



## Civic Design Review Committee Agenda

Tuesday, August 6, 2024 - 1:00 PM

Via Zoom – meeting link:

<https://us02web.zoom.us/j/84828206308?pwd=VjZiUnUwT1lodU5NOENqUFZ1R01idz09>

*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. 5129-35 Frankford Avenue

Zoned: CMX-3  
 Gross Square Footage: 203,146 total square feet  
 20,404 commercial square feet  
 43,816 healthcare square feet  
 132 dwelling units

Uses: Residential-mixed use  
 Parking: 58 vehicular parking spaces  
 Developer: Frankford Community Development Corporation  
 Architect: Wulff Architects  
 Attorney: Klehr Harrison Harvey Branzburg  
 PCPC Presenter: [Mina Monavarian](#)

### 2. 1601 Washington Avenue

Zoned: I-2  
 Gross Square Footage: 353,532 total square feet  
 229,366 Urban agricultural space square feet  
 63,171 Office square feet  
 13,200 Commercial square feet  
 13,920 Artist studio square feet  
 31,334 Accessory space square feet

Uses: Industrial-mixed-use  
 Parking: 183 vehicular parking spaces  
 Developer: OCF Reality  
 Architect: Atrium Design Group  
 PCPC Presenter: [Henry Felsman](#)

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/>



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**3. 901 Penn Street**

Zoned: CMX-3  
Gross Square Footage: 189,229 total square feet  
193 dwelling units

Uses: Residential  
Parking: 75 vehicular parking spaces  
Developer: GY Associates  
Architect: Harman Deutsch Ohler Architecture  
Attorney: Klehr Harrison Harvey Branzburg  
PCPC Presenter: [Ian Litwin](#)

**4. 7330 Ridge Avenue**

Zoned: RSD-3  
Gross Square Footage: 66,940 total square feet  
20 dwelling units

Uses: Residential  
Parking: 45 vehicular parking spaces  
Developer: Terra Firma  
Architect: Harman Deutsch Ohler Architecture  
Attorney: Klehr Harrison Harvey Branzburg  
PCPC Presenter: [Katherine Liss](#)

**5. 2031 N 63rd Street**

Zoned: CMX-2.5  
Gross Square Footage: 63,928 total square feet  
2,335 commercial square feet  
81 dwelling units

Uses: Residential-mixed use  
Parking: 24 vehicular parking spaces  
Developer: Loft 63rd JV, LLC  
Architect: KCA Design Associates  
Attorney: Klehr Harrison Harvey Branzburg  
PCPC Presenter: [Eliza Bower](#)

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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](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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