



# 2017

CENTER CITY PHILADELPHIA

# DEVELOPMENTS



CENTER CITY  
DISTRICT

CENTRAL PHILADELPHIA  
DEVELOPMENT  
CORPORATION



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# INTRODUCTION

Seventeen major development projects, totaling \$808 million, were completed in 2016 between Fairmount and Washington Avenues, river to river. Another 42 projects of all types, totaling \$5.4 billion in new investment were under construction at the end of December 2016, while 22 more, totaling \$3.3 billion, have been proposed and are in the conceptual phases of pre-construction.

Of the 59 projects that were completed or under construction in 2016, more than half involved residential components: 24 were residential/mixed-use; another eight were exclusively residential. Remaining projects include nine commercial/mixed-use developments, six hospitality projects, five public space improvements, as well as retail, healthcare, education, and cultural developments. All are categorized by type and are mapped on page 4.

The largest development in the city's history is Liberty Property Trust's \$1.5 billion Comcast Technology Center. The new tower, rising at 18th and Arch Streets, will add more than 1.3 million square feet of Trophy office space downtown, all of which will be leased by Comcast. The balance of the project will be

made up of 12 floors for the Four Seasons Hotel and three condominium units.

PMC Property Group is expanding the former Marketplace Design Center into a 608,000 sf office building with Aramark taking 300,000 sf of space for the relocation of its headquarters. A much smaller cluster of creative office spaces are under construction east of Broad Street, signaling a new interest in the rapidly improving East Market corridor, as well as in more flexible, non-traditional workspace.

Significant improvements in the management of the Pennsylvania Convention Center, a strong sales effort by the Philadelphia Convention & Visitors Bureau and well-targeted, successful advertising for leisure travel by Visit Philadelphia have created more demand for downtown hotel rooms. Seven hotel projects are under construction, including a new Four Seasons, Cambria Hotel & Suites, Aloft Hotel, Fairfield Inn and Suites, the Divine Lorraine, and W Hotel and Element by Westin. These projects will add more than 1,500 new hotel rooms, pushing the downtown supply close to 12,400 rooms by 2018.

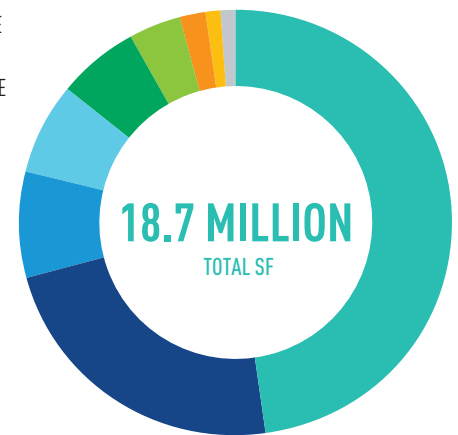
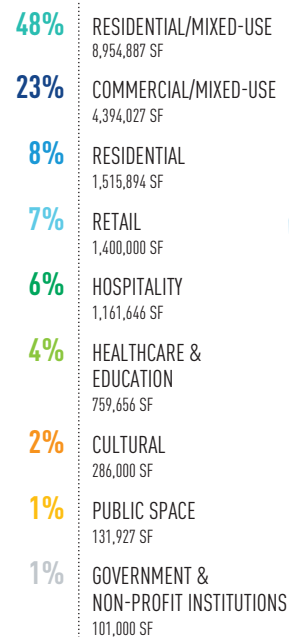


## INTRODUCTION

Since 2000, Center City's population has increased 19%, as millennials, empty-nesters, and families with children have chosen to live near work and a broad range of dining, cultural, and entertainment offerings. As of the end of 2016, following the delivery of a record number of new residential units, 3,954 more were under construction, with 69% scheduled for completion in 2017, 21% in 2018 and the remainder in 2019. Several thousand more units have been announced.

The combined effect of a growing residential population, increasing overnight visitation and steady job growth has spurred several large-scale retail projects, such as National Real Estate Development's East Market project, with Phase I scheduled for completion in 2017, and PREIT and Macerich's redevelopment of The Gallery, scheduled for completion in 2018. More than 1.6 million square feet of retail was either completed in 2016 or under construction, with a majority located east of Broad Street, where there is room to accommodate the larger floorplates that big-box retailers prefer.

## MAJOR DEVELOPMENTS COMPLETED AND UNDER CONSTRUCTION IN 2016 IN CENTER CITY BY TYPE AND SQUARE FOOTAGE



Source: Developments Database, Center City District

## MAJOR PROJECTS COMPLETED & UNDER CONSTRUCTION IN 2016 IN CENTER CITY

**\$6.2 BILLION**  
IN MAJOR DEVELOPMENTS

**5,494**  
RESIDENTIAL UNITS

**1,628**  
HOTEL ROOMS

**4,394,027 SF**  
OF COMMERCIAL/MIXED-USE

**1,665,555 SF**  
OF NEW RETAIL

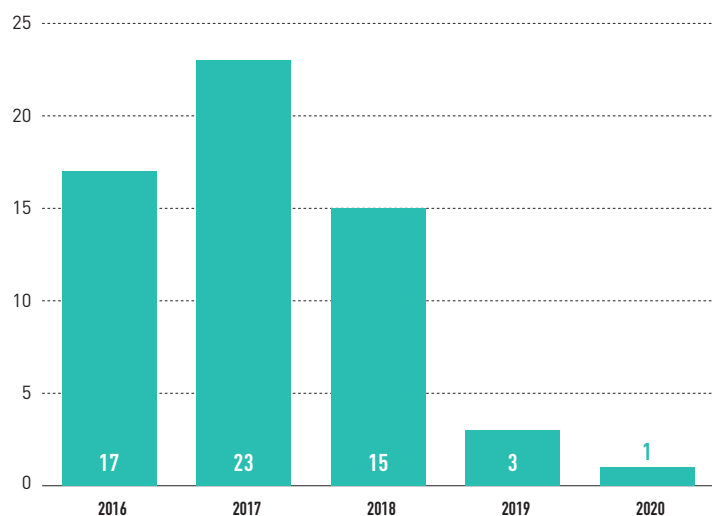


Source: Developments Database, Center City District

Note: Several of the projects included on the map had not yet announced completion dates, development costs, or square footage as of the end of Q4 2016. As a result, these figures are not included in the respective totals.

## MAJOR DEVELOPMENTS COMPLETED AND UNDER CONSTRUCTION IN 2016 BY COMPLETION DATE

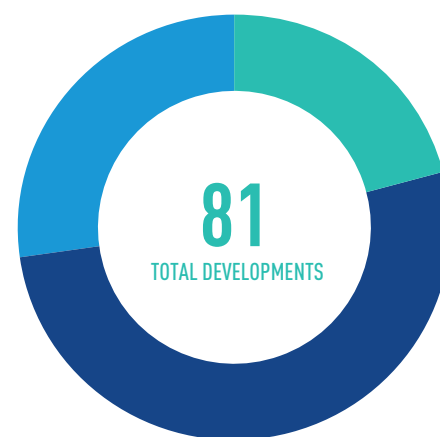
DEVELOPMENTS



Source: Developments Database, Center City District

## MAJOR DEVELOPMENTS IN CENTER CITY

21% COMPLETED  
52% UNDER CONSTRUCTION  
27% PROPOSED



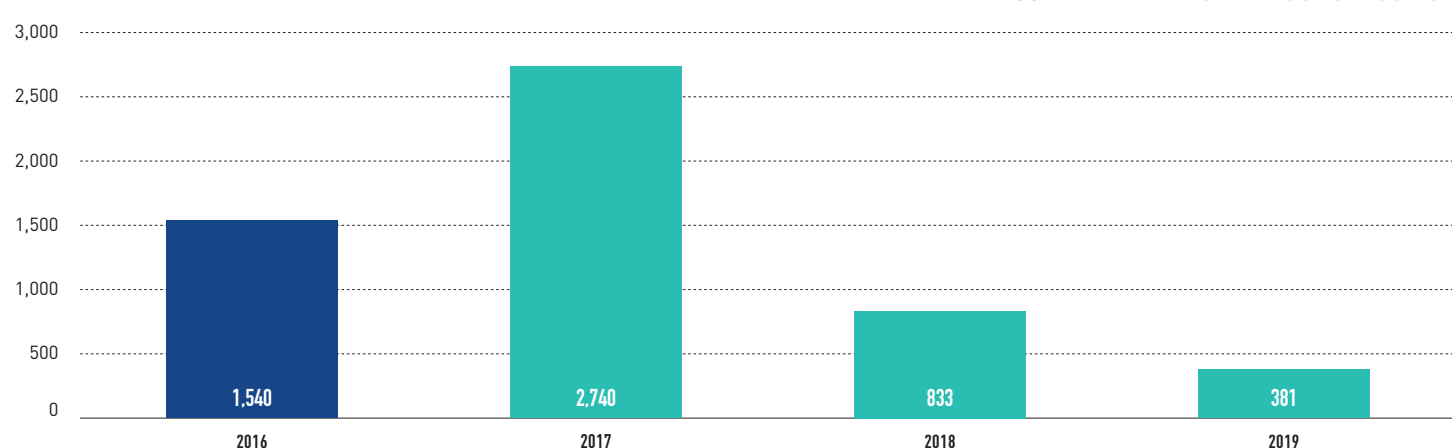
Source: Developments Database, Center City District

THE LARGEST DEVELOPMENT IN THE CITY'S HISTORY IS THE \$1.5 BILLION COMCAST TECHNOLOGY CENTER RISING AT 18TH AND ARCH STREETS.



