## Contents

- Introduction ..................................................................................... 1
- Developments Map .......................................................................... 6
- Commercial ..................................................................................... 8
- Health Care/Education ..................................................................... 9
- Hospitality ........................................................................................ 10
- Cultural/Entertainment ...................................................................... 11
- Government ...................................................................................... 12
- Residential ........................................................................................ 12
- Mixed Use ........................................................................................ 32
- Acknowledgements .......................................................................... 36
Developments

New developments in Center City are building upon three decades of successful downtown transformation from a 9-to-5 office monoculture to a diversified ecosystem of arts, culture, education, health care, innovation, office, restaurants, retail and downtown living.

During the past year, nine major development projects, representing 4.1 million square feet, were completed in Center City between Fairmount and Washington avenues river to river. Twenty-four additional projects, representing 8.5 million square feet, are currently under construction. An additional 33 projects are in the proposed, planning and permitting stages. Overall, 79% of the square footage of projects completed or under construction is residential.

So far, residential demand has remained robust. Greater Center City, between Girard Avenue and Tasker Street, saw its population increase between 2010 to 2020 by 25%, from 161,600 to 201,500. During that same period of time, the number of housing units grew by 26%. With an average household size of 1.52 in the core and 2.0 in the extended neighborhoods, there is the potential for some over-extension as newer units with high-quality amenities draw residents from existing buildings. But this can be counter-balanced by a strong pipeline of in-moving residents from nearby counties and other cities. Of the nine projects completed in 2022, eight are mixed-use with residential units and ground floor retail. This year, as of September 1, 1,245 residential units were completed and 6,164 are under construction.

In core Center City, Arthaus, developed by Dranoff Properties, and Riverwalk, developed by PMC Property Group added more than 800 residential units combined. Southern Land Company is nearing completion of The Laurel, a large residential tower with 249 units at 16th and Sansom. Cathedral Square, located at the corner of 17th and Race next to the Cathedral Basilica of Saints Peter and Paul, has added 273 rental units and approximately 3,000 square feet of retail space.

On North Broad Street in 2022, Alterra Property Group completed LVL North with 410 residential units, 55,000 square feet of commercial space, and 50,000 square feet, anchored by Giant Grocer. Across the street, 545 North Broad began construction in 2021 and will add 108 residential units and 11,000 square feet of commercial space. Within the core of downtown, new infill projects continue to be announced or get underway, while others abound along the Delaware waterfront, in the Callowhill-Spring Garden corridor and along Washington Avenue. In the neighborhoods north and south of Greater Center City, townhouse construction and loft conversions continue to add to the housing supply.

A similar process of upgrading to new space is underway in the office sector. The 331,000 square feet 2222 Market, developed by Parkway Corporation, will become the new headquarters for the Morgan Lewis law firm, the first build-to-suit office tower since the completion of the Comcast Technology Center in 2018. Their current location at 1701 Market Street may become the latest candidate for conversion to other uses. In another lateral move, a new 475,000 square foot headquarters for Chubb is close to being finalized. At 2300 Market Street, Breakthrough Properties has proposed a 200,000-square-foot life science commercial office building, extending the existing structure on the site. On East Chestnut Street, Thomas Jefferson Health’s Specialty Care Pavilion is nearing completion as part of the final phase of National Real Estate’s mixed-use Market East development.

The diversification of land use in Center City has animated sidewalks and generated economic activity that has helped buffer downtown retail and restaurants from a more pronounced downturn. Short-term demand from residents and visitors for retail, museums, theaters and parks has sustained economic activity. But in a world in which hybrid work may remain a significant reality, Center City and Philadelphia as a whole need far more robust job growth and greater attention to quality of life and public safety challenges to enable the creation of opportunity for all.
A Highly Diversified Downtown

Greater Center City: Spring Garden – South Street River to River
- 237 Office Buildings
- 157 Condominiums
- 76 Hotels
- 75 Apartment Buildings (100+)
- 51 Apartment Buildings (51-100)
- 991 Apartment Buildings (5-50)

Center City District:
- 142 Office Buildings
- 128 Condominiums
- 46 Hotels
- 42 Apartment Buildings (100+)
- 14 Apartment Buildings (51-100)
- 151 Apartment Buildings (5-50)

Major Center City Projects Completed or Under Construction

$4.2 billion in major developments
8,806 residential units
397,000 sf of commercial/mixed use
740,546 sf of new retail

Major Developments in Center City, by Status

- Total Developments: 65
- Proposed: 49%
- Under Construction: 37%
- Completed: 14%

Source: Developments Database 2022, Center City District
740,546 square feet of new retail will open in Center City.

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

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

Source: Developments Database 2022, Center City District

*Note: 1,245 units completed by September 2022; 437 units projected to be complete by year end
Interactive Online Map

CCD’s research team has produced an interactive online map in conjunction with the release of Developments 2022.

