



Civic Design Review Committee Agenda

Tuesday, September 3, 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. 5932-42 Germantown Avenue

Zoned: CMX-2.5
Gross Square Footage: 96,645 total square feet
3,538 commercial square feet
75 dwelling units

Uses: Residential-mixed use
Parking: 38 vehicular parking spaces
Developer: IS JAM LLC
Architect: Canno Design
Attorney: Ballard Spahr LLP
PCPC Presenter: [Eliza Bower](#)

2. 1524-38 Germantown Avenue

Zoned: IRMX
Gross Square Footage: 106,623 new square feet / 61,227 existing square feet
5,506 commercial square feet
200 dwelling units

Uses: Residential-mixed use
Parking: 42 vehicular parking spaces
Developer: The Rufo Companies
Architect: T + Associates Architects
Attorney: Zarwin Baum DeVito Kaplan Schaer & Toddy, P.C.
PCPC Presenter: [Mina Monavarian](#)

Civic Design Review
Committee
Established 2012

Martine Decamp, AICP
Interim Executive Director

Daniel K. Garofalo
Civic Design Review
Vice-Chair

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

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

215-683-4615

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3. 2001 Richmond Street

Zoned: CMX-3
Gross Square Footage: 400,559 total square feet
8,115 commercial square feet
308 dwelling units

Uses: Residential-mixed use
Parking: 208 vehicular parking spaces
Developer: Richmond Street Developers, LLC
Architect: ISA - Interface Studio Architects, LLC
Attorney: Klehr Harrison Harvey Branzburg LLP
PCPC Presenter: [Ian Litwin](#)

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4. 1520-30 Washington Avenue

(reviewed previously at the July 2, 2024 CDR meeting)

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: [Henry Felsman](#)

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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=VjZiUnUwT1lodU5NOENqUFZ1R01idz09>

- 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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