



INSIDE THIS ISSUE

- 1 State of Center City 2019
- 4 CCD 2019 Budget Details
- 5 CCD Honors Employees at Awards Breakfast
- 6 More to Enjoy at Sister Cities Park
- 8 Green and Clean in Center City
- 9 Spring & Summer in CCD Parks
- 10 Homeless Outreach Teams Return to Center City
- 11 Now Available: *State of Center City 2019*

CENTER CITY Digest

Philly by Drone

State of Center City 2019

Philadelphia is enjoying the longest period of economic expansion since the end of the Second World War, adding jobs every year since 2009 – 71,100 in total. The 15,400 jobs that Philadelphia added in 2018 represents the city's biggest one-year gain since the Bureau of Labor Statistics began tabulating statistics in 1969.

A DIVERSIFIED CENTER FOR EMPLOYMENT:

Center City is a prime driver of Philadelphia's economy, holding 42% of city jobs. Positioned at the center of a multimodal regional system, consisting of 13 rail lines, three rapid transit lines, five trolley lines and 29 bus routes, transit brings nearly 300,000 passengers downtown every weekday.

Public transit makes downtown density possible and enables more than 1 million residents of the city and surrounding

counties to live within one mile of a rail station, connecting them to Center City's employers, restaurants, retailers, healthcare services, and arts and cultural institutions. Center City is also served well by a regional highway network, connecting seamlessly to the major routes on the Interstate system. Our international airport is just 15 minutes away.

Diversification is the defining strength of downtown's economy. Professional, business and financial services, real estate and information – prime office-using industries – provide 40%, 121,300 of downtown's jobs. The completion of the 1.8 million-square-foot Comcast Technology Center and Aramark's 600,000-square-foot expansion at 2400 Market Street pushed Center City's office inventory up to an historic high of 43.5 million square feet.

Education and health services, the largest sector citywide, is the second largest sector downtown, accounting for 20% of downtown's jobs – 61,000 in total. Thomas Jefferson University remains Center City's largest employer with 14,040 employees. Penn Medicine, Drexel University and Children's Hospital of Philadelphia (CHOP), anchors of the University City economy, have been steadily migrating toward the Schuylkill River, increasing their presence downtown, leasing both office and medical space, and

in the case of CHOP, adding a major new building in Center City near the South Street Bridge. In fall 2017, Center City's 14 colleges and universities reported total enrollment of 33,913 students. Adjacent to Center City, an additional 78,341 students are enrolled at Drexel, Penn, Temple, and University of the



This article is adapted from the introduction to the *State of Center City 2019* report. For more, visit centercityphila.org/socc.

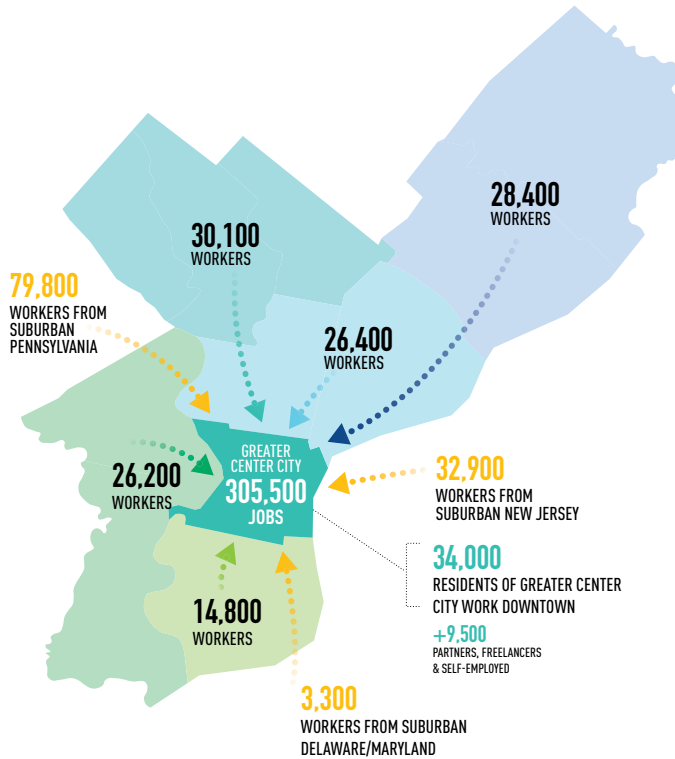
Sciences. Well-connected by multiple modes of transportation, thousands of these students live, shop and socialize downtown.

