



Tentative Civic Design Review Agenda

Tuesday, November 1, 2022 at 1:00 PM

Instructions for public participation at the end of this agenda.

1. 4436R Main Street

Zoned: CMX-2
Gross Square Footage: 144,082 total square feet
243 dwelling units
1,000 square feet of retail space

Uses: Residential mixed-use
Parking: 106 vehicular parking spaces
Developer: Rock Development
Architect: JKRP Architects
Attorney: Brett Feldman, Klehr Harrison Harvey Branzburg LLP
PCPC Presenter: [Aaron Holly](#)

2. 4501 Woodhaven Road

Zoned: CA-1
Gross Square Footage: 84,703 total square feet

Uses: Commercial hotel
Parking: 1,785 vehicular parking spaces
Developer: J9 Builders
Architect: Mussachio Architects
Attorney: Ron Patterson, Klehr Harrison Harvey Branzburg LLP
PCPC Presenter: [Katherine Liss](#)

3. 3800-14 and 3816-40 Market Street

Zoned: CMX-4
Gross Square Footage: 1,003,189 total square feet in two phases

Uses: Research, development, and office
Parking: 780 vehicular parking spaces
Developer: Wexford Science and Technology
Architect: Ballinger
Attorney: David Gest, Ballard Spahr
PCPC Presenter: [Ian Litwin](#)



4. 1713-21 N Front Street

Zoned: CMX-3
Gross Square Footage: 45,177 total square feet
55 dwelling units
2,385 square feet of commercial office space

Uses: Residential mixed-use
Parking: 10 vehicular parking spaces
Developer: Khosla Properties
Architect: CANNO Design
Attorney: Adam Laver, BlankRome
PCPC Presenter: [Alex M. Smith](#)

5. 2314 N American Street

Zoned: ICMX
Gross Square Footage: 101,312 total square feet

Uses: Self-storage facility
Parking: 9 vehicular parking spaces
Developer: Safeguard Self Storage
Architect: SGW Architecture & Design
Attorney: Brett Feldman, Klehr Harrison Harvey Branzburg LLP
PCPC Presenter: [Mina Monavarian](#)

6. 1901 W Westmoreland Street *(Previously seen September 6, 2022)*

Zoned: I-1
Gross Square Footage: 97,017 total square feet
99 dwelling units

Uses: Residential
Parking: 18 vehicular parking spaces
Developer: Cajetan Onouha
Architect: J Mark Wiedmann
Attorney: Vern Anastasio, Anastasio Law
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 1:00 PM
- 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**
- Webinar ID: 861 7716 2083**
- Passcode: 530407**

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.