2019 CENTER CITY PHILADELPHIA DEVELOPMENTS
Building upon a decade-long, sustained national economic expansion, 23 development projects totaling $2.8 billion were completed in Center City between Fairmount and Washington avenues, river to river, in the period from January 1, 2018 to August 31, 2019. Eighteen projects totaling $3 billion in new investment were under construction as of September 1, 2019. Another 21 projects with a total estimated development value of $1 billion are in the planning or proposal phase.

The biggest of the completed projects is the largest development in Philadelphia’s history: the Comcast Technology Center, home to the Four Seasons Hotel, two restaurants, two local broadcasting networks, an innovation hub and 4,000 Comcast employees.

In addition to Comcast, Aramark’s headquarters at 2400 Market Street, the Hale Building at 1326 Chestnut Street, the Studebaker Building at 667 North Broad Street, and the Independence Collection of three office buildings including The Bourse in the historic area, have expanded the inventory of downtown commercial office space by more than 3 million square feet. Overall, commercial, mixed-use development accounts for one quarter of all the square footage constructed or in the pipeline.

Two large projects east of Broad Street are transforming Philadelphia’s former department store district. National Real Estate Development has completed another phase of East Market adding more than 125,000 square feet of retail to their initial office renovation and construction of two residential towers. A hotel in the historic Stephen Girard Building is currently under construction, while work is getting started on the final Chestnut Street phase of this full-block redevelopment. One block to the east, The Fashion District is opening in phases throughout the fall of 2019, offering nearly 1 million square feet of shops, restaurants and a multiplex movie theater, designed to connect directly with public transit while animating both Market and Filbert streets.

However, half of the 40 projects and 64% of the total square footage completed or under construction as of September 1, 2019 include residential, usually as part of mixed developments with strong retail components. Responding to the 22% growth in Center City’s population since 2000, 2,484 residential units were added in 2018 and another 1,941 are scheduled for completion by the end of 2019.
INTRODUCTION

The Harper, Pearl Property’s 185 unit apartment tower is part of a much larger, mixed use development in the Rittenhouse Square neighborhood, that is also animating the western end of Chestnut Street. Similarly, PMC Property Group’s development along the Schuylkill River, River Walk, is adding 700 residential units along with a Giant Food Store in a two-story format, making it the largest grocery store in Center City. The Laurel, developed by Southern Land Company at Rittenhouse Square, and Arthaus, developed by Dranoff Properties on South Broad Street, both broke ground in 2019. Upon completion, The Laurel will be the tallest residential tower in the city.

Strong growth in hospitality has prompted the addition of five new projects. In 2018, Center City’s 12,283 hotel rooms enjoyed an occupancy rate of 79.6%, generating 3.5 million occupied room nights, even as the Fairfield Inn and Suites and Cambria Hotel & Suites added a total of 300 more rooms. This year, major hotel developments including the dual-branded W Hotel and Element Hotel, Pod Philly and the Four Seasons at Comcast will bring more than 1,000 additional rooms to the market.

As the map on page 4 notes, developments of all types, including five public space projects and new education and cultural developments, are occurring simultaneously across all sections of Center City.

MAJOR CENTER CITY DEVELOPMENTS COMPLETED AND UNDER CONSTRUCTION, BY TYPE AND SQUARE FOOTAGE

<table>
<thead>
<tr>
<th>Category</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential/Mixed Use</td>
<td>10,317,839 SF</td>
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<tr>
<td>Commercial/Mixed Use</td>
<td>4,112,035 SF</td>
</tr>
<tr>
<td>Hospitality</td>
<td>1,214,207 SF</td>
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<tr>
<td>Public Space</td>
<td>236,937 SF</td>
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<tr>
<td>Cultural</td>
<td>176,500 SF</td>
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<tr>
<td>Government &amp; Nonprofit</td>
<td>41,000 SF</td>
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<tr>
<td>Health Care</td>
<td>24,000 SF</td>
</tr>
</tbody>
</table>

**Total SF**: 16.1 MILLION

Source: Developments Database 2019, 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 2017. As a result, these figures are not included in the respective totals.

MAJOR CENTER CITY PROJECTS COMPLETED AND UNDER CONSTRUCTION, 2018-2019

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
<th>Units</th>
<th>SF</th>
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<tbody>
<tr>
<td>Residential Units</td>
<td>$5.8 BILLION</td>
<td>6,197</td>
<td>1,820,505</td>
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<tr>
<td>Commercial/Retail</td>
<td>4,112,035 SF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: Developments Database 2017, Center City District
INTRODUCTION

MAJOR DEVELOPMENTS COMPLETED OR UNDER CONSTRUCTION, BY COMPLETION DATE

Source: Developments Database 2019, Center City District

MAJOR DEVELOPMENTS IN CENTER CITY, BY STATUS

Source: Developments Database 2019, Center City District

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

Source: Developments Database 2019, Center City District

23 DEVELOPMENT PROJECTS, TOTALING $2.8 BILLION WERE COMPLETED IN CENTER CITY FROM JANUARY 1, 2018 TO AUGUST 31, 2019
$1 BILLION IN MAJOR DEVELOPMENTS
2,935 RESIDENTIAL UNITS
353 HOTEL ROOMS
1,417,000 SF OF COMMERCIAL/MIXED USE
384,711 SF OF NEW RETAIL

DEVELOPMENTS IN CENTER CITY

Source: Developments Database 2019, Center City District
PROJECTS COMPLETED OR UNDER CONSTRUCTION

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

CULTURAL
7. Independence Visitor Center
8. Philadelphia Museum of Art Expansion

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

HEALTH CARE & EDUCATION
10. Thomas R. Kline Institute of Trial Advocacy

HOSPITALITY
11. W Hotel and Element
12. Hyatt Centric
13. Cambria Hotel & Suites
14. Pod Philly
15. Fairfield Inn and Suites by Marriott

PUBLIC SPACE
16. Rail Park, Phase 1
17. John F. Kennedy Plaza/LOVE Park
18. Cherry Street Pier
19. June 5th Memorial Park
20. Horwitz-Wasserman Holocaust Memorial Park

RESIDENTIAL/MIXED USE
21. The View at Old City
22. Park Towne Place
23. Sono
24. The National
25. Arthaus
26. 1600 Callowhill
27. The Curtis
28. Lincoln Square
29. 9th and Washington
30. East Market
31. The Harper
32. Crane Chinatown
33. 218 Arch Street
34. Franklin Tower Residences
35. River Walk
36. The Atlantic
37. The Alexander
38. 1520 Hamilton
39. 1300 Fairmount
40. Royal Theater
41. The Laurel

PROPOSED PROJECTS

COMMERCIAL/MIXED USE
42. The Washington
43. 23rd & Market
44. 1709 Benjamin Franklin Parkway

HOSPITALITY
45. 1101 Walnut Street
46. 1801 Vine Street

PUBLIC SPACE
47. Penn’s Landing

RESIDENTIAL/MIXED USE
48. Dilworth House
49. 1 Dock Street
50. Market House
51. 2201 Washington Avenue
52. 1208 Chestnut
53. 2012 Chestnut
54. 12th & Sansom
55. Lits Tower
56. Broad & Pine
57. Mural West
58. Pier 34/35 South
59. Chocolate Factory
60. 800-830 Vine Street
61. 702 Sansom
62. 900-934 Callowhill

INTERACTIVE ONLINE MAP

CCD’s research team has produced an interactive online map in conjunction with the release of Developments 2019.

