



**September 16, 2022**

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1401 John F. Kennedy Boulevard  
Philadelphia, PA 19102

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Michael Johns, FAIA, NOMA, LEED-AP  
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Leonidas Addimando  
Tavis Dockwiller, RLA

**Re: Civic Design Review for 90 ROCHELLE AVENUE (Application # ZP-2021-000722)**

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 multi-family building at 90 Rochelle Avenue.

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's second review meeting was optional as the proposal has been redesigned such that it is no longer subject to the parameters of the Case 2 trigger for review.

The 1.3-acre property is currently primarily open space which is zoned Residential Single-Family Attached (RSA-3) with a portion zoned Commercial Mixed Use (CMX-2) with an existing commercial space and associated surface parking. It is part of the Wissahickon Neighborhood Conservation Overlay. The revised proposal is five stories and includes 50 dwelling units and 52 vehicular parking spaces. The proposal has refusals for exceeding the maximum allowable height and for use as multi-family is prohibited in RSA-3.

At its meeting of September 6, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments: (Daniel Flesher, Wissahickon Interested Citizens Association)**

Mr. Flesher shared concerns about the scale of the design, stating that it was monolithic in nature and out of context with the neighborhood and its current zoning even after the recent changes to the design. Mr. Flesher emphasized that the proposal is fundamentally inappropriate for an area zoned RSA-3. Further, he noted the sidewalks as shown are too narrow and the driveway will likewise not function well to support traffic anticipated from residents, deliveries, and building servicing. He noted organized community opposition to the project which was later reflected by members of the public in the open comment period. These points were echoed by other RCOs in attendance, including the 21<sup>st</sup> Ward Democratic Committee.

**CDR Committee Comments**

Committee members expressed mixed opinions about whether a dense proposal could be appropriate at this site, expressing sympathy to the concerns raised by the RCOs and many members of the public who spoke in opposition to the proposal while also noting that a multi-family building could be less disruptive in a location such as this site where it could act as a buffer to the rail line and benefit from its

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transit-adjacent placement. However, committee members also called for a design that better speaks to the community and makes a more interesting design statement given that it would be a high-profile and very visible exception to the surrounding architecture. A lighter colored material for the faux mansard roof was suggested to reduce the proposal's visual bulk. They noted that this property is one of the closest encroachments to the mouth of the Wissahickon, amplifying the need for rigorous on-site stormwater management and more thoughtful landscaping, particularly edge plantings. A green roof was also suggested as a potential strategy. Committee members commented on the need to address the pinch points in the current driveway design, as well as improve accessible pedestrian connectivity and infrastructure to support visitors and residents arriving by bicycle wherever 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

cc: Michael Johns, Chair, Civic Design Review, mdesigns@msn.com  
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**September 8, 2022**

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**Re: Civic Design Review for 2716 South St (Application # ZP-2022-003877)**

Dear Paulose Isaac,

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 office and medical research building at 2716 South 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 total 379,656 square feet as part of CHOPs Schuylkill Avenue campus. The building includes 6,500 square feet of retail space, 33,066 square feet of office space, 257,633 square feet of research and development space, and 82,457 square feet of mechanical/loading space. This project shares 404 existing automobile parking spaces (159 garage/245 surface) with the first phase of the Schuylkill Avenue Campus (the Roberts Center). The parcel is zoned CMX-3 and is a by-right project.

At its meeting of September 6, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments: (South of South Neighborhood Association)**

The South of South Neighborhood Association is the coordinating RCO for this project. They held a hybrid in-person / virtual community meeting where people were generally complimentary of the projects materials, landscaping, and universal site accessibility. They also were complimentary of their dialog with CHOP to date.

**CDR Committee Comments:**

The CDR committee had few comments as the project was well received and cited as an example of urban design and coordination with the community. The chair of the CDR committee stated that the site's landscape design does a good job of buffering the relatively tall towers from the surrounding community. Another member of the CDR committee congratulated the design team for achieving LEED Silver for such an energy intensive building type. Echoing staff comments, the committee encouraged the development team to explore ways to look for ways to activate the open spaces.

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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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Executive Director

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**September 7, 2022**

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**Re: Civic Design Review for 4200 Market Street (Application # ZP-2022-02188)**

Dear Frederick Marshall,

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 education facility at 3000 W Schoolhouse Lane, on the campus of William Penn Charter School.