## RESIDENTIAL UNITS IN MAJOR DEVELOPMENTS COMPLETED OR UNDER CONSTRUCTION IN 2016 BY COMPLETION DATE

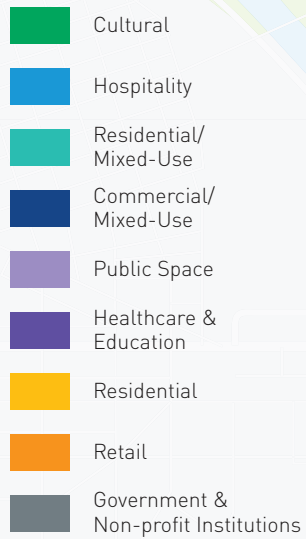
RESIDENTIAL UNITS



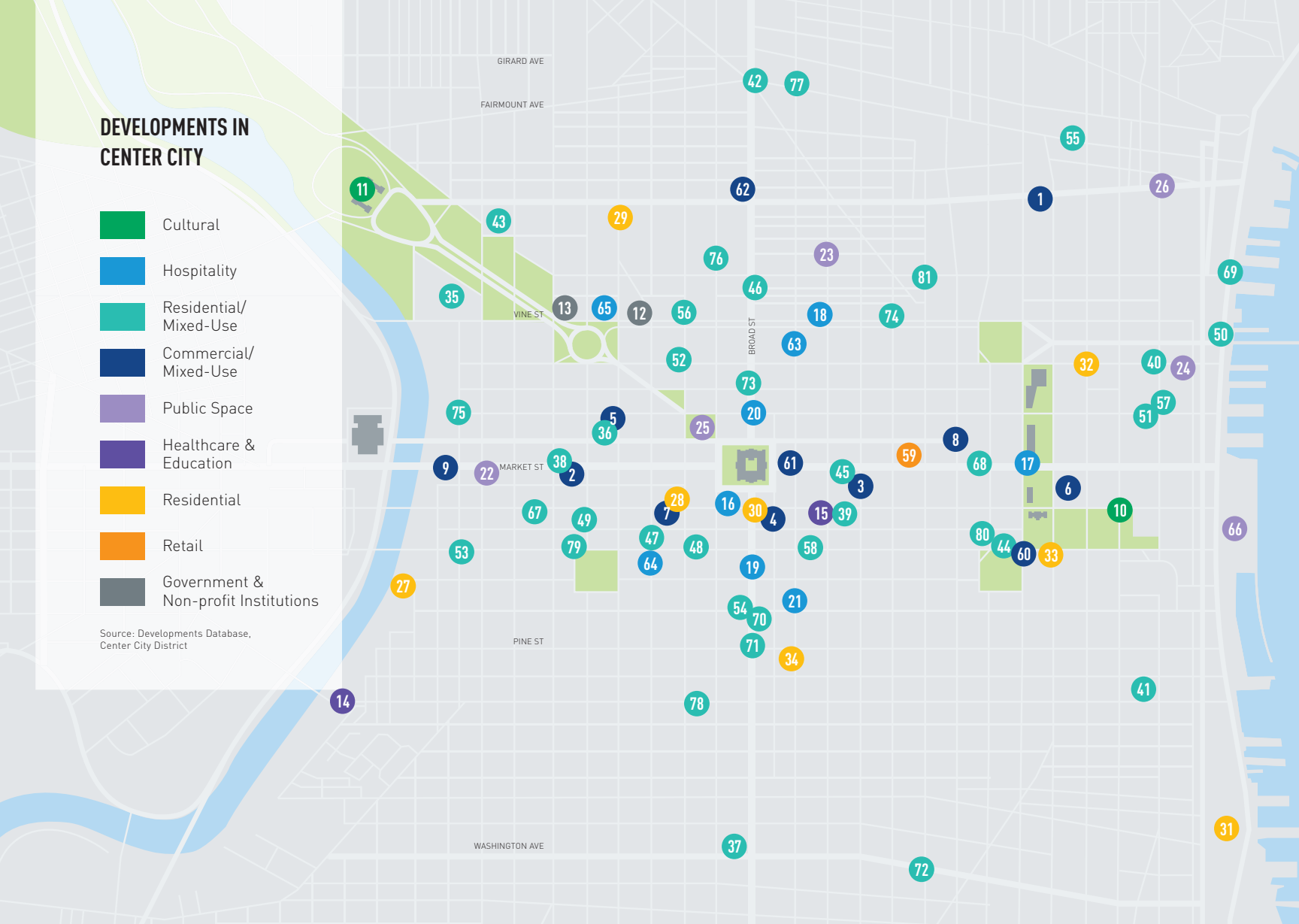
Source: Developments Database, Center City District



## DEVELOPMENTS IN CENTER CITY



Source: Developments Database,  
Center City District



## PROPOSED MAJOR PROJECTS BY THE NUMBERS

**\$3.3 BILLION**  
IN MAJOR DEVELOPMENTS

**4,952**  
RESIDENTIAL UNITS

**886**  
HOTEL ROOMS

**2,520,000 SF**  
OF COMMERCIAL/MIXED-USE

**549,541 SF**  
OF NEW RETAIL



## PROJECTS COMPLETED OR UNDER CONSTRUCTION IN 2016

### COMMERCIAL/MIXED-USE

1. SoNo
2. Stock Exchange Building Renovation
3. The Steele Building
4. The Hale Building
5. Comcast Technology Center
6. Independence Collection
7. 1618-22 Chestnut
8. PPA 8th & Filbert Garage
9. 2400 Market Street

### CULTURAL

10. Museum of the American Revolution
11. Philadelphia Museum of Art Expansion

### GOVERNMENT & NON-PROFIT INSTITUTIONS

12. Philadelphia Pennsylvania Mormon Temple
13. The Free Library of Philadelphia Parkway Central Renovation

### HEALTHCARE & EDUCATION

14. Children's Hospital of Philadelphia – Roberts Center for Pediatric Research
15. Thomas R. Kline Institute of Trial Advocacy

### HOSPITALITY

16. W Hotel and Element by Westin
17. Independence Visitor Center
18. Best Western Hotel Plus
19. Cambria Hotel & Suites
20. Aloft Hotel
21. Fairfield Inn and Suites by Marriott

### PUBLIC SPACE

22. June 5th Memorial Park
23. Rail Park, Phase 1
24. Race Street Connector, Phase 2
25. John F. Kennedy Plaza/LOVE Park
26. Spring Garden Street Connector

### RESIDENTIAL

27. One Riverside
28. The Residences at Two Liberty Place
29. NorthxNorthwest
30. The Griffin
31. BridgeView
32. 401 Race Street
33. 500 Walnut
34. Waverly Court

### RESIDENTIAL/MIXED-USE

35. Park Towne Place
36. The Sterling
37. Lincoln Square
38. 1919 Market
39. The Collins
40. Bridge
41. Abbotts Square
42. Divine Lorraine
43. Rodin Square
44. The Curtis
45. East Market
46. Hanover North Broad
47. The Latham
48. The Beacon
49. The Harper
50. One Water Street
51. 218 Arch Street
52. One Franklin Tower
53. The Roosevelt Apartments
54. 1401 Spruce Street
55. Transatlantic
56. 1601 Vine Street
57. The National
58. 1213 Walnut

### RETAIL

59. Fashion Outlets Philadelphia

## PROPOSED PROJECTS

### COMMERCIAL/MIXED-USE

60. The Washington
61. 1301 Market Street
62. 510 North Broad

### HOSPITALITY

63. Marriott AC
64. Hyatt Centric
65. Kimpton Hotel

### PUBLIC SPACE

66. Penn's Landing

### RESIDENTIAL/MIXED-USE

67. 2012 Chestnut
68. Mellon Independence Center (MIC) Tower
69. Renaissance Plaza
70. SLS LUX Philadelphia Hotel & Residences
71. The Hyde
72. 9th and Washington
73. 142 North Broad
74. Eastern Tower Community Center
75. River Walk
76. The Hamilton
77. 1300 Fairmount
78. Royal Theater
79. 1911 Walnut Street
80. 702 Sansom
81. 900-934 Callowhill





## 1. SoNo

**DEVELOPER:** Alliance Partners HSP

**LOCATION:** 456 North 5th Street

**SIZE:** 225,000 sf

**START DATE:** 2016

**COMPLETION DATE:** 2018

**STATUS:** Under Construction

**INVESTMENT:** \$30 Million+

**DESCRIPTION:** Alliance Partners HSP is converting the former Destination Maternity warehouse into a mixed-use project, SoNo, located between Philadelphia's downtown core and Northern Liberties' millennial workforce. This project will house Yards Brewery and Target, and feature a mix of office and retail uses consistent with the new CMX zoning overlay that covers 2nd to 6th Streets and Spring Garden to Callowhill.

## 2. STOCK EXCHANGE BUILDING RENOVATION

**DEVELOPER:** Brandywine Realty Trust

**LOCATION:** 1900 Market Street

**SIZE:** 456,922 sf

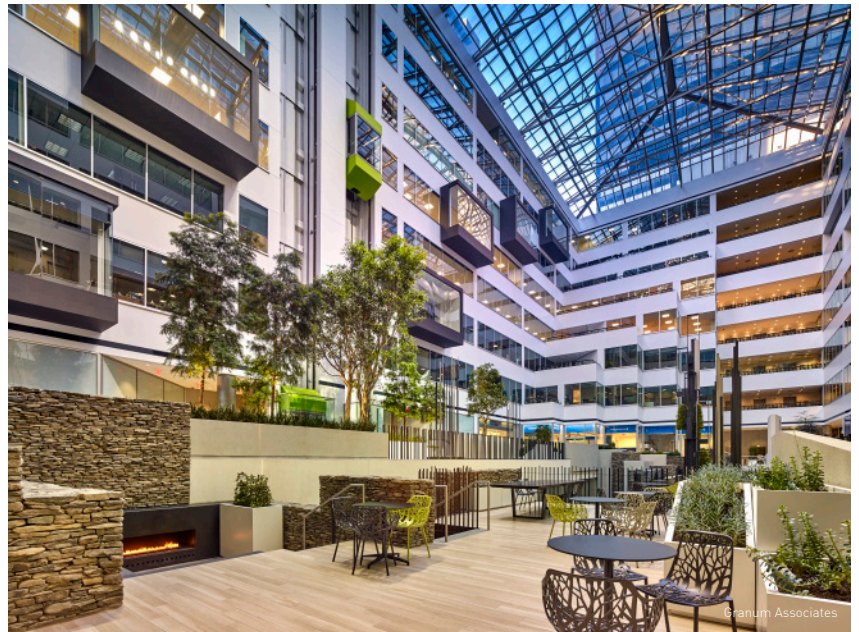
**START DATE:** July 2014

**COMPLETION DATE:** January 2016

**STATUS:** Completed

**INVESTMENT:** \$21 Million

**DESCRIPTION:** Brandywine Realty Trust completed renovations of the interior and exterior of 1900 Market Street, known as the Stock Exchange Building, in January 2016. The renovation brought the office building up to Class A standards and included open-floor plans with collaborative work and meeting areas. Independence Blue Cross leased a significant portion, taking 112,000 sf on two floors, while WeWork leased 56,000 sf for its largest space in Philadelphia. The building includes approximately 25,000 sf of retail on the ground floor.





### 3. THE STEELE BUILDING

**DEVELOPER:** Brickstone Realty

**LOCATION:** 15 South 11th Street

**SIZE:** 36,000 sf

**START DATE:** 2015

**COMPLETION DATE:** April 2017

**STATUS:** Completed

**INVESTMENT:** \$14 Million

**DESCRIPTION:** Brickstone redeveloped the Steele Building into four floors of creative office space (23,255 sf) and over 8,500 sf of bi-level restaurant/retail space. The Yard, a New York-based coworking space, leased the entire office space. The project included a full façade restoration and rooftop deck.



### 4. THE HALE BUILDING

**DEVELOPER:** Brickstone Realty

**LOCATION:** 1326 Chestnut Street

**SIZE:** 47,940 sf

**START DATE:** October 2015

**COMPLETION DATE:** 2018

**STATUS:** Under Construction

**INVESTMENT:** \$20 Million

**DESCRIPTION:** Brickstone Realty purchased the historic Hale Building at Chestnut and Juniper Streets in September 2015 for \$4.7 million. Plans include adding creative office space on floors three through eight and two retail spaces – a multi-story restaurant on Chestnut Street and a café on Sansom Street. The building will include a roof deck with multiple spaces, including work areas and places to be shared by office users to relax alongside a fire pit or under the shade of a pergola.





## 5. COMCAST TECHNOLOGY CENTER

**DEVELOPER:** Liberty Property Trust

**OWNER:** A joint venture between Comcast Corporation and Liberty Property Trust

**LOCATION:** 1800 Arch Street

**SIZE:** Approximately 1,800,000 sf

**RESIDENTIAL UNITS:** 3

**HOTEL ROOMS:** 200+

**START DATE:** Summer 2014

**COMPLETION DATE:** Early 2018

**STATUS:** Under Construction

**INVESTMENT:** \$1.5 Billion

**DESCRIPTION:** The 60-story Comcast Technology Center will be 1,121 feet high and the tallest building in the United States outside of New York City and Chicago. Designed by world-renowned architect Norman Foster, the building will provide office space for Comcast and house the 200-plus-room Four Seasons Hotel. The design will be conducive to an open, collaborative work environment and will seek to foster innovation, research, technology, and discovery, with interiors designed by Gensler. The project will add approximately 1,300,000 sf of rentable office space, more than 200,000 sf of hotel space, and approximately 3,770 sf of retail space. Comcast plans to relocate NBC10 and Telemundo 62 from Bala Cynwyd to the new office tower, adding a media center in the heart of the downtown, as well as housing a state-of-the-art accelerator space for technology startups. Comcast will control 80% of the joint venture, while Liberty Property Trust will own the remainder.

