



October 20, 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 3100 Penrose Ferry Rd (Application # ZP-2026-008215)

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 single-family residential development at 3100 Penrose Ferry Road.

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 140 single-family townhomes totaling 425,106 gross square feet. This proposal includes 421 car parking spaces. The parcel is zoned CMX-3, Commercial Mixed-Use, and this is a by-right project.

At its meeting of October 6, 2026, the Civic Design Review Committee completed the CDR process and offered the following comments:

CDR Committee Comments

The committee appreciated the participation of both the project's design professionals and the developer. Much of the discussion focused on the site's isolated location and the need to design around a PWD easement and EPA monitoring sites. Committee members strongly encouraged ways to find opportunities for connection to adjacent development to the south. The committee appreciated the attempts at placemaking but lamented the lack of outdoor space for the individual units. The committee made the following suggestions to improve the proposal:

- Provide amenity spaces at more central locations.
- Shrink the width of internal streets to give more space to sidewalks and street trees.
- Upgrade the appearance and function of the alleys by using different paving materials.

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
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Department of Planning and Development

Civic Design Review

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Civic Design Review Committee
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cc: Ximena Valle, Chair, Civic Design Review
Daniel Garofalo, Vice Chair, Civic Design Review
Kenyata Johnson, Council President
Alyssa Adams, Council District 2
Ronald Patterson, Klehr Harrison Harvey Branzburg
Michael Fina, Ambric Technology Corp
Barbara Capozzi, Packer Park RCO
George Gunning, 26th Republican Ward RCO
Andrew DiDonato, 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 Manager, Real Estate Planning and Development
Paula Burns, Philadelphia City Planning Commission

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October 15, 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 7372 Henry Avenue (Application # ZP-2026-001531)

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 multi-family residential development proposed for 7372-78 Henry 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 40 residential dwelling units and 80 parking spaces, totaling 75,264 square feet. The parcel is zoned RSD-3 Residential Single-Family Detached and requires a variance to allow for multi-family household living and multiple principal buildings on a single lot.

At its meeting of August 4, 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 October 6, 2026, CDR meeting. These changes include a redesign to preserve more trees, a reduction in unit count, and the addition of communal space and walking paths.

At its meeting of October 6, 2026, the Civic Design Review Committee completed the CDR process and offered the following additional comments:

RCO Comments - Upper Roxborough Civic Association:

Despite the unit count reduction, members of the RCO still feel that the proposal will create additional traffic safety concerns on Henry Avenue. The RCO representative noted that members of the RCO have been working for over 20 years to reduce speeds and increase safety on Henry Avenue, with little success. Considering this, the RCO is asking for the development team to work with PennDOT to:

- Add a turning lane to accommodate residents turning into the development from Henry Avenue.
- Add a traffic light and additional pedestrian crossing between Wigard Avenue and Cinnaminson Avenue
- Increase setbacks along Henry Avenue to accommodate wider sidewalks and buffers
- Ensure that parking for this development is kept off Henry Avenue

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In addition, the RCO has the following concerns with this proposal:

- Additional flooding challenges for current and future residents caused by excessive earth moving and paving.
- Follow through on promises to preserve heritage trees, maintain landscaping, and build this development with no retaining walls

CDR Committee Comments

The CDR Committee noted that many positive changes were made and expressed appreciation for the work that was done to address issues cited at the first review. The committee urged the development team to continue working with neighbors to address RCO concerns and further iterate on the design.

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
Caroline Stack, Representative to Council District 4
Joshua Cohen, Representative to Council District 4
Carrie Nase Poust, Fox Rothschild LLP
Eric Quick, Harman Deutsch Ohler Architecture
Rustin Ohler, Harman Deutsch Ohler Architecture
Theresa Kehler, Upper Roxborough Civic Association
Louis Agre, 21st Democratic Ward
Sarah Stevenson, Friends of the Wissahickon
Chanwoo Jung, Philadelphia Licenses and Inspections
Michelle Brisbon, Streets Department
Hunter Conforti, Streets Department
Kisha Duckett, Streets Department
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Allie Hayes, Office of Transportation and Infrastructure Systems
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Re: Civic Design Review for 2001 Richmond Street (Application # ZP-2026-004864)

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 development at 2001 Richmond 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 residential development totaling 555,826 gross square feet. This proposal consists of 219 dwelling units, all single-family attached homes, and a total of 406 parking spaces, including 88 surface parking spaces and 318 garage parking spaces. The current proposal is Phase 2 of the overall project, which also included, in Phase 1, the residential development at 2001 Beach St. The parcel is zoned CMX-3 Commercial Mixed-Use, and this is a by-right project.

The proposal was first reviewed by the CDR Committee at its August 4, 2026 meeting, with a motion to continue. At its meeting of October 6, 2026, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments - Fishtown Neighbors Association

The RCO representative attended virtually, noting the development functions as its own neighborhood, separate from Fishtown, and that the developer had been in communication with the development's Homeowners Association. The RCO representative affirmed that the comments from the first review still stand, given the lack of design changes. These comments included considering more 2-car garages to reduce the need for surface parking; considering a more distinct entrance into the community along Richmond Street; and concerns about tight turning radiuses on side streets.

CDR Committee Comments

The Committee affirmed that many of the comments previously made at the first review remain relevant. The Committee encouraged the development team to reincorporate commercial and multi-family buildings if financing factors were to change, noting that more variety of uses and building types would have been a better fit at this site. Finally, the Committee asked to include staff comments, as follows:

Site Design

- Add ADA access to seating area at entrance plaza.

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- Consider addition/reincorporation of: commercial spaces to reduce reliance on driving; indoor amenity spaces to foster community among residents; and additional outdoor amenity spaces, such as a playground or sports courts.
- Consider how main site entrance can be enhanced to feel more like a welcoming gateway to a waterfront neighborhood, through mix of: anchor building; enhanced and enlarged entry plaza; distinctive signage and lighting; public art and community information; and connectivity to linear green spaces leading to river.

Public Open Space Design

- Consider how more could be done to turn the green spaces into amenities.
- Consider enhancing “green finger” to feel more like linear park.
- Consider extending “green finger” from waterfront to site entrance with enhanced entry plaza.

Parking Design

- Consider how small reduction of surface parking could create opportunities for added amenities, such as a playground, sports courts, commercial space, or community room.

Building Design

- Consider higher quality materials on side facades facing Richmond Street to treat more as second frontage.

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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Jennifer Slavic, Representative to Council District 1
Ronald Patterson, Klehr Harrison Harvey Branzburg LLP
Alexandra Gauzza, ISA – Interface Studio Architects LLC
Robert Everett, Fishtown Neighbors Association
Matt Ruben, Central Delaware Advocacy Group (CDAG)
Camilla Lizundia, Philadelphia City Planning Commission
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