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 introduces a new Lower School building totaling 77,000 new square feet. The new two-story education facility will include associated functions including classrooms, co-curricular spaces, multi-purpose spaces and a series of outdoor classrooms and playgrounds in addition to new parking areas and site improvements. As part of the overall campus improvement project, there are updates to an area on campus just north of the proposed building, which will introduce an expanded parking lot and landscaped gardens. The new building and site improvements will also adjust the main pedestrian and vehicular entry points from Schoolhouse Lane. The campus improvements will include 304 total parking spaces. The school campus is zoned RSD-3, and thus a series of zoning variances are required including use and total parking required. PCPC notes that other Planning Commission plan reviews are still ongoing and there may be additional environmental variances for this project including steep slopes and compliance with the Wissahickon Watershed Overlay.

At its meeting of September 6, 2022, the CDR Committee completed the CDR process and offered the following comments:

**RCO Comments: (East Falls Community Council (EFCC) and Foxx Lane Neighbors RCO (FLN))**

A representative from EFCC noted that there have been a series of public meetings for this project including two in both March and July of 2022. There is an additional meeting scheduled for September 21, 2022 to continue dialogue about the project. The representative noted there were some concerns with the traffic study presented by the development team and felt that there were not enough parking spaces proposed as part of the campus wide improvements. They noted that the traffic study was completed prior to the pandemic and the RCO would like to see an updated study to reflect current vehicular uses of the surrounding community and attendees of the school. They had concerns with the daily impacts of drop off and pick up on the surrounding streets.

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A representative from Foxx Lane Neighbors RCO also noted that the traffic study was completed pre-Covid and would like to see a revised and updated version. Additionally, it was noted that Foxx Lane (adjacent to the William Penn Campus across Schoolhouse Lane) was not part of the traffic study. The representative noted that the current entrance to the campus on Schoolhouse Lane is 140' from Foxx Lane, but the new proposed vehicular entrance will be just 55' from Foxx Lane. It was noted that Foxx Lane is a one way and that many neighbors had concerns with emergency access based on the daily queuing into and out of campus. The Foxx Lane representative requested that the project team find a solution that works for both the school and near neighbors.

### **CDR Committee Comments**

At the September 6 meeting, the CDR Committee was mostly complimentary of the project and provided the following comments. The Committee noted that the overall master plan for the William Penn Charter school is beautifully composed. The committee commented on the well-designed series of spaces and the design team's efforts for an integrated approach to the campus landscape design. One committee member noted that the landscape is particularly important as it is within the Wissahickon Watershed. They noted that every change to the site has downstream impacts on our local environment and ecosystems. Additionally, the Committee requested that the landscape stay robust throughout design/construction and not be scaled back or stripped away due to cost considerations. The greening and habitat impact are vital in this location.

One Committee member noted that the campus feels auto-centric and recommended that the design team encourage multiple modes of transportation for students, parents, and teachers. It was noted by the applicant that the new Lower School anticipates minimal modes of transportation other than by vehicle or bus, but that the Middle and Upper school students do have more walkers and bicyclists. To encourage a less auto-centric design, the Committee suggested removing conflicting modes of transportation to make safer access for all users. This aligns with PCPC staff comments to continue to work with the City and near neighbors about campus access.

The Committee also requested the development team continue to investigate street treatments to make Schoolhouse Lane safer for everyone. Suggestions included working with Streets Department to add a stop sign or traffic signal to the new entrance, provide additional lighting, or add additional speed tables to help slow down cars, allowing for safer pedestrian and bicycle movements. They noted that the issue around traffic, roadway safety, and parking are huge concerns. The Committee suggested looking at ways to add lay-by lanes or queuing space within campus and off of city streets.

Overall, the design of the facility is well done and very thoughtful. The Committee and staff highlighted the high quality materials proposed for the new facility and applauded the series of well-designed outdoor classrooms and playground spaces.

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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**September 7, 2022**

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**Re: Civic Design Review for 4200 Market Street (Application # ZP-2022-02188)**

Dear Christopher Hartland,

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 building at 4200 Market 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 proposed project totals 304,218 square feet. The proposed mixed-use building includes 352 residential units on floors 2-6 and a single ground floor retail space totaling 22,511 square feet. Additionally, there are 104 vehicular parking spaces proposed on the ground floor within a covered garage. Finally, the site includes a series of lobby functions and outdoor amenity spaces for the residential units on floors two and on the rooftop. The site is zoned CMX-3 and thus there are no zoning variances required. The project is bound by Market Street to the North, S 42<sup>nd</sup> Street to the east and Ludlow Street to the south.

