



**September 3, 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 17 N 41st St (Application # ZP-2025-005855)**

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 17 N 41st 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 proposal is for a 165,950 gross square foot, 495 space parking structure to serve the University Place campus with secure parking for the Philadelphia Office of Forensic Science. The proposal is a by-right project in CMX-3 Community Commercial Mixed-Use zoning.

At its meeting of September 2, 2025, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments: (West Powelton Saunders Park RCO)**

A representative from the West Powelton Saunders Park RCO was present at the meeting and shared that the community is in support of this project. The community is particularly excited about the dog park and does not see the need to retail space to be included as part of the proposal. The RCO requested a traffic study with a focus on Filbert Street.

**CDR Committee Comments**

The CDR committee discussion focused on the ground floor of the proposed garage and the number of curb cuts needed to accommodate both general access and secure access for the Office of Forensic Science. As this development is just one phase of a larger campus, the committee stressed that the hallmark of a campus is that the ground floor is semi-public. They encouraged the design team to future proof the building by making a portion of the ground floor easily convertible into a retail space at a later time when the campus is more complete.

The committee felt that there were some thoughtful architectural elements, and that the dog park fit into the development very well. One committee member commented that the way the dog park, mural, and public realm interact is very compelling.

**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

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/>



Department of Planning and Development

## Civic Design Review

CITY OF PHILADELPHIA

Lastly, there was some discussion about the architectural beacon at the corner of 41st and Filbert Streets and its potential to become a landmark in the future. In order to ascertain this, the committee expressed a desire to see a full master plan of the University Place campus.

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

**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

cc: Ximena Vallie, Chair, Civic Design Review, ximena@xvadesign.com  
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com  
Councilmember Gauthier, Council District 3, jamie.gauthier@phila.gov  
Andrew Goodman, Representative of Council District 3, andrew.goodman@phila.gov  
Brian Phillips, ISA - Interface Studio Architects LLC, brian@is-architects.com  
Stephanie Boggs Magagna, Esq., Klehr Harrison Harvey Branzburg LLP, sboggs@klehr.com  
Gary Jonas, Drexel Area Property Association, dapaboard@gmail.com  
Kevin Brown, People's Emergency Center Community Development Corporation, KevinB@hopeful.org  
Ang Sun, Ph.D., West Philly United Neighbors, WPUNRCO@gmail.com  
Pamela Andrews, West Powelton Saunders Park RCO, andrewsp0719@gmail.com  
Emma Sonner, Philadelphia City Planning Commission, emma.sonner@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

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/>



**September 3, 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 914-24 S Broad St (Application # ZP-2025-005659)**

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 914-24 S Broad 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 proposal is for a mixed-use, multi-family residential building totaling 92,706 gross square feet. This proposal includes 84 dwelling units, 5,018 square feet of retail space, and 19 parking spaces. The proposal is a by-right project in CMX-3 Community Commercial Mixed-Use zoning. The project will receive a 50% FAR bonus for LEED Gold certification.

At its meeting of September 2, 2025, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments: (South of South Neighborhood Association)**

A representative from the South of South Neighborhood Association (SOSNA) was in attendance and provided the following comments. The SOSNA representative noted their appreciation for larger unit sizes including two- and three-bedroom units. The SOSNA Architectural Review committee has limited concerns with the architecture, but requests the addition of balconies, further wrapping the brick on the north and west elevations, and an extension of the marquee down Carpenter Street. Although not part of this development proposal, SOSNA has concerns with the dead end of Montrose Street just to the north of the proposed building.

**RCO Comments: (North of Washington Avenue Coalition)**

The representative from the North of Washington Avenue Coalition (NOWAC) expressed concerns that residents of Montrose Street have not been involved in the RCO process and that some of them would be testifying. Although this is a by-right project, NOWAC would like the following:

- The inclusion of affordable units,
- An agreement to protect the home on Montrose Street during construction, and
- A larger internal trash storage area.

**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

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/>



### CDR Committee Comments

After lengthy testimony from the RCO representatives and members of the public, the CDR committee had limited design comments. Members expressed their satisfaction with the architecture of the building and the proposed LEED Gold certification. The CDR committee encouraged the development team to continue conversations with the community and asked that they provide a better sense of how the project will impact homes Montrose Street.

