



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

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Civic Design Review Chair

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Elise Vider

Re: Civic Design Review for 123-127 S 12th St (Application No. 969382)

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 123-127 South 12th Street.

The parcel is a corner lot in the CMX-5 zoning district and is bordered by Sansom Street to the north, 12th Street to the west, Moravian Street to the south, and Jessup Street to the east. The proposal includes 522,450 square feet of space over 24 floors including 240 age-restricted residential units, 60 units of assisted living and memory care, associated amenities, and 5,000 square feet of ground floor retail on the corner of 12th and Sansom Streets. This proposal is requesting a 200% FAR bonus for underground parking and a 400% FAR bonus for low income housing (payment in lieu).

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 is generally supportive of the project, especially with the building's classic architectural arrangement of podium, middle, and crown. Additionally, the RCO offered the following comments:

- Encouraged more transparency on the Sansom Street facade
- Advised that recessed entries can become security concerns
- Appreciated that trash storage is being provided for adjacent properties within the interior of the building.
- Requested a garage door at the top of the ramp rather than at the bottom

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2. CDR Committee Comments

CDR committee members generally supported the project. More specific comments include:

- CDR committee members appreciated the high level of design
- Committee members had concerns with size of the entry court for the number of cars and amount traffic generated by the proposed building
- Committee members also appreciated the accommodations made for trash storage for neighboring properties, but asked the applicant to consider a plan for operations and management of both move-in / move-out activities and day-to-day trash operations
- Committee members asked the applicant to review the landscape plan to make a more complete ecosystem for the roof deck open space
- Committee members underscored the PCPC staff comment to consider increasing the building setback on Sansom Street, especially considering this is the north elevation and allowing additional light into the building may be desirable.

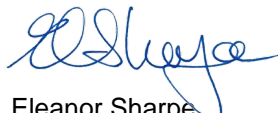
3. Adoption of Philadelphia City Planning Commission (PCPC) staff comments

The CDR committee adopted PCPC staff comments, which included:

- Staff appreciates the use of masonry cladding for the base (first 4 floors)
- Staff requests more details on the “stone look” reinforced concrete proposed for the upper floors
- Open area is located entirely at the southern side of the site along Moravian Street. Consider allocating some of this space to create a setback on Sansom Street
- Staff appreciates the facade detailing, changes in plane create depth and shadow
- Parking ramp gate is proposed to be located at the bottom of the ramp, this could be potential a security concern
- Consider LEED or 3rd party certification for a project of this size and scope

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

PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

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