



## Civic Design Review Committee Agenda

Tuesday, November 7, 2023 - 1:00 PM

Via Zoom – meeting link:

<https://us02web.zoom.us/j/87910081727?pwd=UHgxK3dtTS9lYlZTbmdpZjBOamRlZz09>

Instructions for public participation at the end of this agenda.

Civic Design Review  
 Committee  
 Established 2012

Martine Decamp, AICP  
 Interim Executive Director

Michael Johns, FAIA,  
 NOMA, LEED-AP  
 Civic Design Review Chair

Daniel K. Garofalo  
 Civic Design Review  
 Vice-Chair

Andrea Gonzalez  
 Ashley Di Caro, LEED -AP  
 Clarissa Redding, RA  
 Leonidas Addimando  
 Tavis Dockwiller, RLA

### 1. Proposed 2024 calendar meeting dates

#### 2. 5709 Cottage Street

Zoned: RM-1  
 Gross Square Footage: 92,613 total square feet  
 81 dwelling units

Uses: Residential-mixed use  
 Parking: 43 vehicular parking spaces  
 Developer: Olympia Holdings LLC  
 Architect: KJO Architecture  
 Attorney: Zhen H Jin, Zhen H Jin Law LLC  
 PCPC Presenter: [Mina Monavarian](#)

#### 3. 1708 Tioga Street

Zoned: RSA-3  
 Gross Square Footage: 59,477 total square feet  
 90 dwelling units

Uses: Residential  
 Parking: 0 vehicular parking spaces  
 Developer: TPP Capital Management  
 Architect: OOMBRA Architects  
 Attorney: David Orphanides, Orphanides & Toner LLP  
 PCPC Presenter: [Jack Conviser](#)

#### 4. 2024-28 N 22<sup>nd</sup> Street (Seen previously on August 1, 2023)

Zoned: RM-1  
 Gross Square Footage: 59,990 total square feet  
 10,567 commercial square feet  
 120 dwelling units

Uses: Residential mixed-use  
 Parking: 9 vehicular parking spaces  
 Developer: TPP Capital Holdings TR  
 Architect: OOMBRA Architects  
 Attorney: Vern Anastasio, Anastasio Law LLC  
 PCPC Presenter: [Katherine Liss](#)

One Parkway Building  
 1515 Arch St., 13<sup>th</sup> Floor  
 Philadelphia, PA 19102

215-683-4615

<https://www.phila.gov/departments/philadelphia-city-planning-commission/>



**5. 1406 Cecil B Moore Avenue (aka 1600 N Broad Street)**

*(Seen previously on August 1, 2023)*

Zoned: CMX-4  
Gross Square Footage: 340,367 total square feet  
102,277 commercial square feet (existing)  
239,090 residential square feet (proposed)  
245 dwelling units (proposed)

Uses: Residential mixed-use  
Parking: 62 vehicular parking spaces  
Developer: 1600 Broad Associates, LP  
Architect: JKRP Architects  
Attorney: Ron Patterson, Klehr Harrison Harvey Branzburg LLP  
PCPC Presenter: [Ian Litwin](#)

**6. 970 N Delaware Avenue (Seen previously on October 3, 2023)**

Zoned: CMX-3  
Gross Square Footage: 453,979 total square feet *(formerly 418,480 sf)*  
24,762 commercial square feet *(formerly 23,260 sf)*  
504 dwelling units *(formerly 462 units)*

Uses: Residential-mixed use  
Parking: 140 vehicular parking spaces  
Developer: GY Properties  
Architect: Harman Deutch Ohler Architecture  
Attorney: Ron Patterson, Klehr Harrison Harvey Branzburg LLP  
PCPC Presenter: [Ian Litwin](#)

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## Instructions for Joining the Civic Design Review 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/87910081727?pwd=UHgxK3dtTS9lYlZTbmpmZjBOamRlZz09>

- The meeting will open to the public at **1:00 PM**
- Zoom may ask you to add an extension to your browser before you log in.
- **Webinar ID: - 879 1008 1727**
- **Passcode: - 854501**

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: - +1 305-224-1968**
- **Webinar ID: - 879 1008 1727**
- **Passcode: - 854501**

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](mailto:cdr@phila.gov)

Recordings of the Civic Design Review meetings are posted on the Planning Commission website: <https://www.phila.gov/departments/philadelphia-city-planning-commission/recordings-of-public-meetings/>

*Please be advised that the Civic Design Review meeting will be recorded. Joining and/or participating in the meeting constitutes your consent to the recording.*

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