STATE OF CENTER CITY 2008

Prepared by
Center City District &
Central Philadelphia Development Corporation
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CENTER CITY DISTRICT

CENTRAL PHILADELPHIA DEVELOPMENT CORPORATION

CPDC

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2007 was a year of positive change in Center City. Even with the new Comcast Tower topping out at 975 feet, overall office occupancy still climbed to 89%, as the expansion of existing firms and several new arrivals downtown pushed Class A rents up 14%. For the first time in 15 years, Center City increased its share of regional office space.

Healthcare and educational institutions continued to attract students, patients and research dollars to downtown, while elementary schools experienced strong demand from the growing number of families in Center City with children.

The Pennsylvania Convention Center expansion commenced and plans advanced for new hotels, as occupancy and room rates steadily climbed. On Independence Mall, the National Museum of American Jewish History started construction, while the Barnes Foundation retained designers for a new home on the Benjamin Franklin Parkway.

Housing prices remained strong, rents steadily climbed and rental vacancy rates dropped to 4.6%, as new residents continued to flock to Center City. While the average condo sold for $428,596, 115 units sold in 2007 for more than $1 million, double the number in 2006. While downtown's market is driven by young professionals and empty nesters, more than 11,000 children were born to Center City parents in the first half of the decade.

Restaurants completed their fifteenth year of steady growth, while outdoor cafes continued to multiply, adding more capacity and on-street vitality. Reflecting strong residential trends, furniture stores, gyms and spas posted significant growth.

In 2007 Governor Rendell secured from the state legislature long-term funding for transit, highways and bridges. With a new general manager, SEPTA has committed to enhanced service and improved customer amenities.

Despite challenges elsewhere in the city, crime in Center City continued its 15-year pattern of decline, while perceptions of safety, cleanliness and vitality remained high.

Finally, the citizens of Philadelphia elected a new, reform-minded mayor, Michael A. Nutter, who has committed to regulatory simplification, business competitiveness and expanded educational and employment opportunities for disadvantaged residents. In 2008, Center City is thus poised for dynamic growth.

Once again *State of Center City* offers an overview of all aspects of the downtown marketplace and a candid look at challenges. The data in this report is derived from previously released, industry-specific reports, as well as original research and surveys conducted by the Center City District and Central Philadelphia Development Corporation. A list of sources appears on page 48.

One of the great strengths of Center City is a compact, high-density business district surrounded by easily accessible and walkable residential neighborhoods. The boundaries of the Center City District (solid line) correspond to the city's central business district. Central Philadelphia Development Corporation (dashed line) focuses on the broader area roughly bounded by Girard and Washington avenues, between the two rivers.

The preparation of 2008 *State of Center City* was managed by Nancy Goldenberg, vice president of planning. Data collection, analysis and fact checking were conducted by Stephen Singer, manager of research and analysis; John Rials, assistant manager of research and analysis; Ben Ginsberg, manager of planning and transportation initiatives; and Fatima Adamu, project coordinator. It was designed by Amy Yenchik, graphic design manager, and Kelsh/Wilson Design and edited by Elise Vider, director of communications.

Paul R. Levy
President & CEO

OFFICE MARKET

The office sector is the largest source of downtown jobs, accounting for 50% of Center City's employment. It is also key to the vitality of neighborhoods across the city and region, providing a broad range of jobs from semi-skilled to technical to highly skilled.

The Center City office market continued to rebound in 2007 from the recession at the beginning of the decade with strong positive absorption of 887,711 square feet. Vacancy rates fell steadily to 10.6% and are projected to drop to 9.6% by year-end 2008. Average rental rates for Class A office space reached $29.47 per square foot, a 14% increase over 2006.

These positive trends occurred even as the 1.2 million-plus square foot Comcast Center rose in Center City to a height of 975 feet. Dramatic growth in employment at this new headquarters, the University of Pennsylvania Health Systems' and Unisys Corporation's decisions to relocate administrative and corporate space in Center City, and the expansion of existing firms all enabled downtown to comfortably absorb 57 new floors of state-of-the-art, LEED-certified office space.

Because the Comcast Center directly connects underground to the region's transit system, fewer than 100 new parking spaces were provided, less than the number that existed when the site was just a surface parking lot.

With office inventory and occupancy at their highest levels in more than a decade, Liberty Property Trust is already working on plans for a second tower on their site, while adjacent owners are circulating plans for additional towers. Over the last 23 years, Center City has averaged net positive absorption of 421,288 square feet per year, but with new local political leadership committed to more aggressive tax reduction and with a well-funded, regional business marketing campaign, downtown could be poised for more growth, so long as there is no significant national economic downturn.

R. Bradley Maule

Strong downtown growth in 2007 also meant that Center City increased its share of the region's office space slightly from 27% to 28% after dropping steadily from a 41% market share in 1993. With SEPTA now secure with dedicated funding and committed to increased frequencies and improved customer service, downtown has a significant opportunity to capitalize on its walkable, amenity-rich environment, its proximity to institutions of higher learning and its position at the center of the region's highly-skilled labor market.

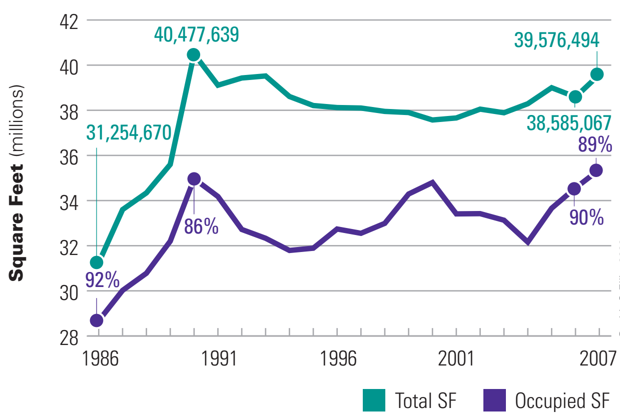
Center City Submarkets*

Submarket	SF	Occupancy
South Broad Street	2,554,684	95%
Chestnut/Walnut	2,003,202	80%
Independence Square	4,831,077	95%
East Market	5,320,609	92%
West Market	24,866,922	88%
Total CBD	**39,576,494**	**89%**

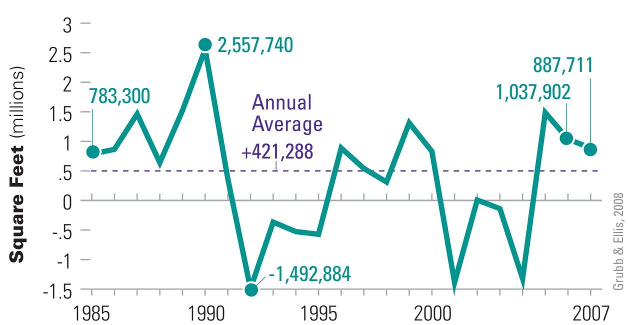
Grubb & Ellis, 2008

** 4th Quarter 2007, all property classes*

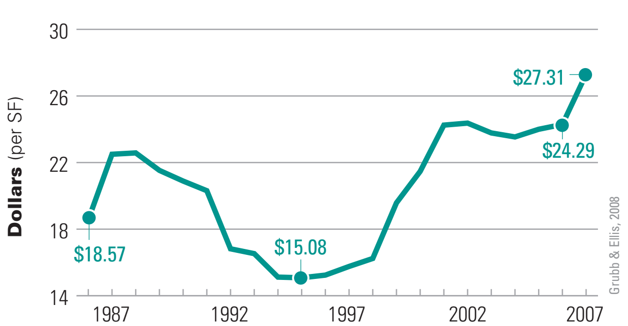
Office Inventory and Occupancy



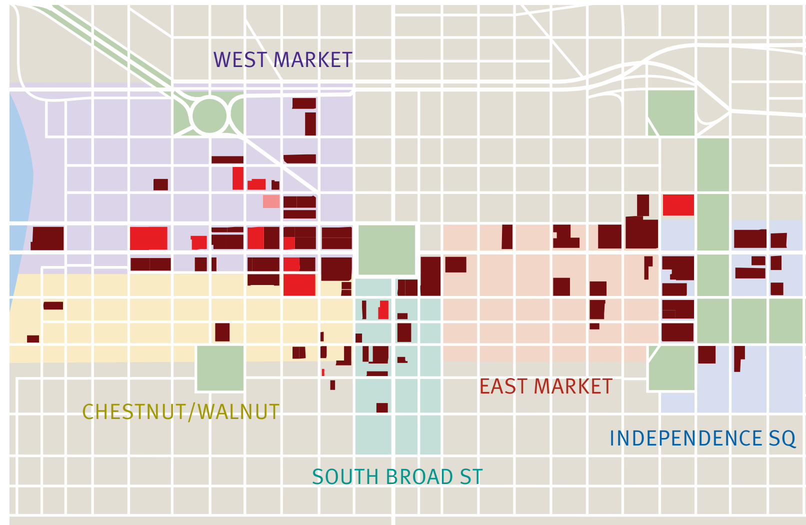
Net Absorption



Average Rental Rates



Major Office Buildings, Grubb & Ellis Submarkets



Office Buildings (year built) 1900–1986 1987–1996 1997+

Ten Largest Sales, 2007

Building	Buyer	Size (SF)	Price (millions)	Price Per SF
Wanamaker Building	Behringer Harvard	1,407,000	$200.9	$143
Former SmithKline Pharmaceutical Plant	Jacob Weinreb	1,080,544	$163.5	$151
United Plaza	Behringer Harvard	621,348	$88.7	$143
1650 Arch St	Behringer Harvard	587,000	$83.8	$143
Three Penn Center	Stockton Real Estate Advisors & CB Richard Ellis Investors	507,654	$76.0	$150
Architects Building	Kimpton Hotels	129,000	$21.0	$163
Former YMCA	Development Services Group	125,000	$8.5	$68
1201 Chestnut St	Seligsohn Soens Hess	110,250	$8.6	$78
325-331 N Broad St	The Pennsylvania Ballet	75,624	$5.5	$73
Cunningham Building	Church Of Scientology	63,000	$7.8	$124

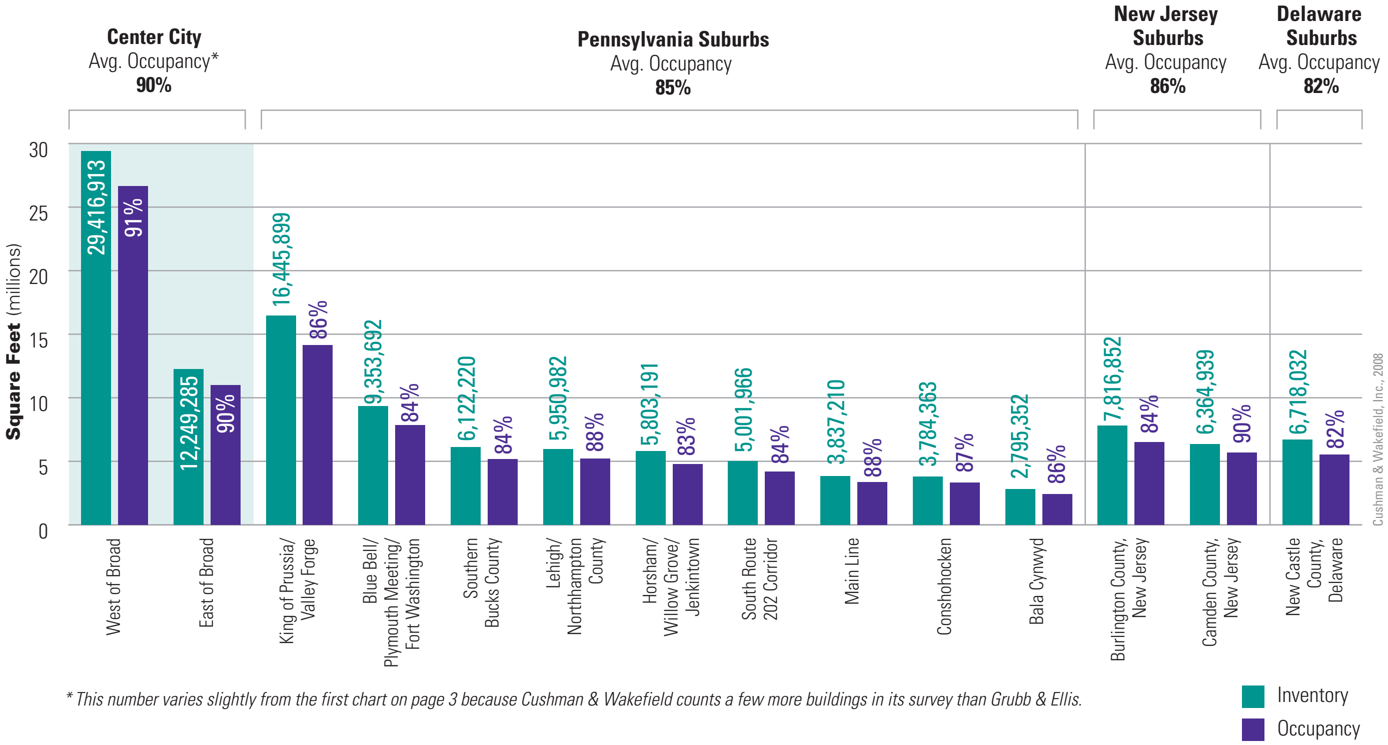
Real Capital Analytics, 2008

Ten Largest Lease Transactions, 2007

Building Address	Tenant	Size (SF)
1500 Market St	University of Pennsylvania Health Systems	177,627
1701 John F. Kennedy Blvd	Comcast Corporation	151,647
1650 Market St	National Union Fire Co. of Pittsburgh	123,485
1500 Spring Garden St	Day & Zimmerman	122,000
1801 Market St	Morgan, Lewis & Bockius, LLP	96,279
1601 Chestnut St	Unisys Corporation	95,000
510-530 Walnut St	BDP International	80,000
126 S 6th St	City of Philadelphia BRT	78,695
1601 Chestnut St	Buchanan Ingersoll & Rooney PC	77,000
1500 Market St	Dilworth Paxson, LLP	72,000

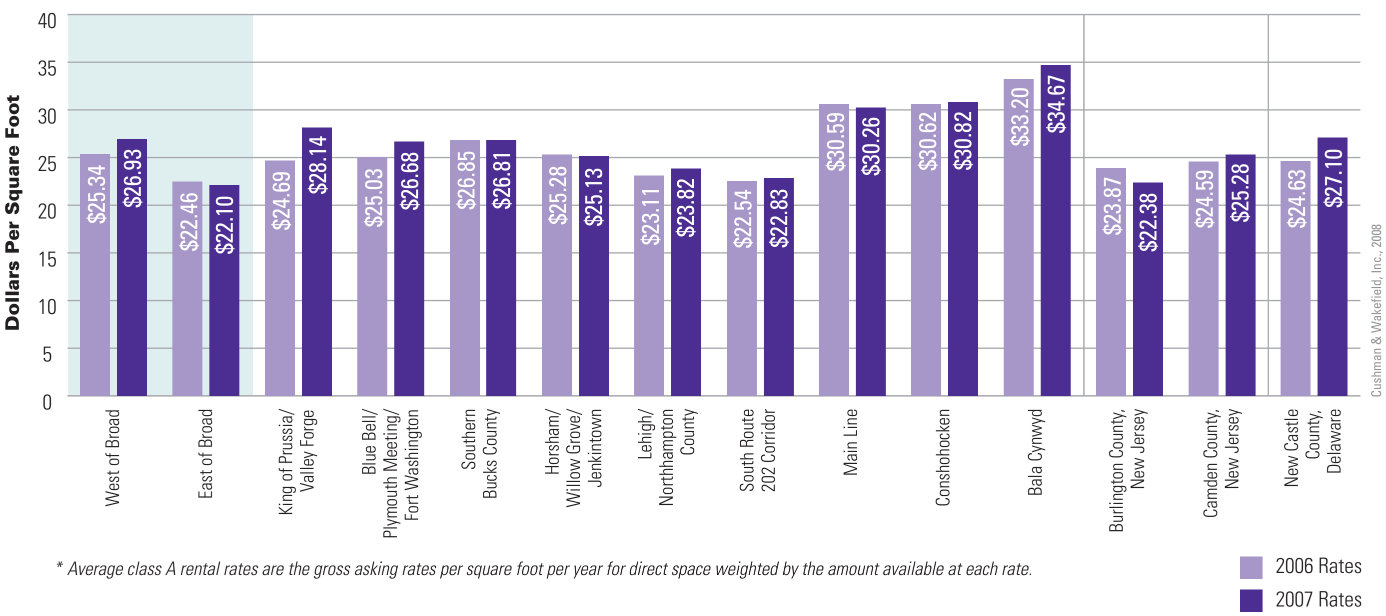
Studley, 2008

Office Inventory and Occupancy in the Philadelphia Region, 2007



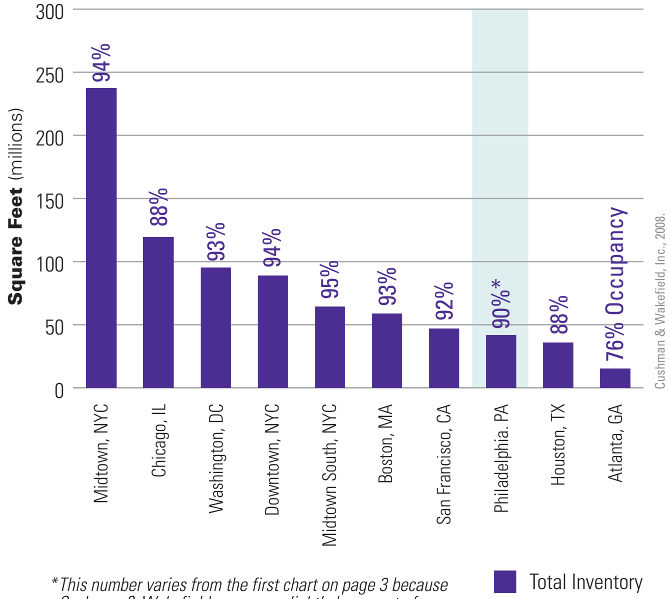
This number varies slightly from the first chart on page 3 because Cushman & Wakefield counts a few more buildings in its survey than Grubb & Ellis.

Average Class A Rental Rates in the Philadelphia Region*



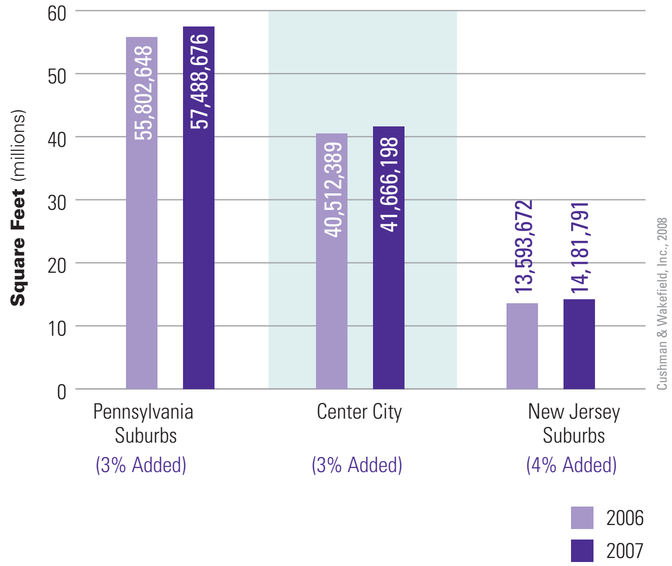
** Average class A rental rates are the gross asking rates per square foot per year for direct space weighted by the amount available at each rate.*

National Comparison of CBD Office Inventory and Occupancy, 2007

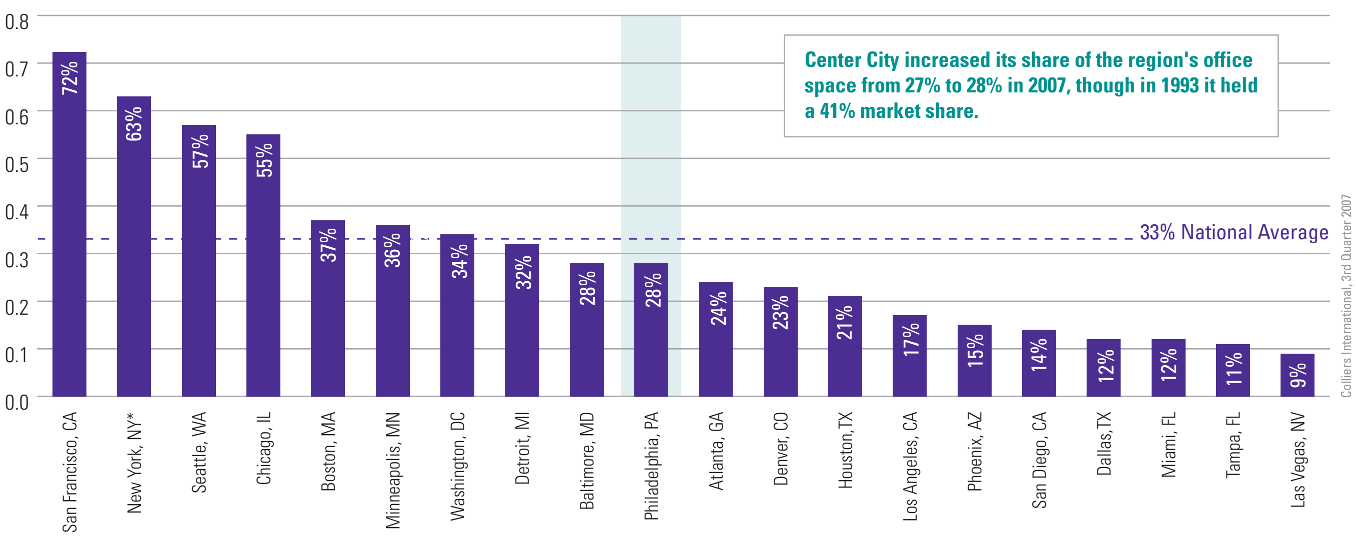


*This number varies from the first chart on page 3 because Cushman & Wakefield surveys a slightly larger set of buildings than Grubb & Ellis.

Regional Office Growth, 2006-2007



National Comparison of Share of Region's Office Space in CBD, 3Q 2007



* *Includes Downtown, Midtown, and Midtown South.*

HEALTHCARE & EDUCATION

For Center City's hospitals and institutions of higher education, new programs, new research and new ribbon cuttings were the norm. The second largest sector of downtown employment accounted for 21% of Center City jobs, attracting 28,000 students, 56,000 patients and more than $200 million in research dollars to the downtown economy in 2007.

Thomas Jefferson University, the largest private employer in Center City with almost 8,000 jobs, completed the first phase of a multi-year expansion in Center City adding the $60 million, state-of-the-art Dorrance Hamilton Medical Education Building and a new campus green. The university has also expanded its master's of public health program and established a new school of pharmacy that will accept its first class in 2008.

Pennsylvania Hospital, which houses the busiest maternity ward in the city with more than 5,000 deliveries in 2006, recently opened Solutions for Women in Center City, becoming a hub for women's health now that 15 maternity wards in hospitals throughout the region have closed in the past decade.

The University of Pennsylvania Health System purchased Graduate Hospital, whose conversion to a long-term and acute-care rehabilitation facility will be completed this year. Coupled with its leasing of over 260,000 square feet of office space at 1500 Market Street, Penn has significantly increased its presence in Center City. Meanwhile, *Penn Connects*, the university's 30-year development plan launched in 2007, aims to strengthen the physical ties between the West Philadelphia campus and Center City.

Temple University strengthened its commitment to the community with its new Employee Homeownership Program. The initiative provides forgivable loans of up to $5,000 toward the purchase of a home in the neighborhoods surrounding the university. A significant number of Temple employees already live in Fairmount, Spring Garden and Northern Liberties.

Elise Vider

Community College of Philadelphia attracted the largest concentration of students downtown, almost 13,000, and is expected to play an even greater role in the city's economy as business and political leaders focus more on building the educational and skill levels of Philadelphia residents.

Together, Center City hospitals showed net revenue increases of $25 million in 2006 to a total of $1.76 billion, while inpatient admissions edged up slightly. Wages for both the education and medical sectors grew steadily over the past decade; wages for jobs performed in outpatient clinics, physicians' offices and ambulatory surgery centers grew by more than 10% between 2005 and 2006.

Elementary and high schools in Center City have witnessed a growth in both capacity and enrollment, with three new schools opening their doors since 2005, and total enrollment for the 2006-2007 academic year up by almost 5% over 2004-2005 totals. Kindergarten enrollment from Center City families rose steadily in the past three years at the three public schools in the core of the downtown. Center City's three independent schools, which draw close to 70% of their students from downtown, continue to experience strong demand for kindergarten, leading at least two to plan for physical expansion.

Medical Facilities in Center City, 2007

Institution	Beds	Employees
Thomas Jefferson University Hospital	911	7,933
Hahnemann University Hospital	541	2,979
Pennsylvania Hospital	406	3,275
Graduate Hospital	169	914
Magee Rehabilitation Hospital	96	623
Wills Eye Hospital	20	288
Total	**2,143**	**16,012**

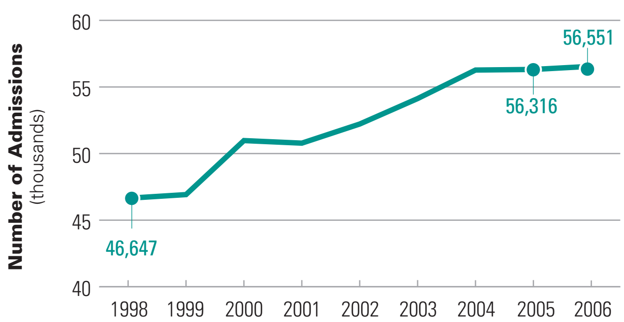
Dun & Bradstreet; American Hospital Directory, 2007

NIH Grant Money Received, by ZIP Code, 2005-2007

ZIP Code	2005	2006	2007
19102	$3,914,876	$3,836,865	$1,449,524
19103	$2,103,505	$4,033,033	$1,493,708
19106	$5,537,046	$5,341,600	$5,512,437
19107	$73,880,927	$101,007,117	$92,227,493
19130	$168,575	$219,595	$310,544
19147	$100,000	$0	$0
Total	**$85,704,929**	**$114,438,210**	**$100,993,706**

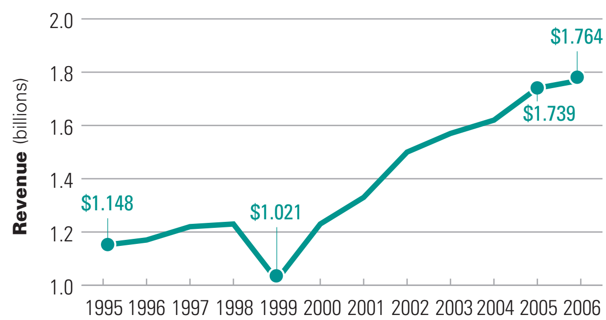
NIH, 2008

Inpatient Admissions by Center City Hospitals, 1998–2006



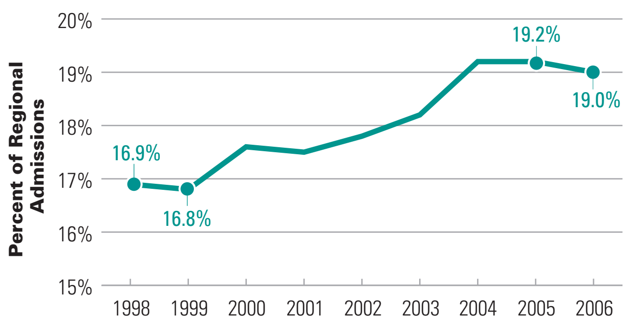
Pennsylvania Health Care Cost Containment Council, 2007

Net Patient Revenue in Center City Hospitals, 1995–2006



Pennsylvania Health Care Cost Containment Council, 2007

Center City Hospitals' Share of Total Regional Inpatient Admissions, 1998–2006*



Pennsylvania Health Care Cost Containment Council, 2007

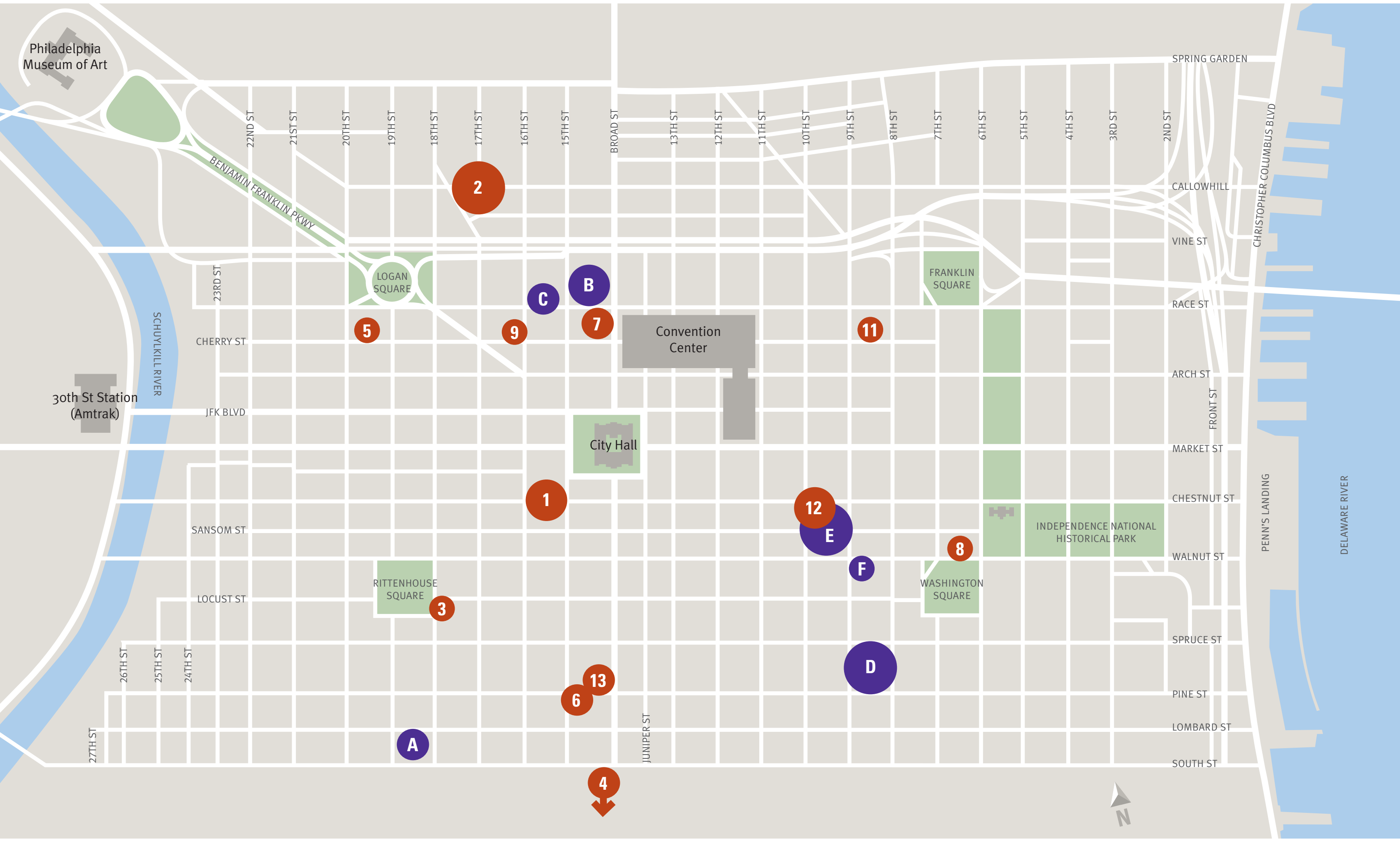
** Includes Pennsylvania counties of the MSA: Bucks, Chester, Delaware, Montgomery and Philadelphia.*

Doctors and Doctors' Offices in Center City, 2007

ZIP Code	Offices	Doctors
19102	55	588
19103	83	369
19106	33	218
19107	74	796
19123	11	70
19130	25	81
19146	21	163
19147	48	162
Total	**350**	**2,447**

Aetna, United Healthcare & Blue Cross, 2007

Center City Medical and Educational Institution Enrollment



American Hospital Association; CCD, 2007

Institution by Type and Size

- Higher Education by Enrollment
- Hospitals by Beds

Under 1,000 · 1,001-2,500 · 2,501-5,000 · Over 5,000

Higher Education

1 Art Institute of Philadelphia
2 Community College of Philadelphia, Center City
3 Curtis Institute of Music
4 JNA Institute of Culinary Arts
5 Moore College of Art and Design
6 Peirce College
7 Pennsylvania Academy of the Fine Arts
8 Pennsylvania Institute of the Technology
9 Strayer University
10 Temple University, Center City
11 Temple University, School of Podiatric Medicine
12 Thomas Jefferson University
13 University of the Arts

Hospitals

A Graduate Hospital (closed January 2007)
B Hahnemann University Hospital
C Magee Rehabilitation Hospital
D Pennsylvania Hospital
E Thomas Jefferson University Hospital
F Wills Eye Hospital

Institutions of Higher Learning Matriculated Students

Center City	2006	2007
Art Institute of Philadelphia	3,594	3,700
Community College of Philadelphia, Center City	12,647	12,819
Curtis Institute of Music	167	164
JNA Institute of Culinary Arts	80	80
Moore College of Art and Design	503	515
Peirce College*	2,179	2,179
Pennsylvania Academy of the Fine Arts	1,203	1,280
Pennsylvania Institute of Technology	498	498
Strayer University	300	300
Temple University, Center City	1,059	1,196
Temple University, School of Podiatric Medicine	305	325
Thomas Jefferson University	2,668	2,934
University of the Arts	2,315	2,396
Total Students*	**27,518**	**28,386***

Adjacent to Center City	2006	2007
Temple University	25,420	26,290
University of Pennsylvania	23,704	22,448
Drexel University	18,466	19,882
Total Students	**67,590**	**68,620**

CCD, 2008

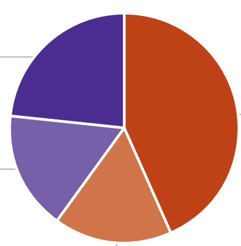
** Data were not available from DeVry University, Gwynedd Mercy College, and University of Phoenix. 2007 data was not available from Peirce College.*

Center City K-12 Schools Enrollment, 2004-2007

	Number of Schools	2004-2005 Enrollment	2005-2006 Enrollment	2006-2007 Enrollment
Charter Schools	13	6,254	7,410	7,216
Independent Schools	4	1,907	1,898	1,884
Parochial Schools	6	2,557	2,525	2,573
Public Schools	21	9,234	9,159	9,172
Total	**44**	**19,952**	**20,992**	**20,845**

Pennsylvania Department of Education, 2008

Federal Grant Money (in Millions) to Center City Medical & Educational Institutions, 2007



Total = $216.7

Source: USAspending.gov

J.B. Abbott

HOSPITALITY & TOURISM

Philadelphia's 15-year commitment to building the hospitality industry took a huge step forward with the start of the largest capital project in Pennsylvania history, the expansion of the Pennsylvania Convention Center. This massive undertaking, creating a total of one million square feet of saleable space, including the largest contiguous exhibit space in the Northeast, will continue to drive demand for area hotels, restaurants and attractions. It will also have a transforming effect on the blocks of North Broad Street between City Hall and Vine Street and on connections to the Benjamin Franklin Parkway.

Center City's existing inventory of 10,194 hotel rooms already generates 38% of all hotel room revenue in the region. At least 15 proposed projects, totaling over 3,500 additional rooms, are in the planning or financing phase for sites north and west of City Hall in close proximity to the Pennsylvania Convention Center. These potential projects range from small, limited-service hotels, to boutique hotels and large luxury brands. There is the potential as well for convention-sized hotels on both East Market and North Broad streets. A tightening credit market will probably limit the number of projects that come to completion, but Center City's regional share will definitely grow by 2011.

Of convention and trade show attendance at all venues in 2007, the 30,000-attendee National Baptist Convention was the largest. An additional 602,000 attended gate shows like the Auto Show, Boat Show, Flower Show and Home Show.

Most recent available data indicates that while the number of tourists in 2006 declined slightly, the number of overnight visitors increased by 1.3% since 2005. Overnight leisure visitors accounted for more than 9.3 million visitors, a 5.2% increase since 2005. Overseas visitors, a strong generator of hotel rooms, reached an all-time high of 455,000 in 2006.

These positive trends pushed the average daily rate in Center City in 2007 to $167.56, up 7% over the previous year. Occupancy rates in Center City hotels are at 73.6%, their highest in more than a decade.

Once again, the Independence Visitor Center topped the list of destinations with more than 2.36 million visitors, an increase of 121% over its opening year in 2001. The Liberty Bell Center attracted two million visitors for the first time in 2007. Fueled by the eight-month blockbuster King Tut exhibit, which attracted the highest total attendance of any temporary exhibition in the Commonwealth, the Franklin Institute hosted 1.75 million visitors, vaulting it into third place among most-visited tourist attractions downtown. After its inaugural year of operation following a complete renovation and the addition of new attractions, Franklin Square, one of William Penn's original squares, counted 750,000 visitors to its playground, carousel, miniature golf course and picnic area, offering a textbook case on how parks can be revitalized through a mixture of uses that provide for residents and visitors of all ages.

Largest Conventions and Trade Shows Booked for 2008

Conventions	Estimated Attendees
American Chemical Society	14,000
American Library Association	10,000
Interphex USA	10,000
Society of Cable Telecommunications Engineers	10,000
American Association of Homes and Services for the Aging	7,000
School Nutrition Association	6,000
Total	**57,000**

Philadelphia Convention & Visitors Bureau, 2008

Pennsylvania Convention Center Facts

Features	
Exhibit space	440,000 SF
Planned expansion	392,000 SF
Meeting rooms (50)	90,000 SF
Grand Hall	35,000 SF
Ballroom	33,000 SF
Hotel rooms within a 15-minute walk	7,600

Philadelphia Convention & Visitors Bureau, 2008

Largest Conventions and Trade Shows, 2007*

Conventions	Attendees
National Baptist Convention	30,000
National Education Association	16,000
American Dietetic Association	10,000
American Academy of Physicians Assistants	7,500
American Industrial Hygiene Association	7,000
Medical Group Management Association	6,000
American Health Information Management Association	5,000
Total	**81,500**

Philadelphia Convention & Visitors Bureau, 2008

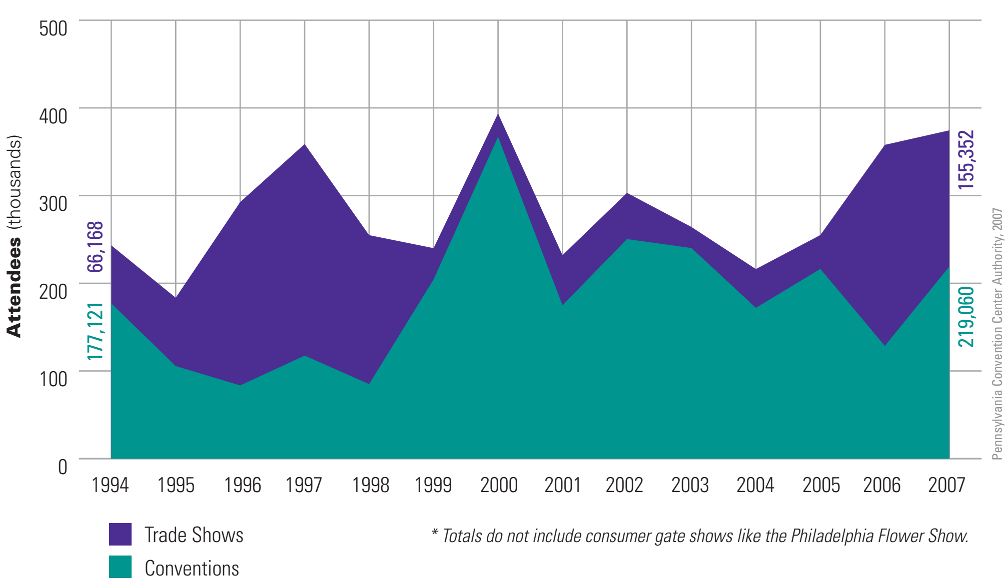
** Totals do not include consumer gate shows like the Philadelphia Flower Show.*

Ten Additional Meeting Facilities

Facility	Square Feet
National Constitution Center	160,000
Independence Seaport Museum	115,000
Philadelphia Marriott Downtown	114,000
Franklin Institute	100,000
Sheraton Philadelphia City Center	60,000
Loews Philadelphia Hotel	40,393
National Liberty Museum	30,000
Doubletree Hotel Philadelphia	27,000
Ritz-Carlton Philadelphia	25,000
Union League of Philadelphia	25,000

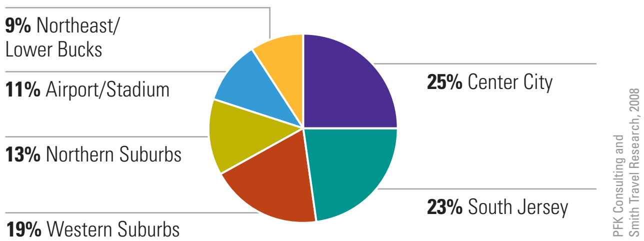
Philadelphia Business Journal, Book of Lists 2007; Loews Philadelphia Hotel

Convention and Trade Show Attendance* at the Convention Center, 1994–2007

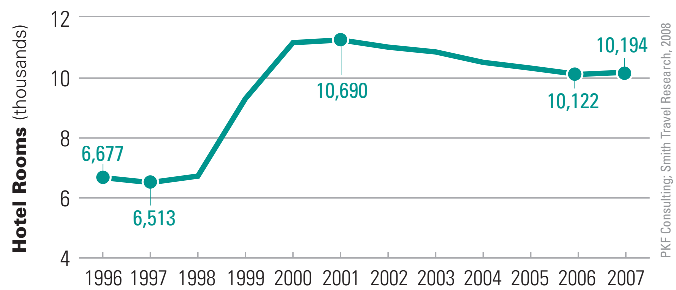


** Totals do not include consumer gate shows like the Philadelphia Flower Show.*

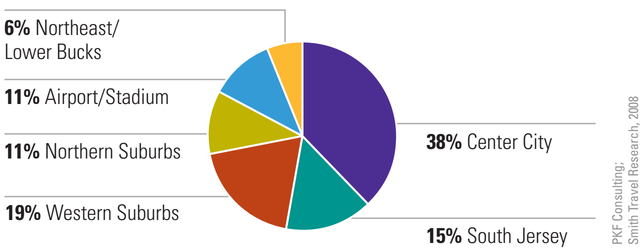
Hotel Rooms as a Percentage of Regional Supply, 2007



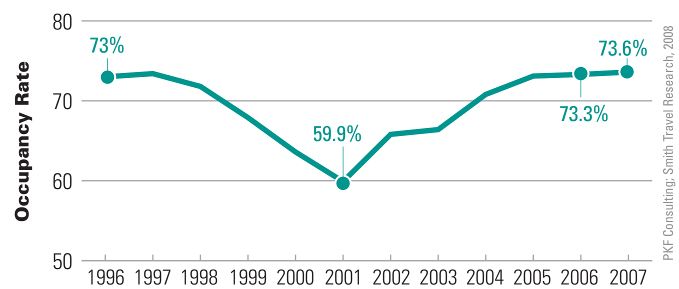
Hotel Room Supply, 1996–2007*



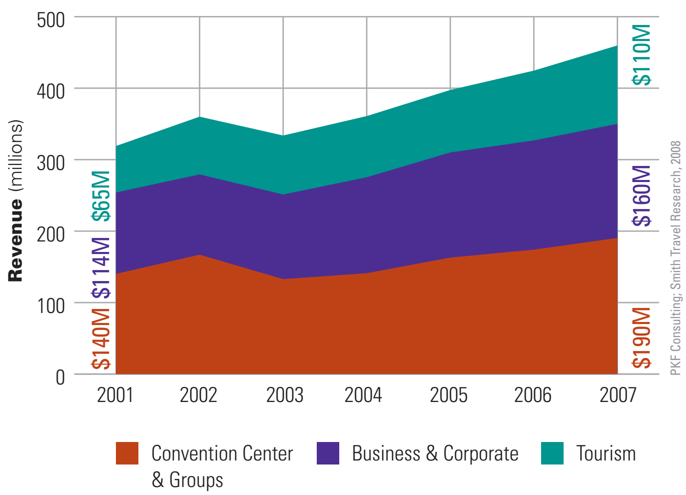
Hotel Room Revenue by Area, 2007



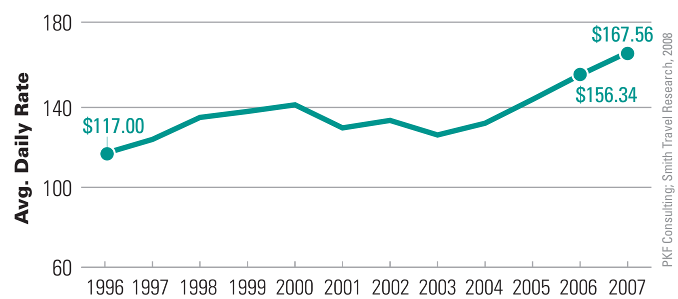
Hotel Room Occupancy Rates, 1996–2007*



Hotel Room Revenue by Visitor Type, 2001–2007



Hotel Room Average Daily Rates, 1996–2007*



** Hotel room count includes CBD, Old City, Society Hill, and University City.*

Number of Visitors to the Philadelphia Region by Type, 2006

	2005 (in millions)	2006 (in millions)	% Change
Leisure Visitors			
Total Overnight	8.86	9.32	5.2%
Total Day	11.17	10.26	-8.1%
Total Leisure Visitors	**20.03**	**19.58**	**-2.2%**
Business Visitors			
Total Overnight	3.79	3.49	-7.9%
Total Day	3.48	3.32	-4.6%
Total Business Visitors	**7.27**	**6.81**	**-6.3%**
Overnight vs. Day Visitors			
Total Overnight	12.65	12.81	1.3%
Total Day	14.65	13.57	-7.4%
Total Visitors	**27.30**	**26.38**	**-3.4%**

