



CENTER CITY
DISTRICT

CENTRAL PHILADELPHIA
DEVELOPMENT
CORPORATION

CENTER CITY PHILADELPHIA DEVELOPMENTS 2021

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Riverwalk 60 North 23rd Street | BeauMond Originals

CENTER CITY PHILADELPHIA DEVELOPMENTS

During the last two decades Center City's land-use has been dramatically diversified from a 9 to 5 office district to a thriving, mixed-use cosmopolitan center. These trends continued during 2020 and 2021 as investor and developer confidence remained strong, despite the challenges posed by the pandemic

26 projects, representing \$3.4 billion in new investment were completed or under construction in 2020 and 2021.

Eleven major development projects, totaling 2.4 million square feet and valued at \$1 billion, were completed between Fairmount and Washington Avenue, river to river in 2020 and 2021. These projects include three hotels, three cultural projects, two residential mixed-use buildings, two public space projects and one school.

An additional 15 projects, representing \$2.4 billion in investment, are currently under construction with three expected to finish by the end of 2021. Another 37 are proposed, still in the planning and permitting stages.

The most recent completions include the W Hotel and Element by Westin, both occupying a new 51-story tower that opened in August with 755 rooms and 1,850 square feet of ground-floor retail. Including the Hyatt Centric near Rittenhouse Square and Canopy by Hilton in the Market East district, 1,263 hotel rooms were added to downtown's inventory during the past two years.

Along the Benjamin Franklin Parkway, the Philadelphia Museum of Art and Academy of Natural Sciences completed major renovations in the past year. The \$60 million Faith and Liberty Discovery Center opened on Independence Mall in May, while the Walnut Street Theater has proposed a \$39 million expansion that will create a new theater-in-the-round, rehearsal space and a restaurant.

During 2021, completed residential projects included 1776

Benjamin Franklin Parkway, a conversion of the former Embassy Suites hotel to apartments and retail space, and Broadridge, which includes 478 residential units with 60,000 square feet of retail space at 1300 Fairmount Avenue.

Of the fifteen projects under construction, eleven are residential with ground-floor retail that will add 2,980 units to Center City's housing stock. Among the largest are the Laurel, developed by Southern Land Company, and Arthaus, developed by Dranoff Properties, both of which have topped out with expected completion dates in 2022. Cathedral Square, located at the corner of 17th and Race next to the Cathedral Basilica of Saints Peter and Paul, will add 273 rental units and approximately 3,000 square feet of retail space. Riverwalk, at 23rd and Arch Streets, when complete, will add 711 new apartments in two towers along the Schuylkill waterfront, in addition to more than 70,000 square feet of retail space.

Residential success depends on employment rebounding and growing in the coming year. In fall of 2020, Parkway Corporation broke ground at 2222 Market Street for its new 18-story office building for the law firm Morgan Lewis, relocating from 17th and Market Street. Construction is rising above ground on Thomas Jefferson's 19-story Specialty Care Pavilion on the 1100 block of Chestnut Street, the next phase of National Development's East Market Project. Jefferson has also announced plans for the Caroline Kimmel Biomedical Research Building at 9th and Locust, a \$300 million investment that will expand research capacity at Jefferson's Center City campus. While life-sciences investments are concentrated in University City, both the Curtis at 6th and Walnut Street, and 401 North Broad Street, have attracted venture-capital driven new life sciences firms to Center City.

In addition to the map on the following page, an interactive map and full-color pdf with renderings and descriptions of all new projects are available at www.centercityphila.org/developments.

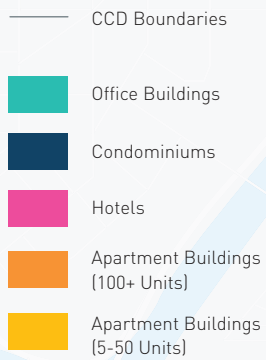
A Highly Diversified Downtown

Greater Center City: Spring Garden - South Street River to River

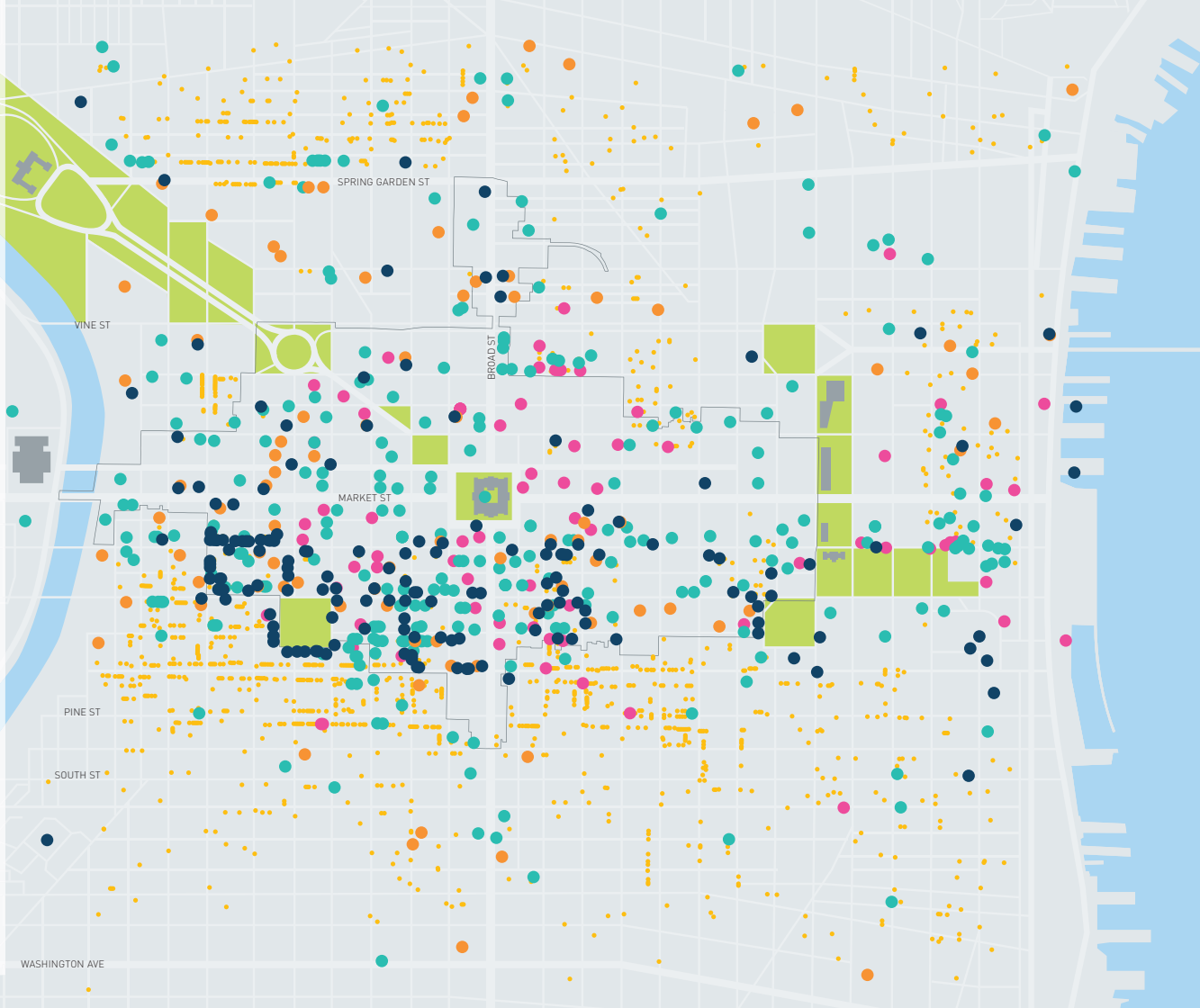
239 Office Buildings
163 Condominiums
75 Hotels
73 Apartment Buildings (100+)
1,051 Apartment Buildings (5-50)

