



**May 11, 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 31-35 W Girard Ave (Application # ZP-2025-011610)**

Dear Chanwoo Jung,

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 commercial mixed-use residential building at 31-35 W Girard 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 application is for a 7-story mixed-use, multi-family residential building totaling 96,476 gross square feet. The proposal includes 120 dwelling units, two (2) ground floor commercial spaces totaling 4,605 square feet, 28 car parking spaces, 42 bike parking spaces, and one (1) loading zone inside the ground floor garage. The parcel is zoned CMX-3 Commercial Mixed-Use and is a by-right project.

At its meeting of May 5, 2026, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments: Fishtown Neighbors Association**

The Fishtown Neighbors Association representative confirmed that the RCO meeting took place on April 14, 2026, and provided written comments prior to the CDR meeting. The RCO representative attended the CDR meeting remotely and expressed overall support for the project, including the proposed internal loading zone, preferring that an off-street loading zone not be added.

**CDR Committee Comments**

The CDR Committee appreciated the project overall, including the activation of the Front Street facade, voting unanimously to conclude the CDR process, while offering the following recommendations to further improve the design:

**Site Design**

- Consider building marquee or canopy on the Girard Avenue facade.
- Consider shade-loving greenery along the Front Street sidewalk.

**Parking Design**

- Consider direct access from parking lot to bike room.
- Consider benefit of eliminating 1-2 parking spaces to make room for trees.

**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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- Encourage further attention to mitigating concerns about loading truck navigation within the parking lot.

### **Building Design**

- While the building is designed to reflect a harsh and chaotic moment in the City, consider how this feeling can be mitigated for pedestrians on the ground, including: further alternatives to the building material to make the facade feel less harsh; and a warmer and/or more contemporary brick that would feel more contextually resonant.
- Consider balconies or outdoor recessed spaces on the Girard Avenue facade.

### **Sustainable Design**

- Encourage designing rooftop for future installation of solar panels.

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  
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