



Tentative Civic Design Review Agenda

Tuesday, April 4, 2023 at 1:00 PM

Instructions for public participation at the end of this agenda.

1. 4601 Market Street

Zoned: CMX-3
Gross Square Footage: 839,150 total square feet
1,240 dwelling units
6,550 square feet of retail space

Uses: Residential mixed-use
Parking: 384 vehicular parking spaces
Developer: IS3 Haverford LLC, IS3 Market LLC,
IS3 Team LLC
Architect: Bernardon
Attorney: Devon Beverly, Ballard Spahr LLP
PCPC Presenter: [Jack Conviser](#)

2. 14515 McNulty Street

Zoned: I-1
Gross Square Footage: 146,272 total square feet

Uses: Warehouse and Distribution
Parking: 108 vehicular parking spaces
Developer: CHI/Acquisitions, L.P.
Architect: M+H Architecture
Attorney: Brett Feldman, Klehr Harrison
Harvey Branzburg LLP
PCPC Presenter: [Mina Monavarian](#)

3. 1314-32 Spring Garden Street

Zoned: CMX-4
Gross Square Footage: 98,700 total square feet

Uses: Residential mixed-use
Parking: 28 vehicular parking spaces
Developer: 1314 Spring Garden Development LLC
Architect: Volumetric Building Companies
Attorney: Eileen Quigley, Ballard Spahr LLP
PCPC Presenter: [Ian Litwin](#)

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

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

www.phila.gov/cityplanning



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**
- 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.