Major public and private hospitality investments of the last three decades (the Pennsylvania Convention Center, dozens of new hotels, visitor and cultural destinations) have established Philadelphia as a highly competitive meeting and tourist destination. Promoted by sustained advertising and marketing campaigns, conventions, trade shows, leisure, group and business travel combined to generate 3.5 million hotel room nights. This lifted Center City's 2018 hotel occupancy rate to a modern-day record of 79.6%, even as the room supply increased by 18%. As a result, Philadelphia added 17,400 hospitality jobs, an increase of 31% since 2009.

Center City attracted more than 18 million visitors from across the region and around the world to an extraordinary variety of arts and cultural activities in 2018. Center City features 354 museums, theaters, dance companies and other cultural organizations, placing third behind New York City and Washington, D.C. in the number of arts and cultural institutions downtown, surpassing Boston, Chicago, San Francisco and Seattle.

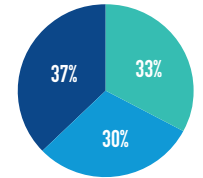
While Center City is feeling the pressures affecting retailers nationwide, occupancy on the prime retail corridors of Walnut and Chestnut streets from Broad to 20th streets is a healthy 94.6%. It has been sustained by Center City's workers, visitors, students and by a fast-growing, downtown residential population. Strong demand is supporting

NUMBER OF NEIGHBORHOOD AND REGIONAL RESIDENTS WHO WORK DOWNTOWN



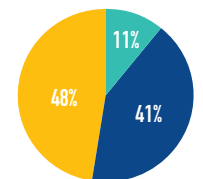
Source: U.S. Census Bureau, Local Employment-Household Dynamics, 2015, Bureau of Labor Statistics, Current Employment Statistics 2018, CCD Estimates

GREATER CENTER CITY JOBS BY EDUCATION LEVEL



33% HIGH SCHOOL OR LESS
30% SOME COLLEGE/ASSOCIATE
37% BACHELOR'S DEGREE OR MORE

WHERE DOWNTOWN WORKERS LIVE



11% GREATER CENTER CITY
41% ELSEWHERE IN PHILADELPHIA
48% OUTSIDE PHILADELPHIA

Source: U.S. Census Bureau, Local Employment-Household Dynamics, 2015

more than 1.4 million square feet of retail under construction, as development surges east of Broad Street.

While new restaurants and dining districts continue to emerge in surrounding neighborhoods, Center City remains the epicenter with 468 full-service restaurants

between Vine and South streets, river to river. Entertainment, leisure, hospitality, restaurants and retail now provide 16% of Center City's jobs.

AN INCLUSIVE PLACE OF OPPORTUNITY:

Diverse employment sectors reinforce each other. Together with public sector employment, they provide 305,500 wage and salaried positions downtown; 9,500 more individuals are compensated as partners, self-employed, or work freelance.

Downtown is a highly inclusive place of opportunity for residents of all neighborhoods in the city: 33% of Center City's jobs require only a high-school diploma; 30% require an associates' degree; 37% require a bachelor's degree or higher. Because these diverse job offerings are made accessible by SEPTA, an average of 25% of the working residents from every neighborhood in Philadelphia earn their livelihood downtown; another 5% work in University City.

Outside of Center City residential neighborhoods, only 10% of neighborhood residents work within their own neighborhood; but 40% reverse commute to the suburbs, so more job growth at the center of our

AVERAGE ANNUAL GROWTH BY INDUSTRY, 2009-2018

	PHILADELPHIA	PHILADELPHIA MSA	LARGE US CITIES AVERAGE*	US NATIONAL AVERAGE
Leisure and Hospitality	3.0%	2.4%	3.3%	2.5%
Mining, Logging and Construction	2.5%	1.1%	2.7%	2.0%
Professional and Business Services	2.4%	1.4%	3.2%	2.6%
Education and Health Services	2.0%	2.1%	2.8%	2.1%
Wholesale, Transportation, and Utilities	0.9%	-0.8%	2.0%	1.5%
Retail Trade	0.8%	0.8%	1.5%	1.0%
Other Services	0.7%	0.3%	1.4%	1.0%
Information	-0.4%	-1.2%	2.1%	0.1%
Financial Activities	-0.6%	0.5%	1.6%	1.0%
Manufacturing	-2.8%	1.4%	0.6%	0.8%

*This includes the 26 largest cities, with size determined by the number of jobs.

