



December 4, 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
Tavis Dockwiller, ASLA
Michael Johns, FAIA, NOMA, LEED-AP
Elise Vider

Re: Civic Design Review for 7071 Milnor St (Application No. 1014214)

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 and commercial development at 7071 Milnor Street.

The proposal is a new warehouse/distribution center with loading dock stations in a parcel located to the southeast of the intersection of Princeton Avenue and Milnor Street. This project proposes 222,300 square feet for a warehouse/distribution center. There will be 42 loading dock stations and 35 trailer parking spaces. In addition, 161 vehicle parking spaces will be included for employee parking. The site is zoned I-1 and I-2 and no refusals have been identified by the Department of Licenses and Inspections.

At the meeting of December 3, 2019, the CDR Committee completed the Civic Design Review process and offered the following comments.

Registered Community Organization (RCO) comments

- The community had concerns about connectivity to the waterfront, especially for pedestrians and bicyclists, but those concerns have been addressed by the applicant with the inclusion of the shared-use trail.

CDR Committee Comments

The CDR committee was supportive of the project. Specific comments include:

- The project could meet more sustainable design metrics as it has an opportunity for rooftop solar and will be a climate controlled warehouse with a very large roof.
- The landscaping could be improved with an additional tree line on the southeastern section of the site to buffer the building from the river and the East Coast Greenway / Delaware River Trail.

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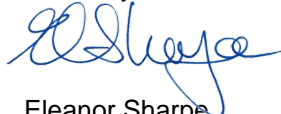
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The CDR committee accepted PCPC staff comments, which included:

- The intersection at Princeton Avenue and Milnor Street should be reviewed for safety. The applicant needs to coordinate with the Streets Department to determine if the intersection of Princeton Avenue and Milnor Street should be a controlled intersection.
- The applicant provided an updated zoning plan to PCPC that incorporates the Tacony-Holmesburg Trail shared use path on Princeton Avenue into the design proposal. This implements an important connection to the East Coast Greenway. The applicant stated that they will build the shared-use path to satisfy Complete Streets requirements.

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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Re: Civic Design Review for 915-923 N Broad Street (Application No. 965939)

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 and commercial development at 915-23 N Broad Street.

The site is bound by North Broad Street to the west, Watts Street to the east and private parcels to the north and south. The project proposes to demolish the existing buildings and build 96,000 total gross square feet consisting of 70 dwelling units, 6,335 square feet of retail spaces and 14,838 square feet of commercial office spaces. The site is zoned CMX-4 and the Department of Licenses and Inspections has identified dimensional and use variances.

The project was reviewed at a prior CDR meeting which took place on September 3, 2019. At the meeting of December 3, 2019, the CDR Committee completed the Civic Design Review process and offered the following comments.

Registered Community Organization (RCO) comments

- The community is now very happy with the proposed project and their sensitivity to the historic buildings
- The density of the proposed project is not a concern
- The community has no concerns with the parking access shown in the project
- The community supports affordable housing units being placed into this project

CDR Committee Comments

The CDR committee was encouraged to see design improvements and better communications with the local community. Some specific comments include:

- Design team commended for meeting again with the community
- Plan has been improved from the first CDR meeting
- Consider creating more of an architectural base, such as a water table with a change in material

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- The CDR committee supports the incorporation of historic tilework
- Consider 3rd party sustainable design certification and put more effort into exploring LEED certification
- Though planters are better than no vegetation, street trees are preferable on Watts Street
- Street trees may be possible on Broad Street and the CDR committee urges further exploration
- Consider a trash chute leading into the garage area and designate internal routes for building servicing to Watts Street
- Spend more time developing how lobby will function, as it needs more articulation

The CDR committee incorporated PCPC staff comments, which included:

- To aid turning movements and clear traffic access, consider moving curb cut and garage to a location opposite T-intersection with Cambridge Street.
- Both the north and south elevations lack architectural articulation and are visible from public rights of way. Consider more architectural expression of construction joint lines, and other means to create a sense of scale.

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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Re: Civic Design Review for 1101-53 Chestnut Street (Application No. 1008381)

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 and commercial development at 1101-53 Chestnut Street.

The proposal is the last phase of a six building multi-phased masterplan and reconstruction of the area bounded by Market, Chestnut, 11th, and 12th Streets. The site of this final phase is bound by a private drive aligned with Clover Street to the north, 11th street to the east, Chestnut Street to the south, and 12th Street to the west. This final phase proposes 547,870 square feet of commercial office space dedicated to medical uses, 31,150 square feet of retail space, and 270,755 square feet of residential use with 396 dwelling units. There will be 300 below grade parking spaces shared with adjacent developments. The site is zoned CMX-4 and no refusals have been identified by the Department of Licenses and Inspections.

