



**June 11, 2025**

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

**Re: Civic Design Review for 1224 Frankford Avenue  
(Application # ZP-2025-000181 and ZP-2025-00182)**

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 mixed-use building at 1224 Frankford Avenue.

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.

There are two zoning permit applications for this CMX-2.5-zoned site. Both proposals have similar ground floor designs, bulk and massing, and materiality. As the designs do not differ much, both applications (ZP-2025-000181 and ZP-2025-00182) were reviewed together. The two zoning applications are summarized as follows:

**ZP-2025-000181: Multi-Family Use (by-right)**

61,016 total square feet

- 59 dwelling units
- 9,114 sf ground-floor commercial space
- 0 parking spaces

**ZP-2025-000182: Visitor Accommodations Use (variances for visitor accommodation use, non-residential roof deck, minimum open space)**

62,332 total square feet

- 59 visitor accommodations units
- 11,046 sf ground-floor commercial space
- 5 parking spaces

At its meeting of June 3, 2025, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments: (Fishtown Neighbors Association and Fishtown BID)**

Representatives from both the Fishtown Neighbors Association and the Fishtown BID attended the meeting. Both groups support the project and believe it will be an uplifting addition to the neighborhood. Both expressed support for the Visitor Accommodations scheme and were complimentary of the architectural design.

**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  
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### **CDR Committee Comments**

Members of the CDR Committee, the project architect, and developer had a lively conversation focused on ways to enhance what was generally considered to be a thoughtful design composed of high-quality materials. Specific comments focused on the ground floor commercial spaces, pedestrian environment, and sustainability.

#### Ground Floor Commercial Spaces:

The committee commented that the larger, double-height commercial space seems very grand. The three entrances into the space help to create an intentional flow into the building. Depending on the tenant (or tenants) there may be a reduced number of entrances.

There was discussion about the interior wall at the rear of the double-height space as this will be visible from the street via the large arched windows. The committee encouraged the developer to retain some level of control over this wall's design so that it does not become advertising or interior signage space and doesn't detract from the building's elegant design.

#### Pedestrian Environment:

The committee suggested ways to enhance the character of the pedestrian environment, as follows:

- Bike racks are preferred in front of the building, between the proposed street trees.
- Increase the size of the tree pits to give them more space to grow. The planter boxes around them are going to impact the health of the trees.
- Expand the use of the higher quality paving materials proposed for the recessed entrance to the rest of the sidewalk.

#### Sustainability:

While the committee applauded the project, they asked the development team to consider going above and beyond zoning and building code mandates to improve the building even more.

- The responses provided on the sustainability check list are not up to the level of the project's architectural and urban design.
- Shading the rooftop is essential and solar can be integrated into the shading structure.

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,

Octavia Howell  
Executive Director  
Philadelphia City Planning Commission

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