Visit centercityphila.org/developments/map for the searchable, sortable map that features all of the information found within this publication, and which will be continually updated as Center City development projects are announced, modified and completed.
1. THE HALE BUILDING

DEVELOPER: Brickstone Realty  
LOCATION: 1326 Chestnut Street  
SIZE: 50,000 sf  
RETAIL: 12,000 sf  
START DATE: October 2015  
COMPLETION DATE: Q4 2018  
STATUS: Completed  
INVESTMENT: $20 million  

DESCRIPTION: Brickstone Realty purchased the historic Hale Building at Chestnut and Juniper streets in September 2015 for $4.7 million. Renovations included restoring the remaining historic façade, adding creative office space on floors three through eight, 37,775 sf managed by international coworking operator Spaces, and two retail tenants including The Blind Barber, a 4,000 sf two-level barber shop-cocktail lounge hybrid that counts Philadelphia Phillies outfielder Bryce Harper as a business partner. The building includes a roof deck with multiple areas for working or for office users to socialize around a fire pit or under the shade of a pergola.

2. STUDEBAKER BUILDING

DEVELOPER: EB Realty Management Corporation and Procida Funding & Advisors  
LOCATION: 667 North Broad Street  
SIZE: 51,600 sf  
START DATE: August 2016  
COMPLETION DATE: Phase 1: 2018; Phase 2: 2019; Phase 3: anticipated 2020  
STATUS: Under Construction (Phase 1: Completed; Phases 2 & 3: Under Construction)  

DESCRIPTION: Developer Eric Blumenfeld purchased the historic Studebaker Building on North Broad Street and redeveloped the property for commercial and retail use. Tenants include Constellation Culinary Group, an industrial commercial kitchen designed to prepare all common foods for Starr Restaurants, private events and contract catering and prepared food needs. This project contributes to the emerging mixed-use neighborhood being shaped by the developer’s other projects along North Broad including the Divine Lorraine, Mural Lofts, Lofts 640 and The Met.
3. COMCAST TECHNOLOGY CENTER

DEVELOPER: Liberty Property Trust

LOCATION: 1800 Arch Street

SIZE: 1.8 million sf

HOTEL ROOMS: 219

START DATE: Summer 2014

COMPLETION DATE: October 2018; Four Seasons Hotel opened August 2019

STATUS: Completed

INVESTMENT: $1.5 billion

DESCRIPTION: The 60-story Comcast Technology Center is 1,121 feet high and one of the tallest buildings in the United States. Designed by internationally recognized architect Norman Foster, the building is home to Comcast’s growing workforce of more than 4,000 technologists, engineers and software architects, and houses the 219-room Four Seasons Hotel Philadelphia at Comcast Center along with restaurants including Jean-Georges, Vernick Fish and Vernick Coffee Bar. Comcast relocated NBC10 and Telemundo62 from Bala Cynwyd to the Comcast Technology Center, adding a media center in the heart of Center City. The new building also houses LIFT Labs, an accelerator space for technology startups. Comcast controls 80% of the joint venture, while Liberty Property Trust owns the remainder.

4. 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

RETAIL: 60,000 sf

START DATE: June 2016

COMPLETION DATE: June 2018

STATUS: Completed

INVESTMENT: $40 million

DESCRIPTION: Washington, D.C.-based MRP Realty purchased an Old City portfolio of three office buildings, including the historic Bourse building and a garage with a movie theater, for $110 million in December 2015. Plans included upgrades to the Class B office space, façade renovations, new common areas and amenity spaces, as well as repositioning of the ground-floor retail at the Bourse and the garage where the movie theater is located. For the Bourse, MRP created a food hall similar to New York’s Chelsea Market, called The Bourse Marketplace. Food and beverage operators in the space include local and Pennsylvania chef-driven concepts like Baby Buns, Grubhouse, Bluebird Distilling, and Ka’moon, as well as D.C. and Baltimore transplants like Prescription Chicken and Pinch Dumplings. This creates an amenity for MRP Realty’s office tenants located upstairs and in surrounding buildings, and has become a destination for Center City residents and visitors to Independence Mall.
5. 2400 MARKET STREET

DEVELOPER: PMC Property Group
LOCATION: 2400 Market Street
SIZE: 608,421 sf
RETAIL: 20,000 sf
HOTEL ROOMS: 17 (part of the Fitzler Club)
START DATE: 2016
COMPLETION DATE: 2018
STATUS: Completed
INVESTMENT: $160 million
DESCRIPTION: Acquired through a joint venture between PMC Property Group and Lubert Adler, 2400 Market Street now serves as the new global headquarters for Aramark. The property, situated along the Schuylkill River, served as an early 20th century Hudson Motor Car Company production plant. It has been transformed into a modern, 600,000 sf, nine-story building reimagined by design firms Gensler and Varenhorst with a focus on innovation, sustainable building practices and the incorporation of ample green space. Anchor tenant Aramark occupies nearly 300,000 sf on the top five newly constructed floors. Other tenants occupy an additional 250,000 sf of office and retail space. The building features expansive river views and amenities that include collaborative work spaces, as well as dining, training and fitness facilities. It also features more than 8,000 sf of outdoor space, including a promenade overlooking the Schuylkill River Walk linking Chestnut and Market streets.

6. FASHION DISTRICT

DEVELOPER: PREIT & Macerich
LOCATION: 901 Market Street
SIZE: 900,000 sf
START DATE: 2015
COMPLETION DATE: Fall 2019
STATUS: Under Construction
INVESTMENT: $420 million
DESCRIPTION: Spanning three city blocks, the Fashion District Philadelphia features over 900,000 sf of retail, food and entertainment including traditional full price, off-price and branded outlet retail, experiential dining and entertainment, along with public art and evolving cultural events. Announced tenants include City Winery, a culinary and cultural wine experience offering fine dining, classes, concerts, and private events; a third floor entertainment zone that includes AMC Theaters and Round 1, complemented by art experiences including $1 million in curated art and Wonderspaces, an immersive rotating art experience. Market Eats will offer grab-and-go food options accessible to SEPTA’s Jefferson Station; and several in-demand retail brands – including Nike, H&M, American Eagle, Samsonite, Sunglass Hut, Torrid, Columbia, Levi’s, Pandora, Ulta Beauty, and others – are joining Burlington and Century 21 Department Store. The Fashion District helps link Philadelphia’s historic district with convention hotels and offers direct connections to Reading Terminal Market, the Pennsylvania Convention Center and Jefferson Station.
7. INDEPENDENCE VISITOR CENTER (EXPANSION)

DEVELOPER: Independence Visitor Center Corporation
LOCATION: 1 North Independence Mall West
SIZE: Additional 7,500 sf
START DATE: December 2016
COMPLETION DATE: 2019
STATUS: Completed
INVESTMENT: $15 million
DESCRIPTION: The renovation of the Independence Visitor Center is bringing new technology and updated spaces to one of the historic district’s most visited locations. This $15 million project includes an expanded retail space, upgrades to the outdoor terrace area and the two ground-floor theaters that show free informative films, an updated information desk, a new 42-foot long bank of interactive digital screens promoting local attractions and renovations to the café, public seating and vendor kiosk areas.

