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

November 10, 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 1300-50 N 10th Street (Application # ZP-2026-006676)

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 PHA senior residences at 1300-50 N 10th Stret.

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 senior housing building totaling 55,505 gross square feet. This proposal includes 50 dwelling units. The parcel is zoned RM-2 Residential Multi-Family; and therefore, will require two variances from the ZBA. One for exceeding the maximum floor area ratio and another for a reduction in bike parking spaces.

At its meeting of November 4, 2026, the Civic Design Review Committee completed the CDR process and offered the following comments:

CDR Committee Comments
Committee discussion was mostly positive and centered around ways to improve what the committee thought was a promising design. For example, one committee member thought that the entry treatment at the corner was lovely with nice attention to detail and encouraged the design team to continue the lighter color treatment down Thompson Street. Another committee member commented that there were a lot of smart design choices made to preserve mature trees on the site. However, there is not one evergreen tree proposed. The committee encouraged the design team to explore a planting palette that will look good in the winter months too.

The applicant team has done extensive outreach with the community and will continue to do so as the project moves forward. The committee encouraged the design team to talk more about the textures of the materials proposed so people can really understand the materiality.

The committee made the following additional comments to improve on the design:

- Consider adding color to the facade on Thompson Street - perhaps as a pattern to the brick or on the metal panel as an extension to the treatment at the corner.
- Consider new ways to navigate the grade change so that everything is level on the interior of the building.

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- Improve the elevation facing the park by adding porches or additional entrances to increase interaction.
- Make the health suite more commercial looking.
- Consider more private outside spaces such as balconies.
- Make sure the signage and loading zones are clearly marked so there is no log jam.
- Add renewable energy hookups so it is ready if solar subsidies become available.

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 Jeffery Young, Council District 5
Conlan Crosley, Representative to Council District 5
Matt Bartner, Thriven Design
Meredith Ferleger, Dilworth Paxton
Patricia Crosby, Yorktown Community Organization
David Sims, Poplar Community Organization
Barbara Pennock, West Girard Progress
Elizabeth Segarra, Asociación Puertorriqueños en Marcha (APM)
Amy Boyd, 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
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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