



CENTER CITY Digest

Accelerating Center City's Recovery

Center City is on the path to recovery. Sidewalks are once again animated with people, attaining 80% of pre-pandemic levels by the end of March. Parks are filled with children and people of all ages. One hundred and fourteen retailers and restaurants opened in 2020 and 2021; 51 more have or will open this year, bringing occupancy levels back to 80%. Arts and entertainment venues have reopened. Conventions, trade shows and leisure travelers have returned, filling hotel rooms and supporting restaurants. By the end of March, the number of non-resident workers back in their offices and walking on sidewalks had reached 51%. All these indicators are tracked in our monthly recovery reports.

But as the pandemic recedes, Philadelphia is rebounding more slowly than the region and nation. While our job loss is concentrated in lower-wage positions, professional, financial, educational and business services employment has also contracted. The absence of professionals, the reluctance of some to come back to their offices, could result in the permanent loss of many building maintenance, transportation, retail

and service jobs that rely on face-to-face interaction. Diminished on-street vitality can also weaken the appeal of Center City living.

You can help us do more to accelerate Philadelphia's recovery, to bring back jobs and restore a sense of safety and vibrancy to our streets. Hybrid work may be the norm for some for a while. But we must make Center City attractive to those eager to return to offices, cultural institutions and restaurants by addressing public safety concerns, quality of life challenges and self-inflicted barriers to competitiveness.

For the last two years, CCD kept all 148 of our on-street team members fully deployed, removing litter and graffiti, enhancing safety, providing directions and first aid. Our marketing teams promoted restaurants and retail, assisting with outdoor cafes. Four seasonal CCD Restaurant Week promotions provided a lifeline to challenged businesses. Center City District Sips is returning in June.

CCD animated Dilworth Park and Sister Cities Park with 80 arts, cultural and educational programs in partnership with

local institutions; we offered ice skating, roller skating and stunning holiday light shows – all of which drew visitors from every ZIP code in the city.

We expanded our homeless outreach partnership with Project HOME, helping 140 people come off the street last year. We upgraded landscaping on West Walnut Street and now deploy a uniformed, unarmed bike patrol throughout the downtown in close coordination with the Philadelphia Police,



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Matt Stanley

Matt Stanley

who have enhanced their foot patrol beats in Center City. In April we added a 3 p.m. to 11 p.m. bike shift for greater visibility during the evening rush hour and to provide additional coverage in entertainment areas and restaurant districts.

Many of these initiatives were made possible by generous contributions to the Center City District Foundation, supplementing programs funded by CCD assessments. While CCD can't replace all municipal services diminished by the pandemic and related fiscal challenges, you can help do more to accelerate recovery.

CCD also has several new physical enhancements in the pipeline, including:

- Landscaping bike lanes and sidewalks in the office district from 15th to 20th streets
- Enhancing the derelict entrance to Suburban Station on 16th Street in partnership with SEPTA
- Adding new outdoor amenities on Jewelers Row
- Upgrading lighting, landscaping and streetscape on the Avenue of the Arts
- Creating a permanent, yearlong lighting of the entire west façade of City Hall at Dilworth Park, expanding upon the successful holiday programming of the last four years.

You can choose to support existing programs that enhance safety, help the homeless come off the streets and connect with services, improve landscaping and expand programming in our parks. Or you can support new initiatives that will improve public spaces and raise our spirits to new levels.

Recovery won't happen on its own. But with your support, we can overcome challenges, restore vitality and safety on Center City sidewalks, connect those in need to shelter and services, animate our parks and restore jobs and opportunity for all Philadelphians.

Thirty-one years ago, we faced similar daunting challenges. But today we have many more positive assets and amenities to reactivate. We simply need the will, resources and leadership to do it again.

Please join us in the effort to accelerate Philadelphia's recovery. Use the enclosed envelope to make an impact today.

