

## Message From the President

More than a century ago, the University of Pennsylvania embarked on a building plan to support its burgeoning role as a home for innovation and discovery. Penn has since grown into a world leader in research and academic practice.

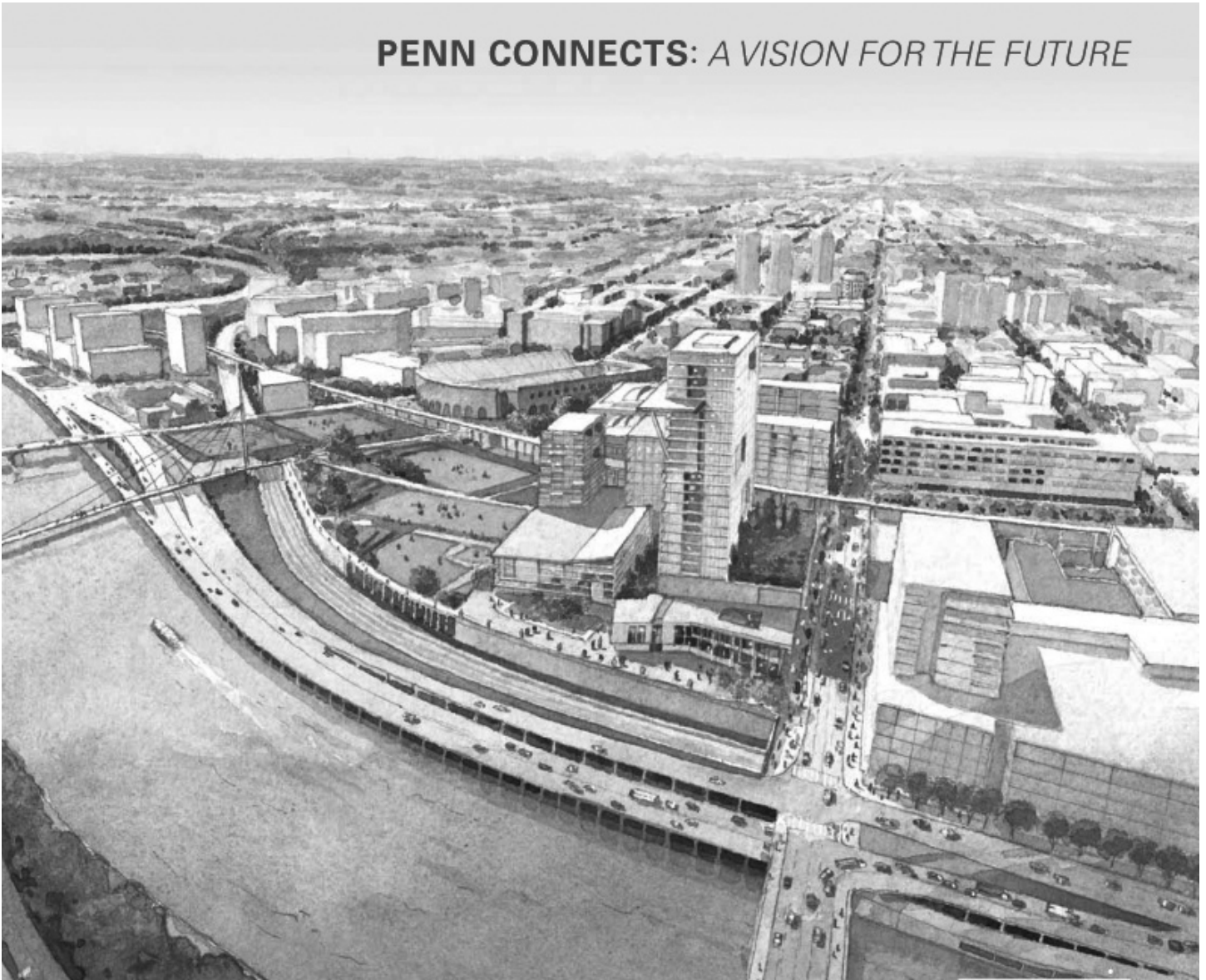
Now we have another once-in-a-century opportunity to redefine Penn this time as a premier urban research university with the most far-reaching local and global perspective.

