



July 9, 2025

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

**Re: Civic Design Review for 3000 Grays Ferry Avenue
(Application # ZP-2024-012833)**

Dear Andrew,

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 six-story parking garage at 3000 Grays Ferry 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.

The project proposes a six-story, 334,600 gross square foot parking garage. This proposal includes 1,005 vehicular parking spaces and 54 interior bicycle parking spaces. The parcel is zoned CMX-3 and is a by-right project.

This project first came to Civic Design Review on May 6, 2025. The applicants were asked to make revisions and return for a second review. At its meeting on July 1, 2025, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (Grays Ferry Coalition of Neighbors)

A representative from the Grays Ferry Coalition of Neighbors stated that a Community Benefits Agreement was negotiated with CHOP, but issues remain concerning the design and programming of the proposed shell space on the ground floor.

CDR Committee Comments:

The Committee's discussion focused on serious environmental justice issues with the proposal to build an off-campus parking facility in a mostly lower income, residential neighborhood. At 1,005 parking spaces, the garage will encourage more private automobile commuting instead of public transit, walking, or cycling.

Additional staff and committee comments are as follows:

- Only 1% of parking spaces are reserved for EVs. In 2025, 9% of new car sales are EVs. It is cheaper to install EV spaces now than to convert them in the future. The applicant team was encouraged to add more EV charging spaces.
- Bike safety improvements made after the first review did not go far enough; it is recommended that the applicant continue to explore additional design interventions that will create a safer experience for cyclists and pedestrians.

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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

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- Consider adding additional plantings and other design elements to the plaza space on Grays Ferry Avenue to create a more hospitable environment.
- The committee encouraged the design team to better define the timeline and engagement process of the proposed mural.
- Concerns remain regarding the circulation experience from the elevators to the shuttle waiting area. The applicant team was asked to consider creating a more hospitable journey by altering the shell space's footprint.
- The committee urged the design team to consider additional safety and facade design measures to ensure a safe and welcoming environment for adjacent users.

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Clarissa Redding, RA
Carol Scott
Maria Sourbeer
Michael Spain, Assoc. AIA, NOMA

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

cc: Ximena Vallie, Chair, Civic Design Review, ximena@xvadesign.com
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com
Councilmember Kenyatta Johnson, Council District 2, kenyatta.johnson@phila.gov
Frantz Pierre, Representative to Council District 2, frantz.pierre@phila.gov
HuYoung Kim, THA Consulting Inc., hkim@tha-consulting.com
Peter Kelsen, Blank Rome LLP, peter.kelsen@blankrome.com
Carmine Zulli, Grays Ferry Community Council, carminezulli@gmail.com
Charles Reeves Jr., Tasker-Morris Neighbors Association, creeves.tmna@gmail.com
David Szczepanik, Philly Thrive (SWPDC), thriveswpdc@gmail.com
Meeka Outlaw, Grays Ferry Coalition of Neighbors, outlawmeeka@gmail.com
Sarah Bahn, Philadelphia City Planning Commission, Sarah.Banh@phila.gov
Andrew Kulp, Philadelphia Licenses and Inspections, andrew.kulp@phila.gov
Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov
Hunter Conforti, Streets Department, Hunter.Conforti@phila.gov
Kisha Duckett, Streets Department, kisha.duckett@phila.gov
Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov
Meryl Klein, Office of Transportation and Infrastructure Systems, meryl.klein@phila.gov
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov

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July 9, 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 3408-50 B Street (Application # ZP-2025-000651)

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 multi-family development at 3408-50 B 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 multi-family residential building totaling 73,644 gross square feet. This proposal includes 75 dwelling units and 38 car parking spaces. The parcel is zoned I-1. The proposal requires three (3) zoning variances for use, height and, and number of off-street loading spaces.

At its meeting of July 1, 2025, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (7th Ward RCO)

A representative from the 7th Ward RCO stated that they support the project as the site has been an eyesore for 20 years. In addition, they encouraged the applicants to investigate several lots on the block behind this project that might be able to be improved.

CDR Committee Comments:

Overall, the committee commended the re-use of the existing structure; however, more effort should be made to meet additional sustainable design metrics.

Design concerns focused mainly on material colors and the desire for more articulation. There were specific concerns with the color of the gray panels on the upper floors and a desire to add fenestration to the upper floors to help break down the scale of the building.

Additional staff and committee comments are as follows:

- The overall building length plus the exterior parking lots on either side of the building, along with a very small lobby, create a lack of interaction with the public realm.
 - Consider reducing parking along the exit/northern edge to add an amenity feature such as a dog run or other resident space.

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- Further explore how to expand the mural shown at the building entrance to provide a greater street presence.
- Less parking and more ground floor amenity / interaction would be an improvement.
- Confirm the addition of bike lanes shown on plan with OTIS.
- Consider adding secure bicycle parking/storage within the parking area or within the lobby area in addition to the bicycle storage on the upper floors.
- Consider ways to improve pedestrian and bicycle safety in the drive aisle of the main floor parking area.
- Consider adding solar panels to further reduce energy footprint.