Paul R. Levy

President

plevy@centercityphila.org



BeauMonde Originals



Marisa Fischetti



BeauMonde Originals



Melvin Epps



To learn how you can contribute, visit supportccdf.org
Or contact Katie Andrews, Director of Development, at kandrews@centercityphila.org

CCD 2022 Budget Details

2022 Property Statistics

The top 15 properties pay 23% of total program cost, with an average charge of

\$428,749

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

\$111,126

The typical Market Street West office building pays

\$259,058

The average hotel pays

\$90,823

The average Chestnut Street commercial property pays

\$12,402

The average Walnut Street commercial property pays

\$8,926

The average commercial office property pays

\$16,842

The average retail property pays

\$3,244

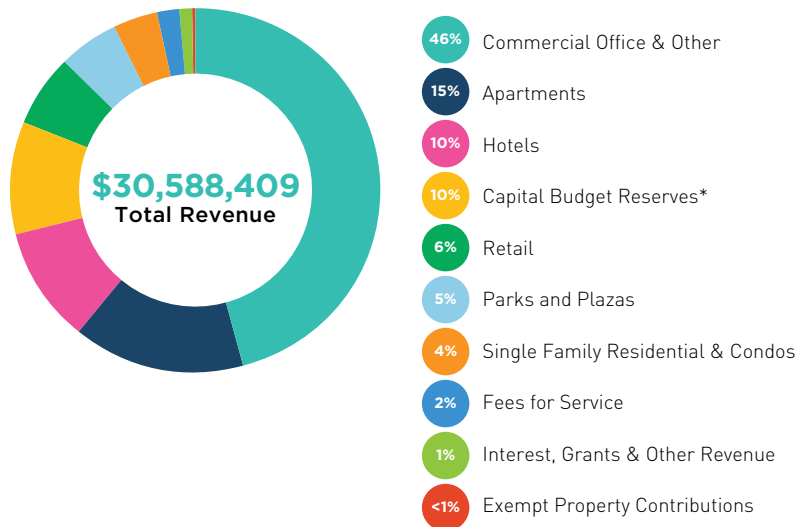
The average residential property charge is

\$321

The average for all property types is

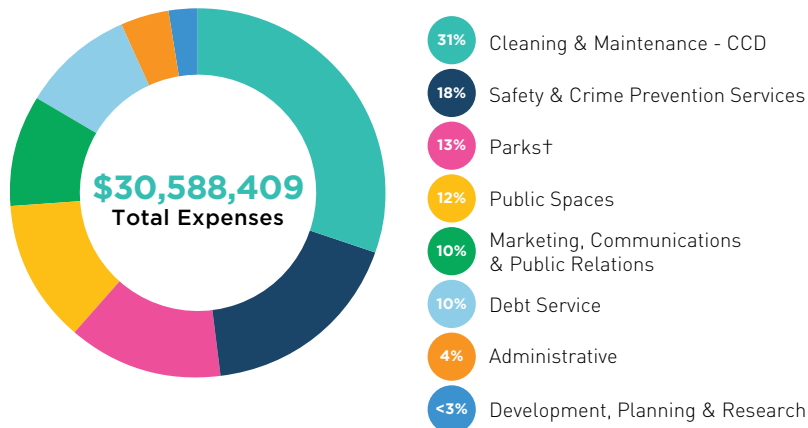
\$4,931

Where the Money Comes from



*The CCD board approved deferring a number of capital budget projects and transferring \$4.9 million in capital budget reserves to pay for additional operational expenses for enhanced cleaning, graffiti removal and public safety services and to cover any collection shortfalls due to the pandemic.

Where the Money Goes



†Approximately 41% of these expenses are expected to be covered by revenues raised within the parks.

Top 10 Properties by Billing

RANK	PROPERTY NAME	2022 BILLING AMOUNT
1	Comcast Center	\$584,526.40
2	Mellon Bank Center	\$573,406.05
3	Centre Square	\$569,679.46
4	One Liberty Place	\$532,490.70
5	Comcast Innovation Center	\$453,924.30
6	Independence Blue Cross - DiBona Building	\$452,675.53
7	One Commerce Square	\$433,713.97
8	Two Commerce Square	\$411,484.99
9	Marriott Hotel	\$407,518.22
10	401 North Broad Street	\$400,192.85
TOTAL		\$4,419,419.62



Matt Stanley



Marisa Fischetti



Marisa Fischetti

Center City in Bloom

Center City District's landscaping and horticulture staff has spent the cool-weather months setting the stage for what will be a stunning show in CCD-managed parks, sidewalks and planters throughout the downtown.

