

City Stats

General Demographic and Economic Data



April 2000

Population

Labor Force and Employment

Income

Retail Sales

Major Employers

Housing Stock and Sales Prices

Office Leasing and Rental Rates

Recent Projects Completed

Projects Under Construction

Projects Proposed



CITY OF PHILADELPHIA

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the internet at the following URL:

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April, 2000

On the cover: Mandeville Hall at St. Joseph's University,
completed in 1999 at 54th and City Avenue in West Philadelphia

City Stats

General Demographic and Economic Data

April 2000

The attached tables include general demographic and economic data that are frequently requested from staff at the Philadelphia City Planning Commission. For additional information or to suggest corrections or improvements to this document, please contact the Planning Commission staff.

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Philadelphia City Planning Commission

TABLE 1 POPULATION: PHILADELPHIA CITY AND PMSA *, 1990-1999 (In Thousands)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Philadelphia City	1,585.5	1,565.8	1,549.0	1,535.9	1,519.3	1,496.0	1,471.5	1,450.7	1,436.3	1,417.6
Philadelphia PMSA	4,856.8	4,865.1	4,868.0	4,940.3	4,949.2	4,950.9	4,952.9	4,940.7	4,946.6	4,949.9

NOTE: * PMSA is the Primary Metropolitan Statistical Area. In Pennsylvania, the PMSA includes Bucks, Chester, Delaware, Montgomery and Philadelphia Counties. In New Jersey, the PMSA includes the counties of Burlington, Camden, Gloucester, and, since 1993, Salem.

SOURCE: Data for 1990 from the Census Bureau decennial Census.

Estimates 1991-1999 by the Census Bureau and reported by the Pennsylvania and New Jersey State Data Centers.

TABLE 2 LABOR FORCE, EMPLOYMENT, AND UNEMPLOYMENT RATE: PHILADELPHIA CITY AND PMSA, 1990-1999 (In Thousands)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Labor Force										
Philadelphia City	698.3	689.4	695.2	672.8	657.0	644.4	641.4	643.0	640.0	644.2
Philadelphia PMSA	2,472.5	2,465.5	2,457.4	2,434.9	2,428.5	2,430.0	2,464.2	2,502.1	2,493.1	2,515.4
Resident Employment										
Philadelphia City	655.0	631.0	634.1	608.7	604.6	594.5	596.1	598.3	600.4	606.9
Philadelphia PMSA	2,357.1	2,304.5	2,276.8	2,261.0	2,280.5	2,287.7	2,334.1	2,380.5	2,385.5	2,412.9
Establishment Employment										
Philadelphia City	746.7	713.8	695.7	689.0	687.5	676.1	673.5	667.5	674.3	679.2
Philadelphia PMSA	2,225.9	2,149.8	2,126.1	2,140.9	2,171.5	2,186.7	2,218.2	2,264.7	2,315.6	2,339.9
Unemployment Rate (%)										
Philadelphia City	6.2	8.5	8.8	9.5	8.0	7.7	7.1	7.0	6.2	5.8
Philadelphia PMSA	4.7	6.5	7.3	7.1	6.1	5.9	5.3	4.9	4.3	4.1

NOTE: Labor force, resident employment, and unemployment are derived from household surveys and include self-employed persons. Establishment employment is derived from surveys of employers and includes only non-agricultural wage and salary workers. Self-employed persons are not included under establishment employment. Labor force, resident employment and unemployment data for the PMSA includes Salem County. Establishment employment data includes Salem County for all years.

SOURCE: Labor Force, Resident Employment, Unemployment Rate: Pennsylvania Department of Labor and Industry, Bureau of Research and Statistics
Establishment Employment: U.S. Department of Labor, Bureau of Labor Statistics

TABLE 3 ESTABLISHMENT EMPLOYMENT BY ECONOMIC SECTOR, PHILADELPHIA CITY AND PMSA, 1989-1999 (In Thousands)

