welcome to the
NAVY YARD
AGENDA

Overview
Strategic Vision
Ensemble / Mosaic Development Plan
Submissions
Q + A
ZOOM HOUSEKEEPING

- Please remain on mute
- **Submit any questions or comments using the "Chat" box** in Zoom; questions will be answered during Q+A portion
  - Questions asked and answered in Q+A portion may be published in the Q+A document
- This meeting is being recorded, and the recording will be posted and circulated afterwards
- **To facilitate teaming, a list of registrants will be circulated and posted by end of day today, Friday, January 13**
  - Please send any updated contact information to NavyYardPlan@NavyYard.org
  - Please respond to the Zoom poll to indicate interest in teaming, and MBE/WBE/DSBE status
# SOLICITATION TIMELINE

<table>
<thead>
<tr>
<th>Event</th>
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<tbody>
<tr>
<td>RFP Released</td>
<td>Monday, January 4</td>
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<td>Estimated Selection &amp; Notification Date</td>
<td>March 2021</td>
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OVERVIEW
## GOALS OF THE 2021 MASTER PLAN UPDATE

### Dynamic, cohesive vision
- Reflect new development since 2013
- Review, refine, and incorporate Ensemble/Mosaic conceptual plan
- Integrate other key sites and common areas of Navy Yard

### Alignment with PIDC economic development mission
- Primary mission of business attraction, investment, and jobs
- Strategic, supportive role of residential, retail, and amenities

### Inclusive and sustainable framework for growth
- Mixed-use live-work-play campus with a sense of belonging
- Planning for diverse and inclusive commercial, residential, public spaces and amenities
- Progressive, forward-thinking, sustainable plan that provides a pragmatic and feasible vision
HISTORIC CORE DISTRICT

MUSTIN DISTRICT

Port-controlled buffer
HISTORIC CORE DISTRICT

MUSTIN DISTRICT

ENSEMBLE OWNED/CONTROLLED PROPERTIES & SITES

Port-controlled buffer
HISTORIC CORE DISTRICT
MUSTIN DISTRICT
ENSEMBLE OWNED/CONTROLLED PROPERTIES & SITES

Port-controlled buffer

PIDC-OWNED PROPERTIES & SITES
STRATEGIC VISION
VISION

• Promote **inclusive economic growth** in the City of Philadelphia through new commercial development, investment, and increased employment at the Navy Yard;

• Build upon success of the Navy Yard as premier location for **small and large businesses** to locate;

• Support the **growth and expansion of Philadelphia’s life sciences sector**, specifically cell and gene therapy companies, through the development of R&D, clinical/commercial production, and ancillary facilities;
VISION

• Create a **vibrant, highly-desirable multi-family residential community** that appeals to a wide range of diverse potential residents and offers a unique sense of place, by combining the best of traditional urban neighborhoods with an abundance of open space and waterfront access;

• Leverage new development and density to **support expanded retail, amenities, and programming** for the Navy Yard community and general public, including opportunities for local, minority-owned, and women-owned businesses;
VISION

• Create a welcoming, attractive, and inclusive set of public spaces for all Philadelphians and visitors, including parks, plazas, and an activated waterfront;

• Expand and integrate the Navy Yard’s diverse mix of historic and modern architecture as coordinated elements of creative placemaking;

• Expand the Navy Yard’s portfolio of sustainable, high-performance buildings while honoring the Navy Yard’s history, historical building stock, and heritage trees;

• Demonstrate cutting-edge campus-wide systems, including strategies for resilient and sustainable energy, smart cities, and multimodal transportation.
## PLANNING CHALLENGES