Source: Bureau of Labor Statistics, Current Employment Statistics

transportation system is the most effective way to create the most accessible jobs. Currently, Center City is a place of employment for 126,000 neighborhood residents and 34,000 Center City residents; in total 160,000 downtown jobs (52.5%) are held by city residents.

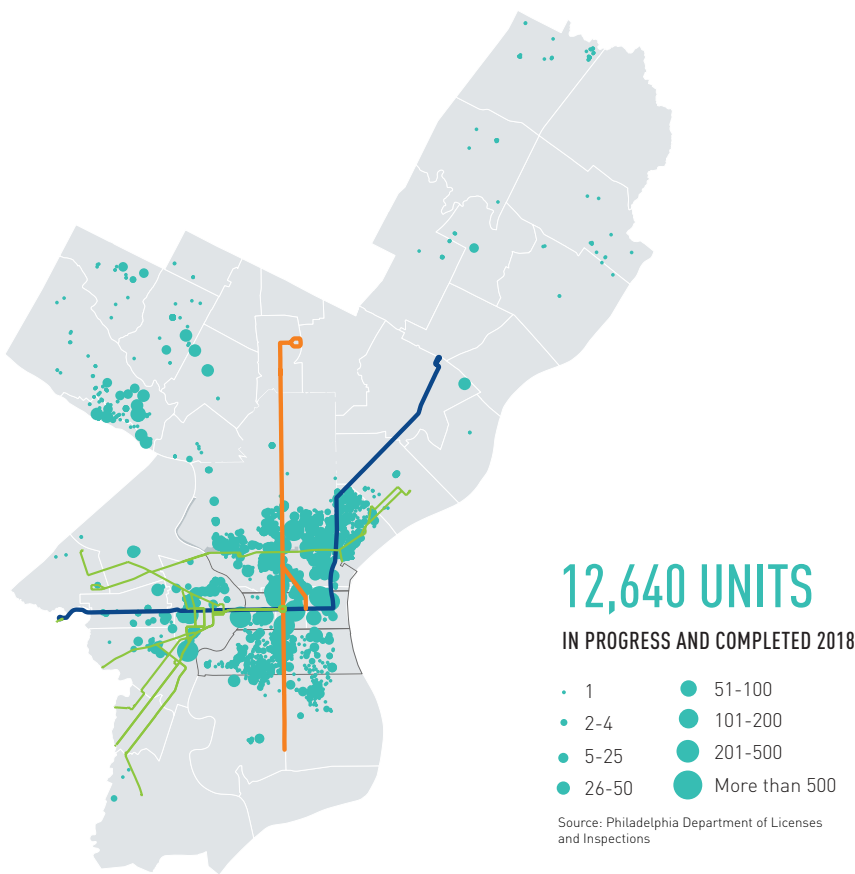
FASTEST GROWING RESIDENTIAL AREA:

Greater Center City has capitalized on the growing national preference for diverse, walkable, live-work neighborhoods. It has become the fastest growing section of Philadelphia with an estimated 193,000 residents in 2018 – up 22% since 2000. Strong employment growth and positive demographic trends spurred the construction of 26,195 new housing units since 2000, including a record 2,810 in 2018. In the core, between Vine and Pine streets, population growth has been even more pronounced, up 34% in the last 18 years, as older office buildings and warehouses were converted to residential use and new apartment and condominium towers have risen on former parking lots. Single-family development steadily outpaced condominium construction in 2018, accounting for 13% of new supply; 96% of those units were developed in the extended neighborhoods, where available vacant land, parking lots, industrial and warehouse sites are being converted into housing. However, even in these extended neighborhoods, apartments account for 57% of all new supply.

Since 2010, Philadelphia has added an average of 7,900 new jobs each year, highly concentrated in Center City and University City. The appeal of living within walking distance of the city’s two largest employment nodes has enabled Philadelphia to expand from a 3% share of regional housing permits in the 1990s to a 25% share in the last decade, with 81% of new units built in or adjacent to Greater Center City.

As demand for live-work, amenity-rich settings has increased, rents and sales prices in Greater Center City have risen. Retired empty nesters, as well as those who continue to work downtown, are moving back from the suburbs. Families with children “graduate” from apartments into rowhouses in surrounding areas. These trends have accelerated the reinvestment process that began in the 1960s, as rising prices in the core create a market for moderately priced housing at the edges. This has steadily expanded the boundaries of the residential downtown into

HOUSING UNITS IN PROGRESS AND COMPLETED, 2018



neighborhoods that experienced significant depopulation from the loss of more than 200,000 manufacturing jobs in the 1970s and 1980s. The map above shows both units completed in 2018 and those currently in progress. It graphically depicts how residential development continues to radiate out from Center City, facilitated by the Market-Frankford and Broad Street lines that connect these communities to the job centers of Center City and the campuses of University City and Temple University. This zone of reinvestment comprises just 17% of the city’s geography.

EXPANDING AFFORDABLE HOUSING:

In neighborhoods where new investment is occurring, there are 119 properties with 10,959 units of affordable housing in close proximity to employment in Center City and University City. Citywide, there are 33,339 units of publicly assisted, affordable housing. Neighborhoods across the city contain a large inventory of privately owned, affordable, intact or moderately deteriorated properties. However, too many of these units require substantial repairs and too few residents in these communities have incomes sufficient

to support the costs of renovating them as owners or renters. As a result, there are more than 223,000 cost-burdened households, who are paying well in excess of 30% of their income on housing.

Another 100,000 households making less than \$50,000 per year are not severely cost-burdened, living in “naturally occurring” affordable housing that they own or rent on the private market. For the near future, there is a compelling need for the city to find creative ways to finance affordable housing without stifling the growth of market rate housing. Long term, the most effective solution remains raising neighborhood incomes through more dynamic citywide job growth, through improved education and the training that prepares residents for 21st-century jobs.

Adapted from the introduction to State of Center City 2019. See page 11 for more details.

Paul R. Levy
President
plevy@centercityphila.org

CCD 2019 Budget Details

The top 15 properties pay 22% of total program cost, with an average charge of

\$380,559

The top 200 properties pay 80% of total program cost, with an average charge of

\$101,923

The typical Market Street West office building pays

\$231,881

The average hotel pays

\$101,925

The average Chestnut Street property pays

\$12,550

The average Walnut Street property pays

\$8,475

The average commercial property pays

\$15,456

The average retail property pays

\$2,984

The average residential property charge is

\$288

The average for all property types is

\$4,514

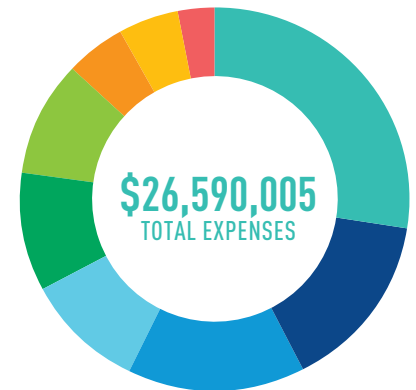
WHERE THE MONEY COMES FROM

- 89% ASSESSMENT REVENUE
- 7% PARKS & PLAZAS INCOME
- 3% FEE FOR SERVICE
- 1% INTEREST, GRANTS & OTHER REVENUE
- <1% EXEMPT PROPERTY CONTRIBUTIONS



WHERE THE MONEY GOES

- 28% CLEANING OPERATIONS
- 15% PUBLIC SAFETY
- 15% PARKS
- 10% STREETSCAPES
- 10% MARKETING & COMMUNICATIONS
- 10% ADMINISTRATIVE
- 5% DEBT SERVICE
- 5% DEPRECIATION & AMORTIZATION
- 3% DEVELOPMENT, PLANNING & RESEARCH



TOP 10 PROPERTIES BY BILLING AMOUNT IN 2019

RANK	PROPERTY NAME	2019 BILLING AMOUNT
1	Comcast Center	\$531,561.62
2	Mellon Bank Center	\$521,436.20
3	Centre Square	\$519,328.81
4	One Liberty Place	\$466,516.83
5	Comcast Technology Center	\$412,783.54
6	One Commerce Square	\$394,404.97
7	401 North Broad Street	\$375,338.10
8	Two Commerce Square	\$374,190.68
9	Philadelphia Marriott Hotel	\$373,335.13
10	1717 Arch Street	\$350,058.66
TOTAL		\$4,318,954.54

CCD Honors Employees at Awards Breakfast



Melvin Epps

On March 23 at The Bellevue Hotel, the Center City District held its annual “thank you” and anniversary breakfast for all of its Community Service Representatives (CSRs), sidewalk cleaners, office staff and Philadelphia police officers assigned to the CCD substation.

