Tentative CDR Agenda - Tuesday, December 3, 2019 1:00PM
Room 18-029, One Parkway Building, 1515 Arch Street, Philadelphia, PA 19102

1. 427-43 N Broad Street
   Zoned: CMX-4 (Commercial, Mixed-Use)
   Gross Square Footage: 282,472 square feet for residential
                         10,574 square feet for commercial
                         8,351 square feet for office
   Uses: 368 dwelling units, associated amenities, retail
   Parking: 107 automobile parking spaces (underground)
   Developer: 435 North Broad Associates, LLC
   Architect: Barton Partners Architects Planners, Inc.
   Attorney: Peter Kelsen, Blank Rome LLP
   PCPC Presenter: Jack Conviser

2. 1130 N Delaware Avenue
   Zoned: CMX-3 (Commercial, Mixed-Use)
   Gross Square Footage: 214,537 square feet for residential
   Uses: 244 dwelling units
   Parking: 49 automobile parking spaces
   Developer: Streamline Development
   Architect: Varenhorst
   Attorney: Sean Livesey, Zarwin, Baum, DeVito
   PCPC Presenter: David Fecteau

3. 175 W Oxford Street
   Zoned: RSA-5 (Residential)
   Gross Square Footage: 198,283 square feet for residential
                         18,390 square feet for commercial
   Uses: 171 dwelling units, ground floor retail space, and office
   Parking: 49 automobile parking spaces
   Developer: Northern Star and Ampere Capital Group
   Architect: Sitio Architecture and Urbanism
   Attorney: Hercules Grigos, Klehr Harrison Harvey Branzberg
   PCPC Presenter: Matt Wysong
4. 2315 N Front Street
Zoned: CMX-2.5 (Commercial, Mixed-Use)
Gross Square Footage: 55,900 square feet for multi-family residential
Uses: 63 dwelling units
Parking: 0 automobile parking spaces
Developer: Ampre Capital Group
Architect: Harman Deutsch Ohler
Attorney: Hercules Grigos, Klehr Harrison Harvey Branzberg
PCPC Presenter: Alex Smith

5. 545 N Broad Street
Zoned: CMX-4 (Commercial, Mixed-Use)
Gross Square Footage: 140,275 square feet for residential
11,130 square feet for commercial
Uses: 108 dwelling units with ground floor retail
Parking: 31 underground parking spaces
Developer: Elk Street Management
Architect: Canno Design
Attorney: Adam Laver, Blank Rome LLP
PCPC Presenter: Dave Munson

6. 2301 Oregon Avenue (heard at November 5, 2019 CDR meeting)
Zoned: CMX-2 (Commercial, Mixed-Use)
Gross Square Footage: 138,850 square feet for new commercial
231,669 square feet for residential
137,852 square feet for parking garage
314,403 square feet of existing commercial
Uses: 284 dwelling units, new commercial, renovation of existing
Commercial spaces, parking garage
Parking: 433 parking garage spaces, 875 surface lot spaces
Developer: Cedar South Philadelphia, LLC
Architect: BCT Architects
Attorney: Ronald Patterson, Klehr Harrison Harvey Branzberg
PCPC Presenter: Ayse Unver
7. 510 N Broad Street

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<tr>
<th>Zoned:</th>
<th>CMX-4 (Commercial, Mixed-Use)</th>
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<tbody>
<tr>
<td>Gross Square Footage:</td>
<td>325,573 square feet for multi-family residential and amenities</td>
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<td>43,963 square feet for commercial use</td>
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<table>
<thead>
<tr>
<th>Uses:</th>
<th>494 dwelling units</th>
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<tr>
<td>Parking:</td>
<td>287 automobile parking spaces</td>
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<tr>
<td>Developer:</td>
<td>510 Broad Partners, LLC</td>
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<td>Architect:</td>
<td>JKRPA Architects</td>
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<td>Attorney:</td>
<td>Adam Laver, Blank Rome LLP</td>
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<td>PCPC Presenter:</td>
<td>Alex Smith</td>
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