Center City District:

143 Office Buildings
128 Condominiums
45 Hotels
43 Apartment Buildings (100+)
193 Apartment Buildings (5-50)



Office of Property Assessment, 2021



Major Center City Projects Completed or Under Construction, 2020-2021

\$3.4 billion
in major developments

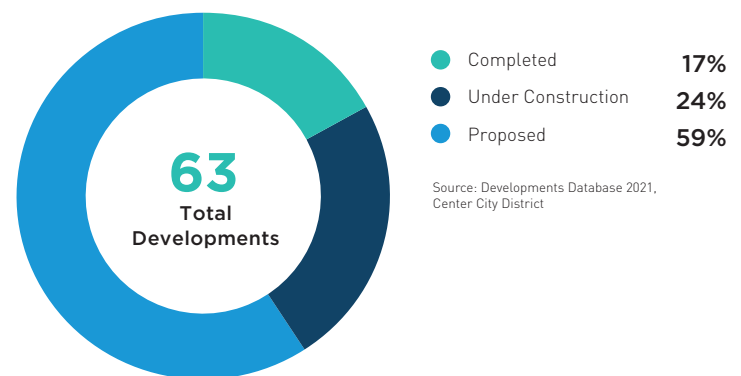
3,733
residential units

1,273
hotel rooms

382,600 SF
of commercial/mixed use

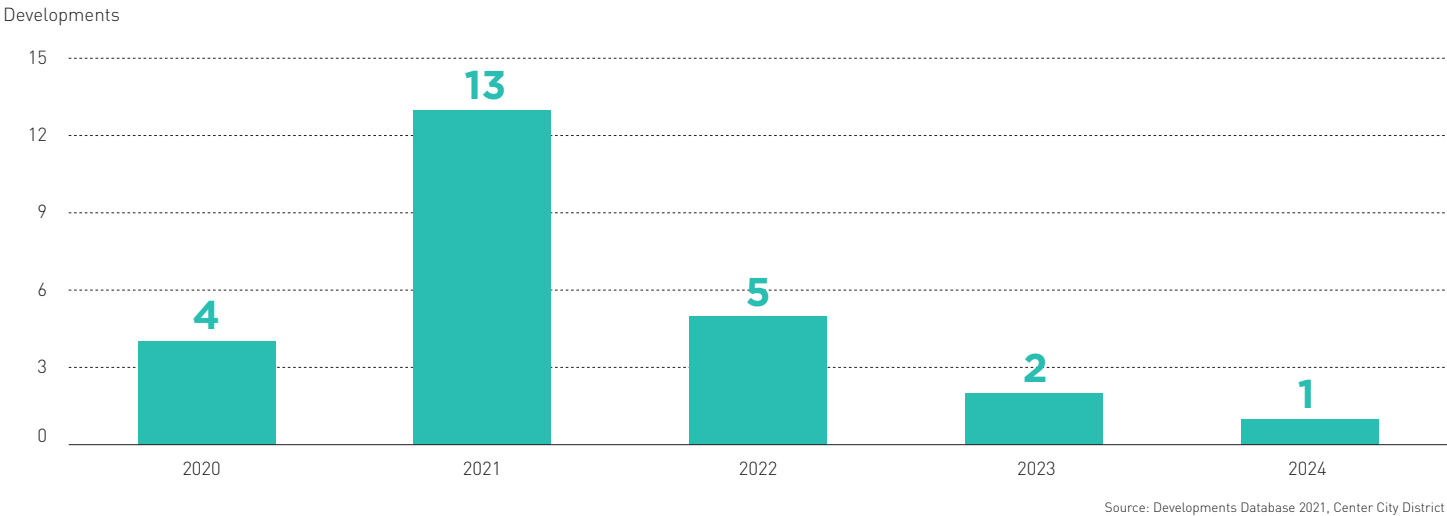
835,414 SF
of new retail

Major Developments In Center City, by Status



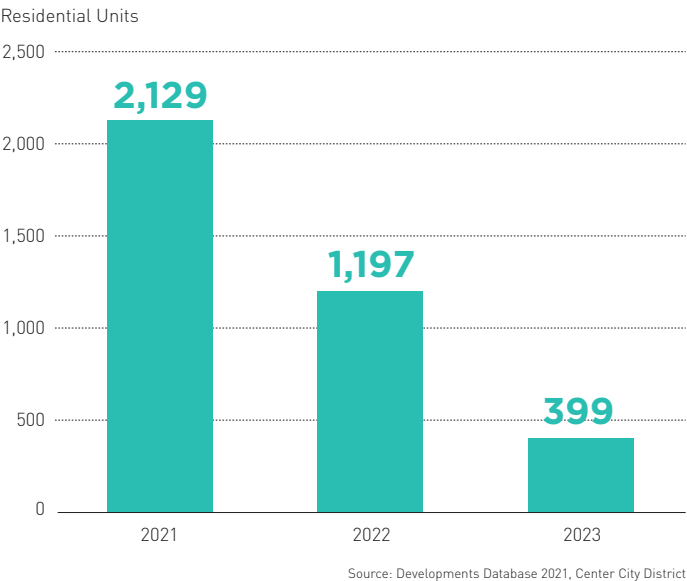
Source: Developments Database 2021,
Center City District

Major Developments Completed or Under Construction, by Completion Date

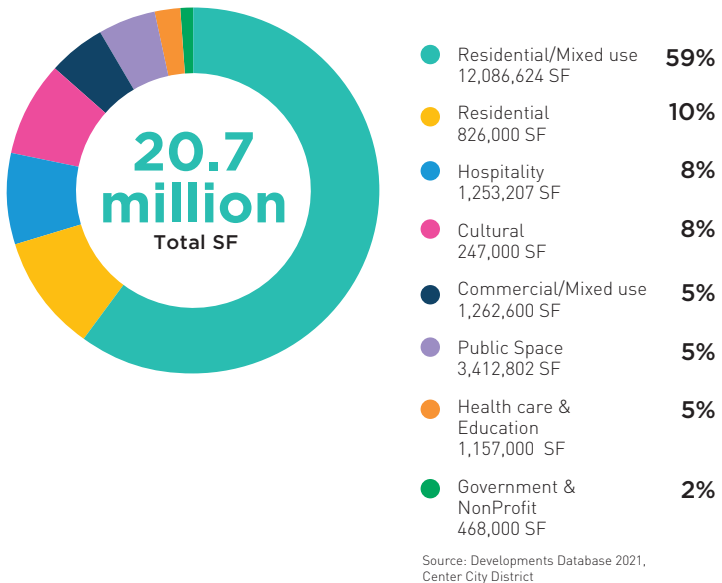


835,414 square feet of new retail will open in Center City by 2024

Residential Units In Major Developments Completed or Under Construction, by Completion Date