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.
## COMMERCIAL

1. 2222 Market Street  
2. 2300 Market Street  

## HEALTH CARE / EDUCATION

3. Children’s Hospital of Philadelphia [expansion]  
4. Thomas Jefferson Special Care Facility  
5. Caroline Kimmel Biomedical Building – Thomas Jefferson University  

## HOSPITALITY

6. AC Hotel by Marriott  

## CULTURAL / ENTERTAINMENT

7. Philadelphia Ballet  
8. 76 Place at Market East  
9. Calder Gardens  
10. Walnut Street Theatre [expansion]  

## GOVERNMENT

11. Philadelphia Public Safety Building  

## MIXED USE

59. LVL North  
60. 545 North Broad  
61. 21M  
62. 2301 John F Kennedy Boulevard  

## RESIDENTIAL

12. 2100 Hamilton  
13. Arthaus  
14. Broadridge Philly  
15. River Walk  
16. The Block at SoNo Apartments  
17. The Hamilton  
18. The Terrace on 18th  
19. 12th & Sansom  
20. 1620 Sansom  
21. 200 South 12th Street  
22. 200 Spring Garden  
23. 23rd & Cherry Street  
24. 418 Spring Garden  
25. 501 Spring Garden  
26. 650 Fairmount  
27. 9th and Washington  
28. Broad & Noble  
29. Broad & Washington  
30. Chocolate Factory  
31. Edgewater Apartments  
32. One Cathedral Square  
33. One Dock Street  
34. The Laurel  
35. Vine Street Apartments  
36. Vine Street Living  
37. Vine Street Lot  
38. 1101 Walnut Street  
39. 1428 Callowhill  
40. 2012 Chestnut  
41. 2201 Washington Avenue  
42. 244 – 258 North 2nd Street  
43. 33 North 22nd Street  
44. 412 North 2nd  
45. 417 – 425 Callowhill  
46. 500 North Christopher Columbus Boulevard  
47. 502 Wood Street  
48. 702 Sansom  
49. 918 – 980 Delaware Avenue  
50. Broad & Pine  
51. Broad and Lombard  
52. Dilworth House  
53. Fishtown Village  
54. Freeman’s Auction House  
55. Harper Square  
56. Market House  
57. Penn’s Landing  
58. Pier 34/35 South  
63. 36 – 39 South 2nd Street  
64. Mural West  
65. Two Cathedral Square
1. **2222 Market Street**

Developer: Parkway Corporation  
Location: 2222 Market Street  
Size: 331,000 sf  
Retail Square Footage: 5,000 sf (estimate)  
Start Date: Q2 2020  
Completion Date: Q3 2023  
Status: Under Construction

Description: Parkway Corporation has transformed its parking lot on 23rd and Market into a 331,000 square foot 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.

2. **2300 Market Street**

Developer: Breakthrough Properties  
Location: 2300 Market St  
Size: 200,000 sf  
Start Date: TBD  
Completion Date: TBD  
Status: Proposed

Description: Breakthrough Properties, a collaboration with Tishman Speyer and Bellco Capital, is proposing a mixed-use office and life science building over the original structure at 23rd and Market.
3. Children’s Hospital of Philadelphia (expansion)

Developer: Children’s Hospital of Philadelphia  
Location: 690 Schuylkill Avenue  
Size: 350,000 sf  
Start Date: 2021  
Completion Date: 2026  
Status: Under Construction

Description: Children’s Hospital of Philadelphia is developing a high-rise tower next to the Roberts Center for Pediatric Research in South Philadelphia. This 14-story tower will hold 350,000 square feet of research lab, and collaborative space with a metal panel and glass exterior. This project was announced in addition to the New Patient Tower project across the river in University City, which contribute to the hospital’s $3.4 billion capital facilities plan.

4. Thomas Jefferson Specialty Care Facility

Developer: Jefferson Health  
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.
5. Caroline Kimmel Biomedical Building - Thomas Jefferson University

Developer: Thomas Jefferson University
Location: 9th and Locust Streets
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 will create space for 56 additional National Institutes of Health funded researchers and an additional 250 to 400 jobs at Jefferson.

6. AC Hotel by Marriott

Developer: Baywood Hotels
Location: 230 North 13th Street
Size: 103,000 sf
Hotel Rooms: 158
Retail Square Footage: 60,000 sf (restaurant)
Start Date: TBD
Completion Date: TBD
Description: Developed by Baywood Hotels, 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.
7. Philadelphia Ballet
Developer: Philadelphia Ballet
Location: 323 North Broad Street
Size: 43,000 sf
Start Date: 2022
Completion Date: 2024
Status: Under Construction
Investment: $35 million
Description: Varenhorst Architects’ design of the new Philadelphia Ballet building includes dance studios, a large-scale black box performance space, changing rooms, a dancers’ lounge, a café and administrative offices.

