## Tentative Civic Design Review Agenda

**Tuesday, July 5, 2022 at 1:00 PM**

Instructions for public participation at the end of this agenda.

<table>
<thead>
<tr>
<th>Project Location</th>
<th>Zoned</th>
<th>Gross Square Footage</th>
<th>Uses</th>
<th>Parking</th>
<th>Developer</th>
<th>Architect</th>
<th>Attorney</th>
<th>PCPC Presenter</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 1130 N Delaware Avenue</td>
<td>CMX-3</td>
<td>172,000 total square feet</td>
<td>Residential</td>
<td>44 vehicular parking spaces</td>
<td>Streamline Development</td>
<td>Varenhorst PC</td>
<td>Dawn Tancredi, Zarwin Baum</td>
<td>Ian Litwin</td>
</tr>
<tr>
<td>2. 3618 Haverford Avenue</td>
<td>CMX-2</td>
<td>60,280 total square feet</td>
<td>Residential</td>
<td>0 vehicular parking spaces</td>
<td>HOW Group</td>
<td>Harman Deustch Ohler Architects</td>
<td>Ron Patterson, Klehr Harrison, Harvey Branzburg LLP</td>
<td>Ian Litwin</td>
</tr>
<tr>
<td>3. 2201 E Allegheny Avenue</td>
<td>I-2</td>
<td>163,817 total square feet</td>
<td>Warehouse</td>
<td>86 vehicular parking spaces</td>
<td>BG Capital LLC</td>
<td>BG Capital</td>
<td>Ron Patterson, Klehr Harrison, Harvey Branzburg LLP</td>
<td>Gregory Waldman</td>
</tr>
</tbody>
</table>
4. **6523 Lansdowne Avenue**
   - **Zoned:** RSA-3
   - **Gross Square Footage:** 87,727 total square feet
   - **Uses:** Educational: PreK-8 School
   - **Parking:** 33 vehicular parking spaces
   - **Developer:** School District of Philadelphia
   - **Architect:** EwingCole
   - **Attorney:** Neil Sklaroff, Dilworth Paxson LLP
   - **PCPC Presenter:** Alex M. Smith

5. **2201 E Tioga Street**
   - **Zoned:** ICMX
   - **Gross Square Footage:** 64,896 total square feet
   - 73 dwelling units
   - **Uses:** Residential
   - **Parking:** 62 vehicular parking spaces
   - **Developer:** Sepviva Lofts LLC
   - **Architect:** Designblendz Architecture
   - **Attorney:** Rachael Pritzker, Pritzker Law Group
   - **PCPC Presenter:** Jack Conviser

6. **6808 Ridge Avenue** *(previously heard on May 3, 2022)*
   - **Zoned:** CMX-2.5
   - **Gross Square Footage:** 77,780 total square feet
   - 80 dwelling units
   - 2,200 square feet of commercial space
   - **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
7. **4701-15 Wayne Avenue** *(previously heard on June 7, 2022)*

- **Zoned:** RM-1
- **Gross Square Footage:** 78,065 total square feet
- **Uses:** Residential
- **Parking:** 0 vehicular parking spaces
- **Developer:** 4701-15 Wayne Avenue, LP
- **Architect:** Moto Designshop Inc.
- **Attorney:** Michael Phillips, Klehr Harrison Harvey Branzburg LLP
- **PCPC Presenter:** Mina Monavarian
Instructions for Joining the Live Zoom Meeting as a Member of the Public

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https://us02web.zoom.us/j/86177162083?pwd=R3hIZU15aW9nNENvclU2U1Z6cUh5dz09

- 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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- **Dial:** +1 929 205 6099
- **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.