CCD President Paul R. Levy expressed his appreciation to the entire staff for their commitment and presented awards to 34 CSRs, cleaners, police officers and administrative employees recognized for 5, 10, 15, 20, and 25 years of service. He also noted that the unwavering support of thousands of property owners and businesses, who value the work of CCD’s on-street staff, has enabled the CCD to be reapproved seven times in the last 28 years.

Also speaking at the breakfast was Philadelphia Convention & Visitors Bureau (PHLCVB) President and CEO Julie Coker Graham, who thanked the CSRs and cleaning teams for making Center City a welcoming and attractive destination for the 1.4 million visitors who come to Philadelphia each year.

Fashion District Philadelphia’s Robb Parker expressed gratitude to CCD for its work to keep the sidewalks of East Market Street attractive for shoppers and businesses along the burgeoning retail corridor, and told them to get ready for an exciting official grand opening of the Fashion District in September.

2019 YEARS OF SERVICE AWARDEES

25-YEAR AWARDEES

Maintenance
Kenneth Adams
Michael Brown
Sean Clay
Rance Legg
Ronald Wallace
Tyrone Wilson

Police
P/O John Binns

CSR
John Roberts

20-YEAR AWARDEES

Maintenance
Wade Jackson

Police
P/O Renaldo Couce

CSR
Dionne Johnson

Admin
Mayra Diaz
Toni Nazzario
Philis Williams

15-YEAR AWARDEES

Maintenance
Joseph Clayberger
Robert Williams

Police
P/O T. Nong Lo
P/O James Owens
P/O Steven Mercado

CSR
Mgr. Timothy Lilly

10-YEAR AWARDEES

Maintenance
Axel Reyes

Police
P/O Francis Rafferty

5-YEAR AWARDEES

Maintenance
Tyrell Bennett
Jonathan Cothran
George Graves
Michael Josey
Severino Vazquez
Kairi Lee
Thomas Middleton

Police
Lt. James Gallagher

CSR
Chanyse Robinson

Admin
Larry Hames
Garrett Hincken
Robert Nicol



Melvin Epps



Melvin Epps



More to enjoy at Sister Cities Park

The Center City District Foundation supports CCD programs and is the charity of choice for those who seek to sustain and enhance downtown Philadelphia's vitality, economy and attractiveness.

Sister Cities Park is undergoing some exciting changes that both parents and children will enjoy. The redesigned Sister Cities Café has undergone a makeover that includes updated furniture, a new layout and a revamped menu featuring a great selection of kid-friendly foods. The Boat Pond and Earth Fountain are now open for the season, welcoming children from around the city and across the region to play.

And there's more to come! Due to the growing popularity of Sister Cities Park, Center City District is adding even more play opportunities for children in the Discovery Garden. From a giant climbing net and hiding huts to water pumps and sluice gates, there will be more

options for social and active play while retaining the intimate feel of the park and lawn.

The Center City District Foundation is currently seeking donations and support for the Discovery Garden expansion. To contribute, use the enclosed envelope or make your gift online at supportccdf.org/sistercities.



TO LEARN HOW YOU CAN CONTRIBUTE, VISIT [SUPPORTCCDF.ORG/SISTERCITIES](https://supportccdf.org/sistercities) OR CONTACT KATIE ANDREWS, DIRECTOR OF DEVELOPMENT, AT [KANDREWS@CENTERCITYPHILA.ORG](mailto:kandrews@centercityphila.org)

PULSE IN DILWORTH PARK

Dilworth Park is back in warm-weather mode, and that means *Pulse* is back in action. This first phase of Janet Echelman’s interactive public artwork became an instant hit with the public when it debuted last fall. Embedded in the park’s fountain, *Pulse* uses colorful mist to trace the moving SEPTA trains below. For more on *Pulse* and how you can help us complete the work, visit supportccdf.org/pulse.



Jeff Fusco

Green and Clean in Center City



James B. Abbott

CCD deploys 147 uniformed sidewalk cleaners and supervisors in two overlapping shifts seven days a week, sweeping litter manually and mechanically, no less than three times per day from each sidewalk in the district. The first CCD cleaners appear on the street at 6 a.m., with crews working in prime retail and entertainment areas until 7:30 p.m. in warm weather months and until 5:30 p.m. in winter. Five pressure-washing crews (up from four last year) remove stains and grime from sidewalks in warm weather months, Sunday through Thursday from 5 a.m. to 1:30 p.m.