8. 76 Place at Market East
Developer: 76 Devcorp
Location: 10th and Market Streets
Size: 175,000 sf
Start Date: 2026
Completion Date: 2031
Status: Proposed
Investment: $1.3 billion
Description: 76 Place is proposed as the new home of the Philadelphia 76ers. The new arena will span the 1000 and 1100 blocks of Market Street. The project is expected to include ground-floor retail and restaurants.

9. Calder Gardens
Developer: The Calder Foundation
Location: 2182-2128 Benjamin Franklin Parkway
Size: 18,000 sf
Start Date: Q4 2022
Completion Date: 2024
Status: Proposed
Investment: $70 million
Description: Designed by Herzog & de Meuron, Calder Gardens will showcase the art and ideas of Alexander Calder. Featuring galleries illuminated by natural light, in a structure ensconced in a flowing landscape of native and flowering species, Calder Gardens will present a rotating selection of masterworks from the Calder Foundation, including mobiles, stabiles, monumental sculptures, and paintings.
10. **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 Theatre will include a fully renovated lobby and box office, additional space for its growing education programs, two state-of-the-art rehearsal halls, a 400-seat theater-in-the-round, which will be the first of its kind in the region, and a public restaurant.

11. **Philadelphia Public Safety Building**
   
   **Developer:** Tower Investments (Bart Blatstein)  
   **Location:** 400 North Broad Street  
   **Size:** 468,000 sf  
   **Completion Date:** 2022  
   **Status:** Completed  
   **Investment:** $300 million  
   **Description:** Built in 1924, the former home of The Philadelphia Inquirer is being renovated and retrofitted as the new headquarters of the Philadelphia Police Department and other city public safety agencies.
12. 2100 Hamilton

Developer: Bock Development Group  
Location: 2100 Hamilton Street  
Size: 99,000 sf  
Residential Units: 27  
Start Date: 2019  
Completion Date: 2022  
Status: Completed  
Investment: $30 million  

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, as well as a lounge area and 24-hour concierge.

13. Arthaus

Developer: Dranoff Properties  
Location: 301 South Broad Street  
Size: 400,000 sf  
Residential Units: 108  
Start Date: 2019  
Completion Date: 2022  
Status: Completed  
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, and an off-street port-cochere circular driveway. Each home occupies an entire corner of the building with full walls of floor-to-ceiling windows. Amenities include a lap pool and sundeck, greenhouse and planting beds for residents, reflecting pool, lawn, dog run and pet spa, outdoor terraces with two grilling stations, club room, demonstration kitchen with café, dining salon, library, board room, hot tub, sauna, steam room, yoga studio, fitness center, Zoom studio, and private salon.
14. Broadridge Philly
Developer: RAL Development Services LLC
Location: 1300 Fairmount Avenue
Size: 625,000 sf
Residential Units: 478
Retail Square Footage: 60,000 sf
Start Date: September 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. 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 that opened last December and Chesterbrook Academy Preschool by Nobel Learning. The building also has two levels of parking with a capacity for 292 cars. Amenities include a large, attended lobby, two outdoor terraces with a bocce court, fitness center with training rooms, yoga lawn, dog run, pet spa, outdoor event space, screening room, children’s playroom, an outdoor pool with an indoor pool lounge, a co-working area, an indoor/outdoor resident lounge and grilling areas, bike room and a 24-hour doorman.

15. River Walk
Developer: PMC Property Group
Location: 23rd and Arch Streets
Size: 861,779 sf
Residential Units: 700 (estimate)
Retail Square Footage: 72,000+ sf
Start Date: 2019
Completion Date: 2022
Status: Completed
Investment: $300 million+
Description: River Walk is a newly constructed, 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 pedestrian bridge that will pass over a walkway and connecting the two properties. The 28-story tower at 60 North 23rd Street features rooftop amenities including terraces, a pool, lounge, and fitness center, as well as on-site parking and more than 72,000 square feet of ground-floor retail space including a two-level Giant supermarket occupying 65,000 square feet. The 32-story tower at 2301 John F. Kennedy Boulevard features more community spaces as well as on-site parking and an additional 2,375 square feet of ground-floor retail.
16. The Block at SoNo Apartments

Developer: Alliance Partners HSP
Location: 1500 Hamilton Street
Size: 496,000 sf
Residential Units: 576
Retail Square Footage: 2,800 sf
Start Date: Q3 2017
Completion Date: Q2 2021
Status: Completed
Investment: $160 million

Description: Radnor Property Group is the developer, owner and asset manager of this $160 million, 496,000 square feet mixed-use development 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), a community plaza/garden, underground parking, residential amenities including a fitness center, game room, sport simulator, communal kitchen and rooftop deck, and the Hamilton HUB co-working space. 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. The development is in partnership with Community College of Philadelphia via a long-term ground lease arrangement.

