



## Tentative Civic Design Review Agenda Tuesday, October 13, 2020 1:00 PM

Instructions for public participation on page three

### 1. **3449 Scott's Lane** (*returning case – first heard September 8, 2020*)

Zoned: RM-1  
Gross Square Footage: 254,243 gross square feet  
220 residential units  
  
Uses: Residential  
Parking: 220 vehicular parking spaces  
Developer: SDG 3449 Scotts Lane LLC  
Architect: Design Blendz  
Attorney: Ronald Patterson, Klehr Harrison  
PCPC Presenter: [Matt Wysong](#)

### 2. **1705 N American Street**

Zoned: ICMX  
Gross Square Footage: 159,302 gross square feet  
114,920 square feet of commercial space  
42,112 sf residential units (179 units)  
  
Uses: Mixed Use Residential  
Parking: 42 vehicular parking spaces  
Developer: Scannapieco Development Corporation  
Architect: Atrium Design Group  
Attorney: Hercules Grigos, Esq., Klehr Harrison  
PCPC Presenter: [Kacie Liss](#)

### 3. **1600-50 W Girard Avenue**

Zoned: CMX-3  
Gross Square Footage: 157,040 gross square feet  
9,452 square feet of retail space  
147,588 square feet of residential (192 units)  
  
Uses: Mixed-use Residential  
Parking: 44 vehicular parking spaces  
Developer: MM Partners, LLC  
Architect: Coscia Moos Architecture  
Attorney: Michael Phillips, Esq., Obermayer  
PCPC Presenter: [Alex Smith](#)



**4. 1700-06 Howard Street**

Zoned: RSA-5

Gross Square Footage: 91,230 gross square feet  
3,580 square feet of commercial space  
110 residential units

Uses: Mixed-Use Residential  
Parking: 35 vehicular parking spaces  
Developer: Urban Conversations LLC  
Architect: Coscia Moos Architecture  
Attorney: Adam Laver, Blank Rome  
PCPC Presenter: [Mina Monavarian](#)

**5. 1622-40 Point Breeze Avenue**

Zoned: RM-1

Gross Square Footage: 51,410 gross square feet  
69 residential units

Uses: Residential  
Parking: 0 vehicular parking spaces  
Developer: OFC Realty, LLC  
Architect: JKRP Architects  
Attorney: Sean Whalen, Esq., Vintage Law  
PCPC Presenter: [Jack Conviser](#)

**6. 1030 N American Street**

Zoned: CMX-3

Gross Square Footage: 160,679 gross square feet  
9,430 square feet of retail space  
76 residential units

Uses: Mixed-use Residential  
Parking: 89 vehicular parking spaces  
Developer: Liberties Walks Associates  
Architect: Interface Studio Architects  
Attorney: Ronald Patterson, Klehr Harrison  
PCPC Presenter: [Ian Litwin](#)



## Instructions for Joining the Live Zoom Meeting as a Member of the Public

If you have a **computer, tablet, or smartphone**, please join us online:  
You will be able to view the meeting and submit questions.

<https://us02web.zoom.us/j/87382016474?pwd=bXhnWGpxTjBwVEVvQlJoNk9PUUZVUT09>

- The meeting will open to the public at 1:00 pm.
- Zoom may ask you to add an extension to your web browser before you log in.
- **Webinar ID: 873 8201 6474**
- **Passcode: 343408**

If you do not have a computer, tablet, or smartphone, please join us on your **landline telephone**. You will be able to listen, but not see the presentation.

- **Dial: +13126266799**
- **Webinar ID: 873 8201 6474**
- **Passcode: 343408**

Members of the public have multiple ways to comment on agenda items. When the agenda item that you are interested in is being discussed, you can use the “raise hand” feature in Zoom. If you are joining by phone, you may also use the “raise hand” feature by dialing “\*9” during the public comment period.

We will also field questions and comments by email. Questions and comments must be received on or before the conclusion of the Civic Design Review meeting in order to be considered. Please send emails to: [CDR@phila.gov](mailto:CDR@phila.gov).

Recordings of the Civic Design Review meetings will be posted on the Planning Commission website.