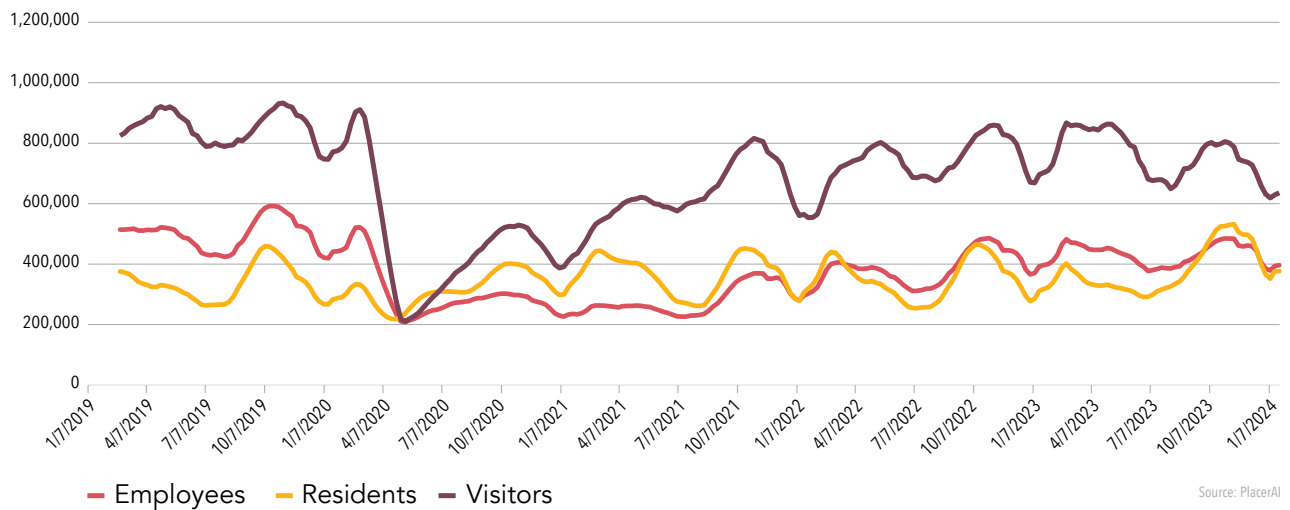


## Total Pedestrian Traffic



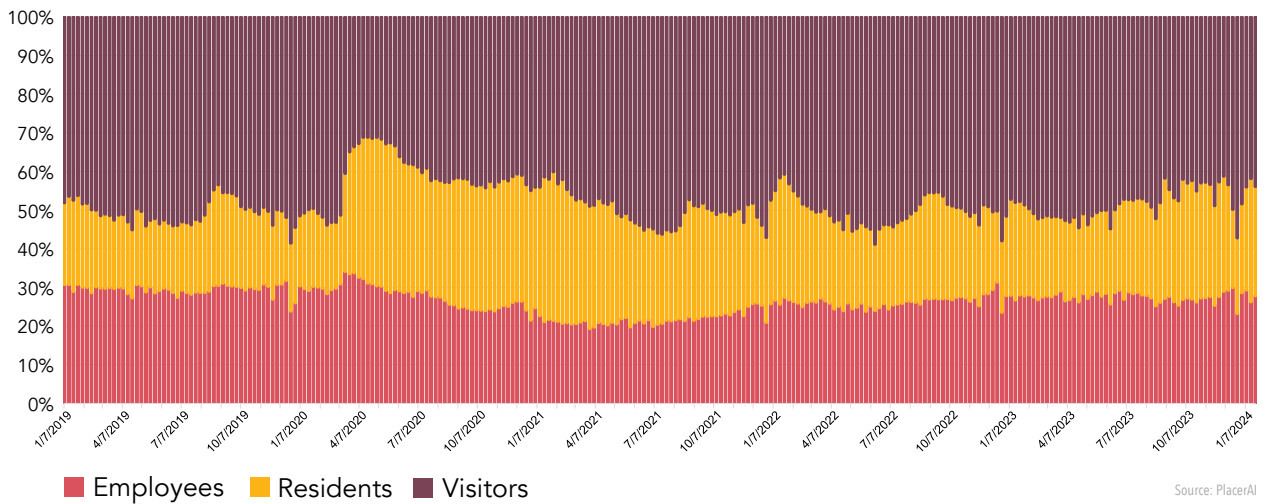
Source: PlacerAI

## Pedestrian Traffic



Source: PlacerAI

## Share of Foot Traffic by Type

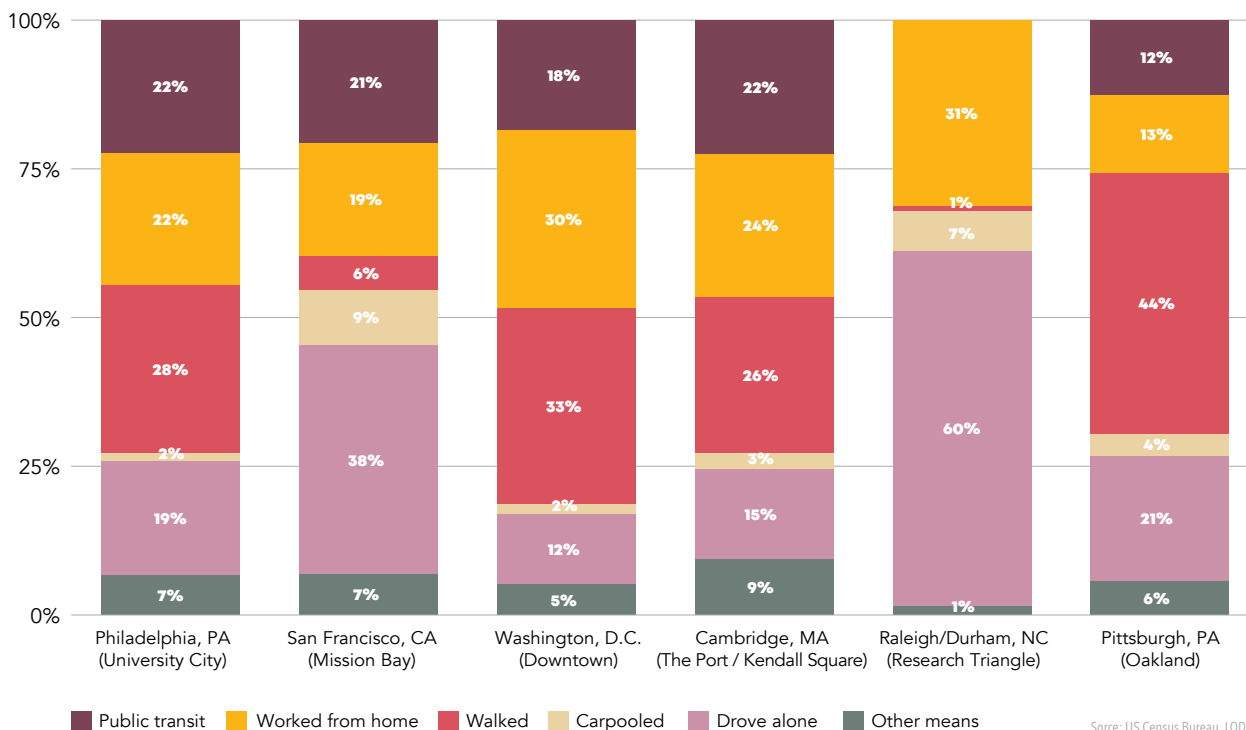


Source: PlacerAI



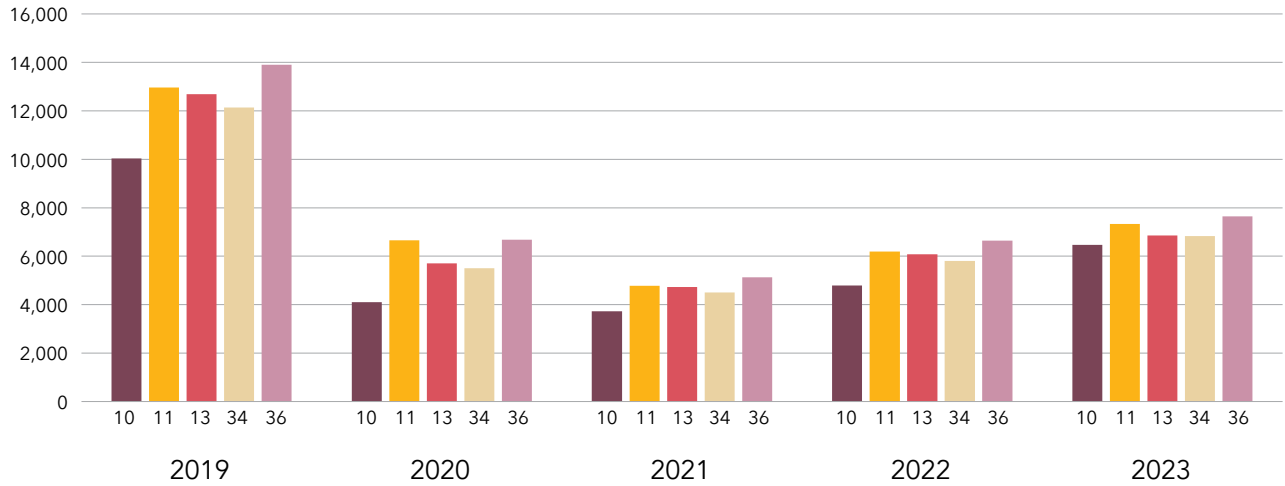
## 57% of University City's workforce commutes by foot, bike, or using public transit.

