The Center City District (CCD), Central Philadelphia Development Corporation (CPDC) and Center City District Foundation (CCDF) work together to enhance the vitality and competitiveness of Philadelphia’s downtown. In 1991 the business leadership organization CPDC created the CCD business improvement district to deliver daily services with the goal of making Center City clean and safe. This helped transform Center City into a vibrant 24-hour downtown, attractive to businesses, residents, students, shoppers and tourists.
Thirteen major development projects, totaling $1.2 billion, were completed in 2017 between Fairmount and Washington avenues, river to river. Another 35 projects of all types, totaling $4.8 billion in new investment, were under construction at the end of December 2017, while 21 more, totaling $2.9 billion, have been proposed and are still in the planning phases.

Of the 48 projects that were completed or under construction in 2017, more than half involve residential components: four are exclusively residential and 22 are mixed-use projects with a substantial residential component. Remaining projects include seven hospitality developments, six commercial/mixed-use projects, four public space improvements, as well as retail, healthcare, education, and cultural developments. All are categorized by type and are mapped on page 4.

Since 2000, Center City’s population has increased 21%, as millennials, empty nesters, and families with children have chosen to live close to work as well as a broad range of dining, cultural and entertainment offerings. Developers are responding to the growing demand with mixed-use projects that include a wide variety of amenities. As of the end of 2017, 1,405 units were completed, with another 3,817 under construction. Of the latter, 66% are scheduled for completion in 2018, 18% in 2019 and the remainder in 2020.

A majority of the commercial development taking place is for the expansion or relocation of Fortune 500 companies with corporate headquarters in Center City. 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, adds 1.3 million square feet of trophy office space downtown, all of which is leased by Comcast. Aramark is relocating its headquarters from Market Street East to PMC Property Group’s redevelopment of the former Marketplace Design Center, where the food services giant will occupy half of that 608,000-square-foot office building. Thomas Jefferson University will take possession of the space that Aramark is vacating. A smaller cluster of creative office and nontraditional workspaces are opening east of Broad Street, signaling a new interest in that rapidly improving side of Center City.
**INTRODUCTION**

The continued growth of overnight visitation numbers is creating more demand for downtown hotel rooms. As of December 2017, six hotel projects were under construction, including a new Four Seasons, Cambria Hotel & Suites (completed in early 2018), Fairfield Inn and Suites, Hyatt Centric, W Hotel and Element by Westin. These projects will add more than 1,600 new hotel rooms, pushing the downtown supply close to 12,700 rooms by 2019.

The combined effect of sustained job growth, a growing residential population and increased overnight visitation has spurred several large-scale retail projects, such as Phase 1 of NRED’s East Market project and Macerich and PREIT’s redevelopment of The Gallery, both scheduled for completion in 2018. This brings total retail space that was completed or under construction in 2017 to 1.6 million square feet, with a majority located east of Broad Street, where there is room to accommodate the larger floor plates that big-box retailers prefer.

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**MAJOR DEVELOPMENTS COMPLETED AND UNDER CONSTRUCTION IN 2017 IN CENTER CITY BY TYPE AND SQUARE FOOTAGE**

<table>
<thead>
<tr>
<th>Type</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential/Mixed-Use</td>
<td>9,231,915 SF</td>
</tr>
<tr>
<td>Commercial/Mixed-Use</td>
<td>1,245,975 SF</td>
</tr>
<tr>
<td>Retail</td>
<td>1,448,000 SF</td>
</tr>
<tr>
<td>Hospitality</td>
<td>1,381,244 SF</td>
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<tr>
<td>Residential</td>
<td>973,199 SF</td>
</tr>
<tr>
<td>Healthcare &amp; Education</td>
<td>751,664 SF</td>
</tr>
<tr>
<td>Public Space</td>
<td>186,927 SF</td>
</tr>
<tr>
<td>Cultural</td>
<td>149,000 SF</td>
</tr>
<tr>
<td>Government &amp; Nonprofit Institutions</td>
<td>40,000 SF</td>
</tr>
</tbody>
</table>

**Source:** Developments Database 2017, Center City District

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**MAJOR PROJECTS COMPLETED AND UNDER CONSTRUCTION IN 2017 IN CENTER CITY**

- **$6.1 BILLION** in major developments
- **3,245,975 SF** of commercial/mixed-use
- **1,923 HOTEL ROOMS**
- **1,655,662 SF** of new retail
- **5,222 RESIDENTIAL UNITS**

**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 2017. As a result, these figures are not included in the respective totals.
INTRODUCTION

MAJOR DEVELOPMENTS COMPLETED AND UNDER CONSTRUCTION IN 2017

- 19% COMPLETED
- 51% UNDER CONSTRUCTION
- 30% PROPOSED

TOTAL DEVELOPMENTS: 69

A MAJORITY OF THE OFFICE DEVELOPMENT TAKING PLACE IS FOR THE EXPANSION OR RELOCATION OF FORTUNE 500 COMPANIES WITH CORPORATE HEADQUARTERS DOWNTOWN

MAJOR DEVELOPMENTS IN CENTER CITY BY STATUS

DELIVERY OF RESIDENTIAL UNITS IN MAJOR DEVELOPMENTS COMPLETED OR UNDER CONSTRUCTION IN 2017 IN CENTER CITY

RESIDENTIAL UNITS

- COMPLETED
- UNDER CONSTRUCTION

DELIVERY OF RESIDENTIAL UNITS IN MAJOR DEVELOPMENTS COMPLETED OR UNDER CONSTRUCTION IN 2017 IN CENTER CITY

Source: Developments Database 2017, Center City District
PROPOSED MAJOR PROJECTS IN CENTER CITY

