



June 2, 2026

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

**Re: Civic Design Review for 139-167 E Clearfield Street
(Application # ZP-2026-003550)**

Dear Jose,

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 139-167 E Clearfield 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 four-story multi-family residential building totaling 63,203 gross square feet. This proposal includes 61 dwelling units, 14 car parking spaces, eight bike parking spaces, and two on-street loading zones. The parcel is zoned RM-1 Residential Multi-Family making this a by-right project.

At its meeting of June 2, 2026, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: 7th Ward Democratic Committee

The 7th Ward Democratic Committee RCO representative provided a written letter in advance of the CDR meeting expressing support for the project. The RCO representative noted that the age-restricted affordable units, along with the appropriate site amenities and parking, respond to a clear community need.

Council Office Comments: Representative to Council District 7

The representative for Council District 7, Sloane Folks, attended the RCO meeting on behalf of 7th District Councilmember Quetcy Lozada. The Council District representative expressed support for the project, adding that residents were pleased with the design concepts and affordable housing opportunity. Councilmember Lozada also submitted a written letter in support of the project that was provided by the applicant as part of their CDR submission.

CDR Committee Comments

The CDR Committee appreciated the project overall, voting unanimously to conclude the CDR process, while offering the following recommendations to further improve the design.

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

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Site Design

- Consider how the landscaped area / buffer on north side of the parking lot can complement future planned development.
- Consider opportunities for plantings on the building edge, where building meets the sidewalk.
- Consider additional opportunities for plantings in the furnishing zone along Clearfield Street, including grouping together tree pits for larger understory plantings.
- Consider additional greenery along the sidewalk on the south side of the parking lot, nearer the building and courtyard.
- Activate the courtyard space.

Parking Design

- Consider whether the courtyard and patio area at the rear of building may be a safer place for pick-up/drop-off and loading functions.

Building Design

- Consider ways to add contrast in colors on building facade, such as integrating a darker metal panel to bring more vibrancy to the facade.
- Consider further ways to add visual interest and contrast through adjustments to the color palette and additional building articulation.

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 Valle, Chair, Civic Design Review
Daniel Garofalo, Vice Chair, Civic Design Review
Councilmember Quetcy Lozada, Council District 7
Sloane Folks, Representative to Council District 7
Darwin Beauvis, Obermayer Rebmann Maxwell &
Jeffrey Watson, BartonPartners Architects and Planners
Angel Cruz, 7th Ward RCO
Rolando Sanchez, Impact CDC
Stasia Monteiro, HACE CDC
Nathan Grace, Philadelphia City Planning Commission
Jose Figueiredo, Philadelphia Licenses and Inspections
Michelle Brisbon, Streets Department
Hunter Conforti, Streets Department
Kisha Duckett, Streets Department
Jeanien Wilson, Streets Department
Meryl Klein, Office of Transportation and Infrastructure Systems,
Jennifer Dougherty, SEPTA Long Range Planning
Paula Burns, Philadelphia City Planning Commission

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