

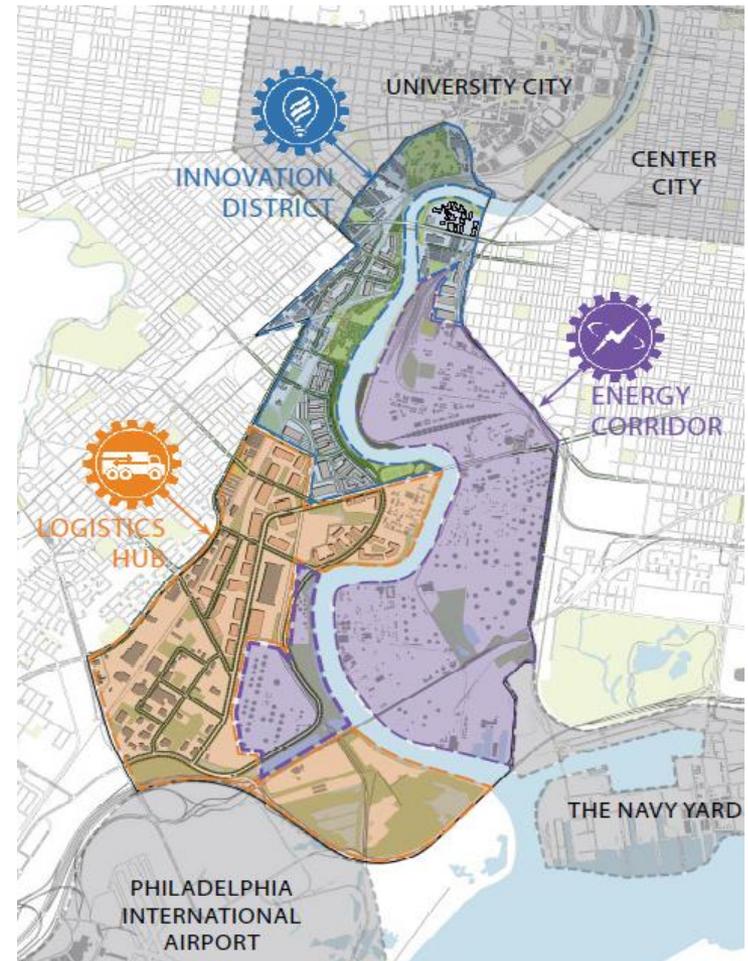


# Developing Philadelphia's New Innovation District:

*Early Action Projects from the  
Lower Schuylkill Master Plan*

# THE LOWER SCHUYLKILL MASTER PLAN (2013)

- Coordinated City strategy to recapture the economic vitality of the Lower Schuylkill
- Creates 3 modern business campuses with river access & amenities
- Early action projects focused in the Innovation District





# THE INNOVATION DISTRICT

- **Concept:** Vibrant, green innovation campus with proximity to University City
- **Target Sectors:**
  - Technology & sciences
  - Institutional
  - Advanced/artisanal mfg.



- **Key Projections:**
  - 2500 new jobs & 2.4M SF
  - \$230M in public infra investment
  - \$260M+ in private investment
  - \$23B in total economic impact



# EAST BANK DEVELOPMENT SITES – PENNOVATION WORKS CAMPUS



- **Project** – Pennovation Works
  - 23 acre former brownfield
  - 2.8M SF at full build-out
  - \$49M acquisition + construction
- **Status**
  - Existing buildings tenanted through adaptive reuse
  - 50,000 SF Pennovation Center under construction
- **Target Completion** – 2015-2016



# EAST BANK DEVELOPMENT SITES – PENNOVATION WORKS CAMPUS

- Schuylkill Banks riverfront recreation trail extends along site perimeter, providing public access and a green amenity





