



Tentative CDR Agenda - Tuesday, April 2, 2019 1:00PM

Room 18-029, One Parkway Building, 1515 Arch Street, Philadelphia, PA 19102

1. 1401 and 1401R S Christopher Columbus Boulevard *(heard at March 6, 2018 CDR meeting)*

Zoned: CMX-3 (Commercial, Mixed-Use)
Gross Square Footage: 383,650 square feet for multi-family residential
285,044 square feet for single-family residential
25,600 square feet for commercial space

Uses: 330 multi-family dwelling units, 92 single-family units
Parking: 564 automobile parking spaces
Developer: South Christopher Columbus Capital 1499, LLC
Architect: Atrium Design Group
Attorney: Hercules Grigos, Esq., Obermayer Rebmann Maxwell Hippel LLP
PCPC Presenter: [Ayse Unver](#)

2. 1121 N Delaware Avenue *(heard at March 5, 2019 CDR meeting)*

Zoned: CMX-3 (Commercial, Mixed-Use)
Gross Square Footage: 189,945 square feet for multi-family dwelling units

Uses: 57 dwelling units, plus cafe
Parking: 57 residential parking spaces, 10 visitor parking spaces
Developer: Prakas & Co.
Architect: Cecil Baker and Partners
Attorney: Hercules Grigos, Esq., Obermayer Rebmann Maxwell Hippel LLP
PCPC Presenter: [Ian Litwin](#)

3. 1000-38 W Girard Avenue

Zoned: CMX-2.5 (Commercial, Mixed-Use)
Gross Square Footage: 12,000 square feet for commercial space
100,500 square feet for multi-family dwelling units

Uses: 120 dwelling units, plus 6 commercial spaces
Parking: 44 residential parking spaces
Developer: Zain Development, LLC
Architect: SgRA Architecture, PC
Attorney: Adam Laver, Esq., Blank Rome LLP
PCPC Presenter: [Ian Litwin](#)

One Parkway Building
1515 Arch St.
13th Floor
Philadelphia, PA 19102

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www.phila.gov/cityplanning

4. 2932 N Broad Street

Zoned: CMX-3 (Commercial, Mixed-Use)
Gross Square Footage: 124,393 square feet for multi-family dwelling units
8,985 square feet for retail and office space

Uses: 135 dwelling units, 1 commercial space
Parking: 51 automobile parking spaces
Developer: HFZ Capital Group
Architect: Stantec, and Kelly Maiello Architects
Attorney: Eileen Quigley Esq., Ballard Spahr LLP
PCPC Presenter: [Jack Conviser](#)

5. 1101-1133 S 9th Street

Zoned: CMX-3 (Commercial, Mixed-Use)
Gross Square Footage: 131,642 square feet for multi-family dwelling units
15,566 square feet for retail space

Uses: 157 dwelling units, plus commercial spaces
Parking: 48 residential parking spaces, 72 public parking spaces
Developer: Midwood Investment and Development
Architect: BLT Architects
Attorney: Peter Kelsen Esq., Blank Rome LLP
PCPC Presenter: [Alex Smith](#)

6. 12000 E Roosevelt Boulevard

Zoned: I-1 (Industrial)
Gross Square Footage: 68,000 square feet for sports entertainment
40,600 square feet for commercial space

Uses: Sports entertainment, driving range and retail
Parking: 881 automobile parking spaces
Developer: The Provco Group
Architect: 3GHC Architects
Attorney: Brett Peanasky, Klehr Harrison Harvey Branzberg LLP
PCPC Presenter: [Greg Waldman](#)