### Commuting Style

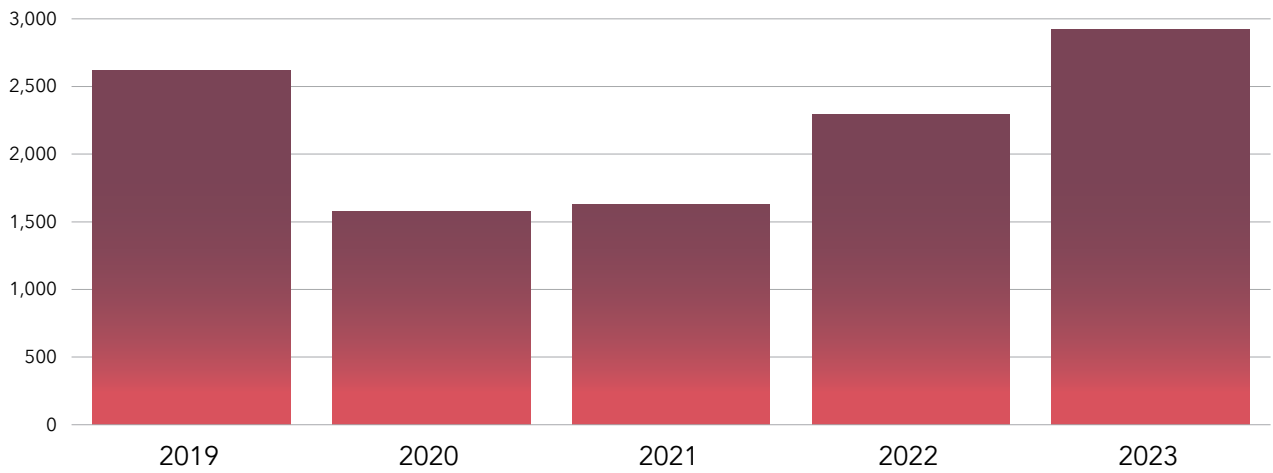




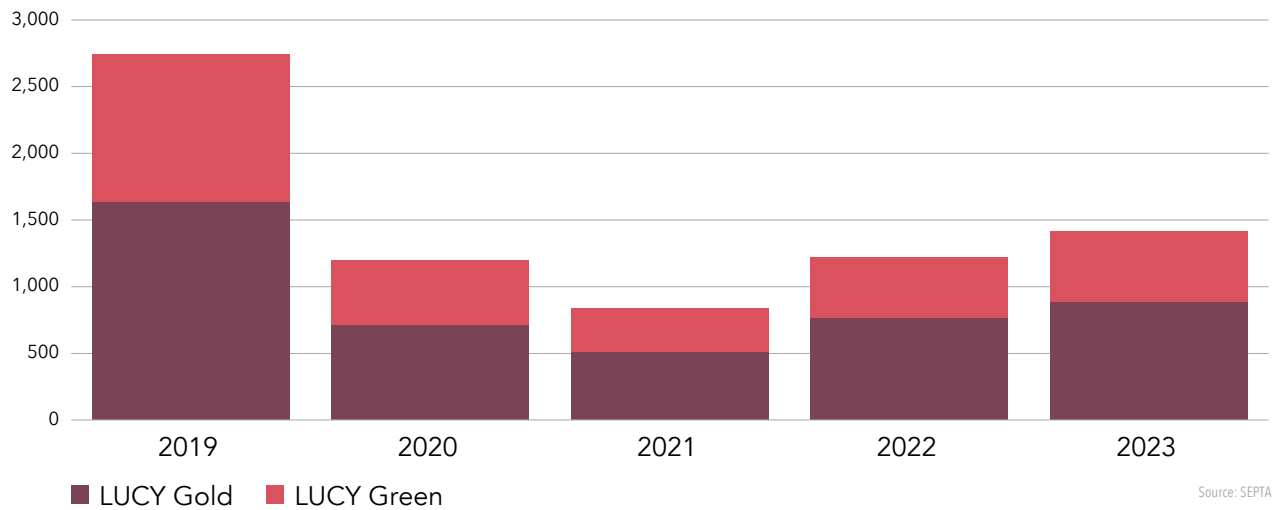
### Trolley Ridership by Route



### SEPTA Route 49



### LUCY Ridership



Source: SEPTA

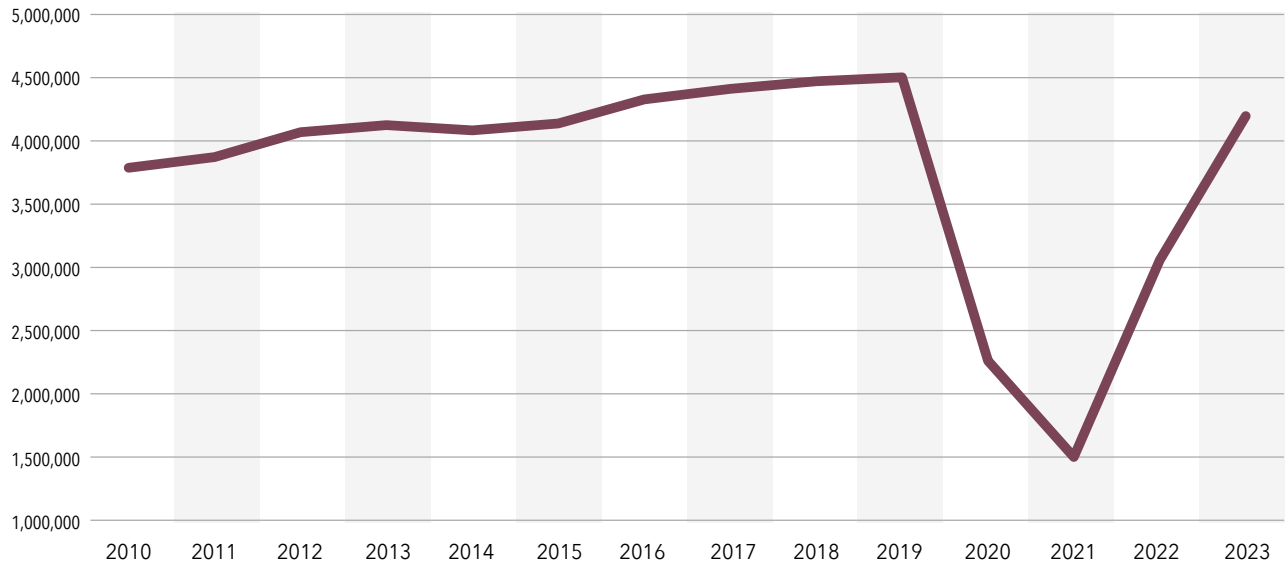
# SEPTA'S DREXEL STATION AT 30TH STREET

**UNDER A FIVE-YEAR** naming rights agreement between SEPTA and Drexel University, SEPTA's 30<sup>th</sup> Street Station for the Market-Frankford Line and City Trolleys is being transformed through new signage and other enhancements into Drexel Station at 30<sup>th</sup> Street. The station is undergoing extensive renovations, including new elevators, a new headhouse, upgraded lighting, and enhanced safety features. Combined with the adjacent Drexel Square, Drexel Station at 30<sup>th</sup> Street will welcome visitors to the Schuylkill Yards innovation district.





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

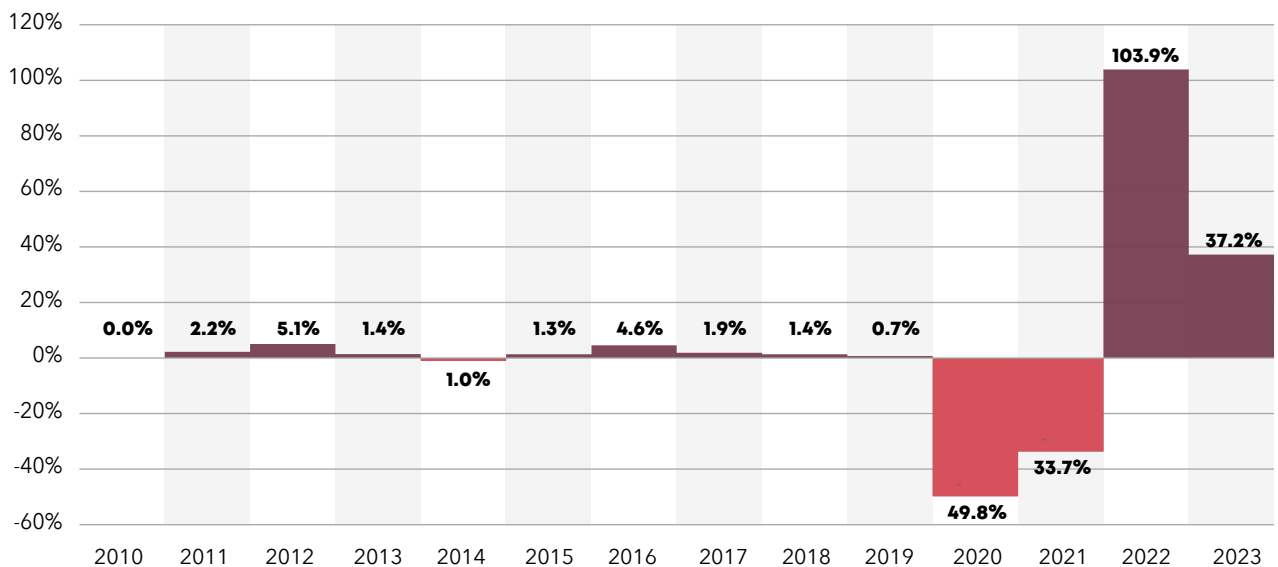


Source: Amtrak



**Amtrak ridership at 30<sup>th</sup> Street Station has reached 93% of its pre-COVID peak and was up 37.2% compared to 2022.**

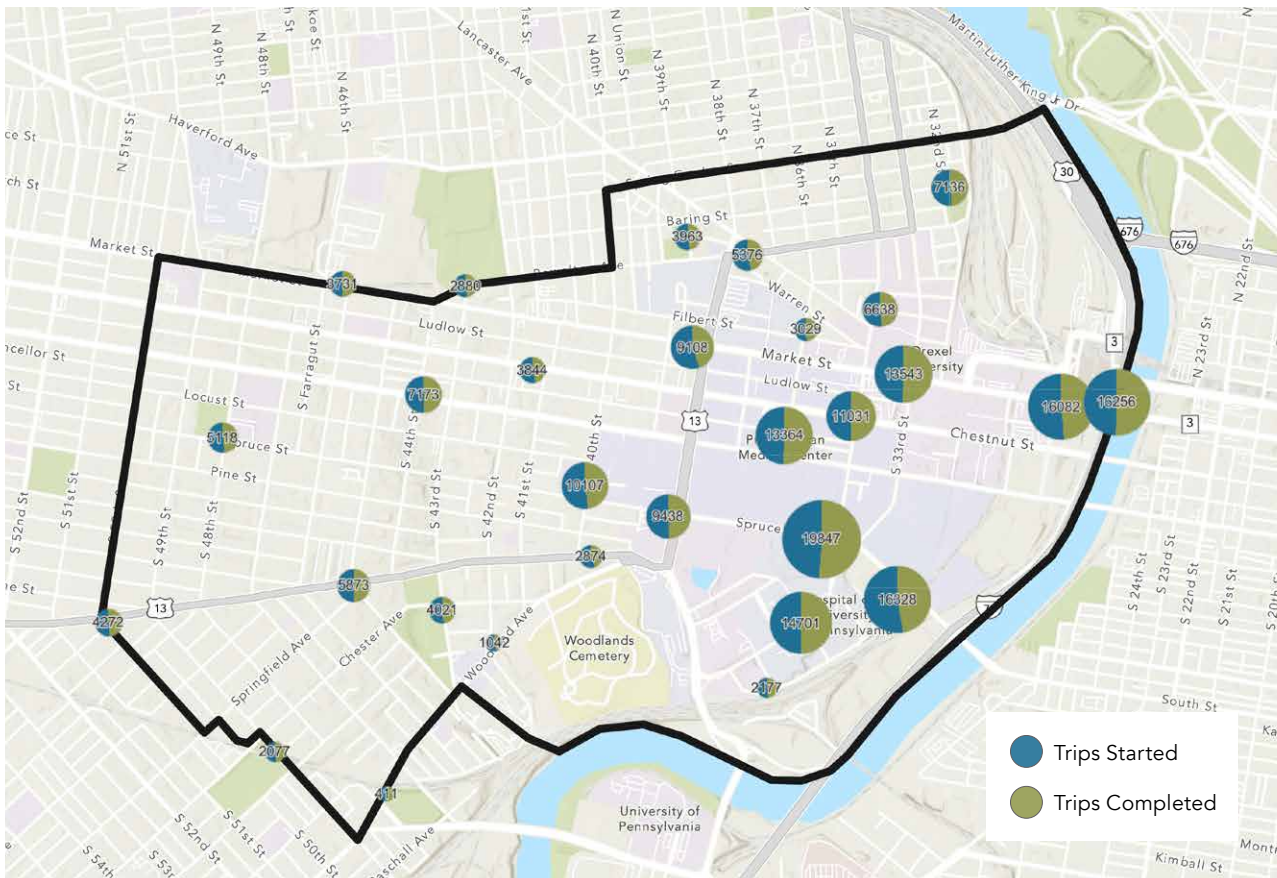
## Amtrak 30<sup>th</sup> Street Station Annual Changes in Ridership



Source: Amtrak



## Indego Bike Share Trips by Station



Source: Indego





9044



34 13TH-MARKET

SEPTA



9044





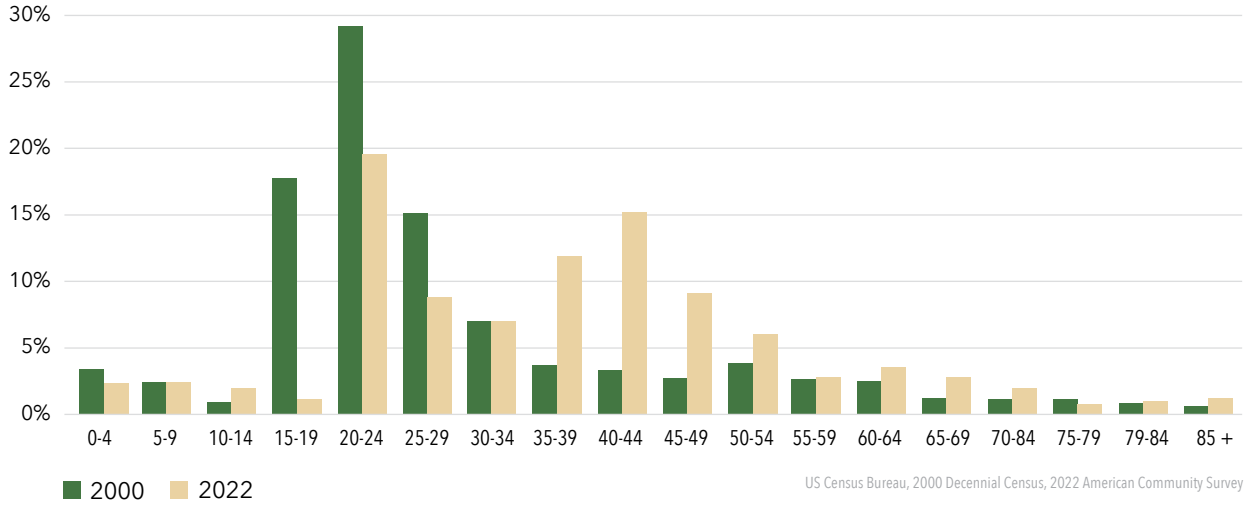
# People



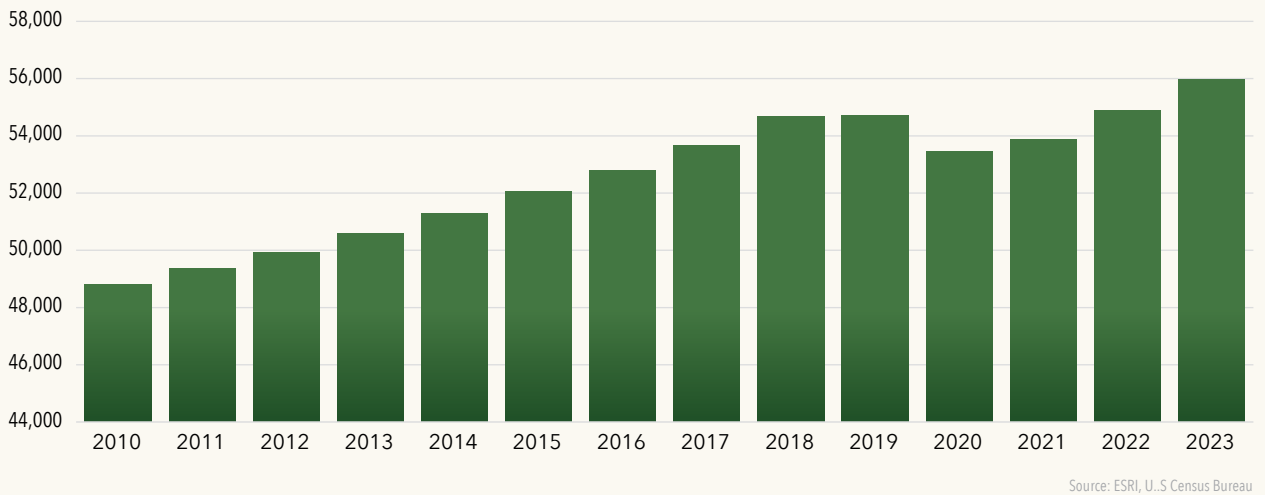
**U**niversity City is home to a diverse and growing cross-section of residents. Following a dip in 2020 due to COVID, our population has surpassed 55,000 residents for the first time ever, and with a forthcoming increase in housing options—4,200 units of multi-family housing expected by 2026—this surge will likely continue. Our residents skew young (median age of 27.6), educated (25.2% possess a bachelor’s degree or higher), and ethnically diverse, with nearly 19% of residents born outside of the United States and 24% of households speaking non-English languages within their homes. Our dynamic neighborhood, rich in medical and educational institutions, led to 12% of residents moving from another state, compared to 3% citywide.