## 6. INDEPENDENCE COLLECTION

**DEVELOPER:** MRP Realty

**LOCATION:** 400 Market Street, 325 Chestnut Street, 111 South Independence Mall East and 400 Ranstead Street

**SIZE:** 702,014 sf

**START DATE:** June 2016

**COMPLETION DATE:** June 2018

**STATUS:** Under Construction

**INVESTMENT:** \$40 Million

**DESCRIPTION:** Washington, D.C.-based MRP Realty purchased the Kaiserman Old City portfolio that includes three office buildings and a garage and movie theater, for \$110 million in December 2015. Preliminary plans call for upgrades to the Class B office space, including façade renovations, new common areas and amenity spaces, and repositioning of the ground-floor retail as an upscale food hall at The Bourse.



## 7. 1618-22 CHESTNUT

**DEVELOPER:** Pearl Properties

**LOCATION:** 1618-22 Chestnut Street

**SIZE:** 100,000 sf

**START DATE:** Q4 2015

**COMPLETION DATE:** Summer 2016

**STATUS:** Completed

**DESCRIPTION:** Pearl Properties purchased the Art Deco building in August 2015. Currently stabilized, the building includes an Old Navy flagship on three levels and 75,000 sf of office on the upper floors.



## 8. PHILADELPHIA PARKING AUTHORITY'S 8TH & FILBERT GARAGE

**DEVELOPER:** Philadelphia Parking Authority (PPA)

**LOCATION:** 801 Filbert Street

**SIZE:** 417,730 sf

**START DATE:** 2013

**COMPLETION DATE:** Winter 2016

**STATUS:** Completed

**INVESTMENT:** \$32 Million

**DESCRIPTION:** This project turns the 8th & Filbert garage into a gateway between Chinatown and Market Street by improving the streetscape. Designed by Wallace Roberts & Todd (WRT), the project equipped the parking garage with new façades, green elements, new interior paint and lights, as well as playful LED lights hanging over 8th Street. To green the 100% impervious structure, WRT designed rooftop cisterns that catch water for pressure washing and other garage maintenance. The design also makes use of plant material to capture water, soften the garage's landscape, cut glare, and provide memory markers for those walking or driving through the garage.



## 9. 2400 MARKET STREET

**DEVELOPER:** PMC Property Group and Lubert-Adler

**LOCATION:** 2400 Market Street

**SIZE:** 608,421 sf

**START DATE:** February 2016

**COMPLETION DATE:** Fall 2018

**STATUS:** Under Construction

**INVESTMENT:** \$230 Million

**DESCRIPTION:** The partnership of PMC Property Group and Lubert-Adler purchased Marketplace Design Center for \$42 million in April 2014. The property consists of two buildings, 2400 Market Street with 370,000 sf, and 12 South 23rd Street, a six-story, 120,000-sf structure. The proposed project is positioned across from University City and 30th Street Station, and close to Rittenhouse Square and the Central Business District. Once complete, the project will help connect Center City and University City along Market Street, leveraging public investments made along the Market Street Bridge above the Schuylkill Banks project. Plans call for the creation of a mixed-use complex by adding two floors of retail, with seven floors of commercial office space above. In September 2016, it was announced that Aramark would be relocating their global headquarters to the new building in the fall of 2018. Aramark will occupy the top five floors taking up almost 300,000 sf as the anchor tenant, with an additional 250,000 sf of office and retail space available for lease.



## 10. MUSEUM OF THE AMERICAN REVOLUTION

**DEVELOPER:** Museum of the American Revolution

**LOCATION:** 101 South 3rd Street

**SIZE:** 117,000 sf

**START DATE:** 2014

**COMPLETION DATE:** 2016

**STATUS:** Completed

**INVESTMENT:** \$101 Million

**DESCRIPTION:** Designed by Robert A.M. Stern Architects, the museum adds another attraction to Philadelphia's historic district. Philadelphia-based INTECH Construction demolished the old Bicentennial Visitor Center in spring 2014, and construction began that fall. The development of the building and the museum's exhibits will generate a one-time economic impact of \$135.9 million in direct and indirect spending. The museum opened to the public in April 2017.

## 11. PHILADELPHIA MUSEUM OF ART EXPANSION

**DEVELOPER:** Philadelphia Museum of Art

**LOCATION:** 2600 Benjamin Franklin Parkway

**SIZE:** 169,000 sf

**START DATE:** March 2017 (Core Project)

**COMPLETION DATE:** 2020 (Core Project)

**STATUS:** Under Construction

**INVESTMENT:** \$196 Million (Core Project estimated cost)



Philadelphia Museum of Art

**DESCRIPTION:** Designed by world-renowned architect Frank Gehry, the Master Plan to renovate, reorganize and expand the Philadelphia Museum of Art will be implemented in phases and ultimately add more than 169,000 sf of space, including 78,000 sf of gallery space throughout the building. Gehry's design respects the architectural integrity of the exterior of the Art Museum's landmark building and focuses on the transformation of the interior through the renovation of the Great Stair Hall and Lenfest Hall, as well as historic spaces that will be reopened to the public. Major improvements to how visitors enter and move through the building as well as an investment in building systems upgrades will be made. The Master Plan is modular and will continue to unfold in stages. This will allow for portions of the project to be built at different times as funding becomes available. The Core Project, launched in spring 2017 and scheduled for completion in 2020, is expected to cost \$196 million. It includes removal of the auditorium and reopening of a 640-foot-long vaulted corridor – part of the building's original design – that runs the length of the central building. The corridor will provide visitors access to galleries at all levels of the Museum, including the additional 23,000 sf of new gallery space to be completed within the existing building during the Core Project. Eventually, this corridor will also provide access to an additional 55,000 sf of new gallery space under the East Terrace, to be completed in a later phase. Given the Museum's prominence as a Philadelphia landmark, Gehry Partners and OLIN have proposed minimal alterations to the exterior of the building. These include redesign of the plaza in front of the western entrance, landscaping of an area now used for parking, and integration of skylights and sunken gardens into the east terrace to bring natural light into the new galleries.





## 12. PHILADELPHIA PENNSYLVANIA MORMON TEMPLE

**DEVELOPER:** The Church of Jesus Christ of Latter-day Saints

**LOCATION:** 1739 Vine Street

**SIZE:** 61,000 sf

**START DATE:** 2013

**COMPLETION DATE:** 2016

**STATUS:** Completed

**DESCRIPTION:** The first Mormon Temple in Pennsylvania, designed by Perkins+Will, was completed in 2016 on what used to be a 1.6-acre surface parking lot. The temple includes stained glass along the length of the building, a landscaped plaza and public gardens, underground parking, and a 208-foot double spire meant to resemble that of Independence Hall.



## 13. THE FREE LIBRARY OF PHILADELPHIA PARKWAY CENTRAL RENOVATION

**DEVELOPER:** The Free Library of Philadelphia

**LOCATION:** 1901 Vine Street

**SIZE:** 40,000 sf

**START DATE:** Fall 2016

**COMPLETION DATE:** Winter 2018

**STATUS:** Under Construction

**INVESTMENT:** \$35 Million

**DESCRIPTION:** In September 2014, the Free Library received a \$25 million grant from the William Penn Foundation to renovate various neighborhood libraries, \$8 million of which will go toward the creation at the Parkway Central Library of several new public spaces designed by internationally acclaimed architect Moshe Safdie – The Common, the Business Resource and Innovation Center (BRIC), the Marie and Joseph Field Teen Center – and an expanded grand staircase connecting old spaces with new. This will take place in the several floors of space formerly occupied by closed, outdated book storage stacks, the contents of which remain accessible to the public through the Library’s Regional Research and Operations Center. The Common will serve as an active community space where individuals can gather to create, collaborate, and share. The BRIC will offer incubator space for new projects and ideas and help individuals gain assistance in turning their entrepreneurial dreams into reality. The Field Teen Center will allow the Library to provide enhanced and expanded teen programming. With a budgeted project cost of \$35 million, the Free Library still must raise an additional \$7.4 million to complete this phase of renovations at the Parkway Central Library.



## 14. CHILDREN'S HOSPITAL OF PHILADELPHIA — ROBERTS CENTER FOR PEDIATRIC RESEARCH

**DEVELOPER:** Children's Hospital of Philadelphia

**LOCATION:** 2716 South Street

**SIZE:** 735,656 sf

**START DATE:** Summer 2014

**COMPLETION DATE:** Spring 2017

**STATUS:** Under Construction

**INVESTMENT:** \$250 to \$500 Million (media estimates)

**DESCRIPTION:** As the first of a four-phase Master Plan, the project includes construction of a new, 21-story Class A office tower to be used by the Children's Hospital of Philadelphia (CHOP) for clinical research and administrative programs. The tower will house a research staff of 1,000 and include utilities, infrastructure, structured parking, and loading. Phase I will also include surface parking and several public realm spaces (South Street Plaza, Bainbridge Place, and Schuylkill Green), while allowing for a future connection to the Schuylkill River Trail. CHOP is negotiating with CSX for a promenade over the tracks and a bridge to Schuylkill Banks.



## 15. THOMAS R. KLINE INSTITUTE OF TRIAL ADVOCACY

**DEVELOPER:** Drexel University

**LOCATION:** 1200-1202 Chestnut Street

**SIZE:** 24,000 sf

**START DATE:** Fall 2015

**COMPLETION DATE:** 2017

**STATUS:** Under Construction

**INVESTMENT:** \$14.8 Million

**DESCRIPTION:** The former Beneficial Bank, designed by Horace Trumbauer on the corner of 12th and Chestnut Streets, was acquired by attorney Thomas R. Kline in July 2013. The building will house the Thomas R. Kline Institute of Trial Advocacy, which will be a part of Drexel University's Thomas R. Kline School of Law, and will include programming for law students and the Master of Laws program. Renovation of the building was enabled through Kline's \$50 million donation to Drexel.

## 16. W HOTEL AND ELEMENT BY WESTIN

**DEVELOPER:** Chestlen Development

**LOCATION:** 1441 Chestnut Street

**SIZE:** 770,607 sf

**HOTEL ROOM:** 755

**START DATE:** March 2015

**COMPLETION DATE:** Spring 2018

**STATUS:** Under Construction

**INVESTMENT:** \$359 Million

**DESCRIPTION:** The 51-story tower will be 582 feet tall and have 295 rooms under the W Hotel flag and 460 rooms under the Element by Westin flag. Each hotel will have a separate entrance and lobby. The W will have an entrance on Chestnut Street, a 150-seat, ground-floor destination restaurant, 7,000 sf outdoor terrace with year-round outdoor pool and bar, spa, gym, and 45,000 sf of meeting and event space. A separate ground-floor entrance, also on Chestnut Street, will provide elevator access to the Element main lobby on the second floor. The Element will have a breakfast and lounge area, fitness center, branded meeting space, and will strive for LEED certification. Once the project is completed, its market value is expected to reach \$95.8 million and generate \$220.6 million in incremental tax revenues over 20 years. The project will receive \$33 million in Tax Increment Financing.



