



**● COMMERCIAL**

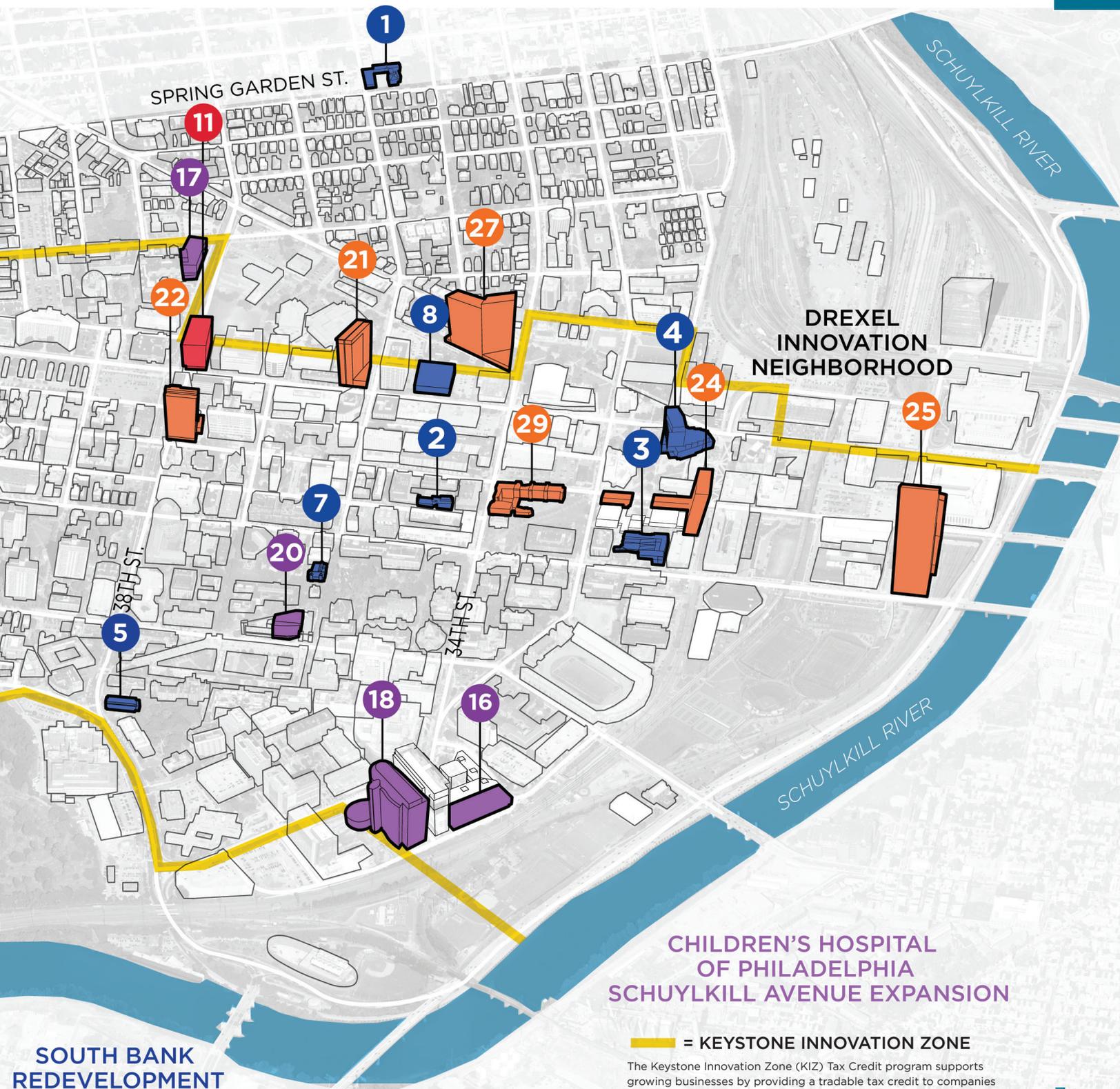
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**CHILDREN'S HOSPITAL OF PHILADELPHIA SCHUYLKILL AVENUE EXPANSION**

**— = KEYSTONE INNOVATION ZONE**

The Keystone Innovation Zone (KIZ) Tax Credit program supports growing businesses by providing a tradable tax credit to companies located within the KIZ that meet certain criteria.

