



Tentative Civic Design Review Agenda

Tuesday, May 3, 2022 at 1:00 PM

Instructions for public participation at the end of this agenda.

1. 6808 Ridge Avenue

Zoned: CMX-2.5
Gross Square Footage: 77,780 total square feet
2,200 square feet of commercial space
80 dwelling units

Uses: Residential mixed-use
Parking: 24 vehicular parking spaces
Developer: 6808 Ridge Holdings LLC
Architect: Ingram/Sageser Architects
Attorney: Richard DeMarco, Zarwin Baum
PCPC Presenter: [Matt Wysong](#)

2. 1031 Germantown Avenue

Zoned: CMX-2
Gross Square Footage: 81,193 total square feet
20 dwelling units

Uses: Residential
Parking: 38 vehicular parking spaces
Developer: OCF Realty
Architect: JKRP Architects
Attorney: Sean Whalen, Vintage Law LLC
PCPC Presenter: [Mina Monavarian](#)

3. 1631 S 52nd Street

Zoned: I-2, ICMX
Gross Square Footage: 132,025 total square feet

Uses: Self storage facility
Parking: 57 vehicular parking spaces
Developer: West Philly Development LLC
Architect: KCA Design Associates
Attorney: Leo Mulvihill, Mulvihill LLC
PCPC Presenter: [Jack Conviser](#)



4. 1238-46 Belmont Avenue

Zoned: I-2
Gross Square Footage: 82,541 total square feet
5,711 square feet of artist studios
84 dwelling units

Uses: Residential mixed-use
Parking: 32 vehicular parking spaces
Developer: Haverford SQ GC LLC
Architect: Francesco Zampetti
Attorney: Michael Mattioni, Mattioni, Ltd.
PCPC Presenter: [Katherine Liss](#)

5. 1649 N 5th Street

Zoned: IRMX, RM-1
Gross Square Footage: 130,638 total square feet
14,298 square feet of artist's studios
200 dwelling units

Uses: Residential mixed-use
Parking: 51 vehicular parking spaces
Developer: Riverwards Group
Architect: Harman Deutsch Ohler
Attorney: Adam Laver, BlankRome
PCPC Presenter: [Alex Smith](#)

6. 2001-05 Richmond Street

Zoned: CMX-3
Gross Square Footage: 659,192 total square feet
5,000 square feet of retail space
300 dwelling units

Uses: Residential mixed-use
Parking: 417 vehicular parking spaces
Developer: Richmond Street Developers, LLC
Architect: ISA – 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/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**

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: +1 929 205 6099**
- **Webinar ID: 861 7716 2083**
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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.