



June 2, 2014

Mr. Steven Varenhorst
Varenhorst PC
230 North 21st Street
Philadelphia, PA 19103

**RE: Civic Design Review for 250 North Christopher Columbus Boulevard
Case No. 521386**

Dear Mr. Varenhorst:

On May 27, 2014, the Civic Design Review (CDR) Committee of the City Planning Commission reviewed the proposed residential development at 250 North Christopher Columbus Boulevard. This is a 272,722 square foot structure comprising 250 residential units with accessory uses and 73 parking spaces. The CDR Committee had several concerns and requested your team to attend a second Civic Design Review meeting.

Height and FAR Bonus Verification

The Committee requested confirmation of the project's height and FAR using these zoning bonuses:

- Mixed Income Housing Bonus – additional FAR or height proposed.
- Public Space Bonus – additional FAR or height proposed.

Public Space Connections

The Committee requested clarification about how the proposed public open space for the development connects to existing riverfront open space and the trail network:

- Illustrate connections to the Race Street Pier and Race Street Connector.
- Illustrate existing and proposed pedestrian crossings across Christopher Columbus Boulevard in the project's vicinity.

Proposed Improvements to Water Street

The Committee requested information concerning the proposed improvements to Water Street, including materials to be used, and efforts to coordinate with City agencies:

- While the Philadelphia Historical Commission has no purview over this segment of Water Street, adjacent blocks of Water Street are historically certified. Creating a uniform street in terms of design and materials is encouraged.
- Describe efforts to coordinate the proposed improvements with the Streets Department.

Gary J. Jastrab
Executive Director

Alan Greenberger, FAIA
Chair

Joseph Symick
Vice-Chair

Nancy Rogo Trainer, FAIA, AICP
Civic Design Review Chair

Daniel K. Garofalo
Civic Design Review Vice-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

PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

Please respond to these concerns at a subsequent Civic Design Review Committee meeting. I encourage you to work with PCPC staff as you address the Committee's comments.

Sincerely,



Gary J. Jastrzab
Executive Director

To: Nancy Rogo Trainer, CDR Chair
Dan Garofalo, CDR Vice-Chair
Joseph Schiavo, CDAG
Joseph Kury, Varenhorst, PC
Andrew Kulp, L&I
Bill Kramer, PCPC
R. David Schaaf, PCPC
Jeremy Thomas, Office of the Deputy Mayor for Economic Development



June 2, 2014

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

RE: 3400 Civic Center Boulevard (Appl. No.525764)

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 an addition to the Center for Advanced Medicine that is proposed at 3400 Civic Center Boulevard.

The proposal calls for a 212,000 square foot, eight story addition on the south wing of the health care facility of the Hospital of the University of Pennsylvania. The proposal does not involve any changes to the ground plane of the existing site plan.

As a result, the Civic Design Review process has been completed for this project. Please contact me if you have any questions about the CDR 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
The Honorable Jannie Blackwell, City Council
Marty Cabry, Director of Zoning, Staff of Councilmember Blackwell
Craig Bryson, Pennoni
Ira Kauderwood, University of Pennsylvania Hospital System (UPHS)
Chan-Li Lin, Rafael Vinoly Architects
Kevin Walsh, Plans Examiner, Licenses and Inspections
William Kramer, Development Division Director, PCPC
David Schaaf, Director of Urban Design, PCPC

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May 29, 2014

Mr. Stephen Greulich
Senior Project Manager
Real Estate, Design & Construction
University of Pennsylvania Health System
15 Penn Tower, One Convention Avenue
Philadelphia, PA 19104

RE: Civic Design Review for 3600 Civic Center Boulevard, Case No. 518085

Dear Mr. Greulich:

On May 27, 2014, the Civic Design Review (CDR) Committee of the City Planning Commission reviewed the proposed parking garage at 3600 Civic Center Boulevard on the UPHS campus. The proposal is a 446,000 square foot parking garage with approximately 1500 spaces. The CDR Committee had several concerns and requested your team to attend a second Civic Design Review meeting.

Architectural Screening of the Parking Structure

The Committee requested clarification in your presentation materials on the extent of the architectural screening of the structure along Health Sciences Drive:

- The extent of architectural screen coverage on the structure.
- Illustration of any screening elements at and along West Service Drive.

It will also be useful for the PCPC staff to see a section through the proposed garage showing the relationship of floor levels between the West Service Drive face of the parking structure and the Colket Translational Research Building.

Number of Curb Cuts

The Committee requested that the number and/or width of curb cuts be reduced, where possible. In your presentation materials please clarify:

- Necessity for the curb cuts proposed. Please show the direction of travel for vehicles using these curb cuts.
- Traffic volume and routing as it affects curb cut locations:

Bicycle Parking

The Committee stated that the bicycle parking revisions presented, especially those along the sidewalk of West Service Drive, are not a satisfactory way to address concerns about interior bike parking. Bicycle parking in the interior of the garage was preferred by the Committee.

Gary J. Jastrzab
Executive Director

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Chair

Joseph Syrnick
Vice-Chair

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Civic Design Review Chair

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In your presentation materials please clarify:

- The number of bicycles accommodated and their locations.
- The justification for these bicycle parking locations.

Loading Docks

The Committee encouraged combining loading docks for future office/research building development along Civic Center Boulevard with proposed curb cuts for the 3600 Civic Center garage.

Future Office/Research Building on Civic Center Boulevard

Information concerning the structure proposed for the Civic Center Boulevard frontage of the site will be useful for understanding the operation of this complex, especially relating to building service entrance and exits.

Please respond to these concerns at a subsequent Civic Design Review Committee meeting. I encourage you to work with PCPC staff as you address the Committee's comments.

Sincerely,



Gary J. Jastrzab
Executive Director

To: Nancy Rogo Trainer
Dan Garofalo
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Marty Cabry, Director of Zoning
Craig Bryson, Pennoni
Ira Kauderwood, UPHS
Sarah Kaiser, L&I
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