



Civic Design Review Committee Agenda

Tuesday, May 7, 2024 - 1:00 PM

Via Zoom – meeting link:

<https://us02web.zoom.us/j/84828206308?pwd=VjZiUnUwT1lodU5NOENqUFZlR01idz09>

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 Dockwiller, RLA

1. 3350-80 Richmond Street

Zoned: SP-CIV
 Gross Square Footage: 88,500 total square feet

Uses: PSD public school facility
 Parking: 30 vehicular parking spaces
 Developer: Mosaic/Keating and Philadelphia School District
 Architect: KSS Architects
 Attorney: Pritzker Law Group, LLC
 PCPC Presenter: [Katherine Liss](#)

2. 2639 S 58th Street

Zoned: RMX-3
 Gross Square Footage: 82,308 total square feet
 64 dwelling units

Uses: Residential mixed-use
 Parking: 36 vehicular parking spaces
 Developer: Pennrose PHL LLC
 Architect: WRT
 Attorney: Nochumson P.C.
 PCPC Presenter: [Ian Litwin](#)

3. 8400 E Roosevelt Boulevard, Parcel D

Zoned: RSA-1/RSA-2
 Gross Square Footage: 105,691 total square feet
 85 dwelling units

Uses: Residential
 Parking: 168 vehicular parking spaces
 Developer: DePaul Group
 Architect: Meyer Architects Inc.
 Attorney: Klehr Harrison Harvey Branzburg LLP
 PCPC Presenter: [Eliza Bower](#)

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

215-683-4615

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4. 6528 N Broad Street

(reviewed previously at the March 5th 2024 CDR meeting)

Zoned: CMX-3
Gross Square Footage: 73,686 total square feet
65 dwelling units
18,959 commercial square feet

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

5. 1321-25 N 5th Street

(reviewed previously at the February 6th 2024 CDR meeting)

Zoned: IRMX
Gross Square Footage: 98,900 total square feet
92 dwelling units
11,100 square feet of industrial space

Uses: Residential mixed-use
Parking: 13 vehicular parking spaces
Developer: PP Sponge LLC
Architect: Harman Deutsch Ohler
Attorney: Klehr Harrison Harvey Branzburg LLP
PCPC Presenter: [Mina Monavarian](#)

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Andrea Gonzalez
Ashley Di Caro, LEED -AP
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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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