IT ALL STARTS HERE!

THE CITY OF CHESTER

PENNSYLVANIA

CHESTER PENNSYLVANIA Settled in 1644

Riverfront Alliance of Delaware County

CHESTER ECONOMIC DEVELOPMENT AUTHORITY CEDA

CHESTER ECONOMIC DEVELOPMENT AUTHORITY

. . . a city of history, growth & opportunity

Letter from the Mayor

My Fellow Colleagues,

While the pace and shape of Community and Economic Development have changed in the 21st Century one fact remains constant, our history defines our hopes and goals because that is what grounds us as people. We take pride in where we came from, what struggles we faced, and more importantly how we have and continue to overcome those struggles.

Chester has a rich history. William Penn's arrival landed on Chester's waterfront in 1682 aboard the ship "Welcome", makes Chester his first landing in Pennsylvania. Martin Luther King attended seminar in Chester. Chester is the oldest city in Pennsylvania and the only city in Delaware County. The hoagie was created in Chester. Chester's Old Court House is the oldest public building still in continuous use in the Country. In the early and mid-1900s, Chester was the center for commerce, fashion, and industry in Pennsylvania. Therefore **"It all Started Here,"** in Chester Pennsylvania.

"IT ALL STARTS HERE!" and our revitalization will once again be testimony of that rich heritage.

We pride ourselves on being a business friendly community that understands the importance of productive relationships with the private sector. We are committed to fostering economic development in a manner that benefits residents, businesses, and visitors alike. We are a small municipal government so decisions on development processes can be made quickly.

Some of the factors that favor economic growth in Chester are:

- State and federal economic development assistance such as LERTA, RACP, HUB Zones and 2 federally identified Opportunity Zones
- Competitive land acquisition costs compared to Philadelphia and Wilmington
- Close proximity to 13 percent of the US population
- Great water and rail access
- Philadelphia International Airport is 8 miles north of Chester.
- Chester is located conveniently between New York City, Washington DC, Wilmington, and of course Philadelphia
- Chester is home for a number of anchor institutions such as Widener University, Kimberly Clark, Harrah's Casino and Racetrack, the Philadelphia Union Soccer team and Stadium
- Chester is served by an active transportation hub for public transportation including regional rail and bus access.

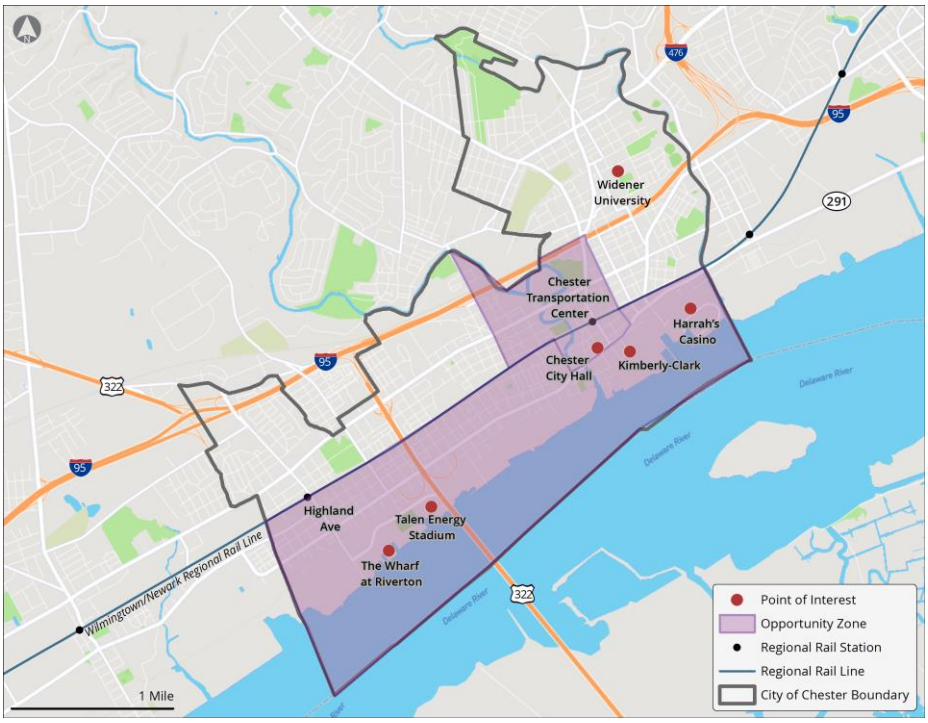
Chester is an engaged community, we are a prime location, and we have great transportation access. Chester is poised for large scale transformational development. Indeed we are in the midst of a historic opportunity, and we look forward to partnering with all as we revitalize Chester, and once again "**IT ALL STARTS HERE!"**

