



## Civic Design Review Committee Agenda

Tuesday, September 2, 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. 2650 Castor Avenue

Zoning Permit: ZP-2025-000139  
Zoned: RSA-5  
Gross Square Footage: 72,568 total square feet

Uses: 68 dwelling units  
50 vehicular parking spaces

Developer: 2650 Castor Ave Development LLC  
Architect: KCA Design Associates  
Attorney: Nochumson P.C.  
PCPC Presenter: [Liz Fuselier](#)

### 2. 2620 Castor Avenue

Zoning Permit: ZP-2025-002703  
Zoned: CMX-2  
Gross Square Footage: 110,880 total square feet

Uses: 5,605 commercial square feet  
94 dwelling units  
68 vehicular parking spaces

Developer: 2620 Castor Development LLC  
Architect: Ambit Architecture  
Attorney: Nochumson P.C.  
PCPC Presenter: [Mina Monavarian](#)

### 3. 17 N 41st Street

Zoning Permit: ZP-2025-005855  
Zoned: CMX-3  
Gross Square Footage: 165,950 total square feet

Uses: 495 vehicular parking spaces

Developer: University Place Associates  
Architect: ISA & IMEG  
Attorney: Klehr Harrison Harvey Branzburg LLP  
PCPC Presenter: [Kacie Liss](#)

One Parkway Building  
1515 Arch St., 13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4615

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



**4. 2006 Cecil B Moore Avenue**

Zoning Permit: ZP-2025-003933  
Zoned: ICMX  
Gross Square Footage: 60,900 total square feet

Uses: 1,410 commercial square feet  
63 dwelling units

Developer: Frankel Enterprises  
Architect: Blackney Hayes  
Attorney: Klehr Harrison Harvey Branzburg LLP  
PCPC Presenter: Eliza Bower

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**5. 914-24 S Broad Street**

Zoning Permit: ZP-2025-005659  
Zoned: CMX-3  
Gross Square Footage: 92,706 total square feet

Uses: 5,018 commercial square feet  
84 dwelling units  
20 vehicular parking spaces

Developer: Dranoff Properties  
Architect: JKRP Architects  
Attorney: Klehr Harrison Harvey Branzburg LLP  
PCPC Presenter: Ian Litwin

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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, 18<sup>th</sup> 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](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](mailto: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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