



November 2, 2022

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Re: Civic Design Review for 1713 N Front Street (Application #ZP-2022-006861)

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 residential and commercial development at 1713 N Front 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 multi-family residential and commercial building totaling 45,177 square feet of new gross floor area. This proposal includes 55 dwelling units on floors two through six and proposes 10 vehicular parking spaces in a ground floor garage. The ground floor also includes 2,569 square feet of commercial space as well as the residential lobby and associated functions. The parcel is zoned CMX-3, and the project is by-right.

At its meeting of November 1, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (Fishtown Neighbors Association)

A representative from Fishtown Neighbors Association did not attend the meeting but provided a letter prior to the meeting. The community was generally in favor of the project.

CDR Committee Comments

The CDR Committee had mostly favorable comments regarding this project, specifically noting the following:

The Committee noted their appreciation of the whimsical ground floor façade which will add interest at street level, adjacent to the MFL structure. The Committee requested that the applicant consider switching the location of the bike and mail room on the ground floor to maintain a more rhythmic archway pattern on the proposed Front Street façade and to allow for a seamless design of the windows.

There were several comments about the proposed parking design. While many of the Committee members hope for a less auto-centric future for Philadelphia, they recognized there are current parking requirements that exist in today's zoning code and understand that parking is currently required for this project. The Committee noted their appreciation of the balanced approach

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between the parking requirements and the proposed retail, which maximizes ground floor activity as much as possible.

The Committee commented that rooftop solar should be considered for a project of this size and scope, especially with the recent Federal Infrastructure Bill which provides new incentives for both homeowners and developers.

One Committee member also complimented the development team for the variety of unit sizes, which is not often seen for a project with this number of dwelling units.

Finally, after noting agreement with PCPC staff comments, the Committee requested the applicant team explore setbacks to the upper floors of the building to allow for more light and air to reach the sidewalk on N Front Street. This project (along with two other recent CDR projects) might together create “canyon” effect on this block, so providing additional relief was encouraged.

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 1901 W Westmoreland Street (Application # ZP-2021-007318)

Dear Ana Gindhart,

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 residential and senior services building at 1901 W Westmoreland 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 99 dwelling units and 6,491 square feet of adult day care and office spaces in a project that adds onto an existing building. There are a total of 97,017 gross square feet and 18 parking spaces within a garage contained with the additions. The parcel is zoned I-1 for industrial uses and is seeking variances for residential uses, height, and parking stall dimensions.

The project was previously reviewed by the CDR committee on September 6, 2022 and asked to return. At its meeting of November 1, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

Registered Community Organization (RCO) Comments
Swampoodle Neighborhood Parcels Association RCO:

The RCO expressed concerns that not all RCOs were able to participate in the required RCO meeting. They also had concerns with the large number of units proposed for this location and requested that rooftop gardens be converted to street level gardens.

For streets and sidewalks, the RCO requested that bike parking be placed within the property line rather than on the sidewalk. They agreed with the applicant's recent addition of street trees on 19th Street and with Planning Commission staff's recommendation for sidewalk improvements and ADA access ramps consistent with current requirements.

8th City Council District Comments:

A representative from the 8th Council District noted that the applicant has come a long way in addressing comments from the previous CDR meeting.

CDR Committee Comments:

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The CDR committee' recommendations include comments adopted from Planning Commission staff.

For streets and sidewalks, the applicant is encouraged to improve the intersection of 19th and Westmoreland Streets with curb bump outs and rebuilt ADA access ramps. The committee supports removing the curb cut for the trash room and adding street trees to 19th Street, but there should be more than two trees for this frontage. The applicant should also coordinate closely with SEPTA regarding the garage entry and security below the 19th Street railway overpass. Lighting and cameras are recommended to improve the safety conditions and prevent short dumping.

For site and landscape design, the committee commends the applicant for creating an arcade on Westmoreland Street to accommodate entries for senior services and housing above. This is an improvement over earlier schemes which placed the entry for residential units close to the 19th Street overpass. To further improve security, consider adjustments to the security office, ensuring that it has clear sightlines into all corners of the arcade. There is support for the landscaping and open spaces being proposed throughout the project including the tree plantings for the grove and seating areas. There are ongoing concerns to ensure that plantings on decks have adequate soil depths and the sun exposures necessary for the species selected.

For building design, the applicant is commended for the retention and expression of the existing exterior materials of the industrial building. The committee also supports the removal of EIFS as a cladding material and its replacement with fiber cement panels. For sustainable design, the applicant is encouraged to seek 3rd party sustainable design 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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November 2, 2022

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Re: Civic Design Review for 2314 N American Street (Application # ZP-2022-005627)

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 self-storage facility at 2314 N. American 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 self-storage facility totaling 101,312 square feet of gross floor area. This proposal includes a four-story facility, 12 car parking spaces, two loading spaces, and 11 bike parking spaces. The parcel is zoned ICMX, Industrial Commercial Mixed-Use, and requires two variances for the number of off-street parking spaces and loading spaces.

At its meeting of November 1, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (Norris Square Community Action Network)

The RCO representative mentioned that the design satisfies their goals and asked the development team follow up if any changes were made as a result of Civic Design Review. They also mentioned that the development team had agreed to continue communications regarding any agreements with the community. Lastly, the RCO representative suggested additional landscaping along N. Bodine Street to benefit the neighboring residents.