## 17. INDEPENDENCE VISITOR CENTER

**DEVELOPER:** Independence Visitor Center Corporation (IVCC)

**LOCATION:** One North Independence Mall West – 6th and Market Streets

**SIZE:** Additional 7,500 sf

**START DATE:** February 2017

**COMPLETION DATE:** Spring 2019

**STATUS:** Under Construction

**INVESTMENT:** \$15 Million

**DESCRIPTION:** After four years of planning, the Independence Visitor Center at 6th and Market Streets is undergoing a \$15 million redevelopment. The project will expand both the gift shop and terrace overlooking Independence Mall, as well as enhance the visitor experience with upgrades that will include new interactive touch-screens that allow visitors to plan their stay in Philadelphia and new visitor information desks for the IVCC and the National Park Service.



## 18. BEST WESTERN PLUS PHILADELPHIA CONVENTION CENTER

**DEVELOPER:** Lams Investment Group

**LOCATION:** 1225 Vine Street

**SIZE:** 42,539 sf

**HOTEL ROOMS:** 107

**START DATE:** 2015

**COMPLETION DATE:** January 2017

**STATUS:** Completed

**DESCRIPTION:** In May 2015, Lams Investment Group acquired 1225 Vine Street for \$3.8 million and reconverted the structure into a 107-room Best Western PLUS Hotel. The building was originally built in 1930 as a film exchange building for Warner Bros. Pictures. This is the second Best Western downtown and Lams Investment Group's third Center City hotel; they own Days Inn Philadelphia Convention Center and the Four Points by Sheraton Philadelphia City Center.



Faith West Photography

## 19. CAMBRIA HOTEL & SUITES

**DEVELOPER:** Pearl Properties

**LOCATION:** 219-225 South Broad Street

**SIZE:** 176,000 sf

**HOTEL ROOMS:** 223

**START DATE:** 2015

**COMPLETION DATE:** February 2018

**STATUS:** Under Construction

**DESCRIPTION:** Pearl Properties is developing a new Cambria Hotel & Suites in Center City. The 15-story Avenue of The Arts hotel is located on the northeast corner of Broad & Locust Streets and will include several restaurants and a rooftop lounge. The hotel will open for business in February 2018. This location is in the heart of Center City, steps from an array of dining and entertainment options, as well as numerous cultural and historic sites. The hotel will be owned by Pearl Properties and managed by Concord Hospitality, one of the nation's leading lodging management companies.



Pearl Properties



## 20. ALOFT HOTEL

**DEVELOPER:** Realen

**LOCATION:** 101 North Broad Street

**SIZE:** 115,000 sf

**HOTEL ROOMS:** 179

**START DATE:** 2015

**COMPLETION DATE:** Summer 2017

**STATUS:** Under Construction

**DESCRIPTION:** Realen acquired the historically certified 21-story Liberty Title and Trust Building and, in a joint venture with HRI Properties of New Orleans, is in the process of restoring the building and converting it into a 179-room Aloft Hotel by Starwood adjacent and with direct access to the main entrance lobby of the Pennsylvania Convention Center.



## 21. FAIRFIELD INN AND SUITES BY MARRIOTT

**DEVELOPER:** The Wankawala Organization

**LOCATION:** 261 South 13th Street

**SIZE:** 50,000 sf

**HOTEL ROOMS:** 118

**START DATE:** 2015

**COMPLETION DATE:** December 2017

**STATUS:** Under Construction

**DESCRIPTION:** The Wankawala Organization purchased the Parker-Spruce Hotel on the corner of 13th and Spruce Streets and plans to rehabilitate the property into a Fairfield Inn and Suites by Marriott. Marriott has waived the prototype requirements, so the project will have a custom build-out and feel like a boutique hotel. The new Fairfield Inn and Suites will have a small meeting room, fitness facility and corner restaurant space that serves as the breakfast area in the morning and switches over to a full-service restaurant, possibly with outdoor dining, in the evening. SgRA Architects are designing the project.

## 22. JUNE 5TH MEMORIAL PARK

**DEVELOPER:** The Pennsylvania Horticultural Society with the June 5th Memorial Park Committee

**LOCATION:** 2140 Market Street

**SIZE:** 3,125 sf

**START DATE:** April 2016

**COMPLETION DATE:** 2017

**STATUS:** Under Construction

**INVESTMENT:** \$1.3 Million



**DESCRIPTION:** On June 5, 2013, a bungled building demolition in Center City Philadelphia collapsed a party wall, destroying a Salvation Army Thrift Store and killing six innocent people. This preventable tragedy will be perpetually memorialized through the creation of a memorial park on the grounds of the former Salvation Army Thrift Store at 22nd & Market Streets. The park will provide a contemplative respite for visitors while preserving the memory of those lost. With a sensitive design that includes a compelling, memorial public sculpture, beautiful landscaping, interpretive information, innovative lighting and the highest quality materials, this public park will be forever protected from commercial development, as a testament to the preciousness of life.



## 23. RAIL PARK, PHASE 1

**DEVELOPER:** Center City District

**LOCATION:** 1300 Block of Noble Street, running southeast to Callowhill Street

**SIZE:** 26,000 sf

**START DATE:** 2016

**COMPLETION DATE:** Early 2018

**STATUS:** Under Construction

**DESCRIPTION:** The Rail Park project seeks to transform the abandoned elevated railway that slices through the area between Chinatown and Fairmount Avenue into a public park. The Center City District was drawn to the project because of the success of the High Line elevated park in New York City, and saw an opportunity to add residential and light commercial development in the expanding communities of Center City and Chinatown. With 32% of the land in the area around the viaduct currently vacant, the opportunity exists to create a unique, mixed-use, mixed-income neighborhood like no other in Center City. Phase I of the project involves a 26,000-sf section of the viaduct known as the SEPTA Spur. Work includes landscaping, adding stairs that connect the viaduct to the street level, waterproofing the structure's underside, and environmental remediation.





## 24. RACE STREET CONNECTOR, PHASE 2

**DEVELOPER:** Delaware River Waterfront Corporation

**LOCATION:** North side of Race Street between 2nd Street and Columbus Boulevard

**START DATE:** 2016

**COMPLETION DATE:** 2016

**STATUS:** Completed

**INVESTMENT:** \$1 Million

**DESCRIPTION:** This project improves pedestrian and bicycle access to the Race Street Pier from Front and Race Streets. New lighting, landscaping and hardscaping were designed to make traveling from neighborhood to waterfront more convenient and pleasant. The project is part of a long-term vision for the Central Delaware Waterfront. Phase I of the project was completed in fall 2012 and Phase II was completed in 2016. The project is part of a long-term vision for the Central Delaware Waterfront.



## 25. JOHN F. KENNEDY PLAZA/LOVE PARK

**DEVELOPER:** City of Philadelphia/InterPark

**LOCATION:** 16th Street and John F. Kennedy Boulevard

**SIZE:** 102,802 sf

**START DATE:** February 2016

**COMPLETION DATE:** Fall 2017

**STATUS:** Under Construction

**INVESTMENT:** \$16.5 Million

**DESCRIPTION:** In February 2016, the City of Philadelphia broke ground on a project to renovate John F. Kennedy Plaza, known as LOVE Park. The new design replaces the park's terraced hardscaping with gently sloping lawns and colorful flower beds. The cylindrical building that currently houses an information center will become a food and beverage operation, while the large central fountain will be built without a basin and will be accompanied by a "Bird's Nest" of smaller crisscrossing jets. Robert Indiana's famous LOVE sculpture will remain, and will be sited to take advantage of optimal sightlines along the Benjamin Franklin Parkway.



## 26. SPRING GARDEN STREET CONNECTOR

**DEVELOPER:** Delaware River Waterfront Corporation

**LOCATION:** I-95 Overpass at Spring Garden Street

**START DATE:** 2015

**COMPLETION DATE:** 2016

**STATUS:** Completed

**INVESTMENT:** \$2.5 Million

**DESCRIPTION:** As part of its connector street program, the Delaware River Waterfront Corporation worked with RBA group to design streetscape improvements to Spring Garden Street between Columbus Boulevard/Delaware Avenue and 2nd Street, including a new lighting and public art installation under the I-95 overpass, at the Spring Garden transit stop. The streetscape improvements were completed in fall 2015 and the underpass lighting and artistic screens were installed in winter 2016. The artistic lighting and screens were designed by Cloud Gehshan and The Lighting Practice and fabricated by Urban Sign. This project is intended to improve pedestrian and bike connections from Northern Liberties to the riverfront, increase usage of public transportation, and ultimately connect to the waterfront trail.





## 27. ONE RIVERSIDE

**DEVELOPER:** Dranoff Properties

**LOCATION:** 210-220 South 25th Street

**SIZE:** 167,610 sf

**RESIDENTIAL UNITS:** 68

**START DATE:** May 2015

**COMPLETION DATE:** August 2017

**STATUS:** Under Construction

**INVESTMENT:** \$130 Million

**DESCRIPTION:** Located at the intersection of 25th and Locust Streets, at the entrance to Schuylkill River Park, the high-rise will offer views of University City, the river, and the downtown skyline. The new 22-story glass skyscraper will feature 68 condominiums with high-level finishes and balconies, 110 underground parking spaces, fitness center, indoor pool, club room, hospitality suite, and business center. Plans include a private garden with broad lawns, as well as a separate terrace adjoining the lobby with an outdoor kitchen. One Riverside will be the first from-the-ground-up high-rise condominium building started since the financial crisis derailed the 2004-08 construction boom.

## 28. THE RESIDENCES AT TWO LIBERTY PLACE

**DEVELOPER:** Dranoff Properties and iStar Financial, Inc.

**LOCATION:** 1601 Chestnut Street

**SIZE:** 116,600 sf

**RESIDENTIAL UNITS:** 73

**START DATE:** March 2015

**COMPLETION DATE:** March 2016

**STATUS:** Completed

**INVESTMENT:** \$48 Million

**DESCRIPTION:** iStar Financial, partnering with Dranoff Properties, completed the remaining portion of the 58-story skyscraper Two Liberty Place, converting the space into 73 luxury condominiums on floors 48-57. The 6,600-square-foot penthouse sold for \$10.9 million at the end of 2016.





## 29. NORTHXNORTHWEST

**DEVELOPER:** Forest City Residential Group

**LOCATION:** 1801 Buttonwood Street

**SIZE:** 434,000 sf

**RESIDENTIAL UNITS:** 286

**START DATE:** 2015

**COMPLETION DATE:** March 2017

**STATUS:** Completed

**INVESTMENT:** \$110 Million

**DESCRIPTION:** The existing 286-unit Museum Towers residential complex doubled in size with the completion of a second residential project in March 2017. Phase II, NorthxNorthwest, included a 270-unit, 16-story tower, 16 townhomes and a 400-space parking garage. The project sits on what was a surface parking lot and included improvements to the adjacent Matthias Baldwin Park. The project team included Perkins Eastman Architects, Urban Engineers, and law firm Stevens & Lee, P.C.



## 30. THE GRIFFIN

**DEVELOPER:** MRP Residential and Principal Real Estate Investors

**LOCATION:** 1346 Chestnut Street

**SIZE:** 209,095 sf

**RESIDENTIAL UNITS:** 217

**START DATE:** Q4 2014

**COMPLETION DATE:** 2016

**STATUS:** Completed

**DESCRIPTION:** MRP Residential and Principal Real Estate Investors acquired the property for a reported \$33 million in February 2014. The new owners redeveloped the property while maintaining the existing façade and structural systems. Upgrades included a new lobby, fitness center, theater room, interior landscaped courtyard, club room, roof deck, and renovated elevator cabs. This was the Washington, D.C.-based company's first acquisition and development in the Center City market.





