



## Tentative Civic Design Review Agenda Tuesday, July 6, 2021 at 1:00 PM

Instructions for public participation at the end of this agenda.

### 1. **6126, 6134-46 Wayne Avenue (*returning case*)**

Zoned: RM-3  
Gross Square Footage: 79,040 total square feet  
83 Residential Units

Uses: Residential  
Parking: 24 vehicular parking spaces  
Developer: Mosaic Development Partners  
Architect: ALMA Architecture  
Attorney: Rachel Pritzker, Pritzker Law Group LLC  
PCPC Presenter: [Alex Smith](#)

### 2. **23 W Girard Avenue (*returning case*)**

Zoned: CMX-3  
Gross Square Footage: 104,160 total square feet  
5,406 square feet of Commercial/Retail  
107 Residential Units

Uses: Residential/Commercial mixed-use  
Parking: 29 vehicular parking spaces  
Developer: HK Partners  
Architect: JKRP Architects  
Attorney: Rachel Pritzker, Pritzker Law Group LLC  
PCPC Presenter: [Ian Litwin](#)

### 3. **1314 N Broad Street**

Zoned: CMX-4  
Gross Square Footage: 118,312 total square feet  
14,819 square feet of retail space  
208 Residential Units

Uses: Residential mixed use  
Parking: 0 vehicular parking spaces  
Developer: Rendez Blu LP  
Architect: Wulff Architects, Inc.  
Attorney: Ron Patterson, Klehr Harrison  
PCPC Presenter: [Kacie Liss](#)

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**4. 813 N Broad Street**

Zoned: CMX-4  
Gross Square Footage: 58,139 total square feet  
63 Residential Units

Uses: Residential  
Parking: 13 vehicular parking spaces  
Developer: Philadelphia Broad Street LLC  
Architect: Landmark Architects  
Attorney: Sean Whalen  
PCPC Presenter: [Jack Conviser](#)

**5. 922 N Broad Street**

Zoned: CMX-4  
Gross Square Footage: 156,360 total square feet  
134,000 square feet of residential units  
21,760 square feet of retail

Uses: Residential Mixed Use  
Parking: 44 vehicular parking spaces  
Developer: Hightop Real Estate and Development  
Architect: Coscia Moos  
Attorney: Michael Phillips, Klehr Harrison  
PCPC Presenter: [Mina Monavarian](#)

**6. 31 E Columbia Avenue (1701 N Front Street)**

Zoned: CMX-3  
Gross Square Footage: 63,255 total square feet  
1,035 square feet of retail space  
70 Residential Units

Uses: Residential mixed-use  
Parking: 10 vehicular parking spaces  
Developer: Amer & Besma Samdani, PC  
Architect: Sitio a+u  
Attorney: Sean Whalen  
PCPC Presenter: [Greg Waldman](#)



**7. 949-77 Marshall Street**

Zoned: RM-1  
Gross Square Footage: 98,584 total square feet  
34 Residential Units

Uses: Residential  
Parking: 68 vehicular parking spaces  
Developer: CCD 108 LLC  
Architect: Gnome Architects LLC  
Attorney: Katherine Missimer, 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/86177162083?pwd=R3hIZU15aW9nNENvclU2U1Z6cUh5dz09>

- 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 before noon the day before 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.