February 5, 2020

Ms. Christine Quinn
Permit Services, Licenses and Inspections
Municipal Services Building, 11th Floor
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

Re: Civic Design Review for 1701-11 Race Street (Application No. 1036294)

Dear Ms. Quinn:

Pursuant to Section 14-304(5) of the Philadelphia Zoning Code, the Civic Design Review (CDR) Committee of the Philadelphia City Planning Commission (PCPC) completed the required review of a proposed residential development at 1701-11 Race Street.

The project is bound by 17th Street to the east, Race Street to the south, the Cathedral Basilica of SS. Peter and Paul to the west, and the Archdiocese of Philadelphia office building to the north. The proposed building is Phase One of the Cathedral Place master plan to redevelop the block containing the Basilica and the Archdiocese office building. The project proposes 273 residential units totaling 234,615 square feet, 2,961 square feet of retail space, and 14 new underground parking spaces. The project site is zoned CMX-4 and lies within the Ben Franklin Parkway Buffer area of the Center City Overlay/CTR. The proposal is by-right but will require Art Commission approval before building permits can be issued.

At its meeting of February 4, 2020, the Civic Design Review Committee completed the Civic Design Review process and offered the following comments:

RCO Comments:

The RCO representative from the Logan Square Neighborhood Association (LSNA) expressed the following:

- An appreciation for the transparent process with development team and the design of the public realm and attention to details
- A desire that the same attention to detail be paid to sidewalks as was paid to the plaza
- A desire for the design team to further address pedestrian vehicular drop-off on Race Street
- A desire for more two- and three-bedroom units in order to increase the number of families living in the neighborhood
They noted that a pedestrian connection to the north of the building may be a missed opportunity.
They commented that the Tower's concrete slab edge treatment on the exterior elevations needs revision as it appears too distracting.

**CDR Committee Comments:**

- Overall building massing and campus setting were appreciated.
- Some members expressed concern with the glass backdrop for the Cathedral, commenting that a material with greater contrast and less reflectivity and less distortion may be a better contextual solution.
- They discussed the quality of the open space feeling more like a pass-through space rather than one that encourages lingering. Specifically, the location of some of the landscape elements against the Cathedral wall results in a space that appears to “block out” the cathedral, rather than embrace it.
- Consider alternative materials to IPE in open space as it may not achieve high sustainability goals.
- Since street trees are not possible on Race Street due to utility conflicts, planters coordinated with the open space design should be utilized.
- A project of this sophistication and importance should seek third party certification for sustainable design.

**PCPC Staff Comments:**

- Staff appreciates the master planning process and open dialogue with the community and Commission staff and understands the challenge of developing in the shadow of the Basilica and the desire not to compete with it architecturally.
- Staff appreciates that all new parking is below ground and the use of existing parking to satisfy the parking requirement.
- Staff appreciates the cohesive open space design as a more appropriate setting for the Basilica than what is currently on the site.
- Staff encourages the development team to consider impacts on vehicle, pedestrian and bicycle safety from the two curb cuts on 17th Street.
- Staff encourages further coordination with the streets department for the proposed mid-block crosswalks proposed for Phase Two.
- Staff has concerns that the blank wall between the lobby and retail is a missed opportunity to connect retail space to the plaza.
- To make the 17th Street façade more inviting.
  - Staff encourages the use of opaque glazing for the overhead doors.
  - Staff encourages the design team to explore relocation of the generator room.
In conclusion, the Civic Design Review process has been completed for this project. These findings will be shared with the Art Commission. 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, garofalod@rowan.edu
    Chris Renfro, Streets Department, christopher.renfro@phila.gov
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February 4, 2020

Ms. Christine Quinn
Permit Services, Licenses and Inspections
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1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

Re: Civic Design Review for 2401 Washington Avenue (Application No. 1031611)

Dear Ms. Quinn,

Pursuant to Section 14-304(5) of the Philadelphia Zoning Code, the Civic Design Review (CDR) Committee of the Philadelphia City Planning Commission (PCPC) completed the required review of a proposed mixed-use development at 2401 Washington Avenue.

The project is bound by Washington Avenue to the south, 25th Street to the west, 24th to the east, and existing residences on Kimball Street to the north. The project proposes 82 residential units in four main buildings totaling 132,359 square feet, with apartment style, single family, and duplex typologies utilized depending on site location. There are 38 residential parking spaces, both surface and garaged, and 42 bicycle parking spaces interior to the two multi-family buildings. There is 14,903 square feet of commercial space concentrated along the street frontage at Washington Avenue. The project site is currently zoned Industrial Residential Mixed Use, IRMX, and does not require any variances as proposed.

