



Tentative CDR Agenda - Tuesday, March 3, 2020 1:00PM

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

1. 5000 Summerdale Avenue

Zoned: I-2 (Industrial)
Gross Square Footage: 211,818 square feet

Uses: Wholesale, distribution, warehouse, storage
Parking: 483 car parking spaces, 48 truck spaces
Developer: North Point Development, LLC
Architect: Studio North Architecture
Attorney: Ameer Farrell, Kaplan Stewart
PCPC Presenter: [Dave Munson](#)

2. 33 Woodlawn Street

Zoned: CMX-3 (Commercial, Mixed-use)
Gross Square Footage: 131,667 square feet

Uses: Warehouse/storage
Parking: 12 vehicular parking spaces
Developer: JSF Management, LLC
Architect: JKRP Architects
Attorney: Hercules Grigos, Klehr Harrison Harvey
Branzburg LLP
PCPC Presenter: [Ian Hegarty](#)

3. 2101 Washington Avenue

Zoned: I-2 (Industrial)
Gross Square Footage: 198,642 gross square feet
256 dwelling units
36,521 square feet of commercial space

Uses: Residential and commercial
Parking: 120 underground automobile parking spaces
Developer: OCF Realty
Architect: JKRP Architects
Attorney: Sean Whalen, Vintage Law
PCPC Presenter: [Ayse Unver](#)



4. 1201 Callowhill Street

Zoned: CMX-3 (Commercial, Mixed-use)
Gross Square Footage: 114,300 square feet
3,989 square feet of retail
8,854 office amenity
83,667 square feet of group living spaces
17,790 square feet of parking (below ground)

Uses: Residential
Parking: 41 vehicular parking spaces
Developer: 1201 Callowhill Associates
Architect: JKRP Architects
PCPC Presenter: [Ian Litwin](#)

5. 1307-57 Germantown Avenue

Zoned: ICMX (Industrial, Commercial, Mixed-use)
Gross Square Footage: 224,616 square feet
190 dwelling units
9,492 square feet of commercial space

Uses: Residential and commercial
Parking: 106 automobile parking spaces
Developer: Streamline
Architect: Harmon Deutsch Ohler Architecture
Attorney: Dawn Tancredi, Zarwin Baum
PCPC Presenter: [Jack Conviser](#)

6. 4440-42 Ridge Avenue

Zoned: CMX-3 (Commercial, Mixed-use)
Gross Square Footage: 135,263 square feet
136 dwelling units
10,720 square feet of commercial space

Uses: Residential and commercial
Parking: 96 automobile parking spaces
Developer: How Group
Architect: Harmon Deutsch Ohler Architecture
Attorney: Ron Patterson, Klehr Harrison
Harvey Branzburg, LLP
PCPC Presenter: [Kacie Liss](#)



7. 919 Diamond Street

Zoned: I-2 (Industrial)
Gross Square Footage: 111,940 square feet
99 dwelling units
15,650 square feet of commercial space

Uses: Mixed-use residential
Parking: 30 automobile parking spaces
Developer: Mazal Tov Development, LLC
Architect: KJO Architecture
Attorney: Michael McIlhinney, Esquire, Orphanides Toner
PCPC Presenter: [Dave Fecteau](#)

8. 501 Spring Garden Street

Zoned: CMX-3 (Commercial, Mixed-use)
Gross Square Footage: 412,283 square feet
351,473 square feet of residential, 382 units
60,810 square feet of retail

Uses: Mixed Use Residential
Parking: 211 vehicular parking spaces
Developer: R Investment Twenty One LLC
Architect: BLT Architects
Attorney: David Gest, Ballard Spahr
PCPC Presenter: [Alex Smith](#)