

Riverwalk 40 North 23rd Street | BeauMente Originals

# Developments

Even though the pandemic interrupted development activity in the early spring, Center City saw a substantial volume of new investments in 2020 and continued confidence in the downtown. By May, projects that were underway at the beginning of the year resumed construction, including the Laurel on Rittenhouse Square, Arthaus on South Broad Street, Riverwalk at 23rd and Arch streets, Thomas Jefferson's Specialty Care Pavilion on the 1100 block of Chestnut Street and the W Hotel/Element by Westin at 15th and Chestnut streets. Construction also commenced for a new headquarters for Morgan Lewis on West Market Street while several major new residential projects were announced.

Building upon a decade-long, sustained national economic expansion, 25 development projects representing an estimated \$3.4 billion investment were completed or in progress in Center City between Fairmount and Washington avenues, river to river in 2020. Another 40 projects with an estimated development value of \$3.6 billion were in the planning or proposal phase. More than half are mixed-use projects with a residential component and five are solely residential. Remaining projects include two commercial/mixed-use developments, three hospitality investments, three cultural and health care developments and one public space improvement.

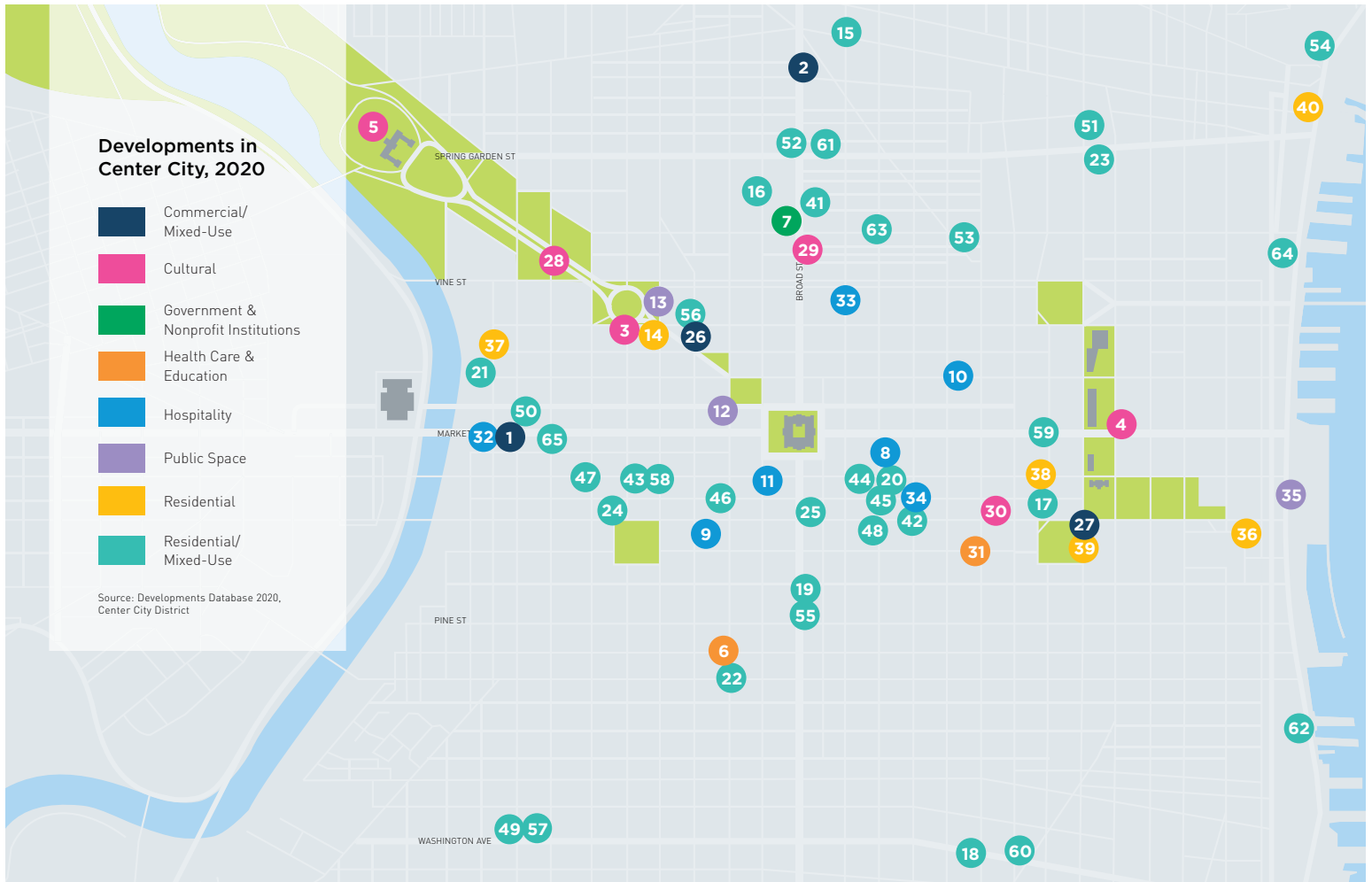
PMC Property Group's 2018 completion of 2400 Market, the new location of Aramark's headquarters, has spurred a number of projects on Market Street West. Although the pandemic halted construction for 42 days, Parkway Corporation broke ground on a new commercial mixed-use 18-story building that will house Morgan Lewis at 23rd and Market streets. Brandywine Realty Trust unveiled plans to develop a 23-story tower with office, residential and retail components on the 2100 block of Market if they secure an anchor tenant. These will be within a few blocks of Riverwalk, PMC's residential mixed-use development under construction along the Schuylkill River at the end of Arch Street.