Expanding our campus to the east will profoundly transform our teaching, research, student life, and clinical practice at Penn, while also replacing a 24-acre industrial zone with a vibrant, mixed-use neighborhood. Successful completion of this project also will integrate our entire Penn and West Philadelphia community within the city of Philadelphia as never before.

We named our plan *Penn Connects* to underscore our commitment to build ever stronger connections to our region and our world. We at Penn are committed to working collaboratively, locally and globally, to ensure that our contributions to human progress will benefit all who live and work in our community.

*Amy Gutmann, President, University of Pennsylvania*

## PENN CONNECTS: A VISION FOR THE FUTURE



*The Vision Plan sets out a phased development strategy for the next 25-30 years. It offers a flexible approach for implementing the key proposals of the plan.*

*During all phases of the implementation process, the University will continue to consult with the Penn and local communities concerning the development proposals.*

*The University encourages the participation and involvement of the entire Penn community in helping implement this exciting vision for the future.*

Please send ideas, comments, suggestions, and feedback to:

*pennplan@pobox.upenn.edu*

See the full-color PDF version online at [www.evp.upenn.edu/](http://www.evp.upenn.edu/).

## Penn Connects: A Vision for the Future

### Executive Summary

*The acquisition of the postal properties by the University of Pennsylvania provides an unprecedented opportunity to transform the Penn campus. The land will enable the University, for the first time in its history, to establish a major physical presence along the Schuylkill River corridor, to create new gateways to the campus from Center City, and to establish new connections with the surrounding communities. It also will enable the University to address short-term programmatic needs as well as strategic priorities that may arise as the properties are developed and improved over the next 30 years or more.*

The postal properties include 24 acres extending from Market Street on the north to Penn's Bower Field on the south. They encompass the main U.S. Postal Building on Market Street, the Postal Annex site located between Chestnut Street and Walnut Street, the Vehicle Maintenance Facility Garage along Chestnut Street, and the 14 acres of surface parking south of Walnut Street.

The Penn Connects Vision goes beyond determining how best to utilize the postal properties. It addresses the planning and design opportunities for the land in the context of the entire campus, a dynamic urban district, and the mission of the University as guided by President Amy Gutmann's Penn Compact. The outcome is an inspiring and achievable vision for the future of the entire campus and, in particular, the new and existing landholdings in the east campus area. It sets forth a vision rooted in the tradition and history of the campus; one which extends and enhances the successes of previous planning and design initiatives that have transformed the campus such as the creation of Locust and Woodland Walks and College Green.

The plan is based on a rigorous planning analysis of the opportunities and constraints of the east campus area and it draws upon the organizational framework established in the Campus Development Plan completed

in 2001. It also addresses, in more detail, several sub-areas of the campus that provide significant opportunities for new development.

### Guidance and Consultation

The planning process leading to the Vision Plan commenced in April 2005 under the direction and guidance of the Campus Development Planning Committee (CDPC) appointed by President Gutmann. The CDPC was responsible for advising the President on priorities for land uses, and the consistency of the design and planning recommendations with the Penn Compact.

Provost Ron Daniels and Executive Vice President Craig Carnaroli served as co-chairs of the CDPC. The other members of the CDPC included Omar Blaik (Senior Vice President for Facilities and Real Estate Services), Scott Douglass (Vice President of Finance and Treasurer), Gary Hack (Dean, School of Design), Vanda McMurtry (Vice President for Government and Community Affairs), Joann Mitchell (Chief of Staff), Arthur Rubenstein (Dean, School of Medicine, EVP/UPHS), Wendy White (General Counsel), and John Zeller (Vice President of Development and Alumni Relations).

The process was guided further by an Ad Hoc Committee on Campus Development representing the Trustees. Members of the Trustee Ad Hoc Committee included Chairman James Riepe, William Mack, Christopher Browne, John Clark, David Cohen, Wendy Evans Joseph, David Silfen, Deborah Marrow, and Gil Casellas.

One of President Gutmann's priorities was to ensure that the process was broadly consultative and that the CDPC sought advice and counsel from the broad campus community. Deans, senior administrators, students, faculty, and staff were consulted and given periodic updates on the Committee's progress through the following groups: Council of Deans, Faculty Senate, Academic Planning and Budget, Penn Alumni Society, University Council, University Council Committee on Facilities, Undergraduate Assembly, Graduate and Professional Student Assembly, Penn



Professional Staff Assembly, Weekly Paid Professional Staff Assembly, Senior Planning Group, University Health System, Provost's direct reports (including Museum and Library), and a University-wide Faculty Advisory Group. In addition, town hall meetings were held in the fall of 2005 to widen the consultation process.

