



June 10, 2022

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Re: Civic Design Review for 1238-46 BELMONT AVE (Application # ZP-2021-012531)

Dear Ms. Dahal,

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 mixed-use development at **1238-46 BELMONT AVE**.

This letter is a summary of the Civic Design Review Committee's advisory recommendations. It is not an expression of the City Planning Commission's recommendation or opinion regarding zoning variances, special exceptions, or other discretionary approvals associated with this proposal.

The project proposes a mixed-use building totaling 82,541 square feet of gross square feet that will include ground floor artist studios with six stories of residential above. This proposal includes nearly 6000 square feet of artist studio space, over 2000 square feet of amenity space, 84 dwelling units, 52 automobile parking spaces in an underground garage, and 28 bicycle parking spaces on the first floor. The parcel is zoned I-2 Medium Industrial and will require a variance for the residential use.

At its meeting of June 7, 2022, the Civic Design Review Committee completed the CDR process for the project. This was the second review of the proposal, which was also seen at the May 3, 2022, meeting. The following includes comments from both meetings where the May comments remain relevant:

RCO Comments: (Parkside Association of Philadelphia - coordinating)

A representative from the coordinating RCO was unable to attend the meetings. However, the group expressed unanimous support for the proposal in a letter submitted ahead of the review.

RCO Comments: (Centennial Parkside Community Association - affected)

Chris Spahr was in attendance from Centennial Parkside Community Association and expressed approval for the general building design and for development in the area. Mr. Spahr expressed concern that this area is industrially zoned with active industrial uses next door to the site of the proposal. He asked whether design elements might be incorporated to protect the health and safety of residents given this proximity. Mr. Spahr also offered to assist the development team to achieve more ambitious sustainable design goals.

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CDR Committee Comments

Though the Committee expressed appreciation for the clarifications offered to the plans in the June submission, they were broadly disappointed by the lack of responsiveness to comments between the May and June meetings:

- Questions as to how the building design could best serve artists and residents, creating functional spaces for both and areas where they could interact, remain. Committee members urged the designers to rethink the ground floor plan, how users interact in it, how access to the courtyard space could be maximized, and areas where public art could be incorporated.
- Though several community members spoke about not being included in earlier public meetings to discuss the project, no effort was made to reach out to affected RCOs for additional feedback.
- The members highlighted the fact that there is still an opportunity to improve the sustainable features of the proposal and urged the team to do so.
- The design team was encouraged to give more thought to the proposed passageway from Belmont Avenue to the courtyard space, in terms of how to ensure it is welcoming, inviting, and safe.
- Committee members noted that the revised landscape plan erroneously stated that native plants were utilized and suggested that greater consideration be given to meet this goal.
- For the courtyard space, opportunities remain to rethink the future of the existing cell phone tower. The committee discourages the proposed gating of the space.

Overall, Committee members stated that there was a disconnect between the level of consideration given to the design proposal and the potential significance of variance requested to make the project possible.

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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June 8, 2022

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Re: Civic Design Review for 1631 S 52nd Street (Application # ZP-2021-016483)

Dear Ms. Dahal,

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 storage facility at 1631 S 52nd Street.

This letter is a summary of the Civic Design Review Committee's advisory recommendations. It is not an expression of the City Planning Commission's recommendation or opinion regarding zoning variances, special exceptions, or other discretionary approvals associated with this proposal.

The project proposes a five-story storage facility of 132,025 square feet of gross floor area with 57 vehicular parking spaces and 5 loading bays. The parcel is zoned I-2 and ICMX and no refusals have been identified by Licenses and Inspections.

At its meeting of June 7, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments which include Planning Commission staff observations adopted by the CDR Committee:

Registered Community Organization (RCO) Comments – 27th Republican Ward

The RCO expressed concerns with the track record of the developer including the impacts of past construction activities on neighboring properties and green spaces. They also do not consider the proposed use to be consistent with the intentions of the zoning code and encouraged more windows to be placed.

Registered Community Organization (RCO) Comments – Southwest Philadelphia District Services

The proposal for a storage facility is a far cry from an earlier proposal to add 104 residential units to this site, which the RCO supported and preferred. They also support this proposal and note that their offices are at 52nd and Woodland Avenue, close to this site. They see no detrimental impacts from this project.