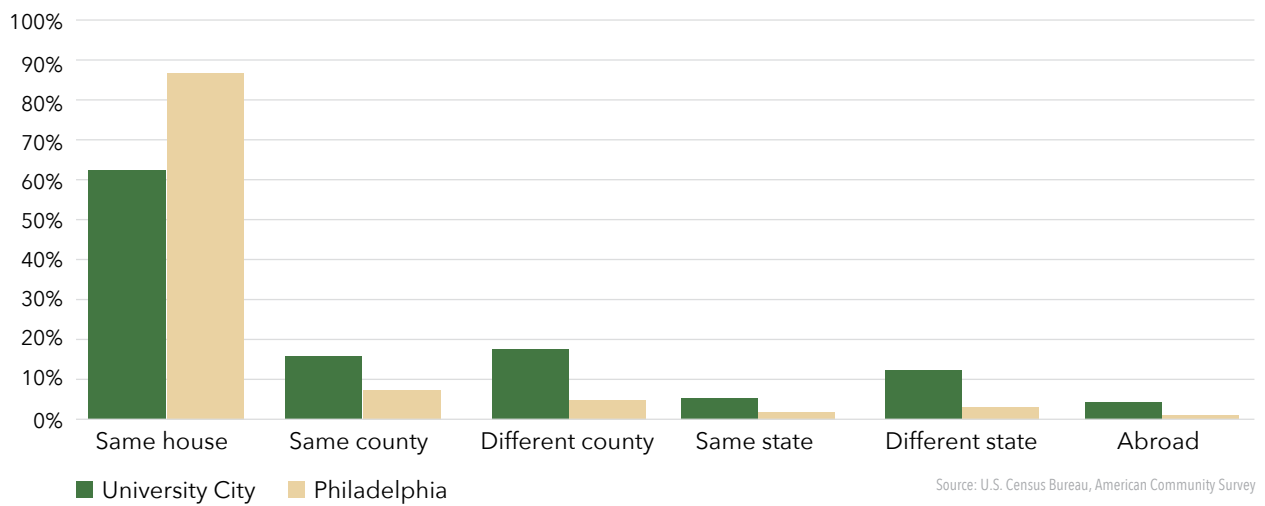
## Age Distribution



## Population

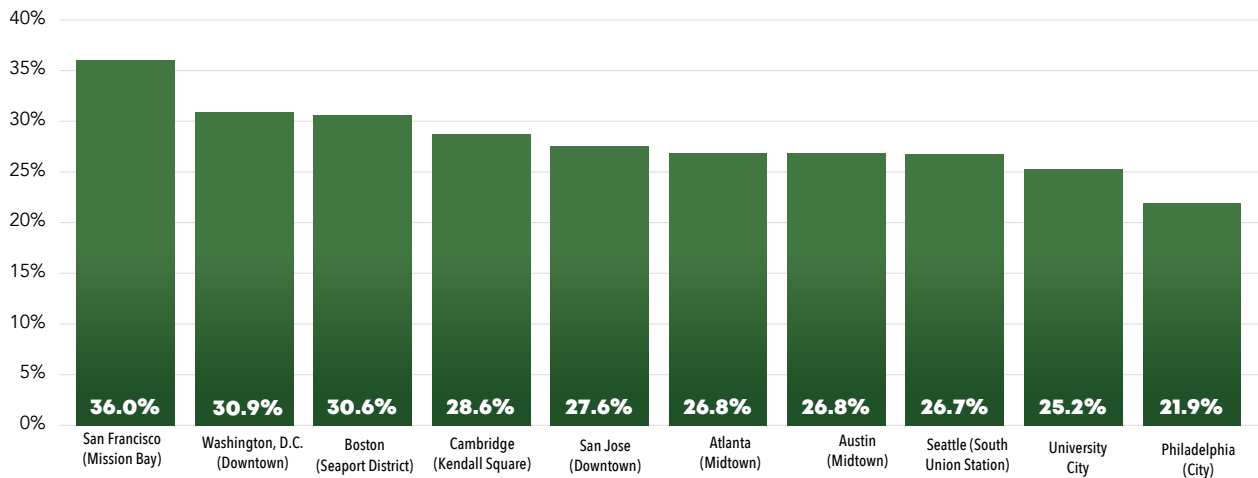


## Residence in Prior Year



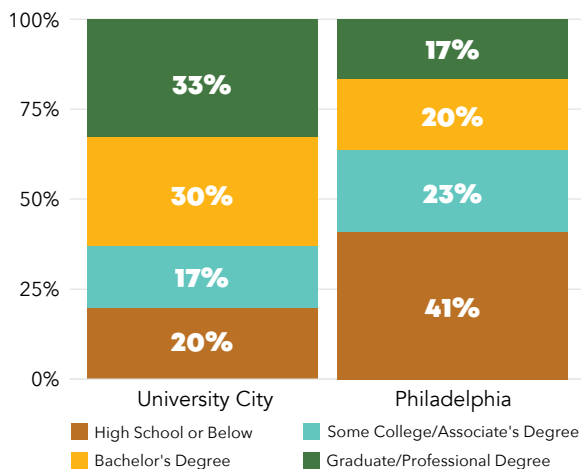


## Percentage of Residents with a Bachelor's Degree or Higher



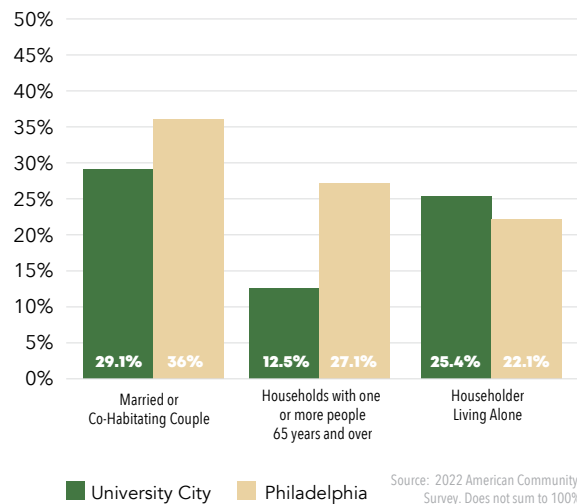
Source: U.S. Census Bureau, American Community Survey

## Educational Attainment Population 25 Years & Over



Source: U.S. Census Bureau, American Community Survey

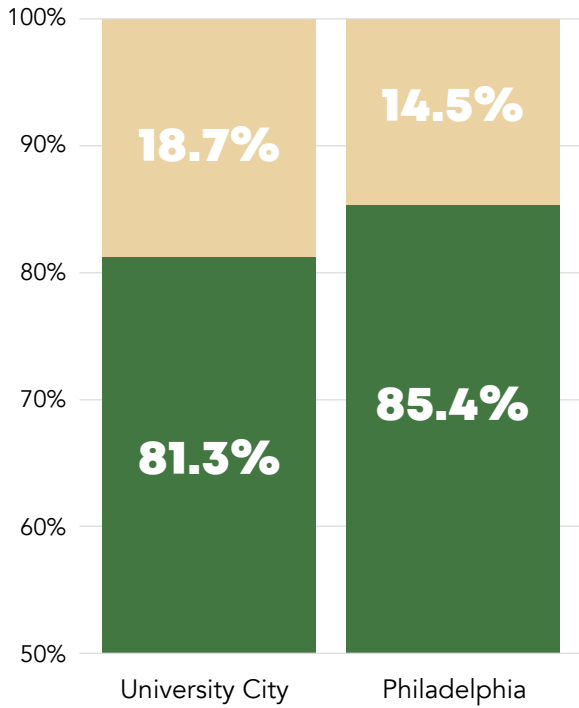
## Select Household Characteristics



Source: 2022 American Community Survey. Does not sum to 100%

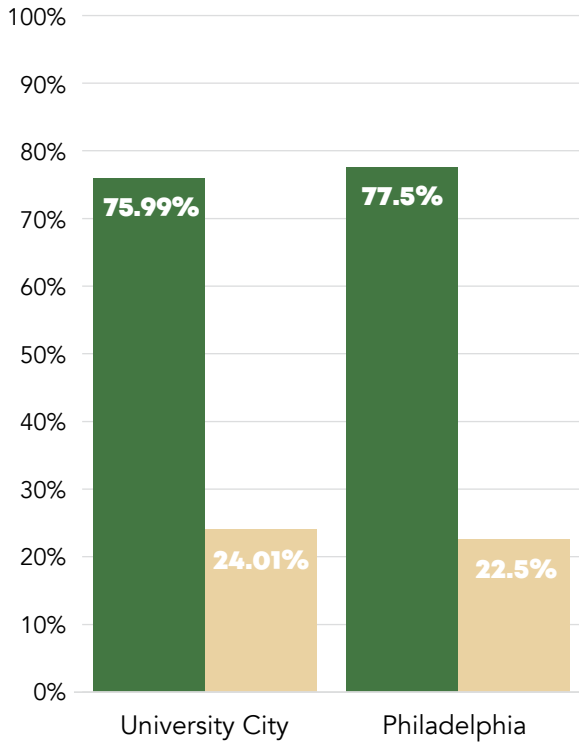


### Percentage of Residents Born Outside the U.S.

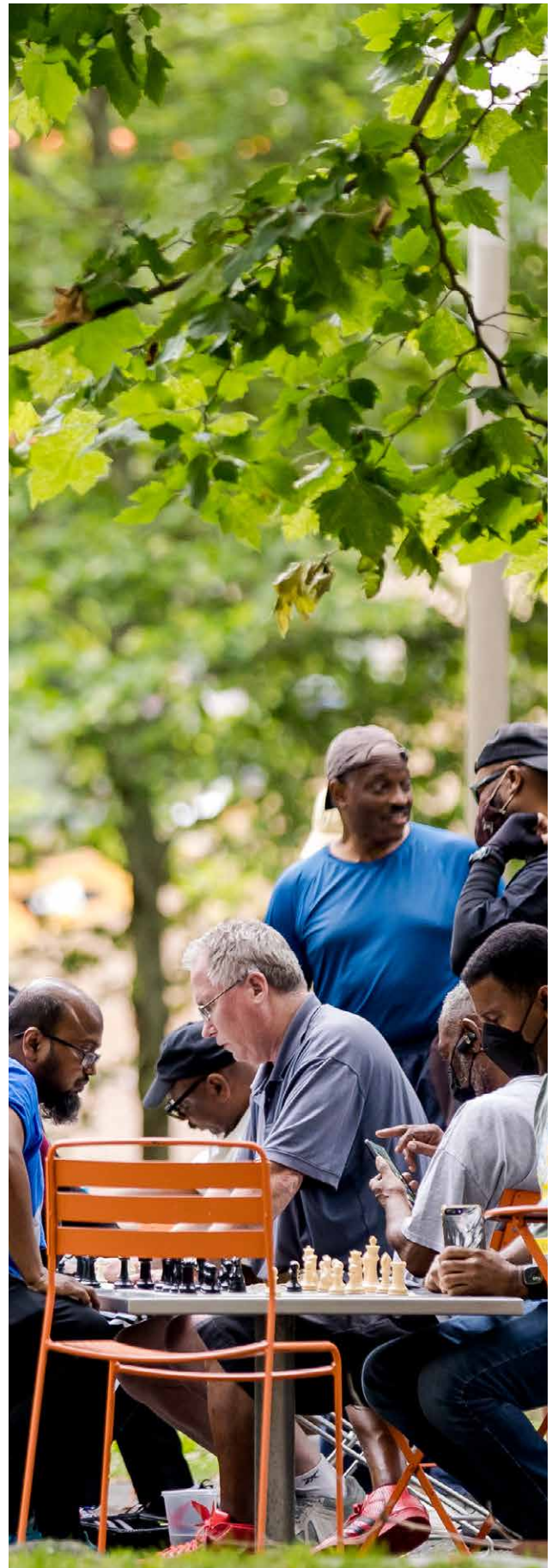


Source: 2022 American Community Survey

### Primary Language Spoken at Home



Source: 2022 American Community Survey



# Life in the Neighborhood

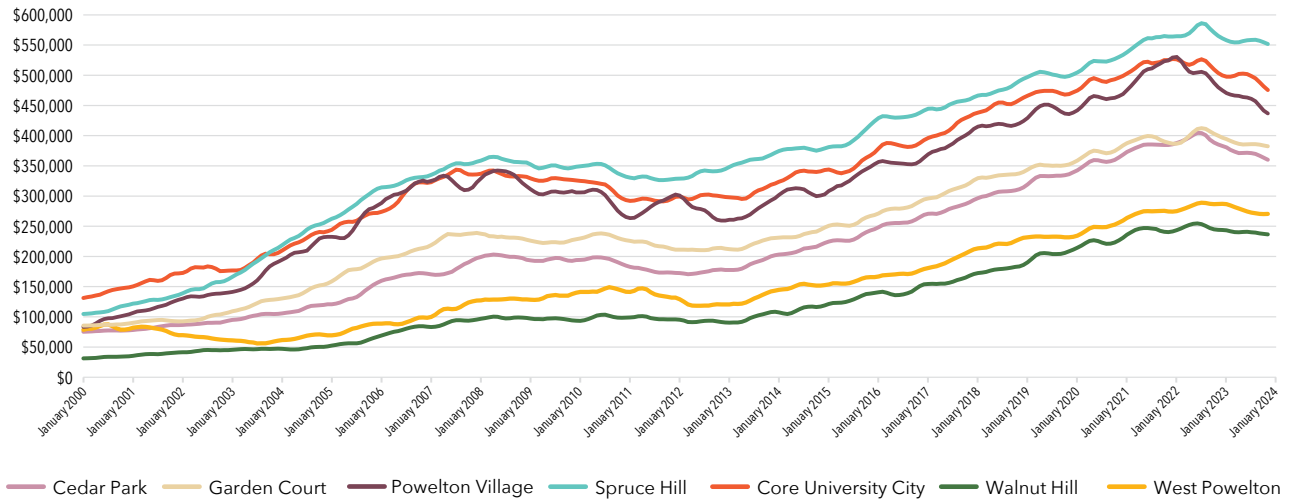


**H**ow do you define a great place to live? For University City, it's fantastic amenities, an excellent dining scene, diverse housing options, world-class transit, parks and public spaces aplenty, and communities with distinct and unique personalities. Options for housing are as varied as the residents, with historic homes, walk-up apartments, stylish high-rises, dormitories, and more. Over 100 acres of public space and parks plus abundant outdoor seating offer respite from the city streets and places for people to relax, recharge, and spread out. The streets, sidewalks, and transit stations combine to offer excellent options for traveling within the neighborhood or to points beyond. An eclectic dining scene caters to every appetite, featuring a blend of longstanding mom-and-pop restaurants, cuisine from around the globe, and outposts for local and national chains. University City boasts a robust arts and culture scene, including theaters, art galleries, and local dance and performance groups. Active neighborhood associations and community groups inject unique character and civic pride in smaller sub-neighborhoods, and have proven a continually valuable resource for the community in times of need.



