UNIVERSITY
CITY
CORE
PLAN
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EXISTING CONDITIONS

The existing conditions are as follows:

1. The area is characterized by a lack of green space and is currently underutilized.
2. The area lacks proper infrastructure and transportation links.
3. The area is prone to flooding and erosion.
4. The area has a high concentration of low-income residents.
5. The area has limited access to public amenities.
6. The area is subject to periodic flooding.
7. The area has a high crime rate.
8. The area has a limited supply of clean water.
9. The area has a high concentration of industrial facilities.
10. The area has a high concentration of pollutants.

These conditions make the area undesirable for residential or commercial development.
5. To eliminate underground structures.

6. To improve pedestrian circulation by converting local streets to walkways.

7. To improve pedestrian circulation by closing local streets within the
   a. Extension of 2nd Street
   b. Intersection of 3rd Street
   c. Intersection of 4th Street

8. To improve pedestrian circulation.

9. c. The University City High School
   b. The Presbyterian-University of Pennsylvania Medical Center
   a. The Presbyterian City Manor

10. To provide for the expansion of:
    a. The University of Pennsylvania
    b. The Presbyterian Institute of Technology
    c. The Presbyterian City Manor

OBJECTIVES
The area is proposed for the confluence of the restaurant, workshop and study.

The area will be dedicated to the confluence of the restaurant, workshop and study.

Finally, a functional distribution of small-scale retail and service outlets in

and hotel accommodation.

commercial services and service areas will converge with dynamic

the service center comprise primarily of retail and office spaces. It ill

has within a community.

their boundaries and the diversity of uses, and their may be characterized as a community-

each other function as a network. Each of these major functions have within

show a community center to education and research, as such it will

The University City Core and the larger area of which it is a part, is every-

Proposed Land Use

The core of the larger street area, the distribution of educational

The land use centers around the educational institutions.

The current land uses in the area fall into four distinct categories.

Existing Land Use

1. Commercial centers
2. Suburban commercial areas along the northern street corridor.
3. The existing residential areas.
Area of no development or re-development

An additional zone for the establishment of existing structures and as controls for the development of new structures.
The controls contained within the urban renewal plans for future no. 3 and 4.

In addition to the zone regulations, the following standards shall serve as controls for

PROPOSED STANDARDS OF DEVELOPMENT.

Center.

A-C-3. On the east side of the area, the width of the street between corner
and the streets on the east side.

A-C-5. On the west side of the area, the width of the street between corner

Shopping area on the west side.

for the University City campus center.

and the University City parking area.

and the University City parking area.

The pattern of development shall apply within the urban renewal plans for future no. 3 and 4.
The proposed circulation system for the University of Pennsylvania involves several key elements to enhance the campus environment and support active transportation.

1. **Preliminary Study:** The study includes a preliminary analysis of traffic patterns, parking needs, and pedestrian flow to identify potential areas for improvement.

2. **Proposed Changes:** The proposed changes include the elimination of certain parking lots, the addition of bike lanes, and the development of a central campus transit hub.

3. **Impact on Students:** The impact on students includes reduced traffic congestion, improved pedestrian safety, and increased access to public transportation.

4. **Collaboration with Community:** The project involves close collaboration with the local community to ensure that the proposed changes meet the diverse needs of all users.

5. **Environmental Benefits:** The proposed changes are expected to reduce greenhouse gas emissions and improve air quality on campus.

6. **Economic Benefits:** The changes are anticipated to stimulate local businesses and tourism, thereby boosting the local economy.

The purpose of the plan is to establish a system of movement connecting all campus buildings, minimizing reliance on personal vehicles, and promoting active transportation options.
PROPOSED SITE PLAN
CONTINUING CONTROLS

and s to be 5427904.600.

The Redevelopment Authority estimates the acquisition costs for Phase 3, 4

s 94,288,649.

The acquisition costs for properties completed or underway in this area were

ESTIMATED COST OF ACQUISITION

Authority will assess in the acquisition of any transferred lands.

transferred areas for residential, industrial and commercial purposes.

The University City Core Plan calls for the redevelopment of some underdeveloped

HOUSING OF DISPLACED FAMILIES

The University

the redevelopment

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