

# Philadelphia Daily Record

## W. Philly Hotel Rises



**GROUND WAS BROKEN** this morning on new extended-stay hotel in University City. New Homewood Suites by Hilton will cater to rising travel connected with area hospitals and universities. It represents further confidence in major development in W. Phila. beyond 40<sup>th</sup> Street. See story P. 4.



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# Work Starts On New W. Philly Hotel

Campus Apartments broke ground this morning on an upscale, all-suite, extended-stay hotel at 4109 Walnut Street in University City. Slated for completion in spring 2012, the hotel will be part of the Homewood Suites by Hilton® brand. It will cater to the needs of the many professionals, patients, families and other out-of-town visitors who require longer-term accommodations in close proximity to the University of Pennsylvania, Penn Medicine, Children's Hospital and other academic and medical facilities in the area.

University City has blossomed into a destination for world-class health care, life sciences and higher education. "For over 50 years, we've been a partner of the University of Pennsylvania and a pioneer in the redevelopment of University City," stated David Adelman, CEO of Campus Apartments. "Homewood Suites University City is another way outside of residential housing that we can help the University and the surrounding health systems and schools achieve their goals by leveraging private capital for their real-estate development needs."

"There is high demand in University City for a facility in which patients and their family members

can reside comfortably and in a convenient location while pursuing required treatments and therapies," explained Craig Carnaroli, executive VP of the University of Pennsylvania.

The 110,000-square-foot hotel will include 136 suites, featuring full kitchens, dining tables and separate work areas with phone and complimentary internet access. Additional amenities such as a complimentary shuttle service, complimentary breakfast and guest receptions, activity and fitness facilities, indoor pool, snack shop and dining and meeting spaces are designed to provide guests with the necessary resources to ease the burden of extended-stay travel.

The approximately \$50 million project is jointly financed through the Commonwealth of Pennsylvania, the Philadelphia Industrial Development Corp., The Reinvestment Fund, US Bank Community Development Corp. and Beneficial Bank.

The project will create approximately 300 new full-time and temporary jobs for hotel and construction workers and will attract ongoing traffic to local businesses.

Designed to meet LEED certification standards, the hotel will also be an example for progressive sustainable architecture within the hospitality industry. Elements such as a green roof, high-efficiency MEP systems, on-site storm water management and low-flow fixtures are incorporated into the plans to reduce consumption, optimize performance and control costs.

The hotel is also the first commercial project for the City of Philadelphia's new EnergyWorks program, which provides low-interest loans to help finance sustainable building and redevelopment. Mayor Michael A. Nutter said, "We're especially thrilled to see Campus Apartments is investing for the long term, with a LEED-certified project that will be sustainable both environmentally and economically."

The hotel is the first part of a redevelopment plan for the 4109 Walnut Street property, with an additional 150,000-square-foot office building to be erected at this site later. Campus Apartments' Philadelphia-based team is rounded out by Alesker & Dundon Architects LLC, general contractor L.F. Driscoll Co. and interior designer Floss Barber, Inc.