



February 7, 2023

Cheli Dahal
Department of Licenses and Inspections
Municipal Services Building, Concourse
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

Eleanor Sharpe
Executive Director

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Daniel K. Garofalo
Civic Design Review Vice-Chair

Andrea Gonzalez
Ashley Di Caro, LEED -AP
Clarissa Redding, RA
Leonidas Addimando
Tavis Dockwiller, RLA

Re: Civic Design Review for 1445-59 N 32nd Street (Application # ZP-2022-009305)

Dear Cheli 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 self-storage facility at 1445-59 N 32nd 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.

For the erection of a self-storage facility totaling 162,584 square feet of gross square feet. This proposal includes 7 car parking spaces 17 bicycle spaces and 4 loading spaces. The parcel is zoned I-1 Light Industrial.

At its meeting of February 7, 2023, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: Brewerytown Sharswood Community Civic Association

The RCO appreciated the new sidewalks and asked for the ground floor of Jefferson Street to be as pedestrian-friendly as possible given the residential context. Additionally, short-term bike parking on the sidewalk would be helpful. They stated a general concern for the traffic and parking impact on the neighborhood.

CDR Committee Comments

The CDR Committee encouraged on-site renewables for this proposal. In addition, the project would benefit from a commercial space on the ground floor especially given the proximity to residential uses and park space. The Committee suggested selecting a different type of street tree with a greater canopy to increase shade and to add more street trees where possible. Additional lighting on 32nd Street might increase safety for this immediate area.

Staff comments were supported and included using continuous tree pits, appreciation for the mural, and including windows and downlighting on the 32nd Street elevation.

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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,

Eleanor Sharpe
Executive Director

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February 13, 2023

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Re: Civic Design Review for 2019-53 E Boston Street (Application # ZP-2022-009422)

Dear Chanwoo Jung,

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 2019-53 E Boston 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 includes both the rehabilitation of an existing structure and a new building on the same lot. The new and existing structures combined total 152,596 square feet. In total there will be 177 residential units (100 new construction) and 15,529 square feet of artist/industrial space (8,473 square feet of new construction). In the space between the two structures there will be 34 automobile parking spaces.

Permit ZP-2022-009422 only includes the new construction portion of the project. However, the CDR committee reviewed all aspects of the development. The parcel is zoned IRMX Industrial Residential Mixed-Use and is a by-right project.

At its meeting of February 7, 2023, the Civic Design Review Committee completed the CDR process. There was no RCO representative present. The Committee offered the following comments:

CDR Committee Comments

The committee members appreciated that the re-use of an existing structure but lamented that the new development lacks the spirit of the former Viking Mills. One committee member implored the design team to better honor the history of Viking Mills in the design of the new project. For example, if portions of the buildings are to be home to artists, there should be display space or other artistic elements and community space for gathering.

There was also concern over the design and layout of the artist/industrial spaces in relation to the residential spaces and how they interact with each other and the surrounding neighborhood. The artist studios and residential units on the same floor within the existing building may be in conflict and the artist/industrial spaces need further design to consider the needs of artists.

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The design team was encouraged to envision the parking area as a dual-purpose space with unit paving and more trees in place of asphalt. If possible, the smaller parking area adjacent to the exiting building could be removed to make more outdoor space for artists.

Discussion relating to the architecture of the new building was limited to committee members requesting the addition of balconies facing the courtyard to help enliven the space and the addition of solar panels on the roof of the new structure.

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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February 7, 2023

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Re: Civic Design Review for 4001-03 Kensington Ave (Application # ZP-2022-006909)

Dear Haoying Ye,

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 building at 4001-03 Kensington 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 project proposes a self-storage facility totaling 150,420 square feet of gross square feet. This proposal includes ten car parking spaces, one accessible parking space, six bicycle parking spaces, and three loading spaces. The parcel is zoned CMX-3 Commercial Mixed-Use 3 and seeks variances for use, required parking, required parking for persons with disabilities, and required bicycle parking.

At its meeting of February 7, 2023, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: Impact Services CDC

The RCO opted not to attend the CDR meeting and provided a letter of support for the project.

CDR Committee Comments

The CDR Committee noted positive elements of the project such as extensive de-paving to reduce the impervious area from 90% to 58% coverage of the site, which exists completely within the 500-year floodplain, by providing extensive landscaped areas with raingardens. The Committee appreciated other aspects of the project, including the elimination of a curb cut on Kensington Avenue, a minimal parking lot footprint, and using clear glazing on the corners of the building.

