



State of the Campus

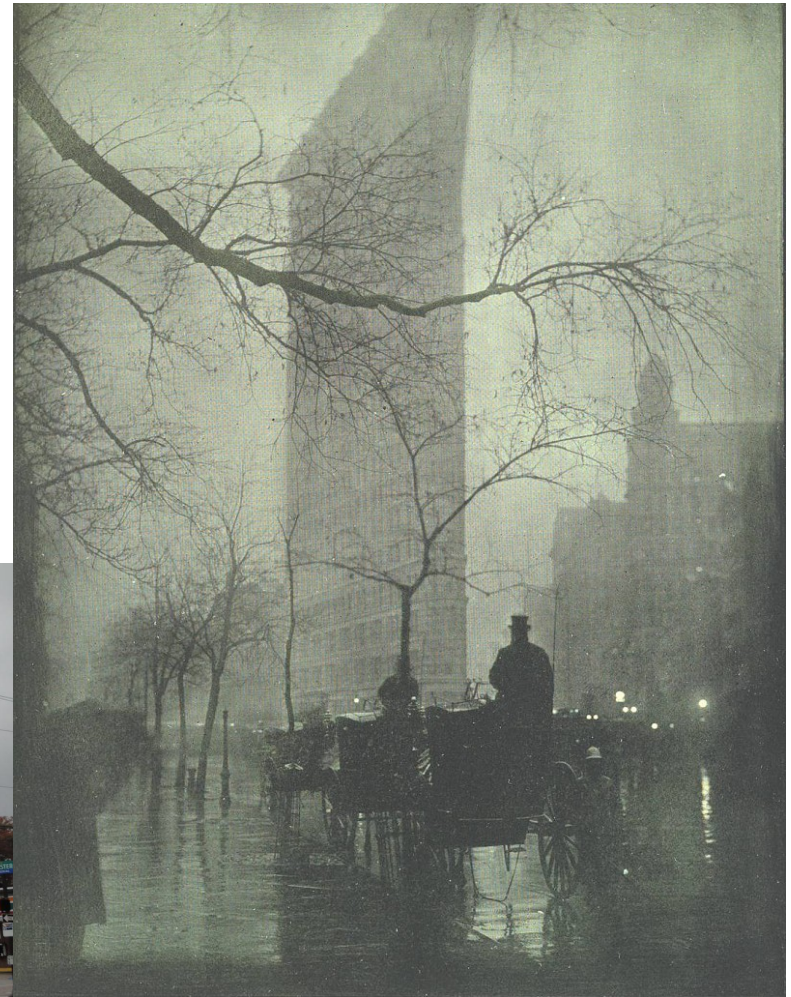


Goody Clancy
Andropogon Associates
Kittelson & Associates
Rickes Associates
W-ZHA
Meliora Environmental Design

Update for the Design Advocacy
Group

BUILDING THE FUTURE
November 1, 2012
Drexel @150

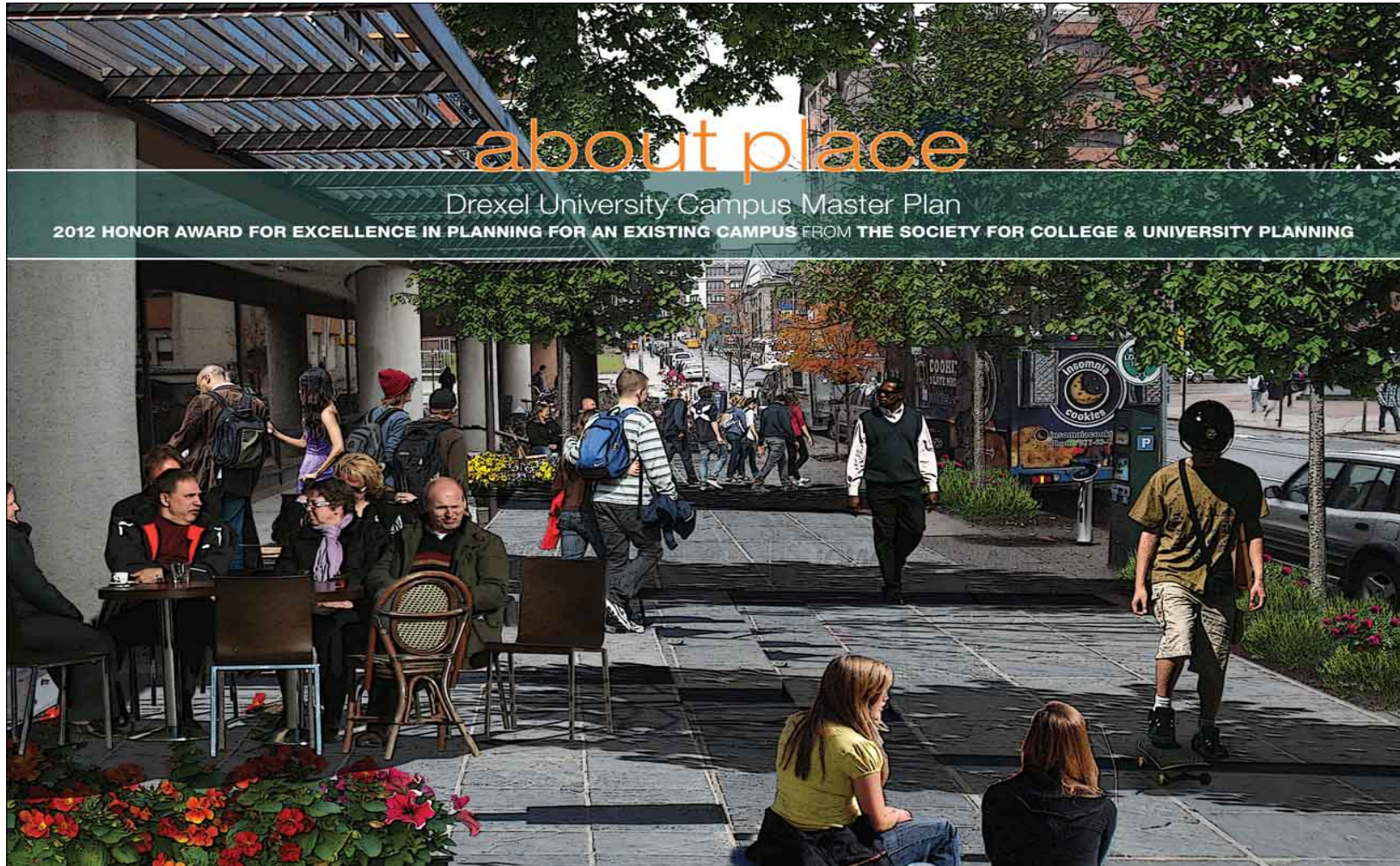
Sartor...



