Tentative Civic Design Review Agenda
Tuesday, September 6, 2022 at 1:00 PM
Instructions for public participation at the end of this agenda.

1. **1901 W Westmoreland Street**
   - Zoned: I-1
   - Gross Square Footage: 97,017 total square feet
   - 99 dwelling units
   - Uses: Residential
   - Parking: 18 vehicular parking spaces
   - Developer: Cajetan Onouha
   - Architect: J Mark Wiedmann
   - Attorney: Vern Anastasio, Esquire
   - PCPC Presenter: Jack Conviser

2. **2716 South Street**
   - Zoned: CMX-3
   - Gross Square Footage: 379,656 total square feet
   - Uses: Research and Development
   - Parking: 414 vehicular parking spaces
   - Developer: Children’s Hospital of Philadelphia
   - Architect: Cannon Design
   - Attorney: Peter Kelsen, BlankRome
   - PCPC Presenter: Ian Litwin

3. **4600 Roosevelt Boulevard**
   - Zoned: CMX-3
   - Gross Square Footage: 133,800 total square feet
   - Uses: Self-storage facility
   - Parking: 13 vehicular parking spaces
   - Developer: CZ Whitaker, LLC
   - Architect: BWD Architects
   - Attorney: Jared Klein, BlankRome
   - PCPC Presenter: Aaron Holly
4. **3000 W Schoolhouse Lane**  
   Zoned: RSD-3  
   Gross Square Footage: 79,000 total square feet

   Uses: Educational Facility  
   Parking: 309 vehicular parking spaces (campus wide)  
   Developer: William Penn Charter School  
   Architect: EwingCole  
   Attorney: Peter Kelsen, BlankRome  
   PCPC Presenter: Alex M. Smith

5. **20-30 W Allens Lane**  
   Zoned: RM-1  
   Gross Square Footage: 77,753 total square feet  
   76 dwelling units

   Uses: Residential  
   Parking: 26 vehicular parking spaces  
   Developer: Khosla Properties  
   Architect: CANNO Design  
   Attorney: Adam Laver, BlankRome  
   PCPC Presenter: Mina Monavarian

6. **90 Rochelle Avenue** *(Optional review, previously seen October 5, 2021)*  
   Zoned: RSA-3  
   Gross Square Footage: 48,100 total square feet  
   50 dwelling units

   Uses: Residential  
   Parking: 52 vehicular parking spaces  
   Developer: Westrum Development Company  
   Architect: JKR P Architects  
   Attorney: Rachael Pritzker, Pritzker Law Group  
   PCPC Presenter: Kacie Liss
7. **4200 Market Street** *(Previously seen August 2, 2022)*
   - **Zoned:** CMX-3
   - **Gross Square Footage:**
     - 304,218 total square feet
     - 22,511 square feet of retail space
     - 352 dwelling units
   - **Uses:** Residential mixed use
   - **Parking:** 104 vehicular parking spaces
   - **Developer:** Alterra Property Group, LLC
   - **Architect:** JKRJ Architects
   - **Attorney:** Stephanie Boggs Magagna, Klehr Harrison Harvey Branzburg 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=R3hIZU15aW9nNE10cGlUZ6CuZhdz09

- 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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- **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.