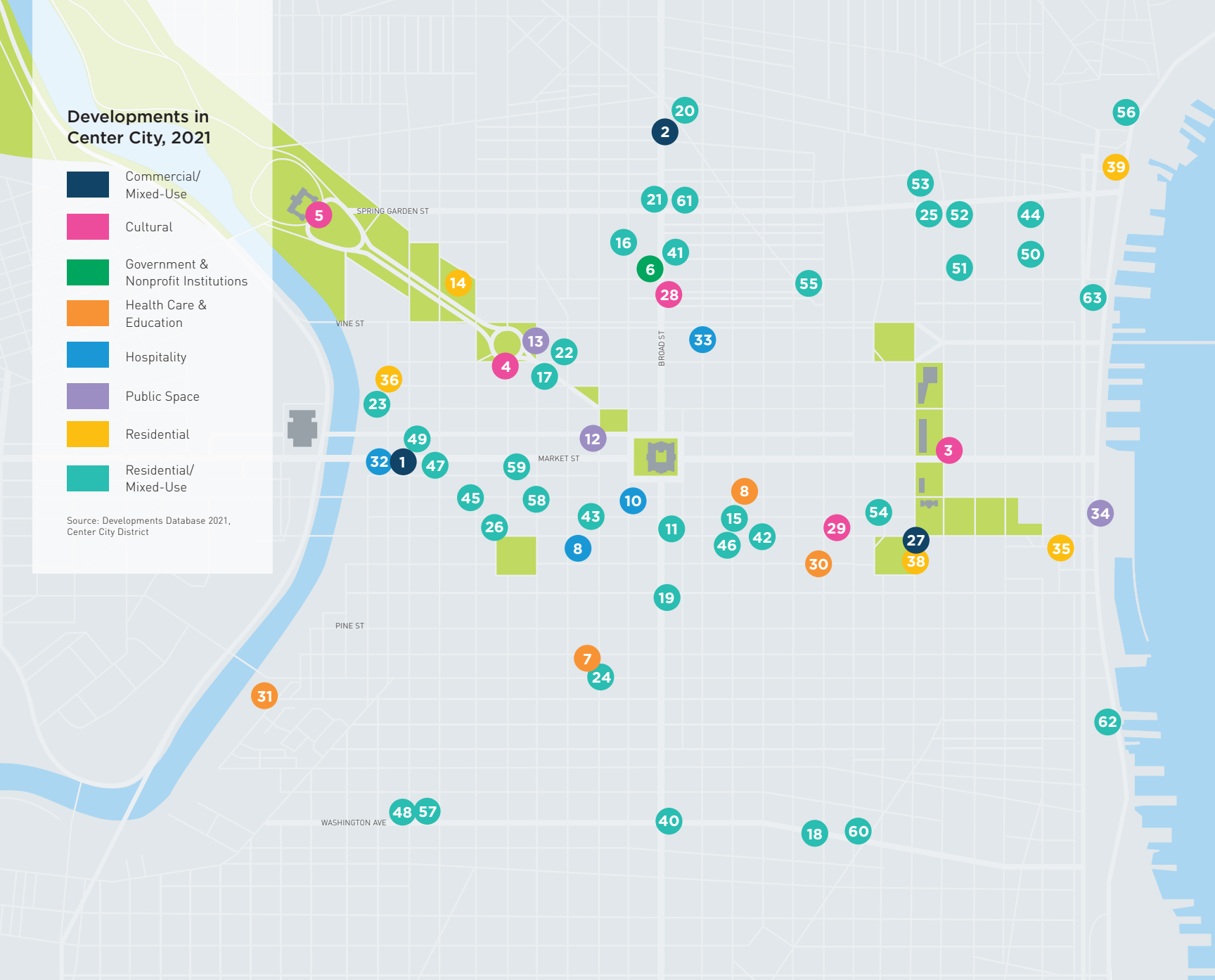
Major Center City Developments Completed or Under Construction, by Type and Square Footage



Developments in Center City, 2021

- Commercial/
Mixed-Use
- Cultural
- Government &
Nonprofit Institutions
- Health Care &
Education
- Hospitality
- Public Space
- Residential
- Residential/
Mixed-Use

Source: Developments Database 2021,
Center City District



Interactive Online Map

CCD's research team has produced an interactive online map in conjunction with the release of *Developments 2021*.

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.

Projects Completed or Under Construction in 2021

Commercial/ Mixed-use

1. 2222 Market Street
2. The Studebaker Building

Cultural

3. Faith and Liberty Discovery Center
4. Academy of Natural Sciences at Drexel University
5. Philadelphia Museum of Art Expansion

Government & Nonprofit Institutions

6. Philadelphia Public Services Building

Health Care & Education

7. Independence Charter School Expansion
8. Thomas Jefferson Specialty Care Pavilion

Hospitality

9. Hyatt Centric
10. W Hotel & Element by Westin
11. The Witherspoon Building

Public Space

12. John F. Kennedy Plaza/ LOVE Park
13. Sister Cities Park

Residential

14. 2100 Hamilton

Residential/ Mixed-use

15. 12th and Sansom
16. 1520 Hamilton
17. Terrace on 18th
18. 9th and Washington
19. Arthaus
20. Broadridge Philly
21. LVL North
22. One Cathedral Square
23. Riverwalk
24. Royal Theater
25. SoNo
26. The Laurel

Proposed Projects

Commercial/ Mixed-use

27. The Washington

Cultural

28. Pennsylvania Ballet
29. Walnut Street Theatre

Health Care & Education

30. Caroline Kimmel Biomedical Research Building - Thomas Jefferson University
31. Children's Hospital of Philadelphia Expansion

Hospitality

32. 2300 Market Street
33. AC Hotel by Marriott

Public Space

34. Penn's Landing

Residential

35. 1 Dock Street
36. 23rd and Cherry Streets
37. 244 N. 2nd Street
38. Dilworth House
39. Fishtown Village

Residential/ Mixed-use

40. Broad and Washington Streets
41. Noble and Broad Streets
42. 1101 Walnut Street
43. 1608 Sansom Street
44. 200 Spring Garden Street
45. 2012 Chestnut Street
46. 204 S 12th Street
47. 21st and Market Street
48. 2201 Washington Avenue
49. 33 N 22nd Street
50. 412 N 2nd Street
51. 417-25 Callowhill Street
52. 418 Spring Garden Street
53. 501 Spring Garden Street
54. 702 Sansom Street
55. 900-934 Callowhill Street
56. 918 North Delaware Avenue
57. 2101 Washington Avenue
58. Freeman's Auction House
59. Harper Square
60. Market House
61. Mural West
62. Pier 34/35 South
63. Vine Street Lot



1. 2222 Market Street

Developer: Parkway Corporation

Location: 2222 Market Street

Size: 331,000 sf

Retail: 5,000 sf (estimate)

Start Date: Q2 2020

Completion Date: Q3 2023

Status: Under Construction

Investment: Not Available

Description: Parkway Corporation is transforming a parking lot on 23rd and Market Streets into a 331,000 sf office building for law firm Morgan Lewis. The 19-story building will include a glass and stone facade, as well as ground-floor retail and an underground garage for 50 cars. The building will be LEED Certified with a green roof.

2. The Studebaker Building

Developer: EB Realty Management Corporation and Procida Funding & Advisors

Location: 667 North Broad Street

Size: 51,600 sf

Start Date: August 2019

Completion Date: Phase 1: 2018; Phase 2: 2019; Phase 3: anticipated 2020

Status: Under Construction (Phase 1: Completed; Phases 2 & 3: Under Construction)

Investment: Not Available

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. Faith and Liberty Discovery Center

Developer: American Bible Society

Location: 101 North Independence Mall

Size: 40,000 sf

Start Date: 2018

Completion Date: 2021

Status: Completed

Investment: \$60 million

Description: The Faith and Liberty Discovery Center is a new attraction located on Philadelphia's Independence Mall. It welcomes all people to explore the relationship between faith and liberty in the American experience, from its founding through today. Specifically, the center invites discovery of the influence of the Bible on individuals in key historical and personal moments. Exploration of history is assisted by an immersive and interactive experience in which visitors use AI-technology.



