

Global Super-Studio Tackles Housing Inequality

by AMBER KNEE, MCP '14

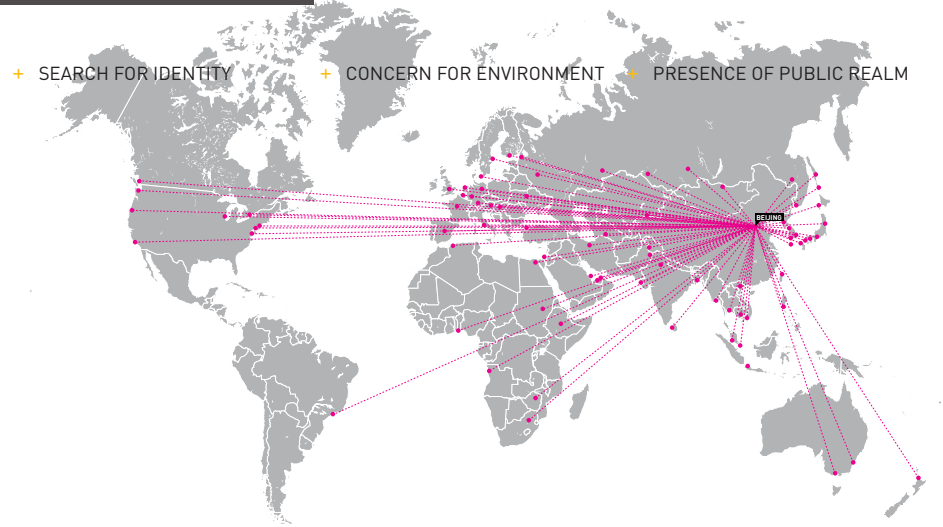
This semester, PennDesign city planners, architects, and landscape architects have embarked on an ambitious journey to design interventions for social housing projects in three very different locations: Beijing, China; Sao Paulo, Brazil; and Toronto, Ontario, Canada. The studio was created to develop strategies that will accommodate the massive amounts of growth these cities are expected to experience over the next few decades—as well as to afford students the opportunity to acquire on-the-ground international experience that has broad domestic applicability. As more and more people move to these cities, they will require affordable housing, social services, public transportation, and infrastructure upgrades, among other things. The students participating in the multi-city “super-studio” seek to consider the approaches designers and planners can take to accommodate this growth—and the attendant resource demands—as well as improve livability in these cities and ensure that they will have sustainable futures.

The first stage of the global super-studio involved researching programs, technologies, case studies, and policies around the world, which might later be retrofitted and incorporated in each of the three social housing¹ study sites. Guided by **Associate Professor Stefan Al**, **Professor-of-Practice Evan Rose**, and **WRT Principal Nando Micale**, students studied everything from land trusts and social housing programs in Europe and Asia to participatory architecture and technology strategies like pre-fabricated housing and green infrastructure. As part of the research phase, students developed “takeaways” or approaches that can be

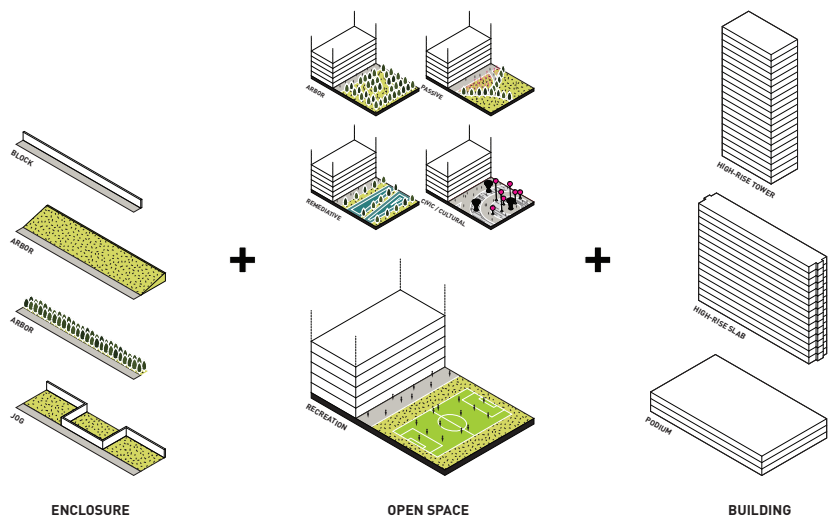
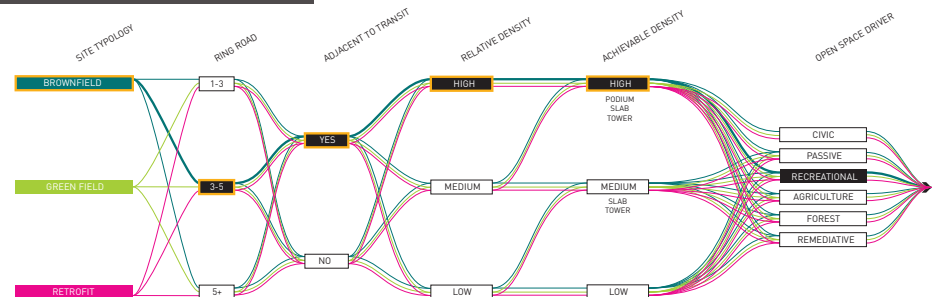
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¹“Social housing” is a catchall term that refers to government-managed or -subsidized housing developments for lower-income residents.

