



October 8, 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 6903-15 Germantown Avenue
(Application # ZP-2025-001876)**

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, multi-family structure at 6903-15 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 proposes a mixed-use, multi-family residential building totaling 77,167 gross square feet. This proposal includes 81 dwelling units, 2,734 square feet of commercial space, 11 car parking spaces, and 42 bicycle parking spaces. The parcel is zoned CMX-2 Neighborhood Commercial Mixed-Use and is a by-right project.

The proposal utilizes both the green roof and mixed-income housing zoning bonuses. The affordable units will be built on site.

The project was first reviewed at the August 8, 2025 Civic Design Review meeting. The committee voted for the project to return for a second review. The applicant team opted not to make any changes to their proposal. At its meeting on October 7, 2025, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (East Mt. Airy Neighbors)

A representative from the East Mt Airy Neighbors RCO was present at both reviews and summarized the RCO's concerns. The RCO supports development, but the proposed density is out of scale with the neighborhood context and development patterns along Germantown Avenue. More specifically, the RCO feels that the project is incongruent with the historic structure at 6901 Germantown Ave and Lovett Memorial Library. In addition, the RCO is concerned that this project, with only 11 parking spaces for 81 dwelling units, will increase congestion and have a negative impact on the nearby fire station at 6900 Germantown 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., 13th Floor
Philadelphia, PA 19102

215-683-4615

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CDR Committee Comments:

At the first review, the committee noted that they appreciated the materiality, inclusion of on-site affordable units, inclusion of balconies, and the overall architectural design of the project. However, they requested additional renderings and made specific comments and suggestions to improve the project, as follows:

- Consider adding secure bicycle parking storage on the ground floor.
- The exterior pathways that serve the ground floor residential units are in conflict with the egress wells.
- Consider strategies to improve the ground floor unit entries to improve pedestrian access, create a better sense of privacy for residents and improve the building's interaction with the park at Lovett Memorial Library.
- The building footprint is within the dripline of some of the remaining heritage trees.
- Consider ways to better address loading and deliveries to reduce congestion.
- The unit mix is heavily weighted towards one-bedroom units. Consider including larger units to decrease the density.
- The building massing needs to transition better to the park and adjacent historic building.
 - Add a fourth-floor setback and use the space for additional outdoor amenities.
 - Consider lighter materials on the top floor to give the impression of a setback. Use materials that are prevalent in the

At the second review, the committee noted that, by choosing not to make any changes, the applicant team missed an opportunity to improve the project. In addition, they noted that safety concerns brought up by residents of the surrounding area are valid and should be addressed via a Traffic Impact Study.

Before a building permit can be issued, this project will require approval from the Philadelphia Historical Commission. In addition, the Philadelphia City Planning Commission must approve the design of the facades and the design and location of affordable units for the mixed-income housing bonus.

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, 8th Councilmanic District, Cindy.Bass@phila.gov

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Department of Planning and Development

Civic Design Review

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