Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

Civic Design Review Committee Agenda

Tuesday, December 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.

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. 12345 Roosevelt Boulevard

Zoning Permit:	ZP-2026-008544
Zoned:	RSA-3, SP-PO-A
Gross Square Footage:	83,125 total square feet
Uses:	356 vehicular parking spaces
Developer:	BSI Construction, LLC
Architect:	Ewing Cole
Attorney:	Klehr Harrison Harvey Branzburg
PCPC Presenter:	Amy Boyd

2. 1700 Germantown Avenue

Zoning Permit:	ZP-2026-007580
Zoned:	IRMX
Gross Square Footage:	114,660 total square feet
Uses:	173 Dwelling Units 11,920 Artist industrial square feet 173 vehicular parking spaces
Developer:	1700 NH LLC
Architect:	Dart Sageser
Attorney:	Zarwin Baum
PCPC Presenter:	Nathan Grace

3. 460-74 N 2nd Street

Zoning Permit:	ZP-2026-006905
Zoned:	CMX-3
Gross Square Footage:	147,258 total square feet
Uses:	161 Dwelling Units 3,950 commercial square feet 75 vehicular parking spaces
Developer:	2nd Street Holdings LLC
Architect:	Ingram Sageser
Attorney:	Zarwin Baum
PCPC Presenter:	Dan Farrell

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

215-683-4615

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

4. 5030 Lancaster Avenue

Zoning Permit:	ZP-2026-005718
Zoned:	CMX-2
Gross Square Footage:	148,651 total square feet
Uses:	160 Dwelling Units 17,500 commercial square feet
Developer:	Haverford Square by Metropolitan 10, LLC
Architect:	Wisdom Tree Group
Attorney:	Dilworth Paxson
PCPC Presenter:	Eliza Bower

5. 5140 Lancaster Avenue

Zoning Permit:	ZP-2026-006111
Zoned:	CMX-2
Gross Square Footage:	205,200 total square feet
Uses:	215 Dwelling Units 12,000 commercial square feet 65 vehicular parking spaces
Developer:	Haverford Square by Metropolitan 10, LLC
Architect:	Wisdom Tree Group
Attorney:	Dilworth Paxson
PCPC Presenter:	Eliza Bower

6. 1401 and 1401R S Christopher Columbus Boulevard

Zoning Permit:	ZP-2026-008437
Zoned:	CMX-3
Gross Square Footage:	537,294 total square feet
Uses:	189 Dwelling Units 393 vehicular parking spaces
Developer:	South Christopher Columbus Capital 1499
Architect:	Interface Studio Architects
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

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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.