# ACADEMIC



## Dornsife Center for Neighborhood Partnerships

**DEVELOPER**  
Drexel University

**COMPLETION DATE**  
December 2014

**LOCATION**  
3509-13 Spring Garden Street

**SIZE**  
29,410 sq. ft.

Drexel University is renovating the three-building, 1.3-acre property located at 35th and Spring Garden streets for the development of the Dornsife Center for Neighborhood Partnerships, which will house the University's community outreach initiatives. The construction, programming and maintenance of the Center is partially funded by a \$10 million gift from Dana and David Dornsife. BLT Architects has been chosen for the renovations to the three buildings on the site, which include a historic manor residence and two-story carriage house, both built in 1854 and a two-story former school built in 1959. Programming of the site, which has already begun, includes a wide range of services offered by Drexel faculty and students, community leaders, nonprofits and other interested parties.



## Golkin Hall

**DEVELOPER**  
University of Pennsylvania

**LOCATION**  
3400 Sansom Street

**COMPLETION DATE**  
January 2012

**SIZE**  
38,000 sq. ft.

From its rooftop garden, state-of-the-art moot court room and 350-seat auditorium, to its interior glass walls and a grand, two-story atrium, the new Penn Law School building physically connects Penn Law's signature, 110 year old, Georgian-style Silverman Hall to the east with its 16-year-old contemporary Tannenbaum Hall to the west, while respecting the historical three-story row homes across Sansom Street.



## Krishna P. Singh Center for Nanotechnology

**DEVELOPER**  
University of Pennsylvania

**COMPLETION DATE**  
October 2013

**LOCATION**  
3200 Walnut Street

**SIZE**  
80,000 sq. ft.

As a new multi-level facility, the Singh Center will bring together researchers from disciplines of engineering, medicine, and the sciences through technical lab spaces and vibrant public spaces, including the quadrangle, public Galleria, forum space and conference rooms. The building sits adjacent to a major approach to the University from the east, providing an iconic and welcoming new gateway between campus and city.



**LeBow College of Business**

<b>DEVELOPER</b> Drexel University	<b>LOCATION</b> 32nd and Market streets
<b>COMPLETION DATE</b> September 2013	<b>SIZE</b> 177,500 sq. ft.

Designed by Robert A.M. Stern in conjunction with Voith & Mactavish Architects, this \$87.5 million project will house all LeBow College of Business programs, replacing the 1960s-era Matheson Hall building. The 12-story business center at the heart of the Drexel University campus will unite the College's various constituencies around a five-story-high atrium ringed by classrooms, student lounges, event spaces, and offices.



**Neural-Behavioral Sciences Building**

<b>DEVELOPER</b> University of Pennsylvania	<b>LOCATION</b> Intersection of University Avenue, 38th Street, and Baltimore Avenue
<b>COMPLETION DATE</b> Spring 2016	<b>SIZE</b> 78,000 sq. ft.

The Neural-Behavioral Sciences Building (NBS) will put Penn students and faculty at the forefront of the revolution in brain science. The NBS building will bring together under one roof the Psychology and Biology Departments, the Biological Basis of Behavior Program, and the Penn Genomics Institute, creating a vital hub for life sciences at Penn. NBS will include new laboratory classrooms, study spaces, an auditorium and cafe. The strategic location along University Avenue, in close proximity to the School of Arts and Sciences, Perelman School of Medicine, Nursing, Veterinary Medicine, and Dental Schools, will spark integration of knowledge, teaching and research among these fields.



**USciences Science and Technology Center II**

<b>DEVELOPER</b> University of the Sciences
<b>COMPLETION DATE</b> Spring 2014
<b>LOCATION</b> 43rd Street and Woodland Avenue
<b>SIZE</b> 57,000 sq. ft.

The \$26 million Science and Technology Center II (STC II) demonstrates USciences' commitment to preparing graduates for careers in the life sciences and health sciences professions. The three-story building will showcase the latest facilities necessary for growth and expansion of collaborative clinical and professional education. Home to USciences' Department of Physician Assistant Studies, the STC II will permit students from several disciplines to study, train, and interact together in a teaching and clinical environment. The building will incorporate a green-roof system for sustainability. Measuring 20,000 sq. ft., the green roof will absorb nearly 15,000 gallons of water when fully saturated. It is anticipated that the green roof, along with the triple glazed windows and natural lighting, will earn the STC II three Green Globes from the Green Building Initiative.

# ACADEMIC



## Arts Research and Culture House (The ARCH)

**DEVELOPER**  
University of Pennsylvania

**LOCATION**  
36th Street and  
Locust Walk

**COMPLETION DATE**  
January 2014

**SIZE**  
29,500 sq.ft.

The Arts, Research and Culture House (ARCH) is undergoing renovations to serve as a center of campus life, providing a robust cultural, intellectual, and social environment open to all of the University community. Plans include a lounge, gallery, conference and group study rooms with state-of-the-art technology, expanded office space, an outdoor terrace and indoor café, an auditorium for lectures, performance, or receptions, and restoration of historic architectural features.



## URBN Center

**DEVELOPER**  
Drexel University

**COMPLETION DATE**  
September 2012

**LOCATION**  
3501 Market Street  
and 3401 Filbert Street

**SIZE**  
162,000 sq. ft.

This architecturally significant complex, designed by Robert Venturi in the mid-1970s, is the new home of Drexel's Antoinette Westphal College of Media Arts & Design. The \$46 million project designed by architectural firm Meyer, Scherer & Rockcastle includes light-filled studios, exhibition areas and performance spaces that foster student and faculty collaborations across the College's varied disciplines.



## South Bank Redevelopment

**DEVELOPER**  
University of Pennsylvania

**COMPLETION DATE**  
Ongoing

**LOCATION**  
34th Street and  
Grays Ferry Avenue

**SIZE**  
23 acres

The acquisition of this land parcel just south of the University Avenue Bridge—the former DuPont Marshall Labs site—has yielded an important area to accommodate campus growth as well as free up valuable core campus space. Penn's South Bank will support a dynamic campus environment that drives technology-led economic development, fosters broad-based collaboration with Penn's leading researchers, supports business innovation, and promotes the development, transfer, and commercialization of cutting-edge research. With current tenants ranging from Transit Services to the Working Dogs Center and The Free Library, long term master planning for this campus is underway in coordination with PIDC and SRDC development.



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**2.0 University Place**

**DEVELOPER**  
University Place Associates, LLC

**COMPLETION DATE**  
September 2013

**LOCATION**  
30 N. 41st Street

**SIZE**  
105,000 sq. ft.

2.0 University Place is a LEED Platinum Office Building that is occupied in part by the U.S. Citizenship and Immigration Services. Sustainable features will include a green rooftop park accessible for tenant use and enjoyment with complete storm water management techniques and facilities and a state-of-the-art chilled beam high efficiency heating and cooling system. All public and common areas will be powered by 100% renewable energy for the first two years through the purchase of Renewable Energy Certificates. All tenant space will be powered by 50% renewable energy through the first two years through a similar purchase.



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**3.0 University Place**

**DEVELOPER**  
University Place Associates, LLC

**LOCATION**  
41st and Market streets

**COMPLETION DATE**  
Fall 2015

**SIZE**  
150,000 – 189,529 sq. ft.

3.0 University Place will be a six-story, Class A office building, and the second LEED Platinum Office Building for University Place Associates.



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**3737 Market Street**

**DEVELOPER**  
University City Science Center and Wexford Science + Technology

**COMPLETION DATE**  
June 2014

**LOCATION**  
38th and Market streets

**SIZE**  
272,700 sq. ft.

An 11-story building, 3737 Market Street will include space for out-patient medical facilities for Penn Presbyterian Medical Center and Good Shepherd Penn Partners, ground floor retail, and office and lab space for start-up and growing companies. This will expand the capacity of the Science Center's research park and further its efforts to transform its campus into a world class innovation center. Construction commenced in September 2012 on this project which was designed by the internationally renowned architecture firm of Zimmer, Gunsul Frasca Architects in cooperation with UJMN Architects + Designers with the goal of receiving LEED Silver certification.

# COMMERCIAL



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## Campus Commerce Center

<b>DEVELOPER</b> Campus Apartments	<b>LOCATION</b> 41st and Walnut streets
<b>COMPLETION DATE</b> May 2012 (Phase 1)	<b>SIZE</b> 255,000 sq. ft.

Phase one of the Campus Commerce Center is a 136 room extended-stay Homewood Suites hotel. Phase two will include 150,000 square feet of Class A office space partially occupied by Campus Apartments, headquartered in University City and one of the largest privately owned student housing companies in the nation.



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## The Dorrance H. Hamilton Center for Culinary Enterprises (CCE)

<b>DEVELOPER</b> The Enterprise Center Community Development Corporation	<b>LOCATION</b> 310–18 S. 48th Street
<b>COMPLETION DATE</b> November 2012	<b>SIZE</b> 13,000 sq. ft.

The CCE is an innovative multi-use commercial kitchen center designed as an engine for creating food-related jobs and businesses, providing resources to emerging food entrepreneurs. It includes four state-of-the-art commercial kitchens for rent to culinary entrepreneurs, a multimedia learning center, support spaces for clients, and three new retail businesses.



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## Central City Toyota

<b>DEVELOPER</b> Central City Toyota	<b>LOCATION</b> 48th and Chestnut streets
<b>COMPLETION DATE</b> January 2013	<b>SIZE</b> 45,000 sq. ft.

The Paul family has been a part of West Philadelphia since 1908 and Central City Toyota has been on 48th and Chestnut streets since 1969. This new building houses a Toyota dealership consisting of service, parts, Certified Toyotas & collision center and will receive LEED Silver Certification, setting a new standard in its field for efficiency and design.



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## 4240 Market Street

<b>DEVELOPER</b> Jason Winig, Richard Kassoway, Howard Winig, Eric Kassoway	<b>LOCATION</b> 4240 Market Street
<b>COMPLETION DATE</b> October 2012	<b>SIZE</b> 14,550 sq. ft.

4240 Market Street is a single-story, single-tenant office building occupied by the Social Security Administration, which consolidated two existing offices. The project includes an underground stormwater retention system to mitigate runoff.



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## Henry A. Jordan Medical Education Center and South Pavilion Extension

**DEVELOPER**  
Penn Medicine

**COMPLETION DATE**  
2014

**LOCATION**  
Health Sciences Drive

**SIZE**  
315,000 sq. ft.

Penn Medicine is vertically expanding the Perelman Center by constructing the South Pavilion Extension, five additional floors, or 200,000 sq. ft. dedicated to outpatient care. Above the South Pavilion Extension, the progressive Henry A. Jordan Medical Education Center is being created. All three floors or 115,000 sq. ft. of this Center follow the innovative design of renewing education facilities for the students of Perelman School of Medicine and provide offices for clinical faculty and clinical research nurse coordinators. Integrating tomorrow's doctors with the great minds of today's clinicians and researchers, the Henry A. Jordan Center will provide dynamic and productive collaboration in the field of health care.



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## Advanced Care Hospital Pavilion at Penn Presbyterian Medical Center

**DEVELOPER**  
Penn Medicine

**COMPLETION DATE**  
January 2015

**LOCATION**  
38th Street and Lancaster Avenue

**SIZE**  
178,000 sq. ft.

The new Advanced Care Hospital Pavilion will provide the infrastructure needed for Penn Presbyterian Medical Center to become Penn Medicine's Level-I Regional Resource Trauma Center. With the completion of the expansion project, the Trauma Center will transfer from the Hospital of the University of Pennsylvania to Penn Presbyterian Medical Center. Renovations will upgrade the capacity and efficiency of the Emergency and Radiology Departments. In addition to added emergency bay and operating room capacity, a new state-of-the-art trauma resuscitation area will be dedicated to the evaluation and stabilization of critically injured patients. The project will also facilitate improvements in centralized patient flow. A new concourse will be created to provide a location for family, patients, and staff to gather. The exterior of the PPMC campus will also be developed to feature a landscaped green space in the 38th Street courtyard providing an additional aesthetic element to the PPMC campus and the surrounding community.

# MEDICAL / BIOMEDICAL RESEARCH



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## The Buerger Center for Advanced Pediatric Care

### DEVELOPER

The Children's Hospital of Philadelphia

### COMPLETION DATE

2015

### LOCATION

Civic Center Boulevard

### SIZE

700,000 sq. ft. outpatient facility  
847,000 sq. ft. parking garage

The Children's Hospital of Philadelphia is expanding its facilities on its South Campus, where the LEED certified Buerger Center will consolidate and expand many of its outpatient services. The public and patient spaces that can benefit the most from daylight and a connection to nature have been placed facing the 2.6 acre landscaped plaza which will connect the ground floor with the Colket Translational Research Building. Phase I of the project includes a new, 12-story outpatient facility on top of a new, five-level parking garage. Phase II of the project will feature a landscaped plaza designed to support a variety of recreational and educational experiences for families, patients, and staff and will also include the completion of a 14,000 sq. ft. roof-top garden.



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## The Nicholas and Athena Karabots Pediatric Care Center

### DEVELOPER

The Children's Hospital of Philadelphia

### LOCATION

48th and Market streets

### COMPLETION DATE

January 2013

### SIZE

52,000 sq. ft.

The Nicholas and Athena Karabots Pediatric Care Center provides pediatric care as well as access for families to CHOP's community programs. Existing Pediatric and Adolescent Care Centers have been merged to form this new center that provides primary and preventive health care services to underserved children in the West Philadelphia area.



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## The Robert and Penny Fox Tower at The Wistar Institute

### DEVELOPER

The Wistar Institute

### COMPLETION DATE

2014

### LOCATION

3601 Spruce Street

### SIZE

89,700 sq. ft.

This new tower will enable expansion of Wistar's research operations and scientific faculty and is designed to drive collaborative research between laboratories. This transformative project will provide the Institute with five floors of new laboratory space, a large auditorium and central atrium, and a new public entrance on Spruce Street. The project will revitalize systems and facilities throughout The Wistar Institute complex including the construction of a new vivarium and installation of more efficient mechanical, electrical, and plumbing systems.

# RESIDENTIAL / MIXED-USE



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## 3601 Market Street

### DEVELOPER

A joint venture between Wexford Science & Technology and Southern Land Company

### COMPLETION DATE

Spring 2015

### LOCATION

3601 Market Street

### SIZE

400,000 sq. ft.

Construction will begin on a new 27-story market-rate apartment building on the Science Center's campus in the fall of 2013. This is the first residential project in the Science Center's 50-year history. The building will feature 362 studio, efficiency, and one and two-bedroom apartments. Other building features include approximately 15,000 sq. ft. of ground-floor retail, a fitness center, a rooftop pool, spaces for bicycles, a resident lounge and 200 parking spaces. All units will include stainless steel appliances and granite countertops as well as washers and dryers. The project is being designed by BLTa architects with the goal of receiving LEED Silver certification.



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## 38th and Chestnut Apartments & The Philadelphia Episcopal Cathedral Office Complex

### DEVELOPER

Radnor Property Group, LLC

### COMPLETION DATE

Phased completion  
Summer 2014–  
Summer 2015

### LOCATION

38th and Chestnut streets

### SIZE

347,000 sq. ft.

This mixed-use development consists of a 25-story, 290,600 sq. ft. tower with 276 apartments, ground floor retail and parking. Adjacent, the Philadelphia Cathedral will add a 31,500 sq. ft. office building with retail, parking, and a community center. This is in addition to renovations and improvements to the 25,200 sq. ft. church building.



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## 43rd and Sansom

### DEVELOPER

Apartments at Penn

### COMPLETION DATE

Summer 2014–2015

### LOCATION

43rd and Sansom streets

### SIZE

35,500 sq. ft.