### Residential
- Create a new market
- Define and coordinate retail strategy

### Infrastructure
- Plan infrastructure in Mustin District
- Deliver sustainable, integrated solutions

### Environment
- Manage wetlands
- Manage floodplain and stormwater in sustainable and creative ways

### Life sciences
- Support demand for life sciences (R&D and biotech manufacturing)

### Transportation
- Address access and connectivity
- Plan internal circulation that accommodates growth

### Public spaces
- Connect development to and activate waterfront
- Design access and inclusion for all
ENSEMBLE/MOSAIC
CONCEPTUAL DEVELOPMENT PLAN
ENSEMBLE/MOSAIC OVERVIEW
CONCEPTUAL DEVELOPMENT PLAN
CONCEPTUAL DEVELOPMENT PLAN

- LIFE SCIENCE/MANUFACTURING / OFFICE: 2.5M SF
- RESIDENTIAL: 2,800 Units
- RETAIL & MAKERSPACE: 350,000 SF

$2.6B Total Investment
HISTORIC CORE – CHAPEL BLOCK

- Burroughs Hotel
  - Full Service 4-star hotel
  - +/- 230 Hotel Rooms

- Chapel Block
  - 2-3 Mixed-Use Buildings
  - +/- 600 Residential Units
  - 25,000 - 40,000 sf Retail

- Chapel Plaza
  - Partial Closure of 12th Street
  - Intimate Public Space

- 1201 Normandy Avenue
  - +/- 75,000 sf Lab/Office
  - +/- 3,000 sf Retail

- Parking Structure
  - +/- 400 Cars
HISTORIC CORE – CHAPEL PLAZA
MUSTIN NORTH

Proposed Program
• 10, 2-story buildings totaling 1.5M SF

Flexible Design
• Proposed buildings shown are between 120,000 SF - 190,000 SF. However, could be increased or reduced based on Tenant requirements
MUSTIN NORTH
MUSTIN SOUTH
KEY PRIORITIES IN SCOPE

- Review, testing, refinement, and **cohesive integration** of Ensemble/Mosaic conceptual plan, PAID-owned development sites, and other key/common areas of Navy Yard
- **Public space** and **waterfront** activation that is **inclusive** and welcoming to all Philadelphians
- **Dense, vibrant residential** development that supports retail and other amenities
- Planning for Broad Street entrance that enhances Navy Yard **accessibility and connections**
- Thoughtful **transportation plan and parking solutions** that accommodate future growth
- Incorporation of **sustainability and connectivity**, including LEED-ND consideration, green infrastructure, and smart cities
DIVERSITY, EQUITY, AND INCLUSION AT THE FOREFRONT

• Inclusion at all levels of the PIDC-Ensemble/Mosaic development partnership

• As first project in partnership, Master Plan Update is key
  • Meaningful MBE, WBE roles on planning team
  • Inclusive planning process and outcomes

Proposals should include a minimum of 40% MBE and WBE participation, combined, taking into account the Philadelphia Office of Economic Opportunity (OEO) participation levels:

MBE: 17 – 21%  WBE: 12 – 16%

MBE/WBE must meet at least the OEO goal minimums. The remainder, in order to reach 40% aggregate participation, can be allocated among MBE/WBE at Respondent’s discretion.
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EVALUATION AND SELECTION CRITERIA

- Team **qualifications** and demonstrated **experience** with similar large-scale, mixed-use projects;
- Team **structure**, including clarity of consultant roles and meaningful roles and responsibilities for MBE/WBE consultants;
- Demonstrated understanding of PIDC’s and Ensemble/Mosaic’s **strategic vision and development goals** for the Navy Yard;
- Demonstrated understanding of the Scope of Services;
- **Quality, creativity, and feasibility** of the team’s approach to the Scope of Services;
- Demonstrated **capacity** to deliver the 2021 Update on-time, work plan, schedule, and milestones;
- Commitment to meet or exceed **MBE/WBE participation** goals;
- Total **fee** and overall **value** (i.e. level of service and personnel for the fee).
QUESTION + ANSWER

• Please submit questions to the Chat window in Zoom
  • Questions submitted may be published in the Q+A document
• Please remain on mute

• Send formal written Q+A to NavyYardPlan@NavyYard.org
• Deadline for questions is **Friday, January 22, 2021**
• Responses will be posted/distributed by Friday, January 29, 2021