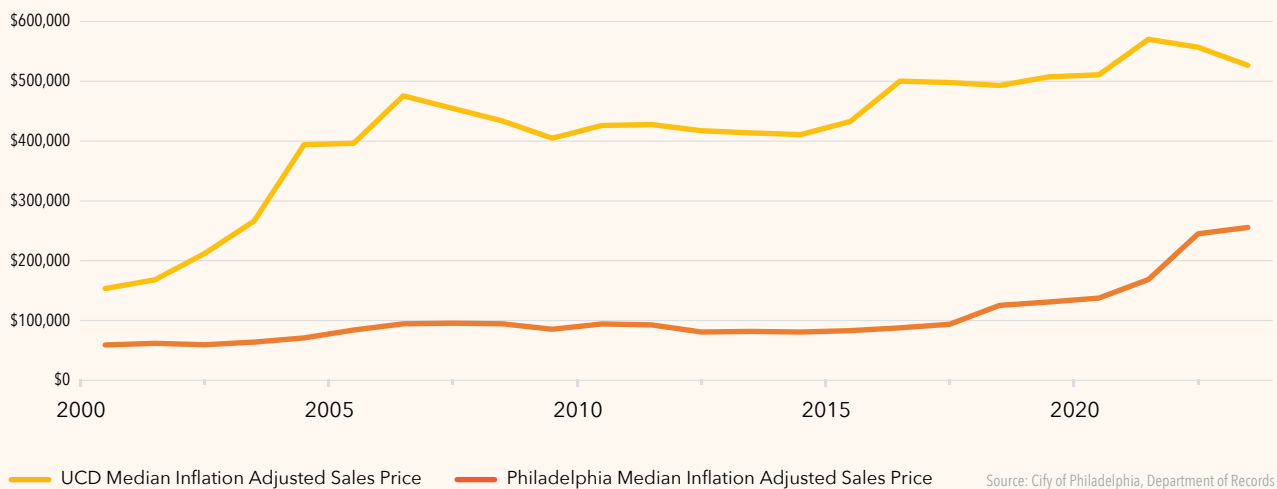


## Zillow Home Value Index (ZHVI)



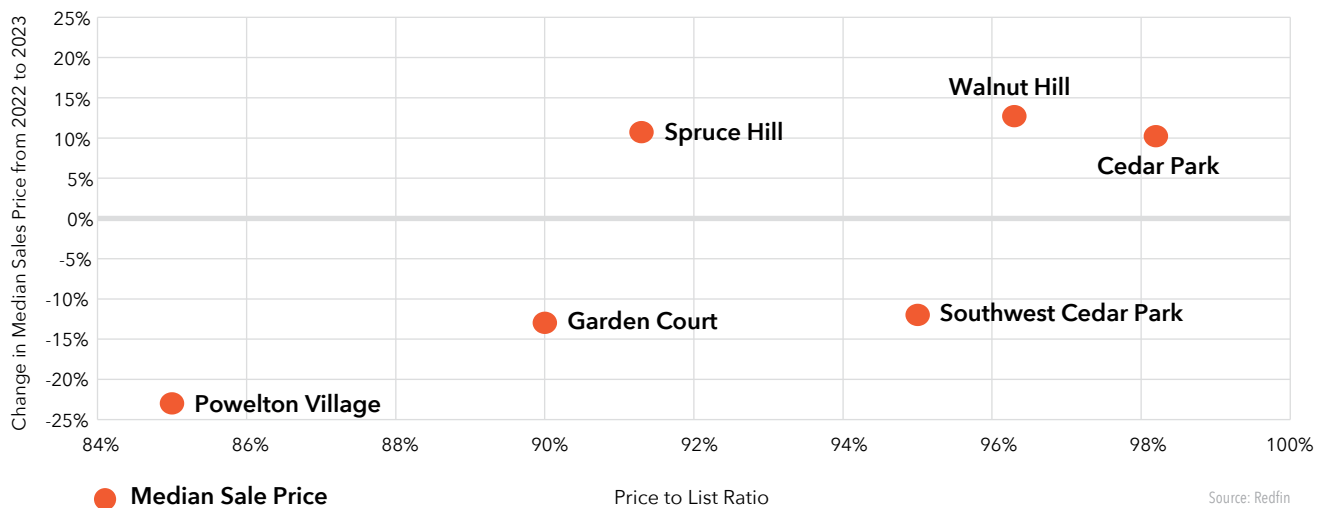
Source: Zillow

## Median Inflation-Adjusted Home Price



Source: City of Philadelphia, Department of Records

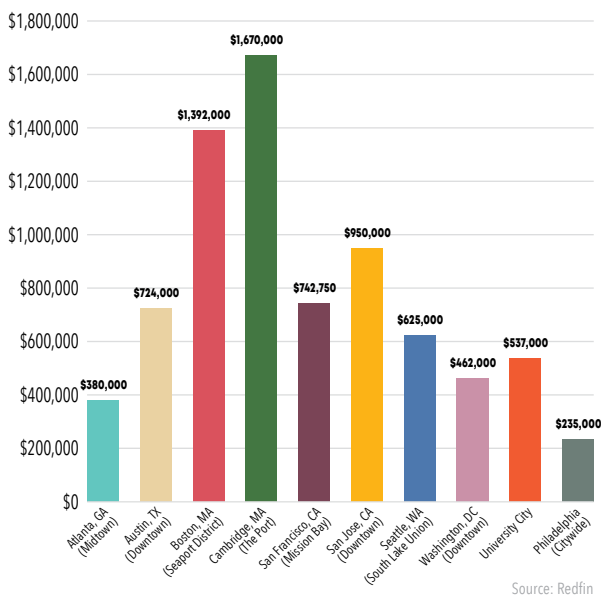
## Price Movement by Neighborhood



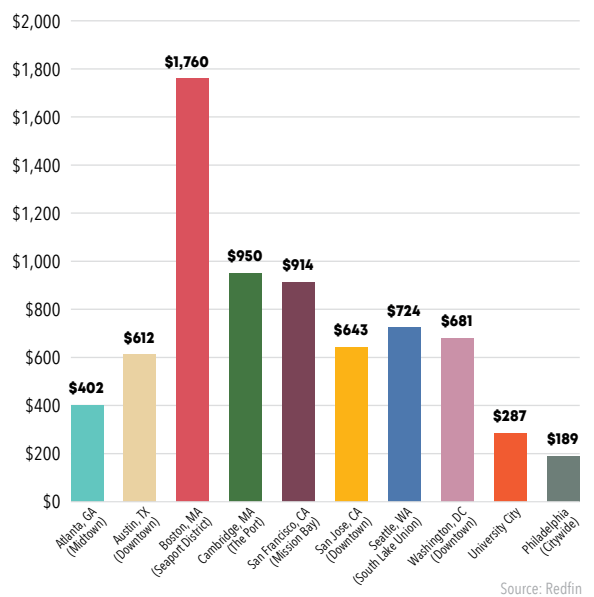
Source: Redfin



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



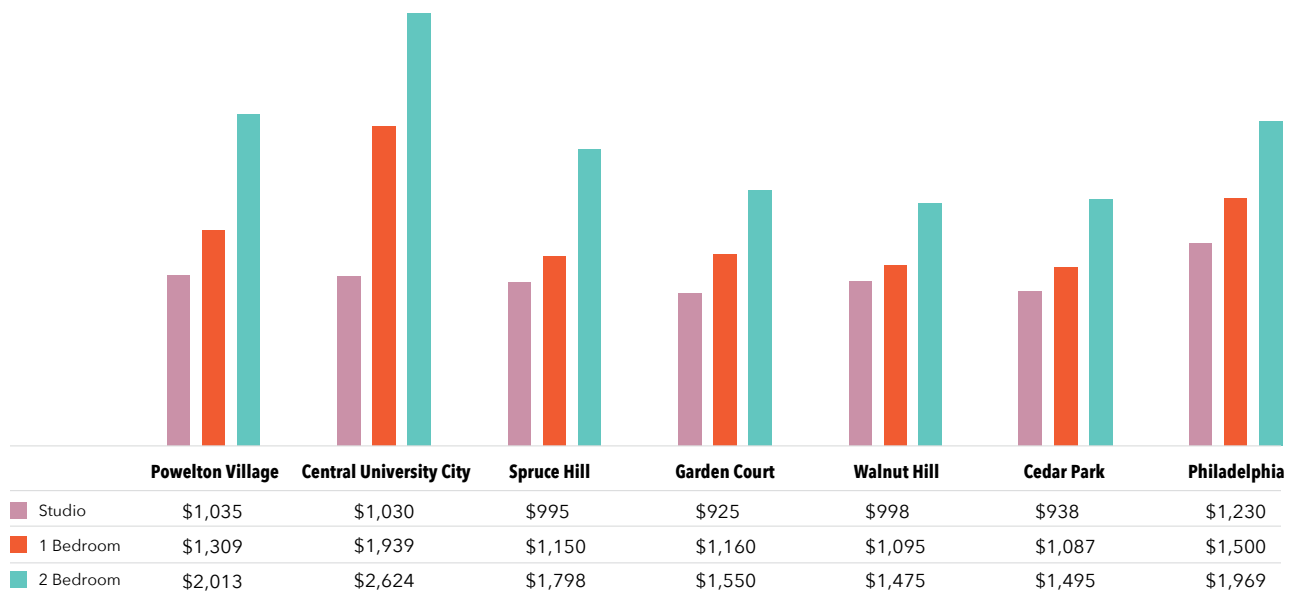
### Median Home Price per Square Foot in University City & Peer Employment Centers







## Median Monthly Rent (December 2023)



Source: zumper.com



# NEW BUSINESSES IN THE NEIGHBORHOOD

**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:

**Amina Ocean**

**Amsale Cafe**

**Asad's Hot Chicken**

**Brooklyn Dumpling Shop**

**Cleo's Bagels**

**Delco Steaks**

**Grant Blvd**

**Grocery Outlet**

**Hangry Joe's Hot Chicken**

**Indian Char House**

**Kingsessing Ice Cream Shop**

**Manzanita Boutique**

**Milkcrate West Philly**

**Ramen Umai**

**Tataki Ramen & Sushi**

**Third Wheel Cheese Company**

**Two Locals Brewing Company**

**Van Leeuwen Ice Cream**







## New Black-Owned Independent Grocery Store Arrives at 43<sup>rd</sup> and Chestnut

**THIS SPRING, UNIVERSITY CITY** gained a new independently owned Grocery Outlet Bargain Market. The store is owned and operated by Jaelyn and Jaida Deas, two sisters from California with extensive experience in grocery retail operations. The storefront is positioned on 43<sup>rd</sup> and Chestnut Streets, walkable to University City businesses, schools, and services.

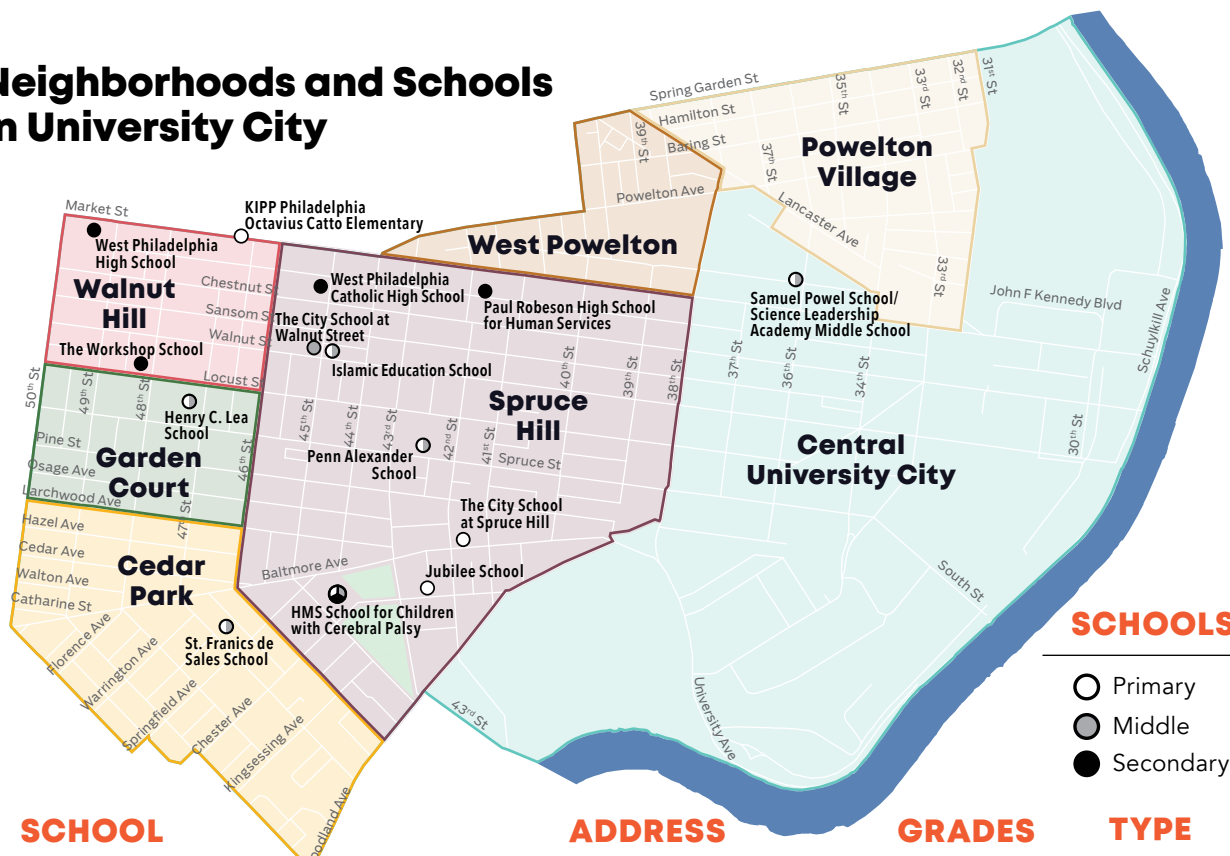
Grocery Outlet is a discount grocery retailer specializing in sourcing brand name products at a fraction of the cost. The store boasts fresh produce, meat, frozen, and deli with a large selection of natural, organic, specialty, and healthy products. Shoppers will find a fun, treasure-hunt shopping experience in an easy-to-navigate, small-box neighborhood grocery format.