Local Projects



Academy of Natural Sciences of Drexel University

4. Academy of Natural Sciences

Developer: Academy of Natural Sciences of Drexel University

Location: 1900 Benjamin Franklin Parkway

Size: 3,000 sf

Start Date: 2019

Completion Date: 2020

Status: Completed

Investment: \$3 million

Description: The Academy of Natural Sciences of Drexel University converted their Library Reading Room to the William B. Dietrich Gallery as part of a \$3 million remodeling. The gallery will display rotating exhibits aimed at adults. The project also created a new Library Research Center.



Philadelphia Museum of Art

5. 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: 2021

Status: Completed

Investment: \$196 million
(Core Project estimated)

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, as well as investments in building system upgrades. 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. 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 finished May of 2021, is expected to cost \$196 million.

6. Philadelphia Public Services Building

Developer: Tower Investments

Location: 400 North Broad

Size: 468,000 sf

Start Date: 2017

Completion Date: 2021

Status: Under Construction

Investment: \$300 million

Description: Built in 1924, the former home of the *Philadelphia Inquirer* is being renovated and retrofitted as the new home of the Philadelphia Police Department and other city government agencies.



7. Independence Charter School Expansion

Developer: Independence Charter School

Location: 1600 Lombard Street

Size: 25,000 sf

Start Date: 2019

Completion Date: March 2021

Status: Completed

Investment: \$9 million

Description: Independence Charter School (ICS), a Philadelphia K-8 public charter school offering bilingual education, completed a \$9 million, 25,000 square-foot facility expansion designed to enhance its ability to serve a diverse community of learners. With this renovation, ICS has its first gym and auditorium, a larger, light-filled cafeteria, rooftop playground and ground-level play area, four additional classrooms, and additional office and meeting space.

8. Thomas Jefferson Specialty Care Pavilion

Developer: National Real Estate Development

Location: 1101 Chestnut Street

Size: 462,000 sf

Start Date: 2021

Completion Date: 2024

Status: Under Construction

Investment: \$720 million

Description: Jefferson Health is constructing the Thomas Jefferson Specialty Care Pavilion, which will consolidate various clinical care units in one facility. The 19-story building will include examination rooms, operating rooms, imaging and lab services, a pharmacy, and underground parking, and will be capped with a rooftop garden. The project is part of Phase 3 of the multi-block East Market development.



9. Hyatt Centric

Developer: Hyatt Corporation

Location: 1602-1634
Chancellor Street

Size: 219,600 sf

Retail (Square Footage): 190,000 sf

Hotel Rooms: 332

Start Date: February 2017

Completion Date: Summer 2020

Status: Completed

Investment: \$125 million

Description: Designed by DAS Architects, this new hotel is the first Hyatt Centric in Philadelphia. The hotel features a modern design and luxurious amenities, with 332 guest rooms and suites, meeting space, as well as retail shops and underground parking for more than 175 cars.



10. W Hotel and Element by Westin

Developer: Chestlen Development

Location: 1441 Chestnut Street

Size: 770,607 sf

Retail: 1,850 sf

Hotel Room: 755

Start Date: March 2015

Completion Date: 2021

Status: Completed

Investment: Not Available

Description: The 51-story tower has 295 rooms under the W Hotel flag and 460 rooms under the Element by Westin flag. Each hotel has a separate entrance and lobby. The W's lobby entrance is on Chestnut Street and includes 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, provides elevator access to the Element main lobby on the second floor. The Element has a breakfast and lounge area, fitness center, branded meeting space and is seeking LEED certification.



11. The Witherspoon Building

Developer: SSH Real Estate

Location: 1319 Walnut Street

Size: 160,000 sf

Retail (Square Footage): 3,100 sf

Hotel Rooms: 186

Start Date: March 2019

Completion Date: January 2021

Status: Completed

Investment: \$60 million

Description: Built in 1895, The Witherspoon was one of the oldest office buildings in Philadelphia and is historically certified. SSH Real Estate converted the 11-story building into 186 apartment units. The building is operated by Sonder Corporation to provide furnished rooms for short-term visitors. The retail space on the corner of 13th & Walnut Streets houses Brickworks, an international retailer of specialty brick and masonry products.

12. John F. Kennedy Plaza/ LOVE Park

Developer: City of Philadelphia/InterPark

Location: 1600 John F. Kennedy Boulevard

Size: 102,802 sf

Start Date: February 2016

Completion Date: 2021

Status: Completed

Investment: \$27 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 has 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.

13. Sister Cities Park

Developer: Center City District

Location: 18th Street and the Benjamin Franklin Parkway

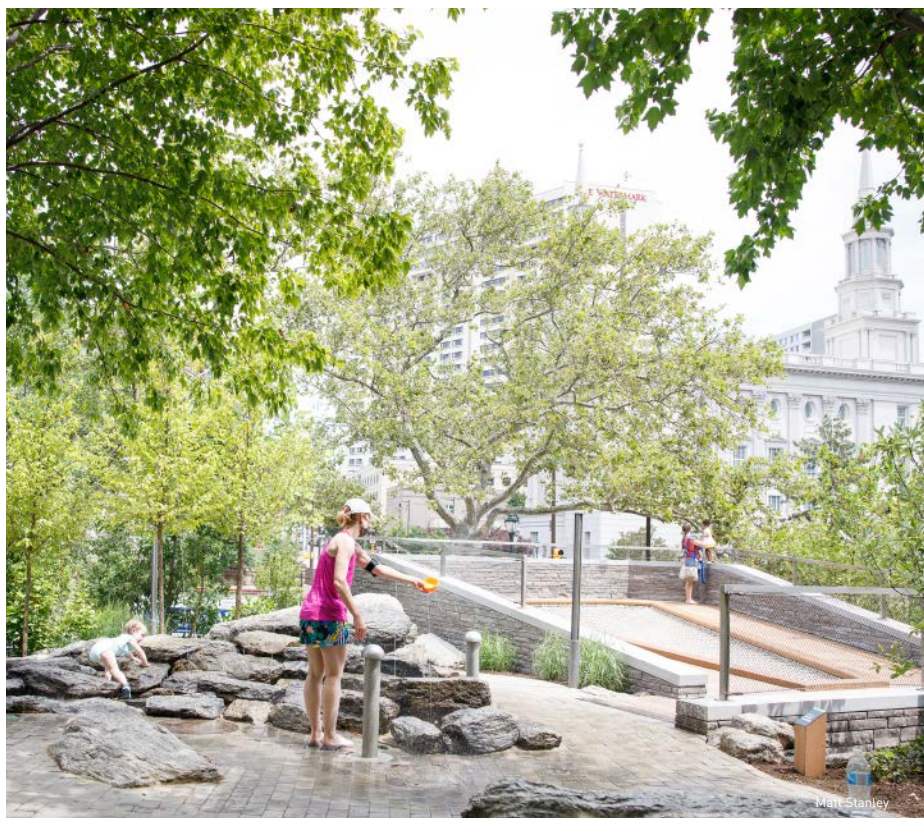
Size: 10,000 sf

Completion Date: Summer 2020

Status: Completed

Investment: \$3,15 million

Description: The Center City District completed enhancements to Sister Cities Park, expanding the park's opportunities for play by offering new components that engage children from a broader range of ages. The enhancements include a climbing net and platform, a "hiding" nest, a stream dam and push-button operated water jets, in addition to an extended area for plantings and additional stone benches. Many of these new additions will be accessible year-round, keeping the park active in the colder months.



