



August 4, 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 106 Jamestown Avenue (Application # ZP-2026-001178)

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 106 Jamestown 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 66,862 square feet. The proposed building includes 73 dwelling units and 36 car parking spaces. The parcel is zoned ICMX Industrial Commercial Mixed Use within the Main Street/Manayunk Neighborhood Commercial Area (NCA) overlay. As designed, the proposal requires variances for multi-family household living in an industrial district, rear yard setback, and building height.

At its meeting of June 2, 2026 the Civic Design Review Committee reviewed the proposal, made design comments, and voted for it to return for a second review. The applicant team made significant changes to their proposal before returning for the August 4, 2026 CDR meeting. Changes include:

- Loading zone adjustments
- Retention of Belgian block sidewalk accents
- Additional upper floor setbacks along Jamestown Avenue
- Relocated bike parking
- Confirmed installation of EV chargers in place of EV ready spaces

At the August meeting, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: Manayunk Neighborhood Council

A representative from the Manayunk Neighborhood Council was in attendance and shared that the RCO is opposed to this development due to the loss of the PHS pop-up garden currently on the site. They offered the following design comments:

- The building height is out of context. Maximum allowable height is 38 feet, but this building is 60 feet tall.
- The applicant team needs to improve building design all the way around, not just on the street-facing side.

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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- The existing train shed on the site is an important historic asset that is lost in this proposal.
- Need to add commercial space, as this is in a commercial corridor.
- Loading, bike parking, and trash removal systems need to be improved.

CDR Committee Comments

Many of the committee's comments from the first review were addressed, so discussion at the second review was limited. Remaining design comments are as follows:

- Jamestown Avenue is a one-way toward Main Street, resulting in significant traffic impacts at the junction with Main Street.
- Consider activating the street level with commercial uses, residential amenity spaces, or increased transparency.
- Consider higher quality materials or a lighter finish for the top floors.
- Consider improvements to the rear and side alley spaces.

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 Curtis Jones Jr., Council District 4
Joshua Cohen, Representative to Council District 4
Adam Laver, Blank Rome
Jeffrey Watson, Barton Partners Architects and Planners
Louis Agre, 21st Ward Democratic Committee
John Teague, Central Manayunk Council
John Hunter, Manayunk Neighborhood Council
Jaylene Gutierrez, 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
Allie Hayes, Office of Transportation and Infrastructure Systems
Jennifer Dougherty, SEPTA Long Range Planning
Paula Burns, Philadelphia City Planning Commission

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August 5, 2026

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

Re: Civic Design Review for 1021 N Hancock Street (Application # ZP-2021-000088)

Dear Reeba,

Pursuant to Section 14-304(5) of the Philadelphia Zoning Code, the Civic Design Review (CDR) Committee of the City Planning Commission completed an optional review of a proposed residential building at 1021 N Hancock Street.

A different proposal under ZP-2021-000088 was reviewed by the CDR committee in December 2020. Because this proposal is an amendment to a previously reviewed Zoning Permit application, Civic Design Review is not required. The applicant chose to appear before the CDR committee voluntarily; therefore, the committee's review was limited to discussion and comment.

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 139,039 square feet of gross square feet. This proposal includes 241 dwelling units. The parcel is zoned CMX-3 Community Commercial Mixed-Use and is a by-right project.

At its meeting of August 4, 2026, the Civic Design Review Committee reviewed the amended zoning permit and offered the following comments:

CDR Committee Comments

The committee encouraged additional engagement with the community and offered the following design recommendations:

- To remedy monotony of the façade, add more glass to reflect the context.
- For the lobby facade, consider changing materials and geometry.
- The interior courtyard needs activation, add access directly from the lobby to the courtyard.
- There should be additional connectivity to the surrounding amenities at the Piazza.
- The sidewalk width along Hancock St is too narrow. Increase building setback to allow for more pedestrian scale amenities.
- The ground floor residential units are not optimal, consider converting them to residential amenities.
- Balconies are a huge amenity for residents, consider adding them to certain areas.

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- Courtyard units should interact with the courtyard more to create activation and community.
- The walkway on the south side of the building could be improved. Extend it to Hancock Street and move the bike racks to the courtyard.
- Add exterior shading to units on the upper floor and those that receive direct sunlight.
- Add a green roof.

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 Squilla, Council District 1
Sean McMonagle, Representative to Council District 1
Eric Quick, Harman Deutsch Ohler Architecture
Ron Patterson, Klehr Harrison Harvey Branzburg
Barbara Pennock, West Girard Progress
Larry Freedman, Northern Liberties Neighbors Association
Eliza Bower, Philadelphia City Planning Commission
Reeba Babu, Philadelphia Licenses and Inspections
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Hunter Conforti, Streets Department
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