



May 17, 2026

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

Re: Civic Design Review for 4401 Ridge Ave (Application # ZP-2025-003990)

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 residential development at 4401 Ridge 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 multi-family residential building totaling 82,279 gross square feet. This proposal includes 260 dwelling units, 9,550 square feet of commercial space, 217 parking spaces, and 96 bicycle spaces. The parcel is zoned CMX-3 Community Commercial Mixed-Use. A steep slope disturbance refusal has been issued for the proposal.

At its meeting of March 3, 2026, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (East Falls Community Council)

A representative from the East Falls Community Council was in attendance and expressed appreciation for the development team's willingness to work in a collaborative way on what is the last major parcel available for development on Ridge Avenue in East Falls. The RCO feels that the project is much better than previously approved plans for the site and that the building feels well scaled for Ridge Avenue. The RCO is appreciative of the parking ratio and extensive green roof. Lastly, the RCO stated that they are working with the design team to incorporate more balconies into the design.

CDR Committee Comments

Members of the CDR committee expressed their appreciation that the applicant has been responsive to the community. One committee member questioned if different wings of the building should be different heights, but overall, the Committee members were supportive of the proposed massing and design of the project.

The landscape architect on the committee was complimentary towards the landscape palette but was concerned that the sidewalk feels really narrow on Ridge Avenue. The design team was asked to look at additional landscape features that can be incorporated along Ridge Avenue and to set back further to create more space.

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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Further discussion mostly centered on ways to further improve on the details of the design. Recommendations made by the committee are as follows:

- Embolden the corner of Ridge Avenue and Merrick Road.
- Enhance the pedestrian experience on Merrick Road.
- Show more details on the use and design of the one-story portion of the building along Ridge Avenue.
- Maximize the charging spaces and consider ways to incorporate solar or solar hookups and more sustainability features.
- Showcase the bike storage more.
- Add more details about the courtyard space as it is visible from Ridge Avenue.

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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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