



August 7, 2019

Ms. Christine Quinn
Permit Services, Licenses and Inspections
Municipal Services Building, 11th Floor
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

Eleanor Sharpe
Executive Director

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Civic Design Review Chair

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Re: Civic Design Review for 2079-97 N63rd Street (Application No. 950017)

Dear Ms. Quinn:

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 mixed use residential and retail building at 2079-97 N 63rd Street.

The parcel is a group of existing commercial buildings and associated parking in the CMX-2.5 zoning district. It is bordered by 63rd Street to the southwest, private parcels to the north and south and a regional rail line to the northeast. The proposal includes 65,748 square feet comprised of 111 dwelling units, 6,129 square feet of retail space, and 43 parking spaces. The site falls within the Overbrook Farms Historic District which is under consideration by the Philadelphia Historical Commission. The Department of Licenses and Inspections has not identified any refusals for this project.

The project was reviewed by the CDR committee on July 2, 2019 and asked to return for a second review. At the meeting of August 6, 2019, the CDR committee completed the Civic Design Review process and offered the following comments:

1. Registered Community Organization (RCO) Comments and Concerns

Representatives from more than one RCO were in attendance. Comments varied, and included:

- There were concerns that student housing is no longer attractive in this corridor and the RCOs urged the developer to reconsider the unit mix to be a successful project
- The community has specific business types that they encourage the development team to consider for their ground floor
- There are concerns that the HVAC units, when properly considered, will reduce the amount of green roof being proposed
- Former property lines and proposed demolitions could complicate the maintenance of adjacent buildings. The RCOs urged the development team to explore this issue in detail

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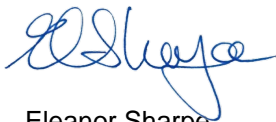
2. CDR Comments

The CDR committee noted that changes were made to the project in response to the July 2, 2019 review but some issues remain unaddressed. They also noted that their comments and PCPC staff comments from the July 2, 2019 meeting still apply. The following reflect outstanding issues from both reviews:

- **Site Design**
 - Entry courtyard could be wider and better engage adjacent retail spaces
 - Traffic and parking is difficult on the block and the plan does not address that in a substantive way
- **Building Design**
 - The Committee appreciates the modest changes made including increasing green space in the interior courtyard, investigating service routes, and greening on the main façade.
 - Reconsider proportions of architectural quoins and other traditional details in comparison to existing structures in the area
 - Building floor plans read like a dormitory with smaller common areas
 - Trash and recycling need closer scrutiny
 - Entry lobby could be larger with a more pronounced staircase
- **Sustainable design**
 - Note changes in the Philadelphia Code for energy conservation and respond accordingly
 - Consider third party certification such as LEED

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,



Eleanor Sharpe
Executive Director

cc: Nancy Rogo Trainer, Chair, Civic Design Review, nrt23@drexel.edu
Daniel Garofalo, Vice Chair, Civic Design Review, danielg@upenn.edu
Councilman Curtis Jones, Council District 4, curtis.jones.jr@phila.gov

PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

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