City of Philadelphia	1989	1990	1991	1992	1993	1994	1995	1996	1997(1)	1998	1999
Total Establishment Employment	761.6	746.7	713.8	695.7	689.0	687.5	676.1	673.5	667.5	674.3	679.2
Sector											
Manufacturing	87.0	81.6	73.9	69.2	66.8	64.1	61.4	60.2	58.7	57.7	56.6
Transport., Communication, Utilities	40.9	39.3	37.9	37.0	37.7	37.1	33.4	32.9	33.6	34.1	35.8
Wholesale and Retail Trade	144.3	136.3	125.9	119.5	116.8	114.1	114.0	112.6	110.3	112.5	112.3
Finance, Insurance and Real Estate	68.6	64.7	61.7	59.2	57.7	58.0	55.5	53.4	53.0	52.3	51.3
Services	262.3	265.2	263.4	264.2	266.4	271.6	273.0	276.9	282.2	291.8	293.1
Construction and Mining	17.0	16.0	13.3	11.5	11.0	11.5	10.4	10.4	11.1	10.8	10.3
Government	141.7	143.1	137.6	135.1	132.5	131.1	128.4	127.3	118.7	115.1	113.2
Philadelphia PMSA											
Total Establishment Employment	2,232.8	2,225.9	2,149.8	2,126.1	2,140.9	2,171.5	2,186.7	2,218.2	2,264.7	2,315.6	2,339.9
Sector											
Manufacturing	369.8	355.1	331.0	318.6	315.2	313.5	309.2	305.2	305.7	305.8	301.6
Transport., Communication, Utilities	103.7	104.8	103.1	100.5	103.3	105.8	105.0	105.6	107.0	109.9	111.6
Wholesale and Retail Trade	517.9	506.0	484.6	473.3	472.0	479.9	487.4	493.3	499.0	506.8	513.1
Finance, Insurance and Real Estate	162.6	161.6	158.2	157.9	157.2	158.2	154.5	154.6	157.9	161.6	163.8
Services	666.7	691.5	685.0	695.2	712.8	730.8	749.5	777.4	812.5	848.5	864.2
Construction and Mining	106.9	98.8	82.6	76.2	77.2	79.4	77.7	80.1	87.2	90.4	93.3
Government	305.2	308.3	305.3	304.3	303.3	303.9	303.4	302.0	295.5	292.7	292.0

NOTE: Sectors may not add to totals due to rounding. Establishment data do not include self-employed persons or proprietors.

PMSA data includes Salem County, New Jersey for all years shown.

(1) 1997 and later estimates for total and total government employment are not directly comparable to earlier years due to a change in the methodology for reporting US Dept. of Defense employment.

SOURCE: U.S. Department of Labor, Bureau of Labor Statistics

TABLE 4 SELECTED INCOME DATA AND CONSUMER PRICE INDEX: PHILADELPHIA CITY AND PMSA, 1988-1998

	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Personal Per Capita Income											
Philadelphia City	\$15,398	\$16,469	\$17,687	\$18,386	\$19,663	\$19,575	\$19,828	\$20,536	\$21,640	\$22,785	n.a.
Philadelphia PMSA	\$19,377	\$20,837	\$22,131	\$22,807	\$23,979	\$24,603	\$25,400	\$26,505	\$27,994	\$29,347	n.a.
Median Household Effective Buying Income											
Philadelphia City	\$21,533	\$22,859	\$24,880	\$27,520	\$28,739	\$30,086	\$31,682	\$27,542	\$28,557	\$29,561	\$30,127
Philadelphia PMSA	\$28,706	\$30,570	\$33,277	\$39,012	\$40,712	\$42,562	\$44,815	\$39,470	\$41,192	\$42,852	\$44,425
Philadelphia Urban CPI (1982-84 = 100)											
	122.4	128.3	135.8	142.2	146.6	150.2	154.6	158.7	162.8	166.5	168.2

SOURCE: Personal Per Capita Income from the U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Measurement Division
1998 BEA data available summer 2000.

Effective Buying income from "Sales and Marketing Management", Survey of Buying Power (note: decrease from 1994 to 1995 due to rebenchmarking)
Consumer Price Index from the U.S. Department of Labor, Bureau of Labor Management

TABLE 5 TOTAL RETAIL SALES: PHILADELPHIA CITY AND PMSA, 1988-1998

	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Total Retail Sales (in \$million)											
Philadelphia City	\$9,628	\$7,661	\$7,741	\$7,451	\$8,448	\$8,323	\$8,986	\$8,950	\$9,361	\$9,495	\$9,605
Philadelphia PMSA	\$35,845	\$35,817	\$36,033	\$35,120	\$39,812	\$40,858	\$43,481	\$44,309	\$47,088	\$48,187	\$50,381

SOURCE: Retail sales estimates from "Sales and Marketing Management", Survey of Buying Power.

TABLE 6 MAJOR EMPLOYERS: CITY OF PHILADELPHIA, 1999

Employer	Number of Employees
Federal Government (civilian)	31,900
University of Pennsylvania and Hospital of the University of Pennsylvania	28,200
City of Philadelphia (General Fund plus self-supporting departments)	27,000
Philadelphia School District (includes professional and support staff)	26,000
Temple University	13,000
Commonwealth of Pennsylvania	11,000
Tenet Healthcare	10,500
SEPTA	9,800
PECO Energy	7,100
Aramark Corp.	5,500
First Union National Bank	5,000
Thomas Jefferson University Hospital Inc.	4,800
Albert Einstein Healthcare Network	4,600
US Airways	4,600
Independence Blue Cross	4,600
CIGNA Corp.	4,500
Bell Atlantic Corporation	4,200
Children's Hospital of Pennsylvania	4,000
Thomas Jefferson University	3,600
Comcast Corp.	3,000
Rosenbluth International	3,000
Frankford Hospital	2,400
Sun Co. Inc.	2,200
PNC Bank NA	2,200
Mellon PSFS	2,200
Philadelphia Newspapers Inc.	2,000
SmithKline Beecham Corp.	2,000
Amtrak	2,000
Fox Chase Cancer Center	1,700
Towers Perrin Co.	1,700
Community College of Philadelphia	1,600
Drexel University	1,500