# EAST BANK – INNOVATION GATEWAY

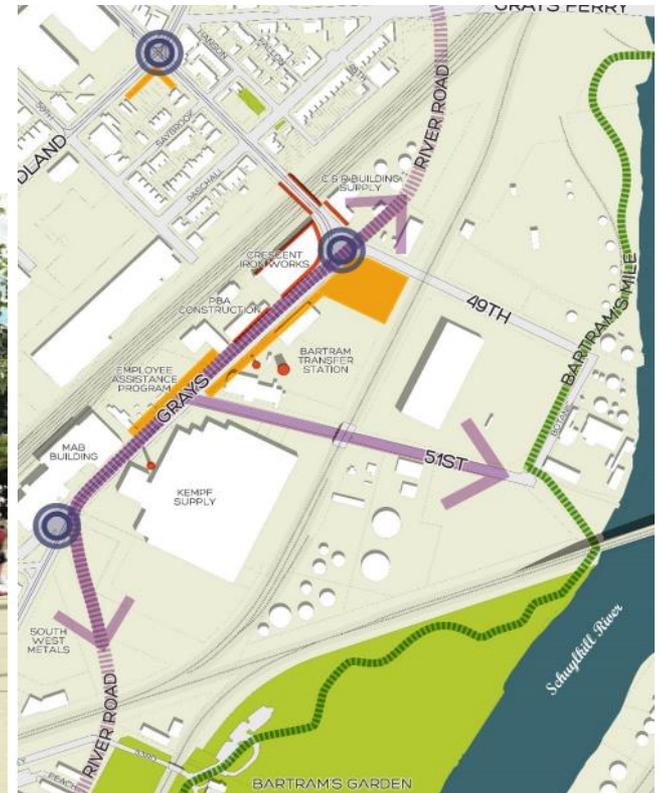
- \$1.5M project to transform a blighted intersection into an attractive gateway to the Innovation District & Pennovation Works
- Potential for additional brownfield remediation & federal/state partnerships
- Target Completion - 2016





# WEST BANK – INNOVATION GATEWAY

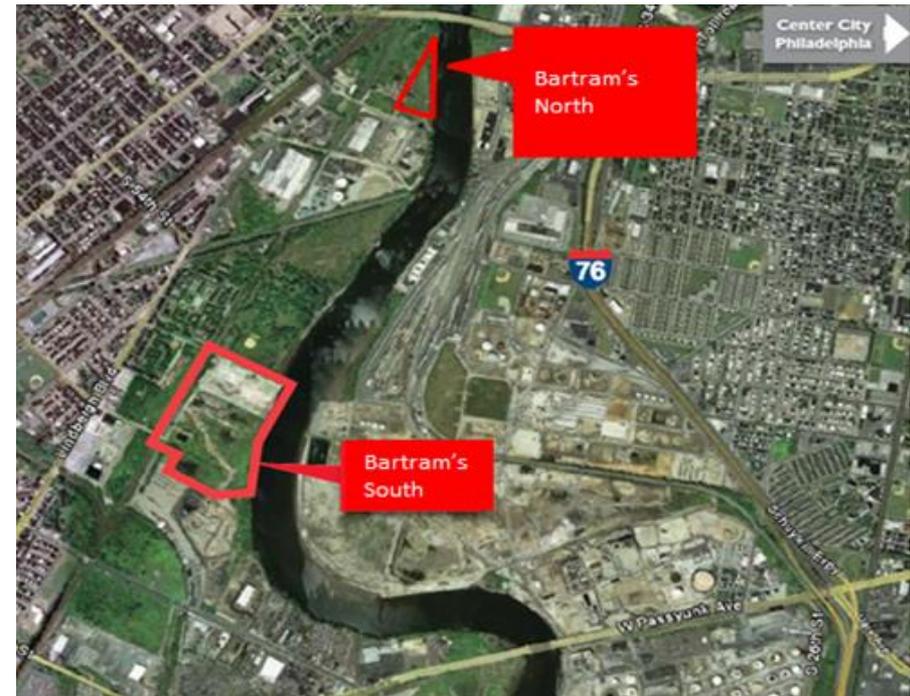
- Seeking \$2-3M for design and construction of streetscape, landscape, signage & public art improvements along access route to redevelopment sites, Bartram's Mile & Bartram's Garden
- **Target Completion – 2016-2017**





# INNOVATION DISTRICT – WEST BANK DEVELOPMENT SITES

- Remediate contamination on 12 and 28 acre sites to support redevelopment & public recreational trail
- **Status** – Underway
- **Funding** - Fully funded
  - EPA, PADCED, City of Phila.
- **Target Completion** – June 2015





# INNOVATION DISTRICT – WEST BANK DEVELOPMENT SITES

- Acquire 8 acre brownfield site to:
  - Expand & square off Bartram's North development site
  - Provide landing for Schuylkill Banks trail bridge
  - Extend public riverfront
- **Status** – Negotiations underway
- **Funding** – Land swap
- **Target Completion** - 2015





