

DILWORTH PLAZA & CONCOURSE IMPROVEMENTS

Transportation Investment Generating Economic Recovery

Econsult Corporation was retained by the Center City District to analyze the possible job creation and economic development impacts from improvements to Dilworth Plaza as part of the District's application for a TIGER II grant.

Dilworth Plaza, on the west side of Philadelphia's City Hall, sits atop the confluence of commuter transit lines in southeastern Pennsylvania, including the Market-Frankford Line, Broad Street subway, Subway-Surface Trolley lines, thirteen Regional Rail lines and a dozen bus routes, all of which bring more than 300,000 transit riders downtown daily. The plaza had become deteriorated and was widely perceived to be in need of reconstruction and reconfiguration. The Center City District prepared plans for Dilworth Plaza in conjunction with the Southeastern Pennsylvania Transportation Authority and the City of Philadelphia.

The revitalized plaza now offers visitors a lush lawn, tree groves, café, and fountain, which converts to an ice skating rink in winter months. The park hosts a range of special events including concerts, movie screenings, farmers' market, and Center City Sips. With new sloping glass entrances, animated at night by lighting, Dilworth Plaza also serves as a prominent gateway to Philadelphia's extensive network of transit lines.

The Tiger II application process required that applicants demonstrate the benefits of a project using the techniques of cost-benefit analysis. Econsult performed several benefit calculations for the TIGER application, including:

- Direct and indirect impacts of the \$55 million construction budget on total economic output for the Commonwealth of Pennsylvania.
- Increase in property values of homes near the renovated plaza
- Time savings from easier access to the subway system and the ability to avoid difficult street crossings
- Potential fiscal benefits to the City from increased property values

In the fall of 2010, the Dilworth Plaza project was awarded a \$15 million TIGER grant by the Obama Administration in a highly competitive process, matching a \$15.5 million Redevelopment Assistance Capital Program (RACP) grant from the Commonwealth of Pennsylvania. Groundbreaking was held on January 30, 2012

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PRESS COVERAGE

"City embarks on Dilworth Plaza renovations"

"The City broke ground Monday on a \$50-million renovation of Dilworth Plaza, the public square west of City Hall that was formerly the site of the Occupy Philadelphia encampment.

The space will be transformed into "an oasis in the center of the city," said Stephen Kieran, a 1976 School of Design graduate and adjunct professor of architecture at PennDesign...

The renovation is being financed partly through a \$15-million grant from the federal Transportation Investment Generating Economic Recovery program.

Rep. Chaka Fattah (D-Pa.), who represents the Congressional district in which Penn is situated, said Philadelphia is a deserving recipient of a TIGER grant. "Philadelphia is a place that can be a shining example for the rest of the country," he said at the ceremony.

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