At the meeting of December 3, 2019, the CDR Committee completed the Civic Design Review process and offered the following comments.

Registered Community Organization (RCO) comments

- The community is very supportive of the project and considers it a successful continuation of earlier project phases
- The community supports the proposed uses and the below grade parking and loading

CDR Committee Comments

The CDR committee was supportive of the project. Specific comments include:

- Earlier phases of the project were very well done. The project creates an active ground floor and good connections to the public realm. The development team is commended for continuing this effort in this phase of work.
- The CDR committee has a great appreciation for the long-term planning and work of the development team on a difficult site

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- The proposal has very appropriate uses and well-designed buildings that have a good juxtaposition with historic buildings, including the material choice of the pre-cast terra cotta as shown in the presentation
- The medical office building is sleek and well-defined
- The CDR committee expressed sadness at seeing the removal of the Art Deco parking garage, but acknowledges that the site is gaining a wonderful project
- The planters proposed are small for the scale of the spaces. Consider green roof materials and techniques to get more soil volume and more robust plantings
- Consider a raised crosswalk over Clover Street
- Explore more activation on Chestnut Street with public art
- Consider more bike parking on Chestnut Street and 12th Street
- The CDR committee commends the design team for pursuing LEED silver

The CDR committee incorporated PCPC staff comments, which included:

The project represents some best practices for the masterplan of a city block including shared below grade parking and ground level open spaces. Specific support for:

- Shared below grade parking and loading for six different buildings
 - Minimization of service needs on public streets
 - Incorporation of the ground floor designs of multiple architects, a variety of uses, and numerous entries
 - The provision of ample, well connected pedestrian spaces
- PCPC staff encourages additional activation of the ground and/or sidewalk of Chestnut Street between Chestnut Walk and the commercial lobby on 11th Street
 - Support for the details of both buildings which create depth on the facades for shadows and strong expressions of well-considered materials
 - PCPC staff notes that the project will be subject to a staff level façade review for facades visible from Chestnut Street at the time of building permitting.

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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Elise Vider

Re: Civic Design Review for 225 N 38th Street (Application No. 1003982)

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 commercial development at 225 N 38th Street.

The site is bound by 37th Street to the east, Cuthbert to the south, Warren Street to the north and interim surface parking lot/future phase of development to the west. The project proposes to build 407,714 total gross square feet consisting of 195,668 square feet of office space, 195,668 square feet of research laboratory space, 16,210 of retail space on the ground floor and 2nd floor. Additionally, 149 parking spaces are proposed underground with loading dock off Warren Street. The site is zoned CMX-4 and no refusals have been identified by the Department of Licenses and Inspections.

At the meeting of December 3, 2019, the CDR Committee completed the Civic Design Review process and offered the following comments.

Registered Community Organization (RCO) comments –24th Democratic Ward

The 24th Democratic Ward RCO was generally pleased with the project and the process and did not provide any detailed comments.

CDR Committee Comments

The Committee complemented the development team on an excellent building design overall. They were especially complementary of the plaza's thoughtful design and attention to detail, as well as their engagement with the local community. Other comments included:

- They commended the development team for prioritizing the public realm and plaza and for using high quality materials. They emphasized that not many by-right projects share these priorities.
- Other members complemented the sustainable design of the building and noted that underground parking adds to the quality of the project's public realm.

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- There was discussion about ensuring that the plaza retaining walls enhance the plaza space, rather than create barriers. A member noted how important the details are for the successful execution of the concept and gave a recommendation to plant vegetation that spills over the planters as one method of breaking down the scale of the larger planters.
- CDR Committee members noted concerns about the success of retail spaces along the passage in the interim time before the adjacent building is constructed.
- CDR Committee members discussed concerns about ensuring that the development was welcoming to the neighborhood located north of the project, as the public space is located to the south. Activating the northern edge of the project with creative retail spaces would be important step in achieving this.

The CDR committee incorporated PCPC staff comments, which included:

- Complements for the inclusion of pedestrian pathway through the site and creation of better linkages between buildings
- Ensure open space feels public by reducing perimeter wall as much as possible and consider how the plaza will be activated at night
- Concerns about the edge treatment of the interim surface parking lot
- Consider how the retail-style glazing on second floor will be activated by the building program
- Support for pursuing LEED Silver

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
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Re: Civic Design Review for 3417 W. Indiana Avenue (Application No. 1004417)

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 3417 W. Indiana Avenue.