14. 2100 Hamilton

Developer: Bock Development Group

Location: 2100 Hamilton Street

Size: 99,000 sf

Retail: 6,900 sf

Residential Units: 27

Start Date: 2019

Completion Date: 2021

Status: Under Construction

Investment: Not Available

Description: Designed by Cecil Baker + Partners and developed by Bock Development Group, 2100 Hamilton stands 115 feet tall and features 27 luxury condominiums. Building amenities include an infinity pool overlooking the Rodin Museum, private elevators for each unit, state-of-the-art gym, lounge area and 24-hour concierge.

15. 12th & Sansom

Developer: Greystar Worldwide, LLC

Location: 123 South 12th Street

Size: 522,000 sf

Retail: 11,000 sf

Residential Units: 399

Start Date: 2021

Completion Date: 2023

Status: Under Construction

Investment: Not Available

Description: South Carolina developer Greystar Worldwide, is constructing a 20-story development with 399 apartment units at the parking garage at 12th and Sansom streets. The apartment building will have 11,000 square feet of retail space. The project consists of two levels of below-grade parking, accessed from Sansom Street.

16. 1520 Hamilton

Developer: Radnor Property Group

Location: 1520 Hamilton Street

Size: 496,000 sf

Retail: 2,800 sf

Residential Units: 576

Start Date: September 2017

Completion Date: 2021

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, 496,000 sf mixed-use development on in the burgeoning Museum District neighborhood. The project is comprised of two buildings standing at 10 and 17 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, sport simulator, communal kitchen and rooftop deck. The project includes studio, one-bedroom and two-bedroom market-rate apartments. Construction began in September 2017, phase 1 was completed in the 1st Quarter of 2019, phase 2 opened in the 2nd quarter of 2021, with final completion expected in the 3rd quarter. The development is in partnership with Community College of Philadelphia via a long-term ground lease arrangement.

17. The Terrace on 18th

Developer: Pearl Properties

Location: 1776 Benjamin Franklin Parkway

Size: 325,000 sf

Retail: 25,000 sf

Residential Units: 288

Start Date: 2020

Completion Date: 2021

Status: Completed

Investment: Not Available

Description: Pearl Properties converted the Hilton Embassy Suites hotel at 1776 Benjamin Franklin Parkway into 288 residential units. The property has 25,000 square feet of retail space (leased to Victory Brewing Company) and a 150-space underground garage.





18. 9th and Washington

Developer: Midwood Investment & Development

Location: 9th Street and Washington Avenue

Type: Residential/Mixed Use

Size: 147,000 sf

Retail: 15,000 sf

Residential Units: 157

Start Date: Q1 2020

Completion Date: 18 months from start

Status: Under Construction

Investment: Approximately \$70 million

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 square feet of ground-floor retail. There will be two levels of underground parking with 120 spaces and an entrance off 9th Street.

19. Arthaus

Developer: Dranoff Properties

Location: 301 South Broad Street

Size: 395,370 sf

Residential Units: 108

Retail: 4,750 sf

Start Date: 2019

Completion Date: 2022

Status: Under Construction

Investment: \$253 million



Description: Arthaus is a 47-story luxury condominium high-rise on the Avenue of the Arts at the southeast corner of Broad and Spruce streets, across from the Kimmel Center. The \$253 million project developed by Dranoff Properties features 108 luxury residences, including three penthouses, 36,000 square feet of resort amenities, 4,750 square feet of ground-floor retail. Each home occupies an entire corner of the building with full walls of floor-to-ceiling windows 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 firepit and reflection pool, all year glass enclosed greenhouse, private planting beds, a relaxation lawn, a sundeck, a children's playroom, a dog run, pet spa, and dining salon for private events. Arthaus offers two floors of amenity space at 36,000 square feet. The property has one planned retail space that fronts the corner of Broad and Spruce. Arthaus is the fourth luxury residential development on the Avenue of the Arts by Dranoff Properties.

20. Broadridge

Developer: RAL Development Services LLC

Location: 1300 Fairmount Avenue

Size: 625,000 sf

Residential Units: 478

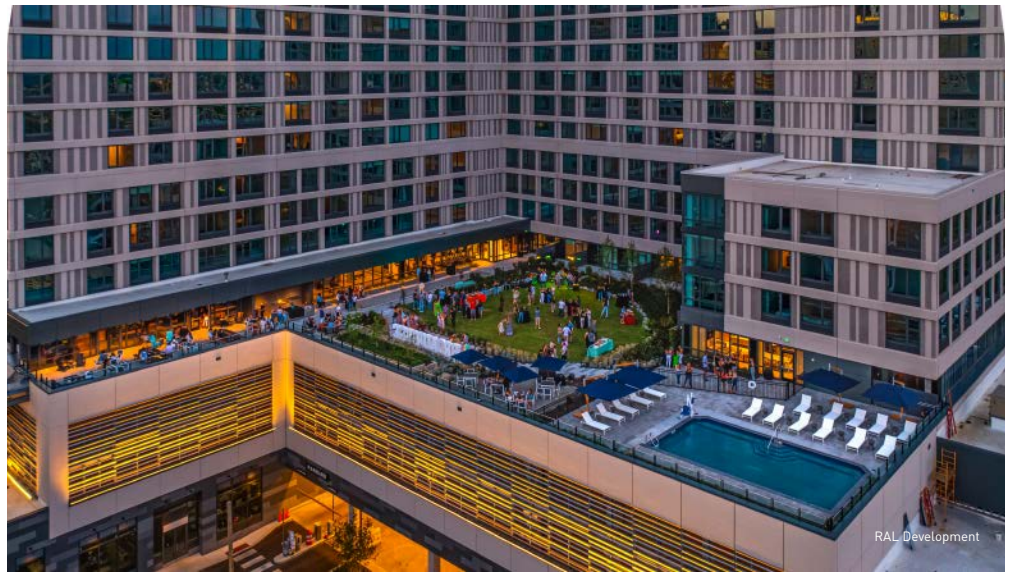
Retail: 60,000 sf

Start Date: 2018

Completion Date: Q2 2021

Status: Completed

Investment: \$210 million



Description: New York City-based RAL Development Services developed 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. Broadridge Philly is a 14-story mixed-use development consisting of 478 residential units and 60,000 square feet of retail space. The ground floor retail space includes an ALDI grocery store and Chesterbrook Academy Preschool by Nobel Learning. The building also has two levels of ample parking with capacity for 292 cars. Amenities include a grand-scaled, attended lobby, two outdoor terraces with bocce court, luxury fitness center, an outdoor pool with an indoor pool lounge, a dedicated co-working area, and a 24-hour doorman.



21. LVL North

Developer: Alterra Property Group

Location: 510 N. Broad Street

Size: 533,000 sf

Retail: 115,000 sf

Residential Units: 410

Start Date: June 2020

Completion Date: Fall 2022

Status: Under Construction

Investment: \$175 million

Description: Located at 510 N. Broad St., the mixed-use project will include 410 residential units as well as retail and commercial space. According to Alterra, a full-service regional grocery chain will occupy the ground floor retail space. The second floor is also commercial space with tenants being finalized now.