Campus Master Plan

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...Resartus





CHANGING SKYLINE

Drexel's big plans

The university is intent on a huge expansion that would minimize sprawl into neighborhoods. **D1.**

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Prelude: 2012 - 2017



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Prelude: 2012 - 2017



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Prelude: 2012 - 2017



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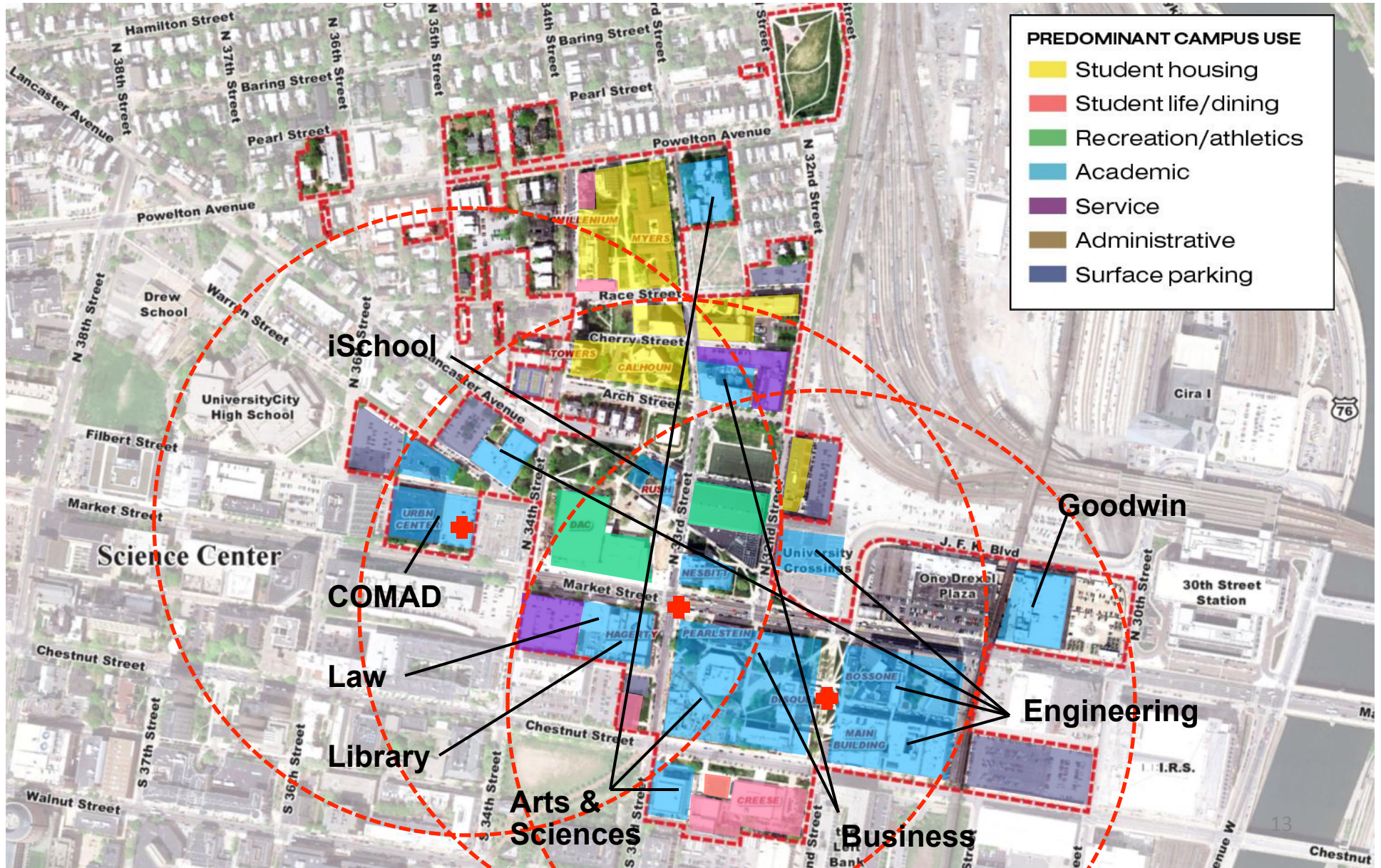
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Combined Mixed-Use Program Goals

