



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

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

**Re: Civic Design Review for 1929-45 E York Street and 1924-44 E Hagert Street
(Application No. 943294)**

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 mixed-use development at 1929-45 E York Street and 1924-44 E Hagert Street.

The parcels combined are just over one acre, bound by York Street to the south, Emerald Street to the east, Jasper Street to the west, and Hagert Street to the north. The sites are zoned IRMX and the proposal introduces a mix of commercial and residential units. 254 residential units, 29 artist studios, 65 vehicle parking spaces and 101 bicycle spaces will be split between Buildings 1 and 2.

This project requires no dimensional or use variances.

At the meeting of August 6, 2019, the CDR Committee completed the Civic Design Review process and offered the following comments. These comments also include comments from the first CDR meeting, which took place on July 2, 2019.

**Registered Community Organization (RCO) comments - East Kensington
Neighborhood Association (EKNA)**

The RCO representative expressed overall concern for the project as presented, including:

- The proposal does not respect York Street as one of the neighborhood's two defining streets, by locating a parking garage entrance there.
- The proposed artist studios are not designed to standards that would make them viable studios and active contributors to street life. They lack adequate ceiling height and exterior access doors.
- The RCO projected that the applicant will likely convert the studios to residential units in time.
- The RCO was frustrated that the proposal ignores the goals of the neighborhood plan and new zoning remapping from 2017 (which reflects the goals of that plan).

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CDR Committee Comments

Overall, the CDR committee members expressed concerns that were similar to the project's first review, and provided the following:

- Accepted the RCO comments regarding the artist studios including the number proposed, their configuration, their size and lack of access to outdoor public rights-of-way.
- Voiced concern that the storm water basin details are not consistent between the grading plan and the renderings. They urged the applicant to consider a new planting plan in relation to the proposed grading.
- Voiced concern about the garage entrance on York Street, given that the Committee's focus is to "speak for the public realm." Additionally, they commented generally that proposals should follow recommendations of neighborhood plans, as plans serve to inform site design.
- Commented on the missed opportunity not to allow access from the sidewalk into the studio spaces. There was discussion that a garage door type might benefit the function of the spaces.

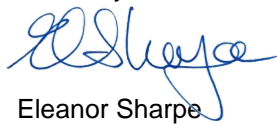
Adoption of Philadelphia City Planning Commission (PCPC) staff comments

The CDR committee adopted PCPC staff comments, which included:

- Flip the proposed building at 1929-45 E York Street so the parking garage entrance and curb cut would be placed on Boston Street (which is a secondary street).
- Follow the recommendations of the *East Kensington Transportation and Community Development Plan* and avoid placing curb cuts on York Street.
- Add exterior doors to the artist studios on the ground floor of 1929-45 E York Street.
- Move the proposed bicycle storage from the garage to the ground floor of 1929-45 E York Street.

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
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PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

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