At its meeting of February 4, 2020, the Civic Design Review Committee completed the Civic Design Review process and offered the following comments:

1. **RCO Comments:**

   The North of Washington Avenue Coalition representative expressed several concerns about the project, principally:
   - Disappointment with lack of recent outreach with the broader RCO community in the area
   - Parking insufficient for the number of residential units and commercial space proposed

   The South of South Neighborhood Association expressed support of the project, specifically mentioning:
   - Numerous community meetings have taken place to work through the architectural details and to outline the community benefits agreement; very supportive of the aesthetics.
   - Supportive of the inclusion of affordable units, variety of unit types, variety of number of bedrooms, and the inclusion of commercial spaces.

2. **Committee Comments:**

   The Committee was broadly supportive of the project in terms of the overall design, quality of materials proposed, ground floor activity at Washington Avenue, and the inclusion of affordable
units. However, there were several comments concerning potential items to reconsider, specifically:

- Consider additional variation of materials at the secondary facades.
- Loading as shown is infeasible and insufficient for a building of this size and scale; should be better thought through to avoid conflicts with car, bike and pedestrian traffic along Washington Avenue
- Spaces between buildings as proposed are very tight; consider opportunities to allow more generous distance to avoid awkward inter-relationships between buildings

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,

[Signature]

Eleanor Sharpe
Executive Director

cc: Nancy Rogo Trainer, Chair, Civic Design Review, nrt23@drexel.edu
    Daniel Garofalo, Vice Chair, Civic Design Review, garofalod@rowan.edu
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February 6, 2020

Ms. Christine Quinn
Permit Services, Licenses and Inspections
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1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

Re: Civic Design Review for 2501-35 E. Hagert Street (Application No. 994008)

Dear Ms. Quinn:

Pursuant to Section 14-304(5) of the Philadelphia Zoning Code, the Civic Design Review (CDR) Committee of the Philadelphia City Planning Commission (PCPC) completed the required review of a proposed residential development at 2501-35 E. Hagert Street.

The project is bound by E. Hagert Street to the south, Gaul Street to the west, Almond Street to the east, and E. Letterly Street to the north. The project proposes 27 residential units totaling 71,521 square feet, with 32 residential parking spaces and 27 bicycle parking spaces interior to the building. The current proposal does not incorporate commercial or retail square footage. The project site is currently zoned I-2 Medium Industrial, which triggers a use variance for the proposed residential units.

At its meeting of February 4, 2020, the Civic Design Review Committee completed the Civic Design Review process and offered the following comments:

1. RCO Comments:

Olde Richmond Civic Association was unable to attend Civic Design Review, but did send a letter to PCPC summarizing their RCO meeting held on January 31, 2020. The letter noted several RCO comments, specifically:

- The RCO’s reaction to this project was largely negative due to concerns over the existing environmental contamination at the site and concerns about harm to the community from exposure to dust and dirt during demolition and construction.
- The RCO appreciated the predominant use of brick and the varied heights of the individual units which break up the mass of the buildings, which span an entire city block.
- The RCO was also concerned about the amount of board-formed concrete on the elevations, the large amount of driveway space at the corner of E. Letterly and Almond Streets, and excavation activity for both basements and stormwater management because of site contaminants.
2. CDR Committee Comments:

The CDR committee had a number of comments, but generally supported the project:

- The Committee discussed the lack of green space opportunities within the design proposing a rear drive for garage access. They weighed the benefits of both reducing paved area to incorporate more vegetation, as well as the benefits of maintaining the paved area, but designing it to function as communal space, not just space for automobiles. The Committee had consensus that although they would like to see additional green space, this design should emphasize the rear drive as paved communal space that could function with multiple programs.
  - The Committee commented that the proposed site plan has minimal vegetation and minimal space for large trees but recommended adding vegetation where possible, specifically any opportunity around the Amazon Storage Locker and at the corner of Gaul and E Lettery Street.
  - The Committee noted that older rowhome fabric throughout the city did not incorporate garages and thus had more opportunities for green space and trees within individual backyards.
  - The Committee also noted that the entire city block only has 17 street trees proposed and requested additional greening within the public right of way.
  - Several members noted that the proposed building configuration allows for on street parking for other users, while providing a safe space for residents' children to play. The Committee recommended the applicant consider other uses or create a series of spaces for multiple functions beyond car access.
  - The committee encouraged the applicant to consider additional amenities, pervious paving options and programming, and noted the proposal already includes pavers rather than asphalt, which is a great first effort.

- The Committee asked about the ownership of the Amazon storage locker and questioned the long-term maintenance of the structure. The Committee also noted that the storage locker would be heavily used and was an innovative addition to the project.
  - The applicant noted the maintenance and any upkeep fees would be built into a potential home owners association (HOA) ownership structure for the development.