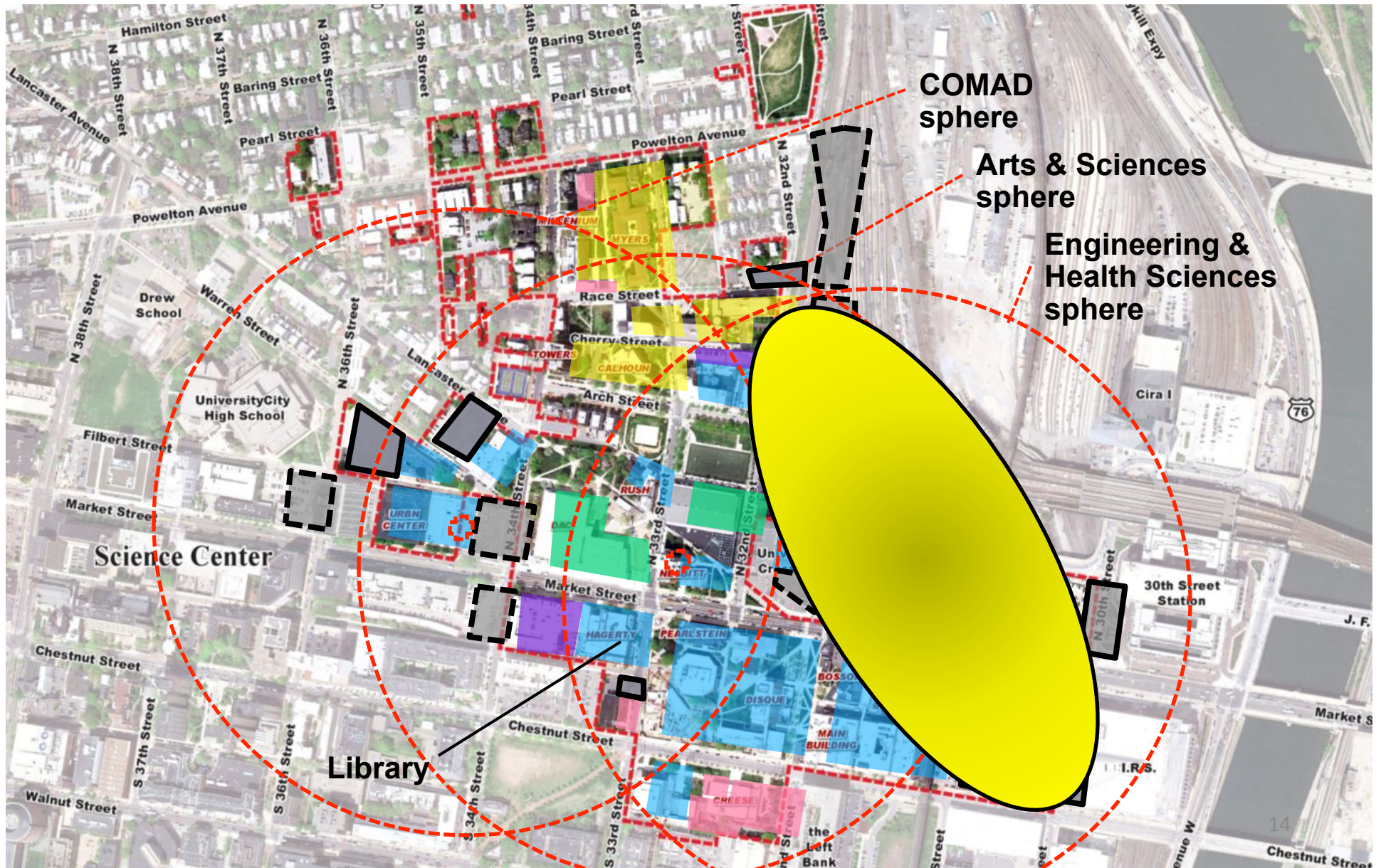
- Academic: 1.1-2.3 million asf
 - Student housing: 3,000-4,600 beds
 - Market-rate housing: 2,000-3,000 units
 - Office, hotel
 - Retail
 - Total
- 1.7-3.5 million gsf
1.0-1.4 million gsf
2.2-3.3 million gsf
1.0 to 1.8 million gsf
100,000-200,000 gsf
6.0- 10.2 million gsf