The CDPC worked with the Offices of University Communications and Government and Community Affairs to ensure that the campus community and appropriate external constituents, including elected officials and representatives of neighboring communities, were consulted with regard to progress on the project.

Michael Harris, Associate Vice President, and Mark Kocent, Principal Planner, coordinated the work of the CDPC and the consultant team led by Dennis Pieprz, President of Sasaki Associates, Inc.

### Goals of the Study

The charge issued to the CDPC by President Gutmann provided the key goals of the study:

- To articulate a long-term vision for the development of the campus consonant with the three principles of the Penn Compact: 1) Increased access to education; 2) Integration of knowledge from different disciplines and professional perspectives in research and teaching; and, 3) Engagement at a local and global level to advance the central values of democracy: life, liberty, opportunity and mutual respect. *In response, the plan offers opportunities for increasing research interaction in academic and social settings, and fosters connectivity within the campus and in the broader urban context.*

- To recommend optimal uses for sites on the acquired parcels, taking into consideration financial models and/or fundraising opportunities for each project. *In response, the plan includes a flexible and achievable implementation and phasing strategy.*

- To develop well-structured plans for the development of the campus that take account of the University's highest priorities. *In response, the plan is developed with a comprehensive campus-wide approach with attention to emerging sub-area initiatives.*

- To outline a feasible timetable and process for overseeing the implementation of the plan and ensure it is integrated with the capital planning process. *In response, the plan is coordinated with the strategic, financial and operational plans of the University, and includes cost estimates for each major implementation phase over the next 25-30 years.*

### Programmatic Needs

When examined concurrently with University-owned properties, the east campus area encompasses over 42 acres of land for future development. The consultation process revealed a wide range of potential programming priorities that were considered during the planning process. These priorities include (in no particular order):

- *Housing*—undergraduate, graduate, family, alumni, visiting faculty, and retiree
- *Athletics and recreation facilities*—open spaces, public spaces, a modern field house, intramural and club sports
- *Undergraduate and graduate student centers*—study and recreation spaces
- *Cultural*—universal performing art space
- *Conference center*—hotel, international conferences, continuing education
- *Retail shopping and dining*
- *Daycare*
- *Research*—flexible interdisciplinary space, corporate co-location
- *Non-academic offices relocated from core of campus*
- *Parking*

The planning process focused on evaluating the connectivity, adjacencies and other physical factors such as visibility, the Schuylkill River floodplain and rail and roadway corridors that traverse the land, and how and where this probable list of program needs might be best accommodated.

### Existing Conditions in the East Campus Area

The east campus area encompasses a series of transportation corridors listed from west to east as follows: the SEPTA regional rail line connecting 30th Street Station with the western suburbs and with the Airport; the CSX "Highline" freight railway, which is elevated some 60 feet above the ground plain on a combination of stone and steel supporting elements; AMTRAK's northeast corridor; and Interstate 76 (Schuylkill Expressway). Combined, these transportation corridors segment the site into several parcels, many of which are physically disconnected.

While there are approximately 42.3 acres of land available for development in the east campus area, many of the parcels are difficult to develop as a result of irregular and triangular configurations and the lack of direct ac-



View of the South Street Bridge following reconstruction, illustrating the sports fields proposed on the top level of the South Street parking garage.

cess from the roadway network. The available parcels are as follows:

- 21.4 acres—area south of the Walnut Street Bridge, including the existing postal surface parking lots and the existing University-owned Bower Field. This area is defined on the west by the Highline, on the east by the I-76/Schuylkill Expressway, on the south by the South Street Bridge, and on the north by the Walnut Street Bridge. It is connected to the Palestra and Franklin Field areas by the Paley Bridge, which crosses over the SEPTA line.

- 1.18 acres—a triangular parcel north of the South Street Bridge defined by the AMTRAK corridor on the west and I-76 on the east. Current uses include parking and landscape maintenance facilities.

