• Current Events
• Development Highlights
• Survey Results
• Planning Discussion
Upcoming Events

- Housing Opportunity Conference - ULI Event March 16-17th
- DAG: Community Design Collaborative | Tya Winn - Feb 24th
- The Geography of Gentrification and Residential Mobility - Feb 12th

Past Events

- Book Talk: Brave New Home by Diana Lind, January 13, 2021,
- Sill Dry: The Future of Building Envelope Protection Flashing: January 12th
- Design Advocacy Group - Preservation and the Public Realm, Thursday Jan 14th

Housing In the Media

- Charlotte May Have Cracked the Code on Affordable Housing - FastCo
- The WeWorks of Multifamily have similar problems with their business model
- Philadelphia ranks high among U.S. cities for apartment conversions
- Biden extends eviction Moratorium - Multi-family Housing News
- Embassy Suites being converted to apartments by Pearl Properties
- Welcome to my container - Dallas' New Affordable Housing
TINY BLOGS

From the AIA Urban Design Committee
Southern Land closes on Rittenhouse Square parcel, setting stage for $200M project

Source: Philly Business Journal
The Hamilton’s Second Tower Tops Out At 1500 Hamilton Street

Architect: BLTa

Developer: Community College of Philadelphia and Radnor Property Group

Source: YIMBY
Construction Permits Issued for Part of 488-Unit Project in Northern Liberties

Architect: JKRP

Source: Rising Real Estate
Permits Filed For A 259-Foot-Tall Tower At 1101 Walnut Street In Washington Square West

“Demolition and construction permits have been filed for a 259-foot-tall, 23-story tower at 1101 Walnut Street, at the junction of the Washington Square West and Market East neighborhoods in Center City. Designed by JKR Architects and developed by ARD 1105 Walnut LLC and LD Investment Partners LLC, the L-shaped building will yield 111 residential units and 6,000 square feet of retail on the first and second floors. The site is located at the northwest corner of Walnut Street and South 11th Street across from the Jefferson University campus, and is currently occupied by a single-story Wendy’s restaurant.”

SOURCE: YIMBY
A four-story, 166-unit development has been proposed for 1201 West Girard Avenue in Yorktown, North Philadelphia. Designed by Landmark Architectural Design LLC, the building will provide 46,071 square feet of interior space and rise around 50 feet high to the top of the parapet, and around 60 feet high to the top of the bulkhead. The project will reintroduce density to a centrally located yet sparsely built-out neighborhood and will feature a traditionally inspired design that reflects the city’s storied legacy of prewar architecture.

Architect: Landmark Architectural Design

Source: YIMBY
Permits have been issued for the construction of a four-story residential building at 1723 Francis Street in Francisville, North Philadelphia. Designed by Gnome Architects, the building will connect to the neighboring three-story brick building, which will be renovated and incorporated into the design. The new 20,971-square-foot complex will yield 24 units, with 18 in the new structure, as well as 18 parking spaces in a ground-floor garage. The project will cost an estimated $1.26 million to build.

Architect: Gnome

Source: YIMBY
Permits have been issued for the construction of a four-story condominium building at 2219 Emerald Street in East Kensington, North Philadelphia. Designed by M Architecture and is developed by Stamm Development Group, the building will yield five residential units. Permits list GRIT Construction as the contractor for the project, which is estimated to cost $1,030,000 to build.

Architect: M Architecture

Source: YIMBY
Columbia Theater to be Demolished to Make Way for 18-Unit Building

“Zoning permits were issued for the demolition of the theater and the construction of a 4-story building with 18 residential units, a roof deck, and 6 bicycle stalls. It looks like the development team will also be using a 7 foot height bonus.”

Location: 2709 Cecil B Moore Ave

Source: Rising Real Estate
Permits have been issued for a residential conversion of a three-story prewar structure at 1135 Spring Garden Street in Poplar, North Philadelphia. The three-story building will hold 14 new apartments. UIG Construction is the contractor. The renovation of the 9,158 square foot structure is expected to cost $45,000.

Source: YIMBY
Permits have been issued for the construction of a five-story mixed-use structure at 2315 North Front Street in East Kensington. Designed by HDO Architecture, the building will yield 63 apartments and two ground-floor commercial spaces, as well as a roof deck, green roof, and 22 bike spaces. The construction cost is estimated at $6 million.

Architect: HDO

Source: [YIMBY](https://yimby.com)
94 Unit Adaptive Reuse Project Planned for Historic North Broad St Building

2527 N. Broad St. was built in 1913 and was originally the home of the E.A. Wright Bank Note Company, which printed currency, stamps, securities, stocks, checks, diplomas, and other documents. More recently, the building has been used as a storage warehouse. The structure was designated to the Philadelphia Register of Historic Places in January of 2020 after being nominated by The Keeping Society of Philadelphia.

Source: Rising Real Estate
“The owners are seeking a variance to build a 4-story, 55 foot-tall building with 21 residential units, a 3,929 square foot ground floor retail space, 7 bicycle stalls, a green roof, and a roof deck. There will be a space between the 50-unit building and the 21-unit building. The project has refusals for height and density. Its hearing with the Zoning Board of Adjustment (ZBA) is currently scheduled for February 10th. Prior to the ZBA hearing, the project team will be meeting with the Fishtown Neighbors Association on January 19th.”

Source: Rising Real Estate
Small Church Demoed on Bainbridge, Condos and Townhomes to Follow

“A reader tipped us off that they noticed some recent demolition on the north side of the 1600 block of Bainbridge. We ambled over there and lo, indeed, a double-wide lot has indeed been cleared in the middle of this block, and this lot goes all the way through to Kater Street. For those that don’t recall, the New Day Spring Baptist Church was previously located at 1621 Bainbridge St., in a two-story building. Last fall, the church sold their building and a rental property next door to Zatos Investments for a little over $1.5M.”

Architect: Gnome

Source: OCF Realty
The development team is proposing a 53-unit building with ground floor retail space, a green roof, roof deck, and 20 bicycle stalls. The proposal will need a variance from the Zoning Board of Adjustment (ZBA) in order to proceed. We do not have the exact refusals for the project, but imagine they will be for at least density and height. We should get more information about the refusals (and get to see the renderings) as we get closer to the March 3rd ZBA hearing. The project team will have to present their plans to the Fishtown neighborhood before their meeting with the ZBA.

Architect: JKRP

Source: Rising Real Estate
Permits have been issued for a six-story, 46-unit structure at 1309-25 Cambridge Street in Poplar, North Philadelphia. Designed by KJO Architecture, the 51,878-square-foot structure will include a roof terrace as well as 15 parking spaces. Cambridge 9 OZB LLC is the listed owner. The building will cost $6.75 million to build.

Architect: KJO Architecture

Source: YIMBY
2100 Hamilton Street

Construction Progress

Architect: Cecil Baker + Partners

Source: YIMBY
The Poplar Nears Completion At 900 North 9th Street

“Construction is nearing completion on The Poplar, a renovation project at 900 North 9th Street in Poplar, North Philadelphia. Designed by Coscia Moos Architecture and developed by the Post Brothers, the 400,000-square-foot project transforms the 11-story Quaker Building, a factory loft built in 1918, into a 285-unit residential building. The redevelopment adds a striking new color to the exterior, a rooftop amenity deck, and units that come in multiple sizes.”

Architect: Coscia Moos

Source: YIMBY
Construction has yet to begin at 900 North Street, in Poplar, North Philadelphia, the site of a pair of buildings that will bring a massive amount of residential space to the neighborhood. A 134-foot-tall, 11-story tower will rise next to a 154-foot-tall, 12-story tower to the west, the latter of which appears as a set of two towers connected with sky bridges. Designed by Cosica Moos Architecture and developed by APOM-Holdings, the project will hold a total of 338 units.

Architect: Coscia Moos

Source: YIMBY
If you have a project on the boards, in construction, or recently completed, please share!