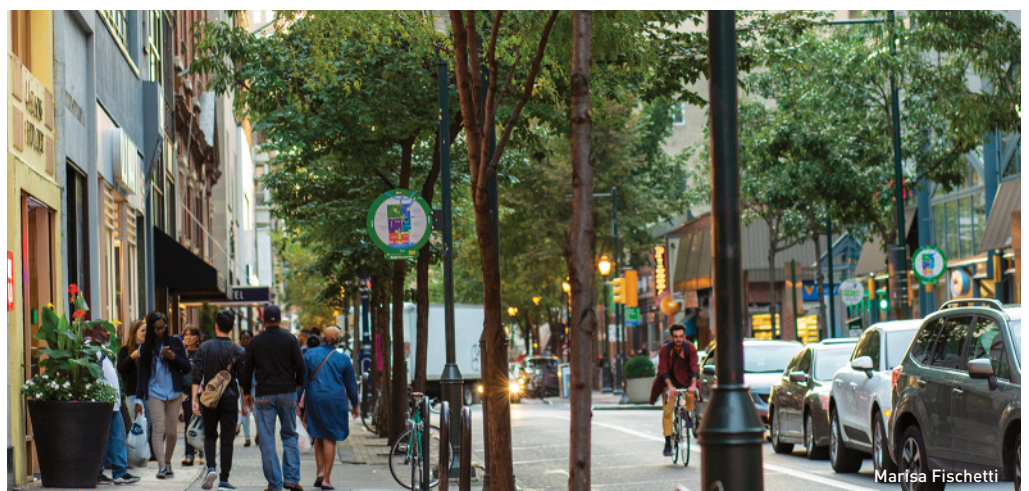
Crews also maintain all CCD parks, remove graffiti from the ground-floor façades of buildings in the district and scrape thousands of stickers, posters and tags from light poles, directional signs, and other street furniture including City-owned Big Belly trashcans and Philadelphia Parking Authority fare kiosks. Nearly two-thirds of respondents to CCD's 2018 Customer Satisfaction Survey rated Center City as "much cleaner" than other Philadelphia neighborhoods.

In January, the Center City District Foundation (CCDF) announced the launch of Plant Center City, an initiative to add 200 street trees in the central business district over the next two years. And we're already well on our way to that goal.

After an enthusiastic response for street tree requests, the first group of 40 trees are being planted in locations all around the central business district. The tree varieties being planted include hornbeam, willow oak, foster holly and elm.

It costs \$2,500 per tree – an average of either excavating a new trench and planting a new tree; or replacing a dead or damaged one; or maintaining CCD's current inventory of street trees through a schedule of routine pruning, watering, fertilization and pest management. Thanks to a generous challenge grant, donors can "adopt a tree" for only \$1,250 for the first 100 trees planted by CCD and have their contribution matched dollar-for-dollar.

For more about CCDF's Plant Center City initiative and how you can help us increase Center City's canopy of healthy street trees, visit supportccdf.org/plantcc



Marisa Fischetti

Center City District also maintains 711 trees, including 165 in CCD's four parks, and maintains 362 planters on-street and within CCD parks. In 2018 alone, CCD also planted 285 vines, shrubs and perennials and 4,250 bulbs in its parks, and repurposed nearly all of the plants in Dilworth Park's Wintergarden to enhance the springtime landscaping beds and planters at Cret Park, Collins Park and Sister Cities Park.

Spring & Summer in CCD Parks

Free fitness classes, free movies, free music, barbeque, crafts, cocktails – Center City District parks have something for everyone this season. Visit ccdparke.org for details and a calendar.

Interested in hosting an event at one of CCD's parks?

To find out about CCD park rentals, call 215.440.5507 or email rentals@centercityphila.org

DILWORTH PARK

JUNE 3-AUGUST 27

Rothman Orthopaedics presents
CENTER CITY FIT
Mondays & Tuesdays, 6-7 p.m.

JUNE 5-AUGUST 28

EFFEN presents
SIPS AT DILWORTH PARK
Wednesdays, 5-7 p.m.

JUNE 5-JULY 25

PNC presents
LIVE @ LUNCH
Wednesdays & Thursdays,
noon-1:30 p.m.
(except July 4)

JUNE 7-JULY 12

FRIDAY NIGHT LIVE
Fridays, 5-8 p.m.