17. The Hamilton

Developer: Radnor Property Group
Location: 1500 Hamilton Street
Size: 496,000 sf
Residential Units: 576
Retail Square Footage: 2,800 sf
Start Date: Q3 2017
Completion Date: Q2 2021
Status: Completed
Investment: $160 million

Description: Radnor Property Group is the developer, owner and asset manager of this $160 million, 496,000 square feet mixed-use development 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), a community plaza/garden, underground parking, residential amenities including a fitness center, game room, sport simulator, communal kitchen and rooftop deck, and the Hamilton HUB co-working space. 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. The development is in partnership with Community College of Philadelphia via a long-term ground lease arrangement.
18. The Terrace on 18th
Developer: Pearl Properties
Location: 1776 Benjamin Franklin Parkway
Size: 325,000 sf
Residential Units: 294
Retail Square Footage: 25,000 sf
Start Date: 2020
Completion Date: 2021
Status: Completed
Description: Pearl Properties converted the Hilton Embassy Suites hotel at 1776 Benjamin Franklin Parkway into 294 apartments. The property has 25,000 square feet of retail space, leased to Victory Brewery and Federal Donuts, and a 150-space underground garage.

19. 12th & Sansom
Developer: Greystar Worldwide LLC
Location: 123 South 12th Street
Size: 522,000 sf
Residential Units: 399
Retail Square Footage: 11,000
Start Date: 2021
Completion Date: 2023
Status: Under Construction
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.

20. 1620 Sansom
Developer: Southern Land Company
Location: 1620 Sansom Street
Size: 376,900 sf
Retail Square Footage: 31,000 sf
Start Date: October 2021
Completion Date: Fall 2023
Status: Under Construction
Investment: $200 million
Description: Nashville-based developer Southern Land Company has broken ground on a 292-unit building at 1608 Sansom Street. Plans call for 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.
21. **200 South 12th Street**

**Developer:** Midwood Investment & Development  
**Location:** 200 South 12th Street  
**Size:** 401,870 sf  
**Residential Units:** 378  
**Retail Square Footage:** 39,999  
**Start Date:** 2022  
**Completion Date:** 2024  
**Status:** Under Construction  
**Investment:** $200 million  

**Description:** Midwood Investment & Development has begun construction for a mixed-use development project with 378 dwelling units, commercial space, 68 underground parking spots, and 232 bicycle spaces.

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22. **200 Spring Garden**

**Developer:** National Real Estate Development and Kushner Real Estate Group  
**Location:** 200 Spring Garden Street  
**Size:** 337,662 sf  
**Residential Units:** 360  
**Retail Square Footage:** 23,289 sf  
**Start Date:** Q2 2022  
**Completion Date:** Q1 2024  
**Status:** Under Construction  

**Description:** 200 Spring Garden Street is a 13-story, mixed-use building with 355 residential units and 23,389 square feet of retail anchoring the northern end of the larger Northern Liberties development. The site will serve as a gateway to the East Callowhill neighborhood from Northern Liberties, 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 features an activated ground floor with a two-story City Fitness flagship along Spring Garden Street, a public plaza, marquee retail at the corner of Spring Garden Street, and amenity spaces down most of the North 2nd Street frontage. Parking for residents will be internal to the structure with vehicular access from North 2nd Street.
23. **23rd & Cherry Street**

Developer: PMC Property Group  
Location: 139 North 23rd Street  
Size: 125,576 sf  
Residential Units: 115  
Retail Square Footage: NA  
Start Date: 2022  
Completion Date: 2023  
Status: Under Construction  
Description: PMC Property Group has broken ground on a 115-unit apartment building adjacent to its River Walk high-rise complex under construction along the Schuylkill waterfront.

24. **418 Spring Garden**

Developer: Southern Land Company  
Location: 418 Spring Garden Street  
Size: 338,824 sf  
Residential Units: 329  
Retail Square Footage: 15,000 sf  
Start Date: Spring 2022  
Completion Date: Spring 2024  
Status: Under Construction  
Investment: $200 million  
Description: Southern Land Company is proposing a 112-story, 137-foot-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.

25. **501 Spring Garden**

Developer: RREI LLC  
Location: 501-539 Spring Garden Street  
Size: 478,782 sf  
Residential Units: 382  
Retail Square Footage: 60,810 sf  
Start Date: 2022  
Completion Date: 2023  
Status: Under Construction  
Description: The total project will feature 21,000 square feet of retail, 16,000 square feet of amenity space, and 46,000 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. The tower is highly visible from I-95 and I-676 (the offramp between the two rounds on the southeast corner of the site). The internal street, retail, landscaping, and art program lining the garage façade all aim to attract residents to the project, activate the site, and connect the southern end of this new neighborhood with Old City.
26. 650 Fairmount
Developer: PRDC Properties
Location: 650 Fairmount Avenue
Size: 177,291 sf
Residential Units: 404
Retail Square Footage: 21,000 sf
Start Date: 2022
Completion Date: 2025
Status: Under Construction
Investment: $100 million
Description: Located on the western side of Northern Liberties, 650 Fairmount is a $100 million mixed-use project featuring 297 apartments, 107 townhouses, duplexes, and triplexes, 221 parking spaces, and 21,000 square feet of retail space.