The owners are proud to be a small, locally owned business with a mission to hire locally and give back to their community. University City Grocery Outlet is proud to support several nonprofit organizations fighting food insecurity in their neighborhoods.





## Neighborhoods and Schools in University City



### SCHOOL

### ADDRESS

### GRADES

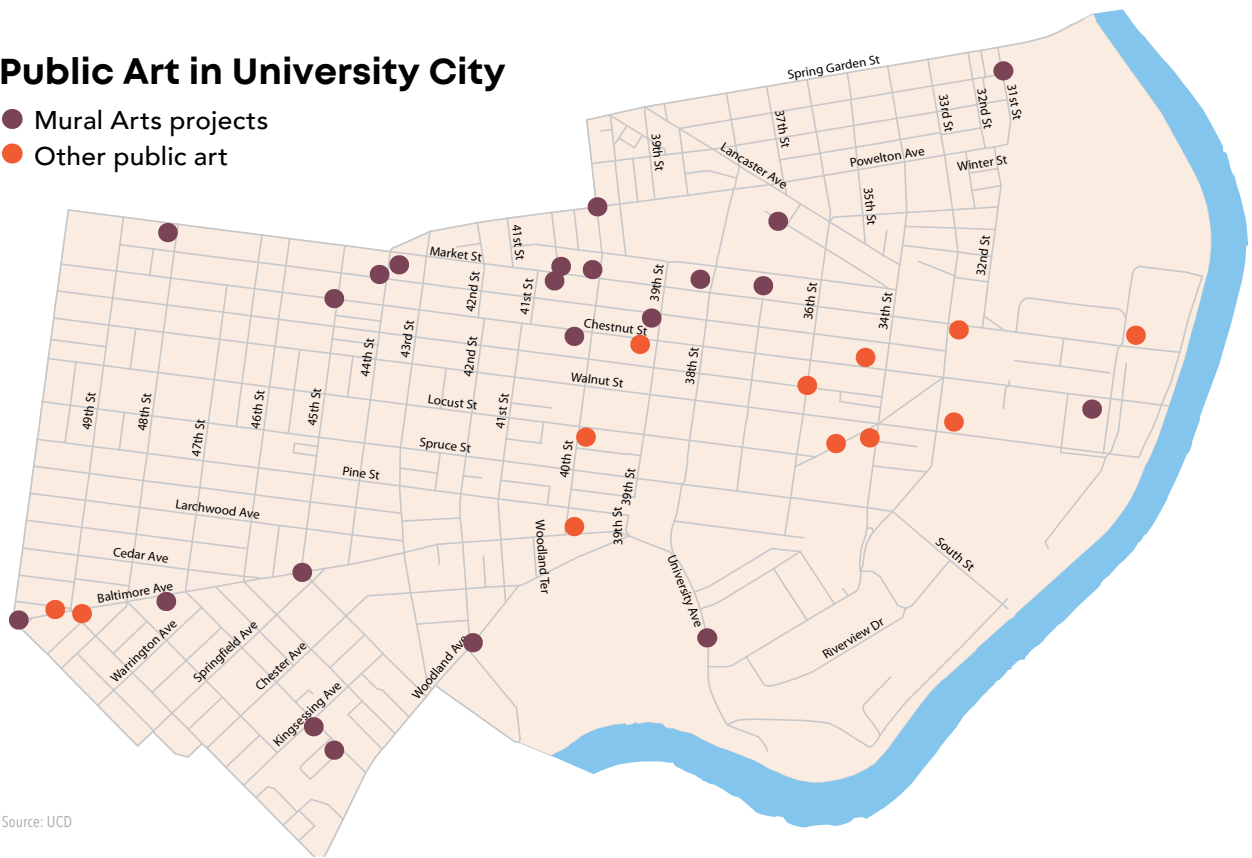
### TYPE

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

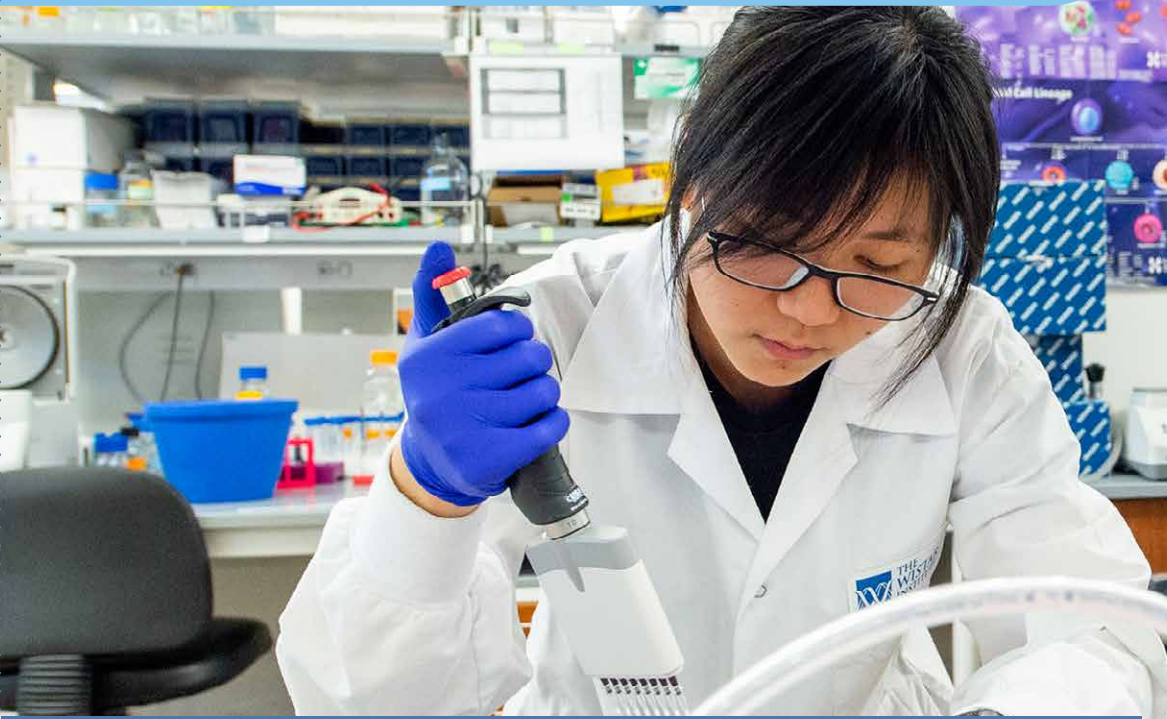


## Public Art in University City

- Mural Arts projects
- Other public art



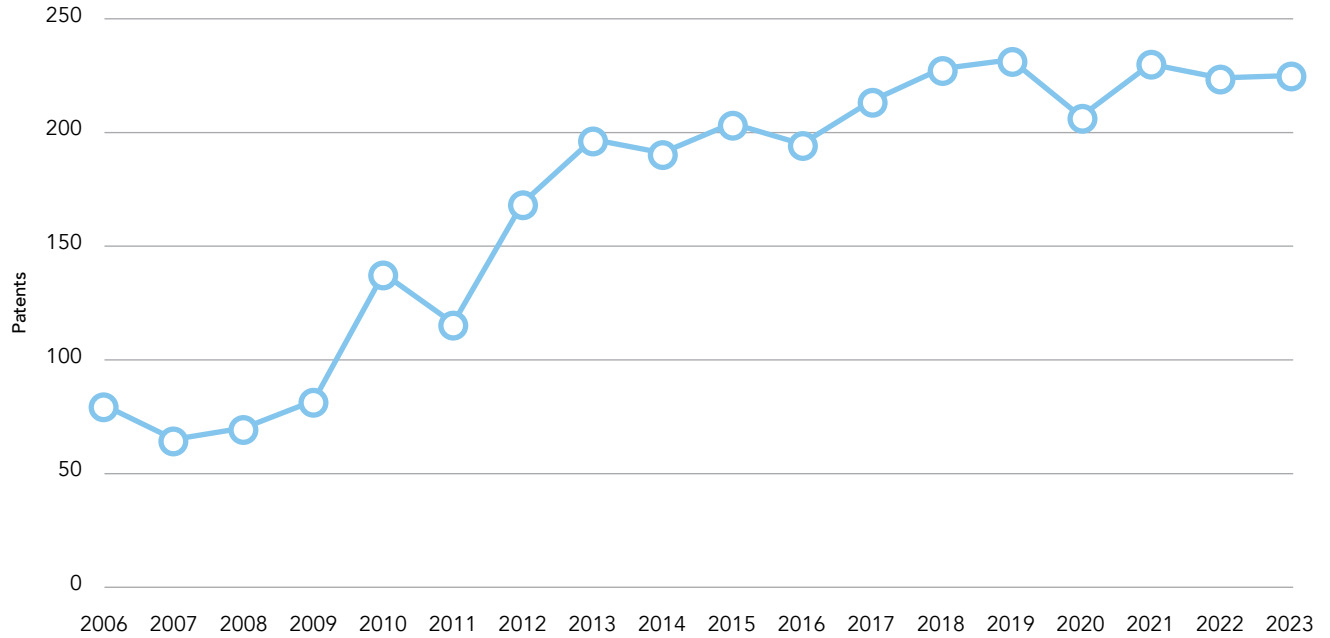
# Innovation



**U**niversity City is a nationally recognized hub for advances in science, research, and medicine. Cutting-edge innovations originate out of 3.3 million square feet of lab space in research hubs including the Wistar Institute, Pennovation, Drexel's ic@3401, uCity Square, and Schuylkill Yards. This confluence of labs, benches, and clinics contributed to Philadelphia ranking at #6 in top U.S. metros for life sciences research talent according to CBRE. Discoveries initiated in University City spark billions of dollars in economic growth and attract international attention in fields like biotech, robotics, and medicine. In 2023, 225 patents were issued to University City businesses and institutions, who also accounted for \$990 million in NIH funding and over \$30 billion in cumulative R&D spending. Since 2021, over 675 million doses of the Pfizer-BioNTech and Moderna vaccines were administered in the United States using messenger RNA delivery, a process developed in 2005 by Penn researchers Dr. Katalin Karikó and Dr. Drew Weissman, who were honored with the 2023 Nobel Prize in Physiology or Medicine.



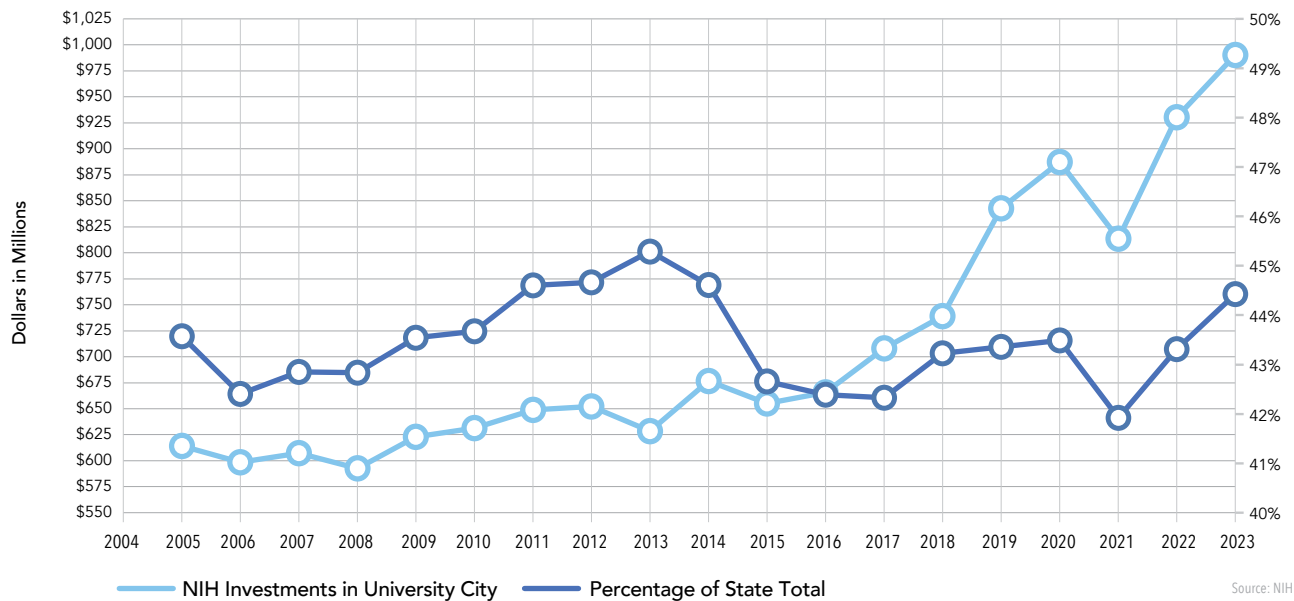
## Patents Issued to University City Institutions



