



# CENTER CITY PHILADELPHIA DEVELOPMENTS 2022



CENTER CITY  
DISTRICT

CENTRAL PHILADELPHIA  
DEVELOPMENT  
CORPORATION



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# 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 foot 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.

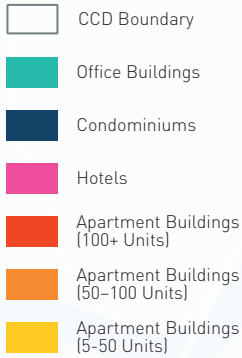
## A Highly Diversified Downtown

### Greater Center City: Spring Garden – South Street River to River

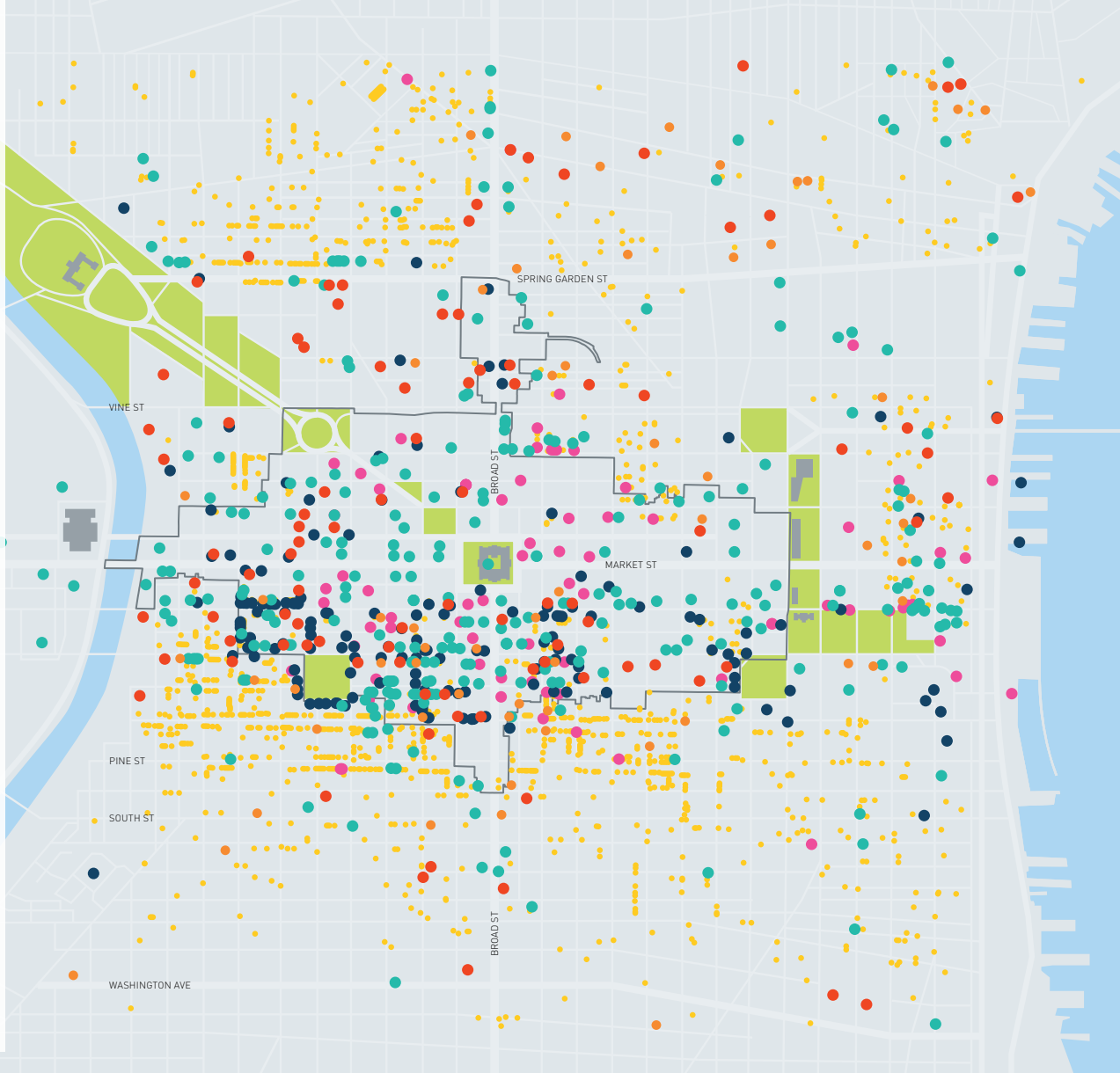
237 Office Buildings  
157 Condominiums  
76 Hotels  
75 Apartment Buildings (100+)  
51 Apartment Buildings (51–100)  
991 Apartment Buildings (5–50)

### Center City District:

142 Office Buildings  
128 Condominiums  
46 Hotels  
42 Apartment Buildings (100+)  
14 Apartment Buildings (51–100)  
151 Apartment Buildings (5–50)



Source: Office of Property Assessment, 2022



## Major Center City Projects Completed or Under Construction

**\$4.2 billion**  
in major developments

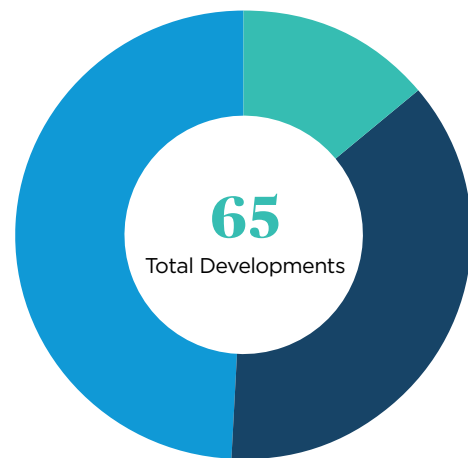
**8,806**  
residential units

**397,000 sf**  
of commercial/mixed use

**740,546 sf**  
of new retail



## Major Developments in Center City, by Status



**49%**  
Proposed

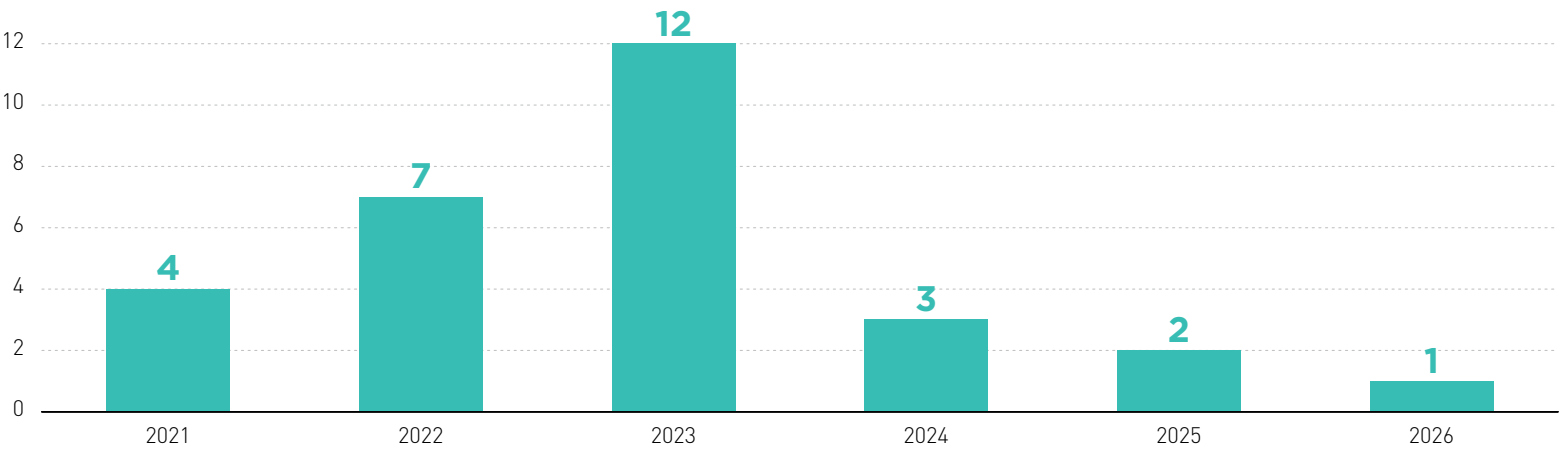