27. 9th and Washington
Developer: Midwood Investment & Development
Location: 9th Street and Washington Avenue
Size: 147,000 sf
Residential Units: 164
Retail Square Footage: 15,000 sf
Start Date: Q1 2020
Completion Date: 18 months from start
Status: Under Construction
Investment: $80 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.
28. Broad & Noble

Developer: Toll Brothers Apartment Living & Sundance Bay
Location: 435 North Broad Street
Size: 326,000 sf
Residential Units: 344
Retail Square Footage: 10,440 sf
Start Date: Summer 2021
Completion Date: Summer 2023
Status: Under Construction
Investment: $150 million approx

Description: Toll Brothers Apartment Living is building an 118-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 retail space, and serving to mark the entrance to the Rail Park.

29. Broad & Washington

Developer: Tower Investments (Bart Blatstein)
Location: 1001 South Broad Street
Size: 1,543,218 sf
Residential Units: 1,100
Retail Square Footage: 65,000 sf
Start Date: 2021
Completion Date: 2023
Status: Under Construction
Investment: $500 million approx

Description: Tower Investments is developing an empty lot at Broad Street and Washington Avenue for an 1,100 unit residential building. Giant Food Stores will be the anchor tenant for the ground floor retail space. The first phase, which broke ground in the fall of 2021, will bring 400 apartments to the market. The building will include a parking garage and a rooftop green space.
30. Chocolate Factory

**Developer:** OCF Realty  
**Location:** 2101 Washington Avenue  
**Size:** 312,000 sf  
**Residential Units:** 306  
**Retail Square Footage:** 36,000 sf  
**Start Date:** 2020  
**Completion Date:** TBD  
**Status:** Under Construction  
**Investment:** $100 million

**Description:** The former site of the Frankford Chocolate Factory on Washington Avenue will be transformed to a mixed-use development that will include townhomes, 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 townhomes, 256 apartments, 36,000 square feet of retail split between an Aldi grocery store and a CVS, and 120 parking spaces below grade.

31. Edgewater Apartments

**Developer:** Greystar Worldwide LLC  
**Location:** 230 North 23rd Street  
**Size:** 145,473 sf  
**Residential Units:** 180  
**Start Date:** 2021  
**Completion Date:** 2023  
**Status:** Under Construction

**Description:** Edgewater Apartment is the second phase of the Edgewater complex located at 2323 Race Street. Upon completion, the 145,473 square foot residential building will provide 180 units ranging from studios to two bedrooms. Amenities include a pool, fitness center, and rooftop patio.

32. One Cathedral Square

**Developer:** EQT Exeter  
**Location:** 1701-11 Race Street  
**Size:** 265,849 sf  
**Residential Units:** 273  
**Retail Square Footage:** 2,961 sf  
**Start Date:** Q4 2020  
**Completion Date:** Q4 2022  
**Status:** Under Construction

**Description:** EQT Exeter 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 includes 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. 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 Benjamin Franklin Parkway and the city skyline. The second phase will include a 685 foot-high tower on corner of 17th and Vine.
### 33. One Dock Street

**Developer:** LCOR  
**Location:** 1 Dock Street  
**Size:** 286,000 sf  
**Residential Units:** 272  
**Hotel Rooms:** NA  
**Retail Square Footage:** NA  
**Start Date:** 2021  
**Completion Date:** Fall 2023  
**Status:** Under Construction  

**Description:** LCOR is building a 31-story high-rise at 1 Dock Street. Located 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.

### 34. The Laurel

**Developer:** Southern Land Company  
**Location:** 1911 Walnut Street  
**Size:** 550,000 sf  
**Residential Units:** 189 apartments; 60 condos  
**Retail Square Footage:** 43,947 sf  
**Start Date:** 2019  
**Completion Date:** 2023  
**Status:** Under Construction  
**Investment:** $400 million  

**Description:** Southern Land Company’s mixed-use tower stands at 48 stories and includes 60 condominiums, 189 short- and long-term rental apartments and 207 underground parking spaces. The condominiums have a separate entrance and amenities. Southern Land decided to furnish some of the rental units and offer them up for as little as a few nights per stay, in response to demand for hotel-style accommodations in the neighborhood. The residential tower will include valet parking, indoor pool, fitness center, club room and terrace overlooking Rittenhouse Square, conference room, and a 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.
35. Vine Street Apartments
Developer: Meritis Group
Location: 1201-09 Vine Street
Size: 83,635 sf
Residential Units: 120
Status: Under Construction
Investment: $10 million
Description: Vine Street Apartments will add 180 residential units to an existing building at 1201 Vine Street. The project will total 83,635 square feet and include 36 parking spaces.