- 1.2 acres—a triangular parcel south of the South Street Bridge defined by the Highline/SEPTA line on the west and AMTRAK on the east. The University City station on the SEPTA line lies to the west of this parcel.

- 13.6 acres—site of the existing Rhodes, Stewart and Warren Fields. This parcel is defined on the west and south by the Highline, on the east by I-76, and on the north by the South Street Bridge. The site is adjacent to a 1.1-acre AMTRAK electrical substation. It includes the Hollenback Center and Annex, which are accessible from South Street.

- 5.0 acres—site of the Class of 1923 Ice Rink and Levy Tennis Pavilion.

## Campus Vision

Connecting the University to the City and the City to the University is central to the Penn Connects Vision for the campus. The vision emerges from a broader goal of establishing stronger connections, not only within the campus, but to the surrounding community context as well.

The Vision Plan adopts the pedestrian circulation framework set out in the 2001 Campus Development Plan, including the extension of Locust Walk to the east; reinforcing Woodland Walk and 36th Street Walk as important pedestrian corridors. It coordinates these key recommendations with several major new open space, circulation and development concepts that will collectively improve conditions within the existing campus context and help establish the east campus area as a vibrant new district.

## The Penn Connects Vision Plan:

- Establishes new connections and gateways between the campus, Center City and surrounding areas in West Philadelphia at the Walnut Street and South Street Bridges;

- Creates a signature new sports and recreation park east of Franklin Field on the site of the existing Bower Field and the surface parking areas of the postal lands;

- Provides for a series of new public gathering and circulation spaces in the Palestra and Franklin Field area that serve to link the postal lands into the campus;

- Creates connections and future expansion potential between the River Fields area and the medical district;

- Accommodates significant development potential for future academic, research and supporting program elements; and

- Establishes a University presence along the Schuylkill River corridor.

The Penn Connects Vision Plan is described in the following sections in terms of civic and open space structure, circulation linkages, land use and development zones.

## Bridges of Connectivity

The circulation, landscape framework and development opportunities of the campus vision are organized by the concept land uses that link east campus to Center City. Conceptually, the bridges are viewed as armatures for physical improvements. Development sites are identified along each of the bridge corridors to enliven the pedestrian experience and create vibrant gateways to the campus.

Reviewing these physical connection opportunities in the context of land use and other desirable design and programmatic considerations suggests the following themes:

- *Living/Learning Bridge*—Walnut Street is envisioned as the gateway connecting Center City with the core of the Penn campus. The proposed mix of uses is intended to contribute to the academic and research environment, and includes retail, food services and potentially, hotel and residential uses.



*Vision for the east campus area.*

• *The Sports and Recreation Bridge*—extends Locust Walk through the revitalized athletics complex, continuing onto new fields and culminating in a new pedestrian bridge over the Schuylkill River.

• *The Cultural and Health Sciences Bridge*—the South Street Bridge is envisioned as the cultural gateway to the campus in recognition of the University of Pennsylvania Museum of Archaeology and Anthropology. Future uses along the bridge could include social and cultural activities.

• *The Research Bridge*—a pedestrian bridge is planned to connect the medical district with the River Fields, opening this area up for medical expansion and research space in the long term.

• *Lower 31st Street Corridor*—the corridor along 31st Street is envisioned as a link connecting the 30th Street Station area and new development such as the Cira Centre with the postal lands and fields to the south.

### Civic and Open Space Structure

The proposed civic and open space structure of the east campus is based on a new framework of parkland, public gathering spaces and circulation routes that collectively link the east campus area to the core campus and the surrounding urban context. The key public gathering and parkland spaces of the civic structure include:

- *Palestra Green*
- *Franklin Plaza and Promenade*
- *The Sports and Recreation Fields*
- *Museum Plaza*

### Palestra Green

Palestra Green, located to the west of the Palestra on the site of the existing Lott Tennis Courts (the courts will be relocated to Highline Park adjacent to the Left Bank), will serve as the gateway to a rejuvenated athletic district and to the broader context of the east campus area. It is envisioned as a new open space providing passive recreation opportunities, a gathering space for use during major events and a foreground landscape for the iconic west façade of the Palestra. It will consist of a sunken lawn defined by shade trees and seating areas.

