



July 28, 2023

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

Re: Civic Design Review for 2500 N American Street (Application # ZP-2023-001505)

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 self-storage building at 2500 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 109,500 square feet of new gross floor area. The building will be four floors, plus a mezzanine, with a footprint of 27,500 square feet. The proposal also includes 55 parking spaces, 6 loading zones, and 11 bike parking spaces. The site has three street frontages: American St., Cumberland St., and N 3rd St. It is zoned ICMX and is a by-right project.

At its meeting of July 11, 2023, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (Norris Square Community Alliance; Norris Square Community Action Network)

The coordinating RCO, Norris Square Community Alliance, was not present at the meeting, but provided a letter on June 1, 2023, confirming that the development team had held a public meeting in coordination with them on May 10, 2023. This letter, which also provided comments on the project design, was shared with the Committee in advance of the CDR meeting.

The Norris Square Community Action Network, an affected RCO, attended the CDR meeting and provided the following comments:

- Satisfaction with the outcome of discussions at the RCO meeting hosted by NSCA, including with regards to: security and lighting, particularly near Nelson Playground; the developer's agreement to share results of environment studies; and other non-design items discussed.
- Concurrence with staff comments regarding suggestions to better connect site with Nelson Playground.
- The project fills a need in the area, where many lots are not properly maintained.
- The project will help create jobs that developers have pledged will go to local residents.

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CDR Committee Comments

There was some discussion about the opportunity for rooftop solar. While the development team noted they will design their roof to be able to accommodate solar and intend to study the potential for it in a later stage, one Committee member noted it is generally easier to incorporate rooftop solar into the project earlier in the planning phase, and encouraged the team to look into rooftop solar as early as is now possible.

One Committee member encouraged the development team to continue to engage the community as much as possible, noting that with this type of development (self-storage), there are opportunities to go above and beyond, and provide an added benefit to the community that is relatively low-cost to the project.

The Committee endorsed staff comments, noting that it was good to hear that the development team seems open to incorporating a number of them. (The development team noted they intend to add the bumpout, increase the furnishing zone, explore opportunities to improve the connection to Nelson Playground, and add the bike racks along American St.). Staff comments:

Complete Streets

- Staff recommends larger street tree pits (at least 5' on American St. and 4' on Cumberland St. and N 3rd St.) to allow for maximum growth.
- Staff encourages continuation of work with Streets Dept. to add bumpout on northeast corner of Cumberland St. and N 3rd St.
- Staff suggests adding 5 bike U-racks on American St. sidewalk.

Building Design

- Staff appreciates prominent window coverage at corner of American St. and Cumberland St. Staff notes these windows provide sightlines to limited access display area, not hallways. Consider reconfiguration to provide sightlines from hallways to street.
- Staff appreciates storefront windows, but notes that two-thirds of storefront windows are faux windows (frames with metal siding insets). Consider reconfiguration to allow more true ground-floor transparency.
- Staff encourages ground-floor windows at corner of American St. and Cumberland St.

Site Design

- Consider adding a pedestrian entrance off American St. directly into building (rather than through parking lot).

Parking Design

- Consider parking enhancements in select locations, such as pervious parking (in areas less used by heavier vehicles) and solar-covered shade structures.
- Staff appreciates reduction of driveways through ongoing discussions with Streets and Planning.
- Consider designating American St. as entrance-only to minimize conflict on multi-modal corridor.

Open Space Design

- Staff encourages improving connection from American St. to Nelson Playground.
 - Consider building enhancements on Cumberland St. to allow for wider sidewalk, landscaping, lighting and improved wayfinding.

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- Consider other tree types (other than pyramid European hornbeam) that provide more shade.
- Consider aligning plant species with those at the playground.

Sustainable Design

- Staff encourages efforts to reduce impervious parking and manage stormwater.
- Staff notes ample rooftop space.
 - Consider green roof elements.
 - Consider rooftop solar.