BEIJING AS A GLOBAL CITY



DEPLOYMENT



Diagrams illustrating the Beijing global context (top), and a process for site design typology deployment configurations (bottom). Credit: Jai Agrawal (MARCH '14), Minjoo Kim (MCP '14), Janet Lee (MLA '14), Suzanne Mahoney (MCP/MLA '15), Philip McBride (MCP '14), Donny Zellefrow (MLA '14), Shelly Zhu (MCP '14) [Beijing Studio].

LETTER FROM THE CHAIR



Four Big Ideas for PennPlanning

by JOHN D. LANDIS
CROSSWAYS PROFESSOR AND CHAIR

This fall, PennPlanning, along with the planning programs at Rutgers and Temple, will play host here in Philadelphia to the annual meeting of the Association of Collegiate Schools of Planning, which brings together all planning faculty in North America. The theme of this year's meeting is "Big Ideas, Global Impacts," and is based in history on two Philadelphia-rooted big ideas—the Declaration of Independence and the U.S. Constitution—as indicative of how transformative words and ideas can ripple across time and space. As regular readers of this space will know, I'm always exhorting them and us to "think big."

With that in mind, let me share four current PennPlanning "big ideas" initiative that are just now getting underway:

First, as noted elsewhere in this issue of **the Link**, this spring PennPlanning is sponsoring a three-team, interdisciplinary studio on the global future of social housing. As income inequality grows throughout the developed and the developing world, social housing (or, as it is known in the U.S., public and subsidized housing) remains one of the few levers planners have to address related issues of extreme housing cost burdens and lack of economic mobility. The question underlying the Global Social Housing Studio—led by **Professors Stefan Ai, Evan Rose, and WRT Principal Nando Micale**—is whether there are successful policy, design, financing, and development models for social housing that

transcend particular cultures and contexts. Check out the article on page 1 for more details on this important global studio.

Second, if all goes well, next fall PennPlanning will add a sixth concentration called "Smart Cities" to the five we already offer—Community and Economic Development, Land Use and Environmental Planning, Public-Private Development, Sustainable Transportation and Infrastructure Planning, and Urban Design. Our new Smart Cities concentration will build on the recognition that today's combination of portable-yet-powerful computing and communication devices and internet-accessible "big data" are democratizing all manner of urban planning and decision-making. In the process, they are transforming planners from central information gatekeepers into bottom-up enablers who are helping city-dwellers take better advantage of the opportunities and richness of urban life. By giving everyday people quick access to usable information, these new technologies are connecting planners, residents, businesses, and non-profits, making them smarter and more productive. Based in our existing MUSA, GIS, spatial analysis, and programming courses, Smart Cities will give Penn MCP students the skills and abilities they will need to develop this new generation of planning applications that seamlessly combine user-friendly data retrieval and modeling procedures with individual and collaborative urban planning and design tools.

