



September 09, 2026

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

Re: Civic Design Review for 610-40 High Street (Application # ZP-2025-008480)

Dear Andrew,

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 multifamily residential building at 610-40 High 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 three multi-family residential buildings totaling 53,532 gross square feet. The buildings are arranged around a common parking lot. The proposal includes 34 dwelling units and 33 car parking spaces. The parcel is zoned RSA-5 Residential Multi-Family. As designed, the proposal requires variances for multifamily household living in a residential single-family district and multiple principal buildings on a lot in a residential district.

At its meeting of May 5, 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 minor changes to their proposal before returning for the September 1, 2026, CDR meeting. These small changes include additional green space, a small reduction in parking count, and some variation in the rear facade materials.

At its meeting of September 1, 2026, the Civic Design Review Committee completed the CDR process and offered the following comments:

CDR Committee Comments

Despite changes to the plan, the committee was still not satisfied with the design. Much of the discussion at the second review centered around the added green space in the eastern corner of the parking area. The committee saw this added space as a missed opportunity and suggested that it be made more accessible or moved to High Street. The committee also asked for wider, more consistent sidewalks and a complete redesign of the rear parking area to reduce pavement and increase green space. As designed, the parking area will be very hot because vehicular circulation is prioritized over people.

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.

Civic Design Review Committee
Established 2012

Octavia Howell
Executive Director
Philadelphia City Planning Commission

Ximena Valle, AIA, LEED AP
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Daniel K. Garofalo, AIA, LEED AP
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Sincerely,

Octavia Howell
Executive Director
Philadelphia City Planning Commission

cc: Ximena Valle, Chair, Civic Design Review
Daniel Garofalo, Vice Chair, Civic Design Review
Councilmember Cindy Bass, Council District 8
Whitney Brown, Representative to Council District 8
Andrew DiDonato, Philadelphia Licenses and Inspections
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Brian Corcodilos, Designblendz Architecture LLP
Alan Nochumson, Nochumson PC
Patrick Jones, 59th Democratic Ward
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Meg Cavanagh, Philadelphia City Planning Commission
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Michelle Brisbon, Streets Department
Hunter Conforti, Streets Department
Kisha Duckett, Streets Department
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Allie Hayes, Office of Transportation and Infrastructure Systems
Jennifer Dougherty, SEPTA Long Range Planning
Paula Burns, Philadelphia City Planning Commission

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Andrew DiDonato
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Re: Civic Design Review for 1685 Fulmer Street (Application # ZP-2025-012431)

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Michael Spain, Assoc. AIA, NOMA

Dear Andrew,

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 warehouse at 1685 Fulmer 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 warehouse totaling 123,120 gross square feet. In addition to warehouse space, this proposal includes 5,000 square feet of office space and 140 parking spaces. The parcel is zoned I-2 Medium Industrial. The proposal is by-right.

At its meeting of July 7, 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 very minimal changes to their proposal before returning for the September 1, 2026, CDR meeting. These small changes include an increase in height of the fence between the parking lot and adjacent residential properties from 6 feet to 8 feet and a slight change in the color of the entrance facade materials.

At its meeting on September 1, 2026, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments (Greater Bustleton Civic League):

A representative from Greater Bustleton Civic League was in attendance and expressed the RCO's concerns about traffic flow on Fulmer Street, southbound turns off Bustleton Avenue onto Fulmer Street, and truck idling. The RCO suggests an entrance to the parking lot at the end of Fulmer Street to help with traffic access and flow.

CDR Committee Comments

The CDR committee had concerns about site orientation and layout at both meetings. The committee suggested that the design team relocate the truck

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entrance to somewhere other than Fulmer Street. Additional comments were as follows:

- Consider adding amenities for affected neighbors like pathways and sidewalks.
- Add Electric Vehicle charging spaces and solar panels to the roof.
- Reduce the amount of parking and increase vegetation.
- Increase landscape buffer areas between residential properties and the site's surface parking lot.

