



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: Dawn Tancredi, 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
4,600 square feet for commercial

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

Zoned: CMX-4 (Commercial, Mixed-Use)
Gross Square Footage: 325,573 square feet for multi-family residential and amenities
43,963 square feet for commercial use

Uses: 494 dwelling units
Parking: 287 automobile parking spaces
Developer: 510 Broad Partners, LLC
Architect: JKRP Architects
Attorney: Adam Laver, Blank Rome LLP
PCPC Presenter: [Alex Smith](#)