Third, and in a related vein, is the idea of web-based exchanges and aggregators. Just as the health care exchanges being set up under Obamacare will revolutionize how we select and access health care, so too might future environmental mitigation exchanges make it much easier to aggregate and then monetize local development and conservation activities that protect farmland or reduce greenhouse gas emissions or storm water runoff. The power of the web to greatly reduce the transactions costs associated with aggregating hundreds of small-scale actions which do not individually move the environmental policy dial but which might have a tremendous cumulative response is only starting to be explored. Along these lines, **PennPlanning Professor David Hsu** is leading \$9 million EPA-funded research project to look at how web-based technologies might be used to help the Philadelphia Water Department improve the effectiveness and reach of its innovative green infrastructure programs.

A final big idea is more of a big question: What exactly is the future of the suburban office

park? More and more of today's millennial generation want to both live and work in urban neighborhoods. Moreover, the types of corporate and business service job growth that fed the runaway development of suburban office parks during the 1980s and 1990s has now largely subsided. Put these two trends together along with the difficulty of adaptively reusing large-floorplate suburban office buildings and you get what Rutgers-Bloustein School Dean James Hughes has warned is the making of hundreds of suburban ghost-towns and hollowed-out economies. At the same time that planners are celebrating the rebirth of America's cities and urban neighborhoods, they also need to start thinking constructively about how best to reuse many of its suburbs.

Class Spotlight: Design & Development

by SPENCER K. GOBER, MCP '15

Imagine standing 27 stories above the earth without a single wall obstructing your 360 degree view of the fifth largest city in the country, and receiving course credit to boot. Every Spring **Paul Sehnert**, Director of Real Estate Development for the University of Pennsylvania, teaches the cross-listed city planning and architecture course Design and Development. His unique and interactive approach to the course involves exposing students to as much real world development experience as possible, either through weekly guest speakers (developers and architects) or site visits to active development projects throughout Philadelphia.

So far this semester Mr. Sehnert has introduced the class to developers who are regionally and nationally influential, such as: David Yeager of Radnor Property Group, C. William Struever, founder of Cross Street Properties, and Jonathan Weiss, President of Equinox Management & Construction. These guest speakers openly discuss projects that are considered a great success and some that have been mired in local controversy. Mr. Sehnert encourages transparency from the developers and expects discretion from the students, this fosters in-depth discussions concerning the intricacies of real estate development and provides a window into the real world application of skills acquired in school.

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RESEARCH



The Saylor Grove stormwater wetlands are a type of green infrastructure the Philadelphia Water Department uses to manage stormwater in the City. Credit: Ryan Debold.

Penn Research Team Awarded EPA Grant to Research Green Infrastructure

by **EMILY HOSEK, MCP '14**

The University of Pennsylvania is one of five universities that have been awarded an EPA STAR grant to conduct research on green infrastructure. The grant looks to “address the complexities of urban communities and contribute to a more holistic understanding of the potential of green infrastructure in the urban water cycle.”

The City of Philadelphia is at the forefront of urban green infrastructure implementation. The Philadelphia Water Department has set an ambitious goal through the Green City, Clean Waters initiative to “green” 10,000 impervious acres by 2037, implementing different green infrastructure techniques which have the ability to handle the first inch of rainfall on-site, before it drains into the sewage system.

Much of Philadelphia is located in a combined sewer overflow area (CSO), meaning during intense rainfall the single sewer system does not have the capacity to hold both sewage waste and stormwater, and the untreated wastewater flows into nearby waterways.

The city’s ambitious goal provides a unique opportunity for academic research determining how best to achieve the target. The University of Pennsylvania team, led by **Dr. David Hsu**, is collaborating with a number of key partners in Philadelphia to help implement the academic team’s research. The academic team includes **Dr. Tom Daniels**, Professor, City and Regional Planning; **Dr. Mark Alan Hughes**, Professor, City and Regional Planning; Co-Principal Investigator **Dr. John Landis**, Professor & Chair, City and

Regional Planning; and **Dr. Susan Wachter**, Professor, Wharton Real Estate.

The academic team is joined by four subcontractors: AKRF Environmental Engineering, Azavea (geospatial analysis), Olin Landscape Architecture, and the Pennsylvania Environmental Council.

“Our goal is to produce some interesting research on green infrastructure, which is a fairly new area and policy initiative for the EPA,” said Professor Hsu, “but we also want to act as a ‘skunkworks’ to build a ambitious new prototype tool that the City of Philadelphia can pick up and use after we’re done with the project.”

