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PIDC Explores Strategies for a More Connected Lower Schuylkill District

ULI Philadelphia's Technical Assistance Panel Report provides recommendations for positioning the Lower Schuylkill District for life sciences investment

Philadelphia, PA – April 29, 2021 – the Urban Land Institute (ULI) Philadelphia released its Technical Assistance Panel (TAP) Report today, summarizing recommendations to encourage investment in life sciences and manufacturing in the Lower Schuylkill District of Philadelphia. The report concludes a study that included interviews with nearly 30 stakeholders and a two-day meeting of real estate and land-use professionals, urban planners and other experts.

The interdisciplinary panel of volunteer experts, at the request of the Philadelphia Industrial Development Corporation, explored a series of questions about how to position this area as an emerging part of a cohesive life sciences district and strategies that can improve access and connection to this area. The panel also identified employment opportunities for nearby residents and the following short-term and long-term recommendations:

- Improving access routes to leverage the unique position of the two sites between University City, Center City, the Navy Yard and the Philadelphia International Airport;
- Strengthening social and community infrastructure to improve housing choices, employment opportunities and waterfront access; and
- Making other strategic acquisitions and supporting redevelopment to create a world-class life sciences hub.

The Lower Schuylkill District, Philadelphia's southern gateway, was used for petroleum refining and heavy industrial operations for more than 150 years. Today, two developable sites are connected by Bartram's Garden, a 45-acre National Historic Landmark museum and botanical garden along the waterfront. Just four miles from the Philadelphia International Airport and two miles from University City, these two sites present a convenient development opportunity that sets Philadelphia apart from other life sciences cities.

Thomas Dalfo, Senior Vice President, Real Estate Services, PIDC said "We are grateful to the ULI team for their work on this report. And pleased that the group concluded Bartram's North and South are ideal locations for a biomanufacturing district that will embrace the community while positioning Philadelphia at the forefront of the life sciences world. This Technical



Assistance Panel is one of many ways in which PIDC is continuing to engage with stakeholders and collect input. We look forward to our next steps in the process.”

The panel—chaired by Nathan Hommel, Director of Planning and Design, University City District, and Jayne Spector, Director, Design and Planning at Langan Engineering and Environmental Services, Inc. —concluded that the Lower Schuylkill District is an ideal location for a life sciences manufacturing hub and believes that it will be an accelerator for the growth of gene-therapy companies in the region. Encouraged and managed correctly, this growth could strengthen social infrastructure and offer economic opportunities for the residents and small businesses of Southwest Philadelphia. **To view the full report, visit philadelphia.uli.org.**

ULI Expert Volunteer Panel:

- Nathan Hommel, Director of Planning and Design, University City District (Co-Chair)
- Jayne Spector, Director, Design and Planning, LANGAN (Co-Chair)
- David Mercuris, Senior Vice President Development, The Goldenberg Group
- Joe Fetterman, Executive Vice President, Colliers International
- John Gattuso, President & CEO, Gattuso Development Partners
- Mark Sanderson, Principal, DIGSAU
- Andrew Friskoff, Executive Director, LISC Philadelphia
- Ryan Debold, Managing Director, Lindy Institute for Urban Innovation, Drexel University
- Tia Lyles-Williams, Founder & CEO, LucasPye BIO

Study Stakeholders:

- Bartram’s Garden
- BioLabs@CIC
- Brandywine Realty Trust
- CIC Group
- Philadelphia Commerce Department
- Councilmember Jamie R. Gauthier’s Office
- Empowered CDC
- Integral Molecular
- John Bartram Association
- Mayor’s Office of Transportation Infrastructure & Sustainability, City of Philadelphia
- Militia Hill Ventures
- Pennovation
- Philadelphia City Planning Commission
- Philadelphia Housing Authority
- Schuylkill River Development Corporation
- Schuylkill River Park Alliance
- SEPTA
- Southwest CDC



Philadelphia

- Southwest District Services
- Southwest Philadelphia District Services
- University of Pennsylvania
- University of the Sciences
- University Place Associates
- Wistar Institute

About ULI Philadelphia

The Urban Land Institute is a nonprofit education and research institute whose mission is to shape the future of the built environment for transformative impact in communities worldwide. Established in 1936, ULI today has more than 45,000 members around the world representing the entire spectrum of land-use and development disciplines including developers, builders, property owners, investors, architects, public officials, planners, attorneys, engineers, academics and others engaged in the land-use field. The Philadelphia District Council encompasses about 900 members throughout Eastern and Central Pennsylvania, Delaware, and the southern half of New Jersey. For more information, visit philadelphia.uli.org.

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