



Tentative Civic Design Review Agenda

Tuesday, March 1, 2022 at 1:00 PM

Instructions for public participation at the end of this agenda.

1. 1351-59 Frankford Avenue

Zoned: CMX-2
Gross Square Footage: 49,113 total square feet
61 dwelling units
5,610 square feet of commercial space

Uses: Residential mixed-use
Parking: 21 vehicular parking spaces
Developer: Fishtown Collective LLC
Architect: NORR
Attorney: Stephanie Boggs, Klehr Harrison
Harvey Branzburg LLP

PCPC Presenter: [Kacie Liss](#)

2. 1120 Frankford Avenue

Zoned: CMX-2.5
Gross Square Footage: 90,538 total square feet
150 dwelling units
7,166 square feet of commercial space

Uses: Residential mixed-use
Parking: 0 vehicular parking spaces
Developer: U.S. Construction Inc.
Architect: BLT Architects
Attorney: Katherine Missimer, Klehr Harrison
Harvey Branzburg LLP

PCPC Presenter: [Mina Monavarian](#)

3. 150-64 W. Berks Street

Zoned: ICMX
Gross Square Footage: 147,938 total square feet
152 dwelling units
7,272 square feet of commercial space

Uses: Residential mixed-use
Parking: 42 vehicular parking spaces
Developer: Urban Conversions
Architect: Cecil Baker and Partners
Attorney: Adam Laver, BlankRome

PCPC Presenter: [Jack Conviser](#)



4. 337 S Broad Street

Zoned: CMX-5
Gross Square Footage: 145,220 total square feet
91 dwelling units
2,800 square feet of commercial space

Uses: Residential mixed-use
Parking: 18 vehicular parking spaces
Developer: Dranoff Properties
Architect: MY Architecture
Attorney: Peter Kelsen, BlankRome
PCPC Presenter: [Ian Litwin](#)

5. 6327 Musgrave Street *(previously heard at CDR on December 7, 2021)*

Zoned: RM-1
Gross Square Footage: 56,140 total square feet
67 dwelling units

Uses: Residential
Parking: 0 vehicular parking spaces
Developer: East Germantown Lofts LLC
Architect: KJO Architecture
Attorney: Zhen H Jin, Law Office of Zhen H Jin LLC
PCPC Presenter: [Jonathan Goins](#)

6. 448 Rhawn Street *(previously heard at CDR on December 7, 2021)*

Zoned: CMX-2
Gross Square Footage: 94,932 total square feet
86 dwelling units
2,500 square feet of commercial space

Uses: Residential mixed-use
Parking: 48 vehicular parking spaces
Developer: 448-56 Rhawn Street LLC
Architect: KCA Architects
Attorney: Meredith Ferleger, Dilworth Paxson LLP
PCPC Presenter: [Alex Smith](#)



7. 518 Hartel Street *(previously heard at CDR on December 7, 2021)*

Zoned: CMX-2
Gross Square Footage: 77,776 total square feet
67 dwelling units
2,000 square feet of commercial space

Uses: Residential mixed-use
Parking: 39 vehicular parking spaces
Developer: 7790 Rockwell Avenue LLC
Architect: KCA Architects
Attorney: Meredith Ferleger, Dilworth Paxson LLP
PCPC Presenter: [Alex 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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- **Webinar ID: 861 7716 2083**
- **Passcode: 530407**

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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.