22. Cathedral Square

Developer: Exeter Property Group

Location: 222 North 17th Street

Size: 265,849 sf

Residential Units: 273

Retail: 2,961 sf

Start Date: Q4 2020

Completion Date: Q4 2022

Status: Under Construction

Investment: Not Available

Description: Exeter Property Group has proposed two residential towers for the corners of 17th and Vine and 17th and Race Streets, surrounding the historic Cathedral Basilica of Saints Peter & Paul. The first phase will include 273 luxury rental units and approximately 3,000 square feet of ground floor retail in the 23 story tower on the corner of 17th and Race Streets. The angled glass wall exterior will feature copper trim to mimic the dome of the Cathedral. The top floors will feature amenities including a fitness center, community room and outdoor deck overlooking the Parkway and the city skyline. The second phase will include a 685 foot-high tower on the corner of 17th and Vine Streets.



23. Riverwalk

Developer: PMC Property Group

Location: 60 North 23rd Street

Size: 861,779 sf

Retail: 72,000+ sf

Residential Units: 711

Start Date: 2019

Completion Date: 2022

Status: Under Construction

Investment: \$300 million+

Description: Riverwalk is a new construction, mixed-use development 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 north tower will include 331 residential units and activity-oriented rooftop amenities such as terraces, a pool, lounge, and fitness center, on-site parking, and more than 72,000 square feet of ground-floor retail space including a two-level Giant supermarket. The 32-story south tower will include 360 residential units, as well as shared community spaces, on-site parking and an additional 2,375 square feet of ground-floor retail.



24. Royal Theater

Developer: Robert Roskamp

Location: 1524-1534 South Street

Size: 65,000 sf

Retail: 7,000 sf

Residential Units: 48

Start Date: 2017

Completion Date: TBD

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 townhomes for sale along adjacent Kater Street, 7,000 square feet 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.

25. SoNo

Developer: Alliance HP

Location: 456 North 5th Street

Size: 239,000 sf

Retail: 131,000 sf

Residential Units: 49

Start Date: 2019

Completion Date: 2021

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 its 70,000 square foot brewery and tap room in November 2017; the City Archives opened their 70,000 square foot facility in April 2018; and Target opened a 50,000 square foot "urban format" retail store in August 2018. In July 2019, Alliance broke ground on a mixed-use building with 49 apartment units and 11,000 square feet of retail space.



26. 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 2022

Status: Under Construction

Investment: \$400 million

Description: Southern Land Company's 48-story, mixed-use tower includes 60 condominiums, 189 short- and long-term rental apartments and 207 underground parking spaces. The condominiums will have a separate entrance and amenities. 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 square feet of high-end retail that will wrap around Walnut, Sansom and 20th streets. The building is designed by Chicago's Solomon Cordwell Buenz.

27. The Washington

Developer: Keystone Property Group

Location: 510-530 Walnut Street

Type: Commercial/Mixed Use

Size: 880,000 sf

Retail: 30,000 sf

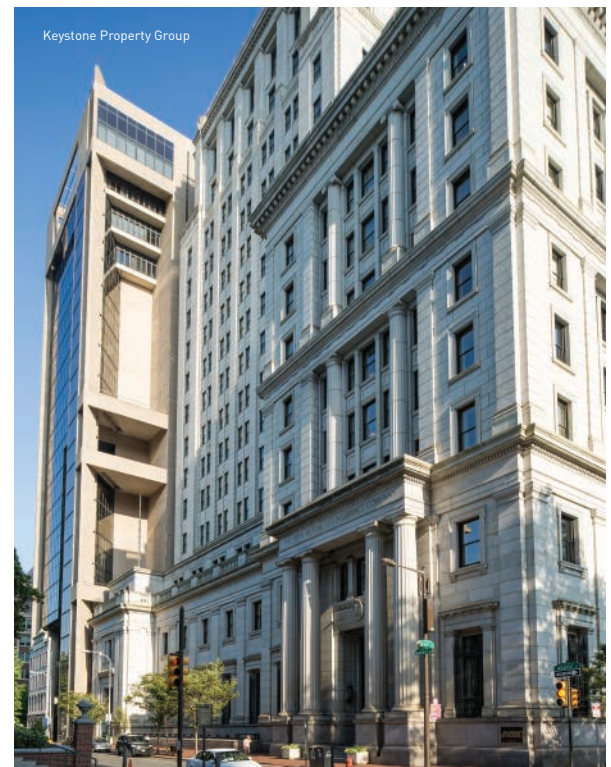
Start Date: TBD

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 Hall 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, with spaces ranging between 20,000 and 40,000 square feet.



28. Pennsylvania Ballet

Location: 323 North Broad

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: Varenhorst Architects' design of the new Pennsylvania Ballet building includes dance studios, a performance space with retractable seating, changing rooms, a dancer's lounge, a café and the Ballet's administrative offices.



29. Walnut Street Theatre - Expansion

Developer: Walnut Street Theatre

Location: 825 Walnut Street

Size: 35,000 sf

Start Date: 2022

Completion Date: 2024

Status: Proposed

Investment: \$39 million

Description: The expansion of the Walnut Street Theater will include a 400-seat theatre-in-round, two-state-of-the-art rehearsal halls, a fully renovated lobby and box office, and additional space for its growing education programs.



30. Caroline Kimmel Biomedical Research Building - Thomas Jefferson University

Developer: Thomas Jefferson University

Location: 9th and Locust Streets

Type: Health Care/Education

Size: 225,000 sf

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: \$300 million

Description: Thomas Jefferson University received its second largest donation ever, a \$70 million gift from Sidney and Caroline Kimmel, which will be used for a new building to expand the biomedical research capacity at its Center City campus. The 12-story Caroline Kimmel Biomedical Research Building will create space for 56 additional National Institutes of Health funded researchers and an additional 250 to 400 jobs at Jefferson.

31. Children's Hospital of Philadelphia Expansion

Developer: Children Hospital of Philadelphia

Location: 690 Schuylkill Avenue

Type: Health Care/Education

Size: 470,000 sf

Start Date: TBD

Completion Date: 2024

Status: Proposed

Investment: \$600 million

Description: The Children Hospital of Philadelphia has proposed a high rise tower next to the Roberts Center for Pediatric Research in South Philadelphia. This 15 story tower will hold 470,000 square feet of research and lab space with an all glass exterior. This project was announced with an additional high rise across the river in West Philadelphia, which will contribute to the hospital's \$3.4 billion plan for medical facility upgrades.



32. 2300 Market Street

Developer: Lubert Adler

Location: 2300-24 Market Street

Size: 225,000 sf

Residential Units: 222

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: Lubert-Adler has acquired three early 20th-century industrial loft buildings on West Market Street with plans to incorporate the properties into a mixed-use residential-office-retail tower. The building would be constructed as an “overbuild” atop the three- and four-story buildings on the southwest corner of the 2300 block of Market Street, including the former home of the Philadelphia Art Institute’s culinary school and would share the southern side of Market Street’s 2300 block with Aramark’s new headquarters building

33. AC Hotel by Marriott

Developer: Excel Group

Location: 230 North 13th Street

Type: Hospitality

Size: 103,000 sf

Hotel Rooms: 158

Retail: 60,000 sf (restaurant)

Start Date: 2021

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: Designed by Bergmann and developed by the Excel Group, the 181-foot-tall structure will incorporate the existing historic two-story building into its base and will have 158 guest rooms. The Penthouse level restaurant will offer uninterrupted skyline views.



34. Penn's Landing Park

Developer: Delaware River Waterfront Corporation
Location: 101 South Christopher Columbus Boulevard
Size: 3.3 million sf
Type: Public Space
Residential Units: 2,300
Hotel Rooms: 225
Retail: 120,000 sf
Start Date: 2023
Completion Date: 2026
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 \$225 million investment will be positioned to spur an estimated \$2.2 billion in private development at Penn's Landing, including 2,400 apartments, 124,000 square feet of retail, and a 225 room hotel. The City of Philadelphia has committed \$90 million to the project over six years, with remaining costs covered by state and philanthropic donors, including the William Penn Foundation.