The RCO representative asked for the comments from their RCO to be added to their list of CDR comments. In the RCO meeting, the members of Norris Square Community Action Network had mostly been satisfied with the project and they had had no issues with the building massing, scale, or materials, but had asked for an increase in parking spaces. Another issue was the traffic volume that would be created in the future with the curb cut added on N American Street. They also suggested that solar panels be added to the roof of this development.

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CDR Committee Comments

The CDR committee agreed with a comment made by a member of the public about the self-storage facility use and scale not being appropriate for this site. One committee member emphasized the importance of in-kind replacement of any damage done to the N. American Street sidewalk and other streetscape elements and asked that any trees and tree trenches that are proposed to be removed get replaced in kind.

A committee member also expressed concerns about the curb cut on N American Street because of traffic conflicts for vehicles and trucks turning right on N American Street due to the median, and suggested that the curb cut be placed on N Bodine Street. The development team responded that they had avoided the placement of the curb cut on N Bodine Street based on requests from nearby residents. They also mentioned that a curb cut on W. York Street was removed based on the Streets Department review. It was also mentioned that the number of parking spaces did not seem to be problematic given the abundance of on-street parking spaces in the area.

Another committee member suggested that plants are used in the retention basin rather than a seed mix. The committee member encouraged the team to use an irrigation system for the first three years to establish the landscape. The CDR committee also echoed a comment from the community regarding the addition of solar panels to the roof, given the size of this development and the financial benefit.

Lastly, the CDR Committee adopted the Planning Commission staff comments:

Site Design

- Staff appreciates the building setbacks with green spaces around the development, however, recommends widening it and including trees in the building zone for a better pedestrian experience. Please coordinate a combined furnishing and building zone green space with larger trees.
- Staff appreciates the addition of pedestrian-scale lighting along N American and Bodine Streets and suggests lighting all the sidewalks for a safe pedestrian experience.
- There is a missed opportunity for creating an outdoor space for community use along W. York Street.
- Staff encourages the team to consider relocating the bus stop with a bus shelter around the outdoor amenity space.
- Staff suggests looking into extending the pedestrian pathway across the parking lot to connect with N. Bodine Street.
- Any impact on the recent American Street improvements should be replaced in kind, including street trees, tree trenches, and paving materials.

Sustainable Design

- Staff encourages the team to consider including solar panels or a green roof



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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November 3, 2022

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**Re: Civic Design Review for 3800-14 and 3816-40 Market Street
(Application # ZP-2022-01295)**

Dear Paulose,

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 3800-14 and 3816-40 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 building (to be built in two phases) totals 1,003,189 square feet including 512,992 square feet of lab / office space, 363,193 square feet of parking (780 spaces), 30,683 square feet of ground floor retail, an 8,006 square foot public room, and 100 bicycle parking spaces. The parcel is zoned CMX-4. The application includes FAR bonuses for Public Art, a Public Space (public room), Transit Improvements, Mixed-Income Housing (low income), and Green Building (LEED Gold). Special exception approval from the ZBA is required for above ground parking in this zoning district.

At its meeting of November 1, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (West Powelton Saunders Park RCO)

West Powelton Saunders Park was the coordinating RCO. At the CDR meeting, their representative expressed appreciation that the development team is proposing a public room. The RCO will work with the development team on programming of this space. In addition, it was expressed that although the RCO would like an underground garage, they agree with the need for parking and understand why it is proposed to be built above grade. Lastly, the RCO representative expressed their community's desire for a holistic University City traffic study.

RCO Comments: (West Philly United Neighbors RCO)

West Philly United Neighbors expressed their concern with the glass facades and bird strikes. The applicant replied that a ceramic frit is proposed on all glass facades up to 65 feet. In addition, the RCO expressed a desire for a green roof and for retail spaces leased to local businesses. The applicant replied that there are retail spaces set aside for local businesses at other U City Square buildings.

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City Council Comments: (Jamie Gauthier, 3rd Councilmanic District)

Andrew Goodman, Director of Equitable Development for the 3rd Councilmanic District, was also on the CDR Committee for this project. He said that much of the conversation at the two public meetings for this project dealt with the design and function of the proposed public room. In addition, there are concerns with the 38th and Market intersection considering the amount of new development proposed for the immediate area. Lastly, Andrew expressed that the community wants pedestrian improvements on both Market and 40th Streets for the Transit Improvement Bonus.

CDR Committee Comments

The CDR Chair opened the comments by commending the diversity of the development team and the overall design of the project. However, the chair agreed with Planning Commission staff that, although parking demand for this type of building is higher than typical office space, 780 spaces seem excessive. The applicant responded that this project is designed accommodate the parking demand of both this and future U City Square buildings, and if demand was lower than forecast, phase 2 could include less parking. Another member of the CDR Committee encouraged the development team to utilize the SEPTA Key Advantage Pass program to help reduce parking demand and to explore placing one or two levels below grade.

Conversation shifted to a discussion about the public room and its intended users. The two RCOs on the CDR Committee shared ideas for programming within the space and expressed their support for its inclusion.

Other members of the CDR Committee expressed appreciation for the applicant's commitment to LEED Gold design and EV parking. They also expressed their pleasure with the material palette and ground floor setback on the corner of 38th and Market Streets.

Lastly, a member of the CDR Committee requested that the design be modified so that the top level of parking on west side of site became outdoor amenity space.

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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