The Penn team has a particular interest in increasing private implementation of green infrastructure, which is seen as a major challenge and opportunity. “There are a number of barriers to implementing the ambitious Philadelphia plan, and one of the major challenges is getting private landowners to act on incentives,” Professor Hsu related. “The stormwater utility fee has not been enough of an incentive for many owners to implement green infrastructure practices, which would often significantly lower their monthly bills. Additional research is necessary to understand these obstacles, which include poor information and uncertainty about future costs and returns.”

To help stakeholders overcome some of the initial barriers to investment in green infrastructure, the grant looks to develop an online information-exchange tool. The tool will facilitate the aggregation of green infrastructure projects and enable property owners to identify the best green infrastructure practices for their site, helping to streamline the entire process.

With successful implementation of Philadelphia’s green infrastructure plans, the city will serve as a model, both nationally and globally, for urban green infrastructure that can provide multiple environmental and social benefits.

First Year’s Article Selected for Publication

by **JED POSTER, MCP '14**

Shiva Kooragayala, MCP '15, recently had an article selected for publication in the Journal of Politics and Society at Columbia University. Entitled “*The Consequences of Rising Suburban Poverty on the Housing Choice Voucher Program: A Study a Atlanta, Georgia*,” the paper explores the consequences of suburban poverty on meeting two primary goals of the Housing Choice Voucher program sponsored by the Department of Housing and Urban Development: (1) to de-concentrate inner-city poverty and to (2) extend greater access to opportunities that enable socioeconomic mobility in the context of Atlanta, Georgia.

Recent studies have shown that housing choice vouchers have been spreading away from central cities into the suburbs. However, the quality of many of these suburban neighborhoods no longer aligns with the idealistic notions of suburban opportunity. Kooragayala’s study measured the quality of the neighborhoods in which voucher-occupied households are located and compared the quality of suburban and urban neighborhoods via a composite index of various measures of opportunity and quality of life. These indicators included access to public transit, the quality of schools, the number of foreclosures, in addition to ten other measures.

The data confirm a decentralization of vouchers, yet highlight some evidence of re-clustering in low-opportunity suburbs. Furthermore, Kooragayala’s analysis found an inverse relationship between neighborhood quality and the proportion of voucher-occupied households when account for racial composition and intra-metropolitan location. According to the paper, in order to reach HUD’s broader intentions for the voucher program, Atlanta’s public housing authorities need to engage in more intentional strategies to help families move to opportunity-rich neighborhoods, and they need to work past existing barriers to geographic mobility. Future policy objectives need to encourage inter-municipality collaboration and to target federal and state aid for neighborhood development efforts. These findings beckon the pervasive question of “people” versus “place.” The provision of public housing via vouchers, as a stand-alone policy, is insufficient to helping families escape poverty today.

FIRST YEAR WORKSHOPS

by JED POSTER, MCP '14

Building off last year's success, 2014 Workshop has turned its eye towards some of the outer-ring suburbs throughout the Philadelphia region. As in previous years, Workshop affords first-year MCP students the opportunity to obtain on-the-ground experience with devising solutions for some of the real-life challenges facing municipalities nationwide.

Workshop is structured as a semester-long, charette-style program that assembles groups of up to eight students, guided by practicing professionals from a variety of planning firms in the Philadelphia region. Every group incorporates students from each of the five MCP concentrations, so that a breadth of techniques and approaches are utilized in assembling short, medium, and long-range proposals for community stakeholders.

KEVIN REEVES, MCP '15

DOYLESTOWN, PA

Our group is developing a comprehensive plan for Doylestown Borough, a community of about 8,000 people, some 30 miles north of Philadelphia. With the strong economic base that comes with being the seat of Bucks County and a walkable historical downtown, Doylestown has a lot going for it, and we are looking forward to exploring the idea that prosperous places need planning too.

After great meetings with the Mayor, Borough Manager, and Director of Planning and Public Works, and with guidance from our instructor **Christina Arit** (MCP '09), our group is talking about planning around the idea of "access" – including access for visitors to regional destinations like the Mercer Museum and the Michener Art Museum, access for current residents to those and other amenities around the Borough and in the townships beyond, and access for future residents who, if the current high housing burden continues, might be priced out of the Borough.