# INNOVATION DISTRICT – BARTRAM'S MILE



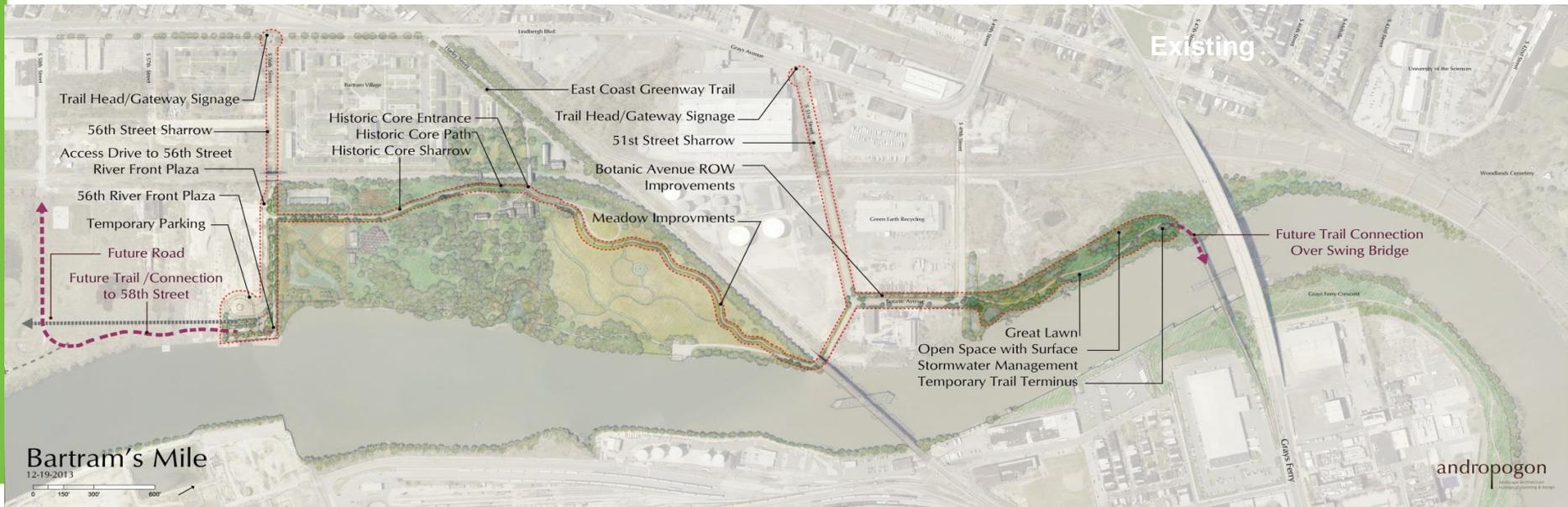
- Schuylkill Banks is one of the City's most popular recreational amenities
- 16 miles of riverfront & greenway
- 19,000 users a week
- As the trail moves south, it is becoming a key amenity for new development



# INNOVATION DISTRICT – BARTRAM'S MILE



- West bank extension of popular Schuylkill Banks recreation trail
- **Status** – Construction slated for 3Q 2015
- **Funding** – Fully funded (\$6M)
- **Target Completion** : 2016