$2.8 BILLION IN MAJOR DEVELOPMENTS
2,520,000 SF OF COMMERCIAL/MIXED-USE
4,299 RESIDENTIAL UNITS
406,856 SF OF NEW RETAIL
903 HOTEL ROOMS
PROJECTS COMPLETED OR UNDER CONSTRUCTION IN 2017

COMMERCIAL/MIXED-USE
1. The Steele Building
2. The Hale Building
3. Studebaker Building
4. Comcast Technology Center
5. Independence Collection
6. 2400 Market Street

CULTURAL
7. Philadelphia Museum of Art Expansion

GOVERNMENT & NONPROFIT INSTITUTIONS
8. The Free Library of Philadelphia Parkway Central Renovation

HEALTHCARE & EDUCATION
9. Children’s Hospital of Philadelphia - Schuylkill Avenue Phase 1
10. Thomas R. Kline Institute of Trial Advocacy

HOSPITALITY
11. W Hotel and Element by Westin
12. Hyatt Centric
13. Independence Visitor Center
14. Best Western Hotel Plus Philadelphia Convention Center
15. Cambria Hotel & Suites
16. Aloft Hotel
17. Fairfield Inn and Suites by Marriott

PUBLIC SPACE
18. 22nd and Market Memorial
19. Rail Park, Phase 1
20. John F. Kennedy Plaza/LOVE Park
21. Cherry Street Pier

RESIDENTIAL
22. One Riverside
23. NorthxNorthwest
24. 401 Race Street
25. 500 Walnut

PROPOSED PROJECTS

COMMERCIAL/MIXED-USE
49. The Washington
50. 1301 Market Street
51. 510 North Broad

HOSPITALITY
52. Marriott AC
53. Pod Philly
54. Kimpton Hotel

PUBLIC SPACE
55. Penn’s Landing

RESIDENTIAL/MIXED-USE
56. 2012 Chestnut
57. Lits Tower
58. Renaissance Plaza
59. Broad + Pine
60. SLS LUX Philadelphia Hotel & Residences
61. Pier 34/35 South
62. 1600 Callowhill
63. 9th and Washington
64. 142 North Broad
65. 800-830 Vine Street Master Development
66. 1300 Fairmount
67. The Laurel
68. 702 Sansom
69. 900-934 Callowhill

RETAIL
48. Fashion District Philadelphia
1. 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 co-working space, leased the entire office space, and Luke’s Lobster and Honeygrow are the ground-floor restaurant tenants. The project included a full façade restoration and rooftop deck.

2. 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, to be occupied by international co-working operator SPACES, and two retail tenants – 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.
3. Studebaker Building

**Developer:** EB Realty Management Corporation  
**Location:** 667 North Broad Street  
**Size:** 51,600 sf  
**Start Date:** 2016  
**Completion Date:** August 2018  
**Status:** Under Construction  
**Description:** Developer Eric Blumenfeld purchased the historic Studebaker Building on North Broad and is redeveloping the property for commercial and retail uses. Tenants include Starr Events, an industrial commercial kitchen designed to prepare all common foods for Starr Restaurants, private events and contract catering and prepared food needs. This project will help create a mixed-use neighborhood in conjunction with the developer’s other projects along North Broad including Divine Lorraine, Mural Lofts, Loft 640 and the Met.

4. Comcast Technology Center

**Developer:** Liberty Property Trust  
**Location:** 1800 Arch Street  
**Size:** Approximately 1.8 million sf  
**Residential Units:** 3  
**Hotel Rooms:** 219  
**Start Date:** Summer 2014  
**Completion Date:** 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 Lord Norman Foster, the building will provide office space for Comcast and house the 219-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 1.3 million sf of rentable office and amenity 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 LIFT Labs, 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.
5. 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 an Old City portfolio comprising three office buildings, including the Bourse and a garage with a movie theater, for $110 million in December 2015. Preliminary plans include upgrades to the Class B office space, including façade renovations, new common areas and amenity spaces, as well as repositioning of the ground-floor retail at the Bourse and garage where the movie theater is located. For the Bourse, MRP plans to create an upscale food hall, similar to NYC’s Chelsea Market, called The Bourse Marketplace. Food and beverage operators in the space will include local and Pennsylvania chef-driven concepts like Baby Buns, Grubhouse, Chaat and Chai, Bluebird Distilling, Olive With a Twist, Chocodiem, and Ka’moon, as well as D.C. and Baltimore transplants like Prescription Chicken and Pinch Dumplings. This will create an amenity for MRP Realty’s office tenants located upstairs and in surrounding buildings, and will become a destination for Center City residents and visitors to Independence Mall.

6. 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 relocate its global headquarters to the new building in fall 2018. Aramark will occupy the top five floors, taking up almost 300,000 sf as the anchor tenant, and Fitler Club, a high-end club for young professionals, will occupy 75,000 sf.
7. PHILADELPHIA MUSEUM OF ART EXPANSION

DEVELOPER: Philadelphia Museum of Art
LOCATION: 2600 Benjamin Franklin Parkway
SIZE: 169,000 sf
START DATE: March 2017
COMPLETION DATE: 2020
STATUS: Under Construction
INVESTMENT: $196 Million (Core Project estimated cost)

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 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.
8. 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:** Fall 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. Construction is expected to be completed fall 2018, with the contributed revenue goal met through government, foundation, and individual funding. The new spaces will open to the public in early 2019.
9. CHILDREN’S HOSPITAL OF PHILADELPHIA – SCHUYLKILL AVENUE PHASE 1

DEVELOPER: Children’s Hospital of Philadelphia

LOCATION: 2716 South Street

SIZE: 735,656 sf

START DATE: Summer 2014

COMPLETION DATE: May 2017

STATUS: Completed

INVESTMENT: $250 to $500 Million [media estimates]

DESCRIPTION: As the first of a four-phase Master Plan, the project included the 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 houses a research staff of 1,000 and includes utilities, infrastructure, structured parking, and loading. Phase 1 also includes surface parking and several public 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.