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

**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

cc: Ximena Vallie, Chair, Civic Design Review, ximena@xvadesign.com  
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com  
Council President Kenyatta Johnson, Council District 2, Kenyatta.Johnson@Phila.gov  
Frantz Pierre, Representative for Council District 2, frantz.pierre@phila.gov  
Jerry Roller, JKRP Architects, jroller@jkrparchitects.com  
Zach Gulick, AIA, JKRP Architects, zgulick@jkrparchitects.com  
Omar Rosa, Stantec, eomar.rosa@stantec.com  
Ron Patrerson, Klehr Harrison Harvey Branzburg LLP, RPatterson@klehr.com  
Mike Asnes, Dranoff Properties, masnes@dranoffproperties.com  
Morgan Rodriguez, South of South Neighborhood Association (SOSNA), hello@sosnaphilly.org  
Vashti Bandy, North of Washington Avenue Coalition, northofwashingtonavecoalition@gmail.com  
Claudia Smith Sherrod, Point Breeze Network Plus, clsherrod1444@gmail.com  
Eliza Bower, Philadelphia City Planning Commission, eliza.bower@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

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/>



**September 3, 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 2006 Cecil B Moore Ave (Application # ZP-2025-003933)**

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 multi-family development at 2006 Cecil B Moore 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 proposal is for a mixed-use, multi-family residential building totaling 60,900 gross square feet. This proposal includes 63 dwelling units and 1,410 square feet of retail space. There is no on-site parking included in this development. The parcel is zoned ICMX Industrial Commercial Mixed-Use. The proposal, as designed, has received four refusals from L&I.

At its meeting of September 2, 2025, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments: (Brewerytown Sharswood Community Civic Association)**

A representative from the Brewerytown Sharswood Community Civic Association RCO was in attendance and offered limited comments on the design of the project. They stated that there were 27 people in attendance at the project's RCO meeting and the RCO did not come to the verdict about the project. The community's concerns are focused more on how the building will be managed than on design. There is another meeting scheduled for September 18th.

**CDR Committee Comments**

The committee's discussion focused on the lack of outdoor space and the location of the community space within the building. The committee urged the design team to add deeper outdoor balconies and to redesign the outdoor space in the rear of the building so that it can be utilized more for community and amenity space. The committee recommended that the community room be moved to the Cecil B Moore Avenue frontage for better visibility and sidewalk activation. Lastly, the committee recommended adding a cornice to highlight the articulation of the facade along Cecil B Moore Avenue.

**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

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/>



Department of Planning and Development

## Civic Design Review

CITY OF PHILADELPHIA

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

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  
Jeffery Young Jr, Council District 5, jeffery.young@phila.gov  
Conlan Crosley, Representative of Council District 5, Conlan.Crosley@phila.gov  
Chris Stigler, Blackney Hayes, cstigler@blackneyhayes.com  
Augusta O'Neill, Klehr Harrison Harvey Branzburg LLP, AOneill@klehr.com  
Doris Aldridge, Brewerytown Sharswood Community Civic Association, brew.sharsnas@gmail.com  
Lewis Nash Sr, MAP Holistic CDC, amenphilly@gmail.com  
William T. Harris, United Neighbors Alliance Civic Association, unacarco47ward@gmail.com  
Amy Boyd, Philadelphia City Planning Commission, amy.boyd@phila.gov  
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  
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov

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/>





**September 3, 2025**

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

**Re: Civic Design Review for 2620 Castor Ave (Application # ZP-2025-002703)**

Dear Jose,

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 development at 2620 Castor 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 proposal is for a mixed-use, multi-family residential building totaling 110,880 gross square feet. This proposal includes 5,605 square feet of commercial space, 94 dwelling units, and 68 car parking spaces. The parcel is zoned CMX-2 Neighborhood Commercial Mixed-Use. The proposal, as designed, has received 12 refusals from L&I.

