



Tentative CDR Agenda - Tuesday, December 3, 2019 10:00AM

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

1. 7071 Milnor Street

Zoned: I-1 and I-2 (Industrial)
Gross Square Footage: 222,300 square feet for warehouse/distribution center

Uses: warehouse/distribution center
Parking: 42 loading docks, 35 trailer parking spaces, 161 vehicle spaces
Developer: NP Milnor Industrial, LLC
Architect: Studio North Architecture
Attorney: Ameer Farrell, Kaplin Stewart Attorneys at Law
PCPC Presenter: [David Kanthor](#)

2. 915-923 N Broad Street *(heard at September 3, 2019 CDR meeting)*

Zoned: CMX-4 (Commercial, Mixed-Use)
Gross Square Footage: 63,182 square feet for multi-family residential
6,335 square feet for commercial space
14,838 square feet for office space

Uses: 70 dwelling units, ground floor retail, second floor office functions
Parking: 21 automobile parking spaces
Developer: Z Realty LLC
Architect: Sky Design Studio PC
Attorney: Dennis George, Arangio & George
PCPC Presenter: [Jack Conviser](#)

3. 1101 Chestnut Street

Zoned: CMX-5 (Commercial, Mixed-Use)
Gross Square Footage: 751,820 square feet total in two buildings
460,720 square feet for office and visitor accommodations
278,230 square feet for residential
12,870 square feet for commercial and other uses

Uses: 396 dwelling units, commercial spaces, medical office building

Parking: 300 automobile parking spaces (underground)
Developer: National Real Estate Development
Architect: Ennead Architects, Morris Adjami Architects, and BLTA
Attorney: Stephanie Boggs, Klehr Harrison Harvey Branzberg
PCPC Presenter: [Jack Conviser](#)

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

215-683-4615 Telephone
215-683-4630 Facsimile

www.phila.gov/cityplanning

4. 225 N 38th Street (1 UCity Square)

Zoned: CMX-4 (Commercial, Mixed-Use)
Gross Square Footage: 195,668 square feet for office
195,668 square feet for research laboratory
16,210 square feet for commercial
74,539 square feet for parking

Uses: Office and laboratory with ground floor retail
Parking: 149 underground spaces, 243 spaces in surface lot
Developer: Wexford Science and Technology
Architect: ZGF Architects, LLP
Attorney: David Gest, Ballard Spahr
PCPC Presenter: [Brian Wenrich](#)

5. 3417 W. Indiana Avenue

Zoned: IRMX and RM-1 (Industrial, Residential Mixed-Use, and Residential Multi-family)
Gross Square Footage: 130,336 square feet for residential
19,900 for commercial

Uses: 176 dwelling units and ground floor retail
Parking: 74 underground parking spaces
Developer: Main Street Development
Architect: M Architects, LLC
Attorney: Ronald Patterson, Klehr Harrison Harvey Branzberg
PCPC Presenter: [Ariel Diliberto](#)