SOURCE: Philadelphia City Planning Commission, Philadelphia Business Journal, Pennsylvania Industrial Directory, Greater Philadelphia Chamber of Commerce. Federal government and Commonwealth employment data from LMI. Figures are intended to reflect full-time employment

TABLE 7 HOUSING STOCK CHARACTERISTICS: PHILADELPHIA CITY AND PMSA, 1990

	Philadelphia City		Philadelphia PMSA	
Households				
Total Households	603,075		1,777,365	
Persons per Household	2.56		2.66	
% Elderly Households	29.6%		26.2%	
% One-person Households	31.6%		25.3%	
Median Family Income	\$30,140		\$41,959	
Housing Units				
Total Housing Units	674,899		1,907,150	
Owner-occupied Units (%)	373,601	61.9%	1,237,065	69.6%
Renter-occupied Units (%)	229,474	38.1%	540,300	30.4%
Census Vacancy Rate	10.6%		6.8%	
Age of Housing Stock				
% of Units Built, 1980-1990	4.0%		11.8%	
1970-1989	6.1%		13.6%	
1960-1969	10.6%		14.8%	
1950-1959	14.1%		17.6%	
1940-1949	13.6%		10.6%	
Before 1940	51.6%		31.6%	

SOURCE: U.S. Department of Commerce, Bureau of the Census

TABLE 8 PHILADELPHIA CITY POPULATION BY RACE, BY PLANNING ANALYSIS SECTION (1980 AND 1990) AND CITYWIDE (1998)*

	Total Population			White Population			Black Population			Hispanic Population			Asian Population		
	1980	1990	1998*	1980	1990	1998*	1980	1990	1998*	1980	1990	1998*	1980	1990	1998*
P.A.S.															
A	43,552	45,645	-	39,220	38,826	-	2,572	3,620	-	715	1,083	-	1,343	2,761	-
B	188,318	170,944	-	126,569	107,635	-	57,752	54,446	-	3,345	3,972	-	1,990	6,883	-
C	86,328	81,885	-	39,155	30,226	-	45,969	49,439	-	773	780	-	664	1,762	-
D	232,979	219,713	-	63,850	52,664	-	162,448	158,188	-	2,558	3,008	-	4,319	7,060	-
E	170,611	146,491	-	28,405	25,376	-	125,230	104,442	-	19,575	18,651	-	746	1,534	-
F	113,693	106,045	-	28,559	13,244	-	67,197	64,336	-	22,725	33,740	-	926	1,226	-
G	100,865	94,715	-	99,464	90,640	-	466	960	-	1,129	3,004	-	496	1,347	-
H	45,440	42,525	-	43,542	40,164	-	1,267	1,616	-	335	461	-	517	546	-
I	110,455	103,266	-	44,748	35,277	-	63,568	66,084	-	1,416	1,610	-	1,001	940	-
J	184,039	176,550	-	72,370	43,809	-	102,865	114,028	-	6,503	13,726	-	4,197	10,275	-
K	248,559	237,251	-	240,962	223,337	-	4,677	7,037	-	2,577	5,801	-	1,754	4,417	-
L	163,371	160,547	-	156,240	147,388	-	4,867	7,740	-	1,919	3,357	-	1,697	4,345	-
TOTAL	1,688,210	1,585,577	1,436,300	983,084	848,586	754,859	638,878	631,936	622,399	63,570	89,193	104,856	19,650	43,096	55,181

SOURCE: U. S. Bureau of the Census.

* 1998 Census population estimates by race are not available at a PAS level. Census data for Year 2000 will be available beginning in Year 2001.

