



**March 7, 2025**

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

**Re: Civic Design Review for 4045-61 Main Street (Application # ZP-2024-003395)**

Dear Richard,

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 a residential building at 4045-61 Main 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 application is for a residential building totaling 220,416 gross square feet. This proposal includes 163 dwelling units and 162 car parking spaces. The parcel is zoned I-2 medium industrial and will need zoning variances for use, height, roof deck setback, and steep slope disturbance. This project is in the flood plain and on a steep slope creating a unique condition which will require thoughtful emergency planning.

At its meeting on February 4, 2025, the committee requested the applicant address comments and return for a second review.

At the second review, the applicant team presented diagrams to show how they plan to increase the size of the lobby on the corner of Main Street and Shurs Lane, create a more direct route from the loading dock to the second-floor corridor, and increase the lushness of the furnishing zone on the Main Street sidewalk.

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

**RCO Comments: Manayunk Neighborhood Council**

A representative from the Manayunk Neighborhood Council was in attendance at both reviews. Their concerns focused on flood resilience and the overall density of the proposal.

Specific flood resilience concerns are as follows.

- A more robust egress path in and out of the building during a flooding event is needed.
- There is no plan for where cars will go in the event of a flood.
- Parking on the ground floor should be replaced with an open space for more visual interest, flood resilience, and a better connection to the river.

The RCO representative stated that there has not been an adequate justification for the 7-story design and that the proposal remains too tall and too bulky for the location even after

**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  
Clarissa Redding, RA  
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changes were made during the Historical Commission review process. Recommendations made by the RCO to reduce the scale and density of the project are as follows:

- Preserve more of the existing structures and not just select facades,
- Reduce the number of dwelling units, and
- Reduce the scale with additional setbacks and terraces.

The RCO representative had limited design comments, as follows:

- The street level frontage lacks activation.
- The Kalwall windows proposed for the ground floor do not create the industrial feel that is intended.
- Remove the stucco on the historic facades to expose the schist underneath.

### **CDR Committee Comments**

The committee was complimentary of the architecture but lamented that the proposed changes did not reach the heart of the comments made during the first CDR review. The committee encouraged the applicant team to:

- Go further with the proposed changes to the furnishing zone on the Main Street sidewalk to create a linear park.
- Assume the worst-case scenario when it comes to a weather-related disaster and double down on fail safes.
- Continue engaging the local community.

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](mailto:dkgarofalo@gmail.com)  
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Department of Planning and Development

## Civic Design Review

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