35. One Dock Street

Developer: LCOR
Location: 1 Dock Street
Type: Residential
Size: 286,000 sf
Residential Units: 272
Start Date: TBD
Completion Date: TBD
Status: Proposed
Investment: Not Available

Description: Developers LCOR proposed 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.





36. 23rd & Cherry Street

Developer: PMC Property Group

Location: 139 23rd Street

Type: Residential

Size: 130,000 sf

Residential Units: 115

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: PMC Property Group is planning a 115-unit apartment building adjacent to its Riverwalk high-rise complex under construction along the Schuylkill waterfront.

37. 244-58 North Second Street

Developer: OCF Realty

Location: 244 - 58 North 2nd Street

Type: Residential

Residential Units: 11

Start Date: Summer 2021

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: On the former site of the former Snyderman's Gulf gas station, OCF Realty is planning to build 11, four-story townhouses with starting prices of \$1.8 million.

38. Dilworth House

Developer: Astoban Investments

Location: Washington Square

Type: Residential

Size: 56,000 sf

Residential Units: 9

Start Date: Fall 2021

Completion Date: 2023

Status: Proposed

Investment: \$36 million

Description: Astoban Investments recently purchased Dilworth House and is finalizing the designs for the nine unit project; construction is anticipated to begin in the Fall of 2021.





39. Fishtown Village

Developer: McGovern Holdings

Location: 700 North Delaware Avenue

Type: Residential

Size: 255,000 sf

Residential Units: 482

Start Date: Fall 2021

Completion Date: 2023

Status: Proposed

Investment: \$36 million

Description: The proposal calls for a 482-unit apartment complex on a mostly vacant lot near the Delaware River waterfront at Fairmount Avenue.

40. Broad and Washington

Developer: Tower Investments

Location: 1001 South Broad Street

Type: Residential/ Mixed Use

Size: 1,543,218 sf

Residential Units: 1,100

Retail: 65,000 sf

Start Date: 2021

Completion Date: TBD

Status: Proposed

Investment: \$500 million



Description: Tower Investments is developing an empty lot at Broad and Washington streets for an 1,100 unit residential building. Giant Food Stores will be the anchor tenant for the ground floor retail space. The first phase, scheduled to break ground in Fall of 2021, will bring 400 apartments to the market. The building will include a parking garage and a roof top green space.



41. Broad and Noble

Developer: Toll Brothers Apartment Living & Sundance Bay

Location: 427-43 North Broad Street

Type: Residential/Mixed Use

Size: 358,674 sf

Retail: 10,440 sf

Residential Units: 344

Start Date: Summer 2021

Completion Date: Summer 2023

Status: Proposed

Investment: \$150 million

Description: Toll Brothers Apartment Living is planning an 18 story high rise tower with 344-units, 10,440 square feet of retail and 107 underground parking spaces at the intersection of Noble and North Broad Streets. A public plaza will face Noble Street, activated by a two-story jewel box retail space, and serving to mark the entrance to the Rail Park.

42. 1101 Walnut Street

Developer: Abrams Realty & Development LLC

Location: 1101 Walnut Street

Type: Residential/Mixed Use

Size: 94,640 sf

Residential Units: 111

Retail: 5,917 sf

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: A 24-story residential building with 1 and 2 bedroom short-stay apartments operated by San Francisco-based Sonder Corporation is planned for the corner of 11th and Walnut Streets, replacing the former Wendy's Restaurant. The project also includes 5,917 square feet of retail on the ground and second floors and 2,961 square feet of office and amenities on the third floor.



43. 1608 Sansom

Developer: Southern Land Company

Location: 1608 Sansom

Type: Residential/Mixed Use

Size: 376,900 sf

Residential Units: 292

Retail: 31,000 sf

Start Date: October 2021

Completion Date: Fall 2023

Status: Proposed

Investment: \$200 million

Description: Nashville-based developer Southern Land Co. has announced a plan for a 292-unit building at 1608 Sansom Street would have nearly 31,000 square feet of retail and restaurant space on its bottom two floors, as well as an underground garage with space for 67 cars.



44. 200 Spring Garden Street

Developer: National Real Estate Development and Kushner Real Estate Group

Location: 200 Spring Garden Street

Type: Residential/Mixed Use

Size: 329,000 sf

Residential Units: 355

Retail: 25,000 sf

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: Not Available



Description: 200 Spring Garden Street is a 13-story, mixed-use building with 355 residential units and 25,000 square feet of retail. The site will serve as a gateway to the East Callowhill neighborhood from the well-established Northern Liberties neighborhood, connecting pedestrians in both neighborhoods by means of an internal pedestrian plaza running north/south through the site, aligned with North American Street. Designed by Handel Architects with the urban experience in mind, the mixed-use building sits on a human-scale two-story brick base, featuring an activated ground floor with retail along Spring Garden Street and the public plaza, and amenity spaces from the corner of Spring Garden Street down most of the North 2nd Street frontage. Parking for residents will be internal to the structure with vehicular access from North 2nd Street.



45. 2012 Chestnut Street

Developer: Alterra Property Group and Rheal Capital Management

Location: 2012 Chestnut Street

Type: Residential/Mixed Use

Size: 112,130 sf

Retail: Approx 5,000 sf

Residential Units: 162

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: \$40 million

Description: Preliminary plans call for the existing structure to be demolished and replaced with a 14-story tower with 162 rental units, of which 20% will be designated as affordable housing. The plans also call for approximately 5,000 square feet of retail on the ground floor and rooftop amenities for all residents.

46. 204 South 12th Street

Developer: Midwood Investments and Development

Location: 204 South 12th Street

Type: Residential/Mixed Use

Size: 431,632 sf

Retail: 39,999 sf

Residential Units: 448

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: Midwood Investment & Development has received permits for a mixed-use development project with 448 dwelling units, commercial space, 68 underground parking spots, and 232 bicycle spaces.





47. 21st and Market Street

Developer: Brandywine Realty Trust

Location: 21st and Market

Type: Residential/Mixed Use

Size: 553,000 sf

Residential Units: 147

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: Brandywine Realty Trust is planning a 23 - story mixed-use tower that will include 326,000 square feet of office space, 147 residential units and shopping and dining on the first and second floors.

48. 2201 Washington Avenue

Developer: OCF Realty

Location: 2201 Washington Avenue

Type: Residential/Mixed Use

Size: 117,500 sf

Residential Units: 111

Retail: 15,000 sf

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: \$40 million



Description: 2201 Washington Avenue is a development of single-family townhomes and two mixed use buildings with 90 apartments and 15,000 square feet of retail space. The townhomes feature three bedrooms, amenity spaces, two-car garages, and green roofs with pilot house access, occupying roughly 2,880 square feet.



49. 33 North 22nd Street

Developer: PMC Property Group

Location: 33 North 22nd Street

Type: Residential/Mixed Use

Size: 522,000 sf

Residential Units: 341

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: A developer is seeking approval to build a tower with 341 residential units on what is currently a parking lot for a Trader Joe's grocery store at 22nd and Market streets. The plan calls for residences on floors 7 through 29, as well as 248 car parking spaces within an accessory garage and on floors 0 through 6 and 114 bicycle spaces.