City of Philadelphia Neighborhood Areas

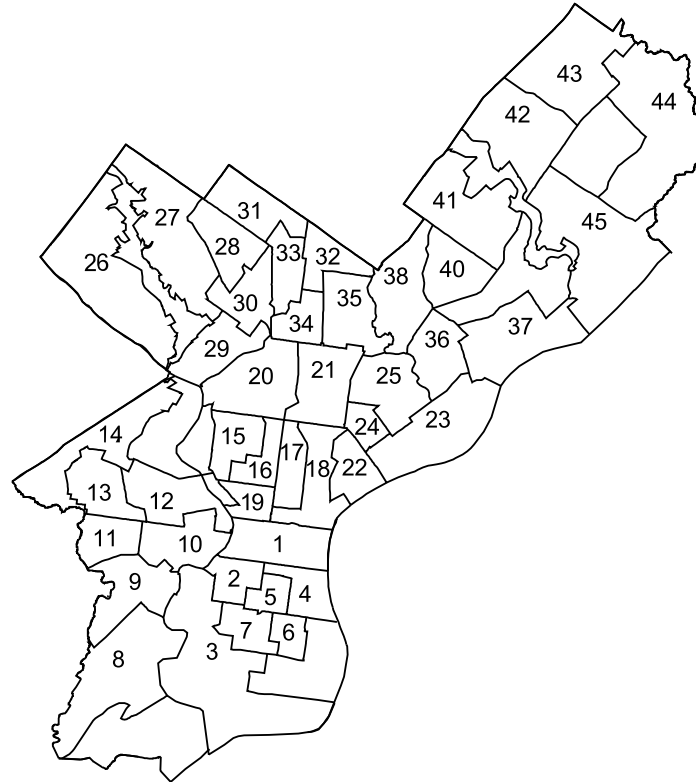


TABLE 9 MEDIAN SINGLE-FAMILY HOME SALES PRICES AND SALES VOLUME, BY 45 NEIGHBORHOOD MARKET AREAS

Neighborhood	1995 Median Sales Price	1998 Median Sales Price	Price Change 1995-1998	1995 Number of Sales	1998 Number of Sales	Volume Change 1995-1998
1 Center City	\$95,000	\$120,000	26%	395	539	36%
2 Schuylkill-Point Breeze	\$13,500	\$25,000	85%	124	179	44%
3 Grays Ferry-Passyunk	\$18,544	\$21,000	13%	100	135	35%
4 Pennsport-Queen Village	\$62,000	\$75,000	21%	143	241	69%
5 Southwark-Bella Vista	\$30,000	\$30,000	0%	163	222	36%
6 Snyder-Whitman	\$24,000	\$23,000	-4%	167	168	1%
7 South Broad-Girard Estate	\$39,250	\$40,000	2%	318	398	25%
8 Eastwick-Elmwood	\$35,000	\$36,900	5%	283	372	31%
9 Paschall-Kingsessing	\$18,000	\$16,000	-11%	261	228	-13%
10 University City	\$82,500	\$87,000	5%	49	108	120%
11 Cobbs Creek	\$19,000	\$19,250	1%	102	84	-18%

TABLE 9 MEDIAN SINGLE-FAMILY HOME SALES PRICES AND SALES VOLUME, BY 45 NEIGHBORHOOD MARKET AREAS (continued)

Neighborhood	1995 Median Sales Price	1998 Median Sales Price	Price Change 1995-1998	1995 Number of Sales	1998 Number of Sales	Volume Change 1995-1998
12 Millcreek-Parkside	\$15,000	\$12,000	-20%	113	66	-42%
13 Haddington-Overbrook	\$32,000	\$40,750	27%	254	284	12%
14 Overbrook Park-Wynnefield Heights	\$64,000	\$67,000	5%	291	386	33%
15 Strawberry Mansion	\$5,000	\$4,750	-5%	69	58	-16%
16 Sharswood-Stanton	\$5,000	\$5,442	9%	38	22	-42%
17 Poplar-Temple	\$26,500	\$35,000	32%	21	13	-38%
18 Northern Liberties-West Kensington	\$3,309	\$5,000	51%	93	113	22%
19 Fairmount-Spring Garden	\$72,100	\$81,375	13%	166	264	59%
20 Nicetown-Tioga	\$10,100	\$9,500	-6%	139	85	-39%
21 Hunting Park-Fairhill	\$8,000	\$6,200	-23%	319	265	-17%
22 Lower Kensington	\$20,000	\$17,200	-14%	150	167	11%
23 Richmond-Bridesburg	\$35,000	\$35,000	0%	135	215	59%
24 Upper Kensington	\$17,500	\$14,950	-15%	251	297	18%
25 Juniata Park-Harrowgate	\$33,000	\$32,900	0%	448	562	25%
26 Roxborough-Manayunk	\$78,000	\$76,000	-3%	339	449	32%
27 Chestnut Hill-West Mt. Aity	\$115,500	\$116,000	0%	182	243	34%
28 East Mt. Airy	\$67,000	\$86,000	28%	139	161	16%
29 East Falls-Westside	\$61,800	\$65,000	5%	137	179	31%
30 Germantown	\$29,000	\$28,200	-3%	129	109	-16%
31 West Oak Lane-Cedarbrook	\$55,950	\$59,900	7%	222	181	-18%
32 Oak Lane-Fernrock	\$65,000	\$66,800	3%	151	146	-3%
33 Ogontz	\$33,000	\$26,905	-18%	100	72	-28%
34 Logan	\$19,528	\$20,450	5%	108	84	-22%
35 Olney-Feltonville	\$41,000	\$40,500	-1%	644	567	-12%
36 Frankford	\$36,000	\$38,000	6%	299	357	19%
37 Wissinoming-Tacony	\$48,000	\$47,000	-2%	336	463	38%
38 Lawndale-Crescentville	\$51,000	\$52,000	2%	417	540	29%
39 Mayfair-Holmesburg	\$62,950	\$60,000	-5%	504	638	27%
40 Oxford Circle	\$60,000	\$59,900	0%	499	700	40%
41 Rhawnhurst-Fox Chase	\$85,000	\$84,000	-1%	298	416	40%
42 Bustleton	\$90,000	\$98,000	9%	253	349	38%
43 Somerton	\$95,000	\$105,000	11%	215	321	49%
44 Torresdale North	\$80,000	\$84,500	6%	294	385	31%
45 Torresdale South-Pennypack Park	\$80,000	\$83,800	5%	285	421	48%
CITY	\$48,000	\$53,500	11%	10,143	12,252	21%