8. 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: Fall 2020
STATUS: Under Construction
INVESTMENT: $196 million (Core Project estimate)
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, allowing 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.
9. THE FREE LIBRARY OF PHILADELPHIA PARKWAY CENTRAL (RENOVATION)

DEVELOPER: The Free Library of Philadelphia  
LOCATION: 1901 Vine Street  
SIZE: 41,000 sf  
START DATE: 2016  
COMPLETION DATE: Fall 2019  
STATUS: Completed  
INVESTMENT: $35.8 million  

DESCRIPTION: In September 2014, the Free Library received a $25 million grant from the William Penn Foundation to renovate neighborhood libraries, $8 million of which went to the creation at the Parkway Central Library of several new public spaces designed by internationally acclaimed architect Moshe Safdie – The Robert and Eileen Kennedy Heim Center for Cultural and Civic Engagement, the Business Resource and Innovation Center (BRIC), the Marie and Joseph Field Teen Center – and an expanded grand staircase connecting old spaces with new. The renovation took place on several floors 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 Heim Center serves as a flexible community space to create, collaborate and share. The BRIC houses all of the library’s business, workforce development, patent and nonprofit resources, offers an incubator space for new projects and provides tools for turning entrepreneurial ideas into reality. PECO and Comcast NBCUniversal are lead sponsors of workforce development programs and digital literacy classes in the new spaces. The Field Teen Center allows the library to provide enhanced and expanded teen programming.
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
INVESTMENT: Not Available

DESCRIPTION: The former Beneficial Bank, designed by Horace Trumbauer on the southwest corner of 12th and Chestnut streets, was acquired by attorney Thomas R. Kline in July 2013 for $3.5 million. The building was redeveloped to house the Institute of Trial Advocacy, part of Drexel University’s Thomas R. Kline School of Law and includes 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

DEVELOPER: Chestlen Development
LOCATION: 1441 Chestnut Street
SIZE: 770,607 sf
RETAIL: 1,850 sf
HOTEL ROOM: 755
START DATE: March 2015
COMPLETION DATE: Q4 2019
STATUS: Under Construction
INVESTMENT: $359 million

DESCRIPTION: The 51-story tower will, upon completion, have 295 rooms under the W Hotel flag and 460 rooms under the Element flag. Each hotel will have a separate entrance and lobby. The W will have a lobby 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 entrance, also on Chestnut Street, will provide elevator access to the Element’s main lobby on the second floor. The Element will have a breakfast and lounge area, fitness center, branded meeting space and is seeking LEED certification. Once the project is completed, its market value is expected to reach nearly $96 million and generate about $221 million in new tax revenues over 20 years helping to support the project’s tax increment financing, as well as generating new retail market demand for properties on both the south side of the 1400 block of Market Street and on both sides of the 1500 block.

12. HYATT CENTRIC

DEVELOPER: Hyatt Corporation
LOCATION: 1602-1634 Chancellor Street
SIZE: 219,600 sf
RETAIL: 6,900 sf
HOTEL ROOMS: 322
START DATE: February 2017
COMPLETION DATE: Summer 2020
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. CAMBRIA HOTEL & SUITES

DEVELOPER: Pearl Properties  
LOCATION: 219-225 South Broad Street  
SIZE: 174,000 sf  
RETAIL: 22,000 sf  
HOTEL ROOMS: 223  
START DATE: May 2016  
COMPLETION DATE: May 2018  
STATUS: Completed  
INVESTMENT: Not Available

DESCRIPTION: Pearl Properties is the developer of a new Cambria Hotel & Suites on South Broad Street. The 15-story Avenue of the Arts hotel, which replaced a deteriorated parking garage, 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 South Broad Street’s performing arts venues and an array of dining and entertainment options. The hotel is owned by Pearl Properties and managed by Concord Hospitality, one of the nation’s leading lodging management companies.

14. POD HOTEL

DEVELOPER: Parkway Corporation and Modus Hotels  
LOCATION: 31 South 19th Street  
SIZE: 102,930 sf  
HOTEL ROOMS: 252  
START DATE: April 2018  
COMPLETION DATE: September 2019  
STATUS: Under Construction  
INVESTMENT: Not Available

DESCRIPTION: Parkway Corporation and Washington D.C.-based Modus Hotels are partners in the development of a Center City outpost of micro-hotel chain Pod Hotels on a 12,000-sf site of a former parking lot. Pod Philly will be Pod’s sixth hotel, following locations in Washington D.C. and New York. The 11-story property will include 252 guest rooms averaging 170 sf and is anticipated to open in September 2019. 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.
15. FAIRFIELD INN AND SUITES BY MARRIOTT

DEVELOPER: The Wankawala Organization
LOCATION: 261 South 13th Street
SIZE: 50,000 sf
HOTEL ROOMS: 119
START DATE: 2015
COMPLETION DATE: June 2018
STATUS: Completed
INVESTMENT: $40 million

DESCRIPTION: The Wankawala Organization purchased the Parker Spruce Hotel at 13th and Spruce streets and completely renovated the property into a Fairfield Inn and Suites by Marriott. Marriott waived its corporate prototype requirements, giving the project a custom build-out and the feel of a boutique hotel. The hotel has a small meeting room, fitness facility and corner restaurant space that serves as the breakfast area in the morning and switches over to Libertine, a full-service Mediterranean restaurant with outdoor seating. SgRA Architects designed the project.
16. RAIL PARK, PHASE 1

**DEVELOPER:** Center City District  
**LOCATION:** 1300 Noble Street  
**SIZE:** 26,000 sf  
**START DATE:** October 2016  
**COMPLETION DATE:** June 2018  
**STATUS:** Completed  
**INVESTMENT:** $12.2 million

**DESCRIPTION:** Center City District transformed an abandoned elevated railroad viaduct into a public park in the Callowhill/Chinatown North neighborhood. Phase 1 of the project involved a 26,000-sf section that had been owned by SEPTA. Work included environmental remediation, renovation of a historic bridge, landscaping, benches and new stairs that connect the viaduct to Callowhill Street. Future phases could include a major elevated section that stretches north from Vine Street to Fairmount Avenue. With 32% of the land in the area around the elevated viaduct currently vacant, the opportunity exists to create a unique, mixed-use, mixed-income neighborhood like no other in Center City.

17. JOHN F. KENNEDY PLAZA/LOVE PARK

**DEVELOPER:** City of Philadelphia/InterPark  
**LOCATION:** 1600 John F. Kennedy Boulevard  
**SIZE:** 102,802 sf  
**RETAIL:** 6 sf  
**START DATE:** February 2016  
**COMPLETION DATE:** 2018; restaurant opening March 2020  
**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 replaced the park’s terraced hardscapping with gently sloping lawns and colorful flower beds. The cylindrical building that once housed an information center will become a restaurant, while the large central fountain has been converted into a basin with a “bird’s nest” of smaller crisscrossing jets. Robert Indiana’s famous LOVE sculpture was refurbished after a brief stay in Dilworth Park and now occupies its original position along the Parkway’s diagonal axis.
18. CHERRY STREET PIER
DEVELOPER: Delaware River Waterfront Corporation
LOCATION: 121 North Columbus Boulevard
SIZE: 55,000 sf
START DATE: March 2018
COMPLETION DATE: October 2018
STATUS: Completed
INVESTMENT: $4 million

DESCRIPTION: Cherry Street Pier is a mixed-use public space created by and for the community. Formally known as Municipal Pier 9, the project includes a market, workspace, event space and park shared by residents and visitors. The existing structure was built in 1919 and had been unoccupied since the 1980s. Development of the pier involved the selective removal of a portion of the roof and repairing the stone headhouses, in order to preserve and celebrate the historic and aesthetic 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 of Economic Development.

