



Tentative Civic Design Review Agenda Tuesday, November 2, 2021 at 1:00 PM

Instructions for public participation at the end of this agenda.

1. **2001 Beach Street** *(previously heard on September 14, 2021)*

Zoned: CMX-3
Gross Square Footage: 1,369,007 total square feet
491 dwelling units

Uses: Residential
Parking: 781 vehicular parking spaces, 199 surface spaces
Developer: Beach Street Developers, LLC
Architect: Interface Studio Architects, LLC
Attorney: Ron Patterson, Klehr Harrison
PCPC Presenter: [Ian Litwin](#)

2. **4240 Chestnut Street** *(previously heard on September 14, 2021)*

Zoned: CMX-4
Gross Square Footage: 111,624 total square feet
128 dwelling units
35,415 square feet of commercial space

Uses: Residential mixed-use
Parking: 40 vehicular parking spaces
Developer: 4240 Chestnut Street CRCP LLC
Architect: DAS Architects
Attorney: Steve Bertil, Klehr Harrison
PCPC Presenter: [Kacie Liss](#)

3. **401-07 E Walnut Lane** *(previously heard on September 14, 2021)*

Zoned: RM-1
Gross Square Footage: 48,816 total square feet
57 dwelling units

Uses: Residential
Parking: 0 vehicular parking spaces
Developer: East Walnut Lofts, LLC
Architect: DesignBlendz Architecture
Attorney: Zhen H. Jin, Law Office of Zhen H. Jin
PCPC Presenter: [Ian Hegarty](#)

One Parkway Building
1515 Arch St.
13th Floor
Philadelphia, PA 19102

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4. 1730-38 N. 2nd Street

Zoned: ICMX
Gross Square Footage: 127,078 total square feet
115 total dwelling units
8,454 square feet of commercial space

Uses: Residential mixed-use
Parking: 27 vehicular parking spaces
Developer: Kiddma LLC
Architect: SanBar Design LLC
Attorney: Michael Phillips, Klehr Harrison
PCPC Presenter: [Dave Fecteau](#)

5. 6439 Lansdowne Avenue

Zoned: RM-1
Gross Square Footage: 53,390 total square feet
55 dwelling units

Uses: Residential
Parking: 7 vehicular parking spaces
Developer: Penrose LLC
Architect: Kitchen & Associates
Attorney: Jared Klein, BlankRome LLP
PCPC Presenter: [Jack Conviser](#)

6. 2202 E Allegheny Avenue

Zoned: IRMX
Gross Square Footage: 306,135 total square feet
259 total dwelling units
39,964 square feet of commercial space

Uses: Residential mixed-use
Parking: 156 vehicular parking spaces
Developer: Volumetric Building Companies
Architect: VBC Studio
Attorney: Sean Whalen, Vintage Law
PCPC Presenter: [Mina Monavarian](#)



7. 1148-62 Frankford Avenue

Zoned: CMX-2.5
Gross Square Footage: 60,562 total square feet
60 total dwelling units
20,675 square feet of commercial space

Uses: Residential mixed-use
Parking: 20 vehicular parking spaces
Developer: Alterra Property Group
Architect: OOMBRA Architects
Attorney: Adam Laver, BlankRome LLP
PCPC Presenter: [Alex M. Smith](#)



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=R3hIZU15aW9nNENvcIU2U1Z6cUh5dz09>

- ☐ 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**

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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.