The Committee appreciated the development team's willingness to accept staff comments ahead of the review, including widening the walking zone on E. Hunting Park Avenue from 5 to 6 feet, widening the sidewalk along Worrell Street by replacing the narrow lawn strip with pavement, and agreeing to install downlighting improvements along street frontages.

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The Committee noted that the project could be improved by making the building more accessible to customers arriving by means other than car, given the site's proximity to the Market Frankford Line and Frankford Creek Greenway, by building walkways that connect the entrance to the street and providing the required 15 bicycle parking spaces. The Committee suggested long-term bike parking and storage rather than installing additional open-air U-racks. While the landscaped areas on the corners are welcomed, the Committee suggested opening them up to public use by moving the fence line inward towards the building. Higher quality material was suggested for the middle sections of each building façade, where EIFS cladding is currently shown. The Committee recommended the project team investigate tax credits provided by various Federal and State programs to explore the feasibility of installing rooftop solar, which is more economical to install during the construction phase than at a point afterward. Other amenities could be included, such as a dog run or Amazon drop off box.

The development team is in ongoing discussions with SEPTA and the Streets Department to ensure appropriate clearance with the Market Frankford Line overpass. The development team is also aware that upper-level signs may trigger zoning refusals when they apply for sign permits 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
Executive Director

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February 8, 2023

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Re: Civic Design Review for 4436R Main St. (Application # ZP-2022-000992C)

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 multi-family mixed-used building at 4436R Main 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 mixed-use, multi-family residential building totaling 144,082 square feet with approximately 1,000 square feet of retail on Main Street, 2,430 square feet of office and amenity space on Main Street, and 140,625 square feet of residential on Venice Island. The project is utilizing the mixed income housing bonus, and includes 213 dwelling units, 110 car parking spaces, and 161 bicycle parking spaces. The parcel is zoned CMX-2 Commercial Mixed Use and is a by-right project.

At its meeting of February 7, 2023 the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: Manayunk Neighborhood Council

The current entrance to the apartment complex from Main Street could be three-story buildings to emphasize the entry and create a more significant gateway onto Venice Island. They do not support the connection with the Manayunk pedestrian bridge from the building's rooftop. Lastly, the changes to the proposed project from November 2022 to February 2023 are a significant improvement.

CDR Committee Comments

The Committee appreciated the applicant's response to their November comments and the updates to building design. However, the building facades could be more dynamic and additional landscaping would benefit the project.

The Committee recommended that the applicant consider the adjacency of the proposed trail next to the retaining wall, and consider increasing the interaction between those two elements.

The Committee recommended additional traffic calming at the new driveway intersection with Schuylkill River Trail/Manayunk Tow Path. The development

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proposal should also be shown to the Department of Parks and Recreation to ensure that the trail is not adversely impacted by the development. A related comment suggested that the site incorporate wayfinding signage to direct residents and guests to the appropriate entrances and to the public trail from the parking area and Main Street.

Lastly, the applicant should incorporate an evacuation plan for vehicles prior to potential flood events with advance notice.

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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February 8, 2023

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Re: Civic Design Review for 6174 Ridge Avenue (Application # ZP-2022-006173)

Dear Richard 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 residential and senior services building at 6174 Ridge 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 project proposes 79,645 total square feet comprised of 82 dwelling units, 6910 square feet of retail space, and 17 vehicular parking spaces. The site is an irregular shape bound by Ridge Avenue to the northeast, Leverington Avenue to the northwest, a publicly accessible pocket park to the Southeast, a public parking lot to southwest, and private parcels on the remaining frontages. The site is zoned CMX-2/CMX-2.5 and no zoning refusals have been identified by Licenses and Inspections.

The project was previously reviewed by the CDR committee on December 6, 2022 and asked to return. At its meeting of February 7, 2023, the Civic Design Review Committee completed the CDR process and offered the following comments:

**Registered Community Organization (RCO) Comments
Roxborough Development Corporation:**

The RCO expressed support and appreciation for the changes made since the previous review but had ongoing concerns.

The placement of residential units along the park's edge at the ground floor is still problematic. The applicant is urged to consider alternative uses for the space, including a building an amenity such as a gym, or to use the space as parking. The applicant should also consider soundproofing measures for units above the park to mitigate conflicts between events in the park and residents.