JUNE 19-JUNE 23

ALL-AMERICAN COOKOUT
Wednesday-Friday, 5-9 p.m.
Saturday, noon-8 p.m.
Sunday, noon-6 p.m.

JUNE 22-JUNE 23

FINE ART & CRAFT FAIR
Saturday, noon-8 p.m.
Sunday, noon-6 p.m.

JULY 19-AUGUST 23

TD Bank presents
PICTURES IN THE PARK
Fridays, 8:30-11 p.m.

SISTER CITIES PARK

JUNE 3-AUGUST 21

PARKWAY PALS
Mondays – Wednesdays,
10:30 a.m.-1:30 p.m.

JUNE 5-AUGUST 28

SIPS AT SISTER CITIES PARK
Wednesdays, 5-7 p.m.

JUNE 6-AUGUST 29

LIVE AT SISTER CITIES PARK
Thursdays, 5-8 p.m.
(except July 4)



CRET PARK

JUNE 5-AUGUST 28

SIPS AT CRET PARK
Wednesdays, 5-7 p.m.

JOHN F. COLLINS PARK

JUNE 6-AUGUST 30

WINE GARDEN
Thursdays & Fridays, 4-9 p.m.



Matt Stanley



Marisa Fischetti



Matt Stanley

Homeless Outreach Teams Return to Center City



Melvin Epps

Teams from CCD, Project Home and police have resumed daily homeless outreach efforts throughout Center City, urging people living on the streets to accept services. The outreach teams resumed their work on April 22, after a weeklong training session, with the number of social service workers from Project Home doubled and with one police officer assigned to each team, as opposed to two in 2018. This enables teams to cover the entire footprint of the Center City District with one team covering west of Broad Street and the other covering east of Broad and working simultaneously from 10 a.m. to 6 p.m.

Funded and launched by the CCD and implemented in partnership with Project Home, the Philadelphia Police Department and the city's Department of Behavioral

Health, the 2018 pilot program ran from April 23 to November 16. During that time, combined teams of social service outreach workers from Project Home, CCD's specially trained Community Service Representatives (CSRs) and members of the Police Department's Homeless Service Detail worked together five days a week, consistently engaging those on the sidewalks of Center City and encouraging 134 people to come off the street and enter social service, mental health and housing programs.

On average, in 2018 the teams engaged with 40 homeless individuals and panhandlers each day. In 2019, the numbers engaged daily should double, thus increasing the likely success rate for people to come off the street.

The outreach team members will continue to meet weekly with the administrators of the program and service providers to coordinate follow-up for those who receive placement to help prevent their return to the streets, and to discuss strategies for reaching those on the street who are resistant to accepting help.

YOU CAN SUPPORT THE 2019 OUTREACH EFFORT WITH A TAX DEDUCTIBLE CONTRIBUTION TO THE CENTER CITY DISTRICT FOUNDATION. FOR MORE, VISIT SUPPORTCCDF.ORG OR CONTACT KATIE ANDREWS AT 215.440.5529

Now Available: State of Center City 2019



State of Center City 2019, a 72-page report prepared by the staff of Center City District (CCD) and Central Philadelphia Development Corporation (CPDC), distills a wealth of up-to-the-minute data from city, state and federal agencies; a wide range of local organizations and businesses; and CCD's own in-depth data analysis. The report examines Greater Center City's progress and strengths, benchmarks our strengths and weaknesses against other cities, candidly highlights our shortcomings, and makes recommendations to address the policy challenges necessary to make growth more expansive and inclusive for all Philadelphians.

The report was distributed to attendees of the April 23 meeting of the CPDC, with a summary and presentation by CCD President **Paul R. Levy**, and a discussion with SEPTA Chairman **Pasquale T. (Pat) Deon Sr.** and City of Philadelphia First Deputy Commerce Director **Sylvie Gallier Howard**.

To read or download *State of Center City 2019* in full or by chapter, visit centercityphila.org/socc

Two more new reports from CCD:



In 2018, 2,810 new housing units were completed in Greater Center City – the largest number since the Center City District began tracking the market almost 25 years ago. Philadelphia's downtown continues to facilitate good favorable employment and demographic trends that make it the nation's growing residential sector of the city. The 2018 data for Philadelphia added since 2010 are highly concentrated in Center City and Greater City. An ongoing preference among the nation's largest city centers to build new units, relative to the rest of the nation, has allowed Philadelphia to expand from a 2% share of regional housing permits in the 1980s to a 20% share in the last decade, with 91% of new units built or subject to Greater Center City. The clustering of residential development around the city's two major employment nodes is generally consistent (Figure 1).

