



Tentative Civic Design Review Agenda

Tuesday, December 6, 2022 at 1:00 PM

Instructions for public participation at the end of this agenda.

1. Proposed 2023 calendar meeting dates

2. 4040 Walnut Street

Zoned: CMX-4
Gross Square Footage: 157,637 total square feet
136 dwelling units
15,792 square feet of office space
10,000 square feet of retail space

Uses: Residential mixed-use
Parking: 23 vehicular parking spaces
Developer: Simon Associates
Architect: Cube 3
Attorney: Ron Patterson, Klehr Harrison Harvey Branzburg LLP
PCPC Presenter: [Katherine Liss](#)

3. 3801-17 Chestnut Street

Zoned: CMX-4
Gross Square Footage: 225,822 total square feet
3,926 square feet of retail space

Uses: Research and development mixed-use
Parking: 44 vehicular parking spaces
Developer: 3801 Chestnut Propco LLC
Architect: Perkins and Will
Attorney: Peter Kelsen, Blank Rome LLP
PCPC Presenter: [Nicole Ozdemir](#)

4. 1031 Germantown Avenue, Phase 2

Zoned: CMX-2/RSA-5
Gross Square Footage: 51,285 total square feet
15 dwelling units

Uses: Residential
Parking: 30 vehicular parking spaces
Developer: OCF Realty
Architect: JKRP Architects
Attorney: Sean Whalen, Vintage Law
PCPC Presenter: [Mina Monavarian](#)

One Parkway Building
1515 Arch St.
13th Floor
Philadelphia, PA 19102

215-683-4615 Telephone
215-683-4630 Facsimile

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5. 6174 Ridge Avenue

Zoned: CMX-2/CMX-2.5
Gross Square Footage: 79,645 total square feet
82 dwelling units
6,910 square feet of retail space

Uses: Residential mixed-use
Parking: 17 vehicular parking spaces
Developer: 471 Leverington LLC
Architect: Ingram/Sageser
Attorney: Richard Demarco, Zarwin Baum
PCPC Presenter: [Jack Conviser](#)

6. 217-53 N 9th Street

Zoned: CMX-4
Gross Square Footage: 48,500 total square feet
51 dwelling units

Uses: Residential
Parking: 9 vehicular parking spaces
Developer: Penrose PHL, LLC
Architect: WRT, LLC
Attorney: Peter Kelsen, BlankRome LLP
PCPC Presenter: [Alex M. Smith](#)

7. 1700-16 N Randolph Street

Zoned: RM-1
Gross Square Footage: 57,160 total square feet
74 dwelling units

Uses: Residential
Parking: 9 vehicular parking spaces
Developer: Hightop Real Estate and Development
Architect: Studio HS4, LLC
Attorney: Michael Philips, Klehr Harrison Harvey Branzburg LLP
PCPC Presenter: [Ian Litwin](#)



8. 500-10 W Montgomery Avenue

Zoned: IRMX
Gross Square Footage: 64,256 total square feet
78 dwelling units
2,836 square feet of commercial space

Uses: Residential mixed-use
Parking: 13 vehicular parking spaces
Developer: Hightop Real Estate and Development
Architect: Studio HS4, LLC
Attorney: Michael Philips, 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=R3hIZU15aW9nNENvcU2U1Z6cUh5dz09>

- 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**
- **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.