Source: US Patent Database

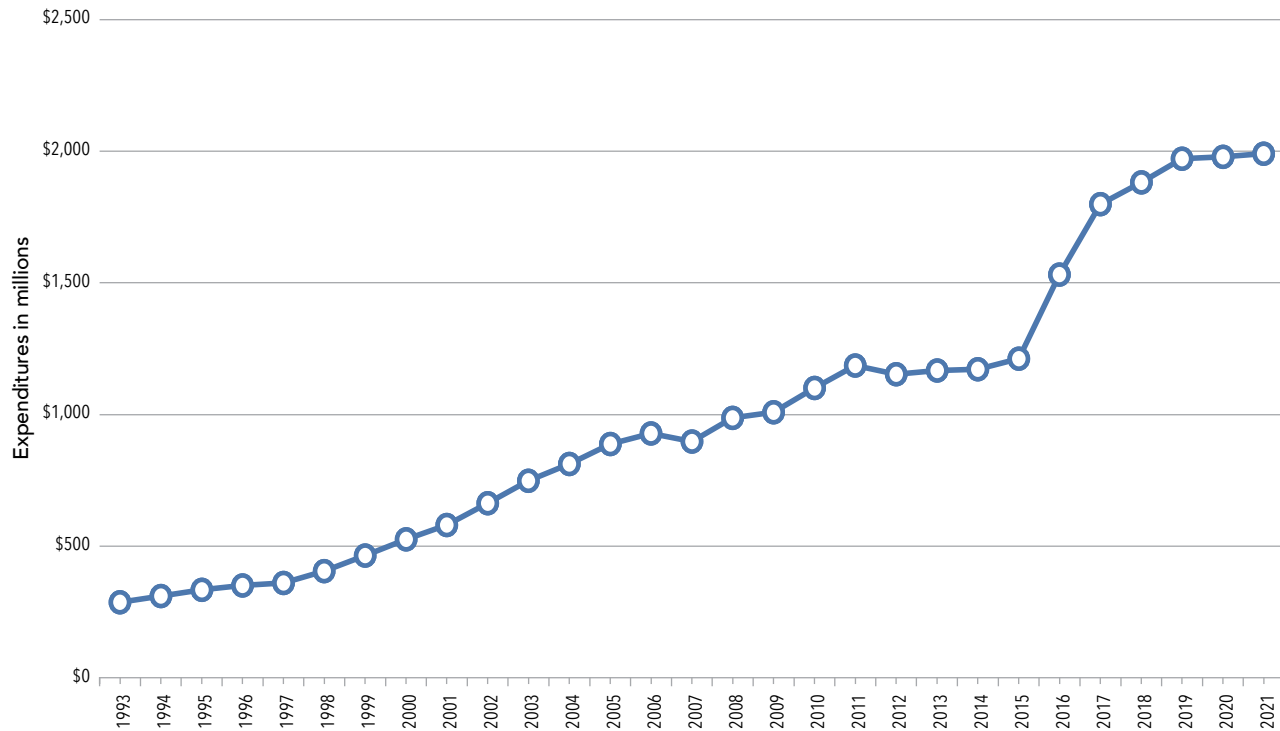
**University City institutions combined for \$990 million in NIH funding, which accounted for 44.4% of all funding within Pennsylvania in 2023.**

## Total NIH Funding in University City



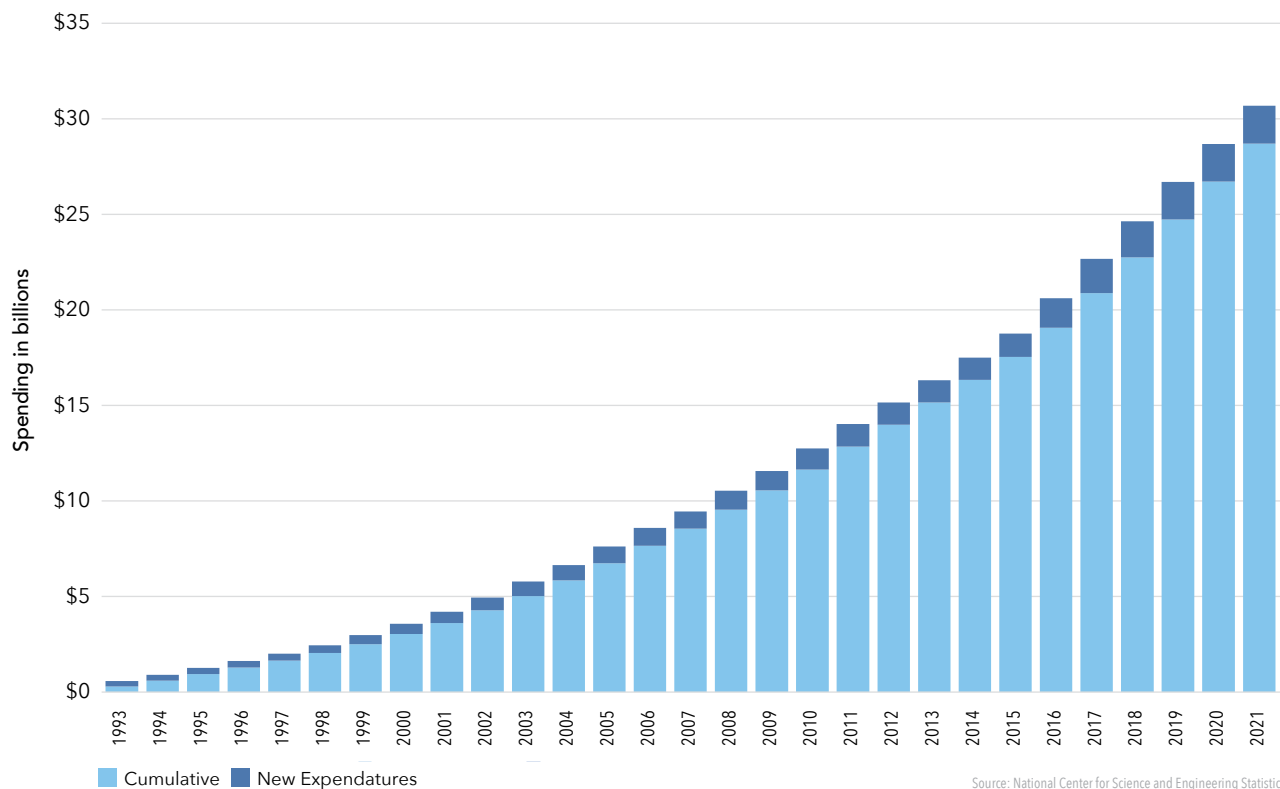
Source: NIH

## Research & Development Expenditures at University City Institutions



Source: National Center for Science and Engineering Statistics

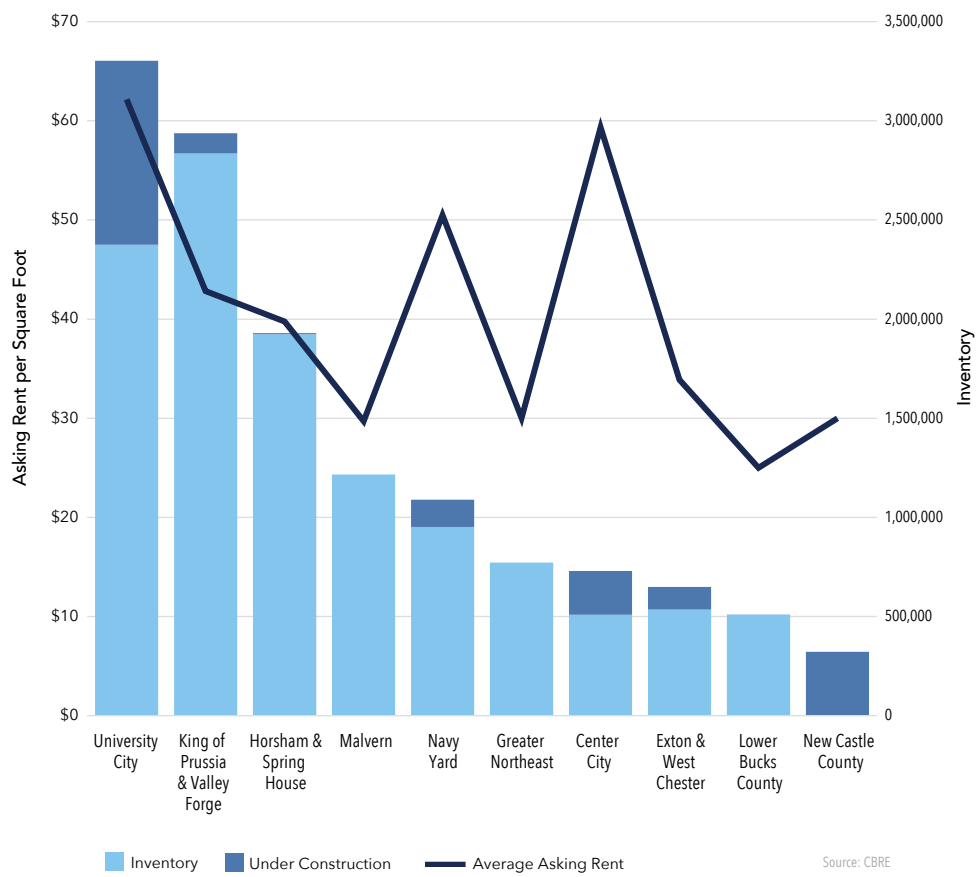
## Cumulative Research & Development Spending at University City Institutions



Source: National Center for Science and Engineering Statistics



## Life Science Lab Space Inventory and Asking Rents



# Penn Researchers Katalin Kariko and Drew Weissman Win 2023 Nobel Prize in Medicine



**THE UNIVERSITY OF PENNSYLVANIA** messenger RNA pioneers whose years of scientific partnership unlocked understanding of how to modify mRNA to make it an effective therapeutic—enabling a platform used to rapidly develop lifesaving vaccines amid the global COVID-19 pandemic—were named winners of the 2023 Nobel Prize in Physiology or Medicine in October of 2023. Katalin Karikó, PhD, an adjunct professor of Neurosurgery in Penn’s Perelman School of Medicine, and Drew Weissman, MD, PhD, the Roberts Family Professor of Vaccine Research in the Perelman School of Medicine became the 28<sup>th</sup> and 29<sup>th</sup> Nobel laureates affiliated with Penn, and join nine previous Nobel laureates with ties to the University of Pennsylvania who have won the Nobel Prize in Medicine.

After a chance meeting in the late 1990s while photocopying research papers, Karikó and Weissman began investigating mRNA as a potential therapeutic. In 2005, they published a key discovery: mRNA could be altered and delivered effectively into the body to activate the body’s protective immune system. The mRNA-based vaccines elicited a robust immune response, including high levels of antibodies that attack a specific infectious disease that has not previously been encountered. Unlike other vaccines, a live or attenuated virus is not injected or required at any point.

When the COVID-19 pandemic struck, the true value of the pair’s lab work was revealed in the most timely of ways, as companies worked to quickly develop and deploy vaccines to protect people from the virus. Both Pfizer/BioNTech and Moderna utilized Karikó and Weissman’s technology to build their highly effective vaccines to protect against severe illness and death from the virus. In the United States alone, mRNA vaccines make up more than 675 million total doses of SARS-CoV-2 vaccines that have been administered since they became available in December 2020.

A raft of new treatments made possible by their discoveries are now on the fast-track. On the list: Vaccines for peanut allergies, malaria, genital herpes, sickle cell, heart and Lyme disease – and even a vaccine to prevent future flu pandemics. Weissman’s team also is partnering on programs for neurodevelopmental diseases and for neurodegenerative diseases, to replace genes or deliver therapeutic proteins that will treat and potentially cure these diseases.

“The potential is unbelievable,” Weissman said. “We haven’t thought of everything that can be done.”





# First Two Gene Therapies for Sickle Cell Disease Supported by CHOP Clinical Research

Marie-Chantal Tornyenu, a clinical trial participant at Children's Hospital of Philadelphia, received the gene therapy in December 2021

**IN A TRANSFORMATIVE MOMENT** for patients with sickle cell disease, and after rigorous clinical trials that took place at Children's Hospital of Philadelphia (CHOP) and other sites, the Food and Drug Administration (FDA) has approved CASGEVY™ and LYFGENIA™, the first two gene therapies for the treatment of sickle cell disease in patients 12 years and older.

Researchers have been extensively studying the use of gene therapy and CRISPR technology to edit portions of DNA in people with inherited or genetic disorders, like sickle cell disease. In the case of sickle cell disease, the newly approved therapy edits DNA within the patient's own cells and enables the patient to produce a different form of hemoglobin in their red blood cells. Clinical trials at CHOP and other sites have shown that successful gene-editing can prevent cells from taking on the distinctive crescent shape apparent in sickle cell disease and has

eliminated pain episodes in almost all patients. CASGEVY is the first FDA-approved therapy developed with CRISPR technology.

In the case of LYFGENIA, the gene therapy is specifically designed to treat the underlying cause of sickle cell disease by adding a functional gene that enables production of adult hemoglobin that does not form into the crescent shape associated with the disease.

CHOP continues to be a global leader in cell and gene therapies. The Cell and Gene Therapy Laboratory, which has been processing cells for transplants for decades, has taken on an increasing number of experimental cellular therapy protocols since 2010. Approved therapies involving research conducted at CHOP have included Kymriah for B-cell acute lymphoblastic leukemia, Luxturna for inherited retinal dystrophy, and Zolgensma for spinal muscular atrophy.



# University City Science Center Priming Startups for Investment

**ASKING FOR MONEY IS EASY.** Getting an investment is not. To be successful, startups must demonstrate a level of sophistication across strategy, governance, and operations to earn the confidence of already timid investors. This daunting process is being made easier with help from the University City Science Center.

Launched in 2023, the Science Center's Capital Readiness Program gives medtech, digital health, and healthcare technology startups a greater chance of success by engaging local and national experts and investors to work with founders, preparing them for their first institutional round. The five-day program features stress test scenarios, mock board meetings, practice pitches, and one-on-one feedback sessions.

For David Jansen, CEO of SAIL Fusion, an orthopedic medical device treating chronic lower back pain, the program opened his eyes to the depth and breadth of Philadelphia's ecosystem.

"The Capital Readiness Program was a first-class ticket into the Philadelphia startup ecosystem," David recalls. "We received dozens of hours of insight from the top partners at specialty law firms, commercial real estate brokers, bankers, and accountants. Combined with the expert insights from seasoned entrepreneurs and investors, this program is invaluable."

And the numbers don't lie. Eleven companies who participated in the program in 2023 have raised \$13.8M in less than a year, and the next cohort, which ran at the end of March of 2024, is primed to deliver more successful outcomes for local startups.





# The Wistar Institute's New Center for Advanced Therapeutics Transforming the Treatment of Disease Through Biomedical Research

**THE WISTAR INSTITUTE** is launching the Center for Advanced Therapeutics to revolutionize the path to new drugs and vaccines and get those therapies to the patients who need them most. First in the region, the Center will bridge research innovation, bench-to-bedside translation, and value creation to address important, unmet medical needs.

The Center has a simple, ambitious mission: find what works against disease and prepare it for the clinic. With the most advanced techniques and resources available—including computational biology, machine learning, and next-generation sequencing—Wistar's world-class scientists will approach every research question with a laser focus on therapeutic potential.

Relying on its collaborative and multidisciplinary framework, the Center will tackle critical and largely unexplored research areas of enormous therapeutic potential.

The Philadelphia region is noted for the life sciences sector, and Wistar is positioned to leverage the best and brightest in a city noted for its collective of internationally trusted educational and medical institutions. The Center for Advanced Therapeutics will create exceptional opportunities for Philadelphia's outstanding academic, medical, and life sciences institutions to harness the collaborative environment, where new ideas and concepts will become the medicines of tomorrow for some of the most dangerous, global diseases.

