



## Tentative Civic Design Review Agenda Tuesday, August 3, 2021 at 1:00 PM

Instructions for public participation at the end of this agenda.

### 1. 1100 Wharton Street (South Municipal Hub) Masterplan Review Only

Zoned: RMX-2 (proposed)  
Gross Square Footage: 310,986 total gross square feet

135,000 new residential mixed-use with 155 units  
75,465 square feet of commercial space  
18,616 square feet existing police station  
35,000 square feet new fire station (maximum proposed)  
71,360 square feet existing residential mixed-use with 45 units

Uses: Residential Mixed Use, Police and Fire  
Parking: 239 vehicular parking spaces, 62 underground  
Developer: Alterra Property Group  
Architect: JKRP Architects  
Attorney: Adam Laver, Blank Rome  
PCPC Presenter: Jack Conviser

### 2. 801 N 19<sup>th</sup> Street

Zoned: RMX-3  
Gross Square Footage: 104,596 total gross square feet  
115 Multi-family Residential Units  
34 Townhouse Units (future phase)

Uses: Residential  
Parking: 94 vehicular spaces (42 in future phase)  
Developer: Constellar  
Architect: NORR Architects  
Attorney: Steve Bertil, Klehr Harrison  
PCPC Presenter: Ian Litwin



**3. 1428 Callowhill Street**

Zoned: CMX-5  
Gross Square Footage: 106,000 total square feet  
162 residential units

Uses: Residential  
Parking: 30 vehicular parking spaces  
Developer: Bayview Philadelphia  
Architect: Joseph Jancuska  
PCPC Presenter: [Kacie Liss](#)

**4. 1015 S 3<sup>rd</sup> Street**

Zoned: RM-1  
Gross Square Footage: 51,247 total square feet  
67 residential units

Uses: Residential  
Parking: 0 vehicular parking spaces  
Developer: Hong Yan  
Architect: Harman Deutsch Ohler  
Attorney: Henry Clinton, Clinton Law  
PCPC Presenter: [Alex Smith](#)

**5. 4890 Summerdale Avenue**

Zoned: I-2  
Gross Square Footage: 104,100 total square feet

Uses: Self-storage facility  
Parking: 23 vehicular parking spaces  
Developer: Safstor Real Estate Co, LLC  
Architect: W&A Engineering, Interplan Architecture  
Attorney: Carrie Nase-Proust, Fox Rothschild LLP  
PCPC Presenter: [Dave Munson](#)

**6. 6910 Ridge Avenue**

Zoned: RM-1  
Gross Square Footage: 63,860 total square feet  
77 residential units

Uses: Residential  
Parking: 31 vehicular parking spaces  
Developer: Stamm Development Group  
Architect: M Architects LLC  
Attorney: Ron Patterson, Klehr Harrison  
PCPC Presenter: [Mina Monavarian](#)



## 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.