BROOKE WIECZOREK, MCP '15

COATESVILLE, PA

Coatesville experienced urban decay and decline similar to that of many postindustrial American towns. Unique crime issues and a recent history of scandals have challenged the city. Educational performance and youth programming are few and far between. Nonetheless, we see opportunities to improve the quality of life here. Character-defining historic architecture and a small commercial corridor shape the town's potential for revitalization.

Our workshop group has uncovered many planning initiatives which are now in the planning or implementation phase. We see our role as identifying the deficiencies of the city and matching strategic investments

from said plans to resident's needs and hopes. Considering Coatesville has no planning commission, our workshop team sees ourselves as temporarily stepping into that role to improve quality of life through comprehensive stabilization efforts.

IAN LAZZARA, MCP '15

LEVITTOWN, PA

Our group is working with Levitt & Sons' second large-scale residential development, Levittown, PA. This study site is fascinating because it was built from scratch and designed for the desired lifestyle of the 1950's. Levittown is a suburb designed for single-family households and cars. Our baseline research has found that this lifestyle is still marketable and desired—evidenced by a strong real estate market and a 92% housing occupancy rate. Workshop is providing us a space to solve suburban challenges and has pushed us beyond typical planning interventions to really wrestle with where we see this community in the future. Our experience here is helpful because we are learning to think creatively to solve Levittown's unique future growth challenges before they are glaringly apparent.

ALEX HARTLEY, MCP '15

SOUTHEAST TRENTON, NJ

Trenton has a lot of possibilities, but has also had many challenges over the years. The loss of manufacturing jobs, extensive poverty, and depopulation have been rough for the area. Trenton has also had problems regarding corruption, with the mayor recently being removed from office.

While there are some challenges, Trenton has many reasons for optimism going forward. For example, Southeast Trenton in particular has a population that is projected to grow, especially among the working age population. It has a diverse population, and has experienced Latino immigration in the last 30 years causing much of the growth in the area. While working on plans for Southeast Trenton, we must create an optimistic future while remaining aware of the obstacles in the area.

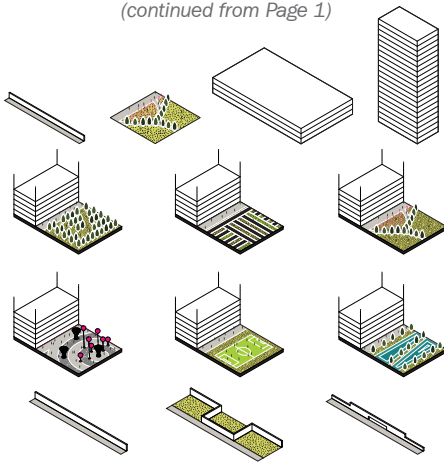
The group work process has been both a difficult and rewarding process. Working in a group of people with very different work styles and personalities has had its hiccups, but has also provided valuable training for working in a collaborative environment in the workplace. Coordinating workflow and expectations was one of the most challenging and important tasks the group had to tackle, but it is one of the most transferrable skills gained from this project.



Doylestown Workshop Group. David Loss (MCP '15), Shiva Kooragayala (MCP '15), Kira Hibbert (MCP '15), Jennifer Sun (MCP '15), Frieda Liu (MCP '15), Shuai Wang (MCP '15), Kevin Reeves (MCP '15). Credit: Christina Arit.

GLOBAL HOUSING SUPER-STUDIO

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Architectural components such as fences, open spaces, building terraces, and towers create different housing, open space, and enclosure configurations for building and site. Credit: Beijing Studio.

applied in a more systematic way across the projects and in countries around the world. While it will be necessary to make site specific interventions, these takeaways can be incorporated and combined in ways to create potentially innovative, economical, and transformative social housing programs.

Before spending ten days working on-site, the three groups within the super-studio have delved into the current local housing policies and programs in the target areas, as well as the architecture and design projects that have been influential or have the potential to generate significant impact in each of the locations. Upon wrapping up this phase of the project, the three studios will reconvene to present initial design concepts and hypotheses for development interventions in each of the three locations.