- One Committee member noted that the current existing industrial building was in terrible condition and that any new proposal would be a benefit to the community once it was demolished and the site repurposed.

- The Committee applauded the high-quality materials of the project, specifically the board-formed concrete and noted the project as an exemplary project for future developments in the neighborhood.

- The Committee noted the opportunity to incorporate additional sustainable metrics specifically for Energy and Atmosphere, noting that the building code updates will require additional consideration of sustainability.

- Lastly, the Committee applauded the project's willingness to adjust to staff comments as noted below:
  - The applicant dropped the sill height of the first-floor windows by two feet creating a more active first floor level.
  - The applicant reduced the amount of board formed concrete allowing for a more pedestrian scaled water table at sidewalk level.
  - The applicant wrapped the secondary street elevations of Gaul and Almond street with brick, replacing the initially proposed metal panels.
The applicant reduced the curb cut widths from 20 and 24 feet to 16 feet, minimizing pedestrian and vehicular conflicts.

The applicant added a vegetated buffer area at the corner of E Letterly and Almond, minimizing potential vehicular confusion.

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,
        Daniel Garofalo, Vice Chair, Civic Design Review, garofalod@rowan.edu
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February 6, 2020

Ms. Christine Quinn
Permit Services, Licenses and Inspections
Municipal Services Building, 11th Floor
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

Re: Civic Design Review for 4259 Richmond Street (Application No. 1006120)

Dear Ms. Quinn:

Pursuant to Section 14-304(5) of the Philadelphia Zoning Code, the Civic Design Review (CDR) Committee of the Philadelphia City Planning Commission (PCPC) completed the required review of a proposed parking garage at 4259 Richmond Street.

The project is bound by Richmond Street to the northwest, East Bristol Street to the southwest, Bath Street to the southeast, with the rear property lines of properties fronting Sellers Street to the northeast. The project proposes 295 parking spaces totaling 108,500 square feet, with 14 bicycle parking spaces interior to the building and ten adjacent to the school. The project site is currently zoned CA-2, Auto-Oriented Commercial, and requires a variance for the proposed zoning of 48.5 feet (38 feet required).

The project was first seen at the January 7, 2020 CDR meeting and was asked back for a second review. At its meeting of February 4, 2020, the Civic Design Review Committee completed the Civic Design Review process and offered the following comments:

1. RCO Comments:

At the January 2020 CDR meeting, the RCO representative from Bridesburg Community Action Alliance (BCAA) noted several concerns, including:

- The community would support a three-level garage, but questions the need for a fourth level
- Residents as well as the principal of the Franklin Towne Charter High School expressed concerns about the lack of communication regarding the project
- People whose backyards back up to the existing parking lot have concerns about school buses that are not addressed in this project
- Neighbors have expressed concerns about how sunlight and views would be affected by the height of the parking garage
- Neighbors also have traffic and safety concerns
- The RCO had concerns about lighting and security

The RCO representative from BCAA was not able to attend the February 2020 CDR meeting, but did provide a letter stating that the project team had held further meetings with the community and that they now supported the project, contingent upon the enforcement of a Community Benefits Agreement.
2. CDR Committee Comments:

The CDR committee had a number of comments from the January 2020 CDR meeting:

- Shift the pavement of the driveway between the parking garage and the neighboring properties toward the garage and move the plant bed to the back of the residences; trees in this planting area could provide both shade and a visual barrier for neighbors.
- Look carefully at plant species selection, and be careful about the vines chosen for the screens; trumpet creeper would work.
- Consider including a provision for art, like the One Percent for Art that would be required if this were a public school.
- The committee noted the three curb cuts on one block and suggested that they could be reduced to facilitate safe routes to school, specifically removing the curb cut closest to the corner of Bath and Bristol Streets.
- Consider additional bicycle parking.
- The developers should discuss the building interface with the community; consider color and dynamism in the facade.
- The committee asked if light spillover had been studied.
- The committee appreciated that the ramps for the parking garage were entirely internal.
- Lastly, the Committee accepted staff comments as noted below:
  - Consider stair towers with greater transparency for safety.
  - Consider using the roof of the parking garage for additional green or active recreation space.
  - The garage will be subject to Parking Garage Facade Review.

After the January 2020 CDR meeting, the development team updated their landscape plan, added ten bicycle parking spaces, and provided a light spillover study, without addressing any of the other concerns of the committee. At the February 2020 CDR meeting, the committee added the following comments:

- The new trees along the northeast property line are an improvement.
- The committee was glad to see the team reaching out to the community.
- They further discussed curb cuts and advised the team to prioritize pedestrian safety and not traffic flow.
- There may be opportunities in the future to enliven the blank facades in a way that may be appropriate for a school environment.

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