



**March 6, 2024**

Reeba Merin Babu  
Department of Licenses and Inspections  
Municipal Services Building, Concourse  
1401 John F. Kennedy Boulevard  
Philadelphia, PA 19102

**Re: Civic Design Review for 3935 Ogden Street (Application # ZP-2022-7084)**

Dear Reeba,

Pursuant to Section 14-304(5) of the Philadelphia Zoning Code, the Civic Design Review (CDR) Committee of the City Planning Commission completed the required review of a proposed residential development at 3935 Ogden Street.

This letter is a summary of the Civic Design Review Committee's advisory recommendations. It is not an expression of the City Planning Commission's recommendation or opinion regarding zoning variances, special exceptions, or other discretionary approvals associated with this proposal.

The project proposes a total of 72,260 square feet of gross floor area in a 5-story building. It includes 87 residential units, 13 vehicular parking spaces, and 29 bike parking spaces. The parcel is split-zoned I-2 and RSA-5. There are refusals issued for the use, commercial space on the ground floor, height, occupied area, and floor area ratio. The proposal has been revised significantly since its first CDR review, so the list of refusals is expected to be updated. Specifically, there is no longer commercial space proposed for the ground floor.

At its meeting of March 5, 2024, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments:**

There were no RCO representatives at the meeting, but the Mantua Civic Association submitted a letter of support.

**CDR Committee Comments**

During the Civic Design Review meeting, the Committee appreciated the development team responding to the committee comments from the first CDR meeting making significant changes and improvements to the proposal. The committee also believed the design was well thought-out including the incorporation of larger units, balconies, and ample natural light.

One committee member noted agreement with Planning Commission staff comments regarding the removal of balconies from the ground floor and the incorporation of residential entrances along Ogden Street. However, they suggested that recessed entries, steps, additional landscape buffers, and architectural elements be included between the sidewalk and the entrances for a better residential feeling and experience. Another committee member echoed staff comments about the addition of trees along the pathway on the east side of the development to mitigate the view of the PECO substation. It was also suggested to consider large and continuous tree trenches where possible for better tree growth potential.

**Civic Design Review  
Committee**  
*Established 2012*

Martine Decamp, AICP  
*Interim Executive Director*

Michael Johns, FAIA,  
NOMA, LEED-AP  
*Civic Design Review Chair*

Daniel K. Garofalo  
*Civic Design Review  
Vice-Chair*

Ashley Di Caro, LEED -AP  
Clarissa Redding, RA  
Leonidas Addimando  
Tavis Dockwiller, RLA

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/>



There was some discussion about the lack of well-connected pedestrian pathways and meaningful outdoor amenity spaces for the residents. It was suggested that sidewalks and pathways be included all around the building and in between the parking spaces and the residential units. The committee also encouraged the development team to look for opportunities to shift the building to the east, allowing for additional space on Sloan Street to relocate the parking spaces from the rear of the site. This move would allow for the rear courtyard to be programmed as an outdoor amenity space. It was noted that if the relocation of parking spaces was not possible, some of them could be eliminated to allow for additional tree planting. It was also suggested that the parking area utilize pavement like the pavement proposed for the Mantua Greenway.

Lastly, the CDR Committee adopted the Planning Commission staff comments. Staff expressed appreciation for the incorporation of the proposed Mantua Greenway on the site plan. Staff encouraged continued coordination with the Streets Department regarding the location of street trees and the width of the curb cut to align with Sloan Street. Staff also suggested that the existing utility poles be included in the Complete Streets dimensions and proper walking and furnishing zones be provided. Staff also requested that the location of the bike storage and loading zone on Sloan Street be noted on the site plan. Staff recommended further vertical breaks in the façade for better alignment with the surrounding residential buildings. Finally, staff recommended the addition of solar panels on the roof as well as the inclusion of EV-ready parking spaces within the parking lot.

In conclusion, the Civic Design Review process has been completed for this project. Please contact me if you have any questions about the Committee's action.

Sincerely,

Martine Decamp, AICP  
Interim Executive Director

cc: Michael Johns, Chair, Civic Design Review, mdesigns@msn.com  
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com  
Councilmember Jamie Gauthier, Council District 3, jamie.gauthier@phila.gov  
Andrew Goodman, Representative to Council District 3, andrew.goodman@phila.gov  
German Yakubov, Haverford Square Designs Gergy@haverfordsq.com  
Meredith Ferleger, Dilworth Paxson LLP, mferleger@dilworthlaw.com  
DeWayne Drummond, Mantua Civic Association, mrdrumm25@gmail.com  
Joe Samuels, 24th Ward Republican RCO, Kellyleaparker@gmail.com  
Kevin Brown, People's Emergency Center Community Development Corporation, KevinB@hopephl.org  
Gary Jonas, Drexel Area Property Association, dapaboard@gmail.com  
Brian Wenrich, Philadelphia City Planning Commission, brian.wenrich@phila.gov  
Reeba Merin Babu, Philadelphia Licenses and Inspections, reeba.babu@phila.gov  
Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov  
Kisha Duckett, Streets Department, kisha.duckett@phila.gov  
Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov  
Casey Ross, Office of Transportation, Infrastructure and Sustainability, casey.ross@phila.gov  
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org  
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov



**March 6, 2024**

Chanwoo Jung  
Department of Licenses and Inspections  
Municipal Services Building, Concourse  
1401 John F. Kennedy Boulevard  
Philadelphia, PA 19102

**Re: Civic Design Review for 2411 N 11th Street (Application # ZP-2023-010977)**

Dear Chanwoo,

Pursuant to Section 14-304(5) of the Philadelphia Zoning Code, the Civic Design Review (CDR) Committee of the City Planning Commission completed the required review of a proposed Public Housing at 2411 N 11th Street.

This letter is a summary of the Civic Design Review Committee's advisory recommendations. It is not an expression of the City Planning Commission's recommendation or opinion regarding zoning variances, special exceptions, or other discretionary approvals associated with this proposal.

This PHA project proposes a renovation of an existing 18-story tower and the addition of 35 dwelling units in 2- and 3-story structures totaling 58,865 new gross square feet. The proposal includes a 19,992 square foot parking lot. The parcel is zoned RM-2 Residential Multi-Family and requires variances for FAR and bicycle parking spaces.

At its meeting of March 5, 2024, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments:**

There were no RCO representatives at the meeting, but the 37th Ward Executive Democratic Committee submitted a letter of support.

**CDR Committee Comments**

The committee's comments centered around opportunities to add green space to the proposal. Suggestions included reworking the parking lot to narrow the drive isles and removing some of the parking spots to add space for trees. The additional green space could allow for the new construction rowhomes to have setbacks. Setbacks would be beneficial as all the new units are proposed to be visitable with no stairs leading to the first floors. In addition to adding green space, setbacks would increase privacy and create a sense of place.

The large, central parking lot creates excessive asphalt on the site in an area that currently has trees. The Committee urged the design team to explore all options to keep the trees, and if that is not possible, a way to trench the green spaces to allow for maximum growth for the new plantings. This will help mitigate the effects of large areas of asphalt and give the parking lot the potential to also function as a gathering space.

**Civic Design Review  
Committee**  
*Established 2012*

Martine Decamp, AICP  
*Interim Executive Director*

Michael Johns, FAIA,  
NOMA, LEED-AP  
*Civic Design Review Chair*

Daniel K. Garofalo  
*Civic Design Review  
Vice-Chair*

Ashley Di Caro, LEED -AP  
Clarissa Redding, RA  
Leonidas Addimando  
Tavis Dockwiller, RLA

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/>



Across the street from the site is Fotterral Square which has received Rebuild funding. The committee would like to see a safer pedestrian crossing from the site to the park either through raised crosswalks or traffic calming measures.

The Committee had a couple of questions about the trash pick-up and storage in the tower. The committee requested more details about how the negative impacts of trash collection are being mitigated.

The tower renovation design incorporates bold colors that reflect the Philadelphia Housing Authority (PHA) color palette. The Committee questioned if the color choice might stigmatize the residents living within the tower. They requested a change in palette that is more sophisticated and subtle.

Lastly, there was discussion about ADA access to the tower. The committee asked the design team to simplify ramp access.

In conclusion, the Civic Design Review process has been completed for this project. Please contact me if you have any questions about the Committee's action.

Sincerely,

Martine Decamp, AICP  
Interim Executive Director

cc: Michael Johns, Chair, Civic Design Review, mdesigns@msn.com  
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com  
Councilmember Jeffery Young, Jr, Council District 5, jeffery.young@phila.gov  
El Shafiq Ali, Representative to Council District 5, elshafiyq.aali@phila.gov  
Greg Cauterucci, JKRP Architects, gcauterucci@jkrparchitects.com  
Darwin Beauvais, Obermayer, Rebmann, Maxwell & Hippel LLP, darwin.beauvais@obermayer.com  
Rose Gray, Asociacion Puertorriquenos En Marcha (APM), rose.gray@apmphila.org  
Denise Anderson, 37th Ward Executive Democratic Committee, 37thwardcommittee@gmail.com  
David Fecteau, Philadelphia City Planning Commission, david.fecteau@phila.gov  
Chanwoo Jung, Philadelphia Licenses and Inspections, chanwoo.jung@phila.gov  
Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov  
Kisha Duckett, Streets Department, kisha.duckett@phila.gov  
Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov  
Casey Ross, Office of Transportation, Infrastructure and Sustainability, casey.ross@phila.gov  
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org  
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov