



November 13, 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 2200 N 8th St (Application # ZP-2025-006836)

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 proposed residential buildings at 2200 N 8th 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 four multi-family residential buildings totaling 213,110 gross square feet containing 232 dwelling units and 92 car parking spaces. The parcel is zoned I-2 Medium Industrial. This proposal requires zoning variances for the multi-family residential use, number of parking spaces provided, and number of ADA parking spaces provided.

At its meeting of November 5, 2025, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments (37th Ward Executive Democratic Committee):

A representative from the 37th Ward Executive Democratic Committee attended the meeting and testified that the applicant team has worked closely with the community on the final design. The RCO supports the design, specifically the materials, height, amount of parking, and the row home-scale design.

CDR Committee Comments

Civic Design Review committee discussion focused mostly on appreciation for the collaboration with the community, architectural design, and on ways to improve the design by providing more outdoor space for residents. Specific comments are as follows:

- Consider ways to recycle architectural materials currently on the site.
- Increase the amount of permeable surfaces in the parking lot.
- Explore ways to balance the community's desire for parking with the need for more green space.
- Improve the rear facades to bring them more in line with the front facades as some units entries are in the rear.

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

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

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<https://www.phila.gov/departments/philadelphia-city-planning-commission/>



Department of Planning and Development

Civic Design Review

CITY OF PHILADELPHIA

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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cc: Ximena Vallie, Chair, Civic Design Review, ximena@xvadesign.com
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