During spring break, the studio members jetted off to the three locations—with some students bundling up for colder weather and others packing sundresses and shorts. While the preparatory stages of design have yielded interesting and informative design and programming ideas, the students and instructors are well-aware that social housing is not generated in a box and that on-site work will be essential for developing work products in the second half of the semester. With interdisciplinary teams, diverse sites, and extremely knowledgeable advisors, the global social housing studio is sure to come up with innovative and creative social housing projects, which will hopefully be transformative not only in the three site locations, but also as part of larger social housing movement.



The Steel Stacks brownfield redevelopment in Bethlehem, PA, was built in conjunction with a Sands Casino. It is one of three redevelopment efforts being examined by the studio. Credit: Ryan Debold.

Assessing the Impact of Equitable Development Policies in Post-Industrial Cities

CLIENT: FEDERAL RESERVE BANK OF PHILADELPHIA

by EILEEN DIVRINGI, MCP/MPA '14

While the Federal Reserve Bank is best known for its role in national monetary policy, each district bank houses a community development research arm dedicated to promoting economic inclusion for low and moderate income (LMI) residents of their footprint. The Federal Reserve Bank of Philadelphia [the Bank]—whose footprint includes eastern Pennsylvania, Delaware, and southern New Jersey—has become increasingly interested in the prospects of LMI communities in the region's smaller former industrial centers. To that effect, in 2012 the Bank commissioned a report by visiting scholar Alan Mallach entitled *"In Philadelphia's Shadow: Small Cities in the Third Federal Reserve District"* to evaluate the current social and economic conditions in thirteen of the district's cities. The studio, led by **Adjunct Professor Harris Steinberg**, picks up where *In Philadelphia's Shadow* left off, providing a closer examination of the three cities it identifies as "rebounding"—Wilmington, DE, Bethlehem, PA, and Lancaster, PA—through the lens of social equity.

As a first step, the studio was charged with establishing a working definition of "equitable development" against which it would compare each city's efforts. This process involved the consultation a diverse range of materials – from historic comprehensive plans to 20th Century moral philosophy – yielding a broad definition of equitable outcomes and processes as well as specific equity criteria.

From there, the studio group has begun to delve deeper into each of the cities dramatically different economic recovery stories. For Wilmington, the rebound has been attributed to the incentivized redevelopment of the City's waterfront and state legislation that creates a

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SECOND YEAR STUDIOS

POST INDUSTRIAL CITIES

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favorable tax environment for businesses to headquarter in Delaware. Bethlehem, whose eponymous steel manufacturer once employed nearly a quarter of its residents, has maintained its position as an economic anchor in the Lehigh Valley using a strategy familiar to many struggling post-industrial cities: casino and entertainment center development. Finally, in Lancaster, an ad-hoc combination of arts-based revitalization

efforts, anchor institution investments, and a rapidly growing Latino community has helped stabilize the local economy while creating new social and economic inclusion challenges.

While each of these cities has seen tangible economic progress over the past decade, access to new opportunities and an improved quality of life has remained disparate across socioeconomic groups. In the final part of this studio, the group will explore policy and programmatic tools to foster more equitable growth, presenting recommendations tailored to each city's circumstances as well as a general policy framework for equitable development.



The Barclays Building on Justinson Landing on the Wilmington Riverfront. Credit: Kevin Hunter.



Envisioning the New York Crossboro 'U' Line. Credit: Margaux Groux.

The New York Crossboro 'U'

CLIENT: REGIONAL PLAN ASSOCIATION

by **JED POSTER, MCP '14**

On an average weekday, the New York City subway system serves over 5 million passengers across its 34 lines and 468 stations. By far the most extensive and heavily traveled system in North America, the subway has long occupied rarefied air as the mass transit system to which cities across the world have aspired. But have you ever tried to take a one-seat ride from Bay Ridge, Brooklyn to the South Bronx? It's a good thing there's a new line you've never heard of: the NYC Crossboro.