50. 412 North 2nd Street

Developer: National Real Estate Development and Kushner Real Estate Group

Location: 412 North 2nd Street

Type: Residential/Mixed Use

Size: 368,000 sf

Residential Units: 394

Retail: 20,000 sf

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: 412 North 2nd Street is a 23-story, 394-unit, apartment building anchoring the southern end of Northern Liberties. The apartment tower sits on a human-scale two-story brick base, housing ground floor retail.

The total project will feature 20,000 square feet of retail, 19,000 square feet of amenity space, and 41,000 square feet of parking. A third-floor amenity space sits between the plinth and the tower, and opens up to the large, landscaped space atop the parking garage structure, featuring a full-length lap pool.

51. 417-25 Callowhill Street

Developer: Linden ODG Philly LLC

Location: 417-25 Callowhill Street

Type: Residential/Mixed Use

Size: 213,115 sf

Residential Units: 220

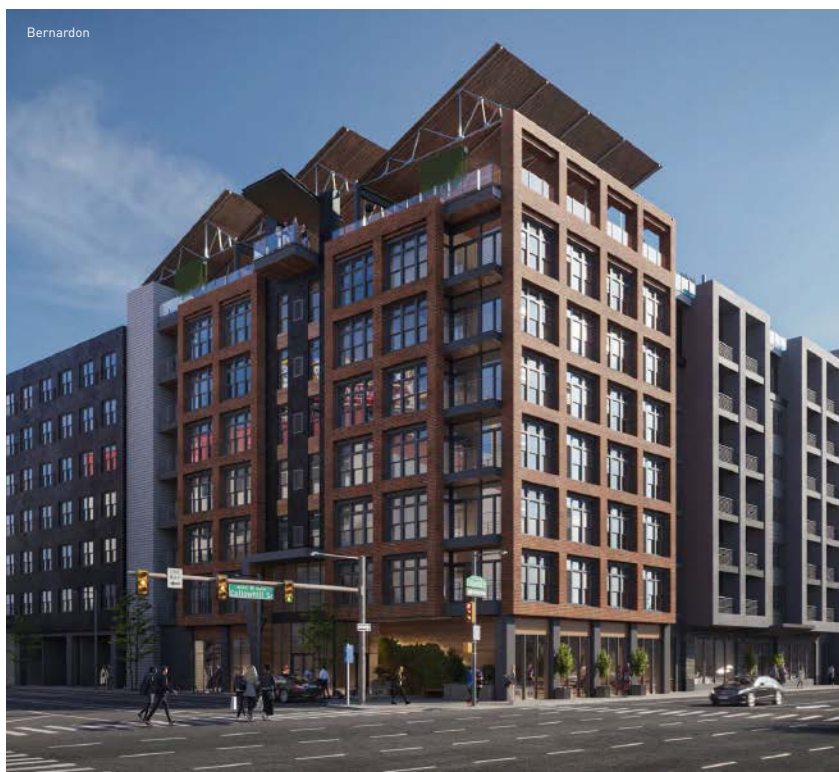
Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: Developers are planning a 7-story, 219,000 square foot U-shaped building with a center courtyard that includes 220 residential units and 70 parking spaces at 417-25 Callowhill Street.



52. 418 Spring Garden Street

Developer: Southern Land Company

Location: 418 Spring Garden

Type: Residential/Mixed Use

Size: 338,824 sf

Retail: 15,000 sf

Residential Units: 329

Start Date: Spring 2022

Completion Date: Spring 2024

Status: Proposed

Investment: \$200 million

Description: Southern Land Company is proposing a 137-foot, 12-story-tall tower which will include 15,000 square feet of ground floor retail and 329 residential units. The plan also calls for 87 parking spaces and 111 bike spaces.



53. 501 Spring Garden Street

Developer: RREI LLC

Location: 501-539 Spring Garden Street

Type: Residential/Mixed Use

Size: 478,782 sf

Retail: 59,134 sf

Residential Units: 373

Start Date: Q3 2021

Completion Date: Q2 2023

Status: Proposed

Investment: Not Available

Description: The plans for 501 Spring Garden Street call for 373 apartments and 59,134 square feet of ground-floor retail space. The proposal also involves 206 parking spaces in an underground garage, plus five additional surface parking spaces.

54. 702 Sansom Street

Developer: Toll Brothers

Location: 702 Sansom Street

Type: Residential/Mixed Use

Size: 135,540 sf

Retail: 3,500 sf

Residential Units: 63

Start Date: Spring 2022

Completion Date: Summer 2024

Status: Proposed

Investment: \$100 million

Description: Toll Brothers is planning 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. 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.



55. 900-934 Callowhill Street

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 would be market rate, two-bedroom rentals of about 880 square feet. An open-air cruciform courtyard and central elevator/stairwell tower would complete the interior of the site. The development would include about 14,000 square feet of commercial space and more than 135,000 square feet of residential space.



56. 918 North Delaware Avenue

Developer: Core Reality

Location: 918-980 North Delaware Avenue

Type: Residential/Mixed Use

Size: 173,913 sf

Retail: 21,560 sf

Residential Units: 426

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: Demolition is underway at the site of the former George L. Wells Meat Company building at 918-980 Delaware Avenue. The proposal includes the construction of six buildings on the property, consisting of 426 residential units, six commercial spaces, 144 car parking spots and 162 bicycle spaces.

57. 2101 Washington Avenue

Developer: OCF Realty

Location: 2101 Washington Avenue

Type: Residential/Mixed Use

Size: 195,131 sf

Retail: 36,000 sf

Residential Units: 296

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: \$40 million



Description: The former site of the Frankford Chocolate Factory on Washington Avenue will be transformed to a mixed-use development that will include 247 apartments, commercial space on the ground floor, a roof deck, and underground parking.



58. Freeman's Auction House

Developer: Astoban Investments

Location: 1808-10 Chestnut Street

Type: Residential/Mixed Use

Size: 128,000 sf

Retail: 24,000 sf

Residential Units: 19

Start Date: Late Fall 2021

Completion Date: Summer/Fall 2023

Status: Proposed

Investment: \$64 million

Description: Astoban Investments plans to preserve the existing six-story building that formerly housed Freemans' Auction, and construct an nineteen story condominium tower above it for a total of 25 stories.

59. Harper Square

Developer: Pearl Properties

Location: 113-121 S. 19th Street

Type: Residential/Mixed Use

Size: 325,000 sf

Retail: 15,000 sf

Residential Units: 235

Start Date: 2021

Completion Date: 2023

Status: Proposed

Investment: Not Available

Description: Pearl Properties is proposing a 55-story, 235 residential unit skyscraper at 113-121 South 19th Street which will incorporate the existing historic buildings into the base and include 15,000 square feet of retail space on the lower floors.



60. Market House

Developer: 8th and Passyunk Development LLC

Location: 1100 East Passyunk Avenue

Type: Residential/Mixed Use

Size: 47,831 sf

Retail: 4,500 sf

Residential Units: 39

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: Situated at the triangular lot bounded by Passyunk Avenue, 8th Street and Washington Avenue, Market House is a 39-unit, six-story apartment building with commercial space on the ground floor.



61. 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: TBD

Completion Date: TBD

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.

62. 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: TBD

Completion Date: TBD

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 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.

63. Vine Street Lot

Developer: Durst Organization

Location: Vine & Callowhill

Type: Residential/Mixed Use

Retail: 10,000 sf

Start Date: TBD

Completion Date: TBD

Status: Proposed

Investment: Not Available

Description: The Durst Organization has paid \$10 million for the city-owned lot on the Delaware waterfront north of the Benjamin Franklin Bridge, where it plans a 25-story tower with 10,000 square feet of retail space.

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