Yours in Service,

Mayor Kirkland

IT ALL STARTS HERE!

Take Advantage of Chester's Opportunity Zones



Did you know that there are two Opportunity Zones?

The Opportunity Zones are situated on valuable real estate in the City, including the waterfront and business district. With recent development, strong anchors, and renewed energy along the waterfront, this is a perfect time to spur large-scale transformative redevelopment.

Opportunity Zones are a federal tax incentive designed to encourage investment in up and coming communities. There are several tax benefits for investors who invest their unrealized capital gains in Qualified Opportunity Zones

Defer – Invest capital gains into a Qualified Opportunity Fund (QOF) and defer paying federal taxes on those gains until December 31, 2026

Reduce – Reduce initial capital gains tax liability by 10-15%, depending on length of investment (5 or 7 years)

Eliminate – Eliminate taxes on future gains when you hold your QOF investment for at least 10 years

Other Incentives Available

LERTA tax incentives available

Keystone Opportunity Zone (KOZ) incentives available in select locations

Easy Access to:

322 95 476 Commodore Barry Bridge

Widener University

Chester Transportation Center

Highland Ave

Talen Energy Stadium

The Wharf at Riverton

Chester City Hall

Kimberly-Clark

Harrah's Casino

To New Jersey

1 Mile

Point of Interest

Regional Rail Station

Regional Rail Line

Federal Opportunity Zone

Keystone Opportunity Zone Sites

NEW YORK
CONNECTICUT
120 Min
New York City
PENNSYLVANIA
NEW
JERSEY
150 Min
30 Min
Philadelphia
Delaware
County
CHESTER
DELAWARE
Washington Dc
VIRGINIA
WILMINGTON
N
0
50 Miles

City of Chester Assets At-a-Glance

Available sites: Multiple urban redevelopment opportunities throughout the City, with the potential for millions of square feet of office space on available land. Locations include vacant waterfront land, connected by highway and public transportation and commercial park redevelopments.

Labor Force: Chester is in the center of Delaware County and at the heart of a 6-million-person region with a diverse and talented workforce. The region is home to over 120 colleges and universities with over 400,000 students and 90,000 graduates annually.

