



**REPORT OF THE CIVIC DESIGN REVIEW COMMITTEE  
MEETING OF NOVEMBER 6, 2012**

**Project: St. Francis Villa Senior Housing, East Kensington Neighborhood**  
*RCO Representative: Jeff Carpineta, East Kensington Neighbors Association*

1. The width of the landscaped buffer against the parking lot along East Hagert Street should be increased. A more robust buffer would provide favorable growing conditions for the plants and echo the setback of the building along East Hagert Street. Shifting the entire surface parking lot towards the east would afford an enlarged buffer without impact on the overall site design.
2. More thought and definition should be given to the southeast corner of the building at the intersection of Emerald and East Hagert Streets. By increasing landscaping, providing more generous window openings in opaque walls, allowing for a designed garden space, or a combination of all of these characteristics, this important corner would be energized. These improvements would create a space that is more active, and would further provide better defensible space.
3. Site amenities including bike racks, trash and recycling receptacles and site lighting should be included as part of the project because they would benefit the residents of the development, as well as the greater neighborhood.
4. Clear definition should be given to the building's main entrance and porch, located on the southeast corner of the site. Special paving in this area was suggested to create an understandable distinction between private space and public sidewalk space.
5. The importance of the southeast corner, the main entrance to the building, should be expressed more boldly. Emphasis could be achieved by wrapping the porch roof around the building's corner so that its presence is recognized more prominently along East Letterley Street.
6. An issue was raised about the need for fencing that was proposed along the property line of East Hagert Street. The Committee agreed that the way the security fence had been designed – a four-foot fence atop a two-foot masonry garden wall – was an acceptable solution that struck an appropriate balance between providing security for residents and being a good neighbor to those walking on the sidewalk.

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