# B+labs, Fueling Philadelphia's Expanding Life Science Ecosystem



**BRANDYWINE REALTY TRUST** is committed to Philadelphia and supporting its burgeoning life sciences ecosystem by providing physical platforms for success to much-needed capital.

Since its opening in 2022, Brandywine's life sciences incubator B+labs has provided plug-and-play lab space within a specialized network of resources, programming, and expertise powered by the Pennsylvania Biotechnology Center. Here, 15 early-stage life sciences companies are testing their science, raising capital, and conducting clinical trials to develop novel medicines and clinical interventions. Due to continued intense demand, Brandywine undertook an expansion of B+labs in 2023, converting the 9th floor of Cira Centre from office space into move-in-ready graduate labs. The space is fully leased, including 81% leased to an existing B+labs tenant expanding its footprint in Philadelphia.

In the summer of 2023, B+labs also hosted a six-week biotechnology program for high school students to raise awareness of careers in Life Sciences and improve accessibility, opening avenues for marginalized populations in Philadelphia to access high-paying jobs. With the first cohort of students graduated, the B+labs team is in the process of assessing the program and determining the next steps for future iterations.

Also in 2023, Brandywine announced a new partnership with Hatch BioFund Management, LLC, an early-stage life sciences venture capital firm, to support the advancement of life sciences companies in Greater Philadelphia. Brandywine President & CEO Jerry Sweeney noted, "This collaboration underscores our commitment to the Greater Philadelphia region and to ensuring that Philadelphia continues to advance its reputation as a center for novel medicine discovery and development."



**SAINT JOSEPH'S UNIVERSITY** received \$400,000 in funding from the state of Pennsylvania's \$10 billion Opioid Crisis Relief settlement to support substance use education, prevention, and treatment programs. The University will disperse the funds across three separate priorities, which are being developed collaboratively across its institutes and colleges.

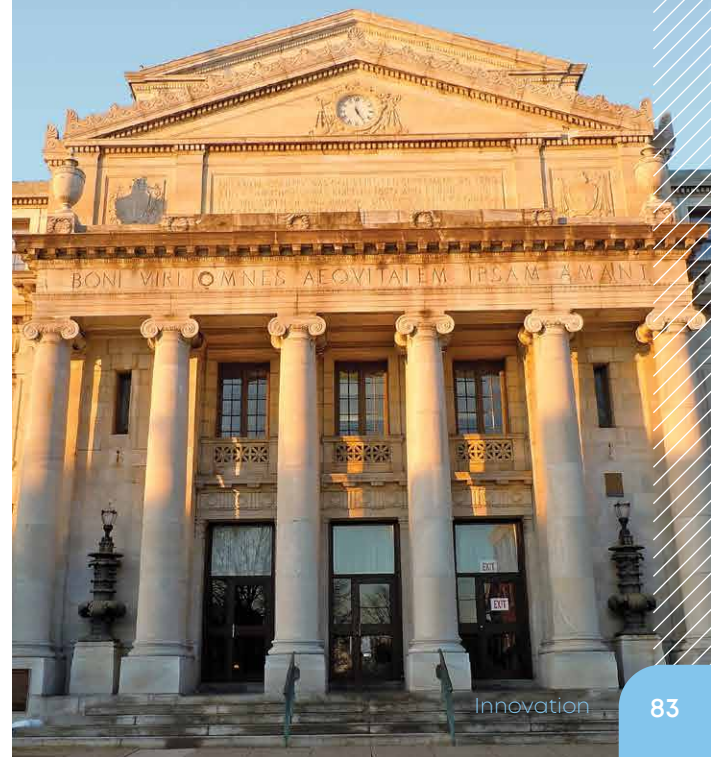
In University City, Saint Joseph's Philadelphia College of Pharmacy will be collaborating with its Substance Use Disorder Institute and Center for Addiction and Recovery Education to develop and implement an online, asynchronous continuing education program designed to benefit the more than 350 pharmacists residing in the Delaware County region.

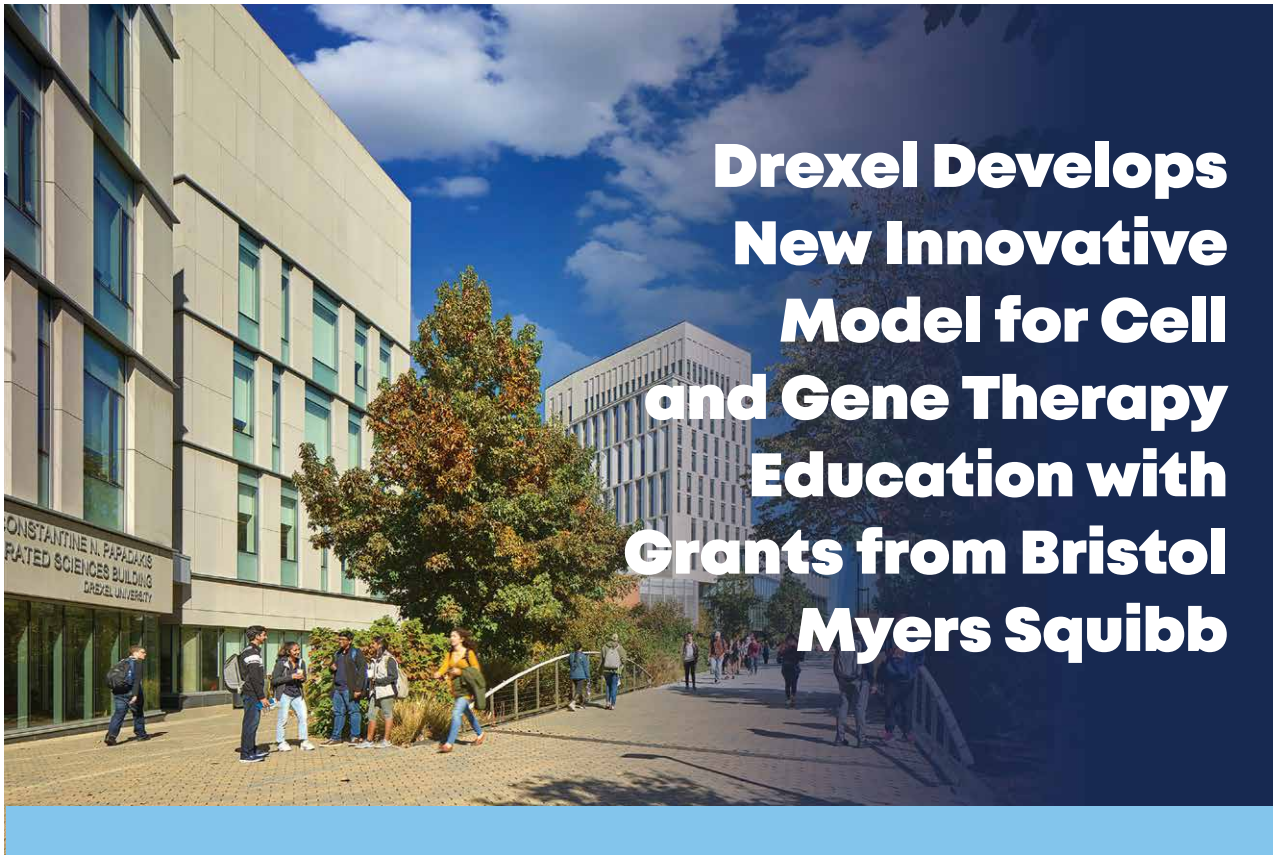
The program will address critical areas such as reducing the stigma surrounding Opioid Use Disorder (OUD), implementing screening techniques, intervening when necessary, and appropriately referring patients to local resources. Additionally, it will help pharmacists educate patients on the proper utilization of opioids, medications for OUD treatment and the administration of naloxone. The program places a strong emphasis on reducing the stigma surrounding OUD, ensuring that patient care is delivered in a compassionate and non-judgmental manner.

The modules will be accredited for continuing education units by the Accreditation Council for Pharmacy Education. By providing accessible and relevant education, pharmacists will be empowered to play an instrumental role in combating the opioid crisis.

Additional University projects include enhancing existing K-12 opioid prevention and education curriculums and launching an opioid addiction education series for physicians and healthcare professionals.

# Saint Joseph's University Awarded \$400K from Pennsylvania Opioid Relief Settlement





# Drexel Develops New Innovative Model for Cell and Gene Therapy Education with Grants from Bristol Myers Squibb

**DREXEL UNIVERSITY'S** School of Biomedical Engineering, Science and Health Systems, in collaboration with Drexel's College of Medicine, has received grants from the pharmaceutical company Bristol Myers Squibb (BMS) to support the education and training of diverse and talented students looking to pursue careers in cell and gene therapy.

The funding provided close to \$1 million to support the creation of a new Cell and Gene Therapy Technology, Engineering, Analytics, Manufacturing, & Science academic program, known as CGT-TEAMS, that launched in the summer of 2023 for undergraduate and graduate students enrolled in the School of Biomedical Engineering, Science and Health Systems, and the College of Medicine at Drexel.

In addition to a curriculum development grant, a companion grant will increase support for Drexel CGT-TEAMS students to pursue cooperative education experiences during six-month rotations at BMS. The funding will also support outreach and scientific educational programming for high school students and professional development for high school teachers in Philadelphia.

CGT-TEAMS will start as a concentration with 30 credits in cell and gene manufacturing, regulatory requirements, analytical techniques, immune engineering, genomics and informatics, and other topics taught by faculty from the School of Biomedical Engineering, Science and Health Systems, and College of Medicine. After a trial period, the concentration will be developed into a minor, available to all undergraduate and graduate students.





## Inclusive, Ambitious Research at Penn to Meet the Needs of a Changing Planet

**ADDRESSING ISSUES RELATED TO** climate action, stewardship of nature, and societal resilience requires interdisciplinary collaboration, which is why the Environmental Innovations Initiative (EII) at Penn includes a funding mechanism that encourages cross-school, cross-departmental collaborations called “research communities.” In 2023, two research communities led by Penn’s School of Veterinary Medicine received funding from the Initiative.

The first research community, the Penn Regenerative Ag Alliance, received funding for a second time and is comprised of faculty from Penn Vet, the Kleinman Center for Energy Policy, the School of Engineering and Applied Science, the School of Arts & Sciences, and Penn Global. When the Penn Regenerative Ag Alliance first received Initiative support in 2022, it coincided with the launch of the Penn Vet Center for Stewardship Agriculture and Food Security. The two entities share a goal of building connections across campus around

how agriculture can be part of the solution to climate change and environmental harms.

A second research community born of the Vet School, newly supported in 2023, is One Health@Penn, led by faculty from Penn Vet and the University’s Master of Public Health program. Support from the Initiative is helping the group work toward creating a larger, grant-funded fellowship program for training scientists in interdisciplinary, One Health ways of thinking.

Representatives from the Regenerative Ag Alliance and One Health@Penn groups have engaged in efforts to build new graduate certificates in environment- and climate-related fields, and have met with teams from other higher-ed institutions to discuss similar cross-disciplinary research efforts. Part of EII’s mission is to “catalyze solutions to significant real-world challenges,” and the research communities are a key part of achieving that goal.



# 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 Philadelphians to career opportunities, and promote job growth and innovation.





# Serving the Neighborhood

**UNIVERSITY CITY DISTRICT'S** foundational focus is on our community, 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 our institutional partners to create a safe and vibrant neighborhood that benefits all who live, work, and do business in University City.



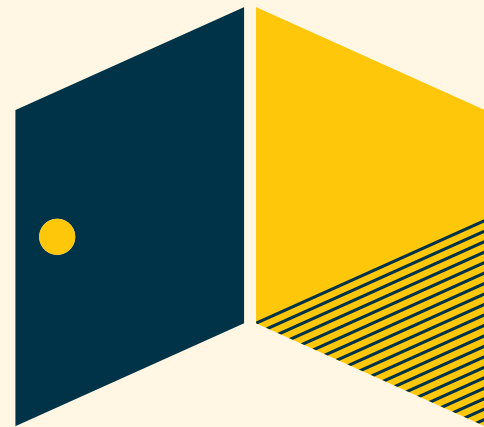
## CLEAN AND SAFE

**OUR DEDICATED CLEAN AND SAFE** teams are committed to serving and enhancing our neighborhood. They work seven days a week to clean, enhance, and provide supplemental safety services to more than 160 commercial and residential blocks. An emphasis for our foundational teams in the past year was to expand our reach within the community while remaining committed to our essential efforts to serve the neighborhood, including appearing at safety fairs, organizing community clean-ups, and providing safety services at neighborhood events. In 2023, our Safety Ambassadors, working in partnership with Philadelphia, Penn, Drexel, SEPTA, and Amtrak police departments, provided nearly 85,000 hours of coverage, including 37,469

checks on businesses, more than 1,400 walking escorts, and over 1,100 vehicle jumpstarts and lock-out services. Our Public Space Maintenance team devoted over 37,000 hours to cleaning the neighborhood through machine street sweeping, dustpan and broom cleaning, collecting bags of trash, graffiti removal, leaf collection, and more. Our Green Team, established as our in-house crew devoted to curating public spaces throughout University City including pedestrian plazas, planters, and our signature public spaces, completed their first full year of impact. Together, our teams of cleaning and safety professionals work to ensure our neighborhood is a safe and welcoming environment.

## AIDING THE UNHOUSED

**IN THE SPRING OF 2023**, we delivered on a pledge to address the tragedy of homelessness in our district through a compassionate, measured, and people-first approach to supplying aid to the unhoused. We hired our first-ever Outreach Services Manager, who helped develop a new approach to homeless services that is already yielding positive results. Over the past year, our HOST (Homeless Outreach Service Team) made 4,500+ well-being checks with homeless individuals and 62 successful outreach placements to shelters or services with Project Home. While many challenges remain, we are committed to our efforts, and we've begun holding conversations with other organizations who seek to learn from our approach.