Goal: Three Academic Spheres

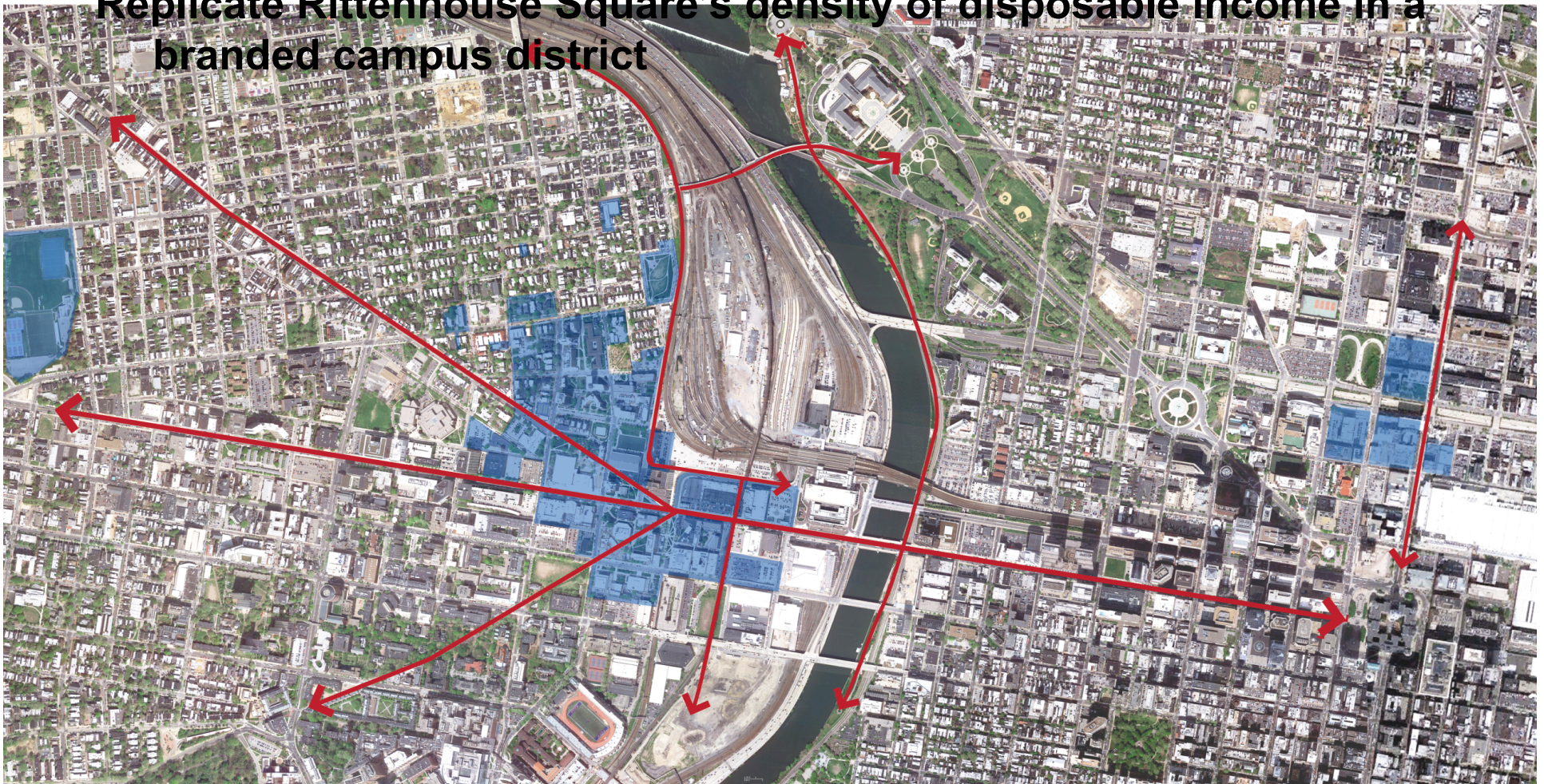


Goal: New Student Neighborhood



Goal: Increase Disposable Income Density

Replicate Rittenhouse Square's density of disposable income in a branded campus district



Goal: Enable Development with Private Partners

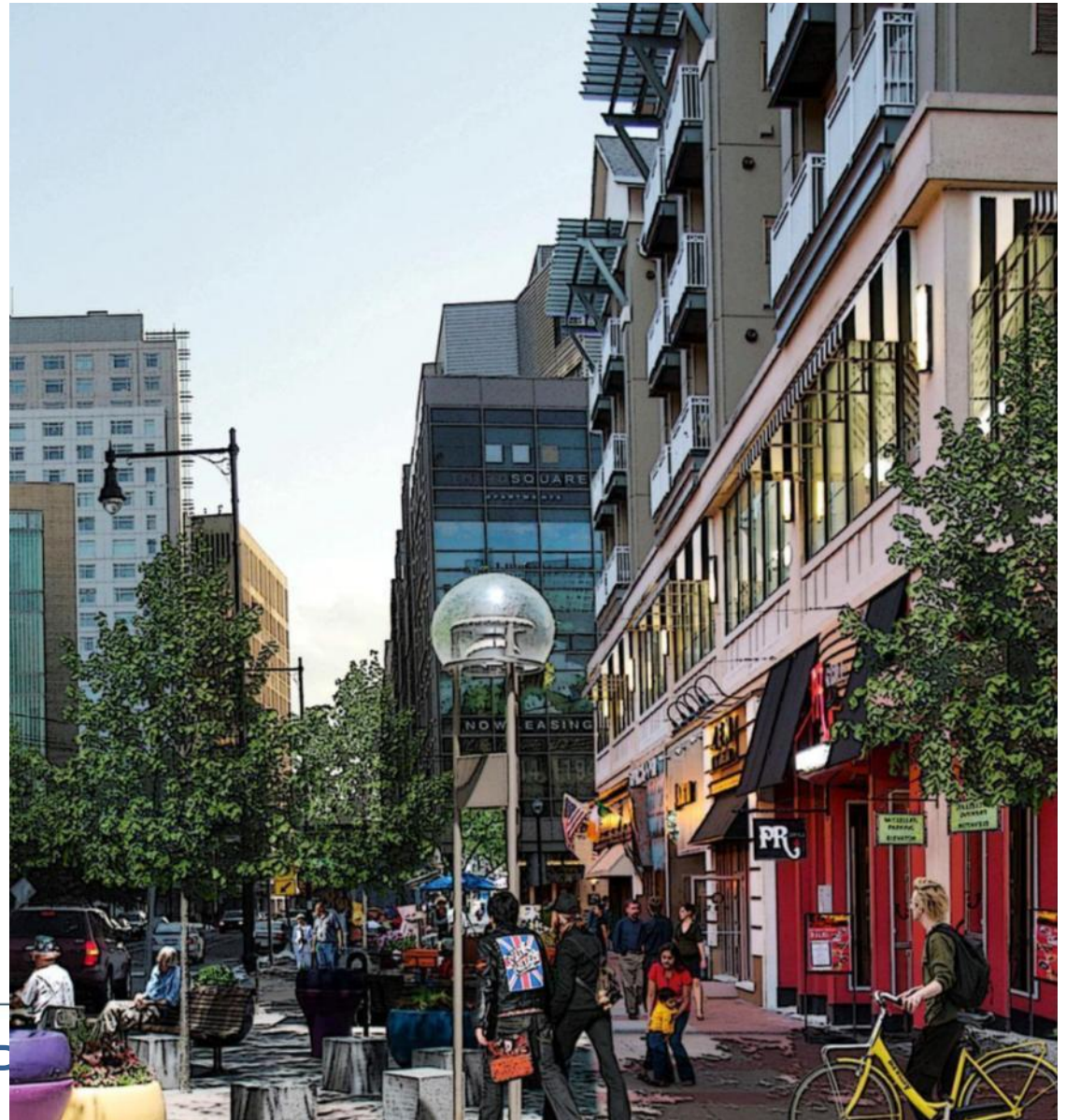
- Drexel & private developers partner in mixed-use development
 - 1,000 housing units (1.1 million sf) or 1.2-1.7 million sf office space could fund 100,000sf of academic program
- Air rights
 - Deck cost likely \$600-900/sf (exclusive of building cost)
 - Compares to approx. \$120/sf for 5-Star Parking site
 - Requires FAR of 12-24, depending on value achieved and actual construction costs (assuming 10% return to Drexel)
 - Air rights possible over time; ensure near-term development supports long-term air-rights opportunities