The 0.76 acre parcel is bound by Indiana Avenue to the south, 34th Street to the east, Shedwick Street to the west, and Commissioner Street to the north. The site is zoned IRMX and the proposal includes 176 residential units, 19,900 square feet of commercial space, 74 below-grade vehicle parking spaces and 64 interior bicycle spaces. The project is by-right but is seeking a Fresh Food Market Bonus.

At the meeting of December 3, 2019, the CDR Committee completed the Civic Design Review process and offered the following comments.

Registered Community Organization (RCO) comments RAH Civic Association

The RCO had no concerns or comments about the development, stating that they welcome the new proposed addition to their community.

CDR Committee

Overall, the CDR committee members had reservations about the landscaping, programming, and neighborhood access to the proposed communal spaces:

- They encouraged the applicant to welcome the surrounding the community by making the dog park open to the neighborhood.
- They suggested switching the dog park and pool locations so the dog park is more shaded, and the pool receives more direct sunlight.
- They recommended consulting with a landscape architect to make the green common spaces and the 34th Street elevation more livable. They observed that they could use more trees.
- They suggested more screening around pool, and observed that it looks a bit barren in the current proposal.
- The committee encouraged the applicant to look at their plant species selection more closely. They specifically recommended that the street trees

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CIVIC DESIGN REVIEW

be canopy trees instead of the proposed understory trees, unless precluded by overhead utilities.

- For the outdoor decks, the committee suggested the spaces be design more as “rooms” rather than as squares and corridors. They encouraged the applicant to consider the programming of the common spaces, to think about how people would want to use, sit in, and move through them.
- The committee suggested 3rd party certification, particularly because the applicant is already managing all stormwater with green roofs.

Adoption of Philadelphia City Planning Commission (PCPC) staff comments

The CDR committee adopted PCPC staff comments, which included:

- Reconsider the proposed green wall on the north side of the building.
- Screen the outdoor trash storage from the adjacent sidewalk.
- Add more glazing on the ground floor.
- Add more articulation on floors 2-6.
- Consider having doors where there are currently windows along the 7th floor setback, so residents can occupy the terrace space that the setback creates.

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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Re: Civic Design Review for 175 West Oxford Street (Application No. 1015185)

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 and commercial development at 175 West Oxford Street.

The proposal is for 159 residential units (15 townhouses and 144 apartments), 32,020 square feet of commercial space, 51 vehicle parking spaces, and 70 bicycle parking spaces. The site is zoned RSA-5 and the proposal needs several variances as identified by the Department of Licenses and Inspections.

At the meeting of December 3, 2019, the CDR Committee completed the Civic Design Review process and offered the following comments.

Registered Community Organization (RCO) comments

The RCO had numerous positive design comments for the proposal, including:

- Support for the mix of uses
- The proposed townhouses match the existing character of 2nd Street
- The proposed pedestrian walkway in the former right-of-way of Palethorp Street
- Active ground floor uses along the majority of the project's street frontage
- Proposed 10% affordability goal
- Proposed garden on Oxford Street

However, the RCO voiced overall opposition to the project and did not support the density and height for this project, commenting that it is too dense. Additionally, they requested more usable green space on the periphery of the project.

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CDR Committee Comments

The CDR committee was supportive of the project. Specific comments include:

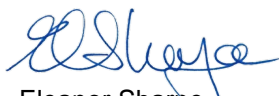
- The architecture fits in well with industrial and residential character of the surrounding neighborhood
- The preservation and overbuild of the existing building are positive elements of the project
- The proposed commercial and open space amenities will benefit the community
- The design of the Palethorp Street pedestrian walkway can be improved upon:
 - Decorative walkway paving should be extended into the parking area of the mixed-use building to give it the flexibility to become periodical gathering space, particularly in the areas where parking is open to natural light and faces townhouse units.
 - The proposed grocery store should have a public entrance onto the pedestrian walkway.
- The ground floor commercial space on Hancock Street is designed in a manner that could be considered for live-work space.