SOURCE: City of Philadelphia, Bureau of Revision of Taxes

TABLE 10 OFFICE LEASING ACTIVITY: CENTER CITY AND THE REGION, 1989-1999

Year	Leasing in Square Feet				Center City % Share
	Center City	Pennsylvania Suburbs	New Jersey Suburbs	Regional Total	
1989	4,776,000	3,540,000	947,000	9,263,000	52%
1990	3,734,000	3,746,000	938,000	8,418,000	44%
1991	3,026,000	2,690,000	600,000	6,316,000	48%
1992	1,700,000	3,000,000	947,000	5,647,000	30%
1993	1,500,000	2,700,000	691,000	4,891,000	31%
1994	1,400,000	2,190,000	787,000	4,377,000	32%
1995	2,030,000	3,000,000	806,000	5,836,000	35%
1996	2,230,000	2,500,000	790,000	5,520,000	40%
1997	1,757,000	2,937,000	977,000	5,671,000	31%
1998	2,510,000	4,589,000	817,000	7,916,000	32%
1999	3,100,000	4,929,000	740,000	8,770,000	35%
Average, 1989-1999	2,523,909	3,256,455	821,818	6,602,273	35%

SOURCE: Insignia/ESG

TABLE 11 COMPARISON OF AVERAGE CLASS "A" CBD* OFFICE RENTS AND OVERALL VACANCY RATES: SELECTED CITIES, 1999

City	Rental Rate (\$ Per Square Foot Per Year)	Overall Vacancy Rate
San Francisco, CA	\$50.64	2.7%
Boston, MA	\$50.40	2.3%
New York City, NY (Midtown)	\$48.78	5.9%
Washington, D.C.	\$40.00	3.8%
New York City, NY (Downtown)	\$39.08	8.9%
Seattle, WA	\$33.54	3.2%
Fairfield County, CT	\$31.78	6.5%
Chicago, IL	\$31.76	10.5%
San Jose, CA	\$30.36	6.9%
Miami, FL	\$29.71	12.1%
Oakland, CA	\$26.88	10.2%
Detroit, MI	\$26.63	16.9%
Denver, CO	\$24.71	7.9%
PHILADELPHIA, PA	\$24.45	11.7%
Houston, TX	\$23.91	12.9%
Portland, OR	\$23.20	6.9%
Los Angeles, CA	\$23.04	18.9%
Dallas, Tx	\$22.38	27.1%
Baltimore, MD	\$21.90	11.8%
Phoenix, AZ	\$21.48	14.1%
San Diego, CA	\$21.46	11.1%
Atlanta, GA	\$20.66	12.8%
Tampa, FL	\$20.24	13.6%
St. Louis, MO	\$20.01	17.4%

* Central Business District

SOURCE: Cushman and Wakefield. National Office Statistics. 4th Quarter 1999.

