



July 8, 2026

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

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

Re: Civic Design Review for 801 N 19th Street (Application # ZP-2021-003112)

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 Building at 801 N 19th 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 proposal is for a multi-family residential building totaling 111,116 gross square feet. The proposal includes 110 dwelling units and 49 car parking spaces. The parcel is zoned RMX-3 Residential Mix Use making this a by-right project.

The proposal came to CDR in 2021, but an amendment permit application made substantial changes to the design. Due to the time elapsed and proposed changes, it was determined that the project should return for another CDR review. The building now features red brick as the main material and is six stories with a roof deck. The first-floor height was increased by six feet to allow for mechanical parking in the future. The previous design iteration featured both five and six story portions, metal panels, and smaller units.

At its meeting on June 2, 2026, the CDR committee voted for the project to return for a second review. The applicant made some design changes to the façade and added solar panels to the roof. At its meeting on July 7, 2026, the Civic Design Review Committee completed the CDR process with the following comments:

CDR Committee Comments

- The committee was happy to see solar panels as part of the design.
- The ground floor is a challenge but the facade facing the park looks nice.
- Center the windows on the entrance facade.
- Activate the public space in front of the main lobby.

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.

One Parkway Building
1515 Arch St., 13th Floor
Philadelphia, PA 19102

215-683-4615

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



Sincerely,

Octavia Howell
Executive Director
Philadelphia City Planning Commission

cc: Ximena Valle, Chair, Civic Design Review
Daniel Garofalo, Vice Chair, Civic Design Review
Councilmember Jeffery Young, Council District 5
Conlan Crosley, Representative to Council District 5
Eric Quick, Harman Deutsch Ohler Architecture
Ron Patterson, Klehr Harrison Harvey Branzburg LLP
Reuben Glass, Original Morrocco's of Francisville
Amanda Garlen, United Francisville Civic Association
Eliza Bower, Philadelphia City Planning Commission
Chanwoo Jung, 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

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/>



July 8, 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 1527-47 Callowhill St (Application # ZP-2026-003226)

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 Mix-Use Building at 1527-47 Callowhill 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 multi-family residential mixed-use building totaling 208,153 gross square feet. The proposal includes 188 dwelling units, 13,395 square feet of commercial space, and 24 car parking spaces. The parcel is zoned CMX-4 Commercial Mix Use making this a by-right project.

At its meeting of July 7, 2026, the Civic Design Review Committee completed the CDR process and offered the following comments:

CDR Committee Comments

The committee was very complementary of the project and saw it as an improvement over surrounding development. There was concern with the bone white metal paneling not being reflected in the renderings. The committee preferred a warmer tone.

Specific feedback was as follows:

- Consider a door to the future Rail Park.
- Add additional EV parking.
- Make sure the building envelope is energy efficient.
- Create some shade on the street area for the commercial spaces.
- Consider adding a loading zone on 16th Street.
- Reduce the number of parking spots to help with circulation in the garage.
- Move bike parking from the basement to ground floor.
- Add larger windows to the rear facade.
- Create tree trenches for the street trees and program the side yard along Callowhill 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/>



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

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

cc: Ximena Valle, Chair, Civic Design Review
Daniel Garofalo, Vice Chair, Civic Design Review
Councilmember Jeffery Young Jr., Council District 5
Conlan Crosley, Representative to Council District 5
Jason Trutner, Design Blendz
Joseph Console, Console Matison LLP
Alan Williams, Logan Square Neighborhood Association
Eliza Bower, Philadelphia City Planning Commission
Chanwoo Jung, 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

One Parkway Building
1515 Arch St., 13th Floor
Philadelphia, PA 19102

215-683-4615

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