10. 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: January 2018

STATUS: Completed

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 was redeveloped to 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 include programming for law students and the Master of Legal Studies program. Renovation of the building was enabled through Kline’s $50 million donation to Drexel.
11. W HOTEL AND ELEMENT BY WESTIN

**DEVELOPER:** Chestlen Development  
**LOCATION:** 1441 Chestnut Street  
**SIZE:** 770,607 sf  
**HOTEL ROOMS:** 755  
**START DATE:** March 2015  
**COMPLETION DATE:** Q4 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.

12. HYATT CENTRIC

**DEVELOPER:** Hyatt Corporation  
**LOCATION:** 1602-1634 Chancellor Street  
**SIZE:** 219,600 sf  
**HOTEL ROOMS:** 322  
**START DATE:** February 2017  
**COMPLETION DATE:** Spring 2019  
**STATUS:** Under Construction  
**INVESTMENT:** $125 Million  

**DESCRIPTION:** Designed by DAS Architects, this new hotel will be the first Hyatt Centric in Philadelphia. The hotel will feature a modern design and luxurious amenities, with 322 guest rooms and suites, meeting space, as well as retail shops and underground parking for more than 175 cars.
13. INDEPENDENCE VISITOR CENTER

**DEVELOPER:** Independence Visitor Center Corporation

**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.

14. 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.
15. CAMBRIA HOTEL & SUITES
DEVELOPER: Pearl Properties
LOCATION: 219-225 South Broad Street
SIZE: 176,000 sf
HOTEL ROOMS: 223
START DATE: 2015
COMPLETION DATE: March 2018
STATUS: Under Construction
DESCRIPTION: Pearl Properties is the developer of a new Cambria Hotel & Suites in the heart of Center City. The 15-story Avenue of The Arts hotel is located on the northeast corner of Broad and Locust streets and includes several restaurants, including a Del Frisco’s Grille, and Attico, a rooftop restaurant and bar. This location is steps from an array of dining and entertainment options, as well as numerous cultural and historic sites. The hotel is owned by Pearl Properties and managed by Concord Hospitality, one of the nation’s leading lodging management companies.

16. ALOFT HOTEL
DEVELOPER: Realen
LOCATION: 101 North Broad Street
SIZE: 115,000 sf
HOTEL ROOMS: 179
START DATE: 2015
COMPLETION DATE: August 2017
STATUS: Completed
DESCRIPTION: Realen acquired the historically certified 21-story Liberty Title and Trust Building and, in a joint venture with HRI Properties of New Orleans, restored the building and converted it into a 179-room Aloft Hotel by Starwood. The hotel, on North Broad, has direct access to the main entrance lobby of the Pennsylvania Convention Center.

17. 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: 2018
STATUS: Under Construction
DESCRIPTION: The Wankawala Organization purchased the Parker-Spruce Hotel on the corner of 13th and Spruce streets and is renovating 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 is designing the project.
18. 22ND AND MARKET MEMORIAL

**DEVELOPER:** The Pennsylvania Horticultural Society with the June 5th Memorial Park Committee  
**LOCATION:** 2140 Market Street  
**SIZE:** 3,125 sf  
**START DATE:** July 2016  
**COMPLETION DATE:** June 2018  
**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 people. This preventable tragedy will be perpetually memorialized through the creation of a memorial park on the grounds of the former store at 22nd and 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.

19. RAIL PARK, PHASE 1

**DEVELOPER:** Center City District  
**LOCATION:** Callowhill Street to Noble Street  
**SIZE:** 26,000 sf  
**START DATE:** 2016  
**COMPLETION DATE:** 2018  
**STATUS:** Under Construction  
**INVESTMENT:** $10.3 Million

**DESCRIPTION:** The Rail Park is transforming into a public park the abandoned elevated railway that slices through the Callowhill/Chinatown North neighborhoods. The Center City District was drawn to the project because of the success of similar projects in other cities in stimulating new development. 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 1 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.
PUBLIC SPACE

20. 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: 2018
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 once housed 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. The park will be completed in May 2018 and the Welcome Center in fall/winter 2018.

21. CHERRY STREET PIER
DEVELOPER: Delaware River Waterfront Corporation
LOCATION: 121 North Columbus Boulevard
SIZE: 55,000 sf
START DATE: March 2018
COMPLETION DATE: September 2018
STATUS: Under Construction
INVESTMENT: $4 Million

DESCRIPTION: Cherry Street Pier will be a mixed-use public space created by and for the community. Built into the shell of a century-old municipal pier, the project will include a market, workspace, event space, and park, shared by residents and visitors. Currently called Municipal Pier 9, the existing structure was built in 1919 and has been unoccupied since the 1980s. Development of the Pier will involve a range of carefully chosen interventions, including selectively removing a portion of the roof and repairing the stone headhouses, in order to preserve and celebrate the historic value of the structure. Funding for the project was provided by the City of Philadelphia, the John S. and James L. Knight Foundation, the William Penn Foundation, Girard Estates’ Delaware Avenue Fund, and the Commonwealth of Pennsylvania’s Department of Community and Economic Development.
22. ONE RIVERSIDE

DEVELOPER: Dranoff Properties
LOCATION: 210-20 South 25th Street
SIZE: 167,610 sf
RESIDENTIAL UNITS: 68
START DATE: May 2015
COMPLETION DATE: August 2017
STATUS: Completed
INVESTMENT: $130 Million

DESCRIPTION: Located at the intersection of 25th and Locust streets, at the entrance to Schuylkill River Park, the high-rise offers views of University City, the river, and the downtown skyline. The 22-story glass skyscraper features 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 is the first from-the-ground-up condominium high-rise started since the financial crisis derailed the 2004-2008 construction boom.

