



Tentative Civic Design Review Agenda Tuesday, February 1, 2022 at 1:00 PM

Instructions for public participation at the end of this agenda.

1. 2012-18 Chestnut Street

Zoned: CMX-4
Gross Square Footage: 104,643 total square feet
156 dwelling units
4,200 square feet of commercial space

Uses: Residential mixed-use
Parking: 0 vehicular parking spaces
Developer: 2012 Chestnut LLP
Architect: JKRP Architects
Attorney: Adam Laver, BlankRome
PCPC Presenter: [Jack Conviser](#)

2. 2221 Front Street

Zoned: CMX-2.5
Gross Square Footage: 49,245 total square feet
60 dwelling units
6,500 square feet of commercial space

Uses: Residential mixed-use
Parking: 0 vehicular parking spaces
Developer: Triangle Flats LLC
Architect: Cadre Design
Attorney: Adam Laver, BlankRome
PCPC Presenter: [Mina Monavarian](#)

3. 3317-33 Chestnut Street

Zoned: SP-INS
Gross Square Footage: 115,954 total square feet

Uses: Educational Facilities
Parking: 29 vehicular parking spaces
Developer: University of Pennsylvania
Architect: Lake Flato Architects
PCPC Presenter: [Alex Smith](#)



4. 113 Berkley Street

Zoned: CMX-3
Gross Square Footage: 165,931 total square feet
143 dwelling units
5,608 square feet of commercial space

Uses: Residential mixed-use
Parking: 93 vehicular parking spaces
Developer: Philly Office Retail
Architect: Harman Deutsch Ohler
Attorney: Steve Bertil, Klehr Harrison Harvey Branzburg LLP
PCPC Presenter: [Kacie Liss](#)

5. 4501 Richmond Street

Zoned: ICMX, I-2, SP-PO-A
Gross Square Footage: 889,312 total square feet

Uses: Warehouse
Parking: 657 vehicular parking spaces
Developer: Bridge Industrial
Architect: Cornerstone Architects Ltd.
Attorney: Hercules Grigos, Klehr Harrison Harvey Branzburg LLP
PCPC Presenter: [Greg Waldman](#)

6. 2000-20 E Hagert Street

Zoned: IRMX
Gross Square Footage: 92,469 total square feet
108 dwelling units

Uses: Residential
Parking: 37 vehicular parking spaces
Developer: M&B YBL 1 LLC
Architect: T+ Associates Architects
Attorney: Alan Nochumson, Nochumson P.C.
PCPC Presenter: [Ian Litwin](#)



7. 1600 N 11th Street *(previously heard at CDR on December 7, 2021)*

Zoned: ICMX, RM-1
Gross Square Footage: 146,700 total square feet
320 dwelling units

Uses: Residential
Parking: 36 vehicular parking spaces
Developer: 1600 N 11th Street CRCP LLC
Architect: VBC Studio
Attorney: Michael Mattioni, Mattioni LTD
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=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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- **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.

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