Springtime is extra special in Dilworth Park, Sister Cities Park, Cret Park, and John F.

Collins Park, thanks to tens of thousands of tulip bulbs and other flowering spring plants.

Dozens of large planters along West Walnut Street welcome shoppers with seasonal color, while street trees have been pruned and fertilized. Planters are also being refreshed on Market East, Jewelers Row and South Broad Street.

With the fountains back on, the Wintergarden at Dilworth Park has been dismantled and the lush Albert M. Greenfield Lawn is being reestablished for the spring and summer. Every year, our Wintergarden plants are moved to new homes in CCD parks and planters.



Dumpster Distress

In a number of Center City's small alleyways, it is not uncommon to find overflowing dumpsters. Beyond their unattractiveness and the negative impact to residents and visitors, poorly maintained and inadequately serviced dumpsters are also problematic from environmental and public health perspectives.

At a minimum, businesses should make sure their dumpsters are securely locked and that employees do not stack cardboard or trash outside the dumpster. When problem dumpsters cause repeated issues for nearby businesses and residents, submit a service request via the City's 311 line, or online

at phila.gov/documents/departments-of-streets-regulations, and a City sanitation enforcement officer should inspect the location and fine violators.

City regulations require dumpsters to be licensed and marked with identifying information about the owner and hauler. They are required to be emptied at least once a week — more frequently if they contain food — and feature secured lids. City regulations also require all dumpsters to be in good condition and free of graffiti.



BeauMonde Originals

Homeless Outreach

To help those in need on Center City sidewalks, the CCD funds and deploys the innovative outreach effort, Ambassadors of Hope (AoH), a unique partnership launched in 2018 with Project HOME and the Philadelphia Police Department and supported by the City of Philadelphia Department of Behavioral Health. This “co-delivery” model of service operates on the assumption that complex social problems require an interdisciplinary approach.

Two teams each consisting of Project HOME outreach workers; crisis-intervention trained police officers from the Central Service Detail;

Community Service Representatives (CSRs) on our Homeless Outreach Teams; along with a CSR manager with a vehicle available to both teams. The teams patrol on foot and cover the Center City District’s entire footprint, Monday through Friday, 8:30 a.m. to 3:30 p.m. The social service and outreach workers initiate each discussion, with emphasis on engaging with well-known, chronically homeless individuals at recurrent gathering locations.

Over the past four seasons, more than 500 unsheltered clients accepted help and were transported to service or treatment providers geared toward their individual needs,

shelter or housing with CCD providing the transportation in about 80% of the cases. About 35% of those accepting services were chronically homeless individuals who resisted help and placement in the past.

In October 2021, CCD added a mental health outreach worker from Penn Medicine to the AoH teams, bringing specialized expertise and connections to addiction treatment, shelter and housing for individuals with mental health and cognitive issues.

Learn more about CCD's Community Service Representatives, and find a link to apply, at centercityphila.org/csrposition

Public Safety

CCD provides a range of services to enhance public safety in Center City. A 15-person bicycle patrol has been deployed for the last 18 months within the District from 11 a.m. to 7 p.m. seven days per week. This month a second shift, from 3 p.m. to 11 p.m. has been added, focused on evening rush hour and on entertainment and dining areas within the District. The bike team members wear bright yellow and black jackets marked Safety Patrol.

The new patrols expand upon services that the CCD has provided for 31 years, including 100 teal-uniformed, sidewalk cleaners who sweep all Center City sidewalks no less than three times each day and remove graffiti; and 45 teal-uniformed, Community Service Representatives (CSRs) who patrol daily on defined foot beats on Center City sidewalks and in CCD-managed parks to provide information and assistance to the public.

CSRs and bicycle Safety Patrols are unarmed, act as a deterrent and function like a professional town watch, communicating regularly with the police and serving as “eyes and ears” on the street. CCD’s teams work in partnership, not only with the Philadelphia Police Department but also with the many security personnel employed by buildings in Center City.