36. Vine Street Living
Location: 214 Vine Street
Size: 26,550 sf
Residential Units: 29
Status: Under Construction
Description: The 26,550 square foot building will create 29 apartment units in Old City upon completion.

37. Vine Street Lot
Developer: Durst Organization
Location: 300 North Christopher Columbus Boulevard
Size: 345,301 sf
Residential Units: 360
Retail Square Footage: 10,000
Start Date: 2022
Status: Under Construction
Description: The Durst Organization paid $10 million for the city-owned lot on the Delaware waterfront north of the Benjamin Franklin Bridge, where it is building a 25-story tower with 10,000 square feet of retail space.

38. 1101 Walnut Street
Developer: Abrams Realty & Development LLC
Location: 1101 Walnut Street
Size: 138,150 sf
Residential Units: 198
Retail Square Footage: 4,420 sf
Start Date: TBD
Completion Date: TBD
Status: Proposed
Description: A 24-story, 198 unit apartment building is planned for the corner of 11th and Walnut streets, replacing the former Wendy’s restaurant. The project also includes 4,420 square feet of retail on the ground and second floors and 6,281 square feet of office and amenities on the third floor.
39. 1428 Callowhill

Location: 1428 Callowhill Street
Size: 117,624 sf
Residential Units: 162
Start Date: TBD
Completion Date: TBD
Status: Proposed
Investment: $19 million
Description: A 117,624 square foot residential building is proposed for a parking lot at 1428 Callowhill Street. The building will have 263 apartments, 31 parking spaces, and 74 bicycle spaces.

40. 2012 Chestnut

Developer: Alterra Property Group and Rheal Capital Management
Location: 2012 Chestnut Street
Size: 112,130 sf
Residential Units: 162
Retail Square Footage: Approx 5,000 sf
Start Date: 2020
Completion Date: 2021
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.
41. 2201 Washington Avenue

**Developer:** 2201 Washington Avenue OFC LLC  
**Location:** 2201 Washington Avenue  
**Size:** 117,500 sf  
**Residential Units:** 111  
**Retail Square Footage:** 15,000 sf  
**Start Date:** October 2019  
**Completion Date:** TBD  
**Status:** Proposed  
**Investment:** $40 million  

**Description:** 2201 Washington Avenue is a proposed development of single-family townhomes and a mixed-use building. The site includes 21 townhomes facing League Street that will feature three bedrooms, amenity spaces, two-car garages, and green roofs with pilot house access, occupying roughly 2,880 square feet. Two mixed-use buildings with 90 apartments and 15,000 square feet of retail will front Washington Avenue.

42. 244–58 North 2nd Street

**Developer:** OCF Realty  
**Location:** 244–58 North 2nd Street  
**Residential Units:** 11  
**Start Date:** TBD  
**Completion Date:** TBD  
**Status:** Proposed  

**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.

43. 33 North 22nd Street

**Developer:** PMC Property Group  
**Location:** 33 North 22nd Street  
**Size:** 456,380 sf  
**Residential Units:** 341  
**Start Date:** TBD  
**Completion Date:** TBD  
**Status:** Proposed  

**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 for the 32,616 square foot, CMX-5 zoned parking lot 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.
44. 412 North 2nd

Developer: National Real Estate Development and Kushner Real Estate Group
Location: 412 North 2nd Street

Size: 364,758 sf
Residential Units: 397
Retail Square Footage: 21,359 sf
Start Date: TBD
Completion Date: TBD
Status: Proposed

Description: 412 N 2nd Street is a proposed 23-story, 397-unit, multifamily apartment building anchoring the southern end of the larger Northern Liberties development. The site will serve as a gateway to Old City, connecting pedestrians in both neighborhoods by means of a Woonerf, or “living street,” running north/south through the site. Designed with the urban experience in mind, the apartment tower sits on a two-story brick base, housing ground-floor retail facing the Woonerf. An existing structure will be modified to create a freestanding retail bar which will line the opposite side of the Woonerf. An above-ground parking structure faces North 2nd Street, with a landscaped deck connecting to the building’s amenities on the third floor.