**37%**  
Under  
Construction

**14%**  
Completed

Source: Developments Database 2022, Center City District



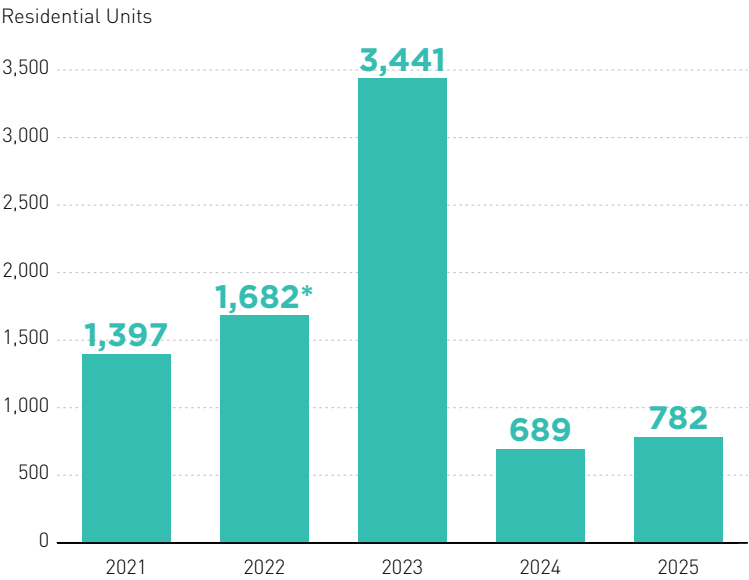
Major Developments Completed or Under Construction, by Completion Date



Source: Developments Database 2022, Center City District

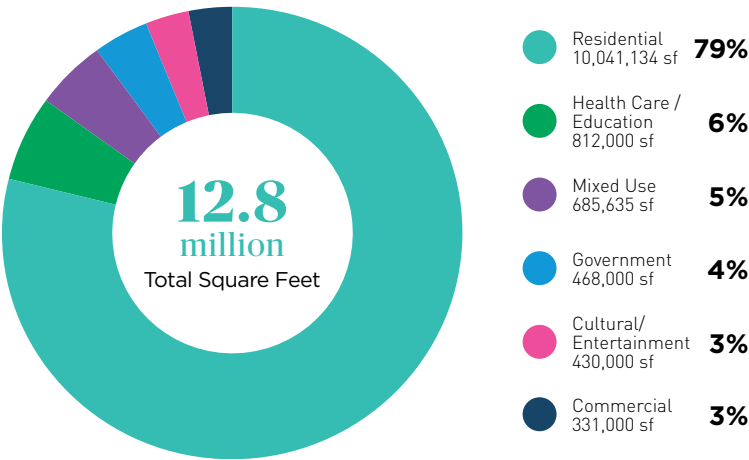
**740,546** square feet of new retail will open in Center City.

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



Source: Developments Database 2022, Center City District  
\*Note: 1,245 units completed by September 2022; 437 units projected to be complete by year end