Melvin Epps



Matt Stanley





Prema Gupta Assumes CPDC Executive Director Role

Prema Gupta has assumed the role of Executive Director of Central Philadelphia Development Corporation (CPDC), effective February 1. Prema will continue as VP of Parks & Public Realm at Center City District (CCD), but is also taking on the staff leadership of CPDC, our business membership organization staffed by the CCD, helping define priorities, shape programming and recruit new members. Paul R. Levy, who has served as both the Executive Director of CPDC and President & CEO of CCD, continues in the latter role and will remain fully engaged with CPDC issues of business retention and attraction, physical planning, research and tax reform.

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Philly Works

CCD launched the Philly Works campaign in October 2021 to encourage firms from other cities to open a satellite office in Center City and to suggest to remote workers to relocate to Philadelphia. Thanks to a generous contribution from Brandywine Realty and Nightingale Properties, the campaign has been extended.

The campaign cites the advantages of shorter commutes, a walkable and amenity-rich downtown, a diverse talent pool, and a better live/work balance, all with housing and office rents at a fraction of the costs in other cities.

Philly Works ad placements include The Wall Street Journal and Wharton magazine, digital ads on Amtrak's Acela and Northeast Regional trains, online banner ads, and sponsored posts on social media.



To learn more, visit phillyworks.com

CCD Celebrates Staff at Anniversary Breakfast

After a two-year absence, the Center City District held its employee appreciation and anniversary breakfast at the Loews Philadelphia Hotel on March 24 for Community Service Representatives (CSRs), maintenance staff, 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 recognized CSRs, cleaners, police officers and administrative employees with 5, 10, 15, 20, 25 and 30 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 reauthorized seven times since its founding in 1991.

Most importantly, he added, District property owners during the last two challenging years have fully funded all the services of the CCD.



Melvin Epps

2020–2022 Years of Service Awards

30-YEAR AWARDEES

Maintenance

Sherron Dudley
Thomas Fitzmaurice
Edward Vinluan
Karl Tyler
Denise Jones
Henry Hippert

Admin

Paul Levy
Bonnie Thompson

25-YEAR AWARDEES

Maintenance

Gregory Walker
Jerome Faison
Irvin Folly
Rosie Hannah
Riccardo Johnson

CSR

Annette Baxter
Devoun Wilburn
John Buriak

Admin

Carol Kubacki
Tony Pipitone
Michelle Shannon

20-YEAR AWARDEES

Maintenance

John Cox
Taurus Lewis
Harry Johnson
Angel Castro
Nolan Clark
Paul Gyurian
Christian Jamison
Ismael Luciano

Police

P/O Confesor Nieves

CSR

Terrance Keene

Admin

Laurel Perley

15-YEAR AWARDEES

Maintenance

Tyrone Bennett
Charles Hennigan
Warren Patterson
Willie Wallace

Police

P/O Samuel Mangini
P/O Mark Strange

CSR

John Joy

Admin

Leighton Henry
Bea Ryder

10-YEAR AWARDEES

Police

P/O Miguel Figueroa
P/O Joseph Funaro
P/O Michael Jones
P/O Vincent Manzo
P/O Daniel Moroney
P/O Rubin Perkin
P/O Timothy Playford
P/O Stanley Randall
P/O Shawn Rinier
P/O Modesto Vargas
P/O David Young
P/O William Zeller
P/O Eric Denny
P/O Raul Gray
P/O Sheila Jones
P/O Michael Perkins
Sgt. Michael Ward
P/O Heather Wroten

CSR

Johnnie Felder
Erin Cortez
Tamika Johnson
Robert Savage
Joseph Janulewicz

Admin

Halford Welch
Cassie Glinkowski

5-YEAR AWARDEES

Maintenance

Robert Barnes
Steven Elliott
Arlee Polite
Michael Hambeau
Stephen Troup

Police

P/O Anthony Avery
P/O John Speiser

CSR

John Hakun
Samir Kachito
Pratasinh Dasmuth
Anasha Lewis
Joanne O'Neill
Alfred Pettiford

Admin

Amy Genda
Tran La
Brian Korn
Kathleen Laux
Faisal Ali
Katie Andrews
JoAnn Loviglio
Tyrell McAllister-Degale
Aaron Walters



Melvin Epps



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Coming Soon: State of Center City 2022



State of Center City 2022, a 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 will be presented at the May 5 meeting of the CPDC and will be posted on our website at centercitydistrict.org/socc.

