



## Civic Design Review Committee Agenda

Tuesday, March 3, 2026 - 1:00 PM

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

### 1. 4401 Ridge Avenue

Zoning Permit: ZP-2025-003990  
Zoned: CMX-3  
Gross Square Footage: 306,500 total square feet

Uses: 260 Dwelling Units  
9,550 commercial square feet  
217 vehicular parking spaces

Developer: 4401 Ridge LLC  
Architect: Ingram/Sageser  
Attorney: Zarwin Baum  
PCPC Presenter: [Liz Fuselier](#)

### 2. 1135-43 S Broad Street

Zoning Permit: ZP-2024-004395  
Zoned: CMX-2  
Gross Square Footage: 70,145 total square feet

Uses: 105 Hotel Guest Rooms  
42 vehicular parking spaces

Developer: Plato Studio  
Architect: Plato Studio  
Attorney: Pritzker Law Group  
PCPC Presenter: [Eliza Bower](#)

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

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/>



## 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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*Please be advised that the Civic Design Review meeting will be recorded.  
Joining and/or participating in the meeting constitutes your consent to the recording.*