



February 9, 2026

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

Re: Civic Design Review for 4889 Umbria St (Application # ZP-2025-03040C)

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 residential building at 4889 Umbria 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 8-story multi-family residential building totaling 494,397 square feet, including 353,390 square feet of residential space consisting of 364 dwelling units and 380 vehicular parking spaces located within the building, above grade. The project site also includes 42,978 square feet of existing industrial-use buildings that are to remain. The parcel is zoned IRMX Industrial Residential Mixed-Use, making this proposal a by-right project.

The project was first reviewed at the November 5, 2025 Civic Design Review meeting. The committee voted for the project to return for a second review. The project team made several changes in response to the committee's comments and made changes to the parking design.

Changes included:

- Improving a portion of Smick Street to allow for fire access,
- Relocating the parking entrance from Parker Street to the improved portion of Smick Street,
- Relocating the trash and bike rooms,
- Adding more brick accents to highlight main entrance and accent balconies,
- Adding vertical articulation and brick on Lemonte Street facade to better relate to adjacent rowhomes on Ogle Street,
- Softening the Parker Street edge by replacing driveway with added ground floor transparency into the relocated bike room,
- The addition of a gate connecting the courtyard to the unimproved portion of Smick Street,
- Expanding the concrete sidewalk area in front of secondary pedestrian entrance, and
- Adding additional plantings along Parker Street.

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

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



February 3, 2026, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (Ridge Park Civic Association)

The representative from the Ridge Park Civic Association, which held two previous RCO meetings with the project team, expressed appreciation for the design team's efforts to respond to comments from the RCO and community, including the use of additional brick and better relating the Lemonte Street facade to the neighboring single-family homes. The RCO representative noted some concerns about traffic impacts and the opening of a portion of Smick Street but expressed confidence that these concerns could be mitigated through ongoing dialogue.

CDR Committee Comments

The CDR Committee appreciated the changes made since the first CDR meeting on November 5, 2025, commending the design team for its commitment to the CDR process. The Committee encouraged the applicant to consider further enhancements, including additional landscaping within the interstitial surface parking lot areas; exploring a potential crosswalk from the southwest corner of the site to Ivy Ridge Station (across Umbria Street); the addition of rooftop solar panels; and additional EV parking.

The Committee asked to include staff comments, as follows:

Site Design

- Consider further enhancements along Umbria Street, such as larger planter boxes, improving or clarifying entrances (transparency, signage), and shade structures (awning, bus shelter).
- Explore benefit of an added crosswalk across Umbria Street from southwest corner of site.
- Consider extending sidewalk further up Lemonte Street for improved accessibility.

Public Open Space Design

- Consider adding a sidewalk in the rear of building connecting the improved portion of Smick Street, the courtyard, and Lemonte Street.

Sustainable Design

- Ensure ongoing coordination with Indego on a bike share station.

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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Department of Planning and Development

Civic Design Review

CITY OF PHILADELPHIA

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cc: Ximena Vallie, Chair, Civic Design Review, ximena@xvadesign.com
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com
Councilmember Curtis Jones Jr., Council District 4, Curtis.Jones.Jr@phila.gov
Joshua Cohen, Representative to Council District 4, Joshua.Cohen@phila.gov
Katherine Missimer, Klehr Harrison Harvey Branzburg, KMissimer@klehr.com
AJ Reilly, OOMBRA Architects, ajreilly@oombra.com
Louis Agre, 21st Ward Democratic Committee, dems21stward@gmail.com
Marlene G. Schleifer, Ridge Park Civic Association, mgschleifer2@verizon.net
Aaron Holly, Philadelphia City Planning Commission, aaron.holly@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

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