



## Tentative Civic Design Review Agenda

Tuesday, February 7, 2023 at 1:00 PM

Instructions for public participation at the end of this agenda.

### 1. 4001-03 Kensington Avenue

Zoned: CMX-3

Gross Square Footage: 150,420 total square feet

Uses: Self-storage facility

Parking: 10 vehicular parking spaces (3 loading spaces)

Developer: MCB Real Estate LLC

Architect: JKRP Architects

Attorney: Augusta O'Neill, Klehr Harrison Harvey Branzburg LLP

PCPC Presenter: [Gregory Waldman](#)

### 2. 1445-59 N 32<sup>nd</sup> Street

Zoned: I-1

Gross Square Footage: 162,584 total square feet

Uses: Self-storage facility

Parking: 7 vehicular parking spaces

Developer: Securespace Development Properties

Architect: Tao Architecture and Design

Attorney: Carrie Nase-Proust, Fox Rothschild LLP

PCPC Presenter: [Daniel Farrell](#)

### 3. 2301 Walnut Street

Zoned: CMX-4

Gross Square Footage: 186,149 total square feet

172 dwelling units

8,186 square feet of retail space

Uses: Residential mixed-use

Parking: 32 vehicular parking spaces

Developer: Trammell Crow Company

Architect: BLT Architects

Attorney: Ron Patterson, Klehr Harrison Harvey Branzburg LLP

PCPC Presenter: [Katherine Liss](#)



**4. 2552-64 N 3<sup>rd</sup> Street**

Zoned: ICMX  
Gross Square Footage: 63,835 total square feet  
64 dwelling units  
3,868 square feet of retail space  
  
Uses: Residential mixed-use  
Parking: 21 vehicular parking spaces  
Developer: The Colorworks Building LLC  
Architect: Gnome Architects LLC  
Attorney: David Orphanides, Orphanides & Toner LLP  
PCPC Presenter: [Mina Monavarian](#)

**5. 2019-53 Boston Street**

Zoned: IRMX  
Gross Square Footage: 152,596 total square feet  
100 dwelling units  
12,028 square feet of industrial space  
  
Uses: Residential mixed-use  
Parking: 34 vehicular parking spaces  
Developer: Chatham Bay  
Architect: Designblendz Architecture, LLP  
Attorney: Rachael Pritzker, Pritzker Law Group  
PCPC Presenter: [Ian Litwin](#)

**6. 3900 Main Street**

Zoned: ICMX  
Gross Square Footage: 178,619 total square feet  
120 dwelling units  
6,325 square feet of retail and office space  
  
Uses: Residential mixed-use  
Parking: 52 vehicular parking spaces  
Developer: Ascent Design and Builder  
Architect: SgRA Architects  
Attorney: Melanie Lacey, Klehr Harrison Harvey Branzburg LLP  
PCPC Presenter: [Alex M. Smith](#)



**7. 4436R Main Street** *(previously heard on November 1, 2022)*

Zoned: CMX-2

Gross Square Footage: 144,082 total square feet  
213 dwelling units  
1,000 square feet of retail space

Uses: Residential mixed-use

Parking: 106 vehicular parking spaces

Developer: Rock Development

Architect: JKRP Architects

Attorney: Brett Feldman, Klehr Harrison Harvey Branzburg LLP

PCPC Presenter: [Aaron Holly](#)

**8. 6174 Ridge Avenue** *(previously heard on December 6, 2022)*

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](#)



## 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](mailto:CDR@phila.gov)

Recordings of the Civic Design Review meetings will be posted on the Planning Commission website.