Registered Community Organization (RCO) Comments – Earth Keepers

The RCO supported the earlier proposal for housing on this site and support the current proposal.

CDR Committee Comments

The Committee notes that all of their comments stand from the first review of May 3, 2022. These include concerns with the building's scale and articulation relative to

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adjacent housing, the use of art, sustainable design, opportunities for community amenities, and addressing public realm improvements along the paper street extension of 52nd Street.

The committee notes the size disparity of the proposed storage facility in comparison to the two-story rowhomes across 52nd Street. The architectural elements of the storage facility could benefit from more windows and greater architectural articulation to make them more consistent to the construction and scale of the rowhomes. Additionally, the large flat surfaces of facades above the ground floor are appropriate for the exploration of murals and other public facing art. This could become an opportunity to work with local artists and engage local residents.

Storage facilities and storage sites still present opportunities to provide neighborhood amenities. These include local parcel drop-off and pick-up locations as well as the consideration of on-site renewable energy in the form of solar panels.

The intersection of 52nd Street and Paschall Avenue should be improved to provide crossings on both sides of the street. Additionally, 52nd Street is on the City plan as a paper street, or potential future extension between Paschall Avenue and the existing rail lines to the south. Along this frontage sidewalks should be installed and street trees planted to ensure that this edge provides pedestrian amenities and access. This is an opportunity to clean up this frontage in the near term and supports public access should the property to the south, on the other side of the paper street, be redeveloped in the future.

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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June 07, 2022

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Re: Civic Design Review for 2001-05 Richmond Street (Application #: ZP-2021-016295C)

Dear Mr. Issac,

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 mixed-use development at 32201-05 Richmond Street.

This letter is a summary of the Civic Design Review Committee's advisory recommendations. It is not an expression of the City Planning Commission's recommendation or opinion regarding zoning variances, special exceptions, or other discretionary approvals associated with this proposal.

The proposal, as modified through the Civic Design Review process now consists of 183,400 total square feet including 86 multi-family dwelling units, 220 single-family units, 6,000 square feet of commercial space, and 418 parking spaces both within buildings and on private streets. This project is the second phase of the NorthBank development (2001 Beach Street).

This project first came to Civic Design Review in May and was asked to return with a redesigned proposal. The design was modified with a larger green space fronting the Delaware River and a modified mixed-use building at the intersection of Richmond Street and Schirra Drive. At its meeting of June 7, 2022, the Civic Design Review Committee completed the Civic Design Review process. The summary below includes comments from both Civic Design Review meetings with design changes noted, where applicable.

RCO Comments (Fishtown Neighbors Association):

The representative from the Fishtown Neighbors Association noted that they appreciated the facade materials, inclusion of commercial space, and various green spaces included in the design; however, they noted that the project is isolated from the rest of the Fishtown neighborhood. To overcome this isolation and reduce car dependence, the Fishtown Neighbors Association recommended more commercial space, larger green spaces, and the incorporation of more sustainable design elements throughout the project. The redesigned proposal submitted for the June 7th Civic Design Review Committee included expanded commercial spaces and a larger, redesigned green space.

Civic Design Review Committee Comments:

The Civic Design Review committee was appreciative of the architectural design, mix of housing types, and of the changes made to the design for the June 7th Civic Design Review meeting. The committee was particularly impressed with the redesigned green space which was extended to meet the river at the end of Schirra Drive.

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The committee noted that there was still an opportunity to make additional changes to improve the design so that it can become a more complete neighborhood. The biggest change sought by the Committee was a better connection to Beach Street both north and south of the project. The committee encouraged the team to continue improving the design of the commercial node at the intersection of Richmond Street and Schirra Drive. Like the RCO, the Committee also encouraged the team to push the boundaries on sustainable design to give the project more of an identity.

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,

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June 8, 2022

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Re: Civic Design Review for 2258 E Tioga Street, Premises D (Application # ZP-2021-015477)

Dear Ms. Babu,

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 storage facility at 2258 E Tioga Street.

