



Civic Design Review Committee Agenda

Tuesday, July 1, 2025 - 1:00 PM

Meetings are now held in-person and virtually. Instructions for public participation are on the last page of this agenda.

Civic Design Review Committee
Established 2012

Octavia Howell
Executive Director
Philadelphia City Planning Commission

Ximena Valle, AIA, LEED AP
Civic Design Review Chair

Daniel K. Garofalo, AIA, LEED AP
Civic Design Review Vice Chair

Sarah Astheimer, ASLA, PLA
Clarissa Redding, RA
Carol Scott
Maria Sourbeer
Michael Spain, Assoc. AIA, NOMA

1. 1601 Washington Avenue

Zoning Permit: ZP-2024-011946
Zoning: I-2
Gross Square Footage: 275,710 total square feet

Uses: 285 dwelling units
33,500 commercial square feet
154 vehicular parking spaces

Developer: OCF Realty
Architect: Atrium Design Group
Attorney: Vintage Law
PCPC Presenter: [Henry Felsman](#)

2. 3408-50 B Street

Zoning Permit: ZP-2025-000651
Zoning: I-2
Gross Square Footage: 73,644 total square feet

Uses: 75 dwelling units
38 vehicular parking spaces

Developer: Dwight City Group
Architect: Raymond F Rola Architect
Attorney: Pritzker Law Group LLC
PCPC Presenter: [Liz Fuselier](#)

3. 3000 Grays Ferry Avenue

(reviewed previously at the May 6, 2025 CDR meeting)

ZP Number: ZP-2024-012833
Zoning: CMX-3
Gross Square Footage: 344,600 total square feet

Uses: Parking garage
1,005 vehicular parking spaces

Developer: Children's Hospital of Philadelphia
Architect: THA Consulting, Inc.
Attorney: Blank Rome LLP
PCPC Presenter: [Sydney Conaway](#)

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

215-683-4615

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



4. 6225-27 Germantown Avenue

(reviewed previously at the May 6, 2025 CDR meeting)

ZP Number: ZP-2024-010741

Zoned: CMX-2

Gross Square Footage: 57,920 total square feet

Uses: 45 dwelling units
925 square feet commercial space
27 vehicular parking spaces

Developer: 6227 Germantown Holdings LLC

Architect: Ingram/Sageser

Attorney: Zarwin Baum

PCPC Presenter: [Eliza Bower](#)

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Instructions for Participating in a Civic Design Review Meeting as a Member of the Public

Participate in-person:

You can attend the CDR meeting in person. Meetings are held at:

One Parkway Building
1515 Arch Street, 18th Floor, Room 18-029
Philadelphia, PA 19102

More information on how to attend in person, can be found [here](#).

Participate virtually (Zoom):

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/webinar/register/WN_X4z48ofCSkeVKdZP1G_WHQ

- ☐ The meeting will begin 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, members in person will first have a chance to state their comment. If you attend virtually, 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.

Participate with written comment:

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/>

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