This mixed-use space is a four-story building with two commercial spaces at grade. It was designed by Blitz Architectural Group and includes amenities such as tenant storage, on-site laundry facility, parking, indoor/outdoor bike parking, a gym, and an elevator. The building will include 30 one-bedroom units and one two-bedroom unit.



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## Chestnut Square

### DEVELOPER

American Campus Communities

### COMPLETION DATE

September 2013

### LOCATION

Chestnut Street between  
32nd and 33rd

### SIZE

361,200 sq. ft.

American Campus Communities is developing a new, \$97 million student housing community and mixed-use project on Drexel's campus through a ground lease agreement signed in January 2012. Designed by Robert A.M. Stern Architects in conjunction with Voith & Mactavish Architects, the project consists of a 19-story residential and two eight-story buildings that front Chestnut Street, together adding 869 student beds. The project also includes 25,000 sq. ft. of new retail space fronting Chestnut Street between 32nd and 33rd streets. Drexel University is renovating the courtyard between the adjacent Creese Student Center and MacAlister Hall buildings to create a new entrance to the student-dining center, which will also be completed for fall 2013.

# RESIDENTIAL / MIXED-USE



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## Cira Centre South

### DEVELOPER

Brandywine Realty Trust

### COMPLETION DATE

September 2014 (Chestnut Street Tower / The Grove)  
mid-2016 (Walnut Street Tower)

### LOCATION

30th Street, between Walnut and Chestnut streets

### SIZE

464,000 sq. ft. (Chestnut Street Tower / The Grove)  
790,000 sq. ft. (Walnut Street Tower)

Cira Centre South is a transit oriented mixed-use office, residential, and retail development consisting of two towers located on 30th Street, between Chestnut & Walnut streets. The Walnut Street Tower will consist of 260 luxury apartments and 500,000 sq. ft. of LEED certified, Class A office space. Designed by Pelli Clark Pelli, the tower's unique architecture will be highly recognizable on the Philadelphia skyline and will offer tenants unencumbered views of the Schuylkill River and the center city skyline. The Chestnut Street Tower is under construction and is known as The Grove. It will consist of 345 high-end residential units designed for young professionals and university students. Once both projects are complete, Cira Centre South will have added 28,000 sq. ft. of new retail and restaurant space to the area. Cira Centre South is being developed within a Keystone Opportunity Improvement Zone, which affords qualified office and retail tenants an abatement of most city and state taxes.



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## Croydon Hall Apartments

### DEVELOPER

Orens Development, Inc.,  
Hillel Tsarfati and Kfir Binnfeld

### LOCATION

241 S. 49th Street

### COMPLETION DATE

June 2014

### SIZE

100,000 sq. ft.

Croydon Hall is an 8-story center core building, with two four-story wings, that has been vacant for more than 10 years, but is structurally sound. The property will be completely renovated into 127 one, two and three-bedroom apartments with occupancy projected to begin in June 2014.



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## Walnut Hill Square Apartments

### DEVELOPER

Kaloti Brothers, LLC

### LOCATION

4210 Sansom Street

### COMPLETION DATE

February 2013

### SIZE

28,000 sq. ft.

Walnut Hill Square features 28 spacious studio, one-bedroom, and two-bedroom apartments with private balconies, as well as a rooftop terrace. Covered parking is also available.



## Lancaster Avenue Development

**DEVELOPER**  
American Campus Communities

**COMPLETION DATE**  
Estimated Fall 2015

**LOCATION**  
34th Street and Lancaster Avenue

**SIZE**  
579,000 sq. ft.

American Campus Communities is developing the property at the corner of Lancaster Avenue and 34th Street with a mixed-use retail and student housing development project. The property currently includes the Hess Building and adjacent parking lot, for a land area of approximately 1.52 acres. The \$160 million development will include approximately 1,300 new student-housing beds, a 400-seat student dining center and 20,000 sq. ft. of street-level, mixed-use retail space to kick off a dynamic transformation of the Lancaster Avenue corridor.



