



Civic Design Review Committee Agenda

Tuesday, July 2, 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.

1. 9125 Academy Road

Zoned: SP-CIV
Gross Square Footage: 141,245 total square feet

Uses: School
Parking: 118 vehicular parking spaces
Developer: BSI Construction, LLC
Architect: Blackney Hayes Architects
Attorney: Klehr Harrison Harvey Branzburg LLP
PCPC Presenter: [Mina Monavarian](#)

2. 1520-30 Washington Avenue

Zoned: I-2
Gross Square Footage: 107,725 total square feet
9,412 commercial square feet
55 dwelling units

Uses: Residential-mixed use
Parking: 71 vehicular parking spaces
Developer: 1520 Washington Avenue LLC
Architect: Landmark Architectural Design, LLC
Attorney: Zarwin Baum DeVito Kaplan Schaer & Toddy, P.C.
PCPC Presenter: [Sarah Banh](#)

3. 7240 State Road

Zoned: ICMX
Gross Square Footage: 152,720 total square feet

Uses: Storage Facility
Parking: 77 vehicular parking spaces
Developer: Asset Realty & Construction Group Inc.
Architect: 142 Design Group
Attorney: Fox Rothschild LLP
PCPC Presenter: [Eliza Bower](#)

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

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

215-683-4615

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



4. 2639 S 58th Street

(reviewed previously at the May 7, 2024 CDR meeting)

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](#)

**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



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.

**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

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

215-683-4615

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