23. 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 2, 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 features improvements to the adjacent Matthias Baldwin Park. The project team included Perkins Eastman Architects, Langan Engineering, and law firm Stevens & Lee, P.C.
24. 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 four-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.

25. 500 WALNUT

DEVELOPER: Scannapieco Development Corporation
LOCATION: 500 Walnut Street
SIZE: 178,000 sf
RESIDENTIAL UNITS: 35
START DATE: March 2015
COMPLETION DATE: Fall 2017
STATUS: Completed
INVESTMENT: $174 Million
DESCRIPTION: The sleek, glass 26-story ultra-luxury residential tower overlooking Independence Hall was designed by Cecil Baker + Associates and built on an 18,155-sf site. Thirty-five condominiums ranging from 2,700 sf to approximately 8,900 sf offer residents expansive balconies, floor-to-ceiling windows and views of the Delaware River. The building features world-class amenities including a 4,000-sf landscaped outdoor terrace overlooking Independence National Historical Park, a billiards room and library, a luxury guest suite, private boardroom, a sky-lit, 50-foot lap pool and hot tub, and a Tesla town car with a driver. It also includes an 86-space, underground, fully-automated robotic parking system.
26. 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: Completed
INVESTMENT: $75 Million

DESCRIPTION: The Sterling is a 19-story, mid-century modern tower with 550 apartments, 23,000 sf of retail space and 93,000 sf of office space in the heart of the Philadelphia CBD. Residential units were totally gutted and refurbished and the rooftop pool and sundeck were renovated. Additionally a fitness facility and three-season space have been created. The ground-level retail space has been repositioned with new tenants, uses, and storefronts.

27. 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 apartment of this 973-unit complex built in 1959 will be totally gutted, reconfigured, 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 public spaces. The developer is in negotiations to bring a restaurant to the building, which has 28,000 sf of retail space.
28. SONO
DEVELOPER: Alliance Partners HSP
LOCATION: 456 North 5th Street
SIZE: 240,000 sf
RESIDENTIAL UNITS: Approximately 50
START DATE: 2016
COMPLETION DATE: 2019
STATUS: Under Construction
INVESTMENT: $30 Million+
DESCRIPTION: Alliance Partners HSP is converting the former Destination Maternity warehouse into a mixed-use project called SoNo, located between Philadelphia’s downtown core and Northern Liberties’ millennial workforce. This project will house Yards Brewery, Philadelphia Archives and Target, and feature a new construction residential and retail building consistent with the new CMX zoning overlay that covers 2nd to 6th streets and Spring Garden to Callowhill.

29. LINCOLN SQUARE
DEVELOPER: Alterra Property Group, 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 Street and Washington Avenue 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 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 Sprouts grocery store with a public plaza at the corner of Carpenter and Broad streets. Other retail tenants include Target and PetSmart.
30. 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:** Completed  
**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 includes 146 rental units, 28 parking spaces, 100 bike parking spaces, and 14,000 sf of commercial space on the ground floor. The building is 51 feet tall along Race Street and rises to just over 187 feet along 2nd Street. The building is LEED Gold certified. The apartments are a mix of studios and one- and two-bedroom units. The developers claimed a bonus for mixed-income housing, so some of the units are affordable to individuals making 80% or less of Area Median Income.

31. DIVINE LORRAINE

**DEVELOPER:** Eric Blumenfeld  
**LOCATION:** 699 North Broad Street  
**SIZE:** 130,000 sf  
**RESIDENTIAL UNITS:** 111  
**START DATE:** September 2015  
**COMPLETION DATE:** Q3 2017  
**STATUS:** Completed  
**INVESTMENT:** $56 Million

**DESCRIPTION:** Purchased by Eric Blumenfeld in 2012, the former hotel on North Broad Street was converted into a unique residential community that sits above a variety of restaurants and retail spaces. The luxury units rent for an average $1,875 per month. Given the location of the project on top of the Broad Street Line, no parking was included for the development.
33. 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:** October 2014  
**COMPLETION DATE:** 2018 (Phase 1 & 2)  
**STATUS:** Under Construction  
**INVESTMENT:** $350 Million (Phase 1 & 2)

**DESCRIPTION:** East Market, a $600-million-plus mixed-use project, aims to upgrade and revitalize Philadelphia’s downtown retail district east of Broad Street. The project will completely reimage the entire block between 11th and 12th, Market and Chestnut streets, by creating and enhancing pedestrian-oriented retail along Market Street and the former alleys on Ludlow and Clover streets. Phase 1 of the project includes 135,000 sf of retail space accompanied by large-format digital signage along Market Street; The Ludlow, a 322-unit residential tower expecting its first occupants in spring 2018; and the now completed 1100 Ludlow, a renovated 175,000-sf modern Class A warehouse office building that includes the relocated Philadelphia Design Center, Bohlin Cywinski Jackson, and National Real Estate Development. Retailers opening in Phase 1 of development include MOM’s Organic Market, T.J. Maxx, AT&T, Iron Hill Brewery, District Taco, Little Baby's Ice Cream and Wawa. The entire site will have below-grade parking and a central loading dock facility. Phase 2 includes the site’s second residential tower, adding an additional 240 apartments to the site. ROOST, a Philadelphia-based extended stay hotel concept, will occupy and manage the first 60 units. Future phases include the renovation of the historic Stephen Girard Building and development of the Chestnut Street side of the site, which will include a retail podium below two mixed-use towers as well as additional parking.

