



Tentative Civic Design Review Agenda Tuesday, December 7, 2021 at 9:00 AM (Morning Session)

Instructions for public participation at the end of this agenda.

1. 448 Rhawn Street

Zoned: CMX-2
Gross Square Footage: 94,932 total square feet
86 dwelling units
2,500 square feet of commercial space

Uses: Residential mixed-use
Parking: 48 vehicular parking spaces
Developer: 448-56 Rhawn Street LLC
Architect: KCA Architects
Attorney: Meredith Ferleger, Dilworth Paxson LLP
PCPC Presenter: [Matt Wysong](#)

2. 518 Hartel Street

Zoned: CMX-2
Gross Square Footage: 77,776 total square feet
67 dwelling units
2,000 square feet of commercial space

Uses: Residential mixed-use
Parking: 39 vehicular parking spaces
Developer: 7790 Rockwell Avenue LLC
Architect: KCA Architects
Attorney: Meredith Ferleger, Dilworth Paxson LLP
PCPC Presenter: [Matt Wysong](#)

3. 1106 Spring Garden Street

Zoned: CMX-2.5
Gross Square Footage: 74,587 total square feet
79 dwelling units
5,509 square feet of commercial space

Uses: Residential mixed-use
Parking: 27 vehicular parking spaces
Developer: Mapleville LLC
Architect: Varenhorst Architects
Attorney: Eileen Quigley, Ballard Spahr
PCPC Presenter: [Mina Monavarian](#)

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4. 6327 Musgrave Street

Zoned: RM-1
Gross Square Footage: 56,140 total square feet
67 dwelling units

Uses: Residential
Parking: 0 vehicular parking spaces
Developer: East Germantown Lofts LLC
Architect: KJO Architecture
Attorney: Zhen H Jin, Law Office of Zhen H Jin LLC
PCPC Presenter: [Jonathan Goins](#)

5. 7619-25 Germantown Avenue

Zoned: CMX-2
Gross Square Footage: 124,057 total square feet
114 dwelling units
6,655 square feet of commercial space

Uses: Residential mixed-use
Parking: 38 vehicular parking spaces
Developer: Trolley Car Development LLC
Architect: M Architects LLC
Attorney: Ron Patterson, Klehr Harrison Harvey Branzburg LLC
PCPC Presenter: [Jack Conviser](#)



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 9:00 AM
- 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**
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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.