



W/Element Hotel | Philly By Drone

DEVELOPMENTS

Across Center City, 61 major projects, representing 21.5 million square feet in new development, were completed or underway between Fairmount and Washington avenues at the end of 2018, approximately \$7.1 billion in new investment downtown. More than half are mixed-use projects with a residential component; six are solely residential. Remaining projects include nine commercial/mixed-use developments, seven hospitality investments and six public space improvements with several other retail, education, and cultural developments.

Two high-profile commercial developments completed construction in 2018: the 1.8 million-square-foot Comcast Technology Center and Aramark's expansion into 2400 Market Street for their new headquarters. Comcast's 60-story tower, topped by a Four Season hotel on the upper floors, is now the tallest building in Philadelphia and marks the first major addition to the Center City skyline in over a decade. The next big addition is coming in 2019, in the form of the 51-story hotel opening in 2019 as a co-branded Element and Westin, which can have a significant impact revitalizing two blocks of West Chestnut Street, as well stimulating improvements to South 15th Street.

Since 2000, Center City's population has increased 22%, as millennials, empty nesters, and families with children have chosen to live close to work in the middle of an extraordinary range of dining, cultural and entertainment attractions. Developers have responded to this growing demand with townhouses, apartment towers, condominiums and major mixed-use projects that include an extensive selection of amenities. Notable examples are Lincoln Square, which brings 322 apartments and 100,000 square feet of retail to what had been a vacant lot for decades; East Market, which has added two towers with 502 apartments and 128,604 square feet of retail on East Market Street. This project will be joined by the 1.4 million-square-foot Fashion District Philadelphia, opening September 2019 with approximately 125 new establishments including dining, movie theaters, bowling and other entertainment options.

DEVELOPMENTS IN CENTER CITY, 2018

- Commercial/Mixed-Use
- Cultural
- Government & Nonprofit Institutions
- Health Care & Education
- Hospitality
- Public Space
- Residential
- Residential/Mixed-Use
- Retail

Source: Developments Database 2018, Center City District



COMMERCIAL/MIXED-USE

1. 1301 Market
2. 23rd + Market
3. 2400 Market
4. 510 North Broad
5. Comcast Technology Center
6. Independence Collection
7. Stuebaker Building
8. The Hale Building
9. The Washington

CULTURAL

10. Philadelphia Museum of Art Expansion

GOVERNMENT & NONPROFIT INSTITUTIONS

11. The Free Library of Philadelphia Parkway Central Renovation

HEALTH CARE & EDUCATION

12. Thomas R. Kline Institute of Trial Advocacy

HOSPITALITY

13. Cambria Hotel & Suites
14. Fairfield Inn and Suites by Marriott
15. 1801 Vine Hotel
16. Hyatt Centric
17. Independence Visitor Center
18. Stephen Girard Building
19. W Hotel and Element by Westin

PUBLIC SPACE

20. 22nd and Market Memorial
21. Cherry Street Pier
22. Holocaust Memorial Park
23. John F. Kennedy Plaza/LOVE Park
24. Penn's Landing
25. Rail Park, Phase 1

RESIDENTIAL

26. 1 Dock Street
27. 2100 Hamilton
28. 401 Race
29. 709 Chestnut
30. Chocolate Factory
31. Dilworth House

RESIDENTIAL/MIXED-USE

32. 1300 Fairmount
33. 1401 Spruce
34. 142 North Broad
35. 1600 Callowhill
36. 2012 Chestnut
37. 218 Arch
38. 702 Sansom
39. 800-830 Vine Master Development
40. 900-934 Callowhill
41. 9th and Washington
42. Broad + Pine
43. East Market
44. Eastern Tower Community Center
45. Heid Building
46. Lincoln Square
47. Lits Tower
48. One Franklin Tower
49. Park Towne Place
50. Pier 34/35 South
51. River Walk
52. Royal Theater
53. SLS LUX Philadelphia Hotel & Residences

54. SoNo
55. The Alexander
56. The Curtis
57. The Hamilton
58. The Harper
59. The Laurel
60. The National

RETAIL

61. Fashion District Philadelphia