32. THE CURTIS

**DEVELOPER:** Keystone Property Group  
**LOCATION:** 699 Walnut Street  
**SIZE:** 912,000 sf  
**RESIDENTIAL UNITS:** 63  
**START DATE:** Summer 2015  
**COMPLETION DATE:** June 2018  
**STATUS:** Under Construction  
**INVESTMENT:** $25 Million

**DESCRIPTION:** The 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. 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 63 luxury apartments and outdoor streetscape improvements. Retail will be added on the ground floor and will include famous New York restaurant P.J. Clarke’s on the corner of 6th and Walnut streets, overlooking both Washington Square and Independence National Historical Park.
34. 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: Completed
INVESTMENT: $121 Million

DESCRIPTION: Parkway Corporation and The Hanover Company of Houston, Texas, developed two lots on the southeast and southwest corners of North Broad and Callowhill streets. 322 North Broad Street on the west side has 229 apartments and features an outdoor pool. 339 North Broad Street on the east side has 110 units. The project includes more than 14,000 sf of retail and 341 parking spaces.

35. 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: Completed

DESCRIPTION: Pearl Properties constructed a mixed-use residential apartment project anchored by Under Armour’s 10,000-sf flagship retail store on the corner of 16th and Walnut. The 14-story building was designed to incorporate the modern finishes of a newly constructed high-rise with the timeless architecture of the six-story corner masonry building. The 98-unit building includes a state-of-the-art fitness center, fully furnished 1,500-sf roof deck with a view of Rittenhouse Square, movie/screening room and club room with catering kitchen, communal table, fireplace, televisions, billiards and shuffleboard. The building is fully occupied.
37. EASTERN TOWER COMMUNITY CENTER

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

**LOCATION:** 300 North 10th Street

**SIZE:** 195,000 sf

**RESIDENTIAL UNITS:** 150

**START DATE:** Spring 2017

**COMPLETION DATE:** Spring 2019

**STATUS:** Under Construction

**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 U.S. 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 a $23 million New Markets Tax Credit, a loan commitment from Citibank, and a combination of private equity and grants.

36. THE HARPER

**DEVELOPER:** Pearl Properties

**LOCATION:** 112 South 19th Street

**SIZE:** 275,000 sf

**RESIDENTIAL UNITS:** 185

**START DATE:** 2015

**COMPLETION DATE:** May 2019

**STATUS:** Under Construction

**DESCRIPTION:** The Harper, named after James Harper, the first Philadelphian to build and settle his home on Rittenhouse Square, is a new multi-family residential development at 112 South 19th Street. With frontages on 19th, 20th, Sansom and Chestnut streets, the overall project covers over 40,000 sf of land area. The mixed-use project will include 185 residential units, extensive amenities (10,000 sf outdoor park, outdoor pool, indoor basketball court, co-working floor, etc.) and valet parking for 100 cars in an underground garage. Entry to the residential tower will be through a landscaped courtyard facing 19th Street. Retail is planned for 19th Street, Sansom Street, as well as Chestnut Street. High-end Spanish restaurant Tatel, whose owners include Rafael Nadal, Enrique Iglesias and Cristiano Ronaldo, is opening its second U.S. location inside of the former Boyd Theater lobby on Chestnut Street.
38. 218 ARCH STREET
DEVELOPER: PMC Property Group
LOCATION: 218 Arch Street
SIZE: 140,000 sf
RESIDENTIAL UNITS: 116
START DATE: Spring 2016
COMPLETION DATE: Fall 2018
STATUS: Under Construction
INVESTMENT: $58 Million
DESCRIPTION: PMC Property Group and Varenhorst are constructing 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.

39. RIVER WALK
DEVELOPER: PMC Property Group
LOCATION: 23rd and Arch streets
SIZE: 861,779 sf
RESIDENTIAL UNITS: 612
START DATE: January 2018
COMPLETION DATE: December 2020
STATUS: Under Construction
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 extend for another five years. PMC is developing 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.
40. 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: Spring 2018
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. The 24-story, 607,471-sf building, originally built in 1980, was converted to a premier mixed-use property consisting of Class A office space and luxury apartments. The property’s office component features floor-to-ceiling glass windows with generous natural light, excellent planning dimensions, eight corner offices, and its own dedicated contemporary elevator lobby. The apartments offer large floor plans, luxury finishes, and modern amenities. The property shares a two-level parking garage with 450 spaces with the Sheraton Convention Hotel.

41. 1401 SPRUCE STREET

DEVELOPER: Post Brothers
LOCATION: 1401 Spruce Street
SIZE: 263,000 sf
RESIDENTIAL UNITS: 270
START DATE: 2014
COMPLETION DATE: Late 2018
STATUS: Under Construction
INVESTMENT: $210 Million

DESCRIPTION: The former headquarters of the Atlantic Richfield Oil Company is being converted into 270 rental units 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.
42. HEID BUILDING

DEVELOPER: PRDC Properties  
LOCATION: 325 North 13th Street  
SIZE: 95,000 sf  
RESIDENTIAL UNITS: 96  
START DATE: November 2017  
COMPLETION DATE: 2019  
STATUS: Under Construction  
DESCRIPTION: The former Frank P. Heid & Company hat-making warehouse located on Wood and 13th streets is being re-developed by PRDC Properties into 96 one- and two-bedroom apartments, ground-floor restaurant space and a rooftop amenity level with swinging hammocks, fire pits, a dog park, and an indoor-outdoor kitchen. PRDC Properties is partnering with the Benjamin Franklin High School’s Career & Technical Vocational Center to train 20 students on the job, by allowing them to be a part of the construction process from start to finish.