The downtown narrative is a prominent, though far from dominant, part of the housing story in Philadelphia. It neither should be exaggerated, nor prompt over-reactions through local public policies that restrict growth, since it represents only 7% of the land area of the city. Many other sections of Philadelphia have

added housing permits without much new, outside investment, while other neighborhoods are still experiencing long-term disinvestment, deterioration and widening deficits. Compared to many peer cities, growth remains moderate, growth modest and redevelopment is slow in its geographic scope. Lower income families in Philadelphia face a major affordability challenge that is the primary to low income, rather than a reflection of high rates of sales taxes.

A RECORD, 2,810 NEW UNITS OF HOUSING WERE COMPLETED IN GREATER CENTER CITY IN 2018 AS PHILADELPHIA CONTINUES TO CAPITALIZE ON ECONOMIC AND DEMOGRAPHIC TRENDS THAT FAVOR THRIVING, MIXED-USE PLACES

Building Out From the Core: Housing Report 2019 explores the current state of residential development in Greater Center City and its adjacent neighborhoods, documents the impact of employment growth and demographic trends on recent development, and looks at affordability issues in a comparative context.



THE PROBLEM OF CONGESTION

On weekday afternoons in Center City, Chestnut and Walnut streets and many of the north-south streets in the core are often clogged with family morning traffic. Delivery trucks are parked in travel lanes, taxis, ride-sharing vehicles and private cars are idling idly, and mid-block street space is congested. An optimal turn priority, left-turn movements surge into the crosswalks, blocking crosswalks and crosswalks to pedestrians. They block the way through the street, forcing green light. Left-turn vehicles perform their destination routes, leaving a narrow lane of traffic. Chestnut and Walnut streets have been long-term. Motorists rarely turn left or right back over a morning pedestrian. As they wait for a chance to surge through, they obstruct traffic behind them looking to cross through the intersection. Almost a dedicated lane, left-turns are a challenging environment, where the narrow spaces between trucks and buses, cutting in front of, or idling stopped cars. Some pedestrians use the barrier of an idling parked truck to slip their feet back crossing and cut gap and suddenly in front of a moving bus.

THE CENTER CITY CONTEXT

All successful cities have congestion at some times and in some places. Philadelphia's challenges are compounded by DNA we inherit from William Penn's 1682 plan, one pattern remains compared with most North American cities. At the same time, this plan was not great Philadelphia's downtown a significant competitive edge. It creates the intimate feel and walkability that encourages tourism, ground-floor retail and cafes in commercial areas and fosters a sense of sociability in residential neighborhoods. But challenges emerge as transit streets like Arch, Chestnut, Race, Spruce and Walnut and most north-south streets, which are all best building line to building line, need to accommodate significant volumes of buses, trucks and automobiles in a carbay that is 20 to 25 feet in width. Typically these are divided into three lanes, with one parking/loading lane and two one-way travel lanes in residential areas.

In 1970, the development city established west from the Delaware River only to 7th Street. Today, 67% of William Penn's original street grid, the Street of Center City, remains. The rest is filled with buildings, 8% of land area is devoted to four planned public squares, plus some parks added in the past few decades. Somewhat ironic for another 192 acres, 14% of land area, allocating 17% to 262 acres for markets, the majority of which were originally designed to carry pedestrians, horses and horse-drawn carriages.

The revival in Center City in the last 25 years has contributed to the problem, bringing a greater density of development, taller office towers, more hotels, expanding health care and educational institutions, concentration of parking lots, other residential and office

Keep Philadelphia Moving examines Center City's growing traffic congestion, focusing on why it occurs, how it is (or isn't) currently being managed, and what Philadelphia can do differently to improve conditions.

CENTER CITY Digest

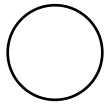


SPRING 2019

Center City Digest is a publication of the Center City District (CCD), a private-sector-sponsored municipal authority committed to providing supplemental services that make Philadelphia's downtown clean, safe and attractive; and of Central Philadelphia Development Corporation (CPDC), with more than 60 years of private-sector commitment to the revitalization of downtown Philadelphia.

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DISTRICT

EFFEN
VODKA