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

Civic Design Review Committee

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July 28, 2023

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

Re: Civic Design Review for 3030 N 20th Street (Application # ZP-2023-001334)

Dear Shakir,

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 3030 N 20th 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 consists of 71,700 total square feet in two buildings. A four-story structure containing 48 senior living units and a separate 24,700 square foot retail building intended for a grocer. They share 33 open air surface parking spaces.

The parcel is zoned I-1 Light Industrial resulting in three refusals. Both primary uses – multi-family household living and retail sales are expressly prohibited in I-1. In addition, there is a refusal for bicycle parking spaces. Eight are required, but none are proposed.

At its meeting of July 11, 2023, the Civic Design Review Committee completed the CDR process and offered the following comments:

CDR Committee Comments

The committee chair noted that production of senior affordable housing is of paramount importance and commended the development team for designing to Zero Energy Ready Homes and Enterprise Green Communities standards. The committee also requested the addition of some 2-bedroom units.

Although the committee members complimented the architecture, a request was made to add balconies, specifically to the Clearfield Street side of the building. The design team was encouraged to buffer the multi-family building from surrounding industrial uses much as possible through additional planting and building setbacks. In addition, the usage of raised planters within the right-of-way of both Clearfield and Toronto Streets was discussed.

The committee agreed with staff comments pertaining to the design and usage of the parking lot proposed for the middle of the site and encouraged the design team to design for additional flexible uses. Further, the applicant was encouraged to consider community programming for the plaza spaces on Clearfield Street and to provide accessible bathrooms for plaza users.

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A request was made to utilize the roof of the commercial building for renewable energy production.

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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July 28, 2023

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

**Re: Civic Design Review for 4011-19 Market Street and 18 N 40th Street
(Application #s ZP-2022-008202 & ZP-2022-008307)**

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 mixed-use building at **4011-19 Market Street and 18 N 40th Street**. This proposal encompasses two separate referrals being considered together for this review process.

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.

This project proposes a 12-story mixed-use building with more than 200,000 new gross square feet. Three hundred and fifty (350) dwelling units are located on floors 2 and above. Over 4,000 square feet of retail space is located at the ground floor. Fifty-three (53) vehicular parking spaces are provided in an underground garage. Bonuses are being pursued for both underground parking and green building. No variances are required. The site is just over half an acre in size, currently zoned CMX-4.

This proposal was first discussed at the June 6, 2023, meeting and was asked back for a second review. At its meeting of July 11, 2023, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments (West Powelton Saunders Park):

It was noted by the RCO representative that due to the scope and size of this project, developer has taken initiative to work toward a Community Benefits Agreement.

The building height and scale stand in stark contrast to the surrounding houses on Filbert Street. The community requested a decrease in the height or possible setbacks of the building to increase light for Filbert, Preston, and Wiota Street Residents.

The RCO requested the applicant consider rethinking the traffic pattern so the traffic flow could be redirected off Filbert Street and Preston Street. Finally, the possible preservation of the old trolley barn on 40th Street could be considered or incorporated in the design.

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Councilperson Gauthier's Office Comments (Andrew Goodman, Director of Equitable Development to Council District 3):

The Councilperson's representative noted appreciation of the responsiveness of the design team and their willingness to engage in additional conversations. The council office noted concern that the building design and shape does not fit with the immediate neighborhood context. Setbacks or other strategies to break up the Filbert Street massing would be appreciated. Lastly, it was noted that there is a tremendous amount of new development in this area that is not being considered holistically. This may negatively impact both current and future residents if not given greater attention.

CDR Committee Comments:

The Committee noted their appreciative of the changes that have been made and the willingness to make improvements based on feedback.

It was noted there are merits to this project, specifically providing housing near major transit and a commitment to contributing to a positive residential experience. This seems like a good faith attempt to address comments for a site that is not easy to deal with.

The Committee asked the applicant to continue to work to break up the building massing and strengthen its relationship to its neighbors. Additionally the design team should look for ways to welcome existing businesses to the new commercial space and strengthen community connections.