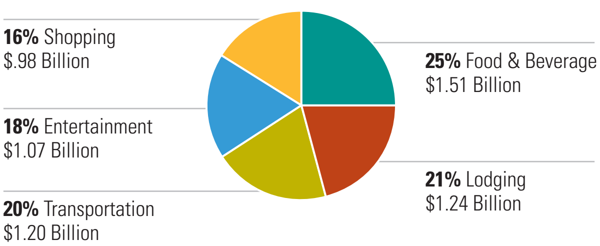
D.K. Shifflet & Associates, 2007

Major Tourist Attraction Attendance, 2007

Attraction	Visitors
Independence Visitor Center	2,368,344
Liberty Bell Center	2,031,021
Franklin Institute	1,750,400
Philadelphia Zoo	1,114,040
National Constitution Center	962,256
Franklin Square	750,000
Independence Hall	681,525
Philadelphia Museum of Art	668,383
Congress Hall	269,581
Franklin Court	243,961
Betsy Ross House	223,856
Academy of Natural Sciences	199,685
U.S. Mint	196,244
Eastern State Penitentiary	190,882
Old City Hall	187,197
Please Touch Museum	181,799
Christ Church	166,882
City Tavern	136,332
Carpenter's Hall	124,424
Second Bank	110,880
Printing Office	98,129
Independence Seaport Museum	88,570
Pennsylvania Academy of the Fine Arts	75,000
Free Quaker Meeting House	70,191
National Liberty Museum	65,000
Independence Living History Center	35,988
Federal Reserve Bank, Money in Motion	26,923
New Hall Military Museum	24,373
Masonic Temple	15,500
Poe House	14,258

CCD, 2008

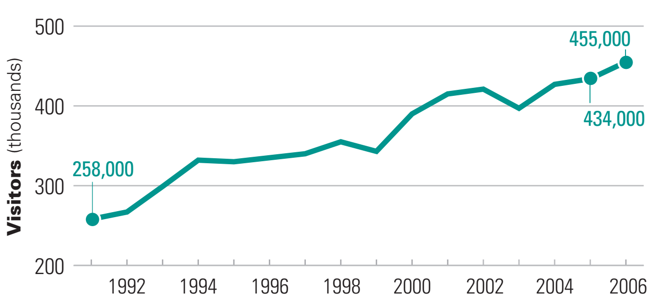
Domestic Traveler Spending in the Philadelphia Region, 2006



Total Spending = $6 Billion

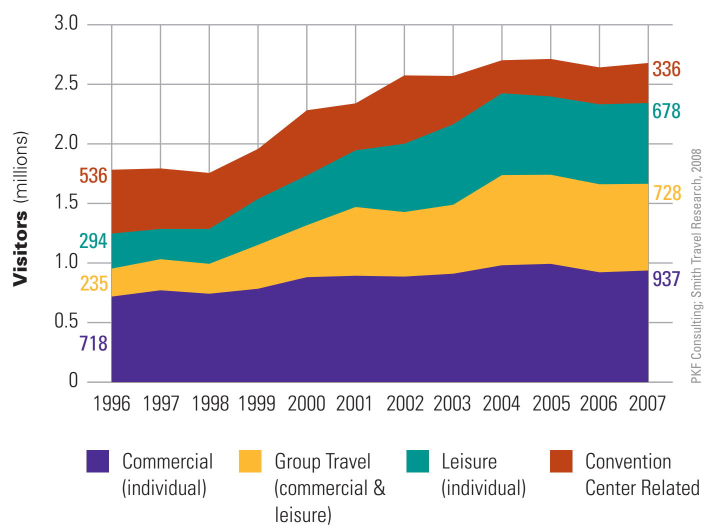
Greater Philadelphia Tourism Marketing Corporation; Global Insight, 2007

Overseas Visitors to Philadelphia, 1991–2006



Philadelphia Convention & Visitors Bureau, 2007

Hotel Room Nights by Visitor Type, 1996-2007



PKF Consulting; Smith Travel Research, 2008

ARTS & CULTURE

Center City's arts and cultural institutions serve not only city residents, but also attract 54% of their patrons from the surrounding suburbs and another 17% from outside the region. While here, patrons dine in restaurants, shop in stores and stay overnight in hotels, contributing substantially to the downtown economy. According to the Greater Philadelphia Cultural Alliance, this sector generates 40,000 jobs in Philadelphia.

The King Tutankhamun exhibit at the Franklin Institute was a major "blockbuster" show, attracting 1.3 million visitors and ranking highest in attendance of any temporary exhibit in the Commonwealth of Pennsylvania. The Pennsylvania Ballet also set a record in 2007 by achieving its highest ever box office earnings of $2.42 million with a revamped production of Tchaikovsky's *The Nutcracker* that featured new costumes and staging.

The number of non-profit arts organizations in Center City grew by 40.7% between 1996 and 2007, placing Philadelphia second among major cities in its regional share of arts and culture institutions with 14% located in the downtown. Only Midtown Manhattan has a higher concentration of that region's cultural venues at 15%. Philadelphia, however, ranks ahead of Lower and Midtown Manhattan and behind only Washington D.C. in the number of museums per capita, with 2.55 for every 10,000 people. Philadelphia is continuing to add destinations with construction underway on Center City's newest museum, the 100,000-square foot National Museum of American Jewish History, scheduled to open in 2010, directly across from Independence National Historical Park. On the Benjamin Franklin Parkway, design has commenced for the new Barnes Foundation.

Center City's arts and cultural scene has been greatly strengthened by contributions from both the Commonwealth and the City. In 2007, Governor Edward Rendell approved $75 million in film tax credits for Philadelphia-area feature film, television and commercial projects that spend at least 60 percent of their total production budget in Pennsylvania. The city also supported arts and cultural institutions in 2007 through its $150 million Cultural and Commercial Corridors Initiative, which awarded $78.2 million to 91 arts and cultural organizations across the city.

G. Widman, GPTMC

As further testament to the reputation enjoyed by local arts organizations, Philadelphia was one of only two U.S. cities selected in 2007 by the New York-based Wallace Foundation for a $5.3 million grant given to 10 cultural organizations to help build appreciation and demand for the arts. Among the Center City recipients were the Opera Company, the Philadelphia Orchestra, the Chamber Orchestra of Philadelphia, the Philadelphia Theatre Company, the Wilma Theater and the Clay Studio, all of whom will focus on broadening their audience base.

Center City District's 2007 Gallery Night events also helped increase the accessibility of the arts to a wider audience. The two Friday night events, held in April and October, included 42 galleries in Center City with an average attendance of 191 patrons per gallery.

The arts and cultural sector continues on a positive trajectory, garnering increasing support from a new city administration that is re-establishing the city's Office of Arts and Culture and has pledged additional funding to the Philadelphia Cultural Fund.

Museum Attendance, 2007*

Museums	Visitors
Franklin Institute	1,754,000
National Constitution Center	1,021,598
Philadelphia Museum of Art	668,383
Academy of Natural Sciences	199,685
Please Touch Museum	181,799
University of Pennsylvania Museum of Archaeology & Anthropology	150,000
Mutter Museum	91,498
Independence Seaport Museum	88,570
Pennsylvania Academy of the Fine Arts	75,000
African American Museum in Philadelphia	63,191
National Museum of American Jewish History	30,000
Rosenbach Museum and Library	20,338
Atwater Kent Museum	14,519
The Print Center	7,500

* These numbers are self-reported by each institution. Methods of counting may vary among locations.

Performing Arts Highest Show Attendance, 2007*

	Organization	Visitors
Broadway at the Academy	Kimmel Center	256,820
Kimmel Center Presents	Kimmel Center	100,410
Peter Pan	Walnut St Theatre	79,437
The Nutcracker	Pennsylvania Ballet**	41,864
Holiday POPS!	Peter Nero & the Philly Pops	19,795
Caroline or Change	Arden Theatre	16,113
Amadeus	Wilma Theater	11,870
Fats Waller Musical "Ain't Misbehavin'"	Prince Music Theater	10,316
Symphonie Fantastique	Philadelphia Orchestra**	9,895
Thomas Gibbon's "A House with No Walls"	The Adrienne	2,148
Curtis Symphony Orchestra concert	Curtis Institute of Music	1,790

CCD, 2007

* These numbers are self-reported by each institution. Methods of counting may vary among locations.

** Attendance figures for the Academy of Music were not available for all resident arts organizations that use this venue.

Museum Highest Exhibition Attendance, 2007*

	Museum	Visitors
King Tutankhamun and the Golden Age of the Pharoahs	Franklin Institute	1,304,093
Renoir: Landscapes	Philadelphia Museum of Art	191,732
Amazon Voyage: Vicious Fishes & Other Riches	Academy of Natural Sciences	99,333
First Ladies: Political Role & Public Image	National Constitution Center	47,349
How Philly Works: Streets as Barometers of Urban Life	Atwater Kent Museum	28,750
Daniel Garber: Romantic Realist exhibition	Pennsylvania Academy of the Fine Arts	20,000
The Art of African Women	African American Museum in Philadelphia	18,967
Chosen: Philadelphia's Great Hebraica	Rosenbach Museum and Library	6,161
Countdown to Noon	Please Touch Museum	1,600

CCD, 2008

* These numbers are self-reported by each institution. Methods of counting may vary among locations.

Performing Arts Attendance, 2007*

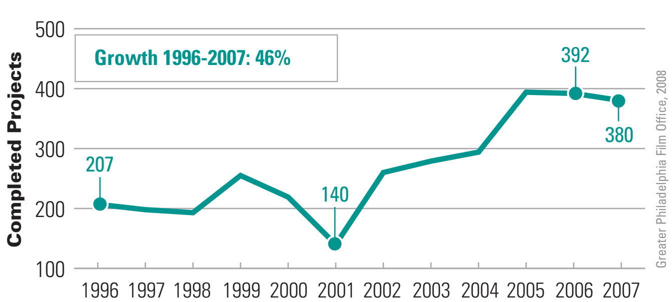
Performing Arts Organization	Visitors
Kimmel Center for the Performing Arts	1,026,867
Academy of Music	467,770
Walnut Street Theatre	358,548
Philadelphia Orchestra	260,468
Arden Theatre	101,000
Peter Nero & the Philly Pops	74,801
Prince Music Theater	55,599
Wilma Theater	44,320
Phila Live Arts & Philly Fringe	42,908
Curtis Institute of Music	25,741
Philadelphia Chamber Music Society	23,160
The Adrienne	14,109 **
Suzanne Roberts Theatre	10,620 ***

* These numbers are self-reported by each institution. Methods of counting may vary among locations.

** Total includes 5 of the 10 groups performing in The Adrienne.

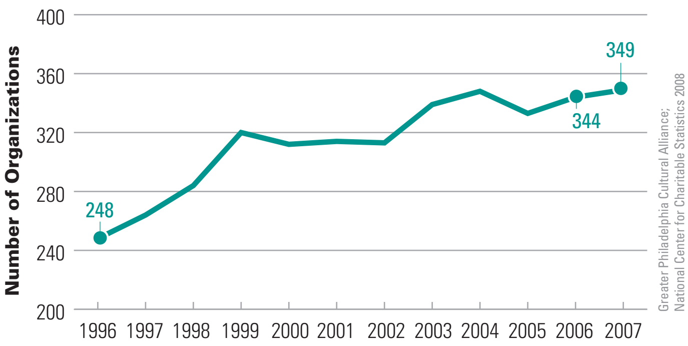
*** The Philadelphia Theatre Company had an additional 21,581 visitors before moving to the Suzanne Roberts Theatre in October 2007.

Philadelphia Film and TV Projects, 1996–2007*



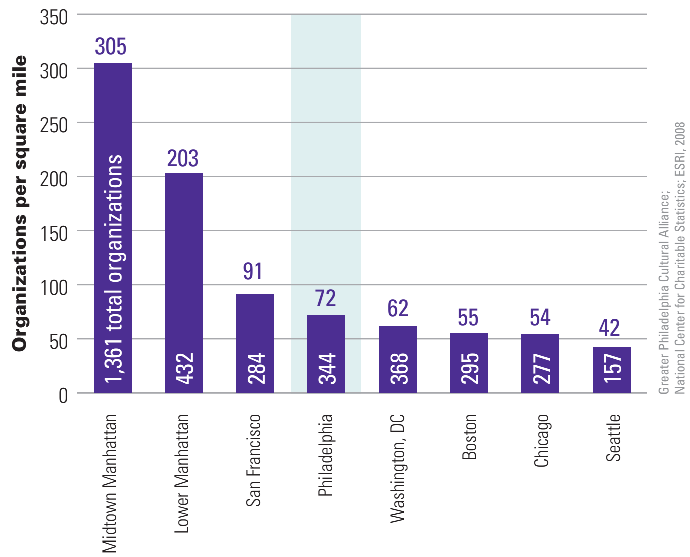
* Projects do not include pre-production.

Growth of Non-Profit Arts Organizations in Center City, 1996 to 2007*

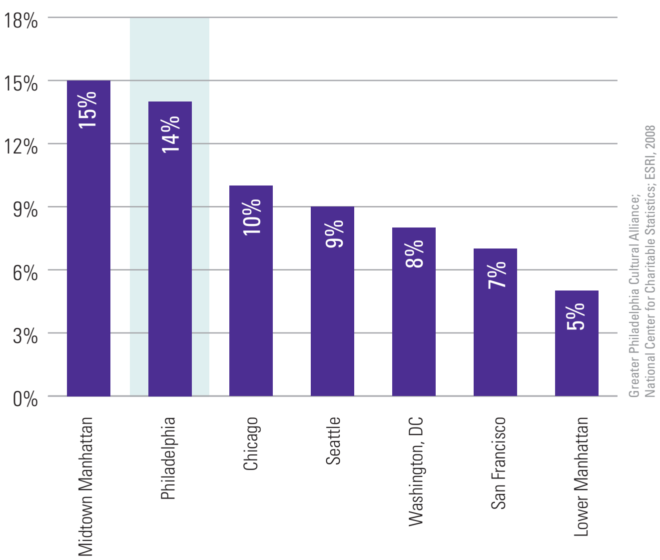


Data in the National Center for Charitable Statistics databases are revised periodically to ensure greater accuracy related to non-profit organizations' primary disciplines. The data presented here for years 1996-2006 reflect revisions to the NCCS datasets since January 2007.

Downtown Density of Arts & Culture Non-Profits, 2006

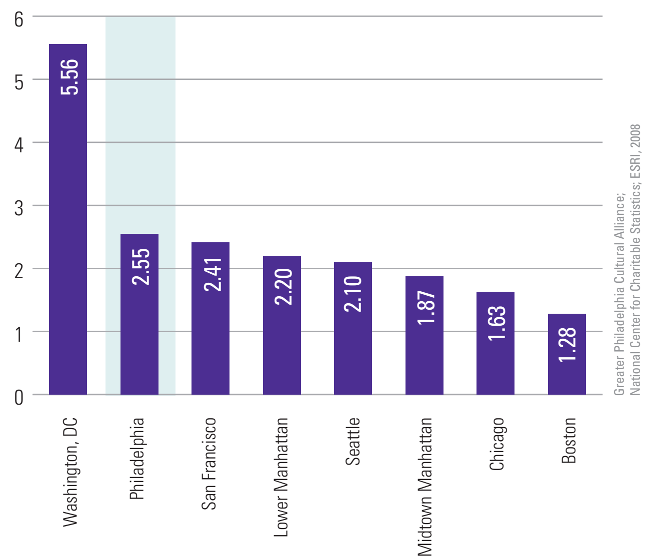


Share of Regions' Arts & Culture Non-Profits in CBD, 2006*

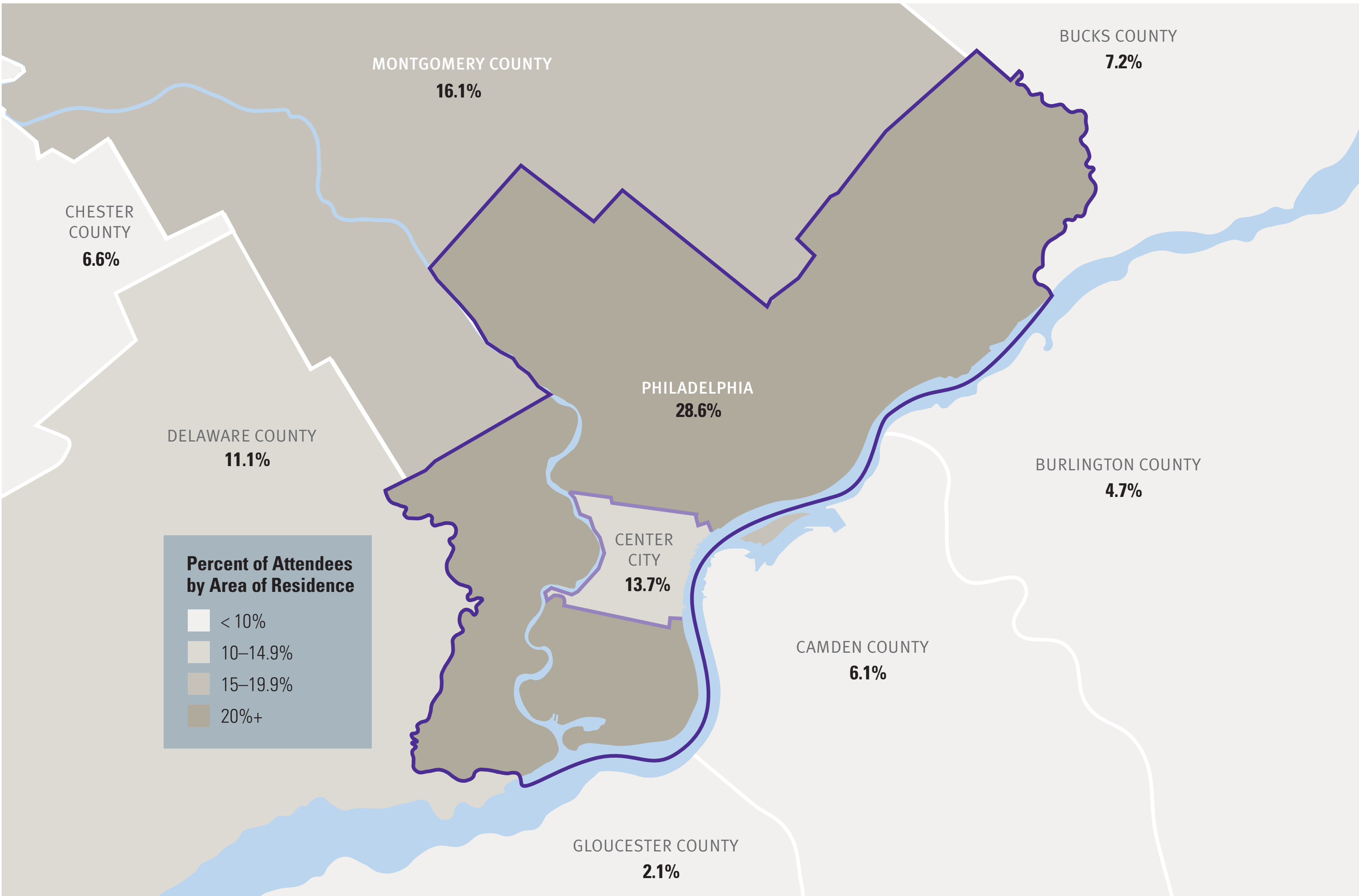


** Boston regional data not available.*

Downtown Museums per 10,000 Residents

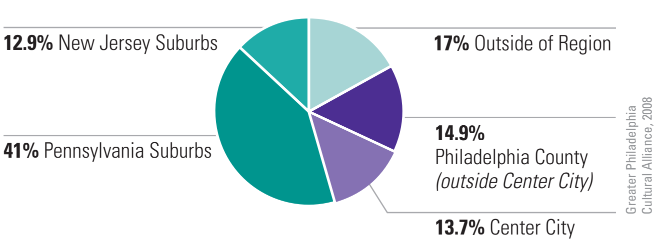


The Regional Attraction of Center City's Arts & Cultural Institutions



Center City's art and cultural institutions drew 28.6% of their attendees from the city, 53.9% from the surrounding region and 17% from outside the region.

Center City Arts and Cultural Attendees, by Area of Residence, 2007



RETAIL MARKET

Retail in Center City continues to diversify and improve with a net increase of 50 new premises in 2007 and an overall 88% occupancy rate among downtown's 2,400 retail premises. More than 160,000 private- and public-sector office workers, 43,500 healthcare and education workers and 28,000 students provide a strong daytime base for downtown retail. Investment in the Avenue of the Arts and the hospitality industry, beginning in the early 1990s, produced strong, new, evening retail demand. Fine dining restaurants have grown by 240% since 1992 and, with 220 establishments, have become the largest single retail sector downtown, and the number one reason why regional residents come downtown. Downtown restaurants were the focus of two highly successful CCD Restaurant Week promotions in 2007 with almost half of the patrons coming from outside the city of Philadelphia.

