PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

July 2, 2014

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

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 250 North Christopher Columbus Boulevard (Application No. 521386)

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 has completed the required review of a residential building proposed at 250 North Christopher Columbus Boulevard.

The proposed development is a 55,029 square foot structure containing 250 apartments and 73 parking spaces on a CMX-4 zoned site.

At its meeting of July 1, 2014, the Civic Design Review Committee made the following observations and comments. This was the second and final CDR review of the proposal.

1. **Pedestrian Connections**

   The CDR Committee asked if a signalized pedestrian crossing of Christopher Columbus Boulevard at Vine Street was possible, providing a more direct route from the site to the river's edge. The developer agreed to contact PennDOT with this request. However, it was noted that pedestrian crossings of Columbus Boulevard throughout the Central Delaware Riverfront are a larger issue, and that a crossing at this location must be considered in the context of all crossings.

2. **Public Space**

   No discernible changes to the public space were made between the first and second CDR meetings. The CDR Committee continues to recommend further thinking about the design of the proposal's public spaces, especially since the "Public Space Height Bonus" is being used. The Committee recommended additional amenities and a greater emphasis on connections to Old City and the river's edge to satisfy the spirit of this Zoning Code bonus.

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3. Water Street Elevation

The CDR Committee recommended that the Water Street elevation include more glazing in order to reduce the appearance of back-of-the-house functions.

4. Mixed Income Housing Bonus

The CDR Committee commended the development team for including mixed-income housing in the proposal.

5. Water Street Reconstruction

The development team stated that the reconstruction of Water Street adjacent to their project will be consistent with that of blocks to the north. Materials will include granite curbs and block pavers. The development team is working with the Streets Department concerning how to accomplish this.

In conclusion, the Civic Design Review process has been completed for this project.

Sincerely,

Gary J. Jastrzab
Executive Director

cc: Nancy Rogo Trainer, Civic Design Review Chair
Dan Garofalo, Civic Design Review Vice-Chair
Joseph Schiavo, CDAG
Stephen Varenhorst, Varenhorst Architects, PC
Joseph Kury, Varenhorst Architects, PC
Andrew Kulp, Plans Examiner, Licenses & Inspections
Bill Kramer, PCPC
R. David Schaaf, PCPC
Jeremy Thomas, Office of the Deputy Mayor for Economic Development

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RE: Civic Design Review for 1924 Arch Street, Application No. 541349

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 has completed the required review of an addition to an existing residential building at 1924 Arch Street.

The proposed development is a 57,515 square foot addition containing 55 residential units to an existing 248-unit building on a CMX-4 zoned site. The structure is being developed "by-right."

At its meeting of July 1, 2014, the Civic Design Review Committee made the following observations and comments:

1. Apartment at Ground Floor Level within the addition

The development team stated that the residential unit fronting Arch Street at ground level should more properly be thought of as a retail commercial space. The Committee agreed that a commercial function would provide a logical amenity, and would be far preferable to an apartment located at sidewalk level, which would have a negative impact on the public realm.

2. Design and detail of blank walls

The CDR Committee requested the development team to revisit the design and details of the west- and south-facing blank walls of the structure. The Committee asked the design team to explore alternative materials and articulation of the proposal's party wall (west elevation), and blank wall (south elevation) shown in the elevations that would be of a higher quality and that would weather well over time.

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In conclusion, the Civic Design Review process has been completed for this project.

Sincerely,

Gary J. Jastrzab
Executive Director

cc: Nancy Rogo Trainer, Civic Design Review Chair
Dan Garofalo, Civic Design Review Vice-Chair
Sven Schroeter, Logan Square Neighborhood Association
Stephen Varenhorst, Varenhorst, PC
John B. Edwards, II, Varenhorst, PC
Sarah Kaiser, Plans Examiner, Licenses & Inspections
Anthony Forte, Esq. Saul Ewing
Bill Kramer, PCPC
R. David Schaaf, PCPC
Jeremy Thomas, Office of the Deputy Mayor for Economic Development

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

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 has completed the required review of an approximately1500 space parking garage at 3600 Civic Center Boulevard on the University of Pennsylvania Hospital System (UPHS) campus.

This project was initially presented at the Civic Design Review meeting of May 27, 2014. At that meeting, the Committee's concerns focused upon the screening of the exposed parking structure, the number and placement of curb cuts, the location of bicycle parking, and a remaining, undefined development site that will front Civic Center Boulevard, including the placement of required future loading docks serving this future building.

At its meeting of July 1, 2014, the project returned for its second and final Civic Design Review presentation. The Civic Design Review Committee made the following observations and comments:

1. The development team has made modest, yet substantive, improvements to the building elevations and overall project design.

2. The stair towers should have greater transparency at the ground floor to improve the safety of building users.

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In conclusion, the Civic Design Review process has been completed for this project.

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, Chief of Staff, Staff of Councilmember Blackwell
Jim Markham, Assoc. VP, Reg. Transportation Principal, Pennoni Associates, Inc.
Stephen Greulich, University of Pennsylvania Hospital System (UPHS)
Sarah Kaiser, Plans Examiner, Licenses and Inspections
William Kramer, Development Division Director, PCPC
David Schaaf, Director of Urban Design, PCPC
Jeremy Thomas, Office of the Deputy Mayor for Economic Development