43. THE ALEXANDER

DEVELOPER: Property Reserve Inc.  
LOCATION: 1601 Vine Street  
SIZE: 513,997 sf  
RESIDENTIAL UNITS: 277  
START DATE: Late 2014  
COMPLETION DATE: January 2018  
STATUS: Completed  
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 has 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, club room and business center. Robert A.M. Stern Architects of New York designed the project, with BLT Architects of Philadelphia serving as associate architect.
45. ROYAL THEATER

DEVELOPER: Robert Roskamp
LOCATION: 1524-1534 South Street
SIZE: 65,000 sf
RESIDENTIAL UNITS: 64
START DATE: 2017
COMPLETION DATE: Late 2018
STATUS: Under Construction
INVESTMENT: $20 Million

DESCRIPTION: Universal Properties sold the historic Royal Theater to Robert Roskamp, a developer from Sarasota, Florida, who is redeveloping the property 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.

44. THE HAMILTON

DEVELOPER: Radnor Property Group
LOCATION: 1520 Hamilton Street
SIZE: 501,900 sf
RESIDENTIAL UNITS: 590
START DATE: Spring 2017
COMPLETION DATE: Summer 2018 (Phase 1)
STATUS: Under Construction
INVESTMENT: $156 Million

DESCRIPTION: Radnor Property Group is the developer, owner and asset manager of this $156 million, 501,900 square foot mixed-use development on Community College of Philadelphia’s (CCP’s) campus and near Philadelphia’s burgeoning Logan Square neighborhood. The project is comprised of a 10-story and a 16-story mixed-use building including 279 units (Phase 1), 311 units (Phase 2), 4,200+ sf ground-floor retail, community plaza/garden, underground parking, and residential amenities including a fitness center, game room, library, communal kitchen and rooftop deck with skyline views. The project will bring 590 market rate apartments to Philadelphia designed to cater to the area’s young professionals and educational centers including students attending the Community College of Philadelphia and Drexel’s Medical and Nursing Schools. The project will include studio, one-bedroom, and two-bedroom units. Construction began in spring 2017 with completion of Phase 1 anticipated in summer 2018. The development is in partnership with the Community College of Philadelphia through a long-term ground lease structure.
46. THE NATIONAL
DEVELOPER: The Buccini/Pollin Group
LOCATION: 109-131 North 2nd Street
RESIDENTIAL UNITS: 192
START DATE: Spring 2016
COMPLETION DATE: Summer 2018
STATUS: Under Construction
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.

47. 1213 WALNUT
DEVELOPER: The Goldenberg Group and Hines
LOCATION: 1213 Walnut Street
SIZE: 300,000 sf
RESIDENTIAL UNITS: 322
START DATE: November 2015
COMPLETION DATE: December 2017
STATUS: Completed
INVESTMENT: $125 Million
DESCRIPTION: The Goldenberg Group and Hines developed a 26-story, multi-family high-rise at 12th and Walnut streets, formerly a surface parking lot. The project was completed in December 2017 and includes 322 rental units and 7,300 sf of retail.
48. FASHION DISTRICT PHILADELPHIA

DEVELOPER: PREIT & Macerich

LOCATION: Northern blocks of Market Street between 8th and 11th streets

SIZE: 1,400,000 sf

START DATE: 2015

COMPLETION DATE: November 2018

STATUS: Under Construction

INVESTMENT: $325 Million

DESCRIPTION: In July 2014, California-based retail developer Macerich acquired a 50% interest in The Gallery. PREIT and Macerich are now repositioning the urban mall into Fashion District Philadelphia. The plan will create an open, well-lit, and easily accessible three-block corridor of approximately 125 new stores, including dining and entertainment options. The new retail development will include a mix of full-priced and outlet tenants, in response to how customers are choosing to shop. Tenants include Century 21, AMC Theatres, and H&M, as well as outlet concepts for Levi’s, Skechers, Francesca’s and Columbia Sportswear. The $325 million redevelopment plan is reconfiguring the 1.4 million sf, mixed-use facility into a bright, new contemporary space that welcomes shoppers and reconnects to Market and Filbert streets with accessible storefronts, sidewalk cafés, a new streetscape, digital signage and graphics. The highlight of the newly reimagined space will be a glass-walled Center Court at 9th and Market that will welcome tourists, office workers, conventioneers, and residents alike. Extensive amenities, on-site parking and access to Philadelphia’s three major public transit systems provide convenience and accessibility for shoppers. The repositioned urban marketplace will become a pillar of the new, vibrant Center City East retail district and leverage other private and public investments in this section of downtown Philadelphia.
49. 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.

50. 1301 MARKET STREET

**DEVELOPER:** Oliver Tyrone Pulver Corporation

**LOCATION:** 1301 Market Street

**TYPE:** Commercial/Mixed-use

**SIZE:** 735,000 sf

**START DATE:** 2018

**COMPLETION DATE:** 2020

**STATUS:** Proposed

**DESCRIPTION:** Developer Oliver Tyrone Pulver Corporation of West Conshohocken has proposed a 735,000-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.
51. 510 NORTH BROAD

DEVELOPER: Parkway Corporation and Nightingale Group  
LOCATION: 510 North Broad Street  
TYPE: Commercial/Mixed-use  
SIZE: 800,000 sf  
RESIDENTIAL UNITS: 114  
START DATE: TBD  
COMPLETION DATE: TBD  
STATUS: Proposed  
INVESTMENT: $480 Million  
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.

52. 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 historic building, designed by William Harold Lee, was first constructed as a Warner Bros. film exchange facility and was put up for sale in summer 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 seek LEED Gold certification and will include a green roof.
53. POD PHILLY

DEVELOPER: Parkway Corporation and Modus Hotels
LOCATION: 31 South 19th Street
TYPE: Hospitality
HOTEL ROOMS: 252
START DATE: Spring 2018
COMPLETION DATE: September 2019
STATUS: Proposed
DESCRIPTION: Parkway Corporation and Washington D.C.-based Modus Hotel are partnering on the development of a Center City outpost of micro-hotel chain Pod Hotels that will rise on a 12,000-square-foot site of a former parking lot. The 11-story property will include 252 guest rooms averaging 170 sf and is anticipated to open in September 2018. Pod Philly will be Pod’s sixth hotel, following locations in Washington D.C. and New York. The hotel’s ground floor will include a restaurant and coffee shop to be operated by Greg Root and Nick Kennedy, the team behind Fishtown’s popular Root and Suraya restaurants. Room rates will run at approximately 20% less than market averages.