DEFINING THE VISION

Build upon Drexel's distinctive engagement with its city through these strategies:

- Establish a branded campus district
- Bring the campus to the street
- Draw the Drexel community together around shared places
- Create an innovation community
- Invest University resources sparingly
- Rely on private partners to finance the bulk of the plan
- Foster the development of vibrant residential neighborhoods



The URBN Center at 3501 Market – Opened September 2012



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The URBN Center at 3501 Market – Denouement of a Preservation Question



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Drexel's Changing Palette



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LeBow College of Business at 3200 Market – Opening September 2013



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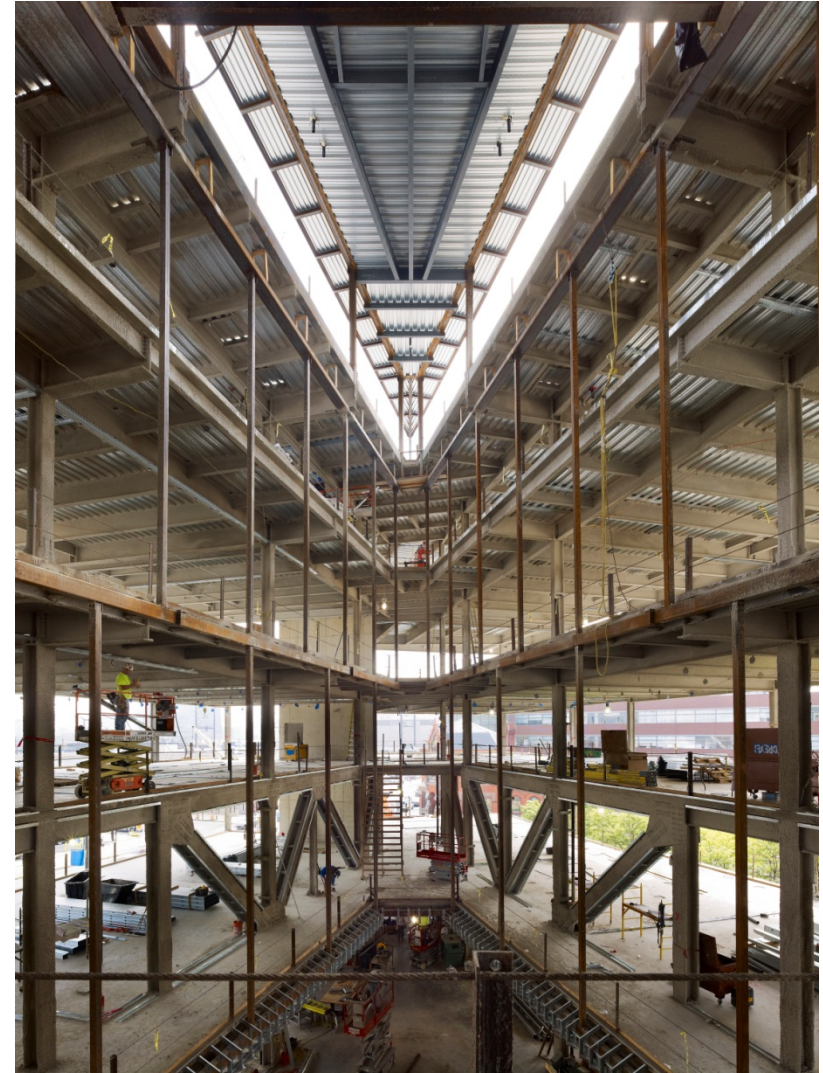
LeBow College of Business at 3200 Market



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Chestnut & 33rd Looking East



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Chestnut Square – Opening September 2013