### Franklin Plaza and Promenade

Franklin Promenade serves as the link between Palestra Green and the east campus area. It runs parallel to the Franklin Field arcade and is designed as a shaded circulation route, which will be activated by new fitness and recreation activities incorporated into the existing arcade of Franklin Field. It connects to Franklin Plaza.

Franklin Plaza, a new public gathering space, is located between Franklin Field and the Hutchinson Gymnasium. The Plaza incorporates a series of ramps and stairs descending from the Plaza to the park and fields. The Plaza will bridge over the SEPTA line, which currently separates the Palestra and Franklin Field areas from the sports fields. It is designed to include both softscape and hardscape areas, and is envisioned as a linkage space, a space for daily recreational use, and a gathering space for major sporting events. Franklin Plaza also serves as the launching point for a new pedestrian bridge that will link to the South Street Parking Garage and, ultimately, over the Schuylkill River.

Franklin Promenade and Plaza both connect to Walnut Street to the north via a deck over the SEPTA line. The deck is defined by a renovated Palestra/Hutchinson Gymnasium and the new Field House proposed on the site of the existing Levy Tennis Pavilion. The deck will provide a north/south pedestrian route linking Walnut Street and South Street.

### The Sports and Recreation Fields

The Sports and Recreation Fields are central to the civic and landscape framework of the east campus area. They will be located in a park-like environment complementing and connected to the emerging regional park system along the east bank of the Schuylkill River. Although physically separated from the River by I-76 and the AMTRAK northeast corridor rail line, the park is designed to provide views of the river and Center City. It incorporates a series of sculptural landforms and berms that provide visual and acoustical separation from the rail line and highway. The landforms rise to the height of the bridges where a boardwalk is proposed to provide a pedestrian connection between Walnut and South Streets and to facilitate views of the River and Center City.



*Proposed view of the Walnut Street Gateway illustrating the vibrant streetscape and dense mix of uses.*

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The landforms are conceived as grass terraces and are designed to work with the ebb and flow of the river, which may periodically flood the low-lying lands of the east campus. They incorporate two major openings to allow water from the river to enter the site during storm surges. The sports and recreation fields are constructed in the floodplain and include softball, soccer and multipurpose recreation.

The Highline rail structure is utilized as the armature for a north/south circulation route which extends Lower 31st Street from Lower Walnut Street ramping up to the South Street Bridge level. This corridor provides a landscape linkage between Highline Park and the sports and recreation fields. The route also provides vehicular access to the proposed South Street Garage and emergency/service access to the sports fields.

Combined, Palestra Green, Franklin Promenade and Franklin Plaza are intended to serve as the symbolic extension of Locust Walk toward the River.

## Museum Plaza

Museum Plaza, located to the south of the Museum on the existing Penn Tower site, will provide a much needed public open space in the densely developed medical district. It is intended to offer glimpses of the River beyond the Highline, provide more convenient and visible access to the University City Station (SEPTA line), and provide a pedestrian link to future development east of the Highline. Museum Plaza will link to the existing River Fields area via a pedestrian bridge constructed over SEPTA and under the Highline. The bridge will connect with a parking garage that will serve ultimately as a podium for future medical facility expansion. A deck is proposed over I-76 to provide a riverfront overlook.

## Land Use and Development Zones

The civic and landscape structure of the plan defines several major land use and development zones:

### Walnut Street

A combination of infill and new development is proposed for university-owned parcels extending from the River westward to 33rd Street. As with all development proposed along Walnut, the aim is to create a new gateway to the campus focused on learning, research and support amenities. The proposed infill includes the 3200 block of Walnut where a new nanotechnology facility and future academic uses are proposed, and the area to the north of the Palestra, where future redevelopment could accommodate academic or research related facilities. Other infill parcels include the redevelopment of the Class of 1923 Ice Rink site. A total of 616,000 gsf could be provided on the Ice Rink site. Given the Walnut Street Bridge height at this location, 300 cars can be provided below the bridge level in a deck.

### Walnut Mixed-Use

East of the Highline, a major new mixed-use node is proposed on the postal lands. This area is envisioned as a new gateway to the campus and could include research, office, hotel, residential and retail/commercial uses. An estimated 1.7 million gsf of space can be accommodated in the proposed development, which would be constructed at the level of the Walnut Street Bridge, with parking provided below in a deck. Development of the site is proposed in two phases. Phase 1 includes the parking deck with the potential of providing a Penn cultural gateway building on the eastern end of the deck. Subsequent phases include 30-story mixed use and 15-story mixed use and research towers constructed over the parking deck.