Data for San Diego and San Jose from InsigniaESG, September 1999

Baltimore data from Grubb and Ellis

TABLE 12 MAJOR CONSTRUCTION PROJECTS COMPLETED: 1998, 1999, AND 2000

Year Completed	Project Name	Address	PAS*	Type*	Use	Size	Developer	Cost (in millions)
1998	Terminal B-C	Phila. International Airport	C	R/N	Terminal		City/US Airways	\$54
	Six Penn Center	nwc, 17th and Market	A	R/N	Office	408,000 SF	PREIT-Rubin	\$47
		nwc, 17th and Market	A	N	Parking			
	One Parkway	nec, 16th and Franklin Parkway	A	R	Office	484,000	City of Phila.	\$40
	Hawthorn Suites	swc, 11th and Vine	A	C	Hotel	292 rooms	CONVECA	\$24
	Tuttleman Learning Center	nec 13th and Montgomery	E	N	Library		Temple University	n.a.
	Sheraton Rittenhouse Hotel	229 South 18th Street	A	R/C	Hotel	192 rooms	Lupert, Adler	\$14
	West Poplar Nehemiah, Phase I	13th and Poplar	E	N	Residential	75 units	Poplar Enterprise	\$11
	Extended Stay America	9000R Bartram Ave.	C	N	Hotel	146 rooms	ESA	\$8
	Studio Plus Deluxe	89th and Bartram	C	N	Hotel	82 rooms	ESA	n.a.
	Hampton Inn	86th and Tincum Blvd.	C	N	Hotel	150 rooms	Gulph Creek Hotels	n.a.
	1411 Walnut Street	1411 Walnut Street	A	C	Residential	72 units	Caplan	n.a.
	Cardone Industries	Langdon Street	K	R	Manufact.	150,000 SF	Cardone	\$6
	Lloyd Hall Recreation Center	Kelly Drive	E	N	Recreation		City of Phila.	\$4
	Hard Rock Cafe	12th and Market Streets	A	R	Retail	14,000 SF	Hard Rock	\$3
	Global Pharmaceuticals	Castor Ave.	G	R	Manufact.		Global	\$3
	Drexel Plaza	32nd and Market Streets	D	R/C	Office	528,000 SF	Drexel	n.a.
Baltimore Avenue Medical Center	51st and Baltimore	D	N	Office	20,000 SF	Mercy Health	n.a.	
1999	New Commuter Runway	Phila. Int'l Airport	C	N	Runway	5,000 feet	City of Philadelphia	\$200
	Sansom Commons	36th and Chestnut Sts.	D	N	Hotel/Retail	277 rooms	Univ. of Penna.	\$120
	Courtyard/Marriot	Filbert and Juniper Sts.	A	R/C	Hotel	437 rooms	Marriot Int'l	\$62
	Reading Terminal Headhouse	12th and Market Sts.	A	R/C	Hotel/Retail	210 rooms	Marriot/Redev. Auth	\$51
	RiverView	1401 S. Chris. Columbus Blv.	B	N/R	Theater	300,000 SF	Tower Investments	\$50
	Mandeville Hall	54th and City Avenue	D	N	Classrooms		St. Joseph's Univ.	\$40
	Smith Kline Beecham	3 Franklin Plaza	A	N	Office	240000 SF	Liberty Property	\$36
	Academy of Music	Broad and Locust Sts.	A	R	Theater		Orchestra Assoc.	\$30
	Club Quarters	1628 Chestnut St.	A	C	Hotel	277 rooms	Koenen	\$30
	PNC Bank expansion	8800 Tincum Rd.	C	N	Office	161,000 SF	Liberty Property	\$21
	Primate Center	34th St. And Girard Ave.	D	N	Exhibit	86,000 SF	Philadelphia Zoo	\$21
	Locust on the Park	201 S. 25th St.	A	C/R	Residential	152 units	Dranoff	\$20
	Raymond Rosen Replacement Housing	2201-41 N. 20th St.	E	N	Residential	152 units	Phila. Hsg. Authority	\$20
	I-95/Aramingo Interchange	Aramingo at Adams Avenue	G	N	Highway		PennDOT	\$20
	Pennsylvania House	1500 Chestnut St.	A	C	Residential	162 units	AMG Development	\$20

*PAS = Planning Analysis Section. See map on Page 6

*Type Code N - New C - Conversion R - Rehabilitation

SOURCE: Philadelphia City Planning Commission and published reports

TABLE 12 MAJOR CONSTRUCTION PROJECTS COMPLETED, 1998, 1999, AND 2000 (continued)

Year Completed	Project Name	Address	PAS*	Type*	Use	Size	Developer	Cost (in millions)
1999	Sheraton Rittenhouse Square	229 South 18th St.	A	C	Hotel	192 rooms	Lubert and Adler	\$18
	Microtel Inn and Suites	8601 Tincum Blvd.	C	N	Hotel	152 rooms	Mantoan Assoc.	\$17
	Chancellor Park	swc , 20th and Race Sts.	A	C	Assist. Living	135 units	Care Matrix Corp.	\$15
	Radisson Philadelphia Hotel	4200 City Avenue	D	N	Hotel	140 rooms	Wurzak	\$12
	Prince Music Theatre	1412 Chestnut St.	A	C	Theater	450 seats	AMTF	\$10
	Fairfield Inn	8801Tincum Blvd.	C	N	Hotel	103 rooms	Tharaldson	\$9
	1411 Walnut	1411 Walnut St.	A	C	Residential	72 units	Ron Caplan	\$8
	Quality Foods	5501 Tabor Road	L	R	Industrial	114,000 SF	Quality Foods	\$6
	Dietz and Watson	5700 Tacony St	K	N	Industrial		Dietz and Watson	\$6
	Young Womens' Community Ctr.	2025 Chestnut St.	A	C	Residential	60 units	Ingerman	\$5
	Shop-Rite	2301-11 Oregon Ave.	B	C	Retail	53,000 SF	Glazier	\$5
	Pathmark	2900 N. Broad St.	E	N	Retail	50,000 SF	Pathmark	\$5
	Universal Court	1400 Christian St.	B	N	Residential	32 units	Penrose Properties	\$5
	Ottens Flavors	7821-31 Bartram Ave.	C	N	Industrial	50,000 SF	Ottens/PIDC	\$4
	Gateway Plaza	6th and Berks St.	E	N	Retail	47,000 SF	APM	\$4
	2000	Kvaerner Shipyard	Phila. Naval Business Ctr.	B	R	Industrial		City/Kvaerner
Loews Philadelphia Hotel		1200 Market St.	A	C	Hotel	583 rooms	12th St. Hotel Assn.	\$115
Ritz Carlton Hotel		1400 South Penn Square	A	C	Hotel	350 rooms	Arden Group	\$50
Sofitel		116-22 S. 17th St.	A	C	Hotel	300 rooms	Accor, N. America	\$45
Terra Building		211 S. Broad St.	A	C	Classrooms	300,000 SF	Univ. of the Arts	\$30
Hilton Garden Inn		1100 Arch St.	A	N	Hotel	282 rooms	Switzenbaum	\$30
Olney Area Middle School		201 E. Olney Ave.	J	N	School	150,000 SF	School District	\$28
Federal Detention Center		700 Arch St.	A	N	Prison	100,000 SF	Federal Gov't.	\$25
Locust on the Park		232-252 S. 24thSt.	A	C	Residential	153 units	Carl Dranoff	\$20
Avenue of Arts Building		1346 Chestnut St.	A	C	Residential	176 units	Ron Caplan	\$18
Independence Park Parking Garage		501-35 Market St.	A	R	Parking	650 spaces	Parking Authority	\$16
Port of Technology		3624 Market St.	D	N	Research	150,000 SF	UCSC	\$15
West Poplar Nehemiah Phase II		13th and Poplar Sts.	E	N	Residential	101 units	Poplar Enterprise	\$14
Elderly Housing		5500 block Arch Street	D	N	Residential	100 units	Salvation Army	\$10
1600 Walnut		1600 Walnut St.	A	C	Residential	70 units	Ron Caplan	\$8
1700 Walnut		1700 Walnut St.	A	C	Residential	68 units	John Turchi	\$8
One South Broad		Broad and Chestnut Sts.	A	R	Office/Retail	300,000 SF	One South Broad	\$7
Melvin R. Burgess Complex		Wayne & Cheltenham Aves.	I	R	Office/Retail	140,000 SF	GGHDC	\$5