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Chestnut Square



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Chestnut Square



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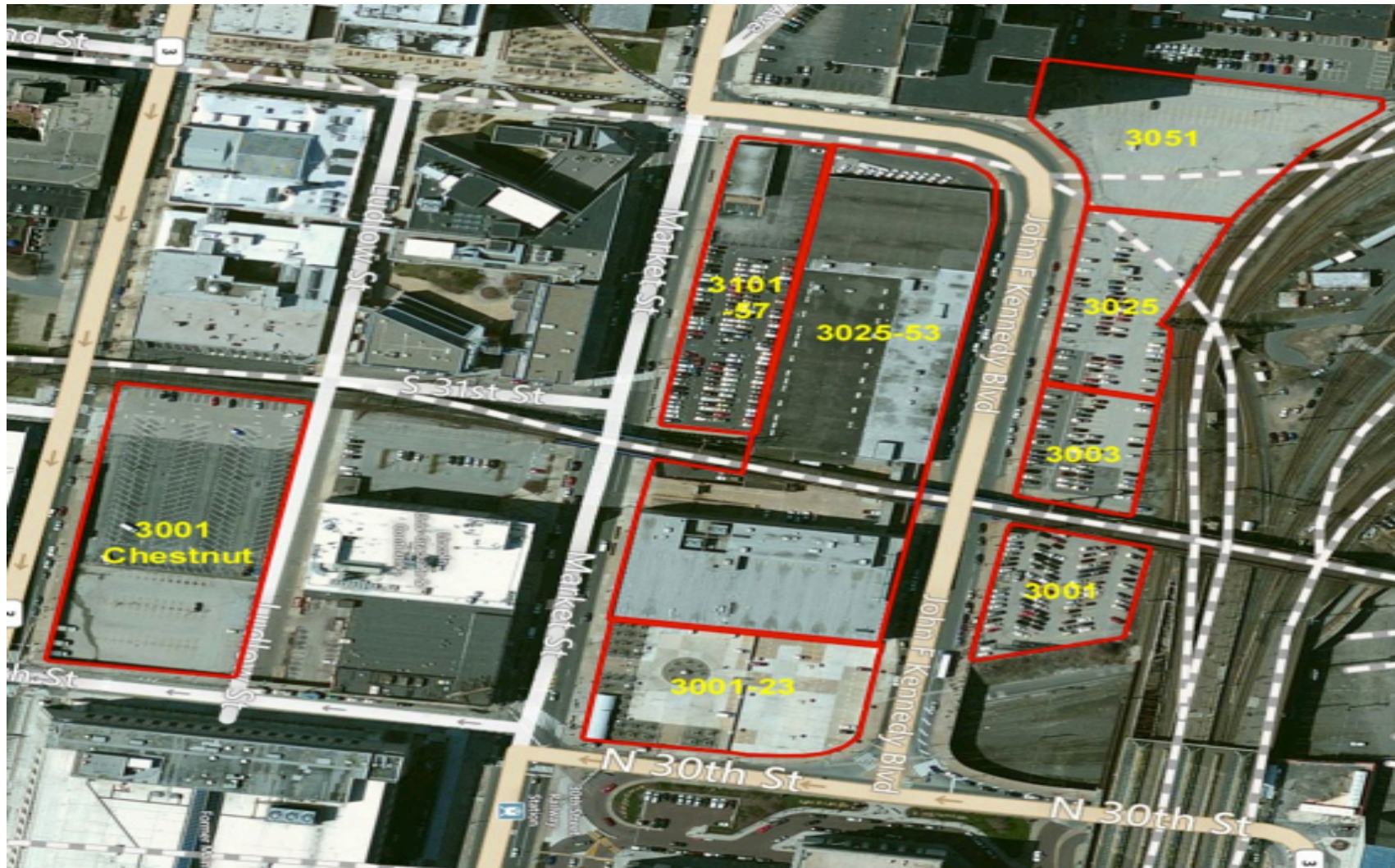
Chestnut Square



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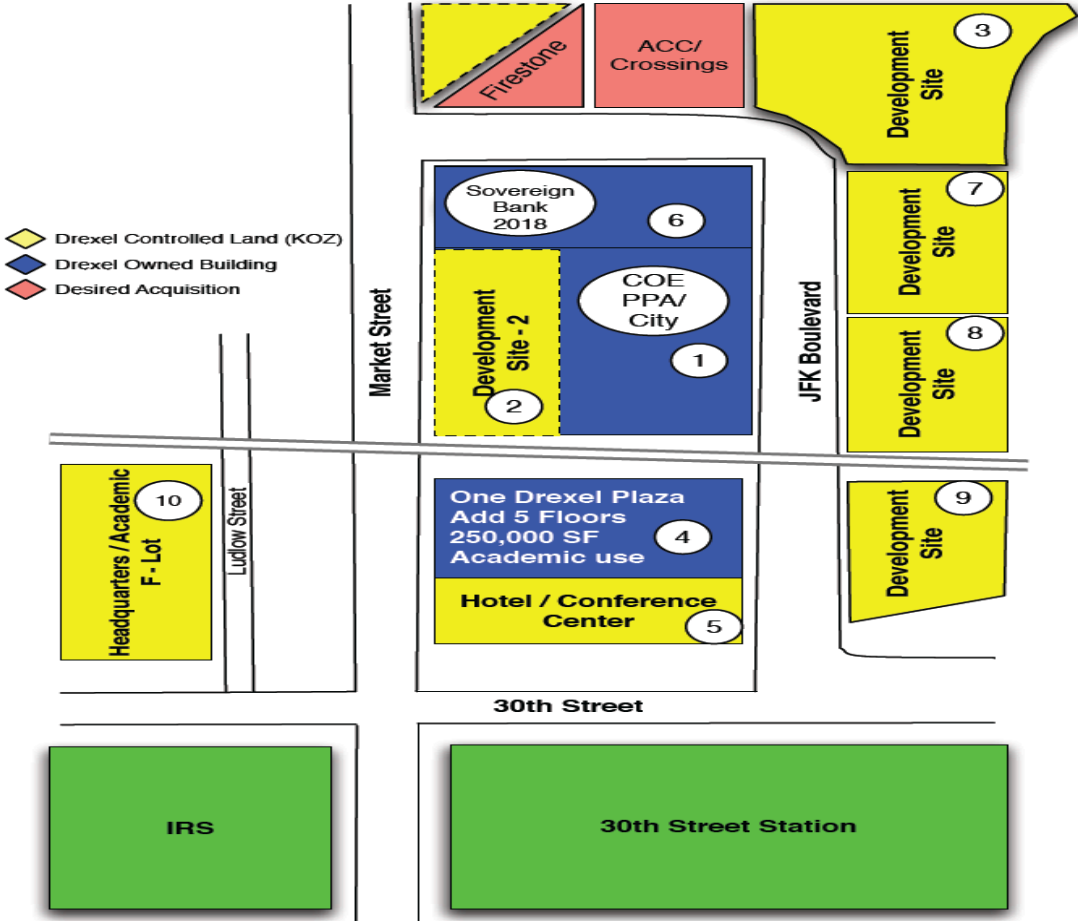
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Innovation Neighborhood at 30th Street