### South Street Garage

The central portion of the east campus area is designated for sports and recreation fields in a park-like setting. Directly adjacent to South Street, an 800-car parking garage is proposed below the bridge level. The garage will be accessible from Lower 31st Street and via a ramp leading from South Street to Lower 31st. A multi-purpose field is proposed for the top level of the parking deck. The intent is to increase the total number of fields, to provide an attractive foreground to the iconic Franklin Field facade as viewed from the east, and to create a green gateway to the campus along South Street. Over the long-term, a sports deck extending over the AMTRAK line is identified as an opportunity. Other development in the central area includes a new cultural activity building to the west of Hollenback on the triangular parcel between the AMTRAK lines and the Highline. Still further west of the Highline, the existing parking garage will be demolished to make way for a potential addition to the Museum. Combined, all of the development along the South Street Bridge is intended to contribute to the proposed cultural corridor and gateway to the campus.

## Medical Expansion

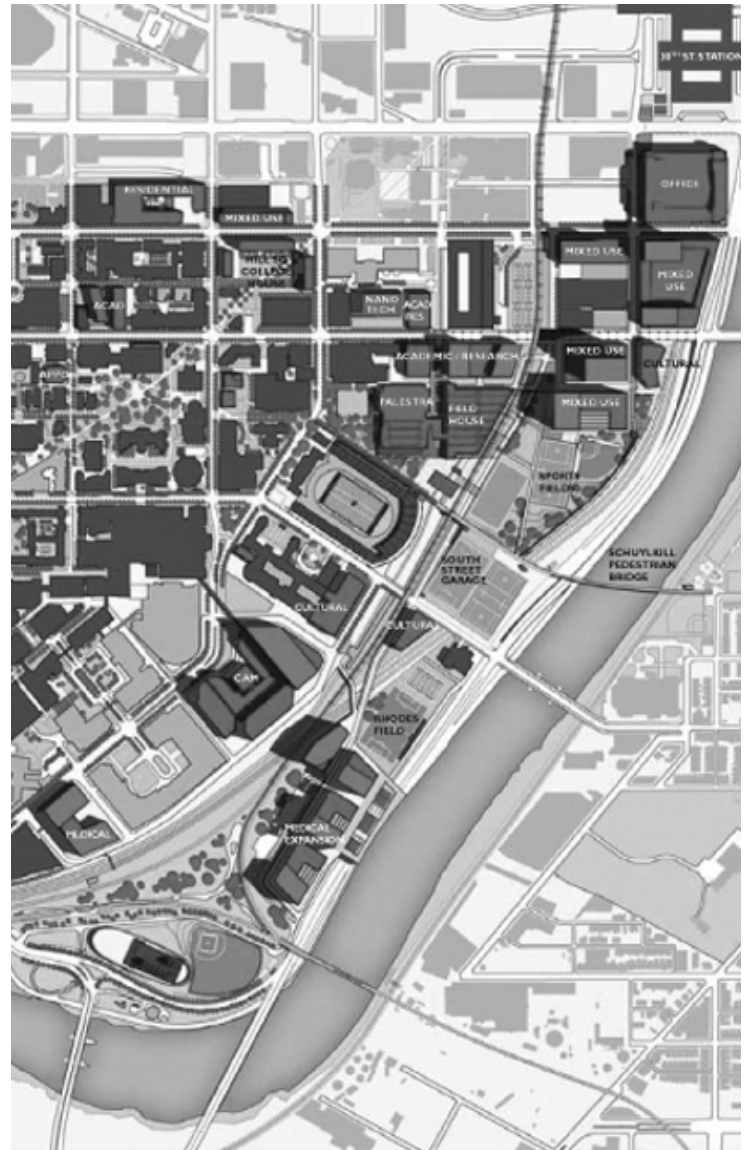
The proposed medical expansion district provides the long-term opportunity to accommodate approximately 1.55 million gsf of research and medical facilities east of the Highline on the River Fields land area. As with the development on Walnut Street, this site would include a podium deck with parking beneath and the potential to construct medical research towers above the deck. Four 15-story towers are proposed with a potential to provide 1,800 parking spaces in the deck. Rhodes Field and the recently completed gateway and support facilities are maintained in the plan.