Email abruce@SITIOau.com
Survey
Why do you participate in the Housing Committee?

Learn about Housing Policy in Philadelphia (81.3%)
Learn about current trends in design and construction (75%)
Awareness of Current Developments and Issues (68.6%)
Connecting with like-minded design professionals (68.6%)
Networking Opportunities (62.5%)
Advocacy for Housing Policies (50%)
AIA Professional Development/LU Credits (50%)
Volunteer/Outreach Opportunities (18.8%)
As we develop future programming what would you like to see more of?

- Policy and Planning (86%)
- Affordable Housing (60%)
- Trends in Construction (53%)
- Sustainability/High Performance (53%)
- Joint Presentations with Other Committees (46%)
- Construction Tours (33%)
- Firm Presentations (26%)
Suggestions on how to encourage member engagement and participation

- Show and tell, or had a summary of the topics that were presented over the year to show the AIA community that the group focuses on a broad range of topics.
- I would be interested to hear more on the zoning changes in Old City and more from Habitat for Humanity (that was a really fascinating presentation in late 2019).
- Share the wealth, consider reporting on or discussing missed opportunities when in pursuit of design improvement goals.
- Present niches in the practice of housing that have gone unexplored for younger professionals to pursue to give them a unique value proposition in order to seek swift promotion.
- Some interactive sessions rather than just presentations
- Bring in non-designers to present about housing-adjacent topics; provide non-speaking program interactive events on a rotating basis
- We could rethink the 8 am start time
- Recruit from firms doing housing well that do not have representatives at the table. I suspect those not participating regularly are just burdened by other commitments, not due to lack of interesting programming.
- Ask questions of the group attending the meeting then summarize the results, maybe with a Poll using the Chat function
Subcommittees:
Housing Forum
Thought Leadership
Ideas:

- UFAS, ADA, ANSI, FHA - Demystifying Accessibility in Multifamily Housing
- Senior Housing - Multigenerational housing and how to age in place
- Tiny Housing follow up with Stephanie Cena, or rep to discuss city RFP
- Modular Construction - Fairmount Project in Francisville
- Multi-family development trends - Conversation with Rising Real Estate, YIMBY, or other real estate media
- Project/Building Tours - N Broad Renaissance?
- Architecture Firm/Developer presentations
- Allied Organizations
  - Collaborate with other committees (COTE, Urban Design) + AIA Chapters
  - Collaborate with Green Building United Passive Housing Community
  - Furniture Bank, Reclalm, ...
- Construction, Development and Design
  - High performance, modular/panelized - BuildSmart, BluePrint Robotics
  - Zoning and planning
  - Energy Modeling in multifamily
  - WELL, Living Building, PHIUS
- Presentation from PHDC/PRA
- Instructional sessions/hands on training
- Osborne Construction, high performance contractors - lessons learned and working with architects
- Passive Row House Renovation Project from Green Building United
- Showcase conceptual housing projects from Penn, Drexel, Temple and Jefferson
- Book Club
2021 Presentation Schedule

**JANUARY 27th**
Planning Meeting

**FEBRUARY 24th**
Bright Common and Future & Sons

**MARCH 31st**
Pathways to Housing - Tentative

**APRIL 28th**
Design Dialogues - Joint Presentation with Design Committee

**Livable + Affordable + Sustainable: Three Case Studies**
- Thursday, April 22nd, 5:00 PM – 6:30 PM
- John Ronan, John Ronan Architects
- Amanda Loper, David Baker Architects
- Marissa Hebert, WRT
- This Design Dialogue presents three recent case studies of well-designed housing projects that exemplify progressive approaches to building both sustainably and affordably. From passive house principles to transit-oriented developments, each presenter will explore how their project implemented thoughtful designs that prioritize an integrated architectural response to issues of housing, affordability, and climate justice.

**MAY 26th**

**JUNE 30th**

**JULY 28th**

**AUGUST 25th**

**SEPTEMBER 29th**

**OCTOBER 27th**

**NOVEMBER 24th**

**DECEMBER 29th**

**Housing Forum**