*PAS = Planning Analysis Section. See map on Page 6

* Type Code N - New C - Conversion R - Rehabilitation

SOURCE: Philadelphia City Planning Commission and published reports

TABLE 13 MAJOR PROJECTS UNDER CONSTRUCTION, YR2000

Project Name	Address	PAS*	Type*	Use	Size	Developer	Cost (\$millions)
Philadelphia Naval Business Center	S.Broad St. at I-95	B	C	Mixed		City of Phila. / PIDC	\$1,000
Terminal One	Philadelphia Int'l Airport	C	N	Terminal	785,000 SF	City / U S Airways	\$325
Regional Performing Arts Center	Broad and Spruce Sts.	A	N	Theaters	3,500 seats	RPAC	\$200
Richmond Frequency Converter	3801 North Delaware Avenue	G	N	Transit		Amtrak	\$140
Four Penn Center	1600 JFK Blv.	A	R	Office	425,000 SF	Leggat McCall	\$88
Terminal F	Philadelphia Int'l Airport	C	N	Terminal	190,000 SF	City/ U S Airways	\$75
Southwark Plaza	4th St. and Washington Ave.	B	N/R	Residential	940 units	SPLP	\$55
Penn's Landing Hyatt Hotel	Columbus Blv. & Walnut St.	A	N	Hotel	350 rooms	Somerset	\$54
Martin Luther King Plaza	770 S. 13th St.	B	N	Residential	330 units	Phila. Hsg. Authority	\$40
C.B. Moore Homeownership Zone	17th and Oxford Sts. Vicinity	E	N/R	Residential	296 units	H U D / City	\$30
Meridian site	15th St. and South Penn Sq.	A	N	Demolition	800,000 SF	E / R Associates	\$25
Hampton Inn	1301-09 Race St.	A	N	Hotel	240 units	Affordable Hosp. Ass	\$24
Frankford Hospital - Torresdale	Knights and Red Lion Roads	L	N	Hospital		Frankford Hospital	\$20
Carver High School, Eng. & Science	11-83 N. 38th St.	D	N	School		School Dist./U. Penn	\$20
Suburban Station	1601 J. F. Kennedy Blvd.	A	R	Transit line		SEPTA	\$20
Adelphia House	1229 Chestnut St.	A	R	Residential	358 units	Lubert and Adler	\$20
WHYY Inc.	161-65 N.7th St.	A	R	Studios		WHYY	\$15
Schuylkill River Park	Spruce St. to Art Museum	A	N	Park		City , SRDC ,Inc.	\$14
Spring Lane Meadows	501 Spring Lane	H	N	Residential	78 units	Westrum	\$13
Eagles Practice Facility	Broad and Pattison	B	N	Sports		Eagles/NovaCare	\$10
Elderly Housing	Belmont and Westminster	D	N	Residential	80 units	Pinn Mem. Church	\$8
Alcom Annex	33rd and Reed Sts.	B	C	School		School District	\$5
Little School House at Frank	2001 Lott Avenue	L	N	School		School District	\$5
Patriot Building	1601 Sansom St.	A	C	Residential	36 units	John Turchi	\$4
Inn on Locust	1234 Locust St.	A	C	Hotel	30 units		\$3