19. JUNE 5TH MEMORIAL PARK (22ND & MARKET)
DEVELOPER: The Pennsylvania Horticultural Society with the June 5th Memorial Park Committee
LOCATION: 2140 Market Street
SIZE: 3,135 sf
START DATE: January 2014
COMPLETION DATE: May 2018
STATUS: Completed
INVESTMENT: $3.2 million

DESCRIPTION: On June 5, 2013, a building demolition project collapsed a party wall, destroying a Salvation Army Thrift Store and killing six people. This preventable tragedy is memorialized with this park, located on the grounds of the former store. The park provides a contemplative respite for visitors while preserving the memory of those lost.
20. HORWITZ-WASSERMAN HOLOCAUST MEMORIAL PARK

DEVELOPER: Philadelphia Holocaust Remembrance Foundation
LOCATION: 16th and Arch streets
SIZE: 50,000 sf
START DATE: November 2017
COMPLETION DATE: October 2018
STATUS: Completed
INVESTMENT: Not Available

DESCRIPTION: The Horwitz-Wasserman Holocaust Memorial Plaza serves as a space for learning and reflection on the universal lessons of the Holocaust, as well as a memorial to those who perished. The plaza was built around an 18-foot-tall sculpture that, when it was erected in 1964, was the first memorial of the Holocaust in the United States. Created by internationally renowned sculptor and Holocaust survivor Nathan Rapoport, the Monument to Six Million Jewish Martyrs was commissioned by a group of Holocaust survivors and local Jewish leaders. For the expanded memorial plaza, the Philadelphia Holocaust Remembrance Foundation added several features to the space: original train tracks that transported Jews to Nazi death camps; a sapling of a tree nurtured by children in the Theresienstadt concentration camp; and a tree grove representing the woodlands that sheltered the members of the resistance movement. The plaza also features Six Pillars, plaques that contrast America’s constitutional protections and values with the atrocities of the Holocaust. A free-of-charge mobile app, IWalk, can be downloaded by visitors to guide them through the plaza with personal testimonials from Holocaust survivors. As visitors approach specific parts of the plaza, IWalk presents multimedia content specific to these features.
21. THE VIEW AT OLD CITY

DEVELOPER: Priderock Capital Partners LLC
LOCATION: 401 Race Street
SIZE: 193,589 sf
RESIDENTIAL UNITS: 216
START DATE: February 2017
COMPLETION DATE: Fall 2019
STATUS: Under Construction
INVESTMENT: Not Available
DESCRIPTION: The View at Old City is new construction built on the site of a former factory building. Priderock Capital Partners’ development features 216 luxury apartment units on the corner of 4th and Race streets. The pet-friendly building offers amenities such as a dog spa and park, rooftop deck, and infinity pool, garden, business and fitness center.

22. PARK TOWNE PLACE

DEVELOPER: Aimco
LOCATION: 2200 Benjamin Franklin Parkway
SIZE: 1,179,000 sf
RETAIL: 28,000 sf
RESIDENTIAL UNITS: 973
RETAIL: 28,000 sf
START DATE: 2013
COMPLETION DATE: 2018
STATUS: Completed
INVESTMENT: $200 million
DESCRIPTION: Each apartment in this three building, 973-unit complex built in 1959 along the south side of the Benjamin Franklin Parkway, was gutted, reconfigured, and updated. Additional upgrades include a new swimming pool, three-season outdoor area, fitness facility and a 28,000 sf gourmet market. A three-acre park in front of the complex along the edge of the Parkway will soon be animated with public art, sculpture and renovated public spaces.
23. SONO
DEVELOPER: Alliance Partners HSP
LOCATION: 456 North 5th Street
SIZE: 240,000 sf
RETAIL: 131,000 sf
RESIDENTIAL UNITS: 48
START DATE: 2016
COMPLETION DATE: 2020
STATUS: Under Construction
INVESTMENT: $30 million+

DESCRIPTION: In September 2014, Alliance acquired the former Destination Maternity warehouse, a full city block in the former Callowhill Industrial Corridor. After Destination Maternity’s short-term leaseback ended in November 2015, Alliance focused on adaptive reuse of the 190,000 sf existing brick warehouse building. Alliance leased the entire building to three tenants on long-term leases: Yards Brewing Company opened their 70,000 sf brewery and tap room in November 2017; the City of Philadelphia’s Archives Department opened their 70,000 sf facility in April 2018; and Target opened their 50,000 sf “urban format” retail store in August 2018. In July 2019, Alliance broke ground on a planned mixed-use building with 50 apartment units and 11,000 sf of retail space. This final phase of the project will mark the first large-scale, ground-up residential construction project in more than 30 years in the East Callowhill district and, along with other new developments, will further link Old City to Northern Liberties.

24. THE NATIONAL
DEVELOPER: The Buccini/Pollin Group
LOCATION: 109-131 North 2nd Street
SIZE: 220,000 sf
RETAIL: 4,000 sf
RESIDENTIAL UNITS: 192
START DATE: 2017
COMPLETION DATE: 2018
STATUS: Completed
INVESTMENT: $70 million (estimate)

DESCRIPTION: The Buccini/Pollin Group’s first residential project in Philadelphia was the redevelopment of the former National Products Company restaurant supply building. The project includes 192 apartments, 4,000 sf of retail space and underground parking for 60 cars. The National offers amenities such as a rooftop deck, media room and fitness center. The building’s distinctive tile facade was reconstructed as part of the development.
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RESIDENTIAL/MIXED USE

25. ARTHAUS (FORMERLY SLS LUX PHILADELPHIA HOTEL & RESIDENCES)

DEVELOPER: Dranoff Properties
LOCATION: 301 South Broad Street
SIZE: 400,000 sf
RETAIL: 4,300+ sf
RESIDENTIAL UNITS: 111
START DATE: 2019
COMPLETION DATE: Fall 2021
STATUS: Under Construction
INVESTMENT: $253 million

DESCRIPTION: Arthaus is a 47-story tower designed by Kohn Pedersen Fox and developed by Carl Dranoff for the southeast corner of Broad and Spruce streets. Originally planned as a hotel and condo building, this $253 million development will hold 108 condominium units ranging in size from two to four bedrooms. Three penthouses will be located within and designed as two single-level penthouses and one duplex penthouse with a 1650+ sf private outdoor terrace. All condos at Arthaus are designed as corner units with a minimum of one oversized balcony. Amenities for residents include a 75-foot pool with adjacent hot tub, sauna and steam rooms, fitness center, massage room, yoga studio, club room, café with demonstration kitchen, library, outdoor terrace with two grilling stations, outdoor terrace dining areas with fire pit and reflection pool, all-year glass enclosed greenhouse, private planting beds, a relaxation lawn, a sun deck, a children’s playroom, a dog run, pet spa and a dining salon for private events. Arthaus will offer two floors of amenity space at 36,000 sf. The property has one planned retail space that fronts the corner of Broad and Spruce.

