



September 4, 2014

Mr. Carlton Williams
Commissioner of Licenses and Inspections
Municipal Services Building, 11th Floor
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

RE: Civic Design Review for 1412-26 Dauphin Street, (Appl. No. 550079)

Dear Mr. Williams:

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 development at 1412-26 Dauphin Street.

The block on which the structure is proposed is bounded by Dauphin, Carlisle, Susquehanna, and 15th Streets. The site is zoned CMX-2, and currently includes a vacant lot, in addition to vacant 2- and 3-story masonry structures. The site is approximately one-quarter acre, and the proposal is for a 5-story residential structure of 47,000 square feet comprising 54 units, a meeting room, rental offices, and a mechanical room. The applicant has stated that they intend to submit an application for Pennsylvania Housing Finance Agency (PHFA) financing to provide affordable units for senior residents. The project proposes no on-site parking or off-street loading.

At its meeting of September 2, 2014, the Civic Design Review Committee made the following observations and comments about the project, and voted to complete the CDR process. The project development team will be requested to respond to the CDR Committee's comments, which will be reported to the full City Planning Commission at a future meeting.

1. Senior Socialization Space at the Building Front

The CDR Committee noted that senior citizens tend to prefer socialization space at the front of their residences to maximize social contact with neighborhood residents and those walking by on the sidewalk. The CDR Committee encourages open areas and social spaces to be located adjacent to the building's main entry.

Gary J. Jastrzab
Executive Director

Alan Greenberger, FAIA
Chair

Joseph Syrnick
Vice-Chair

Nancy Rogo Trainer, FAIA, AICP
Civic Design Review Chair

Rob Dubow
Patrick Eiding
Bernard Lee, Esq.
Elizabeth K. Miller
Richard Negrin
Nilda Iris Ruiz, MBA

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

215-683-4615 Telephone
215-683-4630 Facsimile

www.phila.gov/cityplanning

2. Providing Parking

The Committee asked for clarification about any off-site parking arrangements on adjacent blocks or lots. The developer stated that they are pursuing off-street shared parking with the church across the street, as well as other vacant parcels on Dauphin Street.

3. Rooftop Mechanical Units

The development team stated that rooftop mechanical units will be provided in accordance with the sustainable design requirements of PHFA. The Committee requested the screening of these units so that they are not visible to the street.

4. Overhead Electrical Lines

The CDR Committee noted that overhead utility lines would be located right outside upper floor apartments, and encouraged the development team to consider ways to reduce the visual impact of these lines on these units.

5. Bicycle Parking

The CDR Committee noted that the development team intends to provide bicycle parking, even though this was not shown on the site plan. The Committee reminded the development team that bicycle racks on the sidewalk must comply with Complete Streets guidelines, providing for a clear walking zone meeting City standards.

6. Rear Yard Landscape

The Committee noted that grass and other ground cover vegetation is unlikely to grow well in the proposed rear yard. The Committee recommends the use of permeable hardscape systems, such as pavers, in conjunction with raised planters in this space.

7. On-Street Loading and Drop-Off Zones

The Committee recognizes that resolving loading with a lay-by lane on either Dauphin or Carlisle Street would narrow the existing sidewalk too much. The Committee recommended that the development team work the Streets Department to secure a striped, curbside loading space along Dauphin Street.

8. Entry on Dauphin Street

The Committee recommended a stronger connection between a passenger drop-off zone and the main building entry by having this entry face Dauphin Street. It also recommends relocating a proposed tree away from the line of travel between a drop-off vehicle and the entry.

9. Blank Wall Facing Dauphin Street.

The Committee recommended “livening up” the 5-story solid wall at the eastern edge of the façade facing Dauphin Street. This might be accomplished by exploring additional fenestration and/or exterior surface treatments that would help the façade to have a more significant impact at the corner of Dauphin and Carlisle Streets.

10. Building Recycling

The Committee recommended adding a recycling chute within the building as a measure to encourage good sustainability practices.

11. Incorporation of Philadelphia Planning Commission (PCPC) Staff Comments

The Committee recommended the incorporation of PCPC staff comments from the CDR public meeting. Staff comments not included above are:

a. Building Height.

The proposed building height of 61 feet is not a public realm concern.

b. Dauphin Street Ground Floor

Dauphin Street is an important pedestrian thoroughfare for the neighborhood. The development team should attempt to put more publicly accessible and publicly engaging functions on the ground floor facing Dauphin Street. The development team should also find ways of providing greater privacy to ground floor dwelling units that face Dauphin Street through means such as raising the floor level in comparison to the sidewalk level.

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,



Gary J. Jastrzab
Executive Director

cc: Nancy Rogo Trainer, Civic Design Review Committee Chair
Dan Garofalo, Civic Design Review Committee Vice-Chair
Darwin Beauvais, Zarwin Baum Devito PC
Joseph Salerno, WRT
Sarah Kaiser, Plans Examiner, Licenses & Inspections
David Schaaf, PCPC Urban Design Division Director
Bill Kramer, PCPC Development Division Director
Jeremy Thomas, Office of the Deputy Mayor for Economic Development
Jeffery Young, Jr. Esq., Fifth City Council District