Led by **Marilyn Jordan Taylor**, Dean of PennDesign, and **Robert Yaro**, Professor of Practice and President of the Regional Plan Association (RPA), the New York Crossboro studio has spent the semester exploring the ins and outs of establishing a new line of passenger service in New York's outer boroughs. The studio's 14 second-year MCP students—encompassing the Sustainable Transportation and Infrastructure Planning, Land Use and Environmental Planning, and Public-Private Development concentrations—have taken their cue from the RPA's 1996 Triboro Rx proposal, which identified lightly used freight rail tracks that might be suitable for adaptive re-use. These existing rights-of-way carve through the heart of many dense, underserved communities,

presenting an inimitable opportunity to leverage an underutilized asset to benefit millions of current (and future) New Yorkers.

Since the demise of the New York trolley car in the 1940s, Brooklyn, Queens, and the Bronx have suffered from limited mass transit connectivity. The subway's radial layout lends itself primarily to commuting to Manhattan's employment centers, while travel between the outer boroughs is constrained by congested surface streets and unreliable bus routes. Recently elected Mayor Bill de Blasio campaigned on a platform largely centered on increasing access to economic opportunity for underserved communities—particularly those outside Manhattan. A key part of his agenda is the development and/or preservation of 200,000 affordable housing units in order to keep pace with the increasing population of the city, which is expected to reach 9 million by 2040.

The New York Crossboro aims to play a central role in tackling all of these challenges. In order to better understand the complexity of conceiving and executing such a large-scale project, the studio will spend time with the key players behind the execution of the London Overground, the UK capital's effort to implement a similar adaptive reuse rail project in that city's underserved neighborhoods. Opened in 2007, the Overground has proven to be a tremendous success that will hopefully serve as a test case for the Crossboro. On the homefront, the studio has also benefited from the expert guidance of major New York figures, including Jonathan Rose, MRP '83, NYC DOT Commissioner Polly Trottenberg, and former MTA Metro-North President Howard Permut. By the end of the semester, the Crossboro team will have created a fully-baked proposal encompassing transportation service, station location and design, funding and financing, and product delivery that it will be proud to present to key stakeholders in New York.

SECOND YEAR STUDIOS



NYC Top of the Rock. Credit: Daniel Schwen.

The Fourth New York Regional Plan

CLIENT: REGIONAL PLAN ASSOCIATION

by **WESLEY VAUGHN, MCP '14**

The Regional Plan Association Studio, led by Assistant Professor **Francesca Ammon**, researches different topics for the 2016 regional plan that plans up to 2040. The RPA will publish a book in 2016 with a comprehensive review of the plan's reports, white papers, maps, and project designs. This studio will contribute individual white papers to that book.

The RPA's previous plans – published in 1929, 1968, and 1996 – “set forth a vision and proposed specific policies and investments for community development, environmental stewardship and transportation projects, including many of the infrastructure and land use systems in existence today.” The goal of the 2016 plan will be to address the changes in the region since 1996 – such as the rise of the service economy, technological advances, the housing market crash, the need for resiliency, and the return to cities.

Each student chose a topic to research for the entire semester and present to the RPA in April. The chosen topics were affordable housing, economic base, building development

process, vacancy, and food delivery. Each topic covers a different segment of the region, ranging from the suburbs to just New York City. The final deliverable will identify the problem, chronicle its history, make recommendations, and suggest an implementation strategy.

The studio traveled to New York City in January for its initial meeting with the RPA. There, they met the organization's New York Director, Vice President for Strategy, and Vice President for Research. Each staff member provided guidance on what to look for, whom to contact, and what is most valuable for all of the chosen topics. The studio will travel to New York City again in March and April for its mid-term and final reviews.

