



February 18, 2025

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

**Re: Civic Design Review for 1322 West Clearfield Street
(Application # ZP-2024-003862)**

Dear Shakir,

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 1322 West Clearfield 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 multi-family residential building totaling 170,232 gross square feet. The proposal includes 204 dwelling units and 160 car parking spaces. The parcel is zoned I-2 Medium Industrial. The proposal requires two zoning variances, as follows:

- Multi-family household living
- FAR (500% max, 506.31% proposed)

The design team presented this proposal at the December 3, 2024 Civic Design Review meeting and were asked to return for a second review. At its meeting of February 4, 2025 the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments - Swampoodle Neighborhood Parcels Association and 12th and Cambria Advisory Board:

There were two RCO's represented on the Civic Design Review Committee. Overall, they criticized the scale of the building, the unit types, and the lack of traffic study. Specific comments are as follows:

- The building is eight stories and does not fit well with the neighborhood.
- The unit types feel like dorm housing (one-bedrooms primarily), consider revising to include more diverse unit sizing.
- Although appreciative of the extra level of underground parking, no traffic study was provided.

Other comments included:

- The RCO supports the owner's intention to seek section 8 housing vouchers.
- Solar panels on the roof would help with energy costs and go along with the Mayor's green initiatives.
- Consider revising the tree species to remove Ginkgo trees.
- More bike parking should be provided on-site.

**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., 13th Floor
Philadelphia, PA 19102

215-683-4615

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



**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

CDR Committee Comments:

The committee felt that although there are a lot of great design features going for the project (green roof, underground parking, articulation of the Clearfield Street facade), there are challenges with the size, scale, and massing. The committee voted to continue the review at another meeting and asked the design team to:

- Consider significant step-backs to address the scale and massing concerns noted.
- Consider the south facing facade (close to the North Philadelphia train station) as an opportunity to think of this development and its design in relation to this important gateway.
- Consider activating the ground floor elevation on Park Avenue through additional windows or ground floor uses.
- Consider altering floorplans to allow for units with more than one bedroom.
- Use higher quality materials on all facades

At its second review, the committee expressed disappointment that none of the comments from the first review were addressed. The only change made to the design was to add an additional level of underground parking. In addition, the committee members echoed the comments made by both RCOs.

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
Councilmember Jeffery Young, Council District 5, jeffery.young@phila.gov
Conlan Crosley, Representative to Council District 5, Conlan.Crosley@phila.gov
Zach Jones, Canno Design, zach@cannodesign.com
Henry M. Clinton, Law Office of Henry M. Clinton LLC, hclinton@hclintonlaw.com
Norman Wooten, 12th and Cambria Advisory Board, Rangessab1@outlook.com
Adrienne Fernandez, Swampoodle Neighborhood Parcels Association,
swampoodleneighborhoodparcels@gmail.com
Qiana Shedrick, Upper North Neighbors Association, uppernorthnarco@gmail.com
Tinamarie Russell, North Central Philadelphia Susquehanna CDC, info.ncpcdc@gmail.com
Leon Sanford, Asociacion Puertorriquenos en Marcha (APM), leon.sanford@apmphila.org
Nathan Grace, Philadelphia City Planning Commission, nathan.grace@phila.gov
Shakir Cohen, Philadelphia Licenses and Inspections, shakir.cohen@phila.gov
Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov
Hunter Conforti, Streets Department, Hunter.Conforti@phila.gov
Kisha Duckett, Streets Department, kisha.duckett@phila.gov
Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov

One Parkway Building
1515 Arch St., 13th Floor
Philadelphia, PA 19102

215-683-4615

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



Department of Planning and Development

Civic Design Review

CITY OF PHILADELPHIA

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

One Parkway Building
1515 Arch St., 13th Floor
Philadelphia, PA 19102

215-683-4615

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



February 18, 2025

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

Re: Civic Design Review for 7801 Oxford Avenue (Application # ZP-2024-007828)

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 self-storage facility at 7801 Oxford 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 proposal is for a self-storage facility totaling 59,061 gross square feet. The proposal includes 8 parking spaces. The parcel is zoned I-1 Light Industrial. The proposal requires four zoning variances, as follows:

- Front Yard Depth: 20' required, 17' proposed
- Side Yard Width: 12' required, 5' proposed
- Rear Yard Depth: 12' required, 2' proposed
- Required Parking: 30 spaces required, 8 spaces proposed

At its meeting of February 4, 2025 the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (Fox Chase Civic Association)

The RCO representative was dismayed at the quality of architecture when compared to new developments in other parts of the city. They had concerns about hours of access and made a list of concerns related to design, auto circulation, and pedestrian safety. Specific comments are as follows:

- There are not enough parking spaces for the proposed use and number of storage units.
- There are concerns regarding vehicles backing onto the street.
- More windows, depth, and color changes should be included in the design.
- There is a lack of pedestrian connections from the proposed building to the sidewalk network.
- More sustainable design metrics should be met for a proposal this large.

CDR Committee Comments:

The committee's discussion focused on building operations and changes that could be made to help break down the massing of the structure. Specific comments are as follows:

**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., 13th Floor
Philadelphia, PA 19102

215-683-4615

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



- Add glazing along the ground floor, specifically at stair landings and in the office area.
- Add glazing to the 2nd and 3rd floor. Potential locations include the landings of the stair towers and the elevator lobby.
- Explore opportunities to introduce natural light into circulation corridors.
- Reduce the width of the parking lane and transition some parking areas to landscaping.
- Introduce some planting in front of the building to soften the edge.
- Consider a thinner fence to introduce a layered landscape.
- Consider the addition of an amenity space.

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, Vice Chair, Civic Design Review, dkgarofalo@gmail.com
Councilmember Brian J. O'Neill, Council District 10, Brian.Oneill@phila.gov
Alice Udovich, Representative to Council District 10, Alice.Udovich@phila.gov
Joseph M Davidson, Vissi Architecture and Design, JDavidson@vissi.com
Ronald J. Patterson, Esq. Klehr Harrison, RPatterson@Klehr.com
Leonard B. Altieri, III Esq. Klehr Harrison, LAltieri@Klehr.com
Kate Friend, Fox Chase Civic Association, FoxChaseCivic@gmail.com
Kyle Brown, Philadelphia City Planning Commission, Kyle.Brown@phila.gov
Chanwoo Jung, Philadelphia Licenses and Inspections, Chanwoo.jung@phila.gov
Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov
Hunter Conforti, Streets Department, Hunter.Conforti@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

One Parkway Building
1515 Arch St., 13th Floor
Philadelphia, PA 19102

215-683-4615

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