



Tentative CDR Agenda - Tuesday, October 1, 2019 1:00PM

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

1. 4101 Market Street

Zoned: CMX-4 (Commercial, Mixed-Use)
Gross Square Footage: 120,000 square feet for research and development
45,000 square feet for office space
26,000 square feet for retail space

Uses: Commercial, research and development, and office
Parking: 58 automobile parking spaces
Developer: UPA, University Place Associates, Inc.
Architect: The Sheward Partnership
Attorney: Brett Peanasky, Klehr Harrison Harvey Branzberg
PCPC Presenter: [Jack Conviser](#)

2. 2401-25 N. 2nd Street

Zoned: CMX-2, ICMX, RSA-5 (Commercial mixed-Use, Industrial commercial mixed use, Residential single family)
Gross Square Footage: 98,434 square feet for multi-family dwelling units

Uses: 102 dwelling units
Parking: 44 automobile parking spaces on site
Developer: Fiquiri Skendaj
Architect: T+Associates Architects
Attorney: Alan Nochumson, Nochumson P.C.
PCPC Presenter: [Jack Conviser](#)

3. 2051 Ridge Avenue

Zoned: CMX-3 (Commercial, Mixed-Use)
Gross Square Footage: 98,535 (approx.) square feet for multi-family dwelling units
31,400 square feet for commercial
25,000 square feet for medical use

Uses: 92 dwelling units, commercial including grocery store, medical use, parking garage

Parking: 190 space parking garage
Developer: Sharswood Partners, LLC
Architect: Wulff Architects
Attorney: Rachael Pritzker, Pritzker Law Group LLC
PCPC Presenter: [Dave Fecteau](#)

4. 3622 Mt. Vernon Street, a.k.a. 3600 Haverford Avenue

Zoned: CMX-2 (Commercial, Mixed-Use)
Gross Square Footage: 57,785 square feet for multi-family dwelling units
23,675 square feet for commercial space

Uses: 72 dwelling units, ground floor grocery store
Parking: 2 auto parking spaces on site, 44 off site
Developer: Lomax Real Estate Partners
Architect: WRT, LLC
Attorney: Meredith Ferleger, Dilworth Paxson LLP
PCPC Presenter: [Brian Wenrich](#)

5. 3201 Ryan Avenue

Zoned: RSA-1 (Residential, single-family)
Gross Square Footage: 180,644 square feet for elementary school

Uses: K-8 elementary school
Parking: 132 automobile parking spaces
Developer: Gilbane
Architect: Stantec
Attorney: Matthew McClure, Ballard Spahr
PCPC Presenter: [Dave Munson](#)