As more young professionals and empty nesters chose to make their home in Center City, gyms and spas along with furniture stores began to proliferate. In 2007, for the second year in a row, these two types of premises were among the fastest growing retail establishments downtown, increasing by 19% and 25% respectively. Another indicator of new wealth and business vitality downtown was the 20% increase in banks and financial institutions since last year, with deposits more than doubling since 2000 to over $26 million. In 2007, the Reading Terminal Market opened its doors to Sunday shoppers and reported a total annual increase of 5.3% over 2006.

Foot traffic, as measured by the Center City District's annual pedestrian counts, remained strong. Establishments with outdoor seating increased in 2007 by 10% over 2006, bringing the total to 205 venues with 3,200 seats that animate sidewalks and expand the business capacity of restaurants and cafes.

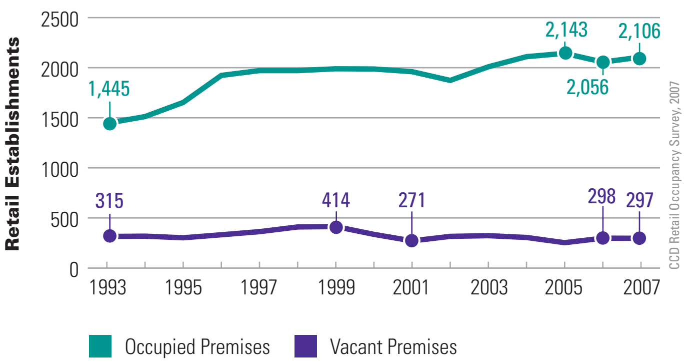
Other notable additions to the retail scene include the first urban location of Five Below, a 60-store chain aimed at preteens, a second H&M, F.Y.E., Fogo De Chao and Potbelly Sandwich Works. At the same time, Walnut Street west of Broad, home to such well-known brands as Brooks Brothers, Steve Madden, BCBG, Cole Haan and Kenneth Cole, continues to gain in prominence as the region's premiere shopping destination. From 2000-2007, retail rents along this corridor increased 119% to an average $120 per square foot. New York transplants are also fueling demand for high-end retailers in Center City, evidenced by recent announcements of 2008 Walnut Street openings for Barney's Co-Op and Armani Exchange.

With occupied office space increasing and new residential and hotel projects coming online in 2008, Center City can expect continued retail improvements downtown that should transform weak blocks on both East Market and East Chestnut streets in the coming years.

J.B. Abbott

RETAIL MARKET

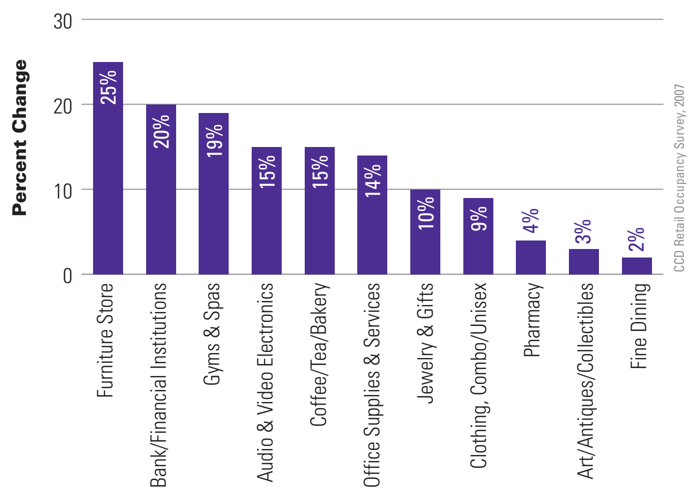
Retail Occupancy, 1993–2007*



* *For consistency with years before 2002, retail spaces under construction are counted as occupied retail spaces. Retail construction spaces are counted in the total number of spaces when calculating vacancy.*

These numbers do not include Old City & Society Hill.

Retail Growth by Number of Premises, 2006–2007

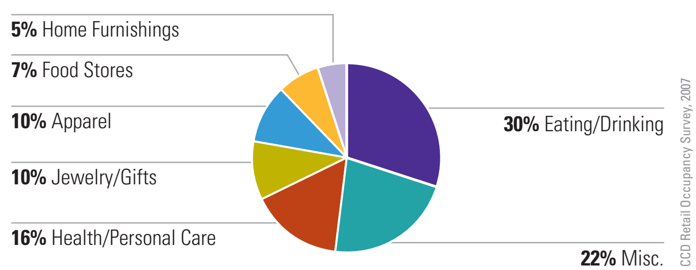


Retail Stores by Number of Establishments, 2007

Retail Category	Count
Fine Dining	220
Sandwich/Take-out/Fast Food	213
Jewelry & Gifts	211
Hair & Nail Salon/Cosmetics	154
Convenience/Grocery Store	132
Bank/Financial Institutions	110
Coffee/Tea/Bakery	94
Dry Cleaner/Tailor/Shoe Repair	72
Art/Antiques/Collectibles	70
Women's Clothing	62
Bar/Nightclub	59
Book Store/Newstand	53
Clothing, Combo/Unisex	50
Gyms & Spas	44
Office Supplies & Services	43
Audio & Video Electronics	39
Shoes	32
Pharmacy	28
Hotel	27
Optical Store	26
Telephones/Cell Phones	25
Furniture Store	25
Flower Store	20

CCD Retail Occupancy Survey, 2007

Composition of Retail Market by Number of Establishments, 2007



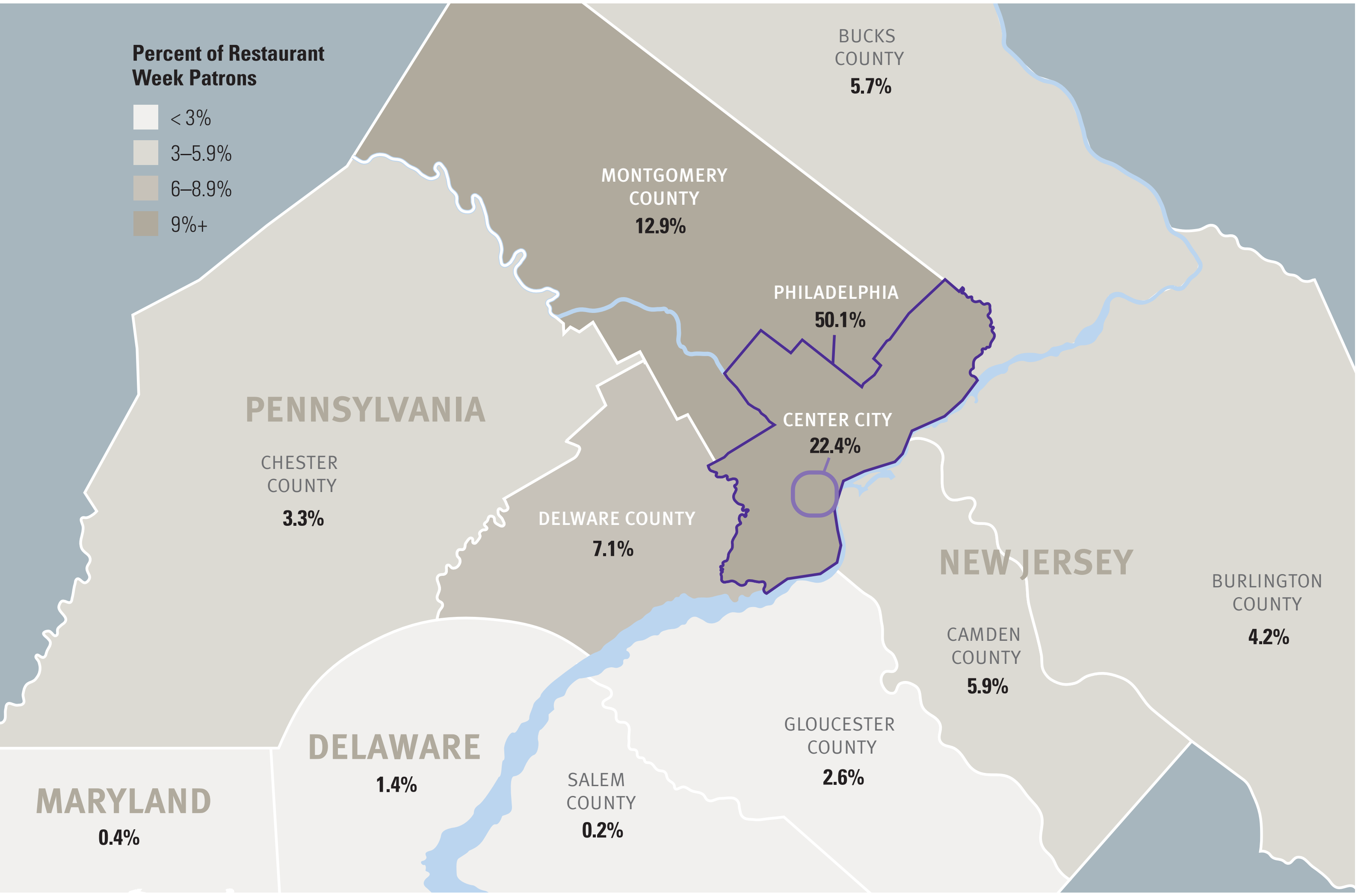
Why do you come to Center City?

Retail Category	Respondents*
Dine	83%
Attend arts & cultural events	69%
Shop for myself	54%
Shop for gifts	53%
Bars, clubs, nightlife	51%
Work here	41%
Shop for necessities	33%
Live here	32%
Visit friends	31%
Sightsee/tourist	27%
Visit family	8%
Attend school here	6%
I don't come to Center City	0.2%
Total Respondents	**4,084**

CCD, 2008

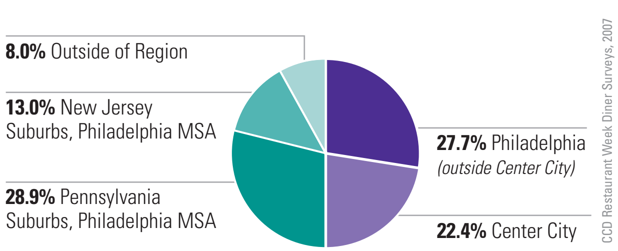
* *adds to more than 100% because respondents gave multiple reasons for visiting.*

2007 Center City District Restaurant Week Patrons*



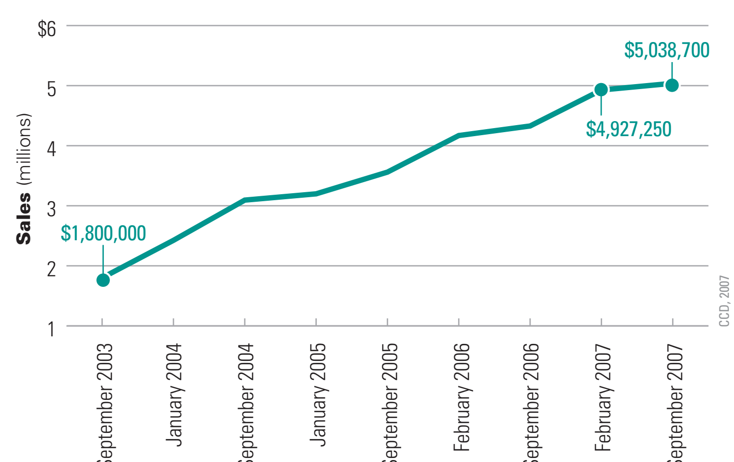
* *In 2007, 14,638 of the 199,319 diners who attended Center City District Restaurant Week responded to a survey asking them where they live. 22.4% lived in Center City, 27.7% lived elsewhere in Philadelphia, 41.9% lived in the surrounding Pennsylvania and New Jersey counties and the remaining 8% came from further outside the region.*

2007 Center City District Restaurant Week Patrons*

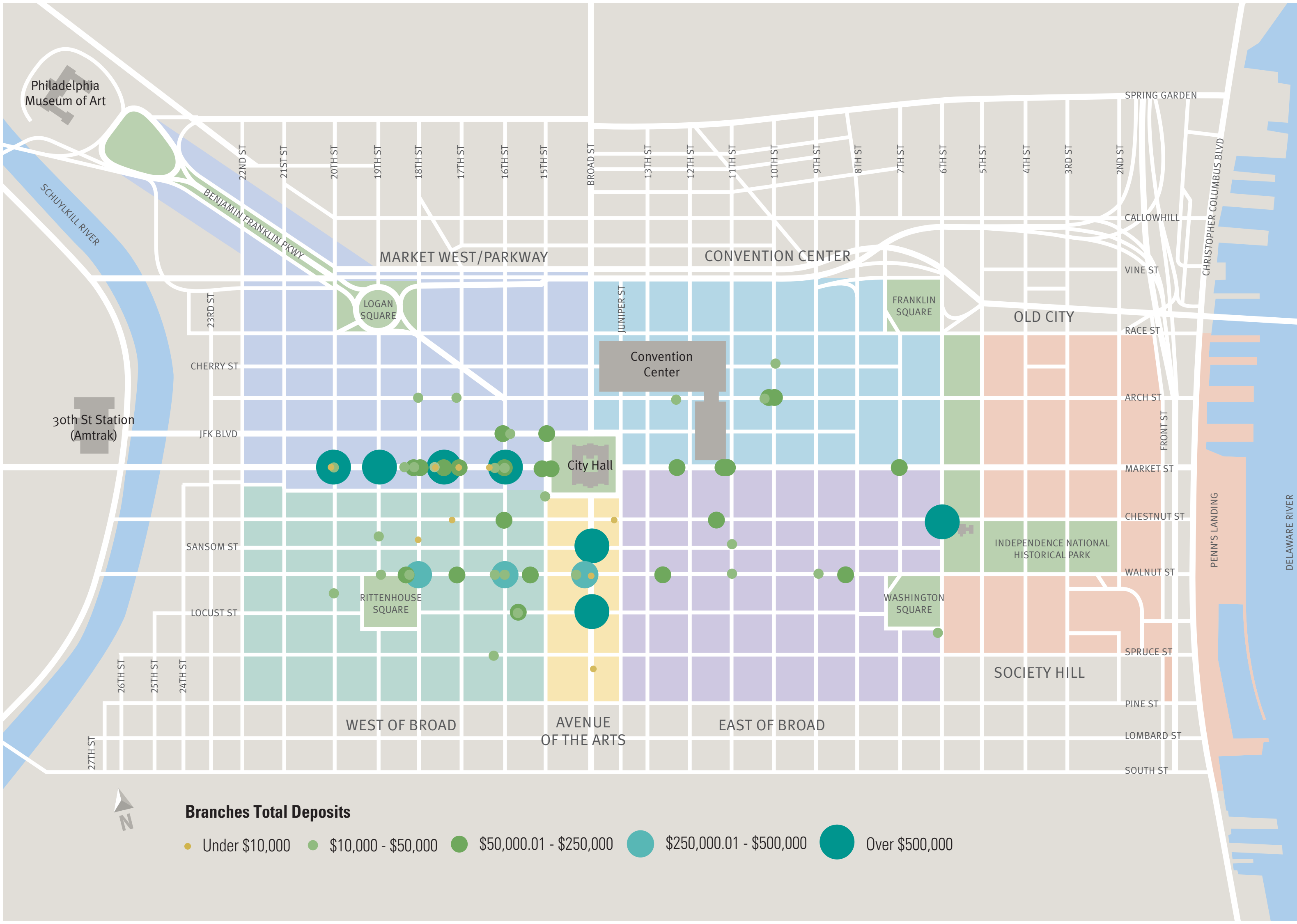


* *Includes both 2007 Restaurant Weeks*

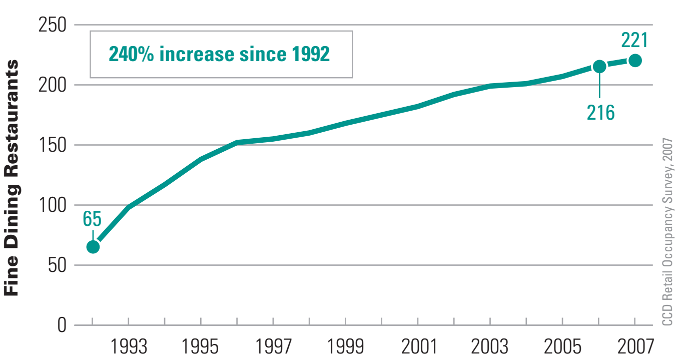
Center City District Restaurant Week Total Sales, 2003–2007



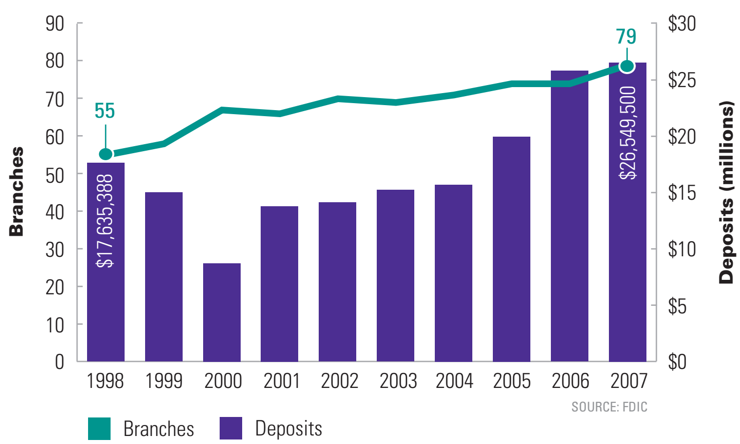
Center City Banks



Center City Fine Dining Restaurants, 1992-2007



Bank Branches & Deposits in Center City, 1998-2007



EMPLOYMENT

Center City is the largest concentrated center of employment in the region, generating $14.8 billion in salaries in 2007. Forty-three percent of these earnings ($6.3 billion) go to residents of city neighborhoods, while suburban residents who work downtown pay $314 million in annual Philadelphia wage taxes and contribute to the downtown economy by patronizing retail and entertainment venues, purchasing services and making expenditures for parking, transit and cabs.

While the largest employment cluster citywide is healthcare and education, Center City's skyline is a powerful reminder of the primacy of the office sector, which accounts for 50% of downtown private-sector jobs. Positioned at the center of the region's transit and highway networks, downtown management, professional, financial and real estate services firms enjoy easy access to a 360-degree labor market and close proximity to major educational institutions.

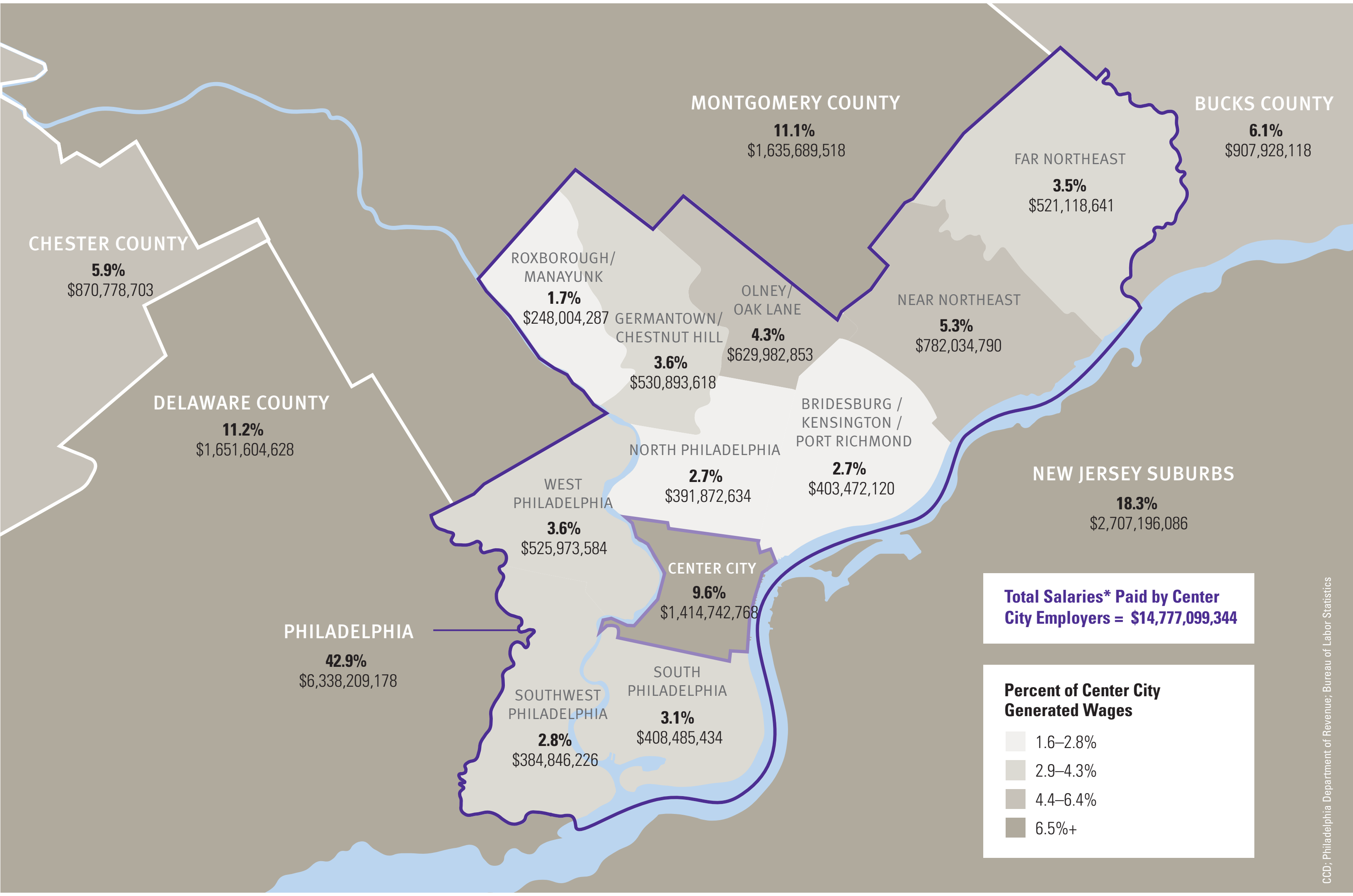
But the city was slow to rebound from the 2001 recession, not posting office job growth until 2005. By contrast, the surrounding counties rebounded as early as 2003, posting 10.5% growth between 2002 and 2007, expanding from 416,100 to 460,200 office jobs. The city, however, grew by just 1.7% from 2004 to 2007, inching up from 142,900 to 145,300 office jobs, but still 6.5% below 2000 job levels.

