



## Tentative Civic Design Review Agenda Tuesday May 4, 2021 1:00 PM

Instructions for public participation at the end of this agenda

### 1. **4401 Ridge Avenue** (*returning case*)

Zoned: CMX-3  
Gross Square Footage: 178,837 total square feet  
185 residential units  
4,400 square of commercial space

Uses: Residential mixed-use  
Parking: 186 parking spaces  
Developer: Atapco Properties  
Architect: Oombra Architects  
Attorney: Sean Whalen  
PCPC Presenter: [Jack Conviser](#)

### 2. **3600 Grant Avenue**

Zoned: RSA-3 & RTA-1  
Gross Square Footage: 90,067 square feet  
30 single family residences

Uses: Residential  
Parking: 86 vehicular parking spaces  
Developer: ZI 3600 Grant, LLC  
Architect: Abitare Design Studio  
Attorney: Sean Whalen, Vintage Law LLC  
PCPC Presenter: [Matt Wysong](#)

### 3. **1201-09 Vine Street**

Zoned: CMX-4  
Gross Square Footage: 111,683 square feet  
120 residential units

Uses: Residential  
Parking: 36 mechanical parking spaces  
Developer: Meritis Group  
Architect: Cadre Design  
Attorney: Jared Klein, BlankRome  
PCPC Presenter: [Kacie Liss](#)

One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

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

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**4. 3800 Powelton Avenue**

Zoned: CMX-4  
Gross Square Footage: 493,039 square feet  
6,460 square feet of retail

Uses: Parking Garage with Retail  
Parking: 1,467 vehicular spaces  
Developer: Penn Presbyterian/Penn Medicine  
Architect: THA Consulting Inc.  
Attorney: Ron Patterson, Klehr Harrison  
PCPC Presenter: [Nicole Ozdemir](#)

**5. 300 N Christopher Columbus Blvd**

Zoned: CMX-3  
Gross Square Footage: 345,231 square feet  
360 Dwelling Units  
10,219 square feet of retail

Uses: Residential mixed use  
Parking: 116 Parking Spaces  
Developer: 300 Columbus LLC c/o Durst Organization  
Architect: Handel Architects  
Attorney: Peter Kelsen, BlankRome  
PCPC Presenter: [Ian Litwin](#)

**6. 1901 E York Street**

Zoned: IRMX  
Gross Square Footage: 109,231 square feet  
127 residential units  
6,080 square feet of artisanal space

Uses: Residential mixed-use  
Parking: 28 vehicular spaces  
Developer: Maestro Development  
Architect: LRK, Inc.  
Attorney: Jennifer Tintenfass, Royer Cooper Cohen  
PCPC Presenter: [Greg Waldman](#)



## 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/86177162083?pwd=R3hIZU15aW9nNENvcU2U1Z6cUh5dz09>

- The Civic Design Review Committee meeting will begin at 1:00 PM
- Zoom may ask you to add an extension to your web browser before you log in.
- **Webinar ID: 861 7716 2083**
- **Passcode: 530407**

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: +19292056099**
- **Webinar ID: 861 7716 2083**
- **Passcode: 530407**

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.