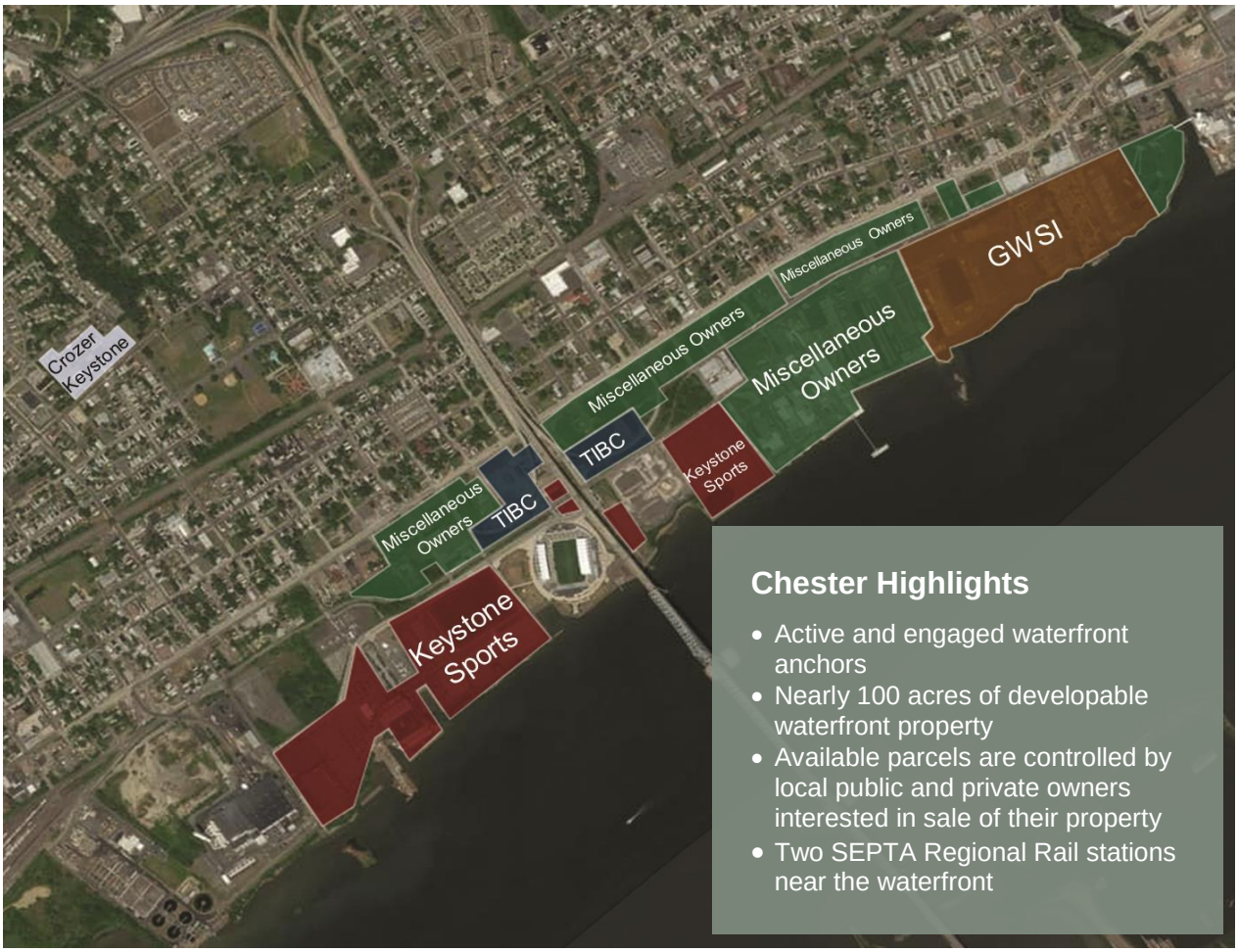
Incentives: Delaware County has significant federal, state, and local tax incentive programs available for redevelopment. In Chester, there are two federal Opportunity Zones as well as RACP and LERTA incentives in select locations.

Logistics: Chester is well-connected to the regional transportation network. The city has direct connections via SEPTA Regional Rail to Center City Philadelphia, is under 20-minute drive time to Philadelphia International Airport; and has convenient connections to regional highway networks of I-95, I-476, and I-295.

Capital and Operating Costs: Delaware County is a business-friendly community, with limited local taxation of companies. The County's Get the Edge initiative focuses on offering opportunities for new and small businesses to thrive in the county and attracting businesses from outside the region to locate here.

The City of Chester: Transformative Redevelopment Opportunities

The City of Chester represents a true urban redevelopment opportunity for businesses looking for a unique setting and outstanding incentives. The City has an array of urban redevelopment opportunities, which offer optimal connectivity to the region's transportation assets and provides the chance to revitalize a post-industrial urban community.



Chester has a variety of sites available for redevelopment along the historic Chester Waterfront. All told, the City has approximately 115 acres of land ready for a developer with a true vision for urban transformation. The available land is focused on an area between the Delaware River and Route 291, a major state highway that connects the City of Chester to the Philadelphia Airport to the north and has numerous connections to I-95 as it runs between Washington, Philadelphia and New York City. Chester's ability to attract and sustain strong community anchors including Talen Energy Stadium, the home of Major League Soccer's Philadelphia Union, Widener University, and Harrah's Philadelphia Casino will act as the foundation of future economic revitalization.

