



Civic Design Review Committee Agenda

Tuesday, December 5, 2023 - 1:00 PM

Via Zoom – meeting link:

<https://us02web.zoom.us/j/84828206308?pwd=VjZiUnUwT1lodU5NOENqUFZ1R01ldz09>

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*

Ashley Di Caro, LEED -AP
Clarissa Redding, RA
Leonidas Addimando
Tavis Dockwiler, RLA

1. 1212 N Delaware Avenue

Zoned: CMX-3
Gross Square Footage: 49,840 total square feet
62 dwelling units
1,140 commercial square feet

Uses: Residential mixed-use
Parking: 13 vehicular parking spaces
Developer: Philly Capital Group
Architect: Gnome Architects LLC
Attorney: Oleg Sokolov, Rabinovich Sokolov Law Group
PCPC Presenter: [Kacie Liss](#)

2. 1832-46 Germantown Avenue

Zoned: RSA-5
Gross Square Footage: 96,000 total square feet
89 dwelling units
1,900 square feet of commercial space

Uses: Residential mixed-use
Parking: 34 vehicular parking spaces
Developer: MCG Germantown LLC
Architect: DesignBlendz Architecture LLP
Attorney: Brandon Savron, Prtizker Law Group
PCPC Presenter: [Meg Cavanagh](#)

3. 2242-50 N 9th Street

Zoned: I-2 and RM-1
Gross Square Footage: 53,023 total square feet
54 dwelling units

Uses: Residential
Parking: 20 vehicular parking spaces
Developer: IBNM LLC
Architect: SanBar Design
Attorney: Vern Anastasio, Anastasio Law LLC
PCPC Presenter: [Ian Litwin](#)

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

215-683-4615

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4. 6528 N Broad Street

Zoned: CMX-3
Gross Square Footage: 73,686 total square feet
65 dwelling units
19,396 square feet of commercial space

Uses: Residential mixed-use
Parking: 20 vehicular parking spaces
Developer: ABEER LP
Architect: Parallel Architecture Studio
PCPC Presenter: [Jack Conviser](#)

5. 2108-12 N 6th Street (Seen previously on October 3, 2023)

Zoned: CMX-2
Gross Square Footage: 67,326 total square feet
60 dwelling units
1,313 commercial square feet

Uses: Residential mixed-use
Parking: 25 vehicular parking spaces
Developer: Fringe Development, LLC
Architect: Sanbar Design
Attorney: Adam Laver, Blank Rome LLP
PCPC Presenter: [Mina Monavarian](#)

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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/84828206308?pwd=VjZiUnUwT1lodU5NOENqUFZ1R01ldz09>

- 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: 848 2820 6308**
- **Passcode: 001767**

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 (267) 831-0333**
- **Webinar ID: 848 2820 6308**
- **Passcode: 001767**

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 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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