### 31. BRIDGEVIEW

**DEVELOPER:** National Realty Investment Advisors

**LOCATION:** 787 Swanson Street

**SIZE:** 171,000 sf

**RESIDENTIAL UNITS:** 75

**START DATE:** Fall 2014

**COMPLETION DATE:** 2016

**STATUS:** Completed

**INVESTMENT:** \$28 Million

**DESCRIPTION:** National Realty Investment Advisors developed a 75-townhome project, designed by JKR Partners of Philadelphia, in Queen Village where the I-95 Washington Avenue off-ramp meets Columbus Boulevard. Each three-bedroom, three-bath home is 1,800 square feet – three stories on a 16-by-45-foot footprint. Each also has its own rooftop deck from which views inspired the name, BridgeView.

### 32. 401 RACE STREET

**DEVELOPER:** Priderock Capital Partners, LLC

**LOCATION:** 401 Race Street

**SIZE:** 193,589 sf

**RESIDENTIAL UNITS:** 216

**START DATE:** January 2017

**COMPLETION DATE:** January 2019

**STATUS:** Under Construction

**DESCRIPTION:** Priderock Capital Partners is constructing a 4-story building with 216 apartments, a below-grade parking garage with 144 spaces, a surface lot with 73 spaces, and amenities including a roof deck, residential lobby, fitness center, and open courtyards.





### 33. 500 WALNUT

**DEVELOPER:** Scannapieco Development Corporation

**LOCATION:** 500 Walnut Street

**SIZE:** 178,000 sf

**RESIDENTIAL UNITS:** 35

**START DATE:** March 2015

**COMPLETION DATE:** Summer 2017

**STATUS:** Under Construction

**INVESTMENT:** \$174 Million

**DESCRIPTION:** The sleek, glass 26-story luxury residential tower overlooking the iconic Independence Hall is designed by Cecil Baker + Associates and built on an 18,155-sf site that has been vacant for more than a decade. Thirty-five condominiums ranging from 2,700 sf to more than 4,300 sf will offer balconies, floor-to-ceiling windows and views of the downtown and historic districts. The amenity-rich building will offer everything from a 4,000-sf landscaped outdoor terrace overlooking Independence National Historical Park to a fitness center with yoga terrace and a sky-lit, 50-foot lap pool and hot tub. It also will include a 90-space, underground, fully-automated parking system that stores and retrieves vehicles in less than 90 seconds.



### 34. WAVERLY COURT

**DEVELOPER:** Yess Properties

**LOCATION:** 412 South 13th Street

**SIZE:** 46,000 sf

**RESIDENTIAL UNITS:** 61

**START DATE:** April 2015

**COMPLETION DATE:** 2016

**STATUS:** Completed

**DESCRIPTION:** JKRP Architects designed the six-story building that replaced a former surface parking lot next to the existing Waverly Court building. The existing building also gained a two-story addition. The building includes 61 apartments, 6 parking spaces for cars and 38 parking spaces for bikes.



### 35. PARK TOWNE PLACE

**DEVELOPER:** Aimco

**LOCATION:** 2200 Benjamin Franklin Parkway

**SIZE:** 1,179,000 sf

**RESIDENTIAL UNITS:** 973

**START DATE:** 2013

**COMPLETION DATE:** 2018

**STATUS:** Under Construction

**INVESTMENT:** \$200 Million

**DESCRIPTION:** Each unit of this 973-unit complex built in 1959 will be totally gutted, re-configured, and updated. A new swimming pool, three-season outdoor area, and fitness facility will also upgrade the building. A three-acre park in front of the complex will be reactivated with art, sculpture, and spaces for gathering. The developer is in negotiations to bring a restaurant to the building, which has 28,000 sf of retail space.

### 36. THE STERLING

**DEVELOPER:** Aimco

**LOCATION:** 1815 John F. Kennedy Boulevard

**SIZE:** 839,000 sf

**RESIDENTIAL UNITS:** 550

**START DATE:** 2014

**COMPLETION DATE:** Q2 2017

**STATUS:** Under Construction

**INVESTMENT:** \$75 Million

**DESCRIPTION:** This 19-story, mid-century modern tower has 550 apartments, 23,000 sf of retail space and 93,000 sf of office space. Residential units will be totally gutted and refurbished. A rooftop pool and sundeck will be renovated and a fitness facility and three-season space will be created. The ground-level retail space will be repositioned with new tenants, uses, and storefronts.







### 37. LINCOLN SQUARE

**DEVELOPER:** Alterra, KIMCO & MIS Capital

**LOCATION:** 1000 South Broad Street

**SIZE:** 550,000 sf

**RESIDENTIAL UNITS:** 322

**START DATE:** December 2016

**COMPLETION DATE:** Fall 2018

**STATUS:** Under Construction

**INVESTMENT:** \$155 Million

**DESCRIPTION:** The long vacant lot at the northwest corner of Broad and Washington Streets is being developed into a mixed-use project, Lincoln Square, with 322 apartments, 420 parking spaces and 102,000 sf of retail. The southern and eastern portions of the site will house a two-level podium of retail spaces with seven levels of apartments above. The inner portion of the development will house a four-level parking garage and a pedestrian pathway, Lincoln Walk, which will serve as a connector for various modes of transportation to the site and the neighborhood. Lincoln Walk will be designed to provide an inviting multi-purposed space that will allow for community-oriented gatherings and events. To the north of Lincoln Walk is an existing train shed that fronts 15th and Carpenter Streets, which will be expanded and redeveloped into a grocery store with a public plaza at the corner of Carpenter and Broad Streets.

### 38. 1919 MARKET

**DEVELOPER:** Brandywine Realty Trust and LCOR

**LOCATION:** 1919 Market Street

**SIZE:** 455,000 sf

**RESIDENTIAL UNITS:** 321

**START DATE:** Q4 2014

**COMPLETION DATE:** Q4 2016

**STATUS:** Completed

**INVESTMENT:** \$148 Million

**DESCRIPTION:** Designed by Barton Partners, this new mixed-use tower is 332 feet tall and includes 321 upscale apartment units, 215 parking spaces, 108 bike storage spaces, and 24,000 sf of office and retail space. The 29-story tower was built on a vacant lot at the corner of Market and 20th Streets and has retail on the ground floor, including a Naf Naf Grill and CVS Pharmacy, and offices on the second floor. The residential building includes concierge service and various amenities including a rooftop fitness center, demonstration kitchen, game room, and a ledge pool. Retail and streetscape improvements, including new trees, benches, and bike racks, now activate both Market and 20th Streets.







### 39. THE COLLINS

**DEVELOPER:** Brickstone Realty

**LOCATION:** 1112-1128 Chestnut Street

**SIZE:** 192,000 sf

**RESIDENTIAL UNITS:** 112

**START DATE:** Q4 2013

**COMPLETION DATE:** Summer 2016

**STATUS:** Completed

**INVESTMENT:** \$75 Million

**DESCRIPTION:** The development includes 112 high-end rental units and 95,000 sf of commercial space, with dedicated parking for retail. Target occupies 19,000 sf on Chestnut Street, along with a 14,000-sf Fine Wine & Good Spirits Premium Collection store and a 20,000-sf PetSmart, expected to open on the lower level in July 2016. The developer also has acquired other key properties in the vicinity, including: 1021 Chestnut, a 9,500-sf building it plans to convert into coworking space; 106-114 South 11th Street, a 16,000-sf mixed-use building with residential and retail units; 1108-1110 Chestnut, a 16,800-sf building that will include 7,200 sf of retail and office space on floors two through five; and a parking garage at 12th and Sansom Streets, proposed to be converted into a large mixed-use project in the future.



### 40. BRIDGE

**DEVELOPER:** Brown Hill Development

**LOCATION:** 205 Race Street

**SIZE:** 169,900 sf

**RESIDENTIAL UNITS:** 146

**START DATE:** August 2015

**COMPLETION DATE:** Q2 2017

**STATUS:** Under Construction

**INVESTMENT:** \$65 Million

**DESCRIPTION:** Designed by GLUCK+ in New York, the mixed-use apartment complex on the long-vacant corner of 2nd and Race Streets will include 146 rental units, 28 parking spaces, 100 bike parking spaces, and 14,000 sf of commercial space on the ground floor. The building will be 51 feet tall along Race Street and rise to just over 187 feet along 2nd Street. The building is on target to secure LEED Gold certification. The apartments will be a mix of studios and one- and two-bedroom units. The developers plan to claim a bonus for mixed-income housing, so some of the units will be affordable to individuals making 80% of Area Median Income.

### 41. ABBOTTS SQUARE

**DEVELOPER:** EB Realty Management Corporation

**LOCATION:** 210 Lombard Street

**SIZE:** 47,000 sf

**RESIDENTIAL UNITS:** 47

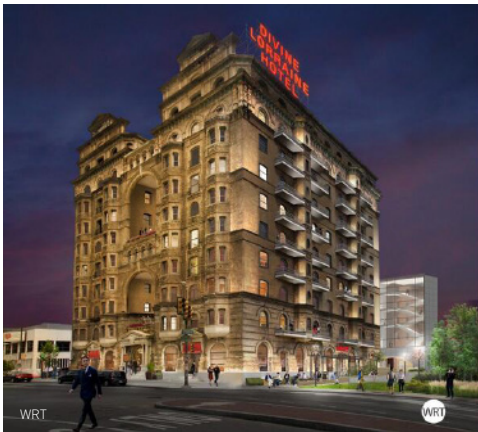
**START DATE:** 2016

**COMPLETION DATE:** March 2017

**STATUS:** Completed

**INVESTMENT:** \$17 Million

**DESCRIPTION:** EB Realty Management converted the third floor of an existing garage into 47 apartments. They are also in the process of bringing new tenants, including a bFresh grocer, to existing ground-floor retail spaces.



### 42. DIVINE LORRAINE

**DEVELOPER:** EB Realty Management Corporation

**LOCATION:** 699 North Broad Street

**SIZE:** 125,000 sf

**RESIDENTIAL UNITS:** 77

**HOTEL ROOMS:** 46

**START DATE:** September 2015

**COMPLETION DATE:** Q3 2017

**STATUS:** Under Construction

**INVESTMENT:** \$43 Million

**DESCRIPTION:** Purchased by EB Realty Management Corporation in 2012, the former hotel on North Broad Street will be converted into a unique residential and hospitality community that will sit above a variety of restaurants and retail spaces. The luxury units are expected to rent for an average \$1,875 per month. Given the location of the project on top of the Broad Street Line, no parking is planned for the development.



### 43. RODIN SQUARE

**DEVELOPER:** International Financial Company and Dalian Development, LLC

**LOCATION:** 501 North 22nd Street

**SIZE:** 557,845 sf

**RESIDENTIAL UNITS:** 293

**START DATE:** 2014

**COMPLETION DATE:** 2016

**STATUS:** Completed

**INVESTMENT:** \$160 Million

**DESCRIPTION:** The development consists of 293 luxury apartment units, called Dalian on the Park, 500 parking spaces and 85,000 sf of retail on the ground floor. Retail tenants include Whole Foods (55,000 sf), CVS (11,000 sf), Thomas Jefferson University Hospital (12,000 sf) and Banco Santander (1,100 sf). Designed by MV + A Architects, the development includes more than 35,000 sf of residential amenity areas, including an infinity edge swimming pool, club room, and fitness center.