# HOST

## Homeless Outreach Service Team

## SMALL BUSINESS ASSISTANCE

**UCD OFFERS YEAR-ROUND** support for the local small business community that contributes to making our neighborhood so unique. We plan events with small businesses in mind, ranging from large-scale events like the Dollar Stroll and Dining Days that bring customers and media attention to smaller activations and pop-ups where business partners can showcase their wares and connect with more potential customers. We hold small business networking events so local business owners can connect with each other and other partners to share resources and experiences. And through our Small Business Support services, we offer professional guidance and connections to City resources for those

looking to open, expand, or enhance their businesses. In 2023, a seven-year journey by a West Philadelphia resident to open a bagel shop finally reached the finish line, as Cleo's Bagels officially opened on the 5000 block of Baltimore Avenue. The passion project of Alex Malamy, Cleo's began as an operation out of Alex's kitchen that grew to be called Dodo Bagels. Six years ago, Alex met with Ryan Spak from our team, who helped with developing a business plan, negotiating a lease on the long-vacant storefront at 5013 Baltimore Avenue, securing funding from the Commerce Department, and lending expertise when construction issues arose.





## Transportation Planning

**SINCE 2018**, UCD has worked with partners in a formal capacity as a Transportation Management Association (TMA). Through a collaboration with major institutions, developers, the City, the Pennsylvania Department of Transportation, and the Delaware Valley Regional Planning Commission, we've worked to address pedestrian safety, traffic congestion, and transit routing, formalizing the work these partners have collaborated on for over 20 years. 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. We work with the Streets Department to share news on major work happening in our neighborhood, and serve as key collaborators with bikeshare program Indego to identify new locations for their bike dock stations. Our goal in this realm is to 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. 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

**FOR OVER A DECADE**, our West Philadelphia Skills Initiative (WPSI) has impacted the lives of Philadelphians seeking quality employment by connecting them to high-quality opportunities with the city's premier employers. In August of 2023, WPSI was named as the healthcare and life sciences backbone organization as part of the US Economic Development Administration's Good Jobs Challenge, and in partnership with The Greater Philadelphia Chamber of Commerce, Life Sciences PA, the Wistar Institute, and Montgomery County Community College, and officially launched the Keystone LifeSci Collaborative in March of 2024. Last spring, we cut the ribbon on the

new WPSI headquarters at 22 S. 40<sup>th</sup> Street and moved our operations into the new 5,600 square-foot space featuring office, classroom, and conference spaces and upgraded technology to facilitate cutting-edge, hybrid trainings. Most recently, we were the recipients of a \$4 million unrestricted donation from philanthropist MacKenzie Scott to fuel the continued success and impact of our program. 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 over \$100 million.





## GREEN CITY WORKS

**UCD'S LANDSCAPING** social enterprise Green City Works (GCW) creates quality jobs for community residents while providing first-rate landscaping services for clients located throughout Philadelphia. GCW sharpened and expanded their offerings in 2023, scaling up to meet the demands of clients. In addition to maintaining our portfolio of 3 million+ square feet of green spaces throughout the city, our team also worked on or completed several notable projects, earning valuable experience in hardscaping, permeable paving, and carpentry along the way. This year our four-year engagement with Philadelphia Parks and Recreation to improve the quality of local parks ended its pilot phase. The project, kindled by GCW crew members who wanted to do more within the community, was funded by the William Penn Foundation and allowed us to complete community beautification projects with neighborhood partners and to track the positive impact our landscaping had on usage, violent crime, and neighborhood stewardship at pilot parks. GCW also added to their capabilities by hiring Hanchao Zhang as our Landscape Designer/Sales Representative, adding more landscaping and urban design expertise to our enterprise. Our commitment to offering above-market wages, full benefits, and employing our crew year-round continues, and we look forward to exciting new projects for 2024.



# University City District Events

**UCD PARTNERS** with local performers, business owners, and organizations throughout the year to help bring neighbors, visitors, and businesses together through a wide selection of events. We bring live music, arts, crafts, and holiday events to Trolley Portal Gardens, entertain thousands with our curated film series Movies in Clark Park, present our wildly popular Baltimore Avenue Dollar Stroll, and draw diners into restaurants during our summer University City Dining Days promotion. We routinely plan smaller events to bring together members of the small business community, and in 2023 reignited our networking series University City MIX.

## BALTIMORE AVENUE DOLLAR STROLL

**SINCE 2011 WE'VE WORKED WITH** local businesses to produce the Baltimore Avenue Dollar Stroll, one of our most popular and successful events. Attendees enjoy one-night-only deals, a lively block party, and pop-up musical performances and surprises. The Dollar Stroll draws thousands of neighbors and visitors to Baltimore Avenue on two Thursday evenings in early June and September, serving as bookends to begin and end the summer event season. The Stroll serves as both a showcase of the lively corridor's businesses and as a way for local vendors to set up and sell their wares, and the extensive promotion and media coverage of the event helps entice invaluable marketing support for small businesses.

**Community members enjoying the  
Baltimore Avenue Dollar Stroll**



## UNIVERSITY CITY DINING DAYS

**OUR POPULAR** dining promotion, designed to bring additional business and exposure to area eateries during the slower summer months, allows diners to enjoy three-course meals at three different price points at many of our neighborhood's top restaurants. Over 25 neighborhood establishments participated in our 10-day promotion in 2023 and enjoyed increased business and exposure thanks to media placements. University City Dining Days allows us to showcase the high quality and diverse food offerings of our local restaurant scene.

## MOVIE NIGHTS AND OUTDOOR PERFORMANCES

**EACH AUGUST, UCD PARTNERS** with the Friends of Clark Park and Philadelphia Parks and Rec to present free movies in the heart of West Philadelphia. Our Movies in Clark Park series draws thousands of audience members to the Clark Park bowl for screenings of classics, recent blockbusters, kid favorites, and culturally impactful films. We also curate a series of musical performances at Trolley Portal Gardens to offer free, family-friendly concerts that support local talent.

## UNIVERSITY CITY MIX

**UCD TEAMS WITH** local restaurants, bars, and other venues to present University City MIX, a happy hour networking event created to bring together a cross-section of local professionals. Throughout the year guests attend to mingle, forge professional relationships, and enjoy bites and drinks from new and established hot spots.





# Transforming Public Space



Live music at Trolley Portal Gardens



**OUR PUBLIC SPACE** enhancements and interventions, ranging from signature spaces like The Porch at 30<sup>th</sup> Street Station and Trolley Portal Gardens to small pedestrian plazas and seating options, have set the standard in the neighborhood. We create lively public venues designed to reactivate underutilized space, enhance community-building efforts, and spark interactions. We work from conceptualization and design to construction, operations, and maintenance through our in-house Green Team who are responsible for the upkeep of our spaces.

In 2023, much of our new public space work was focused on lending our expertise to

businesses and organizations seeking to replicate our efforts. We served as key advisors on major projects including master plans for the Friends of Clark Park and the Powelton Village Community Association, helping volunteer groups connect with City agencies, develop plans, and set themselves up for success. We also offered guidance to local businesses and community members to take advantage of underused spaces, including guiding restaurants through the official process to earn approvals for Sidewalk Cafes and Streeteries, creating a new seating plaza at 50<sup>th</sup> and Baltimore in an underused swatch of concrete, and working with community groups to create safer streets for pedestrians.

## TROLLEY PORTAL GARDENS

**UCD OPENED** Trolley Portal Gardens in 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 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. In 2023, we programmed Trolley Portal Gardens with events including music performances, pop-up arts and crafts activities, and other seasonal activations throughout the year.

## 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. It features planters filled with seasonal flowers

and other plants, lightweight and movable tables and chairs, umbrellas and a shade structure to fend off the summer sun, and signature swings. The Porch remains a blueprint for other organizations seeking to enliven public spaces for communal use.

# 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 Information

Champions-only invitations to an annual networking event, featuring opportunities to interact with University City developers and institutional leaders and to discuss the latest trends and projects

- Invitation to UCD's annual State of University City networking event, and the opportunity to network with neighborhood stakeholders and leaders from government, industry, and anchor institutions
- Market Trends newsletter on University City development trends and market data, emailed exclusively to champions
- Two copies of State of University City annual report, with additional available for distribution to partners, stakeholders, and tenants

## Marketing and Promotion

- Sponsorship of one UCD community event each year such as Baltimore Avenue Dollar Stroll, Movies in Clark Park, and University City Dining Days
- 10% discount on all other sponsorship opportunities purchased during the fiscal year, including State of University City
- Display ads in one edition of Connections newsletter

## Business Services

- Regular building checks (exterior)
- On-site Safety Fairs for clients and/or tenants at your University City property(ies)
- Graffiti removal, special UCD trash pickups, and public space maintenance services

## Priority Collective Economic Growth

As a UCD Champion, your investment also supports core UCD services, including:

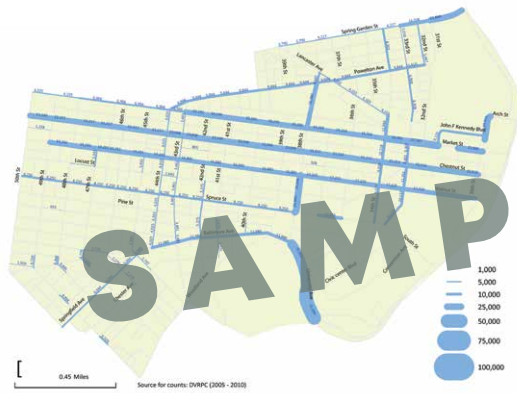
- 120,000 public safety patrol hours/year
- More than 4,400 nighttime walking escorts of University City students and residents to their homes
- 44,000 hours of public maintenance services/per year, including 130,000 bags of trash removed and 3,500 graffiti tags erased
- Major investments in University City public spaces and gateways, including The Porch at 30<sup>th</sup> Street Station, the 40<sup>th</sup> Street Trolley Portal, and pedestrian plazas
- 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 of annual media value
- Intensive, ongoing efforts to recruit retail prospects and reshape commercial corridors 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 Vincent Better, Vice President of Partnerships, at 215.243.0555 x226 or at [vbetter@universitycity.org](mailto:vbetter@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



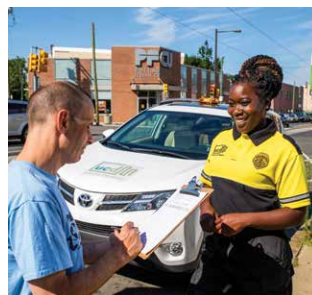
## Networking Opportunities



## Marketing and Promotion



## Priority Business Services









# UCD Board

## **Craig Carnaroli, Chair**

Senior Executive Vice President  
University of Pennsylvania

## **Joseph Trainor, Treasurer**

Chief Financial Officer, The Wistar Institute

## **Barry Grossbach, Secretary**

Community Representative  
Spruce Hill Community Association

## **Antonio Acevedo**

Senior Vice President, Asset Management  
HCP Medical Office Properties

## **David Beaupré**

CFO, Saint Joseph's University

## **Daniel Bernstein**

President and Chief Investment Officer,  
Campus Apartments

## **Tracy Brala**

Senior Vice President, Strategy and Partnerships  
University City Science Center

## **Mark Celoni**

Vice President and Office Director  
Pennoni Associates, Inc.

## **Della Clark**

President, The Enterprise Center

## **Jeff DeVuono**

Executive Vice President, Life Science Division  
and Regional Managing Director – PA Region,  
Brandywine Realty Trust

## **Angela Dowd-Burton**

Community Representative  
Garden Court Community Association

## **Michael Froehlich**

Community Representative  
Cedar Park Neighbors

## **Ken Gedaka**

Vice President, Communications and  
Public Affairs, FMC Corporation

## **John Grady**

Northeast Region Executive and  
Senior Vice President of Development,  
Wexford Science + Technology

## **John Hinke**

Senior Vice President and Chief Financial  
Officer, National Board of Medical Examiners

## **Sophia Holder**

Chief Financial Officer and Executive Vice  
President, Children's Hospital of Philadelphia

## **Julie Ann Jones**

Vice President and Chief Procurement Officer,  
Drexel University

## **Keith Kasper**

Senior Vice President & Chief Financial Officer  
University of Pennsylvania Health System

## **Daniel Liberatoscioli**

President, The Restaurant School  
at Walnut Hill College

## **Margaret Livingston**

Community Representative  
Walnut Hill Community Association

## **Mark Mills**

Owner, Metropolis Group / 40<sup>th</sup> Street Live

## **Phil Moses**

Principal, Vice President  
INTECH Construction, Inc.

## **Anne Papageorge**

Senior Vice President for Facilities  
and Real Estate Services  
University of Pennsylvania

## **Brad Paul**

Co-Owner and General Manager  
Central City & Ardmore Toyota

## **George Poulin**

Community Representative  
Powelton Village Civic Association

## **Douglas Smith**

Vice President, External Affairs  
Verizon Pennsylvania







# UCD Leadership

## **Matt Bergheiser**

President

## **A.J. Adams**

Manager of Partner Services,  
West Philadelphia Skills Initiative

## **Patrick Bayer**

Senior Manager, Economic Mobility

## **Vincent Better**

Vice President, Partnerships

## **Lauren Bishop**

Senior Manager of Employer Services,  
West Philadelphia Skills Initiative

## **Morris Burns**

Manager of Applicant Experience,  
West Philadelphia Skills Initiative

## **James Carter**

Public Safety Account Manager

## **Nick Edelman**

Vice President, Finance and Operations

## **Brian English**

Vice President,  
Green City Works

## **Salimah Fields**

Finance and Administrative Coordinator

## **Cait Garozzo**

Executive Director,  
West Philadelphia Skills Initiative

## **Alan Garry**

Senior Vice President, Public Safety and  
Community Services

## **Fontaine Gutierrez**

Manager of Outreach and Communications,  
West Philadelphia Skills Initiative

## **Nate Hommel**

Director of Planning and Design

## **Mimi In**

Data Quality and Relationship Manager,  
West Philadelphia Skills Initiative

## **Erica Jordan**

Director of Human Resources

## **Margaret Leidy Starke**

Senior Manager of Events  
and Community Partnerships

## **Joshua Park**

Senior Manager of Strategy and Partnerships,  
West Philadelphia Skills Initiative

## **Jazzmin Prosper**

Manager of Continuing Development, West  
Philadelphia Skills Initiative

## **Chris Richman**

Director, Marketing and Communications

## **Alvin Rios**

Landscape Operations Manager,  
Green City Works

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