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Michael Spain, Assoc. AIA, NOMA

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

cc: Ximena Vallie, Chair, Civic Design Review, ximena@xvadesign.com
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com
Councilmember Quetcy Lozada, Council District 7, Quetcy.Lozada@phila.gov
Sloane Folks, Representative to Council District 7, Sloane.Folks@phila.gov
Raymond F. Rola, Rola Architects, Ray@rolaarchitects.org
Rachael Pritzker, Pritzker Law Group, LLC, rachael@pritzkerlg.com
Judah Angster, Dwight City Group, ja@dwrightcitygroup.com
Angel Cruz, 7th Ward, cruz.m.molly1@gmail.com
Stasia Monteiro, HACE CDC, Smonteiro@hacecdc.org
Nathan Grace, Philadelphia City Planning Commission, Nathan.Grace@phila.gov
Chanwoo Jung, Philadelphia Licenses and Inspections, chanwoo.jung@phila.gov
Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov
Hunter Conforti, Streets Department, Hunter.Conforti@phila.gov
Kisha Duckett, Streets Department, kisha.duckett@phila.gov
Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov
Meryl Klein, Office of Transportation and Infrastructure Systems, meryl.klein@phila.gov
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov

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July 9, 2025

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

**Re: Civic Design Review for 6225-27 Germantown Avenue
(Application # ZP-2024-010741)**

Dear Andrew,

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 residential mix use building at 6225-27 Germantown 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.

The project proposal includes 45 dwelling units, 27 vehicular parking spaces, and 1 commercial space. The proposal is on a flag lot resulting in a deep setback from Germantown Avenue with a driveway and sidewalk connecting the building to the street. There is also a visually prominent billboard on the site close to Germantown Avenue. The parking garage and lobby space are on the ground level, and the commercial space is on the second floor. The balance of the building contains residential units. This site is zoned CMX-2. The proposal does not require any zoning variances.

This property is in the Mount Airy and Germantown North Sub area of the Germantown Avenue NCA overlay (14-503(3)) and will require facade review approvals by the Philadelphia City Planning Commission prior to the issuance of a building permit.

This project first came to Civic Design Review on May 6, 2025. The applicants were asked to make revisions and return for a second review. At its meeting on July 1, 2025, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (59th Democratic Ward RCO)

A representative from the 59th Democratic Ward RCO was in attendance and expressed their support for the project, but had 4 design recommendations, as follows:

- Ensure protection of neighboring properties during demolition
- Reduce the building height by one floor
- Do not renew the billboard lease, and
- Increase the size of the rear yard

City Council Representative Comments:

A representative from 8th Councilmanic District was in attendance and expressed support for comments made by the RCO. The representative from the council district requested a reduction in height, removal of the billboard, and a redesign of the rear of the building.

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CDR Committee Comment:

Members of the CDR Committee were disappointed with the lack of changes and the quality of the limited changes that were made for the second review.

Additional staff and committee comments are as follows:

Site Design

- The placement of the building on the lot is problematic.
- The pedestrian path to the building is not safe or attractive.
- The egress options from the building seem unresolved.
- There is no access to the rear green space. Consider ways to activate this space and create an amenity for the residents.

Building Design

- The facade materials seem to be of lower quality and do not capture the spirit of comments made at the first review.
- The retail space, as currently configured, is not viable.
- There are questions about the ability to load and pick up trash.

Sustainability Design

- Consider adding solar panels for balcony canopy.
- Make the entrance more pedestrian-focused.

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

cc: Ximena Vallie, Chair, Civic Design Review, ximena@xvadesign.com
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com
Councilmember Cindy Bass, Council District 8, cindy.bass@phila.gov
Charles Richardson, Representative to Council District 8, charles.richardson@phila.gov
Dart Sageser, Ingram/Sageser, Dartsageser@gmail.com
Richard DeMarco, Zarwin Baum, rcdemarco@zarwin.com
John Grave, Faith Community Development Corporation, plainjohngraves@gmail.com
Rev. Chester H. Williams, Chew and Belfield Neighbors Club Inc,
jesus4620032004@yahoo.com
Patrick Jones, 59th Democratic Ward RCO, patwjones@gmail.com
Pat Riley, KECO INC, kainsurance@yahoo.com
Meg Cavanagh, Philadelphia City Planning Commission, meg.cavanagh@phila.gov
Nina Solomonick, Philadelphia City Planning Commission, nina.solomonick@phila.gov

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1515 Arch St., 13th Floor
Philadelphia, PA 19102

215-683-4615

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Department of Planning and Development

Civic Design Review

CITY OF PHILADELPHIA

Andrew DiDonato, Philadelphia Licenses and Inspections,
andrew.didonato@phila.gov
Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov
Hunter Conforti, Streets Department, Hunter.Conforti@phila.gov
Kisha Duckett, Streets Department, kisha.duckett@phila.gov
Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov
Meryl Klein, Office of Transportation and Infrastructure Systems,
meryl.klein@phila.gov
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org
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