An amenity rich, accessible and walkable downtown is Philadelphia's key competitive advantage that should position us well in an era of rising fuel costs and growing interest in downtown living. Forty percent of downtown residents enjoy the opportunity to walk to work. But the city's tax structure – the combined impact of the wage and business privilege taxes (BPT) – historically undermined this advantage, pushing growth and new firm creation beyond city boundaries and shifting jobs that had been accessible to neighborhood residents beyond the reach of regional rail lines. But steady, mandated reductions in the wage tax have significantly narrowed the cost differential between the city and surrounding suburbs, the majority of which in Pennsylvania now have at least a 1% earnings tax. Mayor Nutter's commitment to regulatory simplification and significant reductions in the BPT creates a strategic opportunity for office business growth and attraction.

Elise Vider

During the same period of time, 2000-2007, healthcare, education, arts and entertainment employment all expanded in Philadelphia. "Eds and Meds" grew by 12.4% between 2000 and 2007, almost keeping pace with suburban growth, while leisure and hospitality growth lagged substantially behind the suburbs. While recent trends are promising, the net effect of losses in the first half of the decade meant that the city slipped in regional market share since 2000 in all three key employment sectors: office, healthcare and education, and leisure and hospitality. Mayor Nutter's commitment to both job and population growth offers the promise of putting Philadelphia on a course to regain market share.

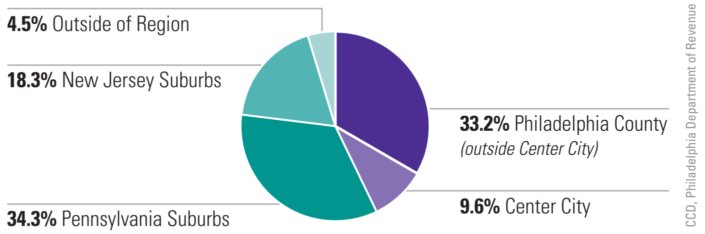
Percentage of Center City Salaries Paid to Employees, by Area of Residence



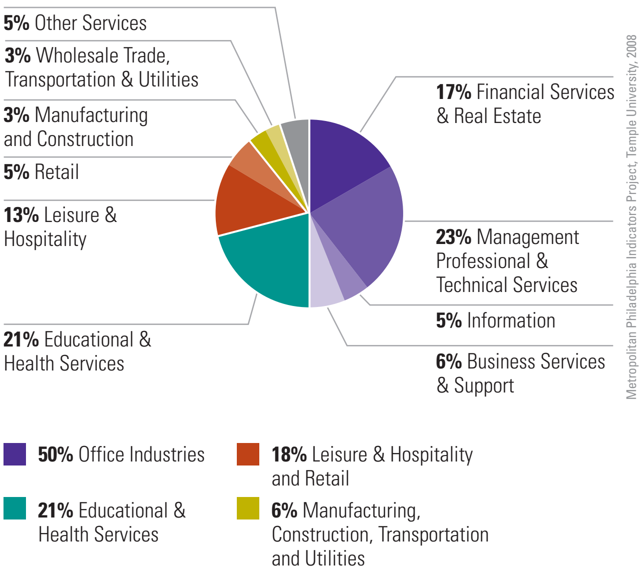
** 2005 dollar values adjusted for inflation*

Forty-three percent of salaries paid by downtown employers go to Philadelphia residents in neighborhoods across the city. Suburban residents working downtown patronize Center City retail and entertainment venues, purchase services downtown, spend for parking, transit and cabs and pay the city wage tax.

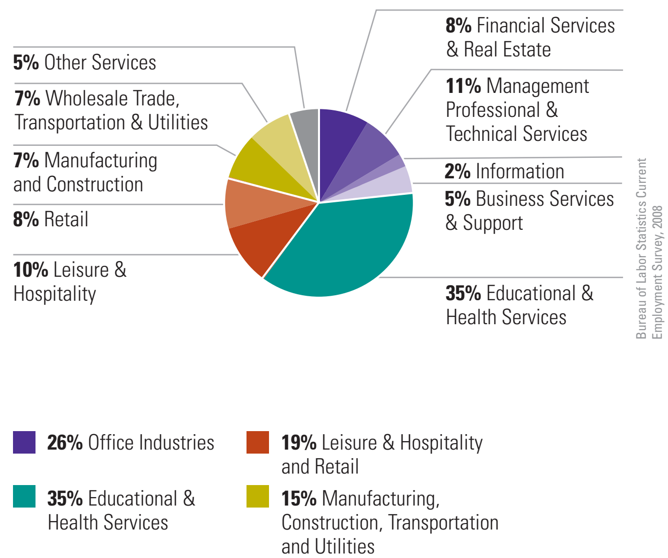
Percentage of Center City Salaries Paid to Employees, by Area of Residence



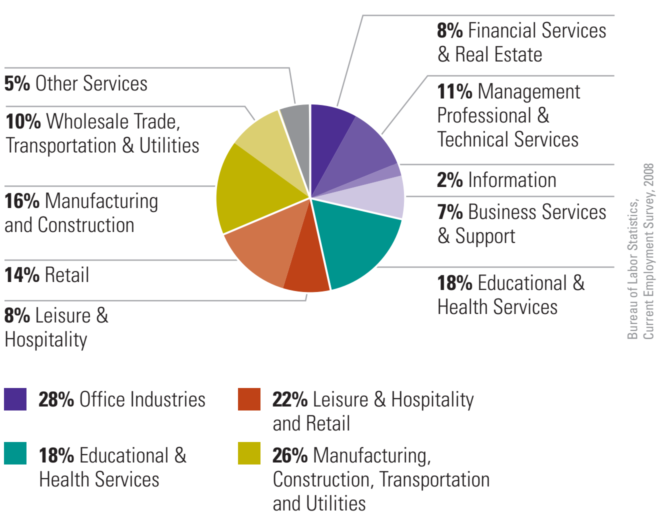
Center City Private-Sector Employment, 2006



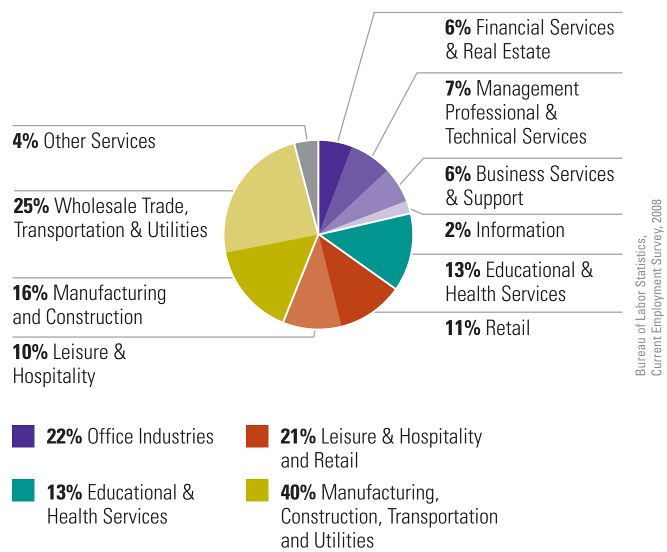
Citywide Private-Sector Employment, 2007



Regional Private-Sector Employment*, 2007



National Private-Sector Employment*, 2007



** Percentages may not add to 100 due to rounding.*

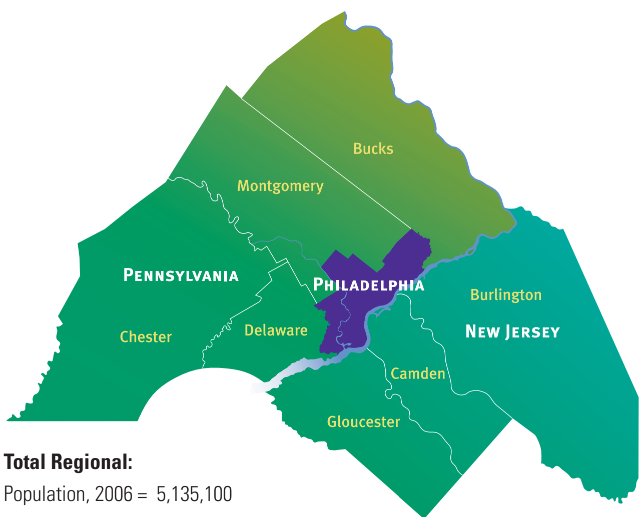
** For comparability, mining, which has no presence in the city or region, is not included in the national chart.*

Public/Private Share of Philadelphia Employment, 2007

Philadelphia	Employees	Percentage
Federal Government	32,500	4.9%
State Government	10,800	1.6%
Local Government	62,500	9.4%
Total Government	**105,800**	**16%**
Total Private	**556,500**	**84%**
Total	**662,300**	**100%**

Bureau of Labor Statistics
Current Employment Survey, 2007

Philadelphia Region



Total Regional:
Population, 2006 = 5,135,100
Employment, 2007 = 2,156,000

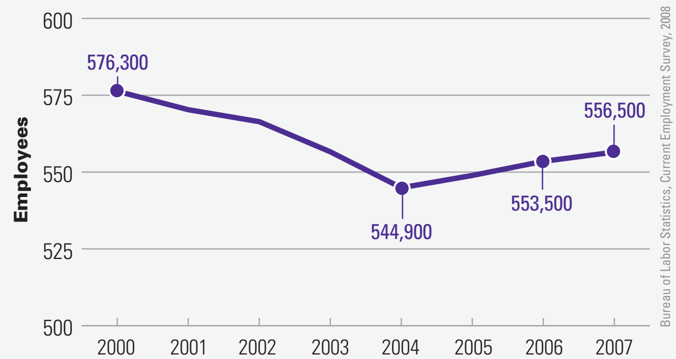
US Census Bureau; Bureau of Labor Statistics, 2008

Total Private-Sector Employment, 2000-2007

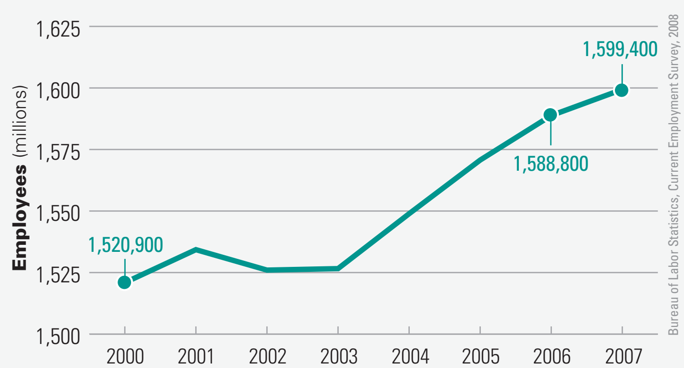
	2000 (Thousands)	2006 (Thousands)	2007 (Thousands)	Change 2000–2006	Change 2006–2007
Employees					
Philadelphia	576,300	553,500	556,500	-19,800	**+3,000**
Suburbs	1,520,900	1,588,800	1,599,400	+78,500	**+10,600**
% Change					
Philadelphia		-3.96%		-3.44%	**+0.54%**
Suburbs		+4.46%		+5.16%	**+0.67%**

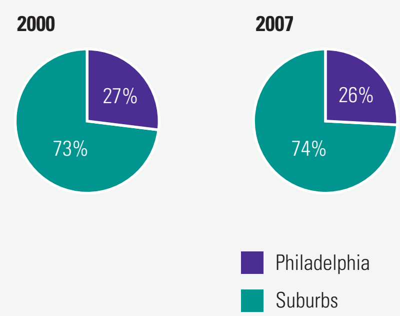
Bureau of Labor Statistics
Current Employment Survey, 2008

Philadelphia



Suburbs





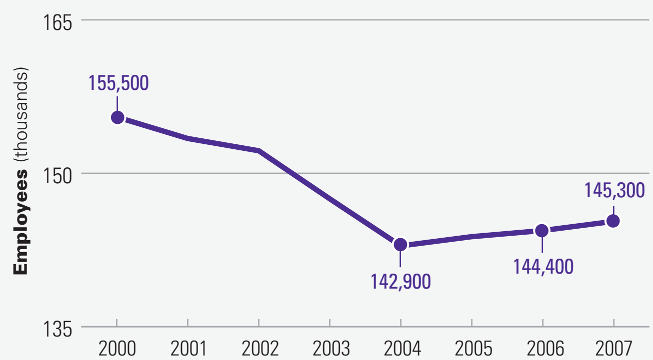
Change in Employment, 2000–2007

	(Thousands)			% Change	
	2000	**2006**	**2007**	2000–2007	2006–2007
Philadelphia					
Information	17.0	12.7	12.9	-24.1%	1.6%
Financial Activities	53.5	47.6	47.1	-12.0%	-1.1%
Professional / Sci. / Tech.	50.7	46.6	46.6	-8.1%	0.0%
Business Services	34.3	37.5	38.7	12.8%	3.2%
Select Office Industries	**155.5**	**144.4**	**145.3**	**-6.6%**	**0.6%**
Educational Services	59.2	65.8	66.7	12.7%	1.4%
Healthcare/Social Assistance	115.6	126.2	129.8	12.3%	2.9%
Healthcare & Education	**174.8**	**192.0**	**196.5**	**12.4%**	**2.3%**
Accommodation/Food Services	47.8	47.2	47.7	-0.2%	1.1%
Arts/Entertainment/Recreation	9.2	10.4	10.7	16.3%	2.9%
Leisure & Hospitality	**57.0**	**57.6**	**58.4**	**2.5%**	**1.4%**
Suburbs					
Information	47.3	37.2	38.5	-18.6%	3.5%
Financial Activities	124.4	134.4	131.9	6.0%	-1.9%
Professional / Sci. / Tech.	116.6	137.2	143.1	22.7%	4.3%
Business Services	134.2	140.5	146.7	9.3%	4.4%
Select Office Industries	**422.5**	**449.3**	**460.2**	**8.9%**	**2.4%**
Educational Services	38.1	47.3	47.8	25.5%	1.1%
Healthcare/Social Assistance	205.7	229.9	234.3	13.9%	1.9%
Healthcare & Education	**243.8**	**277.2**	**282.1**	**15.7%**	**1.8%**
Accommodation/Food Services	93.8	109.1	110.3	17.6%	1.1%
Arts/Entertainment/Recreation	18.6	23.6	24.6	32.3%	4.2%
Leisure & Hospitality	**112.4**	**132.7**	**134.9**	**20.0%**	**1.7%**

Bureau of Labor Statistics Current Employment Survey, 2008

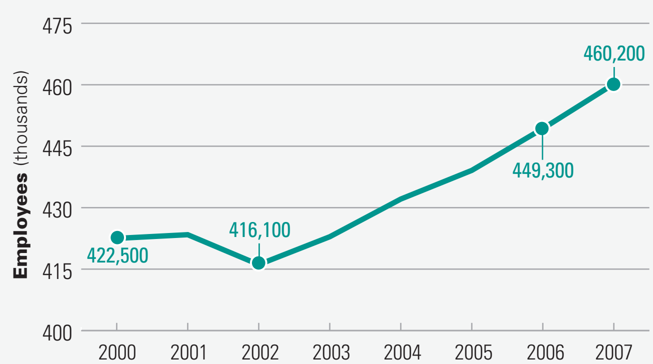
Employment in Select Office Industries, 2000–2007

Philadelphia

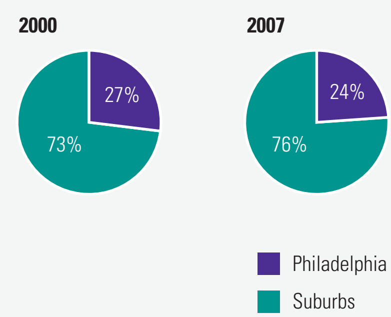


Bureau of Labor Statistics, Current Employment Survey, 2008

Suburbs

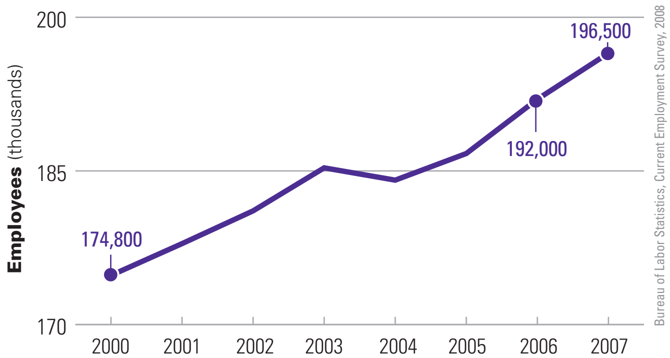


Bureau of Labor Statistics, Current Employment Survey, 2008

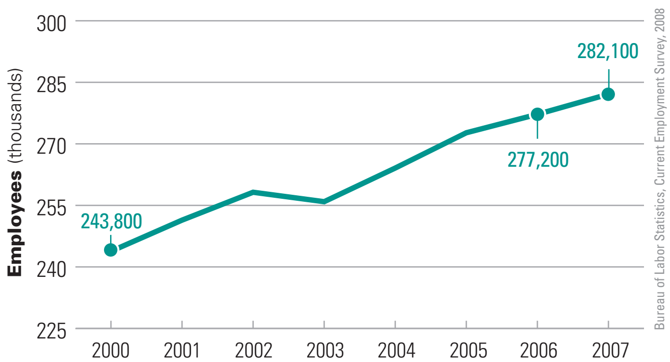


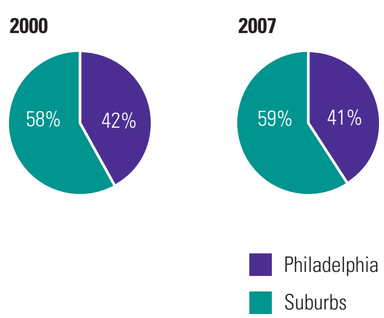
Employment in Healthcare & Education, 2000–2007

Philadelphia



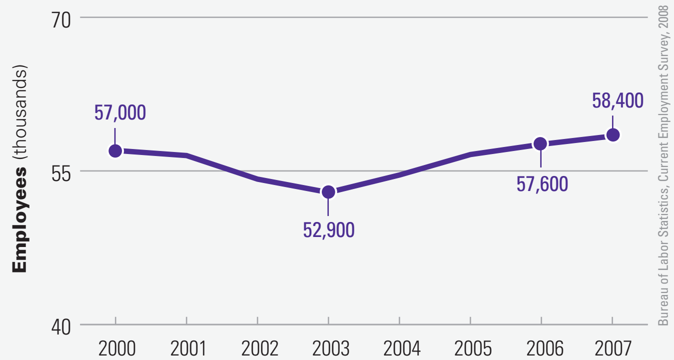
Suburbs



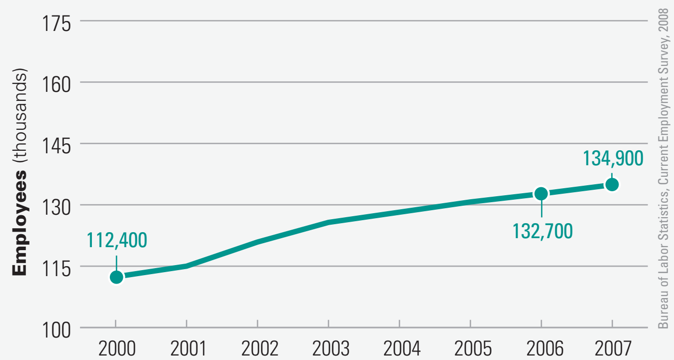


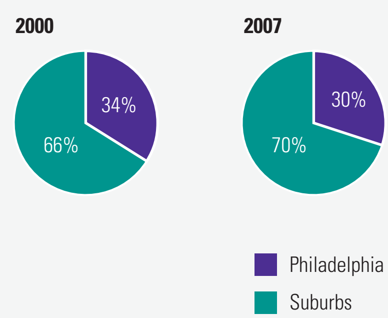
Employment in Leisure & Hospitality, 2000–2007

Philadelphia



Suburbs





** Because the city of Boston is part of a larger county, no city-level data is available.*

TRANSPORTATION & ACCESS

Center City's competitive advantage as a center for business is its accessibility at the center of a multi-modal, regional transportation system. Philadelphia International Airport (PHL) is located just 7.5 miles from Center City, a 15-minute drive or a direct, 25-minute train ride to the downtown. PHL has seven terminals, four runways, service by 22 airlines and 667 daily flights that reach 84 domestic and 39 international destinations. In 2007, a total of 32.2 million passengers used PHL, a daily average of 88,250 people, a 1.4% increase over 2006.

Philadelphia is positioned along the nation's busiest rail corridor, providing high-speed connections to Boston, New York City and Washington, D.C. AMTRAK's 30th Street Station is located on the western edge of Center City, a five-minute cab ride from most major office buildings and hotels and the campuses of University City. Total AMTRAK ridership in Philadelphia in 2007 was nearly 3.7 million, an increase of 3.3% over 2006.

Served by two interstate highways, 41 local and four regional bus lines, seven regional rail lines, two subway and five trolley lines, a speedline to New Jersey and more than 150 miles of bicycle lanes, Center City's extensive road and public transportation systems provide ready access to employment, entertainment, dining, shopping and recreational opportunities. Its dense, walkable street grid, enhanced with more than 1,000 wayfinding signs, guides pedestrians to popular destinations. Forty percent of downtown residents walk to work.

Due in part to rising gas prices, ridership on all SEPTA lines serving Center City increased over last year, as did ridership systemwide. The average weekday number of passengers using SEPTA, PATCO and NJ Transit in 2007 to come into Center City was 296,552, an increase of 2% over 2006. Phlash, connecting key tourist destinations between Penn's Landing and the Philadelphia Museum of Art, was operated by the CCD from Memorial Day through Labor Day and carried close to 93,000 riders.

In 2007, Governor Rendell signed Act 44, creating the Public Transportation Trust Fund and making unprecedented investments in Pennsylvania's transit systems, roads and bridges. Act 44 allows SEPTA to operate its current system and begin planning and implementing capital improvements to address deferred projects, including the purchase of new hybrid-diesel buses, regional rail cars and numerous station upgrades and improvements. In 2008, the CCD and SEPTA are partnering on the installation of new graphics at all 123 Center City entrances to the underground transit system.

For those choosing to drive to Center City, there are 65,000 off-street parking spaces located in more than 358 parking lots and garages. Drivers can expect to pay on average $15.45 as an all-day rate. In 2007, downtown's 6,400 parking meters generated $15.8 million, 63% of all parking meter revenue in the city. The Philadelphia Parking Authority issued 10,793 residential parking permits for Center City in 2007.

As Center City has diversified, as rents and occupancy rates have dramatically risen, and as art and cultural opportunities continue to flourish, traffic congestion has begun to hamper mobility downtown. The CCD recently released *Managing Success in Center City: Reducing Congestion, Enhancing Public Spaces* (www.CenterCityPhila.org), providing recommendations for an expanded transportation management function within government. By focusing on conditions that cause streets to snarl, such as double-parked delivery trucks, vehicles that "block the box" and lack of sufficient enforcement, Center City can maintain its vitality and economic competitiveness.

Philadelphia International Airport

Philadelphia International Airport (PHL) is located just 7.5 miles from Center City and is easily accessible by both highway (15-minute drive) and train (25-minute direct service).

PHL has seven terminals and four runways with service provided by 22 airlines.

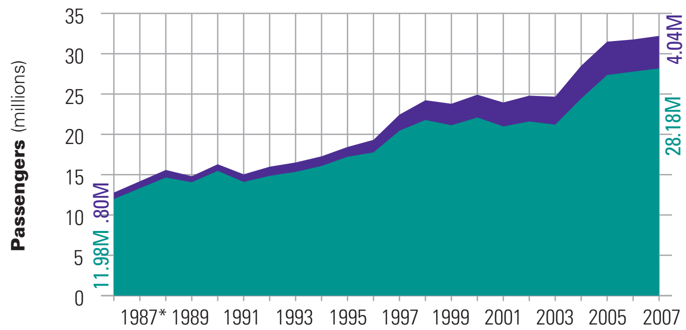
Each day, there are 608 domestic flights to 84 cities. There are 59 daily departures to 39 international cities.

The total number of people who passed through PHL in 2007 was 32,211,439 with a daily average of 88,250 people, an increase of 1.4% over 2006.

International passenger traffic was 4,035,065.

Philadelphia International Airport, 2008

Philadelphia International Airport Passengers, 1986-2007

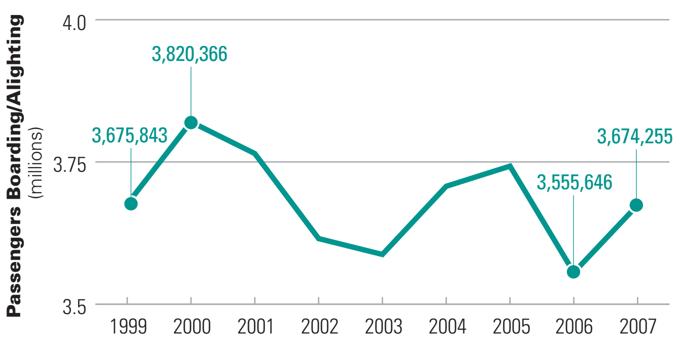


** No data was available for 1987. The average of the preceding and following years was used in its place.*

International Domestic

Philadelphia International Airport, 2008

Amtrak Ridership Trends at Philadelphia, 1999-2007



Amtrak, 2008

Center City Parking

358 parking lots and garages contain 65,000 off-street parking spaces in Center City.

The average cost for an all-day, off-street parking space is $15.45.

Center City's 6,400 parking meters generated $15.8 million in 2007, 63% of all parking meter revenue in the entire city of Philadelphia.

Philadelphia Parking Authority off-street parking facilities (surface lots and garages) provide 6,042 parking spaces and generate $13.7 million of revenue.

10,793 residential parking permits are issued in Center City.

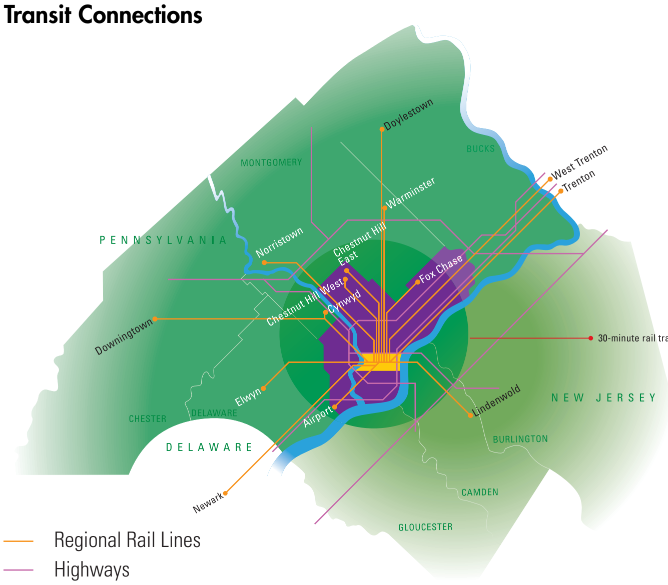
Philadelphia Parking Authority; Philadelphia City Planning Commission, 2008

Philadelphia Transit Services, 2006–2007

Type of Public Transit Service	2006 Average Weekday Ridership	2007 Average Weekday Ridership	% Change
SEPTA			
Bus Lines	86,359	89,208	3.30%
Regional Rail Lines	35,866	36,017	0.40%
Trolley Lines	19,711	20,360	3.30%
Subway Lines	109,309	112,139	2.60%
PATCO			
Speedline	33,083	33,140	0.20%
NJ Transit			
Local Bus Lines	5,459	4,741	-13.20%
Regional Bus Lines	1,123	947	-15.70%
Total	**290,910**	**296,552**	**1.90%**
Amtrak	11,200	11,500	2.70%

SEPTA, PATCO, NJ Transit, Amtrak, 2008

Transit Connections



Regional Rail Lines
Highways
Center City
Philadelphia

Regional transit lines provide downtown employers with 360°access to a highly skilled workforce.

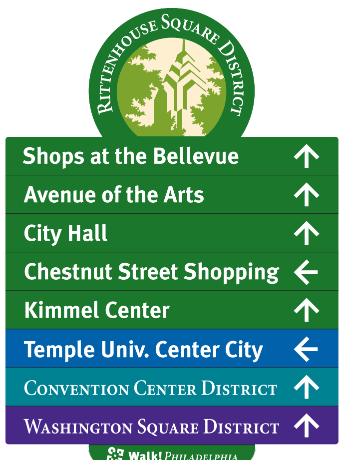
Joel Katz Design Associates

1

2

3

4



5

6

1 The **Ride!Philadelphia** sign system includes 72 signs at Center City bus shelters along Walnut, Chestnut, Market, Arch and Broad streets and JFK Boulevard, illustrating both bus route maps and historic interpretive panels. **2 Direction Philadelphia** is a comprehensive vehicular system with 239 signs directing visitors to attractions throughout Center City. Installation of this unified system, which replaced a disjointed and unsightly menagerie of signs that cluttered the city streets, began in 1992 after extensive involvement from over 80 stakeholders. **3 Phlash Route Signs** consisting of the Phlash "wing" icon and loop map are paired at 21 locations from Penn's Landing to the Philadelphia Museum of Art, designating the stops and route of this tourist-oriented trolley. **4 Walk!Philadelphia Disk Maps** provide a heads-up orientation to visitors of Center City. With 226 disk maps installed in 1997, each is located mid-block and displays a color-coded map of Center City with its distinct districts and landmarks, as well as a "you are here" star with a 10-minute walking circle so that pedestrians can readily navigate their way around town. **5 Walk!Philadelphia Pedestrian Directionals** provide 388 signs at the corner of most intersections. **6 The Benjamin Franklin Parkway Interpretive Sign System** provides visitors to the Parkway Museums District both wayfinding and historical information. Installed in 2007, the unified system with 55 signs ranges from sculpture identification signs to large interpretive panels describing the planning and development of the Parkway. From City Hall to the Philadelphia Museum of Art, the signs highlight the Parkway's renowned collection of cultural institutions, outdoor sculpture and architecture and help animate this 1.1-mile boulevard.

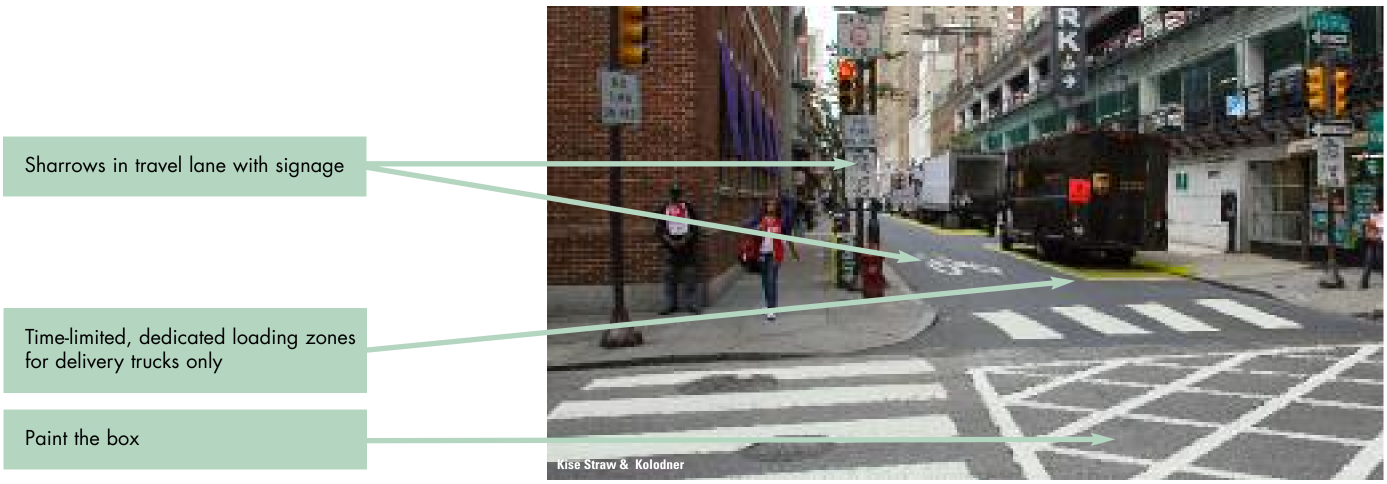
Congested streets and crowded sidewalks are a byproduct of the successful transformation of Center City into a thriving 24-hour downtown. More people have more reasons at more times to be downtown. Some congestion is necessary and even desirous. Busy streets mean a healthy and vibrant city. But we are quickly approaching a tipping point at which more congestion could threaten downtown's competitiveness and quality of life.

To respond, CCD and its consultants documented the causes of congestion and proposed a series of short-, mid- and long-term solutions in *Managing Success in Center City: Reducing Congestion, Enhancing Public Spaces.*

Three primary causes of congestion and recommended solutions:

Cause: *"Blocking the Box"* occurs when vehicles become stuck in an intersection when a light changes to red, blocking perpendicular traffic.

Recommendation: *Enforce "Don't Block the Box."* With the restoration of traffic police, existing rules prohibiting cars from entering intersections should be vigorously enforced and frequently blocked intersections should be clearly striped.▾



Kise Straw & Kolodner

Cause: *Delivery trucks parked in travel lanes.*

Recommendation: *Identify alternative locations for loading zones.* Delivery trucks should be prohibited from parking on Chestnut and Walnut streets between 8 a.m. and 7 p.m. Instead, new, dedicated, delivery-truck-only loading zones should be designated on smaller and less-traveled streets. Permit fees and parking violation revenues from cars illegally parked in delivery-only spaces could be dedicated to pay in part for the restoration of traffic police in Center City.▾


Darren Fava

Cause: *Limited enforcement of rules and regulations.*

Recommendation: *Place uniformed officials at intersections.* Restore traffic police to manage traffic at key Center City intersections during morning and evening rush hours and at lunchtime. In between, they should be rotated among problematic intersections. Fines for moving violations issued at downtown intersections could also be dedicated to pay for the traffic officers.▾


Ben Ginsberg

The full report, which can be downloaded at **www.CenterCityPhila.org/docs/2008CCDcongestion.pdf**, also makes recommendations to enhance pedestrian safety, improve the customer friendliness and frequency of transit and give greater priority to bicycles on narrow Center City streets.

RESIDENTIAL MARKET

Despite national worries of a downturn, demand for Center City living remained robust in 2007. Driven by returning empty nesters and young professionals, housing prices and rents remained strong, even if for-sale units stayed on the market longer than in prior years. Unlike other regions with more speculative development, Center City's housing market is firmly grounded in local employment: 63% of Center City residents work downtown, another 19% work in education and healthcare institutions in West and North Philadelphia.

Over 1,300 new and converted condo units were brought to the market in 2007, along with 436 new single-family houses and 88 new apartment units. This brings the total to 10,138 new units occupied downtown since 1997, when the city first approved the 10-year tax abatement.

A spring 2007 survey conducted by the CCD of residents within the boundaries of the Center City District, the core business area, demonstrates the prime attraction of downtown living: 73% of these residents work downtown, 15% work in University City; 50% walk to work, while another 28% take public transportation.

The condos that sold within the central business district were priced about 6.4% higher than the units that sold in 2006 on a per-square-foot basis, but units in perimeter residential neighborhoods were up 14.4% in price over those sold in 2006. In Chinatown and Washington Square West single-family home sale prices were up 15.1% over 2006, while Northern Liberties was up 9% over 2006. Across Center City, the annual average sales price for a condominium was $428,596 in 2007, while the annual average sales price for a single-family home was $286,616.

While housing stress was felt in some lower income neighborhoods in the region, foreclosure rates in the Philadelphia region are the lowest of the 10 largest metropolitan areas, remain below the national average and have actually declined since 2006.

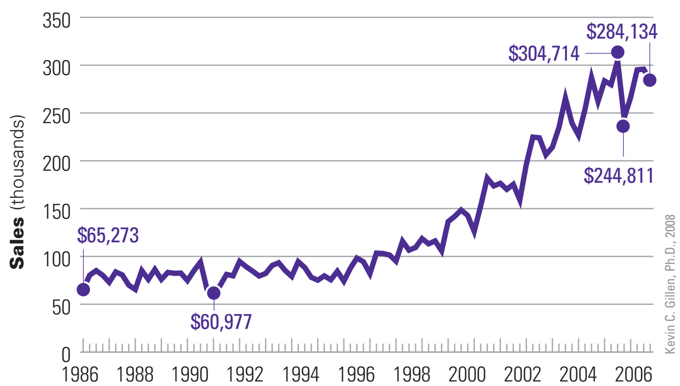
A favorable cost-of-living remains one of Philadelphia's great selling points. A Center City homeowner earning $83,687 (the average annual wage of professional services employees in Philadelphia) would have to earn 9% more in Boston, 11% more in Washington, D.C. and 73% more in New York City to enjoy the same standard of living. Real median income also grew faster than inflation in a majority of downtown neighborhoods.


J.B. Abbott

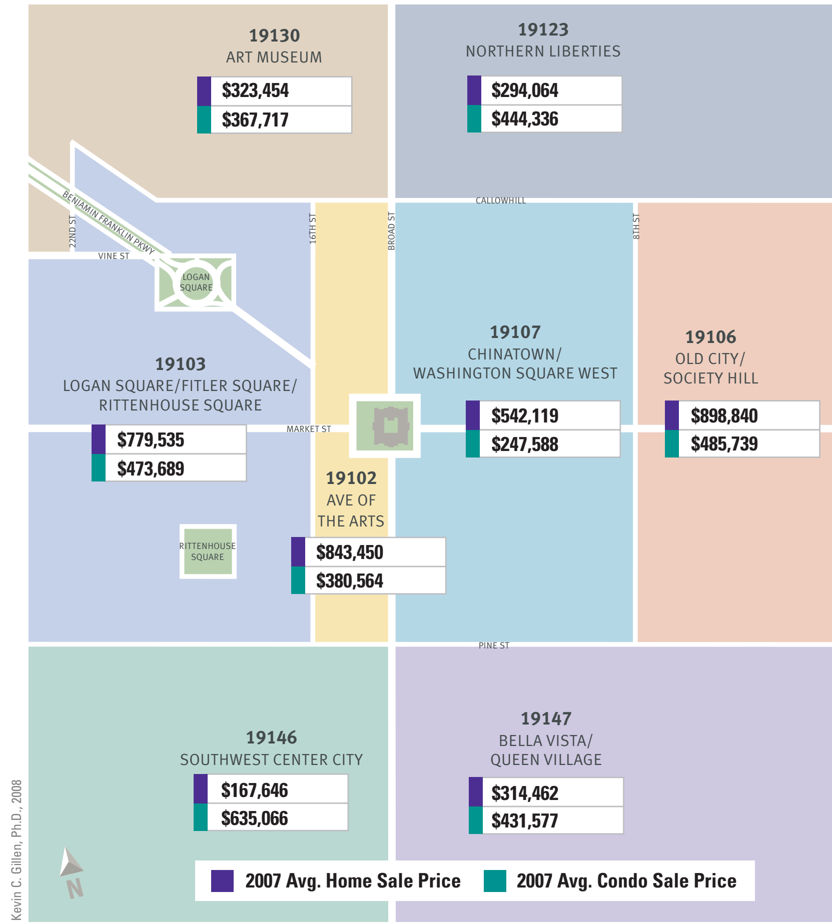
Center City continues to capture highly educated residents. Almost 60% of Center City residents over 18 years of age have at least a bachelor's degree – the second highest educational attainment rate in the region and significantly above the national average. Many young couples have decided that Center City is an attractive place to start a family. A 2006 CCD survey of residents of all Center City neighborhoods found that about 22% of all households with adults ages 35-54 have children living with them.

Further, the birth rate among Center City's families increased by 7.8% since 2000, seven times the rate of increase in the rest of the city. A total of 11,372 children were born to Center City's parents between 2000 and 2005. Central Philadelphia Development Corporation's partnership with the School District of Philadelphia is dedicated to keeping these families downtown as their children reach school age. (www.CenterCitySchools.com)

Average Quarterly Single-Family Home Sales Prices



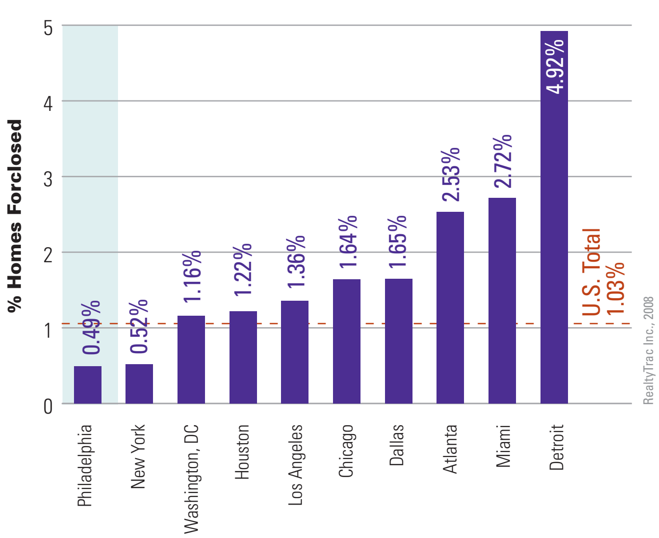
Average Residential Sale Price By ZIP Code*, 2007



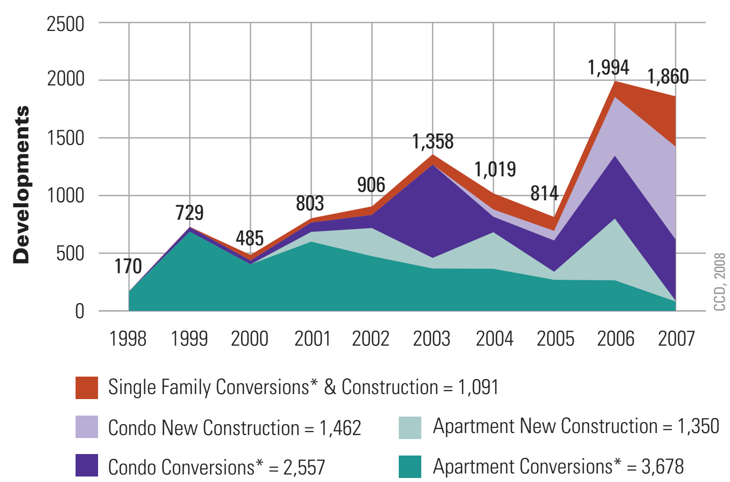
The data represent only arms-length transactions by private individuals. Condominimum price averages vary widely from year to year, as projects target different market segments and sales volumes are relatively low.

Condominium Units Sold at Prices Over $1 Million

Foreclosure Rate Among 10 Largest Metropolitan Areas, 2007



New Center City Residential Development by Type, Total = 10,138



** Conversions include only the transformation of formerly non-residential or vacant space to residential use and do not include existing apartments converted to condominiums.*

Apartment Buildings by Number of Units, 2007

ZIP Code	No. of Units 1–4	5–50	51–100	100 +	Total
19102	22	59	5	5	91
19103	240	438	6	20	704
19106	219	101	4	2	326
19107	261	213	8	8	490
CC Core	**742**	**811**	**23**	**35**	**1,611**
19123	347	38	9	6	400
19130	1,090	261	0	5	1,356
19146	1,142	116	5	2	1,265
19147	1,759	150	2	3	1,914
CC Extended	**4,338**	**565**	**16**	**16**	**4,935**
CC Total	**5,080**	**1,376**	**39**	**51**	**6,546**
Philadelphia	**43,175**	**3,826**	**277**	**233**	**47,511**

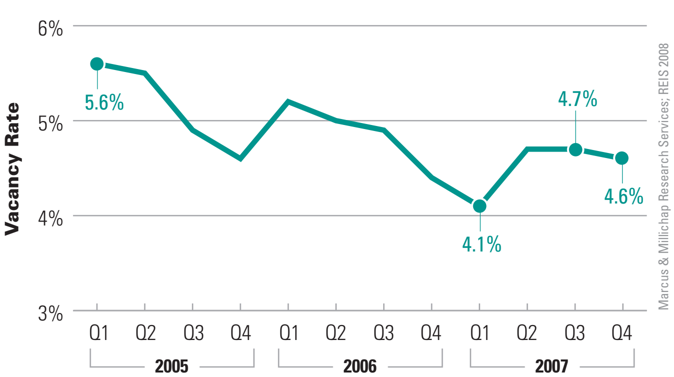
CCD Analysis of BRT Data, 2008

Average Apartment Rent

Rent	Studio	1B Jr.	1B	2B	3B
2001	$740	$1,144	$1,234	$1,885	$2,375
2002	876	1,193	1,345	1,881	2,492
2003	827	1,277	1,344	2,149	3,575
2004	818	1,191	1,310	2,109	3,138
2005	828	1,373	1,301	1,902	2,683
2006	966	1,237	1,460	1,981	2,807
2007	892	945	1,469	2,099	2,868
% Inventory	25%	5%	46%	22%	2%

CCD, 2008

Center City Rental Vacancy Rates, 2005-2007



Average Apartment Rent by Zip Code*

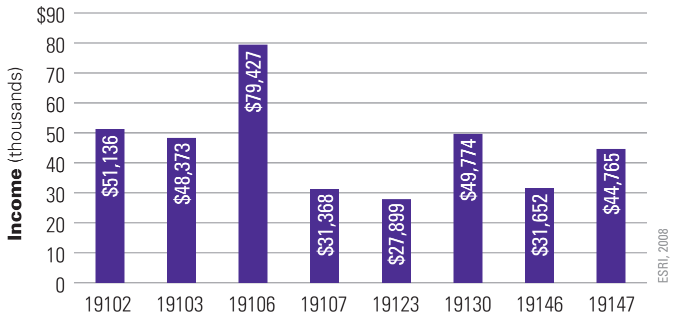
Zip Code	Studio	1B Jr.	1B	2B	3B
19102	$1,210	$1,492	$1,774	$2,501	$3,454
19103	986	383	1,613	2,139	2,414
19106	1,126	-	1,451	2,656	5,138
19107	599	1,319	1,071	1,710	-
19123	-*	-	-	-	-
19130	1,085	-	1,474	1,130	-
19146	-	-	-	-	-
19147	610	-	868	1,922	-

CCD, 2008

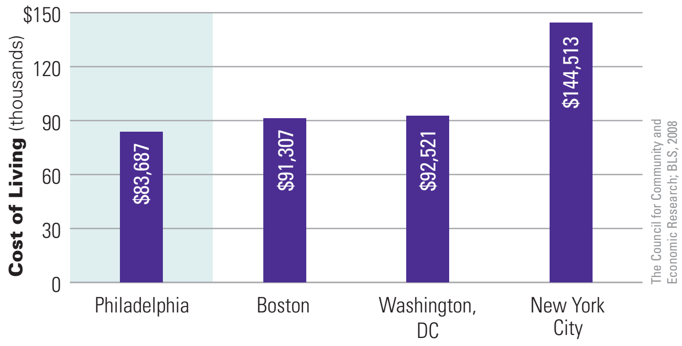
*Responses represent 12,435 units in 128 buildings in ZIP codes 19102, 03, 06, 07, 23, 30, 46, 47.