# INNOVATION DISTRICT – BARTRAM'S MILE SWING BRIDGE

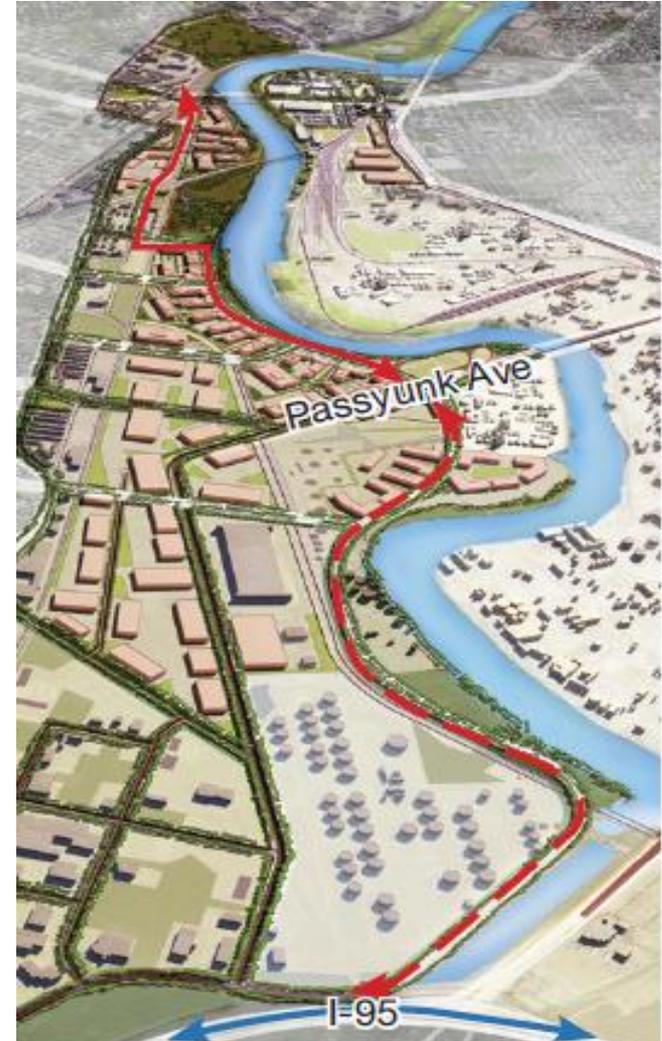


- Reconstruct former RR swing bridge to connect Bartram's Mile on the west bank of the Schuylkill with the main Schuylkill Banks trail on the east bank
- **Status** – Negotiations underway
- **Funding** – \$10M secured; 80%-100% funded, pending final design
- **Target Completion** : 2018



# INNOVATION DISTRICT – NEW RIVER ROAD

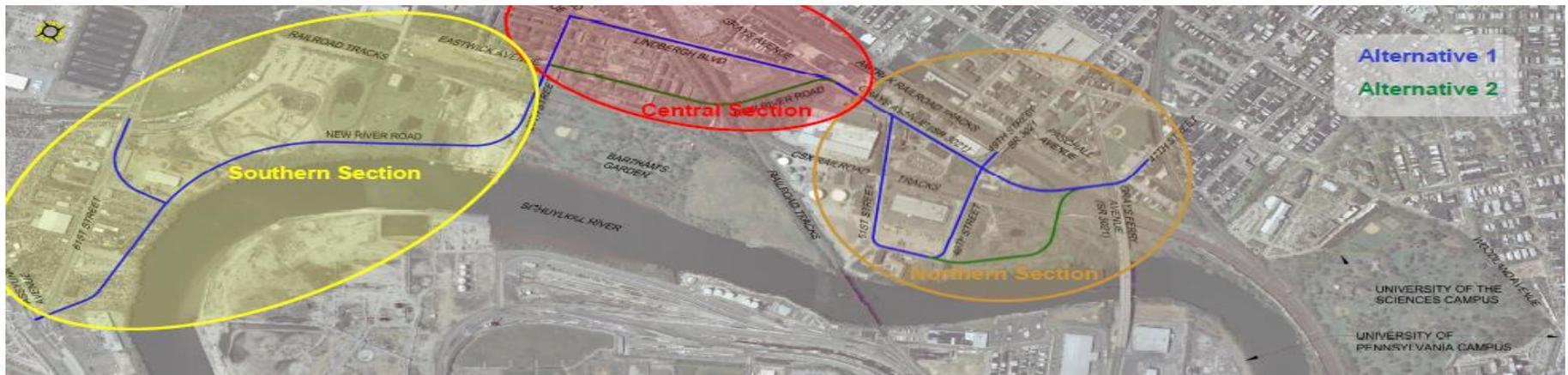
- **Project** – Enhance transportation network by extending 47<sup>th</sup> Street to Passyunk Ave. and PHL
  - Access to west bank development sites & new public amenities
  - Relief valve for east side congestion
  - New access to/from PHL





# INNOVATION DISTRICT – NEW RIVER ROAD

- **Status** – Feasibility study complete
- **Funding** – Seeking \$\$ for prelim. Design
- **Target Completion** – 2020-2025





# SIGNIFICANT LEVERAGING & INVESTMENT

## PUBLIC INVESTMENT

Bartram's Mile	\$6,000,000	2015-2016
Schuylkill Banks Connector Bridge	\$10,000,000	2016-2018
Grays Ferry Bridge Upgrades	\$13,000,000	2016-2017
Land Acquisition & Remediation	\$6,500,000	Ongoing
Innovation East Gateway	\$1,000,000	2015-2016
Bartram's Garden Restoration	\$2,000,000	2015-2017
River Road Study	\$220,000	Complete
<b>Total Public Investment</b>	<b>\$38,720,000</b>	

## PRIVATE INVESTMENT

Penn – Acquisition of DuPont campus	\$13,000,000	2010
Penn – Pennovation Center	\$36,000,000	2014-2016
1201 S. 35 <sup>th</sup> Street – Acquisition	\$600,000	2015
<b>Total Private Investment</b>	<b>\$49,600,000</b>	
<b>TOTAL COMBINED INVESTMENT</b>	<b>\$88,320,000</b>	



# INNOVATION DISTRICT – PUTTING IT ALL TOGETHER





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