54. KIMPTON HOTEL

DEVELOPER: Peebles Corp. 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.
55. PENN’S LANDING

**DEVELOPER:** Delaware River Waterfront Corporation  
**LOCATION:** Delaware River Waterfront/Penn’s Landing area between Market and South streets  
**TYPE:** Public Space  
**SIZE:** 479,160 sf  
**START DATE:** 2021  
**COMPLETION DATE:** 2023  
**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 of Philadelphia 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 mid-rise mixed-use residential along the boat basin and a park located in the area that is now the seasonal Spruce Street Harbor Park. 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. Along with the cap over I-95, this project also includes construction of the on-road portion of the Delaware River Trail from Washington Avenue to Spring Garden Street.

56. 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:** 200  
**START DATE:** 2018  
**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 available to all residents.
57. LITS 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 7th and 8th 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.

58. RENAISSANCE PLAZA
DEVELOPER: Carl Marks & Company
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 & Company 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 1 and 2, with other phases contingent on demand. The equity is in place for Phase 1 and the developer is working on financing for Phases 1 and 2. Parking for Phases 1 and 2 will be built during Phase 1, with Phase 2 construction starting once 50% of Phase 1 is complete.
59. BROAD + PINE
DEVELOPER: Dranoff Properties
LOCATION: 337-341 South Broad Street
TYPE: Residential/Mixed-use
SIZE: 213,134 sf
RESIDENTIAL UNITS: 56
START DATE: TBD
COMPLETION DATE: TBD
STATUS: Proposed
INVESTMENT: $100 Million
DESCRIPTION: Dranoff Properties is proposing to build a mixed-use, multi-family residential development at Broad and Pine streets, along the Avenue of the Arts. The 28-story high-rise designed by Cecil Baker + Partners will include 56 luxury condominiums, below-grade parking for 92 cars, retail and a 6,500 sf residential amenity floor.

60. 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: Q3 2018
COMPLETION DATE: Q4 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 will 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.
**61. PIER 34/35 SOUTH**

**Developer:** Ensemble Investments, LLC  
**Location:** 735 South Christopher Columbus Boulevard  
**Type:** Residential/Mixed-use  
**Size:** 350,000 sf  
**Residential Units:** 308  
**Start Date:** Early 2020  
**Completion Date:** Late 2022  
**Status:** Proposed

**Description:** California-based Ensemble Investments is proposing to build a residential/mixed-use development on two blighted Delaware River piers near Fitzwater Street. Designed by DIGSAU, the project will include a 308-unit apartment building, a half-acre public plaza, and a garage with 100 spaces. The 22-story apartment tower will be built on the partially submerged Pier 34, while adjacent Pier 35 will be restored and landscaped into a public space inspired by Spruce Street Harbor Park and include a 5,000 sf retail structure facing South Columbus Boulevard. The proposed tower will stand at 244 feet, the maximum permitted through zoning bonuses given for investments in public space including bike paths and retail.

**62. 1600 CALLOWHILL**

**Developer:** Ivy Realty  
**Location:** 1600 Callowhill Street  
**Type:** Residential/Mixed-use  
**Size:** 123,750 sf  
**Residential Units:** 93  
**Start Date:** 2018  
**Completion Date:** 2019  
**Status:** Proposed

**Description:** Ivy Realty acquired 1600 Callowhill, a six-story warehouse building originally constructed in 1910, in December 2016 for $11 million. The developer plans to redevelop the property from office into a 93-unit rental building with 2,600 sf of ground floor retail. The mid-rise upscale apartment building will be highly amenitized and include loft-style units.

**63. 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:** TBD  
**Completion Date:** TBD  
**Status:** Proposed

**Investment:** Approximately $50 Million

**Description:** Midwood Investment & Development plans to redevelop the parcel of land on the corner of 9th Street and Washington Avenue 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.
**64. 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:** TBD  
**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.

**65. 800–830 VINE STREET MASTER DEVELOPMENT**

**DEVELOPER:** Pennrose Properties, EZ Park, Inc., and United Development  
**LOCATION:** 800-830 Vine Street  
**TYPE:** Residential/Mixed-use  
**RESIDENTIAL UNITS:** 200  
**HOTEL ROOMS:** 150  
**START DATE:** Fall 2018  
**COMPLETION DATE:** December 2021  
**STATUS:** Proposed  
**INVESTMENT:** $130 Million +  
**DESCRIPTION:** A team led by developer Pennrose was selected in April 2017 by the Philadelphia Redevelopment Authority to develop the 800-830 Vine Street site, the largest remaining parcel of municipally owned land in Center City. The complex will consist of: The Philadelphia Equal Justice Center, which will house and consolidate several legal aid nonprofits now spread across the city into one 11-story building; a 14-story residential building of approximately 140 market rate units and 60 senior affordable housing units; approximately 30,000 sf of open green space for the public; a 150-room Comfort Inn Hotel; and surface parking. Pennrose is partnering with the Philadelphia Bar Foundation to design and develop The Philadelphia Equal Justice Center, a 170,000 sf office building that will house approximately 20 legal aid nonprofits in one location. Pennrose will also be developing both the 140 units of market rate housing in a luxury building with top amenities and 60 units of affordable housing for low-income seniors. United Development will develop the hotel, and EZ Park will develop and operate the surface parking with 140 spaces. Additionally, the project will include ground-floor retail in each building. Wallace Roberts and Todd (WRT) is the master planner and architect on the project. Also part of the development team is Bohler Engineering and Intech Construction. The first phase of the development is expected to break ground late fall 2018.
66. 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, greenery and bicycle parking.