Talen Energy Stadium, formerly PPL Park, opened on June 27, 2010 and is a world-class soccer venue that seats 18,500 and acts as host to national and international soccer, football, lacrosse, and rugby sporting events as well as community events.

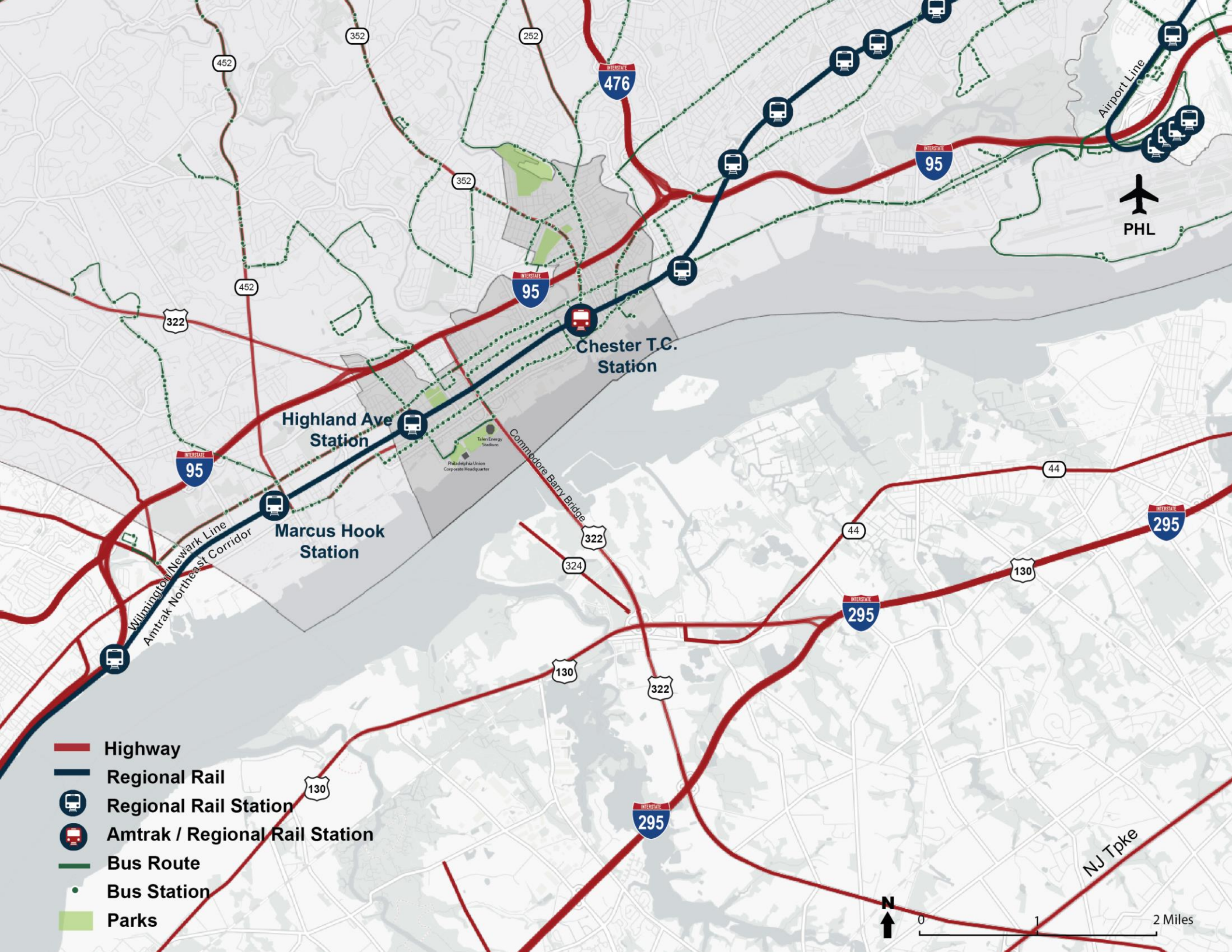
Harrah's Philadelphia Casino and Racetrack is located only 6 miles south of the Philadelphia Airport along the Delaware River on the former site of the Sun Shipbuilding and Drydock Company. The casino showcases 100,000 square feet of gaming entertainment, with more than 2,900 slot machines and live table games.

