



November 26, 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 145 West Wildey Street (Application No. 565168)

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 parking garage at 145 West Wildey Street.

The parcel on which the structure is proposed is bounded by West Wildey Street, the former Boone School, and a large undeveloped parcel to its north and west. The three-quarters of an acre site is currently an unpaved surface parking lot zoned CMX-3. The proposal is for a four-story private parking structure of approximately 113,000 square feet containing 304 parking spaces.

At its meeting of November 25, 2014, the Civic Design Review Committee made the following observations and comments, and voted to complete the CDR process for this project:

Landscape Verges

The 18" wide residual landscape border between the proposed garage and the Wildey Street sidewalk is narrow and unlikely to support healthy vegetation. No landscape at this location was recommended. Rather, the Committee advised widening the existing sidewalk to the edge of the proposed garage. A broader sidewalk will create an appropriate walking space for local residents.

Street Trees

The proposed three by three-foot tree pits may be too small to support healthy trees. Since cobblestones between tree pits have already been proposed along the curb line, a continuous tree trench of permeable materials below the cobblestones was recommended. Healthy tree growth and maintenance will be better supported by a trench where roots can grow laterally.

The Committee complimented the development team for matching and continuing the cobblestone tree border of the neighboring property onto the project site.

Planting Strip on East Side of the Garage

There should be more coordination between the open area on the west side of the Boone Residences that includes mechanical equipment and the proposed planting strip on the east side of the parking garage.

Gary J. Jastrzab
Executive Director

Alan Greenberger, FAIA
Chair

Joseph Szymick
Vice-Chair

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Night Lighting of the Uppermost Parking Deck

Night lighting of the uppermost parking deck could be a nuisance for both pedestrians, as well as residents on the upper floors of the rowhomes across Wildey Street. The Committee recommended positioning lights to minimize glare to neighboring sidewalks and structures. It was also recommended to employ "cut-off lights," so that the housing of the light fixture directs light onto the parking deck and away from neighboring residential structures.

Architectural Elements of Utilitarian Buildings

Utilitarian buildings such as parking garages fulfill a legitimate purpose. For such structures it is often appropriate to allow the architectural elements to become very simple, so that they do not become prominent in the general perception of a place. The Committee suggested that architectural embellishments, such as proposed arches on the uppermost spandrel of the garage and within the stair and elevator tower, are neither necessary nor desirable for this type of building.

Sustainability

The Committee recommended that more sustainable features be explored for this project, above and beyond what is already indicated for bicycle parking and stormwater management.

Entrance Lobby Visibility Concerns

The pedestrian entry to the stair and elevator tower on the southwest corner of the garage is not readily visible from some street approaches. Additionally, because of its screening behind the staircase and the elevator shaft, the elevator lobby is not visible from the sidewalk. The plan configuration may present safety concerns because garage patrons waiting for an elevator may not be seen by pedestrians on the sidewalk or across the street from the dog park.

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 Chair
The Honorable Mark Squilla, First District Councilmember
Sean McMonagle, Legislative Assistant, First District Council District
Larry Freedman, Northern Liberties Neighbors Association
Ronald Patterson, Esq. Klehr Harrison
Matthew Carpenter, Tim Haahs & Associates
Cheli Dahal, Plans Examiner, L&I
Jeremy Thomas, Office of the Deputy Mayor for Economic Development