



May 4, 2016

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

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Executive Director

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Civic Design Review Vice-Chair

Michael DiBerardinis
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Patrick Fiding
Harold T. Epps
Cheryl Gaston, Esq.
Maria Gonzalez

Re: Civic Design Review for 219-229 South Broad Street, Application No. 675310

Dear Mr. Perri:

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 mixed-use project for Pearl Properties at 219-229 South Broad Street.

The proposed Cambria Hotel project location fronts two streets: South Broad Street to the west and Locust Street to the south. The development team is proposing to renovate a two story commercial building on the northeast corner of Broad and Locust Streets, and replace a demolished parking garage immediately to the north with a 14 story mixed-use hotel building containing 222 rooms and a total of 16,376 sq. ft. of retail space. There is no parking proposed for this project.

At its meeting of May 3, 2016, the Civic Design Review Committee offered the following comments, and voted to complete the CDR process:

1. Quality of Design

Members of the Committee praised the project's design as appropriate for its location as well as the quality of proposed materials. They also praised the development team for both this project and their track record of well-designed projects in Philadelphia.

2. Potential for views from the Elevator Lobby

The RCO representative, an architect, requested that the development team investigate glazing the north wall of the elevator lobby on South Broad Street to provide views of City Hall at each floor.

3. Landscape

The Committee requested that the trees in planters along South Broad Street boundary all be replaced, and to explore the addition of more planters and greenery.

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4. Relocation of Retail Entrance and Planter

The Committee supported the staff recommendation to relocate a proposed retail entry on South Broad Street one bay to the north. In addition, the Committee also asked that the planter immediately across from the SEPTA headhouse entrance be moved slightly to the north, as well. This would provide more pedestrian clear space width on the sidewalk.

5. Sustainability

The Committee noted that the proposed project is missing an opportunity to highlight sustainable design practices (LEED or other 3rd party certification) at Cambria's flagship location in Philadelphia.

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

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