#### 44. THE CURTIS

**DEVELOPER:** Keystone Property Group, Mack-Cali Realty Corporation & Roseland, a Mack-Cali Company

**LOCATION:** 699 Walnut Street

**SIZE:** 885,000 sf

**RESIDENTIAL UNITS:** 57

**START DATE:** Summer 2015

**COMPLETION DATE:** Spring 2017

**STATUS:** Under Construction

**INVESTMENT:** \$25 Million

**DESCRIPTION:** The 885,000-sf Curtis Center is undergoing a \$25 million renovation that will transform the quiet stretch along Washington Square Park into a vibrant urban corridor and add luxury residential units as well as retail. Mack-Cali Realty Corporation and the Keystone Property Group acquired the building for \$125 million in summer 2014. Plans include the conversion of 90,000 sf of vacant office space into 57 luxury apartments and outdoor streetscape improvements. Retail will be added on the ground floor and will include famous New York restaurant PJ Clarke's on the corner of 6th and Walnut Streets, overlooking both Washington Square and Independence National Historical Park. The building will include a total of 50,000 sf of retail, 700,000 sf of office space and 100,000 sf of residential space.



#### 45. EAST MARKET

**DEVELOPER:** National Real Estate Development

**OWNER:** National Real Estate Advisors, JOSS Realty Partners, Young Capital and SSH Real Estate

**LOCATION:** City block between 11th and 12th Streets, Market and Chestnut Streets

**SIZE:** 775,000 sf

**RESIDENTIAL UNITS:** 562

**START DATE:** 2014

**COMPLETION DATE:** 2017 (Phase I)

**STATUS:** Under Construction

**INVESTMENT:** \$350 Million (Phase I and II)

**DESCRIPTION:** East Market, a \$600-million-plus mixed-use project, aims to upgrade Philadelphia's downtown retail district east of Broad Street. The project will completely revamp the entire block between 11th and 12th, Market and Chestnut Streets, by creating and enhancing pedestrian-oriented retail both along Market Street and former alleys on Ludlow and Clover Streets. Phase I of the project will add 322 new rental apartments and 135,000 sf of retail that will include large-format digital signage along Market Street. Also included in Phase I is the redevelopment of 34 South 11th Street into a 175,000-sf modern Class A warehouse office space that will include the relocated Marketplace Design Center and Bohlin Cywinski Jackson among its tenants. Retailers opening in the development include MOM's Organic Market, Design Within Reach, Iron Hill Brewery and Wawa. Phase II will add an additional 240 residential units on the corner of 12th and Market Streets. The entire site will feature below-grade parking spaces and a central loading facility. Plans for subsequent phases include demolishing the existing mixed-use building on the 1100 block of Chestnut Street and replacing it with retail, residential, office, and parking uses. Once complete, the project will reopen Ludlow and Clover Streets, now closed to pedestrian and vehicular traffic, and create a pedestrian walkway from Market Street to Chestnut Street, revitalizing and expanding the Market East retail district, as well as connecting it to the vibrant Midtown Village retail district just south of the project.



## 46. HANOVER NORTH BROAD

**DEVELOPER:** Parkway Corporation and The Hanover Company  
**LOCATION:** 322 and 339 North Broad Street  
**SIZE:** 301,068 sf  
**RESIDENTIAL UNITS:** 339  
**START DATE:** December 2015  
**COMPLETION DATE:** Summer 2017  
**STATUS:** Under Construction  
**INVESTMENT:** \$121 Million



**DESCRIPTION:** Parkway Corporation and The Hanover Company of Houston, Texas, are developing two lots on the southeast and southwest corners of North Broad and Callowhill Streets. 322 North Broad Street on the west side will have 229 apartments and feature an outdoor pool. 339 North Broad Street on the east side will have 110 units. The project will include more than 14,000 sf of retail and 341 parking spaces.



## 47. THE LATHAM

**DEVELOPER:** Pearl Properties  
**LOCATION:** 135 South 17th Street  
**SIZE:** 125,000 sf  
**RESIDENTIAL UNITS:** 141  
**START DATE:** November 2015  
**COMPLETION DATE:** Summer 2016  
**STATUS:** Completed

**DESCRIPTION:** Pearl Properties purchased the Latham Hotel at the corner of 17th and Walnut Streets and converted it into 141 rental apartments. Capital One Café is the new retail tenant on the lower two floors of the building.



#### 48. THE BEACON

**DEVELOPER:** Pearl Properties

**LOCATION:** 1527-1533  
Walnut Street

**SIZE:** 111,000 sf

**RESIDENTIAL UNITS:** 98

**START DATE:** 2015

**COMPLETION DATE:** July 2017

**STATUS:** Under Construction

**DESCRIPTION:** Pearl Properties is developing a mixed-use residential apartment project anchored by two retail spaces, with a 10,000 sf Under Armour on the corner of 16th and Walnut Streets. The 14-story building is designed to incorporate modern finishes of a newly constructed high-rise with the timeless architecture of the six-story corner masonry building. The 98-unit building will include a state-of-the-art fitness center, fully furnished 1,500-sf roof deck with a view of Rittenhouse Square, movie/screening room and clubroom with catering kitchen, communal table, fireplace, televisions, billiards and shuffleboard.

#### 49. THE HARPER

**DEVELOPER:** Pearl Properties

**LOCATION:** 112 South 19th Street

**SIZE:** 275,000 sf

**RESIDENTIAL UNITS:** 165

**START DATE:** 2015

**COMPLETION DATE:** Spring 2019

**STATUS:** Under Construction

**DESCRIPTION:** The Harper, named after James Harper, the first person to build a house on Rittenhouse Square, is a new multi-family residential development at 112 South 19th Street. With frontages on 19th Street, 20th Street and Sansom Street, the overall project site is 35,000 sf. The mixed-use project will include 165 residential units, unparalleled amenities and parking for 150 cars in an underground garage. Entry to the residential tower will be through a landscaped courtyard facing 19th Street. Retail is planned for 19th and Sansom Streets, in addition to the retail space currently being developed at the site of the former Boyd Theater lobby on Chestnut Street and the adjacent infill construction and renovation at the Alexander building on the corner of 19th and Chestnut Streets, which was occupied by Target in 2016. The residential portion of the project will begin construction in May 2017.



#### 50. ONE WATER STREET

**DEVELOPER:** PMC Property Group

**LOCATION:** 250 North Columbus Boulevard

**SIZE:** 272,178 sf

**RESIDENTIAL UNITS:** 247

**START DATE:** October 2014

**COMPLETION DATE:** Spring 2016

**STATUS:** Completed

**INVESTMENT:** \$100 Million

**DESCRIPTION:** PMC Property Group completed construction of a 247-unit apartment building next to the Benjamin Franklin Bridge in 2016. The high-rise has a 13-story wing on the south side and a 16-story wing on the north side. Approximately 65% of the building's apartments are one-bedroom units and 35% two- and three-bedroom units. One Water Street includes two public green spaces, designed by landscape architect David Rubin at Land Collective, one of which has the effect of a promenade along Columbus Boulevard. Together, the two public spaces total about 11,600 sf, or 20% of the site. The project also includes a green roof, 73 parking spaces, car-share spots, a bicycle storage room, gym, and meeting space for building residents. The project includes 5,000 sf of ground-floor retail due to the growing pedestrian presence on Columbus Boulevard.



## 51. 218 ARCH STREET

**DEVELOPER:** PMC Property Group

**LOCATION:** 218 Arch Street

**SIZE:** 140,000 sf

**RESIDENTIAL UNITS:** 116

**START DATE:** Spring 2016

**COMPLETION DATE:** Winter 2018

**STATUS:** Under Construction

**INVESTMENT:** \$58 Million

**DESCRIPTION:** PMC Property Group and Varenhorst will construct a 10-story mixed-use building on a former surface parking lot near 2nd and Arch Streets in Old City. The project sits on the historic Belgian block lane, Little Boys Court, and will have 116 rental units and ground-floor retail along Arch Street.



## 52. ONE FRANKLIN TOWER

**DEVELOPER:** PMC Property Group and Lubert-Adler

**LOCATION:** 200 North 16th Street

**SIZE:** 607,471 sf

**RESIDENTIAL UNITS:** 360

**START DATE:** October 2016

**COMPLETION DATE:** Fall 2017

**STATUS:** Under Construction

**INVESTMENT:** \$140 Million

**DESCRIPTION:** In partnership with Lubert-Adler Real Estate Fund, PMC Property Group purchased One Franklin Plaza, the former North American headquarters for GlaxoSmithKline at 200 North 16th Street, with plans to redevelop the property, which has tentatively been renamed One Franklin Tower. The 24-story, 607,471-sf building, originally built in 1980, will be fully converted to a premier mixed-use property consisting of first-class office space and luxury apartments. The property's office component will feature floor-to-ceiling glass windows with generous natural light, excellent planning dimensions, eight corner offices, and its own dedicated contemporary elevator lobby. The apartments will offer generously sized floor plans, luxury finishes, and modern amenities. The property shares a two-level parking garage with 450 spaces with the Sheraton Convention Hotel.



### 53. THE ROOSEVELT APARTMENTS

**DEVELOPER:** Post Brothers

**LOCATION:** 2216-2222 Walnut Street

**SIZE:** 64,628 sf

**RESIDENTIAL UNITS:** 97

**START DATE:** 2015

**COMPLETION DATE:** 2016

**STATUS:** Completed

**INVESTMENT:** \$20 Million

**DESCRIPTION:** The two-building complex was purchased for \$15.7 million by an undisclosed investor who was represented in the transaction by Post Brothers. The mixed-use building includes 97 units and 6,000 sf of retail and was renovated for a cost of \$20 million.

### 54. 1401 SPRUCE STREET

**DEVELOPER:** Post Brothers

**LOCATION:** 1401 Spruce Street

**SIZE:** 263,000 sf

**RESIDENTIAL UNITS:** 200

**START DATE:** 2014

**COMPLETION DATE:** Early 2018

**STATUS:** Under Construction

**INVESTMENT:** \$210 Million

**DESCRIPTION:** The former headquarters of the Atlantic Richfield Oil Company is being converted into 160 rental units, 40 condos and 13,000 sf of retail. The 21-story building will include a residents' lounge, wine lockers, catering kitchen, billiard room, fitness center, spa, business center, and rooftop event space. Private, deeded valet parking will be provided. The building's residential entrance will face Spruce Street, while the retail component will be accessed via the current Broad Street entrance. The project is designed by Rafael Viñoly Architects.





## 55. TRANSATLANTIC

**DEVELOPER:** PRDC Properties

**LOCATION:** 420-422 Fairmount Avenue

**RESIDENTIAL UNITS:** 66

**START DATE:** 2015

**COMPLETION DATE:** 2017

**STATUS:** Under Construction

**DESCRIPTION:** At the intersection of 5th Street and Fairmount Avenue, PRDC Properties is developing 66 new residential units — 41 apartments and 25 single-family units — and redeveloping the former Transatlantic Building.



ISA - Interface Studio Architects



Robert A.M. Stern Architects

## 56. 1601 VINE STREET

**DEVELOPER:** Property Reserve Inc.

**LOCATION:** 1601 Vine Street

**SIZE:** 513,997 sf

**RESIDENTIAL UNITS:** 277

**START DATE:** Late 2014

**COMPLETION DATE:** 2017

**STATUS:** Under Construction

**INVESTMENT:** \$120 million (media estimates)

**DESCRIPTION:** The mixed-use development includes a residential apartment tower and retail space at 1601 Vine Street. The residential tower is a 32-story, new construction building and will have 264 rental apartments, 13 rental townhomes, two levels of below-grade parking providing 238 spaces and 12,000 sf of ground-floor retail. Residential amenities include a swimming pool, fitness center, clubroom and business center. Robert A.M. Stern Architects of New York is the project designer, with BLT Architects of Philadelphia serving as associate architect.



