



Tentative CDR Agenda
Tuesday, April 4, 2017, 1:00PM
Room 18-029, One Parkway Building
1515 Arch Street, Philadelphia, PA 19102

1. **6300 City Line Avenue**, RMX-4, 75,225 sq. ft., Use: 68 residential units in a 5-story building, 21 parking spaces within structured garage, 20 bicycle parking spaces
Developer: NACO, LLC, Architect: SgRA Architecture, PC, Attorney: Hercules Grigos, Esq., Obermayer, Rebmann, Maxwell & Hippel, LLP, Presented by Alex Smith.
2. **1413, 1427 Germantown Avenue**, Two separate projects with two L&I application numbers located on adjacent parcels. Developer: 1413 Germantown, LLC.; Architect: KCA Design Associates, LLC.; Attorney: David Orphanides, Esq., Orphanides and Toner, LLP. Presented by Matthew Pickering.
 - a. Parcel 1(1413 Germantown Ave): Zoned: IRMX, 58,825 sq. ft., Use: 50 residential units in 6-story building, 5,200 sq.ft. of ground floor industrial space, 15 parking spaces (ground floor parking), 20 bicycle parking spaces;
 - b. Parcel 2 (1427 Germantown Ave): Zoned: IRMX, 64,350 sq. ft., Use: 70 residential units in 6-story building, 5,200 sq.ft. of ground floor industrial space, 21 parking spaces (ground floor parking), 24 bicycle parking spaces.
3. **4125-31 Chestnut Street**, CMX-4, 186,458 sq. ft., Use: 240 residential units in a 17-story building, 82 parking spaces within underground parking garage, 80 bicycle parking spaces. Developer: CRP Builders, Architect: KCA Design Associates, LLC, Attorney: Michael Mattioni, Esq., Mattioni, Ltd., Presented by Matthew Pickering.
4. **165-205 Carson St., 156-178 Conarroe St., 156-62 Gay St.**, Zoned: RSA-5, Master Plan District (RMX-2 District proposed - Bill No. 170009 introduced on Jan. 26, 2017) 130,840 sq. ft. both new and existing structures, Use: 100 dwelling units, 34 within existing Church, Rectory and School, 66 within new construction, 132 auto parking spaces, 50 bicycle parking spaces, Developer: American Living Concepts of Manayunk, LLC Architect: Campbell Thomas & Co., Attorney: Brett Feldman, Esq., Klehr, Harrison Harvey Branzburg, LLP. Presented by Beige Berryman.