Towards a Low Carbon Philadelphia

CLIENT: DELAWARE VALLEY REGIONAL PLANNING COMMISSION

by **MELISSA ANDREWS, MCP '14**

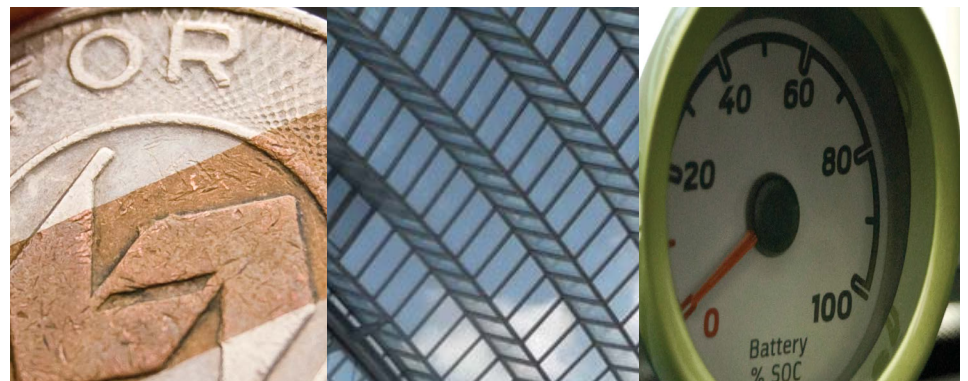
How do you align Greater Philadelphia's land use strategies, energy production, building construction and management, and transportation technology—not to mention critical funding allocation and political will—in order to reduce regional greenhouse gas emissions? Second-year MCP students **Melissa Andrews, Libby Horwitz, Brynn Leopold, Dan Levin, Bobby Lu, and Lucy Xu**, the members of this semester's Climate Change Studio, are conducting research and analysis to answer this question.

The studio is working with **Rob Graff and Shawn Megill Legendre**, MCP '11, of the Delaware Valley Regional Planning Commission, and will be developing recommendations for actions that this Metropolitan Planning Organization can take—alone and in collaboration with other groups—to reduce greenhouse gas emissions 30 percent below current levels by 2030 within its nine-county region. This emissions goal aligns with the DVRPC's desired outcomes that are discussed in its recently published Long-

Range Plan, Connections 2040. Graff requested that the studio focus on recommendations pertaining to compact development, energy-efficient buildings, and renewable fuels in power generation and transportation, categories that address the main sources of greenhouse gas emissions in the region.

Under the guidance of **Gary Binger**, FAICP, former manager of the Association of Bay Area Governments and current Co-Director of the Center for a Sustainable California, the studio prepared an initial set of best practices and case studies for greenhouse gas mitigation that could be applied to Greater Philadelphia. To form a baseline body of research, they

focused on current efforts in Pennsylvania, New Jersey, and other Mid-Atlantic states, as well as on the cutting-edge work of California and Oregon. They then honed in on some of the most promising initiatives and sought to determine the reduction in greenhouse gases that each initiative might yield if applied within Greater Philadelphia. Could each initiative sufficiently contribute to “bending the trend” away from projected increases in regional greenhouse gas emissions? After sharing these findings with the DVRPC, the studio will select the strategies that yield the most promising outcomes. They will delve further into the actions required to implement them, and the costs required to do so.



Public transportation, building efficiency, and sustainable fuel and vehicle use are some topics of discussion for the studio. Credit: Low Carbon Philadelphia Studio.

THE LINK

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DESIGN & DEVELOPMENT

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Although each guest speaker has had valuable wisdom to impart, perhaps the most exhilarating class thus far has been the site visit to Evo. Being developed by Campus Crest, in partnership with Brandywine Realty Trust, Evo is currently under construction in Philadelphia at the corner of 30th and Chestnut Streets. When finished, Evo will be the tallest student housing tower in the country, at 33 stories, and offer a rooftop swimming pool with unobstructed skyline views. In addition to touring the active construction site, the class also heard a presentation by Robert Dann, Executive Vice President and Chief Operating Officer of Campus Crest, as well as Jeff Weinstein, Vice President of Project Management at Brandywine Realty Trust, which offered a glimpse into the analytical aspects and decision-making processes of professional real estate development.

The Design and Development course provides unparalleled exposure to real estate development as it actually occurs in practice. In addition to learning from the experience of developers who have known success and failure, and the architects who designed the projects, students are often able to capitalize on introductions to guest speakers and obtain future internship and job opportunities. Design and Development is one of many highly recommended and beneficial courses here at PennDesign.



Students had the opportunity to travel up to the unfinished 27th floor of Evo, which has panoramic views of the Philadelphia skyline. Credit: Spencer Gober

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Calling all Alumni!

Please make sure we have your current address on file! We are missing the email addresses of many of our alumni. Since we are trying to reduce the amount of paper we send out, having a current email address is crucial to keeping you informed. Send updates to Kate Daniel at katf@design.upenn.edu or better yet, log onto <http://www.alumniconnections.com/penn/> to update your info.



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