26. 1600 CALLOWHILL

DEVELOPER: Ivy Realty
LOCATION: 1600 Callowhill Street
SIZE: 126,000 sf
RETAIL: 2,600 sf
RESIDENTIAL UNITS: 95
START DATE: 2018
COMPLETION DATE: December 2018
STATUS: Completed
INVESTMENT: Not Available

DESCRIPTION: In December 2016, Ivy Realty acquired 1600 Callowhill, a six-story warehouse building originally constructed in 1908 and which served several garment industry tenants throughout the 20th century. The developer transformed the property from office into a 95-unit rental building with 2,600 sf of ground-floor retail. The mid-rise upscale apartment building includes loft-style units.
27. THE CURTIS

DEVELOPER: Keystone Property Group
LOCATION: 699 Walnut Street
SIZE: 912,000 sf
RETAIL: 45,000 sf
RESIDENTIAL UNITS: 63
START DATE: 2015
COMPLETION DATE: 2018
STATUS: Completed
INVESTMENT: $25 million

DESCRIPTION: The Curtis Center’s $25 million renovation transformed an older office building adjacent to Washington Square Park into a mixed-use office, residential and retail development. Keystone Property Group acquired the building for $125 million in summer 2014. The completed project includes the conversion of 90,000 sf of vacant office space into 63 luxury apartments and outdoor streetscape improvements with outdoor restaurant seating. Retail has been added on the ground floor including an outpost of New York restaurant P.J. Clarke’s on the corner of 6th and Walnut streets, overlooking both Washington Square and Independence National Historical Park.

28. LINCOLN SQUARE

DEVELOPER: Kimco Property Corporation, Alterra Property Group, and MIS Capital LLC
LOCATION: 1000 South Broad Street
SIZE: 500,000 sf
RETAIL: 100,000 sf
RESIDENTIAL UNITS: 322
START DATE: February 2017
COMPLETION DATE: August 2018
STATUS: Completed
INVESTMENT: $100 million

DESCRIPTION: Lincoln Square, a joint venture between Alterra and MIS Capital, is located on a 3.4 acre, full city block on the northwest corner of Broad Street and Washington Avenue. Featuring 322 apartments with a gym, indoor club rooms and other amenities, more than 100,000 sf of retail including Sprouts Farmers Market, Target and PetSmart, and over 400 parking spaces, the mixed-use development has created a new southern anchor for the Avenue of the Arts.
RESIDENTIAL/MIXED USE

29. 9TH AND WASHINGTON

DEVELOPER: Midwood Investment & Development
LOCATION: 9th Street and Washington Avenue
SIZE: 147,000 sf
RETAIL: 15,000 sf
RESIDENTIAL UNITS: 157
START DATE: Q1 2020
COMPLETION DATE: 18 months from start
STATUS: Under Construction (Final Zoning and Foundation Permits Approved)
INVESTMENT: $70 million (estimate)
DESCRIPTION: Midwood Investment & Development plans to redevelop the parcel of land on the southeast corner of 9th Street and Washington Avenue in the Italian Market, where Anastasi’s Seafood currently operates adjacent to a vacant lot. The six-story brick building will include 157 apartments and approximately 15,000 sf of ground-floor retail. There will be two levels of underground parking with 120 spaces and an entrance off 9th Street.

30. EAST MARKET

DEVELOPER: National Real Estate Development
LOCATION: City block between 11th and 12th streets, Market and Chestnut streets
SIZE: 2 million sf
RETAIL: 105,000 sf
RESIDENTIAL UNITS: 562
HOTEL ROOMS: 236
START DATE: October 2014
COMPLETION DATE: TBD
STATUS: Under Construction (Phase 1 completed in 2018; Phase 2 ongoing)
INVESTMENT: $700 million+
DESCRIPTION: Located in the heart of Center City, the East Market mixed-use development is bounded by Market Street, Chestnut Street, 12th Street and 11th Street. The first phases of the $700 million master plan included the redevelopment of three sites with a development budget of approximately $405 million and more than 1 million sf of retail, residential, office space and parking, including construction of a new 15-story, 322 unit residential tower, The Ludlow; renovation and reskinning of an existing eight-story office building, 1100 Ludlow; completion of the Girard, a second residential tower with 240 units, 60 of which house ROOST, a Philadelphia-based extended stay hotel concept. The second phase, under construction now, includes the complete renovation and repositioning of the historic Steven Girard Building into a 236-room Canopy by Hilton boutique hotel. Final phases include the development of an office building on the corner of 11th and Chestnut; and the development of a residential tower on the corner of 12th and Chestnut.
### 31. THE HARPER

**DEVELOPER:** Pearl Properties  
**LOCATION:** 112 South 19th Street  
**SIZE:** 275,000 sf  
**RETAIL:** 25,000 sf  
**RESIDENTIAL UNITS:** 170  
**START DATE:** 2015  
**COMPLETION DATE:** August 2019  
**STATUS:** Completed  
**INVESTMENT:** Not Available  

**DESCRIPTION:** The Harper, named after James Harper, the first Philadelphian to build and settle his home on Rittenhouse Square, is a new multifamily 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 includes 170 residential units, extensive amenities (10,000 sf outdoor park, outdoor pool, indoor basketball court, coworking floor, etc.) and valet parking for 100 cars in an underground garage. Entry to the residential tower is 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.

### 32. CRANE CHINATOWN (FORMERLY EASTERN TOWER)

**DEVELOPER:** Philadelphia Chinatown Development Corporation, JNA Capital  
**LOCATION:** 1001 Vine Street  
**SIZE:** 195,000 sf  
**RETAIL:** 29,708 sf  
**RESIDENTIAL UNITS:** 150  
**START DATE:** October 2017  
**COMPLETION DATE:** September 2019  
**STATUS:** Under Construction  
**INVESTMENT:** $76 million  

**DESCRIPTION:** The Crane Chinatown project is a 20-story landmark building on the north side of the Vine Street expressway. It includes a gymnasium with regulation size basketball court, classrooms and meeting spaces, 150 modern rental apartments, Keystone 4-Star Pre-K, as well as retail and office space and recreation/event space for the community. Financing included a construction/permanent loan, EB-5 Immigrant Investor Program, which is designed to attract foreign investment in projects that promote economic growth and job creation, New Markets Tax Credit, and a combination of institutional and local private equity and grants.
**3. 218 ARCH STREET**

**DEVELOPER:** PMC Property Group  
**LOCATION:** 218 Arch Street  
**SIZE:** 140,000 sf  
**RETAIL:** 2,500 sf (leased)  
**RESIDENTIAL UNITS:** 137  
**START DATE:** 2017  
**COMPLETION DATE:** 2019  
**STATUS:** Completed  
**INVESTMENT:** $25 million

**DESCRIPTION:** Located in the Old City neighborhood, across from the Betsy Ross House, the 218 Arch Street project repurposed a surface parking lot into a vibrant mixed-use development. The 180,000 sf design by Varenhorst includes 137 residential units in the 10-story, brick and limestone structure, with two levels of underground parking with spaces for 60 cars. The ground level features retail space on the Arch Street side. Adjacent to Littleboy’s Court, a historic street paved in Belgian block and riverstone, a landscaped courtyard is available to the public and residents alike.