Widener University is situated on 110 acres in the City of Chester and educates students from 48 states and 37 countries, offering more than 60 degree options, including top-ranked nursing, engineering, social work, and graduate law degrees. The university also acts as a strong community anchor, providing a variety of public services, and the growth of Widener has sparked a renaissance along Providence Avenue. The university recently invested in a $50 million University Crossings project, introducing state of the art, mixed use retail and office space to the area, and also sponsors the Widener University Small Business Development.

The Wharf along Chester's waterfront is a key example of the City's creative approach to urban redevelopment. The building was formerly a coal power station owned and was converted into a modern office park along the Delaware River. Power Home Remolding is a major tenant in the Wharf building occupying 140,000 square feet of office space tailored to each of their growing in-house departments. The three floors feature mixed use meeting and auditorium space, capable of hosting the Philadelphia region's outside sale team members and visitors from Power's 16 regional offices around the Country. Current employment in Chester is about 500 employees of their 2,400 to 2,500 total nationwide employment base.

Crozer-Keystone Health System is the leading healthcare provider and employer in Delaware County, PA. It is a five-hospital health system serving Delaware County, northern Delaware, and parts of wester New Jersey. The health system maintains some of the lowest vacancy and turnover rates in the nation and continues to grow its workforce.

Continued revitalization of the downtown and waterfront will attract investors and talented individuals to the city. In order to accomplish this goal, the City intends to offer more desirable housing by developing mixed use occupancy units and seeking demolition grant funding, particularly through the Pennsylvania "Business in Our Sites" program.


Chester T.C. Station
Highland Ave Station
Marcus Hook Station
Commodore Barry Bridge
Wilmington/Newark Line
Amtrak Northeast Corridor
Airport Line
PHL
NJ Tpke
Talen Energy Stadium
Philadelphia Union Corporate Headquarter
Highway
Regional Rail
Regional Rail Station
Amtrak / Regional Rail Station
Bus Route
Bus Station
Parks
N
0
1
2 Miles

Fifteen Minutes from Everywhere: Chester's Transportation Assets

One of Chester's greatest strengths is its strategic location and transportation connections. Geographically, Chester is within a 20-mile radius of Wilmington, Philadelphia, and the Philadelphia International Airport. Its proximity to Interstate 95 provides easy access to markets in Philadelphia, New York City, Wilmington, Baltimore, and Washington, DC.

Highway

Downtown Chester can be easily accessed from major highways: I-95 is 1 mile north from the sites and US 322 runs through Chester, connecting I-95, PA 291 and US 13. Route 322 runs into New Jersey at the Commodore Barry Bridge, enabling efficient travel between Chester and Southern New Jersey. I-476 runs directly north of the city and connects it to the major suburban employment hubs of Philadelphia's Main Line and the King of Prussia area.

Public Transportation

The City of Chester is located at the intersection of key public transportation networks. The City is served by numerous bus routes, and a SEPTA Regional Rail line makes two stops in Chester, connecting it to Philadelphia, Wilmington, and Newark. Chester is also directly connected via Amtrak to other destinations along the East Coast. Amtrak's Northeast line runs right through the City. This line connects riders' trains to New York and Washington, DC. Train travel to New York from 30th Street via Amtrak takes under 90 minutes and travel to DC takes just under two hours.

Air

The Philadelphia International Airport (PHL) is located partially in Delaware County, and is a 17-minute drive from Downtown Chester. PHL has seven terminals and four runways, and provides access to regular domestic and international destinations.