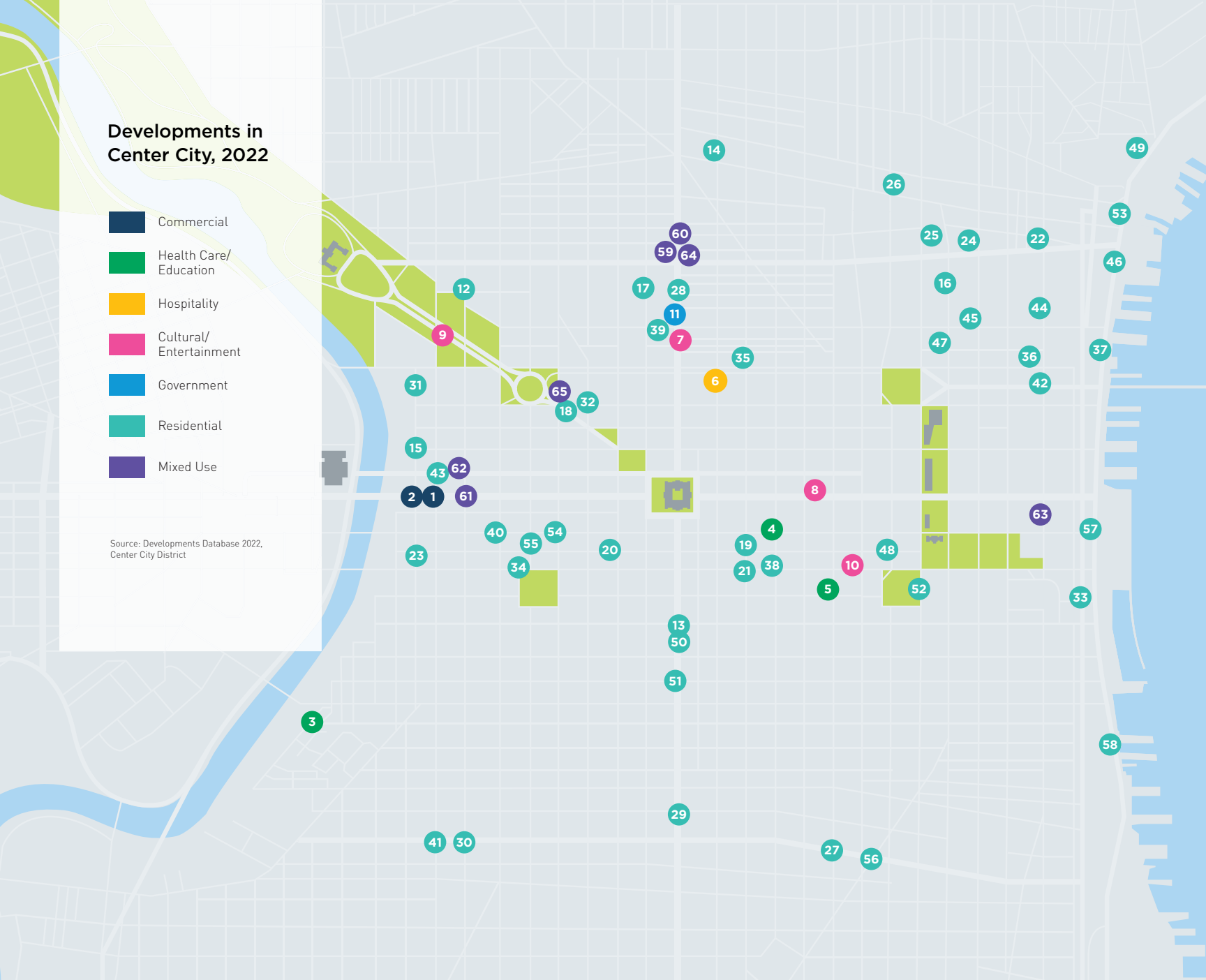
Major Center City Development Completed or Under Construction, by Type and Square Footage



## Developments in Center City, 2022

- Commercial
- Health Care/Education
- Hospitality
- Cultural/Entertainment
- Government
- Residential
- Mixed Use

Source: Developments Database 2022, Center City District



## 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](https://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

**RESIDENTIAL**

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

**MIXED USE**

- |                                   |                              |
|-----------------------------------|------------------------------|
| 59. LVL North                     | 63. 36 – 39 South 2nd Street |
| 60. 545 North Broad               | 64. Mural West               |
| 61. 21M                           | 65. Two Cathedral Square     |
| 62. 2301 John F Kennedy Boulevard |                              |