## Vehicular Access and Parking

Vehicular access in the east campus area occurs at the upper and lower levels of the existing street network. Vehicular access is divided into the north zone (north of South Street) and the south zone (south of South Street).

In the north zone, access will be provided to the Walnut Street Garage, central sports fields, Palestra complex, Ice Rink site and the South Street Garage via Lower 31st Street, which will ramp upward to the level of South Street in the area east of Franklin Field. Upper 30th Street will be extended south of Walnut and loop through the proposed mixed-use node in this location.

In the south zone, access will be provided to the proposed parking structure and medical/research district via the existing River Fields Road. This route will require improvements at the intersection of River Fields Road and University Avenue, including a tunnel connection and ramp to provide better turning movements and to address road capacity issues.



*East Campus Development Opportunities*

## Parking

At ultimate build-out, four parking garages are proposed in the east campus area for a potential total of 4,600 parking spaces.

## Architectural Feasibility & Sub-Area Studies

The architectural feasibility and sub-area studies comprise the second element of the Vision Plan. The studies provide guidance on specific building projects and redevelopment areas of the campus, and have been incorporated into the overall plan.

## Hill Square

Hill Square, defined by Chestnut, Walnut, 33rd and 34th Streets, is an important site in the campus framework, given its connectivity to College Green via Woodland Walk, and proximity to the academic core of the campus. It also serves as an important gateway to the campus from the northeast.

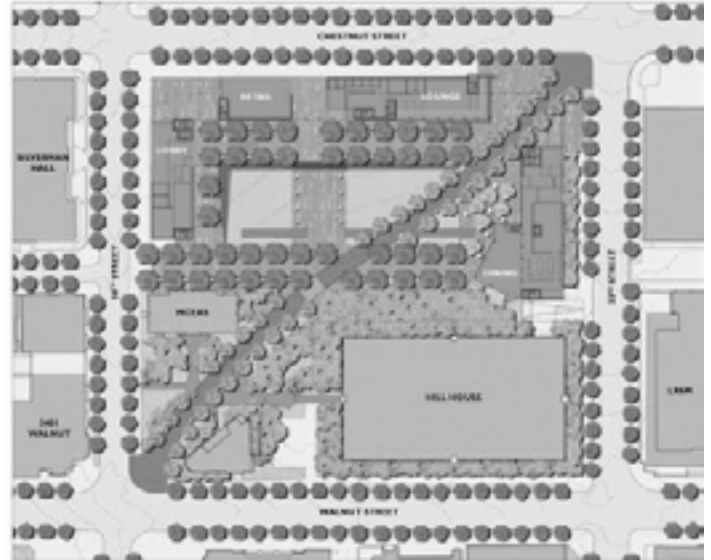
This study focused on the capacity of Hill Square to accommodate future development while maintaining a substantial campus open space and the recently completed (2003) text-based sculpture, *125 Years* by Jenny Holzer.

Programmatic uses identified by the University include a new College House with approximately 350 beds in suite-style units, resident assistant units, a housemaster apartment and faculty apartments. Common facilities include a dining hall, servery and kitchen, a café, lounges, computer rooms, and music rooms. The total gross square footage proposed for the site is 200,000 gsf.

The layout for Hill Square maintains the sculptural walk and a central open space defined by new residential structures, which bound the site along 34th, Chestnut Street and 33rd Street. A central lawn is provided as an informal passive recreation space for residents and other members of the campus community. It is framed by an extensive terrace or platform forming the base for the buildings. The terrace features seating steps and outdoor gathering areas, including dining.

The proposed structures vary in height. Six-story structures are proposed along Chestnut and 33rd Streets. A four-story structure is proposed along 34th Street, a scale in keeping with the Law School (Silverman Hall) on the opposite side of the street. The uses within the buildings have been arranged

to provide activity at the ground level, including a dining hall in the 33rd Street structure facing the central open space, and lounges along Chestnut and 34th Street, and retail concentrated at the intersection of 34th and Chestnut. At the ground level, the structures allow for movement between the surrounding streets into the central open space via portals. Each building is connected by a covered walkway at the ground floor level. Service access to the buildings is concentrated on 33rd Street in conjunction with the dining facilities and the existing loading dock at Hill College House.