The CDR committee incorporated PCPC staff comments, which included:

- The site design presents active ground floors to most of the surrounding public streets. However, staff questions the viability of retail uses on Hancock Street.
- The staff requests more design details regarding the parking entrance and loading zone as it relates the pedestrian environment on Turner Street. Additionally, the staff has concerns about the functionality of loading for the proposed grocery store.
- The project would benefit from more open space area.
- The pedestrian walkway should be open to the public, include more landscaping, and offer more amenities (e.g. lighting, seating, etc.).
- Additional space is needed in the driveway behind the townhouse units for turning movements into and out of the private garages.
- The proposed buildings present a design and scale that fit with the character of the neighborhood. However, the residential units should have operable windows.
- Staff commends the screening of surface parking and reuse of the existing building.

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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Elise Vider

Re: Civic Design Review for 545 N Broad Street (Application No. 1015555)

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 and commercial development at 545 N Broad Street.

The site is bound by North Broad Street to the west, Green Street to the north, Brandywine Street to the south, and a private parcel to east. The project proposes to demolish the existing buildings and build 152,635 total gross square feet consisting of 108 dwelling units and 11,130 square feet of retail spaces. The site is zoned CMX-4 and no refusals have been identified by the Department of Licenses and Inspections.

At the meeting of December 3, 2019, the CDR Committee completed the Civic Design Review process and offered the following comments.

Registered Community Organization (RCO) comments

The community was generally receptive to the project and had the following comments:

- The community is concerned about the wear and maintenance of the corrugated metal material and preferred to see a brick material that would be in context with other buildings on Broad Street
- They would like for there to be trash chutes/disposal on each floor and felt that each apartment should have a trash storage unit for a 30-gallon can
- They encouraged the development team to consider affordable units and noted that the two and three bedroom units do not target students, but families instead
- They requested the project include planters on Green and Brandywine Streets

CDR Committee Comments

The CDR committee was generally supportive of the project but concerned about the corrugated metal façade material. Some specific comments include:

- The committee observed that the corrugated metal cladding sample was not convincing; they were doubtful of its ability to curve as intended for the elevation

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CIVIC DESIGN REVIEW

design. They suggested that a full-scale mockup be done to better understand what the material will look like when it's curved and what the installation details and connections look like.

- The committee was concerned about the material's durability, and recommended considering a different material from the ground level to at least eight feet up.
- In contrast, they commented that the ground floor stone detailing is elegant.
- They emphasized that this is an important site and that they want the project team to inspire confidence in the community.

The CDR committee incorporated PCPC staff comments, which included:

- Doors on Green Street and Brandywine Street interfere with the walking zone; staff would request recessed doors
- Include street trees on Broad Street as SEPTA and utilities will allow; consider raised planters as an alternative
- Consider the proposed building's interface with the neighboring two-story brick duplexes on Brandywine Street
- While the building has a well-defined base and middle, the top is not very distinct; consider changes in material, color, or setback to better define the top of the building.

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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December 5, 2019

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Elise Vider

Re: Civic Design Review for 2315 N Front Street (Application No. 986203)

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 and commercial development at 2315 N Front Street.

The site is bound by N Front Street to the west and Jasper Street to the east. The elevated Market Frankford Line is adjacent to this parcel to the west. The parcel is mid-block, and is bound by existing buildings to both the north and south. The applicant proposes 63 residential units consisting of 55,900 square feet and two commercial spaces consisting of 4,600 square feet. There are 22 bicycle spaces proposed within a basement storage room and no vehicular loading or parking spaces proposed as part of this project. The site is zoned CMX-2.5 and the applicant is utilizing a green roof bonus, thus no zoning refusals have been identified by the Department of Licenses and Inspections.

At the meeting of December 3, 2019, the CDR Committee completed the Civic Design Review process and offered the following comments.

Registered Community Organization (RCO) comments – East Kensington Neighbors Association (EKNA)

An EKNA representative was not in attendance for the December 3, 2019 CDR meeting. The RCO group was generally favorable of the development and provided the following comments:

- The RCO group commented that the project was largely in line with the high density mixed used infill development envisioned in their community plan and reflected the recent zoning remapping conducted in the neighborhood.
- Residents in attendance at the meeting appreciated the inclusion of commercial space on the ground floor and the façade design that is reflective of the historical industrial buildings in the area.
- The RCO group had some concern about the articulation and materials on the very long and highly visible side walls of the structure that did not receive the same design attention as the street facades.

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CDR Committee Comments

The CDR committee had a number of comments including:

- The CDR Committee complemented the high-quality materials, specifically on the street facing facades, which are predominately proposed as brick and inset metal panels.
- The Committee requested the applicant add articulation to the blank party walls that are visible. One committee member requested upgrading the lap board siding proposed for the side elevations, but recognized it is only used on select areas. They noted that a brick party wall material would be a better alternative than the proposed siding.
- The CDR committee noted that the PCPC staff comment regarding setbacks along the Market Frankford Line was an interesting idea.
 - PCPC staff noted that a setback along the MFL structure was explored during the Philadelphia2035 district plan process for both the *River Wards* and *Lower Northeast Districts*. This setback would allow for more light and air to reach the sidewalk and ground level of the façade, creating a more welcoming public realm condition.
 - The Committee requested that the applicant strongly consider being the first development along the elevated Market Frankford Line to set back their building back from the rail to provide additional space between the building and the MFL structure. This setback would also further separate the proposed building from the station, creating more privacy and reducing vibrations and noise for adjacent residential units.
- The Committee appreciated the consideration of triple-paned windows along MFL, which the applicant noted is currently being used successfully in four of their other projects that are nearby and adjacent to the MFL.

Adoption of Philadelphia City Planning Commission (PCPC) staff comments

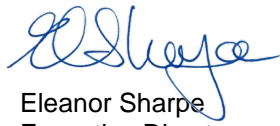
The Committee accepted staff comments, which included:

- Staff noted that the private terraces will always be in shadow, receiving limited light throughout the year.
- As noted above, PCPC staff noted that as part of the *Lower Northeast* and *River Wards* district plans, new infill development along Frankford Avenue and Front Street should consider setback requirements for residential floors above ground level.
- Staff encouraged 3rd party certification.

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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December 4, 2019

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Re: Civic Design Review for 2301 Oregon Avenue (Application No. 1008641)

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 mixed use commercial and residential development at 2301 Oregon Avenue.

The parcel totals 17.26 acres, and includes frontage on Oregon Avenue, Passyunk Avenue, 24th Street, 23rd Street and Shunk Street. The proposal includes 351,974 square feet of gross floor area across six buildings, both existing and proposed. Some of the existing buildings will have façade renovations. The project is CMX-3 and is a by-right project. Approximate square foot allocations:

- 138,850 s.f. new retail
- 231,669 s.f. residential (284 units)
- 137,852 s.f. new parking garage (433 spaces)
- 314,403 s.f. of existing retail
- 872 spaces in existing, reconfigured surface air parking lot(s)

At the meeting of December 3, 2019, the CDR Committee completed the Civic Design Review process and offered the following comments. These comments also include comments from the project's first CDR meeting, which took place on November 5, 2019.

Registered Community Organization (RCO) comments – Girard Estate Area Residents (GEAR) and Girard Estate Neighbors Association (GENA)

Both RCOs agreed that the proposal is a significant improvement to the current shopping center. However, they were disappointed at the lack of response between the first and second CDR meetings as they feel there are missed opportunities in this proposal.

They noted the site could benefit from additional trees and green space and better pedestrian pathways within the site, at key intersections, and to the shopping center to the south. GEAR expressed concern over the proximity of loading to residential areas to the east and opposed the removal of any parking that would affect neighbors.

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CDR Committee Comments

Overall the CDR committee members praised the building design but expressed disappointment with the overall site proposal. The Committee was also disappointed that the development team did not incorporate more of the CDR Committee's recommendations from the first review and noted that this was a missed opportunity. The development team did not provide substantive updates or changes between the November 5, 2019 CDR meeting and the December 3, 2019 CDR meeting. Specific concerns were similar to the RCO and PCPC staff comments, including:

Site Design Comments:

- The Committee recommended improving pedestrian amenities and connections and considering the needs of new residents, children, and the daily activities of new residents. The Committee specifically recommended adding additional pedestrian infrastructure along Shunk Street and 23rd Street.
- The Committee also recommended working with SEPTA to allow for bus access interior to property, add internal bus stops or create a transit hub, which the applicant noted they were exploring.
- The Committee noted that the site is very insular and internal focused. The Committee asked that the applicant improve street edges, adding more transparency, entrances to buildings and active gateways to remedy this.

Building Design Comments:

- The Committee applauded the choice of materials and articulation of residential buildings. The Committee noted, however, that there should be more consideration of ground level uses to activate the public realm and create a sense of place. Good place-making is good for business as well.
- The Committee also requested greater consideration of the east facade of parking garage in relation to near neighbors.

Parking Design Comments:

- The Committee requested additional GSI on site and additional public open space for new residents.
- The Committee also requested that the applicant review the loading functions site-wide.