## New College House

**DEVELOPER**  
University of Pennsylvania

**COMPLETION DATE**  
Fall 2016

**LOCATION**  
34th and Chestnut streets

**SIZE**  
195,000 sq. ft.

This 21st-century student residence is the first to be designed and built specifically as a College House since Penn's popular College House system began in the late '90s. With 350 beds, a modern dining commons, and house master suites, the new College House will offer undergraduates a premier home in which to live, learn, and grow as part of a supportive community of faculty, staff, and graduate students. Student residents interested in particular fields will be able to live in clusters and the House will have its own student-managed program to present speakers and performers—all on a vibrant green quadrangle where a busy pedestrian path connects the campus with the city.



## The Porch | By The Numbers

Nearly **2,000** people per day stop at The Porch, in addition to the more than **16,000** pedestrians that pass through. Those numbers are expected to double or triple in the coming years as The Porch sits at the epicenter of close to **8 million** square feet of anticipated development – the equivalent of more than 10 new Cira Centres.

Something is always happening at The Porch which hosted more than 100 unique programmed events in 2013. Roughly **500** customers a day stop for lunch from the gourmet food trucks that call The Porch home several days a week.

## Philadelphia's NEXT GREAT PUBLIC SPACE

The Porch at 30th Street Station sits amidst a dense concentration of Philadelphia's education, medicine and innovation sectors and is used by thousands of daily commuters and first-time visitors, and surrounded by more than 16,000 jobs. In fewer than two years, The Porch has developed into an oasis of activity, respite and interaction through an observation-based and iterative design process that is changing the way people think about public space. With vibrancy to the east and west, The Porch has already “sparked new economic activity” (*Next American City*). In September 2013, UCD released one of the most extensive post-occupancy studies of a public space. This study will guide future improvements at The Porch and can be downloaded at [theporchat30th.com](http://theporchat30th.com)



“Philadelphia is being reshaped by the new economy, with its focus on health care, university research, and higher ed.”

–Inga Saffron, *Philadelphia Inquirer*



The Grove at Cira South. Rendering courtesy of Brandywine Realty Trust & Campus Crest

## A Wave of RESIDENTIAL DEVELOPMENT

University City's resilience and popularity is evident by the astounding number of residential real estate projects in progress. From high-end dormitories to stylish apartment buildings, 2.6 million sq. ft. of new residential real estate projects have recently been completed or are under construction. These new housing options continue to knit together both sides of the river, while adding to University City's vibrant streetscapes and walkable neighborhoods.

Total units of new and anticipated multi-family housing in University City



New housing construction is expected to increase University City's population by roughly 10% over the next 2-3 years.



## *Innovation* NEIGHBORHOOD

The Innovation Neighborhood is the centerpiece of Drexel University's strategic focus on research, technology transfer and economic development. Drexel is partnering with national and international technology leaders and developers to create an unprecedented new neighborhood for research, teaching, business and living. This undertaking is possible because of two once-in-a-generation opportunities: the maturation of Drexel's world-renowned applied research enterprise, and the fact that the University has assembled a collection of urban properties unmatched in the nation for location and potential—over 12 acres of underdeveloped land next to its campus in University City and adjacent to 30th Street Station. The Innovation Neighborhood will transform Philadelphia, and take a place alongside innovation centers like Cambridge and Silicon Valley.



Rendering courtesy of The Children's Hospital of Philadelphia

## GROWTH *along the Schuylkill*

Rather than dividing Center City and University City, the Schuylkill River is increasingly serving to bind these two dynamic neighborhoods together. More and more Philadelphians are looking to the Schuylkill River as an attractive place to work, live and play. And the river's gravitational pull is resulting in new kinds of development, reshaping the city's relationship to the river. From 2012 to 2017, The Children's Hospital of Philadelphia (CHOP) will spend over \$2 billion to build and renovate facilities that meet the growing demand for exceptional pediatric care and groundbreaking research necessary in advancing cures for childhood diseases. The Schuylkill Avenue Project (pictured), a purchase of land east of the Schuylkill River near South Street, is one component of this multi-pronged expansion beginning with the development of a 500,000 square foot building and parking facility. CHOP is also partnering with the Schuylkill River Development Corporation (SRDC) to provide access to the Schuylkill River Trail supporting the SRDC's goal of extending the trail beyond the South Street Bridge.