



NEWS RELEASE

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PHILADELPHIA NAVY YARD DEVELOPMENT TEAM RELEASES REQUEST FOR PROPOSALS SEEKING FIRMS TO UPDATE MASTER PLAN

PIDC, in partnership with Ensemble Real Estate Investments and Mosaic Development Partners, seeks an experienced, creative, and diverse planning firm or team of firms to prepare an update to the Navy Yard Master Plan

PHILADELPHIA - (January 4, 2021) PIDC, Philadelphia's public-private economic development corporation, in partnership with Ensemble Real Estate Investments and Mosaic Development Partners ("Ensemble/Mosaic"), has released a Request for Proposals (RFP) opportunity for large-scale comprehensive master planning at the Philadelphia Navy Yard. PIDC and Ensemble/Mosaic seek proposals from qualified, experienced, diverse, and inclusive planning, design, and engineering firms to develop and deliver a comprehensive master plan. The 2021 Navy Yard Master Plan Update will establish a dynamic, cohesive, and achievable placemaking vision and development framework as the Navy Yard embarks on its next phase of expansion and growth.

In July 2020, PIDC announced the selection of Ensemble/Mosaic as its development partner for 109 acres at the Navy Yard. Selection of the Ensemble/Mosaic team was the culmination of a year-long competitive process that attracted interest from more than 35 development teams from across the country. This next phase of development will further establish the Navy Yard as a world-class business destination with a focus as a life science hub including R&D and cGMP manufacturing space in addition to the creation of a vibrant residential mixed-use district including retail and makerspace. PIDC and the Ensemble/Mosaic team envision up to \$2.6 billion of new private investment that will drive many thousands of new construction and permanent jobs.

In alignment with PIDC's mission to spur investment and support business growth in Philadelphia, and to deliver a vibrant and cohesive campus that accommodates the ambitious development proposed by Ensemble/Mosaic, PIDC and Ensemble/Mosaic will update the previous 2004 and 2013 master plans for the Navy Yard campus.

“Over the last two decades, employers, developers, partners, and the U.S. Navy have made long-term commitments and investments, which have established the Navy Yard as a major employment center in Philadelphia and as an exciting place to work,” said Kate McNamara, PIDC Senior Vice President, Navy Yard. “We will continue to build on the Navy Yard’s momentum with our new partners Ensemble/Mosaic, as we seek a diverse and creative planning team to update the master plan aligned with our goals. This update will promote inclusive economic growth through new commercial development, investment, and increased employment; provide new retail opportunities for local, minority-owned, and women-owned businesses; and provide a welcoming and inclusive public space for all Philadelphians for generations to come.”

The 2021 Update will reflect development that has occurred since the 2013 Navy Yard Master Plan Update, as well as incorporate and refine Ensemble/Mosaic’s conceptual plan for a new mixed-use program on 109 acres, including the first residential development at the Navy Yard. The 2021 Update will also include creative planning for PIDC-controlled sites, important common areas of the Navy Yard including the Broad Street gate, and public spaces and amenities. Efficient, sustainable infrastructure, multimodal transportation, and energy distribution systems will be critical components of the plan. The 2021 Update is expected to integrate each of these important features into a compelling and achievable framework that positions the Navy Yard to deliver a dynamic, expanded commercial and mixed-use campus with a distinctive, integrated sense of place that attracts businesses and creates a vibrant new multi-family residential community.

“Ensemble has a founding principle embedded in our name: a well-organized collaborative effort to achieve an exceptional outcome,” said Brian Cohen, Senior Vice President, Regional Director at Ensemble Real Estate Investments. “Together with our partners at Mosaic and PIDC, we are excited to begin the search for a world-class planning team to update the comprehensive master plan and provide a guide for future development decisions to unlock the full potential of the Navy Yard, one of the most successful redevelopment projects in the country.”

PIDC and Ensemble/Mosaic are deeply committed to ensuring that the next stage of growth at the Navy Yard is inclusive, diverse, and representative of the City of Philadelphia. The 2021 Update represents the first step in that process, and firms are strongly encouraged to incorporate diversity comprehensively in their teams to ensure an approach to the 2021 Update that helps build an inclusive development framework for future growth at the Navy Yard. Submissions will be evaluated, in part, on the demonstrated commitment to diversity in the proposal team, including meaningful and significant project roles for minority, women, and disabled-owned business enterprises (M/W/DSBEs).