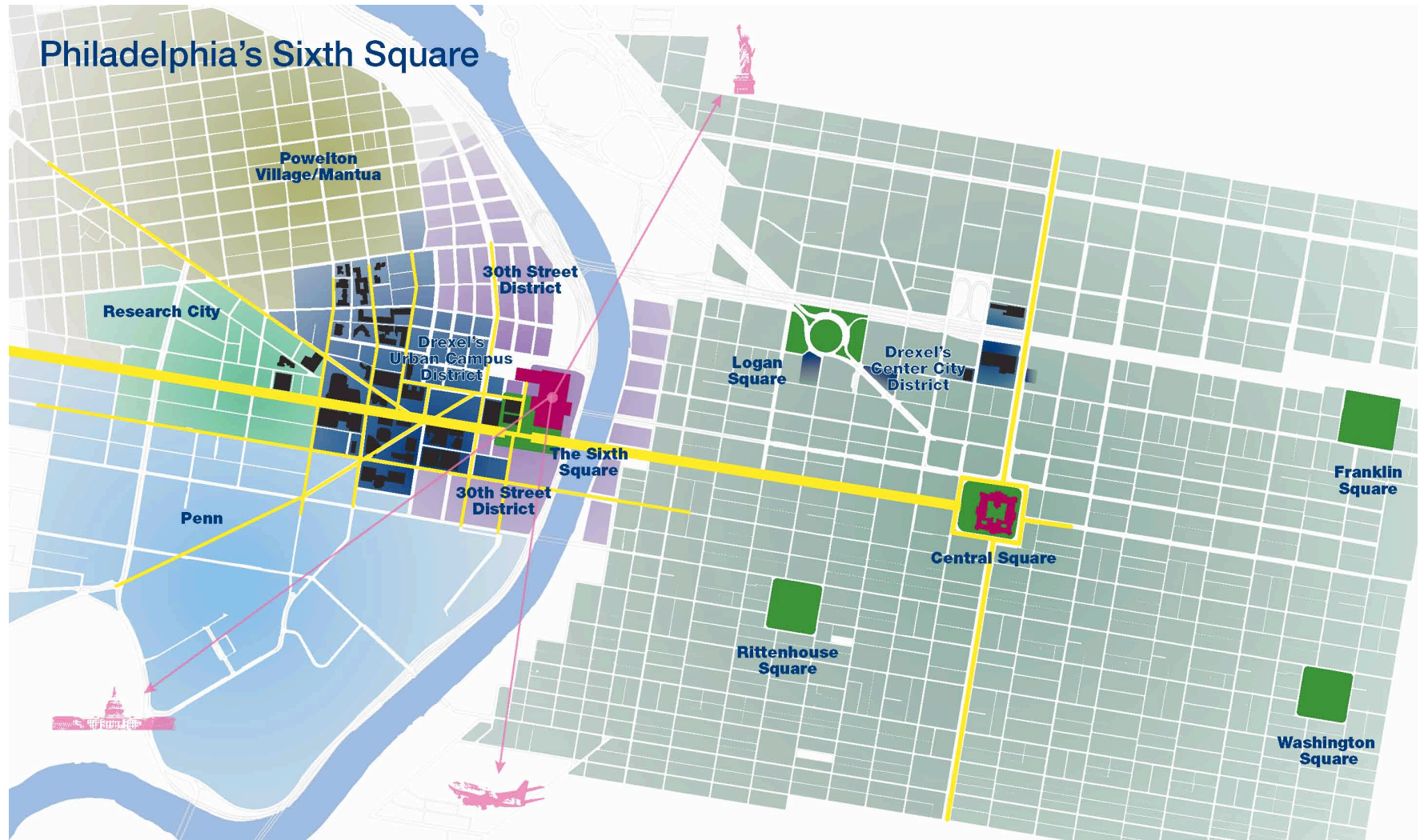


Innovation Neighborhood Development Sites

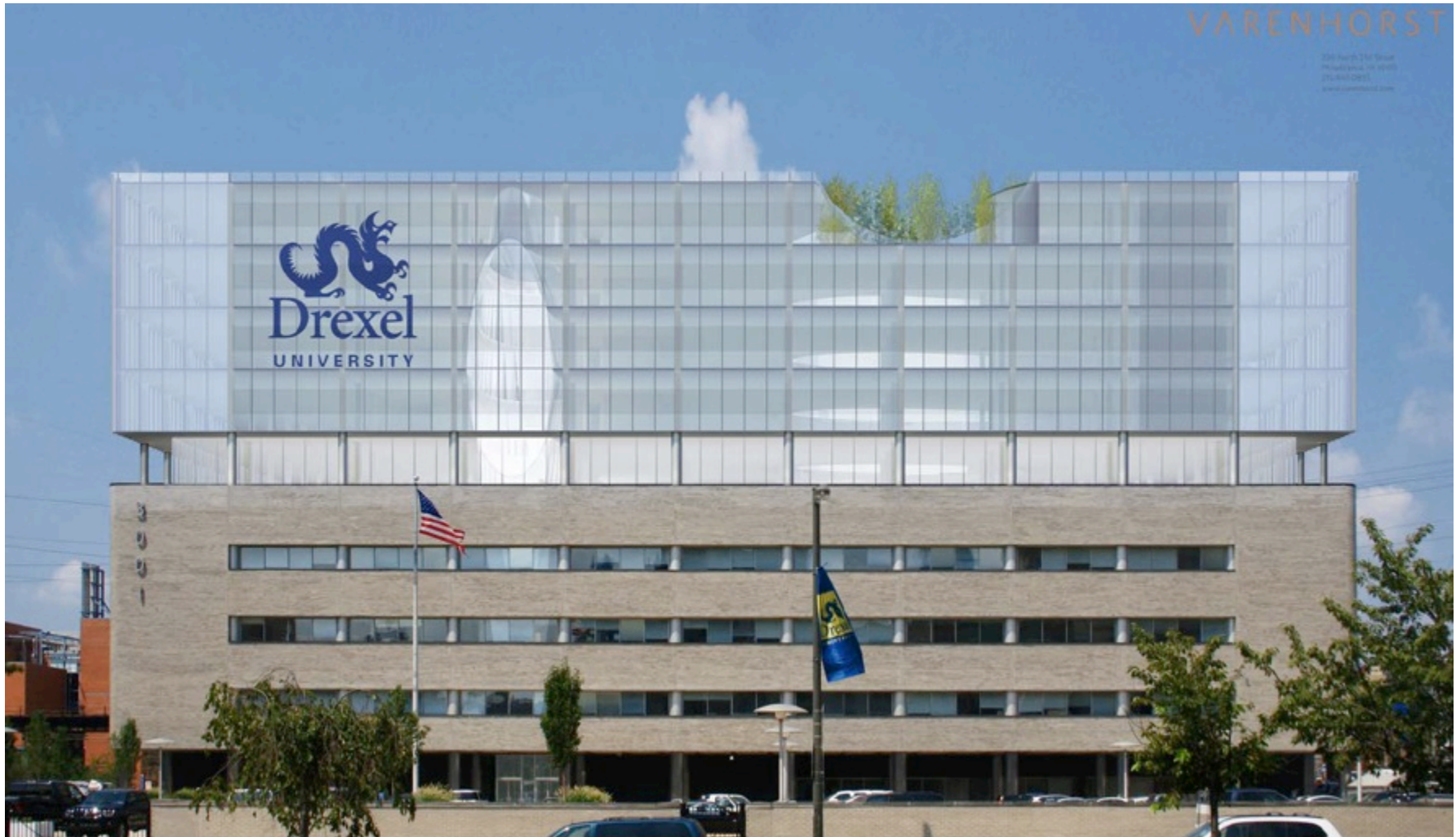
Drexel Innovation Neighborhood



Expanding the Bulletin Building



Expanding the Bulletin Building



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Expanding the Bulletin Building



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Chestnut & 30th Looking West



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New Corporate Headquarters – Abbotts Dairy Site



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Chestnut & 33rd Looking West