## COMMERCIAL



### 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.

## HEALTH CARE / EDUCATION



### 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.



Thomas Jefferson University



## 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.

## HOSPITALITY



## 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.



## CULTURAL / ENTERTAINMENT



## 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.

## GOVERNMENT



## 11. Philadelphia Public Safety Building

**Developer:** Tower Investments (Bart Blatstein)

**Location:** 400 North Broad Street

**Size:** 468,000 sf

**Completion Date:** 2022

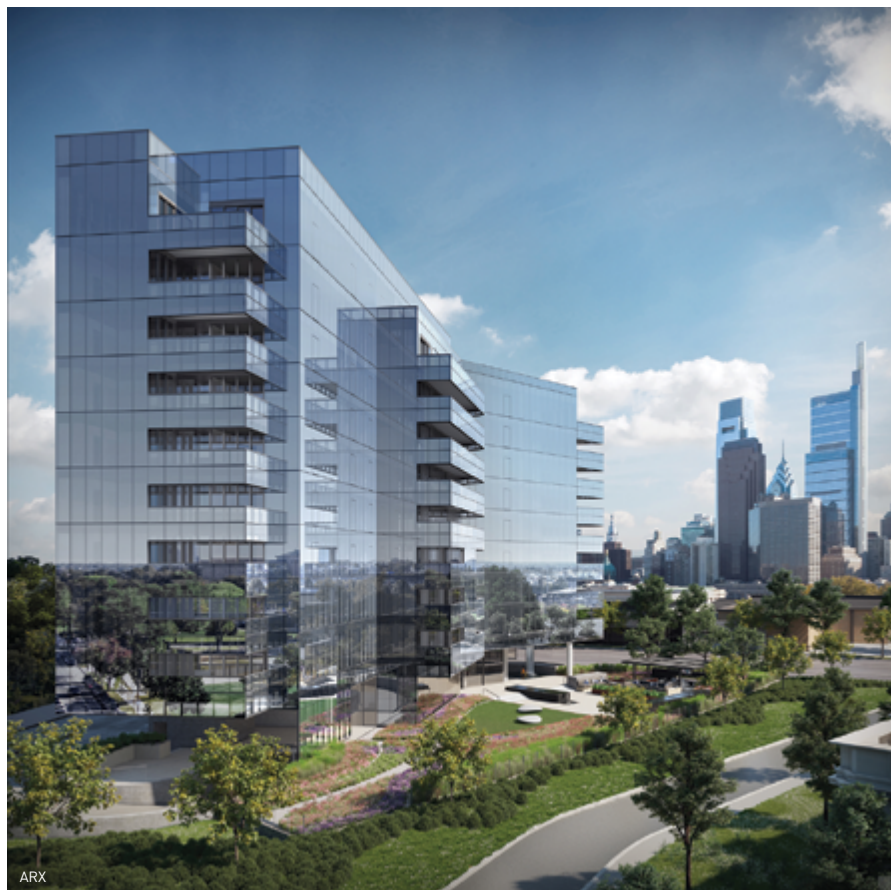
**Status:** Completed

**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.



## RESIDENTIAL



## 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

**Retail Square Footage:** 4,300+ sf

**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

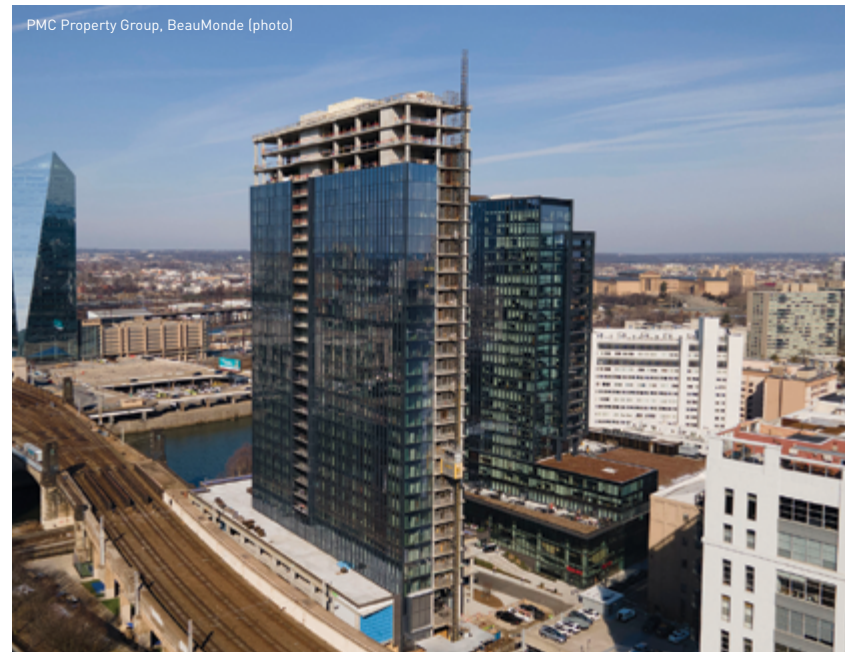
**Start Date:** September 2018

**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:** 456 North 5th Street

**Size:** 239,000 sf

**Residential Units:** 49

**Retail Square Footage:** 131,000 sf

**Start Date:** 2016

**Completion Date:** 2021

**Status:** Completed

**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 square feet of the 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 of Philadelphia's Archives Department opened their 70,000 square foot facility in April 2018; and Target opened its 50,000 square foot "urban format" retail store in August 2018. In July 2019, Alliance broke ground on a planned mixed-use building with 49 apartment units and 11,000 square feet of retail space. This final phase of the project will mark the first large-scale, ground-up residential construction project in more than 30 years in the East Callowhill district and, along with other new developments, can help link Old City to Northern Liberties.



## 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.



## 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.

Solomon Cordwell Buenz



### 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.



Solomon Cordwell Buenz

### 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.

BLTa



### 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.

Morris Adjmi Architects [Design Architect] & BLTa [Executive Architect]



## 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.





BLT Architects