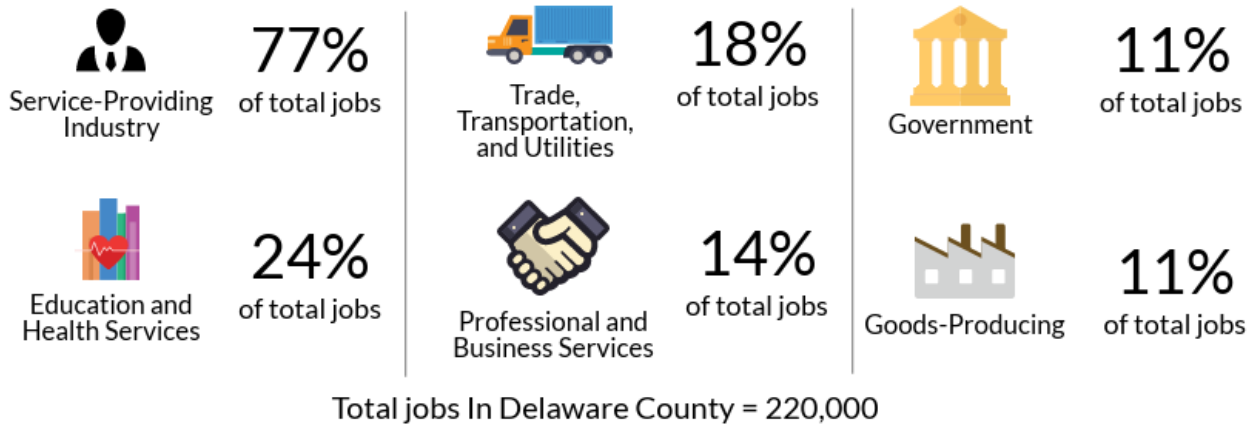
A Strong Regional Economy

Chester is a sizeable urban community within Delaware County, which sits in the middle of the Greater Philadelphia region, the nation's 8th largest economy. That economy is driven by over 140,000 business enterprises in the region, nearly 25,000 of which have over 500 employees.

Delaware County's place in the regional economy is notable, accounting for nearly 8 percent of the region's total employment and experiencing strong gains in total jobs in recent years. The county has nearly 220,000 jobs, with its economy increasingly centered on the healthcare, education, and service sectors. Over the last ten years, the County has seen notable increases in its job growth, rising 4.4 percent above its 2008 peak; and in the last five years, the County has added approximately 9,500 new jobs.

Jobs in Delaware County and the region's employment base are supported by a cohort of well-educated talent. Both the County and the region outperform the national average for educational attainment, with approximately 43 percent of the population holding at least an associate's degree.

Distribution of Top Non-Farm Jobs in Delaware County, 2017



A Highly Educated Workforce

Driving the high educational attainment rates in Delaware County and the Greater Philadelphia region are the more than 100 colleges and universities that enroll more than 400,000 students annually. Approximately 90,000 students earn a degree from a regional institution of higher education each year.

Delaware County itself has 14 institutions of higher education, offering a range of affordable educational opportunities to residents and a highly educated workforce to businesses located in the region. Among the highly respected institutions in the County is Chester's Widener University, recently named one of the top ten best Philadelphia-area colleges by the Wall Street Journal.

Highlights among Local Colleges and Universities

- Widener University's Small Business Development Center provides one-on-one consulting services to new and existing businesses in southeastern Pennsylvania.
- Delaware County Community College has invested in a $60 million STEM Complex.
- Villanova University's School of Business was ranked as the #1 undergraduate business school in the nation in the 2016 Bloomberg Businessweek ranking.
- Penn State Brandywine provides training and support to small business owners in Delaware County.
- Cabrini University's Nerney Leadership Institute prepares students for leadership roles in the workplace and other communities for the benefit of various audiences, including entrepreneurs and businesses in the Delaware Valley region.

THE CITY OF CHESTER PENNSYLVANIA

Part of Delaware County's Edge on Economic Competitiveness

Located in Delaware County, Chester enjoys a favorable business environment and extensive connectivity to the region. The redevelopment of the Chester Waterfront is a unique option for both large and small businesses looking for a business friendly location within an urban context. With the newly designated Opportunity Zones, as well as other state and local tax incentives, the Chester Waterfront is now a more desirable destination for transformative development.

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