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Boutique Hotel



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Lancaster at 34th Looking North-West



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Mixed-Use Retail and Student Housing



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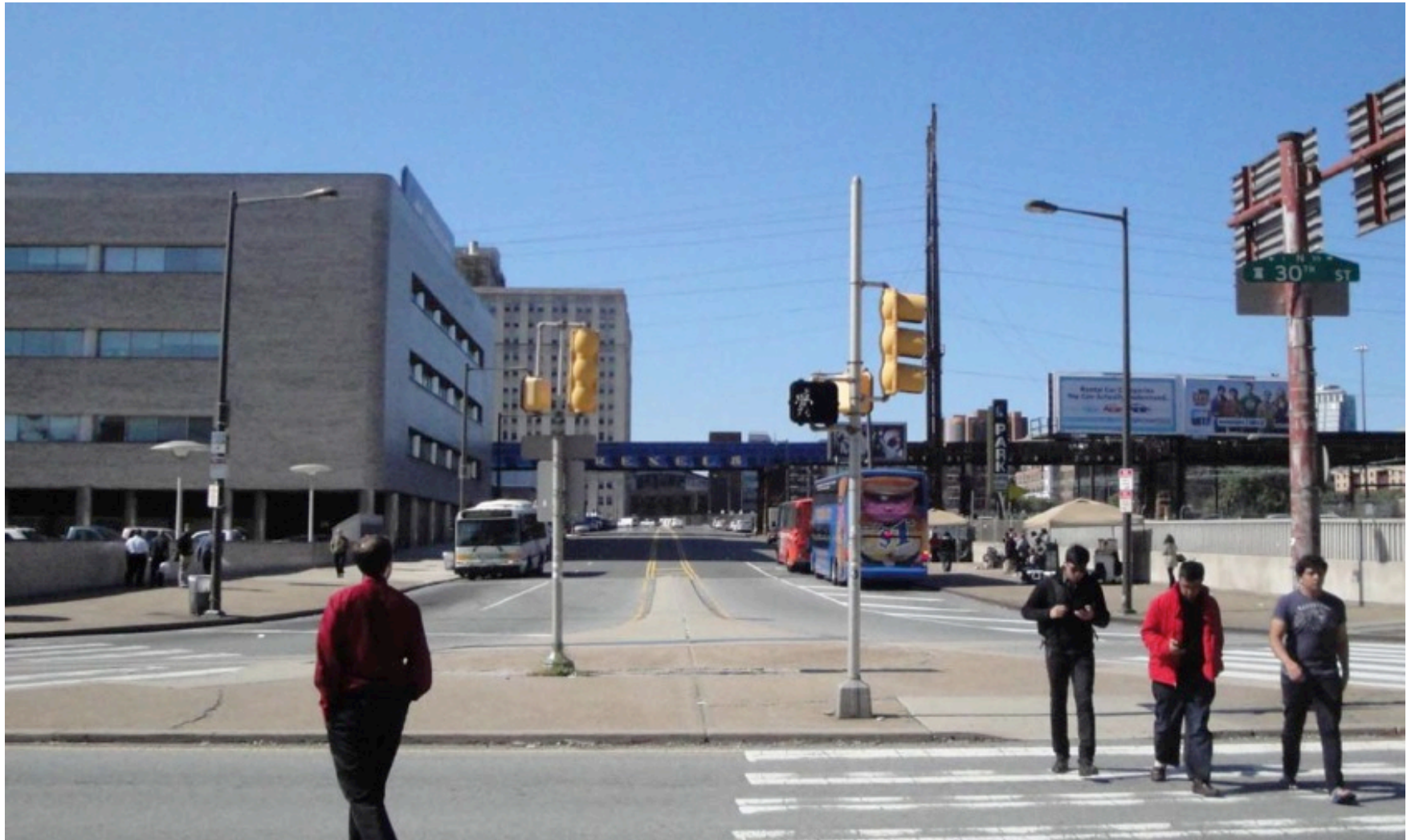
Respecting the Scale Along Lancaster



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JFK & 30th Street Looking West



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A Mixed-Use Innovation Neighborhood



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