**Blank cells in the table above represent an insufficient number of buildings or units to report an average.

Median Household and Family Income by ZIP Code, 2007

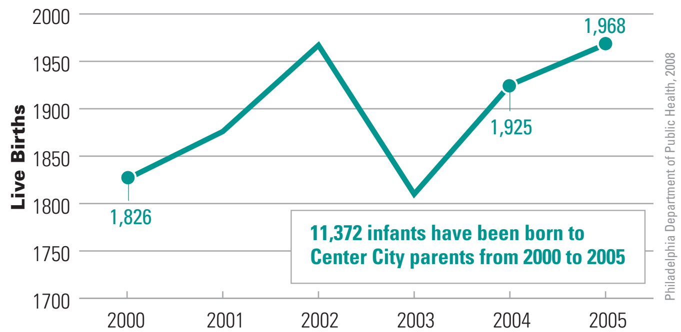


Cost of Living, 2007



A Center City resident earning $83,687 per year (the average wage of professional services employees in Philadelphia) would have to earn 9% more in Boston, 11% more in Washington DC, 73% more in Manhattan to enjoy the same standard of living.

Births to Center City* Residents 2000-2005



Birth data by ZIP code is not available prior to 2003. For consistency over time, Census tracts are used to approximate the Center City eight ZIP code area in all years.

Percent 18 and Older with a BA or More

Region	1980	1990	2000
Haddonfield	38%	53%	62%
Center City*	41%	52%	59%
Swarthmore	43%	49%	54%
Paoli	25%	38%	44%
Doylestown	22%	30%	40%
Media	26%	30%	39%
Marlton	17%	25%	30%
Collingswood	17%	25%	29%
West Chester	17%	23%	27%
Conshohocken	8%	11%	23%
National Average	14%	19%	22%
Philadelphia	11%	15%	17%

National Historical Geographic Information System, 2007; U.S. Census 1990, 2000

** Center City here includes Census tracts 1–12, 14–18, 125, 128–129, 134, 136, 366.*

PARKS & RECREATION

Well-designed and managed parks, plazas and recreational areas are key to the competitiveness of Center City as a place to live, work and visit. As an increasing number of young professionals, families with children and empty nesters choose an urban lifestyle, quality public spaces provide an essential alternative to the historic promise of the American suburbs. Cities as diverse as New York, Atlanta, Chicago and Vancouver are investing heavily in open space amenities as part of their strategies for population and tax-base growth.

When William Penn commissioned a plan for Philadelphia in 1682, he envisioned a compact grid situated between two rivers with five generous public green squares. In the second half of the 19th century, to protect the watershed and insure safe drinking water, Philadelphia created the expansive Fairmount Park. At the beginning of the 20th century, the downtown was connected to the park through massive clearance to create the 1.1-mile Benjamin Franklin Parkway. In the mid-1950s, as part of urban renewal, Philadelphia fashioned the 50-acre Independence National Historical Park and envisioned green pathways along both riverfronts.

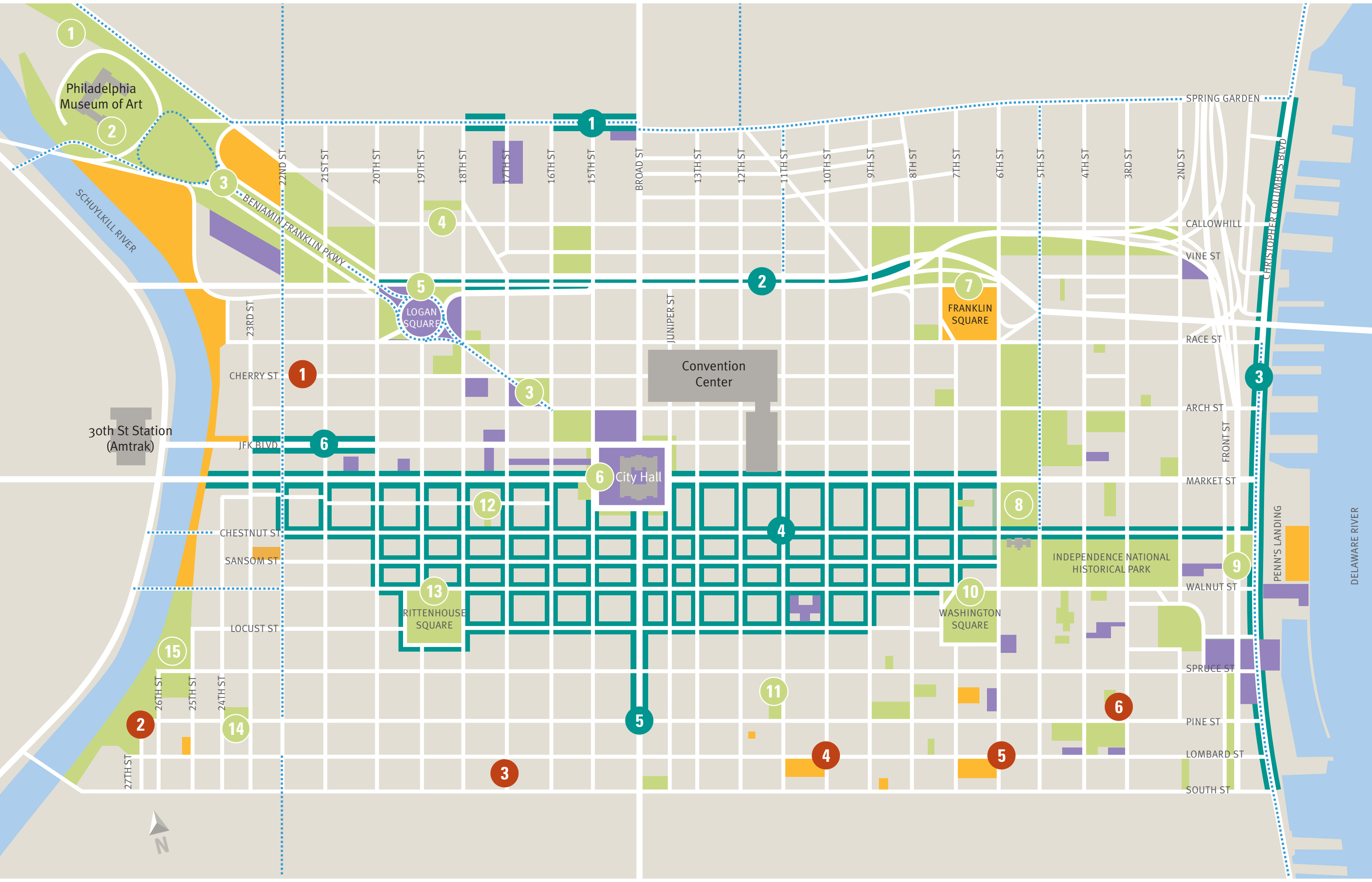
Today there are more than 250 acres of open space throughout Center City, including William Penn's original four squares, Independence National Historical Park, the partially completed Schuylkill River Park and a series of smaller scale, more intimate places like Fitler Square (0.7 acres) and Kahn Park (0.3 acres). In addition, playgrounds, swimming pools, dog parks, tennis and basketball courts are scattered throughout residential neighborhoods, while hard-surface plazas of varying quality exist throughout the central business district.


J.B. Abbott

A recent inventory conducted by graduate planning students at the University of Pennsylvania estimated 80% of the downtown open space between Spring Garden Street and Washington Avenue, river to river, was "passive" in nature, while only 20% provided for active recreational uses. More significantly, they estimated that 52% of the total open space in the study area needed investment, some substantial, to raise it to quality standards.

Recent efforts to improve Franklin Square demonstrate clearly how barren public spaces can be reanimated by investment in greenery, recreational and entertainment amenities. On the Benjamin Franklin Parkway, the setting for renowned cultural and educational institutions that attract over three million annual visitors, major investments in Logan Square and Aviator Park, in front of the Franklin Institute, also demonstrate the benefits of restoring civic spaces to active public use. At 16th Street and the Benjamin Franklin Parkway, the CCD is making additional improvements at Three Parkway Plaza, including a new café with outdoor seating and a digital information screen that will open in July 2008. Revenues from the café will be dedicated to maintenance of the Parkway, demonstrating how appropriately scaled commercial ventures can provide new funding sources for important public amenities. On Dilworth Plaza on the west side of City Hall, the CCD is advancing plans for a signature urban space animated with activities and connected to transit.

Open and Recreational Space in Center City



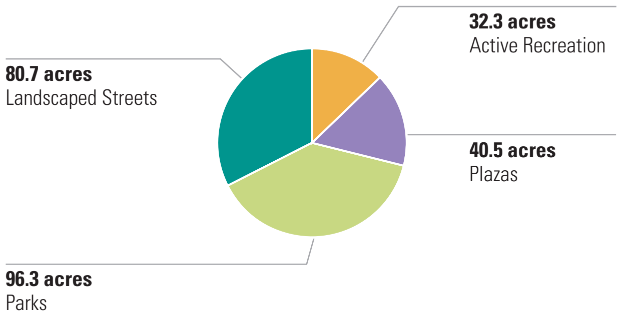
Selected Parks & Plazas	Acres
1 Azalea Garden	4.0
2 Phladelphia Museum of Art	20.0
3 Benjamin Franklin Parkway	31.7
4 Franklintown Park	2.1
5 Logan Square	2.8
6 City Hall Plaza	3.6
7 Franklin Square	6.1
8 Ind. National Historical Park	50.0
9 1-95 cover parks	28.0
10 Washington Square	7.3
11 Kahn Park	0.3
12 Chestnut Park	0.1
13 Rittenhouse Square	7.3
14 Fitler Square	0.7
15 Schuylkill Banks	19.3

Bike Lanes	Miles
Bike Lanes	12

Landscaped Streets	Acres
1 Spring Garden Street medians	0.8
2 Vine Street	11.5
3 Columbus Boulevard medians	10.0
4 Center City streets	35.3
5 Avenue of the Arts	22.0
6 JFK Boulevard	1.1

Playgrounds	Acres
1 Coxe Park	0.1
2 Markward Park	7.3
3 17th & Rodman	0.1
4 Seger Playground	1.7
5 Starr Garden Playground	1.8
6 Delancey Park (Three Bears)	0.3

250 Acres of Open Space by Type



CENTER CITY DISTRICT PERFORMANCE

The Center City District measures its performance annually in order to assess the effectiveness of its programs and establish priorities for coming years. In 2007, a total of 2,004 customer satisfaction surveys, distributed and tabulated by the market research firm Eshelman & Townsend, were completed by commercial and residential property owners, apartment and office tenants and retailers, including 937 on-street intercepts at eight different locations throughout downtown. Overall, 80% of all respondents indicate that they see teal-uniformed CCD personnel "every time" or "nearly every time" they are in Center City.

CLEAN

The CCD's 89 uniformed sidewalk sweepers, pressure washers and supervisors are deployed seven days a week to ensure that downtown opens clean each morning and remains that way throughout the day. Deploying 40 manual sweepers Monday through Friday and 24 on weekends, along with 12 mechanical sweepers, scrubbers and pressure washers, the CCD cleans each walkway at least three times a day and power washes them monthly from March to November. There is zero tolerance for graffiti, and in 2007, crews removed over 400 tags and thousands of stickers from the ground floor of buildings, bus shelters and street furniture. They also bagged three million gallons of trash deposited on Center City sidewalks. The public's perception of cleanliness on downtown's sidewalks remains extremely high, with 63% of survey respondents indicating Center City is much cleaner than other areas of Philadelphia.

In 2007, the CCD not only provided cleaning services to nearby neighborhoods through seven fee-for-service contracts, but also executed contracts with SEPTA and the City of Philadelphia for custodial services in the underground concourse and two regional rail stations. The CCD's 73-person Concourse Division cleans and maintains the 3.5-mile concourse seven days a week, helping to ensure an inviting environment for commuters and other pedestrians.

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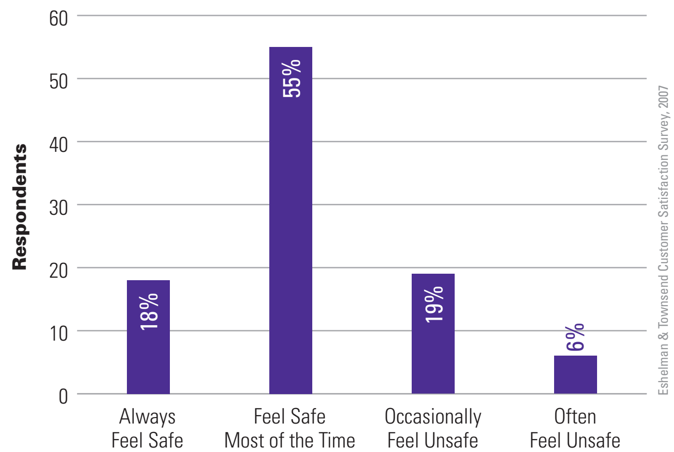
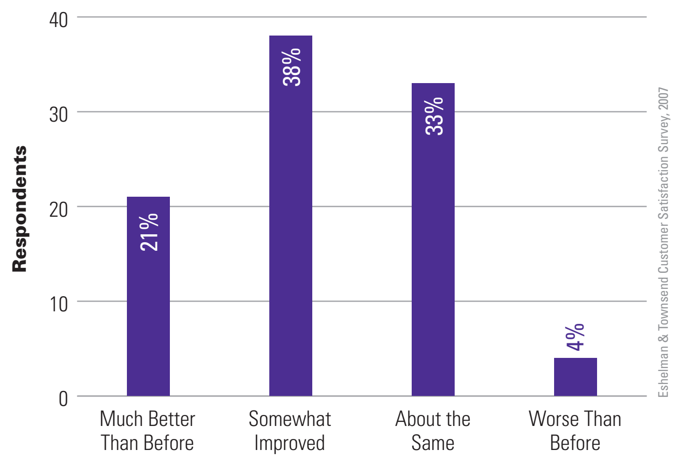
Perception of Safety in Center City, 2007



Perception of Center City's General Atmosphere, 2007

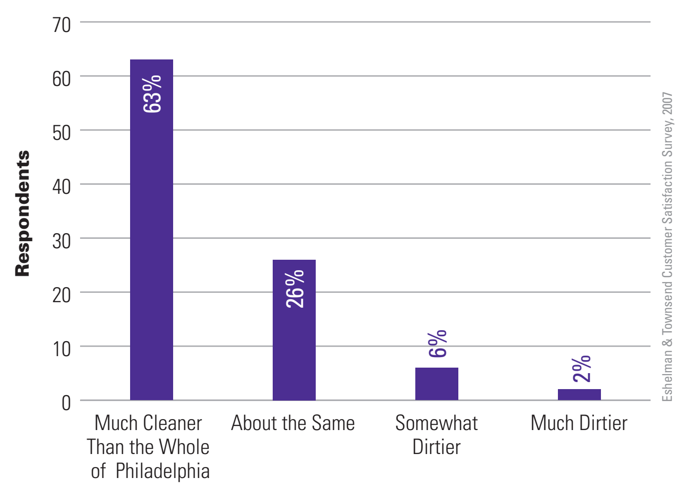


Priorities for Improving Center City, 2007

	Respondents
Reduce number of people sleeping or lying in public places.	**70%**
Provide more accessible and affordable parking.	**54%**
Better enforce municipal codes for deteriorated and neglected public properties.	**45%**
Fix deteriorated sidewalks.	**42%**
Reduce the amount of traffic congestion.	**38%**
Improve the quality of Center City retail.	**26%**
Provide better information about how to use buses and subways.	**18%**

Eshelman & Townsend Customer Satisfaction Survey, 2007

Sidewalk Cleanliness, 2007



SAFE

Perceptions of safety remain high, with 73% of respondents indicating they feel safe in Center City always or most of the time. Major crime in Center City dropped by nearly 39% since 1997 and nuisance crimes, such as theft from auto, fell by almost 79% during this same period.

Augmenting the role of the Philadelphia police and serving as additional eyes and ears on the street are the CCD's 42 unarmed community service representatives (CSRs). Equipped with two-way radios, CSRs patrol the district on foot seven days a week. Working closely with municipal agencies and civic organizations, the CSRs recorded nearly 137,200 sustained contacts with visitors, business owners and residents in 2007.

Seventy percent of respondents to the CCD's annual survey indicated that reduction of the number of people sleeping or lying in public spaces is their top priority for improved safety. To that end, specially trained CSRs continue to work with outreach organizations to encourage the homeless to seek needed services and to urge pedestrians not to give to those who beg on the sidewalks and in public places. But to reverse the steady increase over the last eight years in the number of people living on downtown streets will require not only enhanced services, but also the enforcement of basic standards of conduct in public spaces.

Another specialized team of CSRs monitors conditions in the public environment using hand-held computers. Supplementing daily monitoring by patrolling CSRs, six members of the "public spaces" team comb every block of the district each month. Using a pull-down menu on their hand-held computers, they take note of 83 different elements in the public domain, including the condition of dumpsters, bicycle racks, sewers and street signs. This data is downloaded, sorted geographically and distributed to the agencies responsible for maintenance. Public agencies have joined with the CCD in the Public Spaces Collaborative, which meets bi-monthly to ensure prompt attention to all incidents.

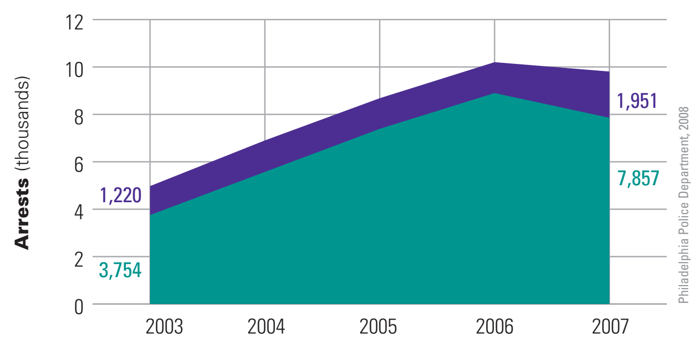
The CCD also coordinates the activities of public and private law enforcement through the Philadelphia Crime Prevention Council, evaluates security problems and emergency preparedness for Center City employers and uses geographic information systems (GIS) to identify, analyze and respond to crime patterns.

The CCD and the Philadelphia Police Department also partnered to create *Alert Philadelphia*, an emergency communications system providing real-time information to businesses and employers, hospitals, hotels, schools, cultural institutions and private security firms, as well as federal, state and local law enforcement agencies. *Alert Philadelphia* is both a crime fighting tool and an example of an innovative public/private partnership, reaching users in real-time via text messages with critical information on Homeland Security advisories, crime alerts, Amber alerts, major fires or traffic detours, demonstrations and appeals for information.

COMMUNITY COURT

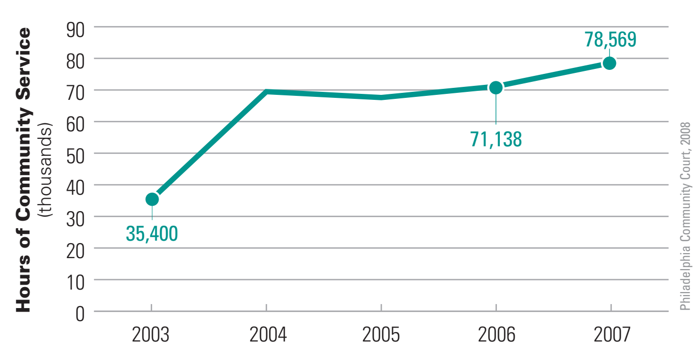
Philadelphia's Community Court, initiated in 2002, responds to quality-of-life crimes in a comprehensive way. Serving 10 police districts, Community Court heard a total of 9,808 cases in 2007. Since its inception, Community Court clients have performed 340,590 hours of community service valued at $1,875,816. Seventy percent of Community Court defendants are challenged by drug or alcohol addictions and since opening, 1,562 clients received drug and alcohol assessments and over 10,155 have attended drug treatment readiness and anger management classes. Four hundred forty-three have completed long-term inpatient or intensive outpatient treatment.

Philadelphia Community Court Arrests*



* Excludes arrests made by SEPTA or state police.

Philadelphia Community Court Hours of Community Service



PUBLIC SPACE

The CCD continues to invest in high-quality landscaping, lighting and signage that improve the overall ambiance and accessibility of Center City. Since 1997, CCD has raised over $47 million from public and private sources to implement capital improvements throughout Center City. In 2007, over $2.3 million was raised to support the installation of additional pedestrian lighting, the lighting of portals at City Hall, new Parkway interpretive signs, new bus maps and signage for Center City bus shelters, and additional newspaper honor box corrals. In December, CCD illuminated the University of the Arts' Terra Hall on South Broad Street with 80 energy-saving, color-changing LED (light emitting diode) fixtures. Terra Hall is the first of a dozen building facades along the Avenue of the Arts to be permanently lit.