*Plans of Hill Square College House illustrating the proposed ground floor uses and landscape intent.*



*Proposed view of Hill Square illustrating the future College House.*

## Palestra and Hutchinson Gymnasium

Currently, the athletics district, defined here as the Palestra/Hutchinson Gymnasium, Franklin Field, the Levy Tennis Pavilion and the Class of 1923 Ice Rink, does not function as a unified zone in terms of design expression or appearance. The design proposals of the Vision Plan are intended to unify the district for users of the athletics and recreation facilities as well as visitors to the campus during major events.

The Vision Plan includes Palestra Green to the west of the Palestra/Hutchinson Gymnasium as a new gathering space and foreground for these important iconic structures. The gathering space is conceived as a sunken lawn framed by shade trees.

The open space structure extends eastward toward the proposed sports fields via Franklin Promenade. The Promenade is located in the area between Hutchinson Gymnasium and the Franklin Field arcade. The Promenade extends eastward to Franklin Plaza, which is envisioned as a shaded gathering space, combining hardscape and softscape elements to create a new entrance plaza to the revitalized Palestra and Franklin Field. The hardscape portion of the plaza extends over the SEPTA lines to facilitate access to the fields to the east. Steps and ramps descending from the plaza level will provide a dramatic means of access to the park-like environment proposed around the sports fields.

Franklin Field Plaza extends northward to connect with Walnut Street via a deck over the SEPTA lines, which currently separate the Palestra from the Class of 1923 Ice Rink site. The proposed deck will provide convenient and direct pedestrian access to the Palestra, Franklin Field and the new field house from Walnut Street. The proposed pedestrian bridge over the Schuylkill will connect directly to the plaza level.

Programmatically, the Vision Plan includes the renovation of the Palestra and Hutchinson Gymnasium to meet modern needs, and the construction of a new field house on the site of the existing tennis pavilion. It will include a 50-meter pool, 200 meter track, gymnastics area, indoor tennis courts, squash courts, crew tanks, basketball and volleyball courts and supporting locker and office space.

Over the long term, new academic/research development could occur on the site of the surface parking lot east of DRL and on the site of the Class of 1923 Ice Rink.

## 3700 Block of Walnut

The 3700 block of Walnut occupies an important place along Locust Walk and Walnut Street. It currently includes a series of facilities constructed during the 1960s for the Graduate School of Education, School of Social Policy & Practice and the Department of Political Science. The Vision Plan illustrates how the site could be redeveloped to accommodate 200,000 gsf of academic space. The proposed design concept includes atrium space envisioned as a major gathering and lounge space that will serve as a pedestrian connector and node with linkages to Walnut Street, Locust Walk and to the pedestrian passage west of the Pottruck Fitness Center.

## 3400 Block of Walnut

The north side of Walnut Street, the 3400 block, occupies an important position along Walnut Street and relative to Sansom Street. Located directly across from the Van Pelt and Dietrich Graduate Libraries, the block is within close proximity of the core academic functions surrounding College Green.

The block currently contains the West Philadelphia Title and Trust Company Building, Franklin Building, the Franklin Annex, and 3401 Walnut developed by the University in 1987. The West Philadelphia Title and Trust building is currently utilized for office space and ground floor retail. The Franklin Building and Franklin Annex are utilized by the University for support and administrative functions.

The proposed redevelopment of the Franklin Building and Annex site illustrates a new academic facility in the range of 150,000 gsf and is designed to be compatible with the scale of adjacent buildings and to incorporate active uses on the ground floor level.

## 3200 Block of Walnut Street—Nano Tech Site

The north side of the 3200 block of Walnut is currently the site of the Laboratory for the Research of the Structure of Matter, the Edison Building, a surface parking lot and Parking Garage 26. The block occupies an important position along Walnut Street given its proximity to the academic core and location along the major east/west pedestrian and vehicular connections of Walnut Street.

Consistent with the broader planning concept of creating a “living/learning” corridor along Walnut Street, redevelopment of this pivotal block is proposed to accommodate a nanotechnology facility in the range of 100,000 gsf. Over the long term, the aim is to redevelop the Parking Garage 26 site for academic or research uses.



*Proposed view of the recreation fields and boardwalk along the rail lines, looking north.*