45. 417-25 Callowhill

Developer: Linden ODG Philly LLC
Location: 417-25 Callowhill Street
Size: 213,115 sf
Residential Units: 220
Start Date: TBD
Completion Date: TBD
Status: Proposed

Description: Developers are planning a seven-story, 219,000 square foot U-shaped building with a center courtyard that includes 220 residential units and 70 parking spaces in the CMX-3 zoned project site at 417-25 Callowhill Street.
46. **500 North Christopher Columbus Boulevard**

**Developer:** Jefferson Apartment Group and Haverford Properties  
**Location:** 500 North Christopher Columbus Boulevard  
**Description:** Set along the Delaware River, 501 N. Christopher Columbus Boulevard is a nine-acre waterfront property in the Northern Liberties neighborhood. The redevelopment of this site, formerly known as Festival Pier, will offer 45,000 square feet of retail space including shops and restaurants anchored by a Sprouts Farmers Market grocery store. This new development will include a public plaza, splash pad water feature, art installations, and extension of the Delaware River Trail through the parcel.

<table>
<thead>
<tr>
<th>Residential Units</th>
<th>Retail Square Footage</th>
<th>Status</th>
<th>Completion Date</th>
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<tbody>
<tr>
<td>470</td>
<td>45,000 sf</td>
<td>TBD</td>
<td>TBD</td>
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</tbody>
</table>

47. **502 Wood Street**

**Developer:** Toll Brothers  
**Location:** 502 Wood Street  
**Size:** 55,470 sf  
**Residential Units:** 50  
**Start Date:** TBD  
**Completion Date:** TBD  
**Status:** Proposed  
**Investment:** $5.5 million  
**Description:** This proposed residential building will create 55 units including studios, one bedroom, and two bedroom apartments.

48. **702 Sansom**

**Developer:** Toll Brothers  
**Location:** 702 Sansom Street  
**Size:** 135,540 sf  
**Residential Units:** 63  
**Retail Square Footage:** 4,500 sf  
**Start Date:** 2022  
**Completion Date:** 2024  
**Status:** Proposed  
**Investment:** $100 million approx  
**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 square feet of retail, and off-site valet parking at the 618 Market Street. 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.
49. 918-980 Delaware Avenue

**Location:** 918-980 Delaware Avenue  
**Size:** 130,796 sf  
**Residential Units:** 462  
**Retail Square Footage:** 21,560 sf  
**Start Date:** TBD  
**Completion Date:** TBD  
**Status:** Proposed

**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 462 residential units, six commercial spaces, 144 car parking spots and 162 bicycle spaces.

50. Broad & Pine

**Developer:** Dranoff Properties  
**Location:** 337 South Broad Street  
**Size:** 145,200 sf  
**Residential Units:** 91  
**Retail Square Footage:** 2,800 sf  
**Start Date:** TBD  
**Completion Date:** TBD  
**Status:** Proposed

**Description:** Dranoff Properties is proposing a residential mixed use building on the corner of Broad and Pine streets composed of 91 rental units and ground floor retail. Designed by My Architecture, the building’s exterior draws from the historical architecture on Avenue of the Arts.
51. Broad and Lombard
Developer: The Goldenberg Group
Location: 500 South Broad Street
Size: 597,347 sf
Residential Units: 468
Start Date: TBD
Completion Date: TBD
Status: Proposed
Description: Developed by The Goldenberg Group, this 468-unit high-rise will offer extensive amenities with direct access to the Avenue of the Arts.

52. Dilworth House
Developer: Astoban Investments
Location: 223-225 South 6th Street
Size: 56,000 sf
Residential Units: 10
Start Date: TBD
Completion Date: TBD
Status: Proposed
Investment: $36 million
Description: Astoban Investments recently purchased Dilworth House and is finalizing the designs for the 10-unit project on Washington Square.

53. Fishtown Village
Developer: McGovern Holdings
Location: 700 Delaware Avenue
Size: 255,000 sf
Residential Units: 488
Start Date: TBD
Completion Date: TBD
Status: Proposed
Description: The proposed buildings call for a 482-unit apartment complex on a mostly vacant lot near the Delaware River waterfront at Fairmount Avenue.
54. Freeman’s Auction House
Developer: Astoban Investments
Location: 1808-10 Chestnut Street
Size: 128,000 sf
Residential Units: 19
Retail Square Footage: 24,000 sf
Start Date: TBD
Completion Date: TBD
Status: Proposed
Investment: $64 million
Description: Astoban Investments plans to preserve the existing six-story building that formerly housed Freeman’s Auction, and construct a 19-story condominium tower above it for a total of 25 stories.

55. Harper Square
Developer: Pearl Properties
Location: 115 South 19th Street
Size: 400,000 sf
Residential Units: 237
Retail Square Footage: 15,000 sf
Start Date: Fall 2022
Completion Date: Spring 2025
Status: Proposed
Description: Pearl Properties is building a 55-story, 237 residential unit skyscraper at 115 South 19th Street across the street from The Harper which will also include 15,000 square feet of retail space on the lower floors.
56. Market House

Developer: 8th and Passyunk Development LLC
Location: 1100 East Passyunk Avenue
Size: 47,831 sf
Residential Units: 39
Retail Square Footage: 4,500 sf
Start Date: TBD
Completion Date: TBD
Status: Proposed
Description: Situated at the triangular lot bounded by Passyunk Avenue, 8th Street and Washington Avenue, Market House is proposed a 39-unit, six-story apartment building with commercial space on the ground floor.