At its meeting of August 2, 2022, the Civic Design Review Committee requested that the project return for a second meeting. At its meeting of September 6, 2022, the CDR Committee completed the CDR process and offered the following comments:

**RCO Comments: (West Powelton Saunders Park RCO (WPSP) and Spruce Hill Civic Association (SHCA))**

Both WPSP and SHCA attended the August CDR meeting but did not attend the September meeting.

At the August meeting, a representative of West Powelton Saunders Park provided the following comments. The RCO was appreciative of the development compared to the existing uses on site. They noted that the current layouts and unit sizes are not focused on affordable or family driven housing, and requested additional consideration of unit layouts. Additionally, the RCO commented on the proposed retail loading location, noting it may be a concern as traffic and the adjacent school on S 42<sup>nd</sup> Street could create conflicts. Finally, the RCO representative noted they did not want to see balconies proposed for the building, in particular on the upper floors on Market Street.

The representative for Spruce Hill Civic Association, did not have many specific comments for the proposal but did note their concern that the surrounding community

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has many individual projects being built, and there is a lack of a cohesive streetscape and corridor plan. They recommended that the City (both PCPC, Streets Department and a partnering group such as University City District) work together on a streetscape plan moving forward to better connect and align these new residential and mixed use projects.

### **CDR Committee Comments**

At the September 6 meeting, the CDR Committee provided the following comments. The committee noted their appreciation of the changes that were made, in particular the updates to the secondary entrance and the pocket park. The project team was applauded for the refinement of these spaces and they appreciated the reduction of the curb cut size and access/exit points of the parking garage. They noted that the pocket park at the corner of Ludlow and S 42<sup>nd</sup> Streets feels more comfortable and more pedestrian. There was a suggestion that the team continue to refine the design of this space consider a raised planting bed to further separate the vehicular drive aisle and the secondary pedestrian entrance. One committee member noted that there may be ways to incorporate a low brick wall like the screening elements proposed for the garage façade along Ludlow Street.

The Committee complimented the team for the large retail space on the ground floor as a positive contribution to the Market Street corridor.

Finally, one committee member noted that the trees in the September presentation set looked smaller than the trees presented at the August meeting. The applicant team noted they are in conversations with the Streets Department regarding utilities and noted they will do their best to plant as many large trees as possible along Market Street. The Committee suggested continuous tree pits to help maximize street tree sizes and allow for larger canopies.

Finally, the Committee requested that staff comments be included which requested further review of sustainable metrics including a recommendation to incorporate solar panels to the roof as well as a request to consider 3<sup>rd</sup> 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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**September 07, 2022**

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**Re: Civic Design Review for 4600 E Roosevelt Blvd. (Application # ZP-2022-003722)**

Dear Mr. Cohen,

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 self-storage facility at 4600 E Roosevelt Blvd.

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 self-storage facility totaling 133,800 square feet, 13 parking spaces, and 3 accessory loading spaces. The parcel is zoned CMX-3 Community Commercial Mixed Use and requires a use variance for the proposed self-storage facility and a variance for providing less than the required number of parking spaces.

At its meeting of September 06, 2022, the Civic Design Review Committee completed the CDR process. The RCO was not present at the CDR meeting, but they did send a letter documenting their RCO meeting. The CDR Committee offered the following comments:

### **CDR Committee Comments**

At the September 6 meeting, the CDR Committee was complimentary of the design of the proposed self-storage facility. The committee noted that with these types of uses, they encourage applicants to look for opportunities to go above and beyond in their design to provide a benefit to the surrounding community. This could include community services such as a dog park, an or an Amazon drop-off/pick-up location, or the use of on-site renewable energy from rooftop solar panels.

The committee also noted the opportunity for the project to provide more tree plantings and canopy cover on the site than the six street trees currently proposed.

The Committee also requested that staff comments be included. PCPC Staff noted that the applicant should add a separated sidewalk along the entrance driveway that connects to the office to accommodate pedestrians. Staff also suggested that for the proposed storage units accessed from the exterior via the exit driveway that the applicant consider indicating parking or loading areas for these units via signage or other markings to promote user safety and minimize potential conflicts between users of these storage units and vehicles exiting the site.

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Finally, PCPC staff encourage the applicant to work with the owner of the Northeast Tower Shopping Center to combine the proposed exit driveway at the south end of the site with existing access driveway at the rear of the shopping center. The combined driveway would create a four-way intersection with Whitaker Avenue and Harrison Street, making that area safer for pedestrians and vehicles.

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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