



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

Leonidas Addimando
Ashley Di Caro, LEED -AP
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Michael Johns, AIA, NOMA, LEED-AP
Elise Vider

Re: Civic Design Review for 4233 Chestnut Street (Application No. 964981)

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 residential development at 4233 Chestnut Street.

The parcel is a corner lot in the CMX-4 zoning district, and is bounded by Chestnut Street to the south, 43rd Street to the west, and Ludlow Street to the north. The project proposal includes 183,757 square feet of new space for a mixed-use building over seven floors, including 8,000 square feet of ground floor commercial space, 278 residential dwelling units, and 54 parking spaces.

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 recommendations from the first CDR meeting, which took place on July 2, 2019.

1. Registered Community Organization (RCO) Comments and Concerns

The RCO urged the development team to move the location of the loading zone and curb cut from Chestnut Street to a different street façade.

2. CDR Committee Comments

CDR committee members supported the idea of the project overall. More specific comments included:

- Suggest looking to Ludlow Street for loading functions, as it is used by other large buildings for loading and the proposed location at Chestnut Street could be dangerous. The protected bike lane should be protected as much as possible. The development team is missing an opportunity by not pursuing alternate solutions for the loading dock.
- Encourage larger canopy street trees and tree pits.
- The alley space seems like an opportunity to have resident access for dog walking, etc.
- Scale of building and density is appropriate for Chestnut Street. Appreciate commercial on ground floor, especially along Chestnut Street.

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- Request for more fenestration along ground floor.
- As major street with a history of grand architecture, the proposed design falls short. Reconsider façade design using the great nearby examples of civic-minded architecture.
- Appreciate the underground parking.

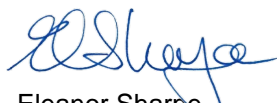
3. Adoption of Philadelphia City Planning Commission (PCPC) staff comments

The CDR committee adopted PCPC staff comments, which included:

- Due to the project's location directly on the City's Vision Zero's High Injury Network, as well as recent capital investment in the parking protected bike lanes on Chestnut Street, PCPC staff recommended the development reduce potential conflicts by removing the loading space from Chestnut Street.
- Reconsider the blank, inactive façade for much of the ground level along 43rd Street and add more articulation through materials or fenestration.

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
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PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

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