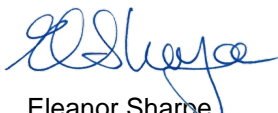
Sustainable Design Comments:

- Very few sustainable design metrics are being met. Additionally, PCPC staff noted that the Philadelphia Building Code has been updated and current energy conservation metrics are more stringent.
- The Committee asked the applicant to consider third party sustainable design certification, such as LEED.

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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December 4, 2019

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Re: Civic Design Review for 510 N Broad Street (Application No. 1008904)

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 and commercial development at 510 N Broad Street.

The site is bound by North Broad Street to the east, Spring Garden Street to the south, Brandywine Street to the north and N 15th Street to the west. The project proposes to demolish one 3-story single family structure, and a surface parking lot to build 387,911 total gross square feet consisting of 413 dwelling units and 43,963 square feet of retail space on the ground floor and 63,717 square feet of commercial or office space on the 2nd floor. Additionally, 283 parking spaces are proposed underground on two levels, and the project proposes three loading spaces off Brandywine Street. The site is zoned CMX-4 and no refusals have been identified by the Department of Licenses and Inspections.

At the meeting of December 3, 2019, the CDR Committee completed the Civic Design Review process and offered the following comments.

Registered Community Organization (RCO) Comments – Spring Garden Civic Association (SGCA)

SGCA was generally pleased with project, but provided the following comments:

- The representative mentioned parking and congestion issues, specifically around school drop-off and rush hours. They mentioned that traffic on 15th Street backs up during schools drop off and pick up hours and therefore questioned how the proposed parking would impact current traffic.
- There were additional questions about how much existing street parking is being removed, if monthly spots in the garage available to near neighbors, and who are the units intended for with mostly single bedroom and studio units.
- The RCO also commented that any noises from parking ticket kiosks would be an issue for near neighbors and are a potential concern.

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- The RCO member had several concerns with how the proposal's architecture and commercial uses relate to the adjacent Spring Garden Historic District:
 - They had questions regarding the lighting of the commercial uses asked for the light level to be considerate of near neighbors.
 - They agreed with staff comments regarding materials and the articulation of facades, and requested that the applicant reconsider the color of the gray and black metal panels as they do not match the character of the Spring Garden Historic District.

CDR Committee Comments

The CDR committee had a number of comments including:

- The Committee requested that the applicant "open up" the corner of Spring Garden and N Broad Streets, allowing for more pedestrian space at an already busy intersection and creating a sense of arrival for this prominent corner.
- The Committee noted that N Broad Street is an important and iconic street with a legacy of impactful and well-designed buildings. However, this project's design could be located anywhere in the city and does not have the same aspirations as others on N Broad Street. They urged the applicant to raise design aspirations and the material quality for this prominent location.
 - The Committee suggested that the development team consider the building's design in two parts – a frontage piece or "headhouse" that responds to the grandeur of N Broad Street, and the remainder of the building can be of different quality and materials.
 - The Committee suggested the materials be reconsidered, noting that the proposed materials do not fit the character of N Broad Street or the Spring Garden neighborhood. The committee did appreciate the brick at the base of the building.
- The CDR Committee agreed with the detailed RCO comments, noting that the proposed unit mix is relentless with the number of internal units and an unused courtyard. The courtyard needs more articulation and the committee noted it could be used more as an amenity.
 - They noted that the courtyard space is very deep, which does not allow for a great deal of light for interior facing units. The applicant was asked to consider opportunities to allow for more light, potentially opening the building up, removing units and adding glass corridors. The applicant was asked to consider views from the interior courtyard all the way through the building which would also help to break up the façade.
- One CDR Committee member noted that the underground parking was undermined by the large loading dock on Brandywine Street and asked the applicant to consider the benefits of placing the loading underground. This opportunity to carve out space underground for loading (understanding the additional cost) would allow for additional commercial/retail space.

PHILADELPHIA CITY PLANNING COMMISSION
CIVIC DESIGN REVIEW

The CDR committee accepted PCPC staff comments, which included:

- Recommendation to set the building back or create an arcade along the first two floors on N Broad Street
- Create a more active and varied façade along Spring Garden Street
- Considering the adjacent high school and potential conflicts with students and the loading functions
- Consider adding additional amenity space for the number of units
- Staff also recommended that the Indego Bikeshare station be maintained on site, and that a project of this size and scope consider 3rd party or LEED certification.

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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