Tentative Civic Design Review Agenda  
Tuesday, September 14, 2021 at 10:00 AM (Morning Session)

Instructions for public participation at the end of this agenda.

1. 15000 E Roosevelt Boulevard *(returning case)*
   - Zoned: I-1
   - Gross Square Footage: 659,000 total square feet
   - Uses: Warehouse
   - Parking: 559 passenger vehicle parking spaces
   - Developer: Brandywine Realty Trust
   - Architect: NORR
   - Attorney: Leslie Gerstein, Klehr Harrison Harvey Branzburg LLP
   - PCPC Presenter: Matt Wysong

2. 417-25 Callowhill Street *(returning case)*
   - Zoned: CMX-3
   - Gross Square Footage: 213,115 total gross square feet
   - 219 residential units
   - Uses: Residential
   - Parking: 71 vehicular parking spaces
   - Developer: Linden ODG Philly LLC
   - Architect: Bernardon
   - Attorney: Neil Sklaroff, Dilworth Paxson LLP
   - PCPC Presenter: Jack Conviser

3. 6910 Ridge Avenue *(returning case)*
   - 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 Harvey Branzburg LLP
   - PCPC Presenter: Kacie Liss
4. **1015 S 3rd Street** *(returning case)*  
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. **2001 Beach Street** *(previously heard at CDR in 2019)*  
Zoned: CMX-3  
Gross Square Footage: 1,369,007 total square feet  
491 residential units  

Uses: Residential  
Parking: 781 vehicular parking spaces, including 199 surface spaces  
Developer: Beach Street Developers, LLC  
Architect: Interface Studio Architects, LLC  
Attorney: Ron Patterson, Klehr Harrison Harvey Branzburg LLP  
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/84648132548?pwd=cCtRdGxqdmZRM2ZkTGHZzgFBQ3JMUt09

The Civic Design Review Committee meeting will begin at 10:00 AM

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- **Webinar ID:** 846 4813 2548
- **Passcode:** 032984

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- **Dial:** +12678310333
- **Webinar ID:** 846 4813 2548
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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.

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