At its meeting of September 2, 2025, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments:**

There was no RCO representative present at the meeting, but staff received confirmation that the required RCO meeting occurred from Port Richmond on Patrol and Civic Association (PROPAC) via email.

**CDR Committee Comments**

Overall, the members of the CDR committee appreciated the design of the building; however, they stressed that more effort should be made to add outdoor amenity spaces and landscaping to create a more welcoming community. The main concern for the committee and staff was the design of the rear facade as it was visible from rear streets and adjacent residences. It was suggested to include higher quality materials, add balconies, and vertical elements to mimic the proportions of the surrounding residences. The white Hardie board panels were suggested to use a different color that was less in contrast with the main material color.

The committee inquired about the feasibility of leasing a ground floor commercial space at this location. The development team noted that although the intended tenant was not known at the time, given the number of residential units being built and the walkability of the area, they believe the space will be leased successfully.

Additional staff and committee comments are as follows:

**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

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/>



- Additional trees and large planter beds should be included on the sidewalks.
- The proposed landscaping in the parking area could be designed as a linear park with the inclusion of big canopy trees.
- Use other ways to provide security instead of adding fencing on the perimeter of the lot.
- Include residential entrances to the units facing Castor Avenue.
- Include bike storage within lobby area along Castor Avenue.
- Add bicycle parking on the Castor Avenue sidewalk.
- Add clearly demarcated pedestrian pathways within the parking lot for better pedestrian access.
- Staff suggests better coordination of the curb cut and its relation to the pedestrian pathway in the 2650 Castor Avenue proposal.

**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

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 Driscoll, Council District 6, Mike.Driscoll@phila.gov  
Stanley Cywinski, Representative for Council District 6, Stan.S.Cywinski@phila.gov  
Rich Villa, Ambit Architecture, rich@ambitarchitecture.com  
Alex Goldberg, Nochumson P.C., alex.goldberg@nochumson.com  
Ken Paul, Port Richmond on Patrol & Civic Association (PROPAC), propac19134@gmail.com  
Camilla Lizundia, Philadelphia City Planning Commission, Camilla.Lizundia@phila.gov  
Jose Figueiredo, Philadelphia Licenses and Inspections, Jose.Figueiredo@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

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/>





**September 3, 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 2650 Castor Ave (Application # ZP-2025-000139)**

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 2650 Castor 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 proposal is for 68 dwelling units within four semi-detached buildings totaling 49,4838 gross square feet. This proposal includes a mix of duplex and triplex units arranged around a 47-car parking lot. The parcel is zoned RSA-5 Residential Single-Family Attached. The proposal, as designed, has received six refusals from L&I.

At its meeting of September 2, 2025, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments:**

There was no RCO representative present at the meeting, but staff received confirmation that the required RCO meeting occurred from Port Richmond on Patrol and Civic Association (PROPAC) via email.

**CDR Committee Comments**

Overall, the members of the CDR committee appreciated the design of the buildings and use of duplex and triplex units to achieve a higher level of density while fitting in with the surrounding context. They complimented the mid-block pedestrian passages but stressed that the quality of materials used on the rear and sides of the buildings should match those used on the front facades.

In line with staff comments, the committee focused much of their discussion on encouraging the applicant to reduce the amount of parking spaces in order to add vegetation and to create a shared outdoor amenity.

**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

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/>



Department of Planning and Development

## Civic Design Review

CITY OF PHILADELPHIA

Civic Design Review Committee  
Established 2012

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.

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

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 Squilla, Council District 1, Mark.Squilla@phila.gov  
Jennifer Slavic, Representative for Council District 1, Jennifer.Slavic@phila.gov  
Tim Ajvazi, 2650 Castor Development LLC, Fajvazi@gmail.com  
Logan Dry, KCA Design Associates, logan.dry@kcadesignassociates.com  
Rhet Chiliberti, Colliers Engineering and design, RChiliberti@maserconsulting.com  
Alex Goldberg, Esq., Nochumson P.C., Alan.Nochumson@nochumson.com  
Ken Paul, Port Richmond on Patrol & Civic Association (PROPAC) Propac19134@gmail.com  
Eliza Bower, Philadelphia City Planning Commission, Eliza.Bower@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

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/>