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**34. FRANKLIN TOWER RESIDENCES**

**DEVELOPER:** PMC Property Group  
**LOCATION:** 200 North 16th Street  
**SIZE:** 607,471 sf  
**RETAIL:** 8,000 sf (estimate; retail and medical)  
**RESIDENTIAL UNITS:** 549  
**START DATE:** 2016  
**COMPLETION DATE:** 2019  
**STATUS:** Completed  
**INVESTMENT:** $140 million

**DESCRIPTION:** In partnership with Lubert-Adler Real Estate Funds, 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 mixed-use property consisting of luxury apartments and ground-floor retail and medical space. Apartment units located on floors 2 through 24 offer large floor plans, luxury finishes, and amenities including a fitness center, entertainment lounge, a roof deck with panoramic views and a business center with private and collaborative spaces.
35. RIVER WALK

**DEVELOPER:** PMC Property Group  
**LOCATION:** 23rd and Arch streets  
**SIZE:** 861,779 sf  
**RETAIL:** 72,000+ sf  
**RESIDENTIAL UNITS:** 700 (estimate)  
**START DATE:** 2019  
**COMPLETION DATE:** 2021 (estimate)  
**STATUS:** Under Construction  
**INVESTMENT:** $300 million+

**DESCRIPTION:** River Walk is a new construction, mixed-use project on one of the last remaining parcels available for development along the Schuylkill River waterfront. Designed by architecture firm Gensler, it consists of two glass-skinned residential towers at 60 North 23rd Street and 2301 JFK Boulevard with a connecting pedestrian bridge that will pass over a walkway and driveway between the two properties. The 28-story tower at 60 North 23rd Street will house most of the shared activity-oriented rooftop amenities including terraces, a pool, lounge, and fitness center, as well as on-site parking and more than 72,000 sf of ground-floor retail space including a two-level Giant supermarket occupying 65,000 sf. The 32-story tower at 2301 John F. Kennedy Boulevard will house more of the shared community spaces, on-site parking, and an additional 2,375 sf of ground-floor retail.

36. THE ATLANTIC

**DEVELOPER:** Post Brothers  
**LOCATION:** 1401 Spruce Street  
**SIZE:** 263,000 sf  
**RETAIL:** 13,000 sf  
**RESIDENTIAL UNITS:** 268  
**START DATE:** 2014  
**COMPLETION DATE:** 2019  
**STATUS:** Completed  
**INVESTMENT:** $130 million

**DESCRIPTION:** The former headquarters of the Atlantic Petroleum company has been converted into 268 rental units, ranging from studios to four bedrooms, and 13,000 sf of retail. The 22-story building includes a residents’ lounge, wine lockers, catering kitchen, billiard room, fitness center, spa, business center, and rooftop event space along with private, deeded valet parking available. The building’s residential entrance will face Spruce Street, while the retail component will be accessed via the current Broad Street entrance. The LEED Gold-certified project was designed by Rafael Viñoly Architects.
37. THE ALEXANDER
DEVELOPER: Property Reserve Inc.
LOCATION: 1601 Vine Street
SIZE: 463,000 sf
RETAIL: 11,400 sf
RESIDENTIAL UNITS: 277
START DATE: February 2015
COMPLETION DATE: February 2018
STATUS: Completed
INVESTMENT: $120 million (estimate)

DESCRIPTION: This 32-story residential tower features 264 rental units ranging in size from studios to three bedrooms, as well as townhouses and ground-floor retail space. The brick, cast stone and granite cladding, French balconies and set-back façades provide broad views of the Center City skyline. Residential amenities include a swimming pool, fitness center, club room, business center and below-grade parking with spaces for more than 200 cars. Robert A.M. Stern Architects of New York designed the project, with BLT Architects of Philadelphia serving as associate architect.

38. 1520 HAMILTON
DEVELOPER: Radnor Property Group
LOCATION: 1520 Hamilton Street
SIZE: 502,000 sf
RETAIL: 4,200 sf
RESIDENTIAL UNITS: 576
START DATE: September 2017
COMPLETION DATE: Q1 2019
STATUS: Under Construction (Phase 1: Completed; Phase 2: Construction starting late 2019)
INVESTMENT: $160 million

DESCRIPTION: Radnor Property Group is the developer, owner and asset manager of this $160 million, 502,000 sf mixed-use development on the Community College of Philadelphia’s campus and near the burgeoning Museum District neighborhood. The project is comprised of two buildings standing at 10 and 16 stories, including 279 units (phase 1), 297 units (phase 2), ground-floor retail, community plaza/garden, underground parking, and residential amenities including a fitness center, game room, library, communal kitchen and rooftop deck. The project includes studio, one-bedroom and two-bedroom market-rate apartments. Construction began in September 2017 and phase 1 was completed in the first quarter of 2019. The development is in partnership with Community College of Philadelphia via a long-term ground lease.
39. **1300 FAIRMOUNT**

**DEVELOPER:** RAL Development Services LLC  
**LOCATION:** 1300 Fairmount Avenue  
**SIZE:** 625,000 sf  
**RETAIL:** 60,000 sf  
**RESIDENTIAL UNITS:** 478  
**START DATE:** September 2018  
**COMPLETION DATE:** Q4 2020  
**STATUS:** Under Construction  
**INVESTMENT:** $190 million

**DESCRIPTION:** New York City-based RAL Development Services is developing an assemblage of vacant lots at 13th Street and Fairmount Avenue adjacent to the former Divine Lorraine Hotel, which recently underwent a massive restoration and redevelopment into luxury apartments. The 1300 Fairmount project includes a retail and structured-parking podium supporting a residential rental apartment building with up to 478 units. Additionally, the project includes an enhanced public streetscape with a 6,000 sf public plaza featuring fixed seating, greenery and bicycle parking.

40. **ROYAL THEATER**

**DEVELOPER:** Robert Roskamp  
**LOCATION:** 1524-1534 South Street  
**SIZE:** 65,000 sf  
**RETAIL:** 7,000 sf  
**RESIDENTIAL UNITS:** 64  
**START DATE:** 2017  
**COMPLETION DATE:** Late 2019  
**STATUS:** Under Construction  
**INVESTMENT:** $20 million

**DESCRIPTION:** Universal Properties sold the historic Royal Theater to Florida-based developer Robert Roskamp, who is redeveloping the property into a mixed-use development with 57 high-end rental apartment units, seven town homes for sale along adjacent Kater Street, 7,000 sf of retail space on the ground floor, and 20 below-grade parking spaces. The Royal’s historically protected façade has been preserved as part of the redevelopment.
41. THE LAUREL

DEVELOPER: Southern Land Company
LOCATION: 1911 Walnut Street
SIZE: 550,000 sf
RETAIL: 43,947 sf
RESIDENTIAL UNITS: 189 apartments; 60 condos
START DATE: 2019
COMPLETION DATE: Q4 2021
STATUS: Under Construction
INVESTMENT: $400 million

DESCRIPTION: Southern Land Company’s mixed-use tower will stand at 48 stories and include 60 condominiums, 189 short- and long-term rental apartments and 207 underground parking spaces. The condominiums will have a separate entrance and amenities. Southern Land decided to furnish some of the rental units and offer them for nightly or short-term stays, in response to demand for hotel-style accommodations in the neighborhood. The residential tower will include valet parking, indoor pool, fitness center, club room and terrace overlooking Rittenhouse Square, conference room and dog spa. The Laurel will also feature more than 43,000 sf of high-end retail that will wrap around Walnut, Sansom and 20th streets. The building is designed by Chicago’s Solomon Cordwell Buenz.
42. THE WASHINGTON

**DEVELOPER:** Keystone Property Group  
**LOCATION:** 510-530 Walnut Street  
**TYPE:** Commercial/Mixed Use  
**SIZE:** 880,000 sf  
**RETAIL:** 30,000 sf  
**START DATE:** TBD  
**COMPLETION DATE:** TBD  
**STATUS:** Proposed  
**INVESTMENT:** Not Available  
**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 Mall and seeks to reposition this area as a creative workforce epicenter. They plan on converting the ground floor and mezzanine office space at 530 Walnut Street into retail.