The Latest Reports from CCD/CPDC



The Center Holds: Residential Resiliency 2022 explores the current state of residential development in Greater Center City and its adjacent neighborhoods, documents the impact of population gains, employment growth and demographic trends on recent development. Affordability issues are analyzed in a comparative context.



Monitoring Philadelphia's Economic Recovery is a monthly report that provides a snapshot of current conditions based on key economic indicators, commercial office and housing market trends, local tax revenues, transit ridership, parking volumes and pedestrian activity in Center City.

**TO READ OR DOWNLOAD
THESE AND OTHER RECENT
CCD/CPDC REPORTS, VISIT**
centercityphila.org/research-reports

Spring & Summer in CCD Parks

Dilworth Park

CENTER CITY FIT

presented by Rothman Orthopaedics

April 18 - October 11

Mondays & Tuesdays, 6 p.m. – 7 p.m.

No program May 30, July 4 or September 5

ROTHMAN ROLLER RINK

April 22 - July 17

Daily

MATINEE SKATE

April 25 - July 12

Mondays & Tuesdays, 11 a.m. – 5 p.m.

REWIND AT THE RINK

April 27 - May 25

Wednesdays, 7 p.m. – 9 p.m.

PHILADELPHIA MARKETPLACE

May 6 - October 1

Fridays & Saturdays, noon – 6 p.m.

WIZARDS & WITCHES SKATE

May 14

Saturday, 1:30 p.m. – 3:30 p.m.

ARTS ON CENTER STAGE

May 19 - August 25

Thursdays, 6 p.m. – 7 p.m.

No program August 4

LIVE @ LUNCH

presented by PNC

June 1 - July 28

Wednesdays & Thursdays, noon – 1 p.m.

SIPS AT DILWORTH PARK

June 1 - August 31

Wednesdays, 4:30 p.m. – 7 p.m.

PRIDE SKATE

June 4

Saturday, 1:30 p.m. – 3:30 pm

THE GARDEN

June 10 - 12

Friday & Saturday, noon – 8 p.m.

Sunday, noon – 6 p.m.

CHRISTMAS IN JULY SKATE

July 9

Saturday, 1:30 p.m. – 3:30 p.m.

PICTURES IN THE PARK

July 22 - August 26

Fridays, 8:15 p.m.

CHECK US OUT AT
CCDPARKS.ORG

Sister Cities Park

PARKWAY PALS PLAY DAY

May 7

Saturday, 11 a.m. – 3 p.m.

LIVE AT SISTER CITIES PARK

June 2 - August 25

Thursdays, 5:30 p.m. – 7:30 p.m.

PARKWAY PALS

June 13 - August 17

Mondays – Wednesdays,

10:30 a.m. – 12:30 p.m.

No program July 4

Crét Park

JAZZ ON THE PARKWAY

through June 26

Sundays, 4 p.m. – 6 p.m.

Center City District Sips Returns: June 1-August 31

This summer, workers returning to the office will have the opportunity to reconnect with colleagues after work with the revival of Philadelphia's favorite happy-hour tradition: Center City District Sips. The 14-week program, back after a two-year hiatus, promotes dozens of local bars and restaurants as they provide discounts on Wednesday evenings throughout Center City.

Beginning June 1, participating locations within the District will offer \$6 cocktails, \$5 wine, \$4 beer and half-priced appetizers every Wednesday after work through August 31.

To learn more, visit centercityphila.org/ccdsips



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CENTER CITY
DISTRICT

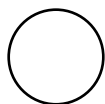
CENTRAL PHILADELPHIA
DEVELOPMENT
CORPORATION

SPRING 2022

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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ROTHMAN ROLLER RINK AT DILWORTH PARK

7 DAYS A WEEK
APRIL 22 - JULY 17

FOR MORE INFORMATION, VISIT
DILWORTH PARK.ORG