## 57. THE NATIONAL

**DEVELOPER:** The Buccini/Pollin Group and AFL-CIO Building Investment Trust

**LOCATION:** 109-131 North 2nd Street

**SIZE:** 206,800 sf

**RESIDENTIAL UNITS:** 192

**START DATE:** Spring 2016

**COMPLETION DATE:** Summer 2018

**STATUS:** Under Construction

**INVESTMENT:** \$70 Million

**DESCRIPTION:** The former National Products building is being redeveloped into a 192-unit apartment building with lower-level retail, luxurious amenities and covered parking. The iconic tile façade will be rebuilt as part of the development.



## 58. 1213 WALNUT

**DEVELOPER:** The Goldenberg Group & Hines

**LOCATION:** 1213 Walnut Street

**SIZE:** 300,000 sf

**RESIDENTIAL UNITS:** 322

**START DATE:** November 2015

**COMPLETION DATE:** Q3 2017

**STATUS:** Under Construction

**INVESTMENT:** \$125 Million

**DESCRIPTION:** The Goldenberg Group and Hines are developing a 26-story, multi-family high-rise at 12th and Walnut Streets, formerly a surface parking lot. The project broke ground in November 2015 and will include 322 rental units and 7,300 sf of retail.





## 59. FASHION OUTLETS PHILADELPHIA

**DEVELOPER:** PREIT & Macerich

**LOCATION:** North side of Market Street between 8th and 11th Streets

**SIZE:** 1,400,000 sf

**START DATE:** 2015

**COMPLETION DATE:** 2018

**STATUS:** Under Construction

**INVESTMENT:** \$325 Million

**DESCRIPTION:** PREIT and Macerich are leading the redevelopment and top-to-bottom redesign of the former Gallery into Fashion Outlets Philadelphia. The large-scale retail development will offer a one-of-a-kind metropolitan shopping experience by bringing desired retail brands at value prices, destination dining and entertainment and evolving cultural exhibits. The first anchor tenant is Century 21, which opened a 100,000-sf store in October 2014 in the former Strawbridge's building. For locals and tourists alike, extensive amenities, onsite parking and access to Philadelphia's three major public transit systems provide shoppers convenience and accessibility.



## 60. THE WASHINGTON

**DEVELOPER:** Keystone Property Group

**LOCATION:** 510-530 Walnut Street

**TYPE:** Commercial/Mixed-Use

**SIZE:** 880,000 sf

**START DATE:** TBD

**COMPLETION DATE:** TBD

**STATUS:** Proposed

**DESCRIPTION:** Keystone Property Group purchased One Washington Square in June 2016 from Rubenstein Partners for \$114 million. Keystone already owns two other commercial office buildings around Independence Hall and believes this neighborhood is becoming a creative workforce epicenter. They plan on converting the ground-floor and mezzanine office space at 530 Walnut Street into retail, with spaces ranging between 20,000 and 40,000 sf.

## 61. 1301 MARKET STREET

**DEVELOPER:** Oliver Tyrone Pulver Corporation

**LOCATION:** 1301 Market Street

**TYPE:** Commercial/Mixed-Use

**SIZE:** 840,000 sf

**START DATE:** 2018

**COMPLETION DATE:** 2020

**STATUS:** Proposed

**DESCRIPTION:** Developer Oliver Tyrone Pulver Corporation of West Conshohocken has proposed an 840,000-sf office tower with retail space, to be designed by Skidmore, Owings & Merrill and built on the northwest corner of 13th and Market Streets. The project would be the first in Center City since the 1980s for the developer, who previously developed 1234 and 1600 Market Street. The site of the new building, to be named 1301 Market Street, belongs to the estate of Samuel Rappaport and currently is a 35,000-sf surface parking lot. The developer has the property under agreement of sale.





## 62. 510 NORTH BROAD

**DEVELOPER:** Parkway Corporation and Nightingale Group

**LOCATION:** 510 North Broad Street

**TYPE:** Commercial/Mixed-Use

**RESIDENTIAL UNITS:** 114

**START DATE:** TBD

**COMPLETION DATE:** TBD

**STATUS:** Proposed

**DESCRIPTION:** The Parkway Corporation in partnership with New York-based Nightingale Group has plans to develop a mixed-use project on a 68,000-sf surface parking lot on the corner of Broad and Spring Garden Streets. Preliminary plans call for residential, retail and office uses. The project will include a park that will separate the two buildings and will be activated by outdoor dining and other activities.



## 63. MARRIOTT AC

**DEVELOPER:** Baywood Hotels

**LOCATION:** 228-38 North 13th Street

**TYPE:** Hospitality

**HOTEL ROOMS:** 150

**START DATE:** TBD

**COMPLETION DATE:** TBD

**STATUS:** Proposed

**DESCRIPTION:** The historical building, designed by William Harold Lee, was first constructed as a Warner Bros. film exchange facility and was put up for sale in the summer of 2014. Hotel developer Baywood Hotels is proposing the addition of a 12-story hotel on top of the existing two-story structure, under the Marriott AC flag, Marriott's European brand. It will be the first Marriott AC in Philadelphia. The proposed hotel will include meeting rooms, a fitness center and pool, and will have 12 guest rooms per floor. The building will be redeveloped as LEED Gold and will include a green roof.



## 64. HYATT CENTRIC

**DEVELOPER:** Clemens Construction

**LOCATION:** 1602-1634 Chancellor Street

**TYPE:** Hospitality

**SIZE:** 219,600 sf

**HOTEL ROOMS:** 309

**START DATE:** Fall 2017

**COMPLETION DATE:** Spring 2019

**STATUS:** Proposed

**INVESTMENT:** \$125 Million

**DESCRIPTION:** Designed by DAS Architects, this new hotel will be the first Hyatt Centric in Philadelphia, and will feature a modern design and luxurious amenities, with 309 guest rooms and suites, meeting space, as well as retail shops and subterranean parking garage for more than 175 cars. Currently, an aging four-story parking structure and retail space occupy the lot.

## 65. KIMPTON HOTEL

**DEVELOPER:** Peebles Corporation and P&A Associates

**LOCATION:** 1801 Vine Street

**TYPE:** Hospitality

**SIZE:** 250,000 sf

**HOTEL ROOMS:** 199

**START DATE:** TBD

**COMPLETION DATE:** TBD

**STATUS:** Proposed

**INVESTMENT:** \$90 Million



**DESCRIPTION:** The 73-year-old former Family Court building will be redeveloped into a hotel, though the latest plan has not been made public. The building's interior, including all 37 murals and lighting fixtures, were designated historically significant in 2011 and will remain intact. The project was declared eligible for a federal historic preservation tax credit by the National Park Service at the end of 2016 after being previously rejected. The original proposal included 199 rooms, a 3,500-sf ballroom, meeting and board rooms, a spa and fitness center, and a restaurant and bar.





### 66. PENN'S LANDING

**DEVELOPER:** Delaware River Waterfront Corporation

**LOCATION:** Delaware River Waterfront/Penn's Landing Area between Chestnut and Walnut Streets

**TYPE:** Public Space

**SIZE:** 479,160 sf

**START DATE:** TBD

**COMPLETION DATE:** TBD

**STATUS:** Proposed

**INVESTMENT:** \$225 Million

**DESCRIPTION:** An 11-acre park between Chestnut and Walnut Streets will stretch from Front Street to the Delaware River, capping I-95 and engineered so that trees can be planted on what feels like ground level. The park will end at the waterfront in a large public space, framed by an amphitheater. By creating this public amenity, the hope is that the \$225 million investment will spur the private elements of the development — residences, restaurants, and shops — estimated at \$800 million to \$1 billion. In February 2017, it was announced that the City would be allocating \$90 million to the project over six years, with remaining costs covered by state and philanthropic donors. If all goes according to plan, Penn's Landing will become a mixed-use residential neighborhood. There will be low-rise residential with mixed uses on the ground floor starting along the middle of the boat basin, and mid-rise residential development near the rebranded Hilton Hotel. The pier at the end of the boat basin will host residential and commercial development, with the very end reserved as public space. The land at the foot of Market Street, now a parking lot, will also become a mixed-use development parcel.

### 67. 2012 CHESTNUT

**DEVELOPER:** Alterra Property Group and Rheal Capital Management, LLC

**LOCATION:** 2012 Chestnut Street

**TYPE:** Residential/Mixed-Use

**SIZE:** 175,000 sf

**RESIDENTIAL UNITS:** Approximately 200

**START DATE:** 2018 (anticipated)

**COMPLETION DATE:** 2020

**STATUS:** Proposed

**DESCRIPTION:** Alterra Property Group and Rheal Capital Management were selected to redevelop the former headquarters site of the Philadelphia Housing Authority (PHA) into a residential apartment building. Preliminary plans call for the existing building to be demolished and, in its place, a new 20-story building to be constructed with 200 rental units, of which 40 will be designated as affordable housing. The plans also call for 5,000 to 6,000 sf of retail on the ground floor and rooftop amenities to be shared by all residents.

## 68. MELLON INDEPENDENCE CENTER (MIC) TOWER

**DEVELOPER:** Brickstone Realty

**LOCATION:** 701 Market Street

**TYPE:** Residential/Mixed-Use

**SIZE:** 377,321 sf

**RESIDENTIAL UNITS:** 342

**START DATE:** TBD

**COMPLETION DATE:** TBD

**STATUS:** Proposed

**INVESTMENT:** \$102 Million

**DESCRIPTION:** The 399-foot, 377,321-sf mixed-use tower will be designed by Stantec Architecture and will attach to the Lits Building on Market Street. It will be 35 stories, and set back 180 feet from Market Street and 150 feet from Seventh and Eighth Streets. The façade will primarily consist of white and gray hues, so as not to distract from the Lits complex, and the north-south orientation and setback will largely protect the Market Street view. A new basement and lobby will provide the residential component with an entrance.



## 69. RENAISSANCE PLAZA

**DEVELOPER:** Carl Marks & Co.

**LOCATION:** 400 North Columbus Boulevard

**TYPE:** Residential/Mixed-Use

**SIZE:** 1,900,000 sf

**RESIDENTIAL UNITS:** 1,358

**START DATE:** TBD

**COMPLETION DATE:** TBD

**STATUS:** Proposed

**INVESTMENT:** \$800 Million

**DESCRIPTION:** Carl Marks & Co. is developing a large residential project, Renaissance Plaza, on 5.3 acres that front the Delaware River at Columbus Boulevard and Callowhill Street. Designed by Alesker & Dundon Architects, the dense project will include 1,342 rental apartments in four multi-story buildings and 16 townhomes. Plans also include 69,710 sf of retail, 19,000 sf of office space, 600 parking spaces, and more than an acre of landscaped public space. The project will be built over four phases and seek LEED Gold certification. The developer is committed to building Phase I and II, with other phases contingent on demand. The equity is in place for Phase I and the developer is working on financing for Phases I and II. Parking for Phases I and II will be built during Phase I, with Phase II construction starting once 50% of Phase I is complete.