43. 23RD & MARKET

**DEVELOPER:** Parkway Corporation  
**LOCATION:** 2230 Market Street  
**TYPE:** Commercial/Mixed Use  
**SIZE:** 331,000 sf  
**RETAIL:** 5,000 sf (estimate)  
**START DATE:** Q2 2020  
**COMPLETION DATE:** Q1 2023  
**STATUS:** Proposed  
**INVESTMENT:** Not Available  
**DESCRIPTION:** Parkway Corporation plans to transform their parking lot on 23rd and Market into a 331,000 sf office building for law firm Morgan, Lewis & Bockius. Plans include an 18-story building with a façade of glass and brick, as well as ground-floor retail and an underground garage for 50 cars. The building will be LEED Certified with a green roof.
44. 1709 BENJAMIN FRANKLIN PARKWAY

**DEVELOPER:** Pearl Properties  
**LOCATION:** 1709 Benjamin Franklin Parkway  
**TYPE:** Commercial/Mixed Use  
**SIZE:** 66,000 sf  
**RETAIL:** 9,224 sf  
**START DATE:** TBD  
**COMPLETION DATE:** TBD  
**STATUS:** Proposed  
**INVESTMENT:** Not Available

**DESCRIPTION:** Originally commissioned for the United Fund (United Way), the building served as United Way’s headquarters for over 45 years. In 2018, Pearl Properties acquired the eight-story building that features more than 60,000 sf of space with plans to add new ground-floor retail facing the Parkway.

45. 1101 WALNUT STREET

**DEVELOPER:** Abrams Realty & Development LLC  
**LOCATION:** 1101 Walnut Street  
**TYPE:** Hospitality  
**SIZE:** 94,640 sf  
**RETAIL:** 5,917 sf  
**HOTEL ROOMS:** 111  
**START DATE:** TBD  
**COMPLETION DATE:** TBD  
**STATUS:** Proposed  
**INVESTMENT:** Not Available

**DESCRIPTION:** A 24-story tower with 111 units of one- and two-bedroom short-stay apartments, operated by San Francisco-based Sonder, is planned for the corner of 11th and Walnut streets, replacing the former Wendy’s fast-food restaurant. The project also includes 5,917 sf of retail on the ground and second floors and 2,961 sf of office space and amenities on the third floor.
### 46. 1801 VINE STREET

**DEVELOPER:** The Peebles Corporation  
**LOCATION:** 1801 Vine Street  
**TYPE:** Hospitality  
**SIZE:** 250,000 sf  
**RETAIL:** 20,000 sf  
**HOTEL ROOMS:** 203  
**START DATE:** TBD  
**COMPLETION DATE:** TBD  
**STATUS:** Proposed  
**INVESTMENT:** $105 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, was 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. Completion of the hotel, to be managed by Journal Hotels, will add additional day and nighttime pedestrian activity to Logan Square.

### 47. PENN’S LANDING

**DEVELOPER:** Delaware River Waterfront Corporation  
**LOCATION:** 101 South Christopher Columbus Boulevard  
**TYPE:** Public Space  
**SIZE:** 479,160 sf  
**START DATE:** 2021  
**COMPLETION DATE:** 2024  
**STATUS:** Proposed (In Design)  
**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 $225 million investment will be positioned to spur the private elements of the development – residences, restaurants, and shops – estimated at $800 million to $1 billion. The City of Philadelphia has committed $90 million to the project over six years, with remaining costs covered by state and philanthropic donors. The goal is to grow Penn’s Landing into a residential neighborhood, with mid-rise mixed-use residential development 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 a portion reserved as public space. At the foot of Market Street, land that currently is 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.
48. DILWORTH HOUSE
DEVELOPER: John Turchi
LOCATION: Washington Square
TYPE: Residential/Mixed Use
SIZE: 193,589 sf
RESIDENTIAL UNITS: 10
START DATE: TBD
COMPLETION DATE: TBD
STATUS: Proposed
INVESTMENT: Not Available

DESCRIPTION: Developer John Turchi and his wife purchased the historic Dilworth House in 2001 with the intentions of remodeling the single-family home and adding a high-rise residential tower behind the house. Following delays due to litigation, he has now proposed a new 12-story condominium tower attached to the property. The first floor of Dilworth House will serve as a common space, keeping the original entry area and fireplace. A condo will connect the second and third floors, blending the original house with the new tower. This project will feature 10 residential units, including a penthouse on the top two floors, and 20 automated underground parking spaces.

49. 1 DOCK STREET
DEVELOPER: LCOR
LOCATION: 1 Dock Street
TYPE: Residential
RESIDENTIAL UNITS: 272
START DATE: TBD
COMPLETION DATE: TBD
STATUS: Proposed
INVESTMENT: Not Available

DESCRIPTION: Developer LCOR proposes to build a 31-story high-rise at 1 Dock Street. Sitting adjacent to the Sheraton Hotel, the new building will have a façade of brick and large expanses of glass at the lower levels. The tower will be composed of glass and steel and will have over 200 residential units ranging in size.
50. MARKET HOUSE

DEVELOPER: 8th and Passyunk Development LLC
LOCATION: 1100 East Passyunk
TYPE: Residential/Mixed Use
SIZE: 47,831 sf
RETAIL: 4,500 sf
RESIDENTIAL UNITS: 39
START DATE: Spring 2020
COMPLETION DATE: Summer 2021
STATUS: Proposed
INVESTMENT: Not Available

DESCRIPTION: Situated at the triangular lot bounded by Passyunk Avenue, 8th Street and Washington Avenue, Market House is a proposed 39-unit, six-story apartment building with commercial space on the ground floor. The building’s design is inspired by the industrial and warehouse buildings that once fronted Washington Avenue. The triangular site allows for views of the city and both bridges.

51. 2201 WASHINGTON AVE

DEVELOPER: 2201 Washington Avenue OFC LLC
LOCATION: 2201 Washington Avenue
TYPE: Residential/Mixed Use
SIZE: 117,500 sf
RETAIL: 15,000 sf
RESIDENTIAL UNITS: 111
START DATE: October 2019
COMPLETION DATE: TBD
STATUS: Proposed
INVESTMENT: $40 million

DESCRIPTION: 2201 Washington Avenue is a proposed development of single-family town homes and a mixed-use building. The development frontages are on Washington Avenue, South 22nd Street, League Street, and South 23rd Street. The planned 117,500 sf site includes 21 town homes facing League Street. Utilizing the full length of the parcel between 22nd and 23rd streets, the town homes will feature red-gray brick, Corten steel planter boxes and accents, composite siding, and metal panels. This will reactivate what was a 415-foot long multistory blank wall. The town homes will feature three bedrooms, amenity spaces, two-car garages, and green roofs with pilot house access, occupying roughly 2,880 sf. Two mixed-use buildings with 90 apartments and 15,000 sf of retail will front Washington Avenue.
52. 1208 CHESTNUT

DEVELOPER: Michael Alhadad
LOCATION: 1208 Chestnut Street
TYPE: Residential/Mixed Use
RESIDENTIAL UNITS: 49
START DATE: TBD
COMPLETION DATE: TBD
STATUS: Proposed
INVESTMENT: Not Available

DESCRIPTION: Michael Alhadad purchased the building on 1208 Chestnut Street in 2017, with plans to replace the commercial building with a renovated commercial space topped by residential units. In Alhadad’s plan, the ceiling of the commercial building could reach up to 20 feet high. The residential tower will include 49 apartments and penthouse units with rooftop terraces.

53. 2012 CHESTNUT

DEVELOPER: Alterra Property Group and Rheal Capital Management LLC
LOCATION: 2012 Chestnut Street
TYPE: Residential/Mixed Use
SIZE: 175,000 sf
RETAIL: 5,000 sf (estimate)
RESIDENTIAL UNITS: 200
START DATE: 2020
COMPLETION DATE: 2021
STATUS: Proposed
INVESTMENT: Not Available

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

54. 12TH & SANSOM

DEVELOPER: Benchmark Wellness Management and Brickstone Realty
LOCATION: 123 South 12th Street
TYPE: Residential/Mixed Use
SIZE: 522,000 sf
RESIDENTIAL UNITS: 300
START DATE: TBD
COMPLETION DATE: TBD
STATUS: Proposed
INVESTMENT: Not Available

DESCRIPTION: Massachusetts developer Benchmark Wellness Management and Brickstone Realty plan to create a 24-story development for residents 62 and older at the current site of a parking garage at 12th and Sansom streets. Benchmark specializes in assisted living and memory care and will offer those services to their residents. The building will have amenities such as a spa, salon and barbershop and pool, as well as a restaurant and bistro.
55. 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.

56. BROAD & PINE
DEVELOPER: Dranoff Properties
LOCATION: 337-341 South Broad Street
TYPE: Residential/Mixed Use
SIZE: 312,134 sf
RETAIL: 4,670 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, multifamily 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.
57. MURAL WEST

DEVELOPER: EB Realty Management Corporation
LOCATION: 523 North Broad Street
TYPE: Residential/Mixed Use
SIZE: 260,000+ sf
RETAIL: 75,000 sf
RESIDENTIAL UNITS: 290
START DATE: Q4 2019
COMPLETION DATE: Q4 2021
STATUS: Proposed
INVESTMENT: Not Available

DESCRIPTION: The design of Mural West is inspired by the mural “Common Threads” painted by artist Meg Saligman that sits directly behind the proposed development. Developers EBRM plan to construct a 30-story tower on the corner of Spring Garden and Broad streets. This project will include retail on the ground floor and a separate restaurant. An open space with a park is planned between the main building and restaurant to preserve the view of the mural.

58. PIER 34/35 SOUTH

DEVELOPER: Ensemble Investments LLC
LOCATION: 735 South Christopher Columbus Boulevard
TYPE: Residential/Mixed Use
SIZE: 350,000 sf
RETAIL: 5,000 sf
RESIDENTIAL UNITS: 308
START DATE: 2020
COMPLETION DATE: 2022
STATUS: Proposed
INVESTMENT: Not Available

DESCRIPTION: California-based Ensemble Investments is proposing a development on two undeveloped 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 will 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.
59. CHOCOLATE FACTORY

DEVELOPER: OCF Realty
LOCATION: 2101 Washington Avenue
TYPE: Residential/Mixed Use
SIZE: 312,000 sf
RETAIL: 36,000 sf
RESIDENTIAL UNITS: 296
START DATE: 2020
COMPLETION DATE: TBD
STATUS: Proposed
INVESTMENT: $100 million

DESCRIPTION: The former site of the Frankford Chocolate Factory on Washington Avenue will be transformed to a mixed-use development with town homes, retail and a grocery store. There will also be a green space on the roof and ground floor. OCF Realty purchased the building for $15.5 million with initial plans to preserve much of the exterior but the current plans call for a complete demolition. The planned project now includes 40 town homes, 256 apartments, 36,000 sf of retail split between an Aldi grocery store and a CVS, and 120 parking spaces below grade.

60. 800–830 VINE STREET MASTER DEVELOPMENT

DEVELOPER: Pennrose PHL LLC, United Development LLC and EZ Park Inc.
LOCATION: 800-830 Vine Street
TYPE: Residential/Mixed Use/Commercial/Hospitality
SIZE: 520,000 sf (9-story, 140,000 sf office building; 30,000 sf public park; 12-story, 200,000 sf mixed-income residential building; 100 surface parking spaces; 150,000 sf hotel)
RETAIL: 900 sf
RESIDENTIAL UNITS: 185 (53 affordable; 132 market rate)
HOTEL ROOMS: 150
START DATE: Q1 2020
COMPLETION DATE: Q1 2022
STATUS: Proposed
INVESTMENT: $150 million

DESCRIPTION: A team led by 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 Equal Justice Center, a 140,000 sf office building that will consolidate more than a dozen legal aid nonprofits now spread across the city into one building; a residential building of approximately 132 market rate units and 53 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. Pennrose will also be developing both the market rate housing and the affordable housing for low-income seniors. United Development will develop the hotel, and EZ Park will develop and operate the surface parking with approximately 100 spaces. WRT is the master planner and architect on the project. Also part of the development team are Bohler Engineering and Intech Construction.
**PROPOSED PROJECTS**

61. **702 Sansom**
- **Developer:** Toll Brothers
- **Location:** 702 Sansom Street
- **Type:** Residential/Mixed Use
- **Size:** 135,540 sf
- **Retail:** 4,500 sf
- **Residential Units:** 63
- **Start Date:** Fall 2019
- **Completion Date:** Summer 2022
- **Status:** Proposed
- **Investment:** $100 million

**Description:** Toll Brothers is developing a 24-story high-rise building along Sansom Street in the heart of Jewelers Row. The development would add 63 condominiums, 4,500 sf of retail, and off-site valet parking at the 618 Market Street and Independence Mall West garages. Seventh Street will serve as the auto drop-off and delivery entrance; Sansom Street will serve as the main pedestrian entrance for the building and the ground-floor retail establishments.

62. **900-934 Callowhill**
- **Developer:** Wing Lee Investment LP
- **Location:** 900-934 Callowhill Street
- **Type:** Residential/Mixed Use
- **Size:** 173,913 sf
- **Retail:** 14,000 sf (estimate)
- **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. 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 are proposed to 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 Joslin
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Alterra Property Group - Henry Sullivan
Ambit Architecture - Rich Villa
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Delaware River Waterfront Corporation - Karen Thompson
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Drexel University - Nancy Trainer
EB Realty Management Corporation - Chris Cordaro
Free Library of Philadelphia - Alix Gerz, Christine Miller
Independence Visitor Center Corporation - Nicole Woods
Ivy Realty - Jeffrey Buchman
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OFC Realty - Ori Feibush, Fred Ritter
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Pearl Properties - James Pearlstein
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Philadelphia Holocaust Remembrance Foundation - Eszter Kutas, Jennifer Wright
Philadelphia Museum of Art - Joy Deibert
Philadelphia Parks & Recreation - Stephanie Craighead
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Post Brothers - Matt Pestronk, Catherine Dowd
PREIT - Heather Crowell, Seth Rappaport
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Property Reserve Inc. - Shelby Christensen
RAL Development Services LLC - Emily Holl
Southern Land Company - Brian Emmons
Toll Brothers - John Mangano
The Wankawala Organization - Aziz Chakouk, Tara Ditt Betz
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BLT Architects
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Comcast Corporation
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UPDATES/ERRATA

www.CenterCityPhila.org/developments
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.