



August 6, 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

Nancy Rogo Trainer, FAIA, AICP
Civic Design Review Chair

Daniel K. Garofalo
Civic Design Review Vice-Chair

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Michael Johns, FAIA, NOMA, LEED-AP
Elise Vider

Re: Civic Design Review for 3700 Lancaster Avenue (Application No. 980645)

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 the proposed mixed use residential and commercial building at 3700 Lancaster Avenue.

The parcel is a corner lot in the CMX-4 zoning district and is bordered by Powelton Avenue to the west, Lancaster Avenue to the north, and 37th Street to the south. The proposal includes 304,907 square feet for residential with 463 dwelling units, 13,856 square feet for retail space, and 157 on-site parking spaces.

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

The RCO offered the following comments:

- This project was governed by a Community Benefits Agreement and as such the current project incorporates a great deal of community input.
- The community is very pleased with the ground floor retail component of project. Likewise, most people in the community are pleased with the building materials chosen, especially at the ground floor, and with the overall building façade.
- The design effort made to bridge the existing residential fabric with new University City development is greatly appreciated.

2. CDR Committee

CDR committee members support the project and agreed that it is a strong addition to the neighborhood. More specific comments included:

- Complete the sidewalk along “Warren Walk” as a minimum effort to aid pedestrians through the block. A semi-permanent or permanent

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walkway makes sense while the full design strategy for “Warren Walk” is being developed.

- Explore the design of the pool plaza area to include more of an entrance from “Warren Walk” for residents, even if the design simply allows for a possible future entrance as the walkway’s use and activity levels get further developed and refined over time.
- The committee commends the extent of community inclusion in the design process.
- Excellent grade-level materials have been selected.
- A good effort has been in the massing and elevation design to mediate between the residential neighborhood character to the north and the commercial and institutional character of University City to south, “each elevation respects its location.”
- The committee appreciates the unit mix, which allows space for students, professionals, and families, though questions whether the mix could be even stronger.

3. Adoption of Philadelphia City Planning Commission (PCPC) staff comments

The CDR committee adopted PCPC staff comments, which included:

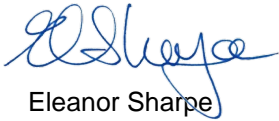
- The Complete Streets review recommended the addition of 9 u-racks to accommodate visitors arriving to retail locations by bike.
- Staff would like more clarity on what is planned for Former Warren Street, with a preference for an increased pedestrian connection. This preference is supported by existing planning efforts and the Water Department.
- Staff recommends that the team consider a more developed secondary entrance on Former Warren Street to further contribute to pedestrian activity while improving resident access to the building.
- Access to the bike storage rooms could be improved. Many routes involve either stairs or entries primarily serving cars or delivery vehicles.
- Staff recommends that a material palette with greater differentiation and longevity be considered for the upper stories.
- Staff notes that the confirmed inclusion of a bike share location would bring the “Location & Transportation” category of the Sustainability Checklist to 100%.

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,



Eleanor Sharpe
Executive Director

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