This letter is a summary of the Civic Design Review Committee's advisory recommendations. It is not an expression of the City Planning Commission's recommendation or opinion regarding zoning variances, special exceptions, or other discretionary approvals associated with this proposal.

The project proposes a four-story storage facility of 111,320 square feet of gross floor area with 46 vehicular parking spaces in the building and 5 loading bays on a surface parking area. The parcel is zoned ICMX and no refusals have been identified by Licenses and Inspections.

At its meeting of June 7, 2022, the Civic Design Review Committee completed the CDR process and offered the following comment, which include Planning Commission staff observations adopted by the CDR Committee:

CDR Committee Comments

The Committee agreed with public comments which included concerns about large scale industrial and storage land uses being adjacent to two-story housing. They asked if the building massing could step down to relate to the scale of adjacent housing and to prevent the loss of sunlight in rear yards. They also asked for greater transparency and articulation of the facades -- there was a concern that a lack of windows and long expanses of flat metal panels would contribute to uncomfortable differences in scale between the storage facility and existing housing. Enhanced façade articulation should be explored on both street facing frontages and on frontages which face the rear yards of existing rowhomes. The project could also benefit from plantings in the rear yards which could help break up the scale of the long metal façades.

The CDR committee commented that storage sites, while not directly occupiable spaces, could still make positive contributions to the public realm. These possibilities include sustainable design measures, such as solar panels, neighborhood parcel drop and pick-up boxes, and publicly accessible open space and/or recreational spaces.

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For loading, the applicant is encouraged to ensure that the final design keeps loading functions within the site and not on the public streets. These include properly sized freight elevator(s) near the on-site loading bays and confirming that clear heights on the ground floor will allow panel truck access within the garage.

Additionally, the project's sidewalks could do more to address environmental concerns and access to neighborhood amenities. The committee encourages the applicant to explore the installation of street trees beyond minimum standards. Consider 4' x 4' tree pits and/or linked tree trenches to support tree species that can create a consistent shade canopy. For access, Complete Street standards indicate that the sidewalk along Tioga Street should be expanded to 12 feet in width from the existing 10 feet. This will create a larger walking zone, supporting better pedestrian access between existing rowhome blocks and the nearby retail and transportation amenities of Aramingo Avenue.

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,

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June 13, 2022

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Re: Civic Design Review for 2507 Almond Street (Application # ZP-2021-016667)

Dear Ms. Dahal,

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 multi-family residential proposal at 2507 Almond Street.

This letter is a summary of the Civic Design Review Committee's advisory recommendations. It is not an expression of the City Planning Commission's recommendation or opinion regarding zoning variances, special exceptions, or other discretionary approvals associated with this proposal.

The development team proposes a six-story multi-family residential building including 155 dwelling units totaling 154,676 square feet of new gross floor area (GFA). The proposal includes 66 vehicular parking spaces and 60 bicycle parking spaces, while providing an amenity and green roof space on the roof. The parcel is zoned CA-2 and thus has several variances. The building's proposed height is 72 feet, while 38 feet is permitted, and residential uses are prohibited.

At its meeting of June 7, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: Olde Richmond Civic Association (ORCA)

Olde Richmond Civic Association held two public meetings on April 14 and June 2, 2022, and a representative noted the following comments at the CDR meeting.

The representative appreciated that red brick is proposed, especially at the ground level, but encouraged development team to explore using more brick on the secondary facades. If brick is not used on all elevations, the development team should explore alternate colors for the metal siding to help reduce contrast between the colors of the materials. Several community members commented on the overall height and mass of the building, expressing that the proposal was too tall and out of scale with the surrounding neighborhood fabric. The RCO encouraged the development team to explore alternate massing and varying heights.

The RCO representative appreciated the rain garden/courtyard, in particular that it would be open to the public and have seating and a trash receptacle. The RCO requested additional trash receptacles on sidewalk to help mitigate litter problem in surrounding area.

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The RCO representative encouraged the development team to work with Greensgrow Farms and Philadelphia Bee Company, both nearby businesses, and to plant native and pollinator friendly plantings in rain garden and green roofs.

