



October 8, 2013

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 1027-1033 Marlborough Street and 320-324 East Wildey Street (Appl. No. 466237)

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 residential development located at 1027-1033 Marlborough Street and 320-324 East Wildey Street.

The site is currently a vacant warehouse. The proposed development will create 15 residential units, a shared parking lot for 16 cars, as well as ancillary private open space. The project includes 8 townhomes, 6 duplex units, and one unit over a covered driveway.

At its meeting of October 1, 2013, the Civic Design Review Committee made the following comments, and then made a unanimous motion concerning the project, subject to these comments and concerns, to be reported to the full City Planning Commission at a future meeting. The Civic Design Review Committee offered these comments:

1. The Civic Design Review Committee has found that the developer has responded favorably to a number of the review comments made by the committee during the Tuesday, September 3, 2013, Civic Design Review meeting.
2. The Committee noted that the quality of materials proposed was important to the integration of the project into the neighborhood, particularly those units facing onto public streets. The Committee also suggested that the façade materials of the proposed townhomes and duplex units that face the interior parking court should be the same as those proposed for the elevations facing Marlborough, Wildey, and Hyde Streets.
3. Requirements for handicapped accessibility throughout the project should be reviewed and accommodated. Pathways as currently shown do not appear to be compliant.
4. The public walkway connecting the parking court and the public sidewalk should be protected from automobile traffic. The development team is encouraged to consider bollards, grade separation, or other elements that protect pedestrians from automobile traffic.

Gary J. Jastrzab
Executive Director

Alan Greenberger, FAIA
Chair

Joseph Syrnick
Vice-Chair

Nancy Rogo Trainer, FAIA, AICP
Civic Design Review Chair

Rob Dubow
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CIVIC DESIGN REVIEW

5. The suggestion was made that the development team confirm and coordinate clearances for emergency and loading vehicles that are required to enter the parking court beneath the living space above, and if needed, make adjustments accordingly.

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, Chair, Civic Design Review Committee
Daniel Garofalo, Vice Chair, Civic Design Review Committee
Michael Fink, Deputy Commissioner, Department of Licenses and Inspections
Jeanne Klinger, Code Administrator, Department of Licenses and Inspections
Srivatsa Krishnan, Plan Examiner, Department of Licenses and Inspections
Richard DeMarco, Esq., Attorney, Elliott Greenleaf
Brian Newswanger, RA, Atlantes Architecture
William Kramer, Development Division Director, PCPC
R. David Schaaf, Urban Design Division Director, PCPC



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RE: Civic Design Review for 3401 North Broad Street, (Appl. No. 480911)

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 located at 3401 North Broad Street, which is part of the Temple University Health System campus.

The site is currently a parking garage, and the proposal is to replace the garage in-kind. The existing garage is structurally deteriorated due to its age. The new parking garage will have 454 parking spaces with improved vehicular and pedestrian circulation, and a new EMT comfort station. The site area is approximately 164,534 square feet.

At its meeting of October 1, 2013, the Civic Design Review Committee made the following comments, and then made a unanimous motion concerning the project, subject to these comments and concerns, to be reported to the full City Planning Commission at a future meeting. The Civic Design Review Committee offered these comments:

1. Design Challenges

The CDR Committee recognized the design challenges of this project, particularly the complexity of matching parking deck levels to existing hospital lobby floor elevations and matching vehicular circulation routes to existing curb cuts. They agreed that the resulting compromises to the public realm, such as the interrupted sidewalk on Ontario Street and the inclined parking ramps facing Germantown Avenue, were unavoidable and design efforts to mitigate these effects were commendable.

2. Ensure landscape maintenance

The CDR Committee asked about the maintenance plan for the proposed landscaping. A representative from Temple University Hospital responded that they are fully committed to a maintenance program, citing the high quality of the existing landscaping throughout the hospital campus, and especially along North Broad Street.

Gary J. Jastrzab
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3. Façade material and design

The CDR Committee agreed that the façade design masked the sloping parking ramps successfully. They also suggested that an enameled metal panel be considered instead of a proposed painted concrete panel as an accent feature, thus allowing a change in material to add more interest to the façade.

4. Increase landscape lighting

The CDR Committee expressed concerns about the low level of street lighting, and whether additional ground lighting is needed within the Germantown Avenue landscaped beds bordering the new garage. The architect responded that they will further analyze the lighting levels to ensure that pedestrian safety is not compromised. In addition the new garage elevation will reflect more street light onto the sidewalk because it is located closer to the street.

5. Access to EMT comfort station

The CDR Committee praised the EMT comfort station as a positive addition to the Germantown Avenue streetscape. They asked for clarification about whether the space was directly accessible from the street. A Temple representative responded that direct street access might have security repercussions.

6. Preferred parking for alternative fuel vehicles

As an additional sustainability measure for the project, the CDR Committee was reassured by the development team that preferred parking would be available to vehicles using alternative fuel.

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, Chair, Civic Design Review Committee
Daniel Garofalo, Vice Chair, Civic Design Review Committee
Michael Fink, Deputy Commissioner, Department of Licenses and Inspections
Jeanne Klinger, Code Administrator, Department of Licenses and Inspections
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William Kramer, Development Division Director, PCPC
R. David Schaaf, Urban Design Division Director, PCPC