East of Broad Street, National Real Estate Development delivered the Canopy by Hilton boutique hotel in the historic Stephen Girard Building in spring 2020. Work is underway on the final phase of the full-block development of Thomas Jefferson's Specialty Care Pavilion on the 1100 block of Chestnut Street. A number of developments North of Broad Street continue to transform the area adjacent to the Rail Park, including Toll Brothers' 368-unit residential mixed-use building near the park entrance at Broad and Noble.

Greater Center City's population has increased 29% since 2000, as millennials, empty nesters and families with children have chosen to live close to work and to an extraordinary variety 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. PMC's Riverwalk added not only 700 residential units, but also a two-level Giant Food Store, making it the largest grocery store in Center City. The Laurel, developed by Southern Land Company at Rittenhouse Square, and Arthaus, developed by Dranoff Properties on South Broad Street, both broke ground in 2019. Upon completion, The Laurel will be the tallest residential tower in the city. Southern Land Company also announced 308 new units of housing on Sansom Street.

Center City's success as a convention and tourist destination drove demand for additional hotel rooms downtown. Although the hospitality industry was effectively shut down by the pandemic, two hotels that opened in 2020 — The Canopy by Hilton and the Hyatt Centric — together added 570 rooms. In 2021, the dual-branded Element and W Hotel and the Mainstay/Ascend Hotel are bringing a combined 873 rooms to the market. Three new hotel developments announced in 2021 are indicators of confidence in the return of overnight leisure and business to the downtown.

In addition to the developments map on the following page, an interactive map and full-color pdf with renderings and descriptions are available at [www.centercityphila.org/developments](http://www.centercityphila.org/developments).



**Developments in Center City, 2020**

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

Source: Developments Database 2020, Center City District

**Projects Completed or Under Construction in 2020**

**Commercial/ Mixed-use**

- 1. 23rd & Market
- 2. The Studebaker Building

**Cultural**

- 3. Faith and Liberty Discovery Center
- 4. Academy of Natural Sciences at Drexel University
- 5. Philadelphia Museum of Art Expansion

**Health Care & Education**

- 6. Independence Charter School Expansion

**Government & Nonprofit Institutions**

- 7. Philadelphia Public Safety Building

**Hospitality**

- 8. Canopy by Hilton
- 9. Hyatt Centric
- 10. Mainstay/ Ascend Hotel
- 11. W Hotel & Element by Westin

**Public Space**

- 12. John F. Kennedy Plaza/LOVE Park
- 13. Sister Cities Park

**Residential**

- 14. The Terrace on 18th

**Residential/ Mixed-use**

- 15. 1300 Fairmount
- 16. 1520 Hamilton
- 17. 702 Sansom
- 18. 9th and Washington
- 19. Arthaus
- 20. East Market
- 21. Riverwalk
- 22. Royal Theater
- 23. SoNo
- 24. The Laurel
- 25. The Witherspoon Building

**Proposed Projects**

**Commercial/ Mixed-use**

- 26. 1709 Benjamin Franklin Parkway
- 27. The Washington

**Cultural**

- 28. Calder Philadelphia
- 29. Pennsylvania Ballet
- 30. Walnut Street Theatre

**Health Care & Education**

- 31. Caroline Kimmel Biomedical Building - Thomas Jefferson University

**Hospitality**

- 32. 2300 Market
- 33. AC Hotel by Marriott
- 34. Blue Ivy Hotel

**Public Space**

- 35. Penn's Landing

**Residential**

- 36. 1 Dock Street
- 37. 23rd & Cherry
- 38. 709 Chestnut
- 39. Dilworth House
- 40. Fishtown Village

**Residential/ Mixed-use**

- 41. Noble & Broad
- 42. 1101 Walnut
- 43. 113-121 S. 19th & 1822-24 Chestnut
- 44. 1208 Chestnut
- 45. 12th & Sansom
- 46. 1608 Sansom
- 46. 1776 Benjamin Franklin Parkway
- 47. 2012 Chestnut
- 48. 204 S 12th
- 49. 2201 Washington
- 50. 33 N 22nd

- 51. 501-539 Spring Garden
- 52. 510 N Broad
- 53. 900-934 Callowhill
- 54. 918-980 Delaware
- 55. Broad & Pine
- 56. Cathedral Place
- 57. Chocolate Factory
- 58. Freeman's Auction House
- 59. Lits Tower
- 60. Market House
- 61. Mural West
- 62. Pier 34/35 South
- 63. Quarters
- 64. Vine & Callowhill
- 65. 21st & Market