



Civic Design Review Committee Agenda

Tuesday, October 6, 2026 - 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. 2225 Shunk Street

Zoning Permit: ZP-2025-012248
Zoned: CMX-3
Gross Square Footage: 292,800 total square feet

Uses: 122 Dwelling Units
168 vehicular parking spaces

Developer: Hightop Development
Architect: Studio HS4, LLC
Attorney: Klehr Harrison Harvey Branzburg LLP
PCPC Presenter: Eliza Bower

2. 3100 Penrose Ferry Road

Zoning Permit: ZP-2026-008215
Zoned: CMX-3
Gross Square Footage: 425,106 total square feet

Uses: 140 Dwelling Units
421 vehicular parking spaces

Developer: Trove Capital
Architect: M Architects
Attorney: Klehr Harrison Harvey Branzburg LLP
PCPC Presenter: Dan Farrell

3. 7372-78 Henry Avenue

(reviewed previously at the August 4, 2026 CDR meeting)

Zoning Permit: ZP-2026-001531
Zoned: RSD-3
Gross Square Footage: 75,264 total square feet

Uses: 32 Dwelling Units
64 Vehicular parking spaces

Developer: AG National Development
Architect: Harman Deutsch Ohler Architecture
Attorney: Fox Rothschild LLP
PCPC Presenter: Abigail Sobotka/Briner

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

215-683-4615

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



4. 2001 Richmond Street

(reviewed previously at the August 4, 2026 CDR meeting)

Zoning Permit: ZP-2026-004864
Zoned: CMX-3
Gross Square Footage: 555,826 total square feet

Uses: 219 Dwelling Units
369 vehicular parking spaces

Developer: Richmond Street Developers, LLC
Architect: Interface Studio Architects, LLC
Attorney: Klehr Harrison Harvey Branzburg
PCPC Presenter: [Henry Felsman](#)

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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.*