

Philadelphia Documenters

POWERED BY RESOLVE PHILLY

Civic Design Review Committee Meeting

Documenter name: Tai Tepede

Agency: City Planning Commission

Date: June 3, 2025

[See more about this meeting at Documenters.org](#)

Headlines

- The Civic Design Review Committee (CDRC) reviewed a project at 1224 Frankford Avenue for the first time and discussed accessibility and sustainability goals.
- The CDRC unanimously voted to conclude review for the project after local community groups expressed their support.

Observations & Follow-Up Questions

- The meeting kinda went fast to me, questions were answered, but I feel as though the presentation went faster than expected
 - There was further explanation of the site context and how each building structure can effectively enhance or harm the area.
 - I'm left wondering if there will be efficient space left around the street area or if finances will cut out some features, as money could not be used
-

Audio Timestamps

[00:01:10]: CDRC meeting called to order with the review of the CDRC process and purpose. Staff reviewed guidelines for the review process.

[00:04:30]: CDRC began review of the proposed project at 1224 Frankford Avenue, including the walkability of adjacent streets and public use of surrounding spaces. CDRC Chair Ximena Valle discussed zoning.

[00:06:45]: Project team discussed adjacent art projects on Frankford Avenue, as well as the neighborhood amenities in relation to the project.

[00:09:50]: The By-Right and Variance Applications are discussed, which includes five parking stalls.

[00:11:00]: Project team presented the ground floor plans and residential spaces for the proposed mixed-use building. They detailed the other floor plans, including 1-bed and 2-bed units.

[00:18:15]: Planning Department Staff Eliza Bower presented the project summary and recommendations, which includes zoning variance for a roof deck.

[00:23:05]: Local community group RCOs shared support for the project due to adding more guest housing options to the neighborhood. No public comment.

[00:25:55]: CDRC asked questions and shared feedback on the project, including the reasoning behind having two projects for the site and differing uses of the spaces.

[00:30:00]: CDRC asked about accessibility and public walkability and the project's relation to the piazza in the neighborhood.

[00:45:40]: Motion to accept all CDRC comments into the record is unanimously passed. Motion to complete the CDRC review of the project is unanimously passed.

[00:47:46]: Meeting adjourned

Note to reader: Unless quotation marks are used, all text is paraphrased. If you believe anything in these notes is inaccurate, please email us at documenters@resolvephilly.org with "Correction Request" in the subject line. Learn more about Documenters on our [website](#).