67. THE LAUREL

DEVELOPER: Southern Land Company
LOCATION: 1911 Walnut Street
TYPE: Residential/Mixed-use
SIZE: 550,000 sf
RESIDENTIAL UNITS: 295
START DATE: 2019
COMPLETION DATE: Q4 2021
STATUS: Proposed
INVESTMENT: $300 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. The mixed-use tower will stand at 48 stories and will include 54 condominiums, 241 short- and long-term rental apartments and underground parking. The condominiums will have a separate entrance and gym. Southern Land decided to furnish some of the rental units and offer them up for as little as a few nights per stay, in response to demand for hotel-style accommodations in the neighborhood. The residential tower will include valet parking, indoor lap pool, fitness center, club room and terrace overlooking Rittenhouse Square, conference room and dog spa. The Laurel will also feature 24,000 sf of high-end retail that will wrap around Walnut, Sansom and 20th streets. The building is being designed by Chicago’s Solomon Cordwell Buenz.
68. 702Sansom

**DEVELOPER:** Toll Brothers  
**LOCATION:** 702-710 Sansom Street  
**TYPE:** Residential/Mixed-use  
**SIZE:** 135,540 sf  
**RESIDENTIAL UNITS:** 85  
**START DATE:** TBD  
**COMPLETION DATE:** TBD  
**STATUS:** Proposed  
**INVESTMENT:** Approximately $100 Million  
**DESCRIPTION:** Toll Brothers is proposing to build a 24-story high-rise building along Sansom Street in the heart of Philadelphia’s Jewelers’ Row. The development would add 85 condominiums, 4,529 sf of retail, and off-site valet parking at the 618 Market Street and Independence Mall West garages. Sansom Street will serve as the main pedestrian entrance for the building, as well as for the ground-floor retail establishments.

69. 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 currently occupied by a mix of former warehouses, industrial space, a lumberyard and vacant lots at 900-934 Callowhill Street. The area is bounded by Carlton, 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.
INFORMATION PARTNERS

Aimco - Stephanie Bristow
Alliance Partners HSP - Matt Handel
Alterra Property Group - Leo Addimando, Henry Sullivan
Brickstone Realty - Mark Merlino, John Connors, Jr.
The Buccini/Pollin Group - Boris Kaplan
Carl Marks & Co. - Martin Schiffman
Cashman & Associates - Allie Seifert
Cheslen Development - Brook Lenfest
Children’s Hospital of Philadelphia - Jonathan J. Hood
City of Philadelphia Parks & Recreation - Stephanie K. Craighead
Comcast Corporation - Kate Finn
DAS Architecture - Annette Walsh
Delaware River Waterfront Corporation (DRWC) - Karen Thompson
DIGSAU - Mark Sanderson
Dranoff Properties - Erika Bohl
Drexel University - Nancy Rogo Trainer
EB Realty Management Corp. - Christopher R. Cordaro
The Free Library of Philadelphia Foundation - Alix Gerz
The Goldenberg Group - Todd Malligan
Independence Visitor Center Corporation - James J. Cuorato
Jeffrey M. Brown Associates - Tammy Haynes
JKRP Architects - Mike Izzo
Keystone Property Group - Jennifer Rosenberg
Midwood Investment & Development - Michelle Goldman
MRP Realty - Michael Cassidy
National Real Estate Development - Charles Norman, Daniel Killinger
Oliver Tyrone Pulver Corp - Don Pulver
Parkway Corporation and Nightingale Group - Robert A. Zuritsky
Pearl Properties - James R. Pearlstein
Pennrose Properties - Lindsey Samsi
Philadelphia Chinatown Development Corporation (PCDC) - Sarah Yeung
Philadelphia Museum of Art - Norman Keyes
PMC Property Group - Jonathan Stavin, Kate Groshong
Post Brothers - Matt Pestronk
PREIT - Heather Crowell, Seth Rappaport
Pridenock Capital Partners, LLC - Chris Todd
Radnor Property Group - David Yeager, Peter Sollecito
Realen - Dennis Maloomian
Southern Land Company - Dustin W. Downey
Stevens & Lee - Robert D. Lane, Jr.
Toll Brothers City Living - Adam S. Lampl
The Wankawala Organization - Aziz Chakouk

PHOTOGRAPHY & RENDERINGS

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Alesker & Dundon Architects
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BLT Architects
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Forest City Realty Trust
The Free Library of Philadelphia
Gensler
Goldenberg Group
Groundswell Design Group
Hargreaves Associates and Redsquare
Independence Visitor Center Corporation
Jacobs, executed by Studio Agoos Lovera
Jeffrey Totaro
JKRP Architects
Keystone Property Group
KieranTimberlake
Morris Adjmi Architects
MRP Realty
NRED
Parkway Corporation
Pearl Properties
Philadelphia Museum of Art
PhillyByDrone
PMC Property Group
PREIT
Radnor Property Group
Rafael Vinoly Associates
RAL
Realen
Robert A.M. Stern Architects
Scannapieco Development Corporation
SCB Architecture
Scott Aker, AIA
Skidmore, Owings & Merrill

SLCE Architecture
spg3 architects
WRT
Yards Brewing Company
The Wankawala Organization

CCD STAFF

Research & Writing: Casandra Dominguez, Director of Business Attraction & Retention
Editing: JoAnn Loviglio, Director of Communications & Publications
Graphic Design: Michael Choi, Graphic Designer; Tran La, Graphic Designer; Amy Yenchik, Creative Director

UPDATES/ERRATA

www.CenterCityPhila.org/developments

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