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
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cc: Ximena Valle, Chair, Civic Design Review
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Jon Anderson, AIA, NCARB, Ware Malcomb
Bob Stewart, Bustleton Neighbors Association
Jack O'Hara, Greater Bustleton Civic League
Michelle Brisbon, Streets Department
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September 09, 2026

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Re: Civic Design Review for 1915 N 11th Street (Application # ZP-2026-004759)

Dear Andrew,

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 1915 N 11th 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 an affordable, multi-family residential building totaling 144,916 gross square feet. The proposal includes 129 dwelling units and 22 car parking spaces. The parcel is zoned CMX-3 Commercial Mixed Use making this a by-right project.

At its meeting on September 01, 2026, the Civic Design Review Committee completed the CDR process and offered the following comments:

CDR Committee Comments

The committee appreciated that this project is designed to achieve Passive House certification while containing only affordable units. The committee had concerns about material selections and their long-term maintenance but understands that they were chosen due to cost and the desire to achieve passive house certification. Specifically, the committee asked the design team to explore alternatives to wood-look aluminum and to ensure that the building is designed to look like it belongs in the context of Philadelphia. Suggestions include additional articulation on the Warnock Street facade, more vibrant colors for the facade materials, and the addition of balconies.

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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September 09, 2026

Chanwoo Jung
Department of Licenses and Inspections
Municipal Services Building, Concourse
1401 John F. Kennedy Boulevard
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**Re: Civic Design Review for 2301-11 Walnut Street
(Application # ZP-2026-002307)**

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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 mixed-use residential building at 2301-11 Walnut 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 mixed-use, multi-family residential building totaling 110,924 gross square feet. The proposal includes 118 dwelling units, 2,750 square feet of commercial space, and 46 car parking spaces. The parcel is zoned CMX-4 Residential Multi-Family making this a by-right project.

This is the second time a proposal for this parcel has come to CDR. The previous iteration was in 2023. The current proposal is red brick with black metal paneling with an artistic element on the Bonsall Street façade. The garage is accessed via Sansom Street, a full story below Walnut Street.

At its meeting on September 1, 2026, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments (Center City Residents Association):

A representative from CCRA was in attendance and shared that the RCO hosted multiple meetings with the applicant team and were happy that the applicant team was responsive to their suggested changes.

CDR Committee Comments

The committee was complimentary of the design but had some specific recommendations for improvement.

Recommendations to improve the courtyard and residential entrance:

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- Consider adding transparency to the residential entrance and courtyard area to add vibrancy to Walnut Street.
- Consider removing the canopy over the courtyard.
- Consider having the courtyard front onto Walnut Street as a nice gesture to the community.
- Consider adding a connection from the courtyard to the retail spaces.
- Consider adding an ADA connection from Bonsall Street to the courtyard.

Recommendations to improve the retail frontage on Walnut Street.

- Consider different ways to lure retail tenants to ensure there is no long-term vacancy.
- Consider expanding the retail spaces so that they have larger back of house areas.

Architectural design comments:

- The Committee appreciates extensive use of brick and the artistic touch on Bonsall Street. Consider extending the artistic elements to other facades.
- Consider using a lighter metal panel on the facade to reduce the building's heat absorption.
- Consider adding balconies or outdoor space for some or all units.
- Have folding doors in the amenity space and consider moving the amenity space to Walnut Street.

Site design and circulation comments:

- Ensure that Bonsall Street has appropriate lighting.
- Add stairways from the garage to the main floor.
- Add pedestrian crosswalks from the pedestrian entrance to the elevators and bike room in the parking garage.
- Consider making the pedestrian and bike entrance to the parking garage more welcoming.

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
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Meredith Ferlerger, Dilworth Paxson
Ben Keys, Fitler Square Neighborhood Association
Nathaniel Margolies, Center City Residents Association
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