Lastly, the RCO encouraged the development team to explore additional sustainable design strategies including photovoltaic or other onsite power generation methods, dark sky compliant lighting, and additional electric vehicle charging spots. Finally the RCO requested a bikeshare station be incorporated into project or nearby.

CDR Committee Comments

The Committee agreed with both RCO and PCPC staff comments and provided the following:

The committee noted that the site has several concerning environmental conditions that should be considered during and after construction including potential contamination from previous uses and flooding. One committee member noted that the site falls within the 2% flood zone, and while not within the floodplain, the applicant should consider the flood impacts of this project on the surrounding neighborhood. The Committee also requested that further sustainability metrics be met for a project of this scope and size.

The Committee appreciated the proposed materials including brick. The Committee commented that the project captures the character of the neighborhood, but also agreed with the RCO and staff comments, to install higher quality materials for the interior courtyard elevations.

The Committee also acknowledged the staff comment to consider relocating lobby functions closer to Almond Street, bringing more activity to sidewalk. This relocation would also help screen the ground floor parking behind active uses. The CDR Committee requested that the applicant consider other uses beyond parking for the ground floor. Finally, there was a request by the committee to see if trash could be serviced within an enclosed space within the building, rather than the current design of an open air loading spaces or on sidewalk.

The Committee endorsed all of the RCO comments. Based on RCO and community comments, the Committee requested that the applicant provide a sun and shade study, which would help show the development's impact on Greensgrow Farm and other adjacent properties. It was noted that the applicant is asking for about double the allowable height per the zoning district. The CDR Committee questioned if a stepped approach for massing/scale would help alleviate shadow impacts on adjacent properties.

The CDR Committee encouraged the applicant to work with adjacent commercial business owners to see if an off-hour parking agreement for residents could be negotiated, helping to reduce the on-street parking pressures of the neighborhood.

Finally, the CDR Committee appreciated of the applicants' willingness to work with both the community and RCO, and encouraged additional communication with businesses (commercial tenants and Greensgrow Farm) moving forward.



Sincerely,

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June 07, 2022

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Re: Civic Design Review for 3501 Civic Center Boulevard (Application # ZP-2022-00635)

Dear Mr. Chen,

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 hospital development at 3501 Civic Center Boulevard.

This letter is a summary of the Civic Design Review Committee's advisory recommendations. It is not an expression of the City Planning Commission's recommendation or opinion regarding zoning variances, special exceptions, or other discretionary approvals associated with this proposal.

The project proposes a new hospital building totaling 129,035 square feet of gross square feet. This proposal includes 26 stories, and 173 underground car parking spaces. The parcel is zoned CMX-5, Center City Core Commercial Mixed-Use, and will need to seek a zoning variance for loading. The proposal includes 19 loading docks, while the code requires 35 loading docks.

At its meeting of June 07, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (27th Republican Ward, Southwest Philadelphia District Services & Earths Keepers)

All three RCOs spoke in support of this project. The coordinating RCO, 27th Republican Ward, particularly noted the collaborative working relationship with the project team. They also stated their appreciation for Councilmember Gauthier's office in helping to coordinate a community benefits agreement.

CDR Committee Comments

The CDR Committee commented that this project is beautiful and will be a much-needed asset for the city. They noted that not only will it have a positive impact on the public realm, but it will also benefit the patients and workers of the building. The committee added that they were looking forward to the public garden in reality, based on the beautiful renderings.

The committee appreciated the planned traffic flow intended to make drop offs via car more efficient. They also agreed with PCPC staff comments that suggested the project team consider enhanced pedestrian improvements beyond the planned pedestrian striping and stop signs. The public garden amenity will most certainly attract people and therefore increased pedestrian safety measures are needed.

The committee also noted that the planned LEED Silver sustainability rating seems unambitious for a project of this size, while recognizing that healthcare uses may

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have more stringent requirements or restrictions. However, the committee encouraged the project team to look for more opportunities to increase sustainability measures closer to LEED Gold or Platinum, noting that those sustainability levels are on par with the goals and values of the Children's Hospital of Philadelphia (CHoP).

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,

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