



**December 6, 2024**

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

**Re: Civic Design Review for 1900 S Broad St (Application # ZP-2024-008657)**

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 mixed-use building at 1900 S Broad 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 mixed-use building totaling 54,145 gross square feet. The proposal includes 41 dwelling units, 2,500 square feet of ground floor commercial space, 12 automobile parking spaces including 2 EV spaces, and 13 bicycle parking spaces. The parcel is zoned RSA-5. The following variances are required:

- Use: multiple uses on a lot prohibited in RSA-5
- Use: multi-family residential prohibited in RSA-5
- Occupied lot area (80% required / 96% proposed)
- Rear yard depth (9 feet required / 0 feet proposed)
- Maximum building height (38 feet required / 72 feet proposed)
- Parking access from a primary frontage

At its meeting of December 3, 2024, the Civic Design Review Committee completed the CDR process. There were no representatives from any affected RCOs or City Council present. The committee was complimentary of the project's design, scale, density, and unit mix. The committee offered the following additional comments:

- Consider a higher quality material for the 6th floor. The proposed corrugated metal material is not in line with the rest of the proposed facade materials.
- Add a fourth tree on Mifflin Street to match the current condition.
- Additional trees and planters on S Broad Street are encouraged.
- Tree pits should be grouped wherever possible.
- Relocating the residential entrance (or adding an additional residential entrance) to S Broad Street would help to activate this frontage.
- There are concerns that the package room will lack activation despite the proposed frosted and illuminated glass panes.

**Civic Design Review  
Committee**  
*Established 2012*

Octavia Howell  
*Executive Director  
Philadelphia City  
Planning Commission*

Daniel K. Garofalo  
*Civic Design Review  
Interim Chair*

Leonidas Addimando  
Sarah Astheimer, ASLA, PLA  
Ashley Di Caro, LEED-AP  
Clarissa Redding, RA  
Carol Scott

One Parkway Building  
1515 Arch St., 13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4615

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



- There are concerns that the proposed loading zone on Mifflin Street will not be used for commercial loading, drop-offs and package delivery and S Broad Street may seem more convenient to drivers.
- Commercial space servicing remains a concern despite the loading zone on Mifflin Street.

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: Daniel Garofalo, Interim Chair, Civic Design Review, dkgarofalo@gmail.com  
Ashley Di Caro, Acting Chair, Civic Design Review ashley@interface-studio.com  
Council President Kenyatta Johnson, Council District 2, Kenyatta.Johnson@phila.gov  
Frantz Pierre, Representative to Council District 2, Frantz.Pierre@phila.gov  
Eli Storch, LRK Architects, EStorch@lrk.com  
Peter Kelsen, Blank Rome LLP, Peter.Kelsen@blankrome.com  
Max Silverstein, Maestro Development, Max@maestoredev.com  
Anthony Bruttaniti, South Broad Street Neighborhood Association, Bruttanitiarchitecture@comcast.net  
EPBN Planning and Zoning Committee, East Point Breeze Neighbors, Zoning@epbneighbors.org  
Tiffany Green, Concerned Citizens of Point Breeze, CCpbzoning@gmail.com  
Claudia Sherrod, Point Breeze Network Plus, CLSherrod1444@gmail.com  
Albert Littlepage, Point Breeze Community Development Coalition, apage1801@aol.com  
Sarah Banh, Philadelphia City Planning Commission, Sarah.Banh@phila.gov  
Andrew DiDonato, Philadelphia Licenses and Inspections,  
Andrew.Didonato@phila.gov  
Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov  
Kisha Duckett, Streets Department, kisha.duckett@phila.gov  
Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov  
Meryl Klein, Office of Transportation and Infrastructure Systems, meryl.klein@phila.gov  
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org  
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov

**Civic Design Review  
Committee**

*Established 2012*

Octavia Howell  
*Executive Director  
Philadelphia City  
Planning Commission*

Daniel K. Garofalo  
*Civic Design Review  
Interim Chair*

Leonidas Addimando  
Sarah Astheimer, ASLA, PLA  
Ashley Di Caro, LEED-AP  
Clarissa Redding, RA  
Carol Scott