### 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.



Jamie Meller

### 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.





Morris Adjmi Architects

#### 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.



Bernardon

#### 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

**Residential Units:** 470

**Retail Square Footage:** 45,000 sf

**Start Date:** TBD

**Completion Date:** TBD

**Status:** Proposed

**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.



## 47. 502 Wood Street

**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.



DIGSAU, rendering B&amp;TB



## 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.

## MIXED-USE

### 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. DPrecision 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.



## INFORMATION PARTNERS

8th and Passyunk Development LLC - Rich Villa  
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 Alterra Property Group - Leo Addimando, Mark Cartella  
 Astoban Investments - Assaad Henoud  
 Bock Development Group - Cecil Baker  
 Brandywine Realty Trust - Alexis Hilinski  
 Children Hospital of Philadelphia - Kaitlyn Tivenan  
 Ensemble Investments LLC - Mark Sanderson  
 EQT Exeter - Edward Fitzgerald and Kevin Urso; Gianni Parente  
 Greystar Worldwide, LLC - George Haward  
 Linden ODG Philly LLC - Michael S. McCloskey; Justin Gebhard  
 Lubert Adler - Elliot Albert  
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 Parkway Corporation - Brian Berson  
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 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 Lampl  
 Walnut Street Theatre - Mark Sylvester

## PHOTOGRAPHY AND RENDERINGS

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## UPDATES/ERRATA

[centercityphila.org/developments](http://centercityphila.org/developments)



The Center City District (CCD), Central Philadelphia Development Corporation (CPDC) and Center City District Foundation (CCDF) work together to enhance the vitality and competitiveness of Philadelphia's downtown. In 1991 the business leadership organization CPDC created the CCD business improvement district to deliver daily services with the goal of making Center City clean and safe. This helped transform Center City into a vibrant 24-hour downtown, attractive to businesses, residents, students, shoppers and tourists.



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