



Civic Design Review Committee Agenda

Tuesday, September 1, 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. 2301-11 Walnut Street

Zoning Permit: ZP-2026-002307
Zoned: CMX-4
Gross Square Footage: 110,924 total square feet

Uses: 118 Dwelling Units
2,750 commercial square feet
46 vehicular parking spaces

Developer: Patriot Development Associates LP
Architect: Boxwood Architects
Attorney: Dilworth Paxson LLP
PCPC Presenter: [Eliza Bower](#)

2. 1915 N 11th Street

Zoning Permit: ZP-2026-004759
Zoned: CMX-3
Gross Square Footage: 144,916 total square feet

Uses: 129 Dwelling Units
22 vehicular parking spaces

Developer: Jonathan Rose Companies
Architect: WRT Design
Attorney: Ballard Spahr LLP
PCPC Presenter: [Dan Farrell](#)

3. 610-40 High Street

(reviewed previously at the May 5, 2026 CDR meeting)

Zoning Permit: ZP-2025-008480
Zoned: RSA-5
Gross Square Footage: 53,206 total square feet

Uses: 35 Dwelling Units
44 vehicular parking spaces

Developer: Liberty Bell Management
Architect: Designblendz Architecture LLP
Attorney: Nochumson
PCPC Presenter: [Jaylene Gutierrez](#)

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., 13th Floor
Philadelphia, PA 19102

215-683-4615

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



4. 1685 Fulmer Street

(reviewed previously at the July 7, 2026 CDR meeting)

Zoning Permit: ZP-2025-012431

Zoned: I-2

Gross Square Footage: 123,120 total square feet

Uses: 5,000 office square feet
140 vehicular parking spaces

Developer: Stonemont Financial Group and Nuveen

Architect: Ware Malcomb

Attorney: Klehr Harrison Harvey Branzburg LLP

PCPC Presenter: [Brian Wenrich](#)

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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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*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.*