In 2007, the CCD installed and maintained over 4,100 banners, 156 hanging baskets along Market Street East and 850 street trees. Forty-six street trees were replaced. Over 1,600 pedestrian light pole bases were painted and 118 lamps were replaced in bus shelters and subway headhouses. The CCD installed 91 new newspaper honor box corrals and cleaned or repaired 283 pedestrian and vehicular wayfinding signs. This nonstop effort to keep the public environment clean, safe and attractive is why 59% of survey respondents indicated that the general atmosphere of the downtown was somewhat to much better than the prior year; 33% felt it was about the same; only 4% felt that quality has deteriorated over the prior year.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CCD Streetscape Maintenance, 2007

	Total
Banners and Posters	
Banners installed for 103 clients	**4,194**
Transit posters installed at 47 bus shelters	**714**
Anti-graffiti film panels replaced on bus shelters	**232**
Landscaping	
Trees maintained	**850**
Hanging baskets maintained	**156**
Planters maintained through three seasonal plantings	**130**
Tree trenches repaired	**66**
Planter beds maintained as parking screens at 9 locations	**33**
Trees replaced	**46**
Lighting	
Pedestrian lights maintained	**345**
Pedestrian streetlight lamps replaced	**85**
Pedestrian pole bases repainted	**1,656**
Lamps replaced in bus shelters and subway headhouses	**118**
Sculptures relamped	**19**
Building façades relamped	**4**
Signs	
Pedestrian and vehicular wayfinding signs cleaned	**149**
Pedestrian and vehicular wayfinding signs repaired	**134**
Bus shelter signs	**21**
City Hall Visitor Center sign	**1**
Honor Boxes	
Honor boxes repaired	**5**
Honor boxes repainted	**50**

CCD, 2007

Total CCD Capital Program, 1997–2007

Project	Year	Funding Source: CCD Funds	City	Federal	State	Foundations	Other Donors	Total
Center City Streetscape	1997-98	$18,000,000	$5,000,000	–	–	–	–	$23,000,000
Market East Streetscape	2000	–	$7,500,000	–	–	–	–	$7,500,000
Office District Lighting	2002	$2,300,000	$400,000	–	–	–	$300,000	$3,000,000
Parkway Lighting, phase 1	2004	–	–	–	$2,300,000	$3,000,000	–	$5,300,000
Logan Circle Pedestrian Access	2004	–	–	–	–	$1,500,000	–	$1,500,000
City Hall Façade Lighting	2004	$135,000	$140,000	–	–	–	$525,000	$800,000
Parkway Lighting, phase 2	2005	–	–	–	$120,000	–	$30,000	$150,000
3 Parkway Plaza, phase 1	2005	–	–	–	–	–	$450,000	$450,000
Pedestrian Lighting 2005	2005	$1,250,000	$400,000	–	–	$35,000	$215,000	$1,900,000
Aviator Park	2006	–	–	$1,750,000	–	–	–	$1,750,000
Bus Shelter Signs	2006	–	–	–	$7,000	–	–	$7,000
Pedestrian Lighting 2007	2007	$347,000	$390,000	–	–	–	$365,000	$1,102,000
City Hall Portal Lighting	2007	–	$110,000	–	–	–	–	$110,000
Honor Box Corrals	2007	$14,000	–	–	–	–	$86,000	$100,000
Parkway Signs	2007	–	–	–	–	$450,000	$70,000	$520,000
South Broad Façade Lighting	2007	–	–	–	–	$369,000	–	$369,000
Sculpture Lighting	2007	–	–	–	–	$10,000	–	$10,000
Bus Shelter Signs	2007	–	–	–	$102,000	–	–	$102,000
City Hall Sign	2007	–	$2,600	–	–	–	–	$2,600
Total		**$22,046,000**	**$13,942,600**	**$1,750,000**	**$2,529,000**	**$5,364,000**	**$2,041,000**	**$47,672,600**

CCD, 2008


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Center City Lighting Improvements, 1999–2007

Façade Lighting

1 Philadelphia Museum of Art
2 The Franklin Institute
3 Moore College of Art & Design
4 Academy of Natural Sciences
5 Philadelphia Free Library
6 Philadelphia Family Court
7 Cathedral Basilica of Saints Peter and Paul
8 Friends Select School
9 City Hall Facades & Tower
10 City Hall East, West & North Portals
11 Terra Hall

Sculpture Lighting

Aero Memorial
All Wars Memorial to Colored Soldiers and Sailors
Civil War Soldiers and Sailors Memorial
Deinonychus
Francisco DiMiranda
Galusha Pennypacker Monument
Jesus Breaking Bread
Joseph Leidy
Kopernik
The Lion Fighter
Monument to Six Million Jewish Martyrs
Mounted Amazon Attacked by a Panther
Price and Ericsson Fountains
Shakespeare Memorial
Swann Memorial Fountain (upgrades)
Thaddeus Kosciuszko
The Thinker
Three-Way Piece Number 1: Points
Washington Monument

CENTER CITY DEVELOPMENTS

With the completion of Cira Centre, the Comcast Center and Symphony House, the skyline of Center City was significantly transformed in the last three years. With the Nutter administration committed to business tax reduction, more than one current office proposal could go from rendering to reality in the coming year.

Additional new towers, including the Residences at the Ritz and the Murano, will be completed in 2008 and are emblematic of the fact that the greatest volume of projects in Center City currently are residential, with 1,860 new units coming on line in 2007 and another 1,751 anticipated to be completed in 2008.

But a broad range of academic, medical, cultural and mixed-use projects continue to diversify downtown land use and increase employment opportunities. This in turn will fuel sustained demand for Center City housing, since 63% of those who live downtown, work downtown.

The expansion of the Pennsylvania Convention Center, the largest capital project in Pennsylvania history, will continue to drive demand as at least 15 hotel proposals are seeking financing. One or more convention hotels could be developed on East Market Street and North Broad Street, while smaller boutique projects are filling in under-utilized sites. When the expansion is complete by 2011, the new Center will be joined by several additional new destinations, such as the Barnes Foundation on the Parkway and the National Museum of American Jewish History on Independence Mall.

One clear advantage of Center City, recognized by both recently completed office towers, is its ease of accessibility by public transportation. With stable funding now in place, SEPTA has begun to reinvest in its aging infrastructure, improving lighting in many of its Center City subway stations and increasing frequencies of service on the Market-Frankford line. In its fiscal year 2009 capital budget, SEPTA is proposing upgrades to its fare collection system, renovated passenger waiting areas and further improvements to many Center City stations, including the Spring Garden station, the sixth busiest on the Broad Street line.

R. Bradley Maule

The Center City District is partnering with SEPTA, installing new signs and graphics at all 123 entrances to the underground concourse, building on the enhanced concourse cleaning program that began in 2007. The CCD is also working with SEPTA on improvements to the City Hall Station, including a new, highly visible entrance on Dilworth Plaza.

Across the Schuylkill River in University City, major healthcare and medical institutions are significantly expanding, while office, residential and institutional development around 30th Street Station and at the edge of the University of Pennsylvania campus is drawing Center City and University City closer together. In this emerging mega-employment center from the Delaware River to 40th Street, Spring Garden to South Street, over $12.3 billion in investment is currently underway, with well over $7.85 billion in Center City and over $3.94 billion in University City.

The tallest new office building on the skyline is the 57-story **Comcast Center**. With direct access to the underground concourse, Suburban Station and the entire regional rail network, this LEED-certified building includes fewer than 100 parking spaces.

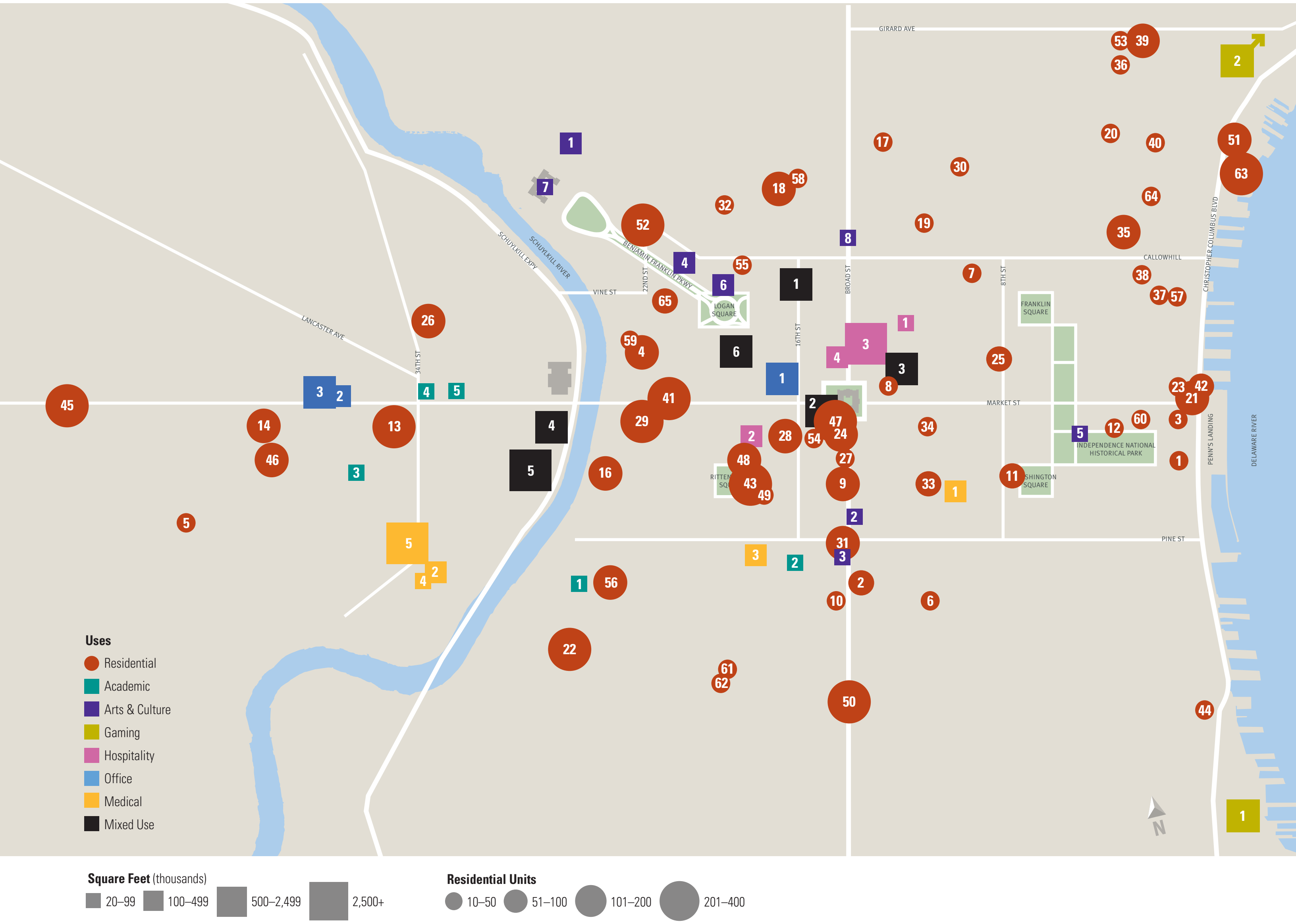
1 A new 100,000-square foot **National Museum of American Jewish History** is under construction directly across from Independence Mall. The museum, designed by New York-based Polshek Partnership Architects, will feature five floors of interactive exhibition space, including a 200-seat theater, as well as the nation's largest collection of Jewish Americana. **2** The **Pennsylvania Convention Center Expansion** will nearly double its size by adding almost one million square feet of space and extending the building to Broad Street. This project will forge new connections to the Benjamin Franklin Parkway and stimulate the construction of several thousand new hotel rooms. **3** In a former hotel, fronting on the most successful park in Philadelphia, **Parc Rittenhouse Condominiums & Club** consists of 274 luxury condominiums as well as a new restaurant by local entrepreneur Stephen Starr. **4** The adaptive reuse of the **Western Union Building** into 95 condominiums adds both new residents and retail to the eclectic Washington West neighborhood. **5** Having outgrown its rented space at 7th and Chestnut streets, **Independence Charter School** purchased the former Durham School on the 1600 block of Lombard Street in 2007. The $18 million renovation will allow the school to increase its enrollment from 600 to 720 and provide students with dedicated playground space. **6** A transformed **Dilworth Plaza** will provide new, green open space, fountains and a café for adjacent office buildings and for the new Residences at the Ritz. It will also feature a major new gateway to the regional transit system.

Current Development* in Center City & University City from 2007 on, Over $12.3 Billion

	Name	Address	Units	Completion
	Residential			
1	101 Walnut	101 Walnut St	10	2007
2	1352 Lofts	1352 South St	72	2007
3	22 Front	22 S Front St	42	2007
4	2200 Arch Street	2200 Arch St	145	2007
5	4200 Pine Condominiums	42nd St & Pine St	28	2007
6	720 S 11th Street	720 S 11th St	14	2007
7	928 Race St	928 Race St	27	2007
8	Arch Street Exchange	1228 Arch St	35	2007
9	Aria	1419 Locust St	117	2007
10	The Artisan Phase 1	1412 Bainbridge St	17	2007
11	The Ayer	204 W Washington Sq	56	2007
12	Bank Building	421 Chestnut St	17	2007
13	Domus	3401 Chestnut St	295	2007
14	The Hub	40th St & Chestnut St	101	2007
15	Liberty Court At Society Hill	234 Lombard St	35	2007
16	Locust Point	2429 Locust St	110	2007
17	Lofts @ 1234	1234 Hamilton St	12	2007
18	Lofts at Loganview	1666 Callowhill St	108	2007
19	Lucky Garden	1104 Buttonwood St	50	2007
20	Metro Lofts	314 Brown St	17	2007
21	The National at Old City	109 N 2nd St	154	2007
22	Naval Square phase 1	2420 Grays Ferry Ave	345	2007
23	Old City Mercantile	20 N Front St	35	2008
24	The Packard Grande	1428 Chestnut St	153	2007
25	The Pearl	815 Arch St	90	2007
26	Race Street Residence	33rd St & Race St	121	2007
27	Residences at 1401 Walnut	1401 Walnut St	36	2007
28	Residences at Two Liberty Place	1650 Chestnut St	122	2008
29	Riverwest Condominiums	2101 Chestnut St	400	2007
30	Spring Arts Point Phase 1	621 N 10th St	26	2007
31	Symphony House	400 S Broad St	163	2007
32	The Sedgeley at Spring Garden	1904 Spring Garden St	16	2008
33	Western Union Building	1101 Locust St	95	2008
34	The White Building Condominiums	1130 Chestnut St	24	2007
35	444 N 4th St Lofts	444 N 4th St	150	2007
36	950Mode	950 N 3rd St	28	2008
37	Cu257	257 N 2nd St	10	2008
38	Essex	300 N 3rd St	18	2008
39	Two Hancock Square	1101 N 2nd St	156	2008
40	Le 22	211 Brown St	22	2008
41	The Murano	2101 Market St	302	2008
42	National phase 2	109 N 2nd St	63	2010
43	Parc Rittenhouse	225 S 18th St	266	2008
44	Penn's Pointe	125 Ellsworth St	18	2008
45	The Plaza at Enterprise Heights	46th St & Market St	213	2008
46	Radian Student Housing	39th St & Walnut St	179	2008
47	The Residences at the Ritz-Carlton	1414 South Penn Sq	294	2008
48	10 Rittenhouse Square	1811 Walnut St	140	2009
49	1706 Rittenhouse Square	1706 Rittenhouse Sq	29	2009
50	The Marine Club	1100 S Broad St	295	2009
51	Waterfront Square phase 2	921 N Delaware Ave	179	2009
52	Parkway 22	501 N 22nd St	254	2012
53	Skypark Condominiums	1112 N 3rd St	10	2008
54	1530 Chestnut	1530 Chestnut St	45	2007
55	1824-30 Callowhill Street	1824 Callowhill St	10	2008
56	2400 South St	2400 South St	182	2010
57	Nouveau	122 New St	16	2008
58	Carriages on Green	1600 Green St	10	2008
59	Cherry Street West	139 N 23rd St	43	n/a
60	Customs House Condominiums	6 Strawberry St	16	2008
61	Dorrance Court	1000 S Dorrance St	23	n/a
62	The Towns at Kimball	1902 Kimball St	15	2008
63	Trump Tower Philadelphia	709 Penn St	225	2010
64	The American Loft	717 N American St	40	2008
65	School District Admin. Bldg.	230 N 21st St	90	n/a
	Academic			
1	The Philadelphia School Expansion	2501 South St		2008
2	Independence Charter School	1600 Lombard St		2008
3	Annenberg Public Policy Center	36th St & Walnut St		2009
4	Wellness Center	33rd St & Market St		2009
5	Armory Athletic Center	32nd St & Lancaster St		n/a
	Arts & Cultural			
1	P. M. A. Perelman Building	2501 Fairmount Ave		2007
2	Skyline Performing Arts Center	313 S Broad St		2008
3	Suzanne Roberts Theater	402 S Broad St		2007
4	Barnes Foundation	21st St & Ben Franklin Pkwy		2010
5	Natl. Mus. of Amer. Jewish History	101 S Independence Mall E		2010
6	Free Library Expansion	1901 Vine St		2010
7	P. M. A. Expansion	N 25th St & Pennsylvania Ave		2009, 2014
8	PA Ballet Rehearsal Facility	323 N Broad St		n/a
	Gaming			
1	Foxwoods Casino	Reed St & S Columbus Blvd		2009
2	SugarHouse Casino	N Delaware Ave & Shackamaxon St		2009
	Hospitality			
1	Four Points by Sheraton	1201 Race St		2008
2	Hotel Palomar	117 S 17th St		2009
3	PA Convention Center Expansion	141 N Broad St		2011
4	Le Méridien	1421 Arch St		2009
	Office			
1	Comcast Center	1701 John F Kennedy Blvd		2008
2	3711 Market	3711 Market St		2008
3	Science Center Expansion phase 2	Market Street		n/a

* 10 units or more.

Current Development* in Center City & University City from 2007 on, Over $12.3 Billion



Name	Address	Completion
Medical		
1 Jefferson Hospital Hamilton Bldg.	1000 Locust St	2007
2 Perelman Advanced Med. Center	Civic Center Blvd	2008
3 Penn Institute for Rehabilitation	1800 Lombard St	2008
4 Roberts Proton Therapy Center	Civic Center Blvd	2009
5 Children's Hospital Expansion	34th St & Civic Center Blvd	2010

Name	Address	Completion
Mixed Use		
1 The Vine	1601 Vine St	2010
2 1441 Chestnut	1441 Chestnut St	2009
3 W Hotel and Residences	1200 Arch St	2010
4 Cira Centre South	Postal Lands	2011
5 Penn Connects	Postal Lands	2037
6 American Commerce Center	1800 Arch St	2012

** 10 units or more.*

ACKNOWLEDGEMENTS

INFORMATION SOURCES

Academy of Natural Sciences
The Adrienne
Aetna
African American Museum in Philadelphia
American Hospital Directory
AMTRAK
Arden Theatre
Art Institute of Philadelphia
Atwater Kent Museum
The Barnes Foundation
Board of Revision of Taxes
Bureau of Labor Statistics
Center City District
Central Philadelphia Development Corporation
Colliers International
Community College of Philadelphia
The Council for Community and Economic Research
Curtis Institute of Music
Cushman & Wakefield, Inc.
D.K. Shifflet & Associates, Ltd.
Drexel University
Dun & Bradstreet
Eastern State Penitentiary
Eshelman & Townsend
ESRI
Fairmount Park Commission
FDIC
Federal Reserve Bank of Philadelphia
Franklin Institute
Global Insight
Grand Lodge of Pennsylvania
Greater Philadelphia Cultural Alliance
Greater Philadelphia Film Office
Greater Philadelphia Tourism Marketing Corporation
Grubb & Ellis
Independence Blue Cross
Independence Seaport Museum
Independence Visitor Center Corporation
JNA Institute of Culinary Arts
Joel Katz Design Associates
Kevin C. Gillen, Ph.D.
Kimmel Center, Inc.
Loews Philadelphia Hotel
Marcus & Millichap Research Services
Moore College of Art and Design
Mütter Museum
National Constitution Center
National Historical Geographic Information System
National Institutes of Health
National Liberty Museum
National Museum of American Jewish History
National Park Service
NJ Transit
PATCO
Peirce College
Pennsylvania Academy of the Fine Arts
Pennsylvania Ballet
Pennsylvania Convention Center Authority
Pennsylvania Department of Education
Pennsylvania Healthcare Cost Containment Council
Pennsylvania Hospital
Peter Nero & The Philly Pops
Philadelphia Business Journal
Philadelphia Chamber Music Society
Philadelphia City Planning Commission
Philadelphia Community Court
Philadelphia Convention & Visitors Bureau
Philadelphia Department of Public Health
Philadelphia Department of Recreation
Philadelphia Department of Revenue
Philadelphia Department of Streets
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Philadelphia Live Arts Festival & Philly Fringe
Philadelphia Museum of Art
Philadelphia Orchestra
Philadelphia Parking Authority
Philadelphia Police Department
Philadelphia Theatre Company
Philadelphia Zoo
PKF Consulting
Please Touch Museum
Prince Music Theater
The Print Center
Real Capital Advisors
RealtyTrac, Inc.
Rosenbach Museum & Library
SEPTA
Smith Travel Research
Strayer University
Studley
Temple University
Thomas Jefferson University
United Healthcare
University of Pennsylvania
University of Pennsylvania Museum of Archaeology & Anthropology
University of the Arts
U.S. Census
U.S. Mint
USASpending.gov
Walnut Street Theatre
The Wallace Foundation
Wilma Theater
Wills Eye Hospital

2007 CPDC/CCD SURVEYS

Customer Satisfaction Survey
Restaurant Week Diner Survey
Restaurant Week Participant Survey
Retail Occupancy Survey

CPDC/CCD PUBLICATIONS

Sidewalk Café Report, CCD/CPDC, 2007

A complete list of CCD and CPDC publications is available at www.CenterCityPhila.org. For more information, call 215.440.5500 or email info@CenterCityPhila.org.

COVER IMAGES

Front cover, from left,
Amy Yenchik, R. Bradley Maule, J. B. Abbott, Jason Smith for GPTMC
Back cover, from left,
Paul Levy, B. Krist for GPTMC, J.B. Abbott, J.B. Abbott

For errata visit:
www.CenterCityPhila.org/socc

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