The Committee requested a consideration of additional features or landscaping to ensure that Market Street has a generous, welcoming public realm experience. The development team should continue coordination with Streets to ensure Filbert Street is a welcoming pedestrian experience. It would be preferable to eliminate or limit the size of the "move-in loading" space to reduce the size of the loading curb cut and limit the impacts to Filbert Street, install ADA compliant curb cuts at 40th and Filbert Streets, and consider the conditions along Filbert Street during the periods of trolley re-routing.

Finally it was requested that the team continue to push the sustainable design of the proposal by preparing for or providing on-site renewable energy. The pursuit of LEED certification is laudable.

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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July 28, 2022

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Re: Civic Design Review for 9914-16 Bustleton Avenue (Application # ZP-2023-003402)

Dear Paulose 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 multifamily development at **9914-16 Bustleton 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 total of 73,269 square feet of new gross floor area. It includes 90 residential units (in six 3-story buildings), 135 vehicular parking spaces, and 30 bike parking spaces. The parcel is zoned CA-1 and there are refusals issued for the use, the number of off-street parking spaces, and parking lot/landscaping requirements.

At its meeting of July 11, 2023, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments (Greater Bustleton Civic League):

The RCO representative mentioned that their RCO has met with the applicant twice and during the meetings, the community had supported the project. The RCO representative appreciated the efforts in preserving the existing heritage trees on the site as well as cleaning up the stream bank and commended the team for the inclusion of solar panels in the proposal. Overall the RCO representative described a good relationship between the developer and the community.

Council District 6th Office Comments:

A representative from the Council District's office joined the panel to observe the presentation and noted appreciation of the Planning Commission staff's comments.

CDR Committee Comments

The committee chair commended the development team for establishing a good relationship with the RCO and the community and believed this was a strongly designed project. The committee members commended the landscaping plan as well as the inclusion of solar panels on the roof. One committee member suggested that the bedroom windows be oriented in a way to look out onto the well-designed landscaped area rather than the parking lot. It was also discussed that while the three buildings in the back end worked well with their parking lots,

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there was a desire to switch the front parking lot and the two buildings to the North of the entrance to enhance this area.

There was also discussion about the connections to Lackman Playground and Recreation Center. The development team mentioned that there was an existing fence between the site and this Rec Center, and the team was looking to add a gate between the two. One committee member encouraged the team to add more programming to the outdoor space, and explained how there was a need for dedicated outdoor storage to be used by the upper floor units.

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

Site Design

- Staff appreciates the inclusion of internal pathways:
 - Staff suggests a minimum of 5' for the pathway width.
 - Please consider addition of more crosswalks to ensure they are connected throughout the site.
- Staff encourages the applicant to coordinate with Streets Department for the addition of a crosswalk at South corner of Bustleton Ave.
- Staff suggests changing the parking lot layout to push parking closer towards the back of the commercial spaces (flipping the building locations and the parking locations for the three buildings east of Paul's Run). That will help with the pedestrian circulation and allows for combined outdoor amenity spaces.
- Staff appreciates the addition of more trees to the site and would like to ask to maximize the number of yard trees where possible for better shading of the site.

Open Space Design

- More information is needed on the programming of the open space. Staff appreciates additional pathways and suggests that more activities for the community and the residents be added to this open space.
- Please look into creating a publicly accessible entry plaza and green space along Bustleton Ave.
- Staff suggests looking into making a connection between the open space and Lackman playground and rec center and the surrounding apartment complexes.

Building Design

- Staff appreciates the green buffer and setback between the pedestrian pathways and the building entrances to create semi-public spaces around the buildings.
- Staff appreciates the break ups in the building massing and the inclusion of balconies.

Sustainable Design

- Staff appreciates the inclusion of solar panels to produce 40-60 % of the energy used in common spaces.
- Staff recognizes the need for parking at this location, however, recommends either a pervious pavement material for the surface parking lot and driveways, or covered parking spaces with solar panels or green roof.

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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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