“Our team is extremely excited to develop the next phase of the Navy Yard,” said Greg Reaves, Principal, Mosaic Development Partners. “Our commitment to inclusion and community wealth building has been demonstrated through our work. To have this amazing canvas to expand our

collective programs and strategies, along with our partners, Ensemble and PIDC, is unprecedented and will help to build a more vibrant, and welcoming community.”

To learn more about the opportunity, submission process, and to view the Request for Proposal (RFP), visit plan.navyyard.org/. Proposals are due February 5, 2021. Interviews will be held with selected respondents on February 23 and 24, and a selected team will be announced in March.

About PIDC

PIDC is Philadelphia’s public-private economic development corporation. A non-profit founded in 1958 by the City of Philadelphia and the Greater Philadelphia Chamber of Commerce, PIDC’s mission is to spur investment, support business growth, and foster developments that create jobs, revitalize neighborhoods, and drive growth to every corner of Philadelphia. PIDC has invested more than \$16.6 billion of financing and more than 3,200 acres of land sales—which has leveraged over \$29 billion in total investment and assisted in retaining and creating hundreds of thousands of jobs in Philadelphia.

For more information about PIDC, visit www.PIDCphila.com and follow us [@PIDCphila](https://twitter.com/PIDCphila) on Twitter.

About the Navy Yard:

Today, the Navy Yard is a growing community of nearly 15,000 employees and 170 employers who occupy over 7.5 million square feet across a mix of property types, including office, retail, industrial, R&D, and institutional. These employers include the Urban Outfitters headquarters; GSK’s North American headquarters; Jefferson Health; life science and technology startups; manufacturers; corporate R&D, including Axalta’s Global Innovation Center; critical U.S. Navy engineering centers; and a graduate engineering, business, and research campus for Penn State University.

In addition to its proximity to a large, diverse talent pool; airport and highway access; and the ability to create customizable workplaces, the Navy Yard offers community members a range of amenities including restaurants and cafes, a riverfront greenway, free shuttle access, bikeshare, and over 20 acres of open green space. The Navy Yard is a collaborative community with curated food trucks, health and wellness programs, rotating public art installations by local and international artists, and hosts a variety of food, fitness, and philanthropic events in its parks.

For more information about the Navy Yard, visit www.navyyard.org and follow us on Twitter [@NavyYardPhila](https://twitter.com/NavyYardPhila).

About Ensemble Real Estate Investments:

Over the past 40 years, Ensemble has successfully invested and developed over \$2 billion in real estate across the United States, offering state-of-the-art property solutions in the healthcare, hospitality, commercial, and urban multi-family and mixed-use sectors. A widely respected leader in its industry, Ensemble has revolutionized the art of master planning, delivering iconic and strategically engineered facilities and beautifully preserved historic buildings—all designed to transform and inspire the communities they serve.

In 2020, Ensemble opened its Philadelphia office at the Navy Yard, which is led by previous Liberty Property Trust executives Brian Cohen and Mark Seltzer. The office seeks to support Ensemble's East Coast growth, particularly at the Navy Yard where Ensemble has already invested \$360 million. The company's 14 Navy Yard properties boast a collective 1.3 million square feet and 45 acres, and include hotels, mixed-use developments, and life science facilities for leading-edge companies like Lovance Biotherapeutics, Adaptimmune, and WuXi Advanced Therapies.

To learn more about Ensemble, visit <https://ensemble.net/>.

About Mosaic Development Partners and Mosaic Brokerage Group:

Mosaic Development Partners is a Philadelphia based, minority certified commercial real estate development and project management company founded in 2008. Mosaic primarily focuses on ground up development and adaptive reuse of commercial properties in underserved urban communities. The company has successfully used viable, but complicated finance instruments (largely in the form of local, state, and federal loans and tax credits) to help stabilize and grow neighborhoods and create jobs. By partnering with municipalities, established developers, not-for-profit organizations and government entities, Mosaic has leveraged its investments and revitalized properties in struggling or stagnated communities. Since 2012, Mosaic and its partners have secured and invested more than \$120 million in Philadelphia neighborhoods, resulting in hundreds of construction and full-time jobs, eliminating blight, and spurring additional investment in those communities.

Mosaic Brokerage Group (MBG) is a full-service real estate brokerage. Its agents are experienced in residential and commercial leasing and sales, tenant representation and the repositioning of existing assets. The brokerage is well regarded for its ability to assist its clients in evaluating and implementing improvements that will best position the asset to ensure a positive outcome.

To learn more about Mosaic, visit www.mosaicdp.com and www.mosaicbrokerage.com.

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