## 70. SLS LUX PHILADELPHIA HOTEL & RESIDENCES

**DEVELOPER:** Dranoff Properties and SBE Entertainment Group

**LOCATION:** 309-313 South Broad Street

**TYPE:** Residential/Mixed-Use

**SIZE:** 462,277 sf

**RESIDENTIAL UNITS:** 90

**HOTEL ROOMS:** 152

**START DATE:** Q4 2017

**COMPLETION DATE:** Q2 2020

**STATUS:** Proposed

**INVESTMENT:** \$240 Million

**DESCRIPTION:** At 45 stories and 546 feet high, the SLS LUX Philadelphia Hotel & Residences will be the tallest tower in Pennsylvania built for residential use. Located across the street from the Kimmel Center, the project will include 90 condominiums and the 152-room boutique SLS Hotel. There will be 160 residents-only parking spaces, as well as ground-floor retail, including a three-story celebrity chef food and beverage operation on the corner of Broad and Spruce Streets. Amenities for both residents and guests include a full spa, fitness center, all-season 75-foot pool, and ballroom/meeting facilities. The building will be designed by Kohn Pedersen Fox Associates and the hotel interior designer is Philippe Starck.

## 71. THE HYDE

**DEVELOPER:** Dranoff Properties and SBE Entertainment Group

**LOCATION:** 337-341 South Broad Street

**TYPE:** Residential/Mixed-Use

**SIZE:** 179,870 sf

**RESIDENTIAL UNITS:** 83

**HOTEL ROOMS:** 76

**START DATE:** Q4 2017

**COMPLETION DATE:** Q4 2019

**STATUS:** Proposed

**INVESTMENT:** \$75 Million

**DESCRIPTION:** Dranoff Properties and SBE Entertainment Group announced they were again partnering on a residential/hospitality project down the street from their SLS LUX development on South Broad Street. Once complete the 22-story, mixed-use tower will include a ground-floor restaurant, an underground parking garage, 76 hotel rooms, 83 apartments, and a separate restaurant on the roof deck on the 23rd floor. The proposed tower would rise to 292 feet, with floors 5 through 10 housing the hotel rooms and 11 through 22 containing a mix of studio, 1- and 2-bedroom apartments. The slender tower will include glazed, industrial-style windows and be topped with metal paneling.





## 72. 9TH AND WASHINGTON

**DEVELOPER:** Midwood Investment & Development

**LOCATION:** 9th Street and Washington Avenue

**TYPE:** Residential/Mixed-Use

**SIZE:** 126,500 sf

**RESIDENTIAL UNITS:** 114

**START DATE:** Q4 2017

**COMPLETION DATE:** 2018

**STATUS:** Proposed

**INVESTMENT:** Approximately \$50 Million

**DESCRIPTION:** Midwood Investment & Development plans to redevelop the parcel of land on the corner of 9th and Washington Streets in the Italian Market, where Anastasi's Seafood currently operates adjacent to a vacant lot. The five-story brick building will include 105 apartments and approximately 18,000 sf of ground-floor retail. There will be one level of underground parking with 150 spaces and an entrance off 9th Street. Nine new trinity homes will be constructed on the eastern edge of the site along Darien Street.

## 73. 142 NORTH BROAD

**DEVELOPER:** Myron J. Berman

**LOCATION:** 142 North Broad Street

**TYPE:** Residential/Mixed-Use

**SIZE:** 92,600 sf

**RESIDENTIAL UNITS:** 101

**START DATE:** 2017

**COMPLETION DATE:** TBD

**STATUS:** Proposed

**INVESTMENT:** \$20 Million +

**DESCRIPTION:** Myron J. Berman, owner of the site, is looking to convert the now-dilapidated six-story parking garage into a residential building. The project will add four stories to the six-story structure to accommodate 101 rental units with ground-floor retail. According to published reports, the units will range from 425 sf to 700 sf.



### 74. EASTERN TOWER COMMUNITY CENTER

**DEVELOPER:** Philadelphia Chinatown Development Corporation (PCDC) and JNA Capital, Inc.

**LOCATION:** 300 North 10th Street

**TYPE:** Residential/Mixed-Use

**SIZE:** 195,000 sf

**RESIDENTIAL UNITS:** 150

**START DATE:** Spring 2017

**COMPLETION DATE:** Spring 2019

**STATUS:** Proposed

**INVESTMENT:** \$76 Million

**DESCRIPTION:** From PCDC's original idea of a community center, the Eastern Tower project has grown into a 23-story, landmark building that will punctuate Philadelphia's skyline. The Eastern Tower Community Center will include a gymnasium, classrooms and meeting spaces, 150 rental apartments, as well as retail and office space, and recreation/event space for the community. To fund the development, PCDC is seeking \$33 million through the United State Citizenship and Immigration Services' EB-5 Immigrant Investor Program, which is designed to attract foreign investment in projects that promote economic growth and job creation. The remainder of the funding consists of \$23 million New Markets Tax Credit, a loan commitment from Citibank, and a combination of private equity and grants.



Designed by Jacobs, executed by Studio Agoos Lovera



PMC Property Group

Gensler

### 75. RIVER WALK

**DEVELOPER:** PMC Property Group

**LOCATION:** 23rd & Arch Streets

**TYPE:** Residential/Mixed-Use

**RESIDENTIAL UNITS:** 612

**START DATE:** June 2017

**COMPLETION DATE:** TBD

**STATUS:** Proposed

**INVESTMENT:** \$300 Million

**DESCRIPTION:** PMC Property Group purchased a seven-acre site along John F. Kennedy Boulevard and the Schuylkill River in July 2015 for \$28.5 million. The site underwent a zoning change to allow for denser development by the previous owner, which PMC will seek to extend for another five years. PMC is looking to develop part of the site now occupied by a surface parking lot on 23rd and Arch Streets. Plans call for two residential towers, one at 32-stories and the other at 28, which would add 321 and 291 units, respectively. The project is located near the site PMC is redeveloping into corporate headquarters for Aramark, as well as the proposed Schuylkill Yards project on the west side of the river. Given neighborhood demand, the developer is looking to add retail to the project, including a 60,000-sf grocery store.

## 76. THE HAMILTON

**DEVELOPER:** Radnor Property Group

**LOCATION:** 440 North 15th Street

**TYPE:** Residential/Mixed-Use

**SIZE:** 503,594 sf

**RESIDENTIAL UNITS:** 582

**START DATE:** Spring 2017

**COMPLETION DATE:** Summer 2018 (Phase I)

**STATUS:** Proposed

**INVESTMENT:** \$130 Million

**DESCRIPTION:** Community College of Philadelphia (CCP) plans a pair of new residential towers next to its Spring Garden Street campus to accommodate a hoped-for influx of international students. CCP has selected Wayne-based Radnor Property Group to develop the 582-unit complex at 15th and Hamilton Streets, with plans for a mix of student and nonstudent housing. It will be the first major construction project at CCP's main campus since a \$56 million expansion of the school's academic and administrative buildings that began in 2008. The project will include two towers, one with 10 stories (Phase I) and another with 16. The project will add 279 units in Phase I and another 303 in Phase II, along with 150 parking spaces and 3,200 sf of retail.



## 77. 1300 FAIRMOUNT

**DEVELOPER:** RAL Development Services, LLC

**LOCATION:** 1300 Fairmount Avenue

**TYPE:** Residential/Mixed-Use

**SIZE:** 783,760 sf

**RESIDENTIAL UNITS:** 486

**START DATE:** TBD

**COMPLETION DATE:** TBD

**STATUS:** Proposed

**INVESTMENT:** Approximately \$200 Million

**DESCRIPTION:** New York City-based RAL Development Services, LLC is developing an assemblage of vacant lots at 13th Street and Fairmount Avenue adjacent to the former Divine Lorraine Hotel. The project includes a retail and structured-parking podium supporting a residential rental apartment building with up to 486 apartments. The parking will support both the retail and residential components. Additionally, the project includes an enhanced public streetscape with a 6,000-sf public plaza with fixed seating, vegetation and bicycle parking. RAL is seeking a \$15 million grant from the Redevelopment Assistance Capital Program (RACP).



## PROPOSED PROJECTS

### 78. ROYAL THEATER

**DEVELOPER:** Robert Roskamp

**LOCATION:** 1524-1534 South Street

**TYPE:** Residential/Mixed-Use

**SIZE:** 65,000 sf

**RESIDENTIAL UNITS:** 64

**START DATE:** 2017

**COMPLETION DATE:** Late 2018

**STATUS:** Proposed

**INVESTMENT:** \$20 Million

**DESCRIPTION:** Universal Properties sold the historic Royal Theater to Robert Roskamp, a developer from Sarasota, Florida, who seeks to redevelop it into a mixed-use development with 57 high-end rental apartment units, seven townhomes for sale along Kater Street, 7,000 sf of retail space on the ground floor, and 20 below-grade parking spaces. Plans call for the preservation of the Royal's façade.

### 79. 1911 WALNUT STREET

**DEVELOPER:** Southern Land Company

**LOCATION:** 1911 Walnut Street

**TYPE:** Residential/Mixed-Use

**SIZE:** 550,000 sf

**RESIDENTIAL UNITS:** 395

**START DATE:** August 2017

**COMPLETION DATE:** August 2020

**STATUS:** Proposed

**INVESTMENT:** \$235 Million

**DESCRIPTION:** Southern Land Company, in a joint venture with an undisclosed institutional investor, will develop the empty parcel at 1911 Walnut Street across from Rittenhouse Square and has applied for rezoning of the property to increase density to allow 395 rental apartments and 63,500 sf of retail that would wrap around Walnut, Sansom and 20th Streets. The mixed-use tower will stand at 48 stories, with the first three dedicated to retail, and will include underground parking. The building is being designed by Chicago's Solomon Cordwell Buenz.





## 80. 702 SANSOM

**DEVELOPER:** Toll Brothers

**LOCATION:** 702-710 Sansom Street

**TYPE:** Residential/Mixed-Use

**SIZE:** 188,151 sf

**RESIDENTIAL UNITS:** 115

**START DATE:** October 2017

**COMPLETION DATE:** April 2020

**STATUS:** Proposed

**INVESTMENT:** \$120 Million

**DESCRIPTION:** Toll Brothers is proposing to build a 29-story high-rise building along Sansom Street in the heart of Philadelphia's Jewelers' Row. The development would add 115 apartments, 2,644 sf of retail, 40 secure bicycle spaces and off-site valet parking at the 618 Market Street Garage. Sansom Street will serve as the main pedestrian entrance for the building, as well as for the ground-floor retail establishments.

## 81. 900-934 CALLOWHILL

**DEVELOPER:** Wing Lee Investment, L.P.

**LOCATION:** 900-934 Callowhill Street

**TYPE:** Residential/Mixed-Use

**SIZE:** 173,913 sf

**RESIDENTIAL UNITS:** 146

**START DATE:** TBD

**COMPLETION DATE:** TBD

**STATUS:** Proposed

**INVESTMENT:** \$20 Million

**DESCRIPTION:** Designed by T.C. Lei Architect & Associates, the proposed \$20-million project will sit on a rectangular parcel occupied by a mix of former warehouses, industrial space, a lumberyard and current vacant lots at 900-934 Callowhill Street. The area is bounded by Carlton, North 9th, and Callowhill Streets and Ridge Avenue. The design features four independent buildings: two seven-story apartment towers, two five-story buildings with apartments and 12 new commercial spaces fronting Callowhill Street on the first floor. All residential units would be market-rate, two-bedroom rentals of about 880 sf. An open-air cruciform courtyard and central elevator/stairwell tower would complete the interior of the site. The development would include about 14,000 sf of commercial space and more than 135,000 sf of residential space.



## ACKNOWLEDGMENTS

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