57. Penn’s Landing

Developer: Durst Organization
Location: 101 South Christopher Columbus Boulevard
Size: 3.3 million sf
Residential Units: 2,300
Hotel Rooms: 225
Retail Square Footage: 120,000
Completion Date: TBD
Status: Proposed
Investment: $225 million

Description: An 11-acre park between Chestnut and Walnut streets will stretch from Front Street to the Delaware River, capping I-95 and engineered so that trees can be planted on what feels like ground level. The park will end at the waterfront in a large public space, framed by an amphitheater. By creating this public amenity, the $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 the 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.
58. Pier 34/35 South
Developer: Ensemble Investments LLC
Location: 735 South Christopher Columbus Boulevard
Size: 350,000 sf
Residential Units: 308
Retail Square Footage: 5,000 sf
Start Date: TBD
Completion Date: TBD
Status: Proposed
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 square foot 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. LVL North
Developer: Alterra Property Group
Location: 510 North Broad Street
Size: 533,000 sf
Residential Units: 410
Retail Square Footage: 50,000 sf
Start Date: July 2020
Completion Date: August 2022
Status: Completed
Investment: $175 million
Description: Located at 510 North Broad Street, the mixed-use project includes 410 residential units, 300 parking spaces, and a full-service Giant supermarket on the ground floor.
60. 545 North Broad

Developer: Elk Street Management
Location: 545 North Broad Street
Size: 152,635 sf
Residential Units: 108
Start Date: 2021
Completion Date: 2023
Status: Under Construction
Investment: $45 million

Description: Located just north of City Hall on North Broad Street, the building itself will sit upon a former Goodyear auto repair shop, which was demolished by Keating prior to construction. Once completed, the building will house 108 units comprised of approximately 150,000 square feet over eight stories, as well as 11,000 square feet of commercial space located on the ground floor. Below the commercial space, there will be 31 parking spaces as well as 50 bicycle spots for the residents of the building. The structure will accommodate for a mix of two- and three-bedroom apartments.

61. 21M

Developer: Brandywine Realty Trust
Location: 21st and Market Streets
Size: 553,000 sf
Residential Units: 147
Retail Square Footage: 28,621 sf
Start Date: TBD
Completion Date: TBD
Status: Proposed

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.

62. 2301 John F Kennedy Boulevard

Developer: PMC Property Group
Location: 2301 John F Kennedy Boulevard
Size: 334,201 sf
Residential Units: 287
Start Date: TBD
Completion Date: TBD
Status: Proposed

Description: PMC Property Group is planning a 22 story residential commercial mixed use building along the Schuylkill River with 287 units and office space on the top floors.
63. 36–39 South 2nd Street

Developer: 2nd + Trotters LLC
Location: 36-39 South 2nd Street
Size: 51,623 sf
Residential Units: 61
Start Date: 2022
Completion Date: TBD
Status: Proposed
Investment: $10.5 million
Description: This project will stand seven stories tall with ground floor commercial space and 61 residential units above.

64. Mural West

Developer: Precision Realty Group
Location: 523 North Broad Street
Size: 377,911 sf
Residential Units: 205
Retail Square Footage: 10,287 sf
Start Date: TBD
Completion Date: TBD
Status: Proposed
Description: The design of Mural West is inspired by the mural "Common Threads" by artist Meg Saligman located directly behind the proposed development. Precision Realty Group plan to construct a 363-foot-tall tower on the corner of Spring Garden and Broad streets. This project will include retail on the ground floor, commercial medical space, and 205 residential units.
65. Two Cathedral Square

Developer: EQT Exeter  
Location: 227 North 18th Street  
Size: 750,000 sf  
Retail Square Footage: 4,500 sf  
Start Date: Q2 2022  
Completion Date: TBD  
Status: Proposed  
Description: Two Cathedral Square will bring a total of 750,000 square feet of new development to Logan Square, including 14 floors of trophy workspace, 20 floors of residential space, ground floor retail, and underground parking.
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Alterra Property Group - Leo Addimando, Mark Cartella
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Lubert Adler - Eliott Albert
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Parkway Corporation - Brian Berson
Pearl Properties - Jim Pearlstein
PMC Property Group - Adriano Calvanese & Greg Webster
Precision Reality Group - Steve Jeffries
Radnor Property Group - Tim Gigliotti; Nick Allen
RREI LLC - David Gest; Jeff Blaker; Victor Rodin
Southern Land Company - Dustin Downey; Brian Emmons
Thomas Jefferson University - Clayton Mitchell
Toll Brothers - John Dean; Amanda Maize; Adam Lampf
Walnut Street Theatre - Mark Sylvester

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