For the park layout, the applicant is encouraged to reduce the area of the plantings along the entry walkway. This could allow for cafe seating associated with a business tenant. The RCO also notes that the gateway for the park ends abruptly at the property line, and the applicant should consider a set back for a more graceful transition. Additionally, the applicant is encouraged to setback the top floor of the

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building on the frontage along the park to ensure greater access to daylighting for plantings and park events.

The building design could use additional refinements including ensuring that interior circulation works for move-ins and move-outs and reconsider the use of through-wall ventilation units. They reduce the aesthetics of the building, especially along the edge of the park.

CDR Committee Comments:

The CDR Committee recommendations include comments adopted from Planning Commission staff.

For building design, the Committee appreciates the scale and massing of the building's front which seems to fit with the character of the neighborhood. The scale and rhythm feel human and comfortable. The Committee also urges the removal of through-wall mechanical units on public frontages and/or a better visual resolution and incorporation in the façade elements. The applicant should also provide consistent window header and sill details that reflect the residential scale of the proposal. The applicant should also work with the community to resolve the mural and/or other public artwork on the wall facing the public park.

Regarding the pocket park, the applicant is encouraged to split the difference between reducing plantings and providing more seating along the walkway entry. Some planting areas could be removed for seating while other areas could remain the proposed size. The Committee also encourages the applicant to work closely with the community on the design and programming of the space. The Committee notes that careful consideration of details such as paving materials and plantings are important for the success of this space.

For site design, the applicant is encouraged to explore vehicular access from the adjacent public parking lot and the elimination of the curb cut on Leverington Avenue. This could also provide loading access for businesses on Ridge Avenue, removing the need for curbside loading from that busy street.

For sustainable design, the applicant is encouraged to meet more metrics from the sustainable design checklist and to consider 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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February 9, 2023

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Re: Civic Design Review for 2552-64 N 3rd Street (Application #ZP-2022-008447)

Dear Roland Ngaba,

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 2552-64 N 3rd 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 of 73,252 square feet of gross floor area. It includes 3,868 square feet of commercial spaces, 65 residential units (total of 54,043 square feet), 21 vehicular parking spaces, and 22 bike parking spaces. The parcel is zoned ICMX and there are two refusals issued for the use and height of the structure.

At its meeting of February 7, 2023, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (Norris Square Community Alliance)

Norris Square Community Alliance held a public meeting on November 9, 2022. They did not attend the CDR meeting but sent a letter of support.

CDR Committee Comments

At the meeting, one committee member expressed their appreciation for this development, especially the material variation, the rhythm with the combination of white and grey panels, the setback on the top floor, and the outdoor spaces both on the ground floor as well as the private outdoor spaces on the second floor.

Another committee member asked whether the landscaped area underneath the building structure was planned to be irrigated and suggested that irrigation be provided for the plants for at least three years for a more established landscape. The committee member also encouraged more native and pollinator plants choices and recommended that the flat areas of the roof be utilized as a green roof. Another committee member suggested the addition of solar panels on the flat roof.

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There was some discussion about the arches on the ground floor. Some committee members suggested creating a deeper, outdoor space located under the arches to match the architectural significance of the arches themselves. The committee chair also believed that the space between the arches and the building setback needed to be more significant in order to be beneficial to the public realm. An alternative approach would be to eliminate the arches which would expose the dynamic building footprint to the sidewalk space.

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

Site Design

- The sidewalk along N. Orianna Street is undersized.
- Current tree pits don't allow for viable tree growth, please increase the size.
- The doors on W. Huntingdon Street need to swing inward to avoid conflict with the walking zone.
- Staff appreciates proposed exterior lighting, streetscape elements, curb bump out at the corner, and ground floor setbacks to create outdoor spaces for people.
- Staff questions the vitality of the landscaped area facing north and underneath the structure.
- Staff appreciates building setback/ outdoor space on the second floor and the addition of openings on the façade.

Building Design

- Staff supports the overall massing and window patterns and appreciates the efficient interior unit layouts.
- Staff appreciates the material selection, building patterns, and the change in material to align with the existing rowhomes across the street and encourages setbacks on the third floor where possible.
- Please consider higher quality and lighter color material for upper floors.

Parking Design

- Staff appreciates the reduction of number of curb cuts and the efforts in screening the parking garage façade on N Orianna Street.

Sustainable Design

- This proposal meets 4 out of 12 sustainable design metrics and staff encourages the team to meet more.

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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