*PAS = Planning Analysis Section. See map on Page 6

*Type Code N - New C - Conversion R - Rehabilitation

SOURCE: Phila. City Planning Commission and published reports

TABLE 14 MAJOR PROPOSED CONSTRUCTION PROJECTS

Project Name	Address	PAS*	Type*	Use	Size	Developer	Cost (\$millions)
Professional Sports Stadiums	tbd	tbd	N	Entertainment	tbd	City/State/Teams	\$800
Civic Center site	3400 Civic Center Blvd.	D	N	Institutional	1.3 million SF	U of P & CHOP	\$450
Frankford-Market El Reconstruction	4600-6300 Market St.	D	R	Transit Line		SEPTA	\$370
PA Convention Center Expansion	Broad & Arch Sts.	A	N	Institutional	260,000 SF	City/State/PCCA	\$200
Penn's Landing Entertainment Ctr.	Market St. at Delaware	A	N	Entertainment	500,000 SF	Simon Group	\$174
Silver City	Broad St. and Washington Ave.	B	N	Entertainment	n.a.	Treyball Real Estate	\$150
Jefferson Cancer Center	1001 Locust St.	A	N	medical	300,000 SF	Thomas Jefferson Un	\$140
Frankford Transportation Center	5200 Frankford Ave.	K	N	Terminal	n.a.	SEPTA	\$140
National Constitution Center	501 Arch St.	A	N	Museum	132,000 SF	Nat. Constitution Ctr	\$130
Penn Mixed-Use	34th & Chestnut Sts.	D	N	Classrooms	120,000 SF	Univ. of Penna.	\$110
Penn Mixed-Use	34th & Chestnut Sts.	D	N	Dormitory	250 rooms	Univ. of Penna.	\$110
Penn Mixed-Use	34th & Chestnut Sts.	D	N	Retail	28,000 SF	Univ. of Penna.	\$110
Penn Mixed-Use	34th&Chestnut Sts.	D	N	Parking	786 spaces	Univ. of Penna.	\$110
U.S. Naval Home	2300 Gray's Ferry Ave.	B	N/R	Residential	1,000 units	Toll Brothers	\$100
Girard Avenue Light Rail	6201 Girard-3300Richmond	E	R	Transit Line		SEPTA	\$94
Veteran's Stadium	Broad St. & Pattison Ave.	B	R	Sports	67,000 seats	City of Philadelphia	\$80
St. James Court	7th and Walnut Sts.	A	N	Residential	300 units	P&A Assoc. / Boston	\$80
Schuylkill Falls Housing	4301-4501 Ridge Ave.	I	N	Residential	304 units	Phila. Hsg. Authority	\$56
Jump Street USA	1624-36 N. Broad St.	E	N	Entertainment	275,000 SF	Grid Properties	\$50
Liberty Landing-Phase 1	1301 S. Columbus Blv.	B	N	Residential	300 units	Local 19-Mendelson	\$40
Liberty Landing-Phase 1	1301 S. Columbus Blv.	B	N	Hotel	340 rooms	Local 19-Mendelson	\$40
Franklin Learning Center	Broad St. and Ridge Ave.	E	N	School		School District	\$35
Residence Inn	One East Penn Square	A	C	Hotel	272 rooms	Katz	\$30
Gateway Visitor Center	501-35 Market St.	A	N	Visitor Center	50,000 SF	Visitor Center Corp.	\$30
Cotton Street Landing	4368R Main St.	H	N	Residential	270 units	Realen Properties As	\$30
Forrest City II	1751 Callowhill St.	A	N	Residential	200 units	Forrest City	\$25
National Products site	101 N. 2nd St.	A	N	Residential	200 units	P & A Boston Financi	\$25
City Hall Station	Broad and Market Streets	A	R	Transit Line		SEPTA	\$25
W Hotel	Front & Lombard Sts.	A	N	Hotel	185 rooms	Treyball / Portman	\$20
Carver High School, Eng. & Science	11-83 N. 38th St.	D	N	School		School Dist./U. Penn	\$20
Dollar Express	3001 Meeting House Rd.	L	N	Warehouse	375,000 SF	P I D C	\$20
Namico Soap site	4601-45/4700 Flat Rock Rd.	H	N/C	Residential	160 units	Dranoff	\$20
Hunter Elementary School	Front and Cumberland	E	N	School		School District	\$16
Wills Eye Hospital	800 block Walnut St.	A	N	Institutional	80,000 SF	Wills Eye Hospital	\$15
Origlio Beverage	3000 Meeting House Rd.	L	N	Warehouse	210,000 SF	PIDC	\$15
Westrum Development	Tabor Ave. & Ripley St.	K	N	Residential	71 units	Westrum	\$12
Center in the Park Senior Housing	22-24 W. Rittenhouse St.	I	N	Residential	70 units	Penrose Properties	\$10

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SOURCE: Phila. City Planning Commission and published reports
