



Gary J. Jastrzab
Executive Director

Nancy Rogo Trainer, FAIA, AICP
Civic Design Review Chair

Daniel K. Garofalo
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Cecil Baker, RA
Anita Toby Lager, ASLA
Michael Johns, AIA, NOMA, LEED-AP

March 9, 2016

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

Re: Civic Design Review for 5364 Jackson Street, Application No. 668794

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 the proposed elderly housing and care center planned at 5364 Jackson Street by NewCourtland Senior Services.

The project's proposed location fronts Jackson Street to the south, Sanger Street to the west and Cottage Street to the North. An existing church complex borders the site to the east.

The site is 1.45 acres and the proposal is for a single seven-story building, built in 3 phases, consisting of 144 dwelling units, a ground floor LIFE center, 24 parking spaces and parking for 14 bicycles – totaling 173,310 square feet of new gross floor area. The proposal also includes an outdoor fenced courtyard fronting Sanger Street and an internal driveway for automobiles entering the site from Cottage Street and Jackson Street.

At its meeting of March 1, 2016, the Civic Design Review Committee offered the following comments, and voted to complete the CDR process:

1. Project Phasing

The CDR Committee noted several concerns related to the phasing of the project. Since future phases are dependent upon receiving subsidies, the Committee asked that the building and site be prepared in a way that would allow it to serve as a completely finished site between phases. The Committee noted that staging and lay-down areas for phases II and III should be located so as to have the smallest effect on the public realm, and that the temporary surface parking lot located under phases two and three should be blocked from view from Cottage Street, Sanger Street, and the proposed new courtyard. Finally the Committee noted that the developer should make an effort to maintain vehicle and pedestrian access, parking for automobiles and bicycles, and the landscaped courtyard while phases II and III are under construction.

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2. Active Uses and Transparency at the Ground Floor Façade

Several members of the Committee asked the design team to investigate ways of further activating the ground floor façade. Those included potentially rearranging rooms on the ground floor near Jackson Street in order to include more glass on that street frontage. Another suggestion included partially sinking surface parking along Sanger and Cottage Streets to lower the windows of residential units within the building closer to grade level.

3. Automobile Routes through the Site

The Committee noted the proposed traffic circulation through the site for automobiles, and observed that potential conflicts and congestion could occur by having two opposing one-way traffic patterns along the same length of the interior circulation lane. They also noted that there was little space for queuing at the turnaround planned along Jackson Street.

4. Curb Cuts and Pedestrian Crossings

The CDR Committee expressed some concern over the proposed location of a curb cut along Sanger Street. This curb cut is not aligned with an opposing intersection and may encourage mid-block crossing by pedestrians. The Committee also recommended the removal of a crosswalk at the intersection of Jackson Street and Harbison Avenue. This would encourage the safest route for pedestrians to cross the Harbison Avenue intersection with Sanger and to eliminate a future conflict with one of the development's proposed curb cuts.

5. Sustainability Comments

The Committee applauded the developer on their planned green roof and their use of a sustainability consultant. However, they noted that the green roof was only a very small portion of the whole roof. They encouraged the design team and developer to seek third party green certification and also asked them to consult with the Philadelphia Water Department regarding potential application of Green Streets infrastructure on the site.

The Committee also complimented the developer and design team on the addition of the landscaped courtyard, which the developer said would be open to the public.

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

PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

cc: Nancy Rogo Trainer, Chair, Civic Design Review Committee, nrt23@drexel.edu
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March 7, 2016

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

Re: Civic Design Review for 6501 New State Road, Application 661101

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 proposed K-12 educational complex at 6501 New State Road. The project's proposed location is a former industrial site bounded by New State Road, the on-ramps to the Tacony-Palmyra Bridge, the former alignment of Magee Avenue and the Delaware River.

The site is 18.89 acres and the proposal is for educational buildings connected by an enclosed walkway totaling 123,700 square feet, including 256 surface parking spaces and 22 bicycle spaces. The lot is zoned RMX-1 and has a refusal for a special exception for educational uses.

The Registered Community Organization (RCO) for the proposal, Tacony Civic Association, submitted the required letter documenting that a RCO meeting occurred and had an RCO representative seated with the Committee during the Civic Design Review meeting.

At its meeting of March 1, 2016 the Civic Design Review Committee offered the following comments, and voted to complete the CDR process:

1. Agreement with Staff Findings:

- a. Improve the frontage along New State Road by widening the sidewalk to enhance pedestrian safety and install street trees.
- b. Coordinate with the Southeastern Pennsylvania Transportation Authority (SEPTA) to place a bus stop in alignment with interior circulation pathways.
- c. Insure that the site layout accommodates the future restoration/extension of Magee Avenue as a "complete street," between New State Road and the planned riverfront trail.

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- d. Consider widening the trail connection between New State Road and the waterfront to accommodate bicycles, pedestrians, and student access.
- e. The bio-retention swale could form a good buffer between the Delaware River trail and school activities, provided that its materials and enclosure are of good quality.

2. RCO Support

The Tacony Civic Association RCO, voiced support for the redevelopment of this vacant waterfront site and strongly supports this proposed school.

3. Quality of Architectural Design

The CDR Committee members expressed that the overall building design and presentation is of top quality.

4. Permeable pavers

The CDR Committee recognized the need for emergency vehicle access routes, but urged the development to reconsider permeable grass pavers as a solution in the courtyards, especially for the lower school. These pavers may be tripping hazards and create a difficult surface for small children to negotiate.

5. Sustainable Design

The CDR Committee urged that the development team explore more sustainable design measures, including landscape materials for shading, sky-lighting of classrooms and gymnasium, and the pursuit of 3rd party verification of sustainable design elements.

6. Environmental Educational Opportunities

Given the site's proximity to the Delaware River and the ample open spaces, the CDR Committee encouraged the applicant to pursue environmental educational programs and opportunities as a part of their curriculum.

7. Sound studies

Given the proximity to Interstate 95, the CDR Committee urges sound studies for the upper school building which fronts New State Road.

8. Future public access amenities along riverfront trail

The CDR Committee urges the applicant to continue to set aside space for a future parking area and other amenities which would support public access to and enjoyment of the riverfront trail.

PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

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,



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Executive Director

cc: Nancy Rogo Trainer, Chair, Civic Design Review Committee, nrt23@drexel.edu
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