

August 4, 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 4501 Woodhaven Road (Application # ZP-2022-003822)

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 hotel at 4501 Woodhaven Road.

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 is for a 4-story hotel at the corner of Liberty Bell Boulevard and Franklin Mills Boulevard on a site that currently serves as surface parking for the mall. The project includes (1,554) automobile parking spaces, forty-six (46) bicycle parking spaces, and seven (7) loading spaces. The site is zoned CA-1 and requires variances for use (visitor accommodations not permitted) and for height (38'-0" maximum allowed 52'-6" proposed). The proposal is scheduled for the Zoning Board of Adjustment hearing on August 16, 2023.

At its meeting of August 1, 2023, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (Millbrook Civic Association)

John Kradzinski spoke on behalf of the Millbrook Civic Association, the coordinating Registered Community Organization. Mr. Kradzinski noted that the group's members overwhelmingly supported the proposal as planned.

CDR Committee Comments

The committee was appreciative of the fact that the proposal replaces surface parking with more active uses. They encouraged the team to pursue more robust sustainable design strategies for this proposal, noting opportunities to provide on-site solar generation and to handle stormwater with solutions that are integrated with the landscape design approach. While an approximately 30,000 square foot area was noted in the application as permeable green space, it was not designed as a cohesive public amenity. The committee encouraged the team to be more innovative in terms of public accessibility, incorporating playground spaces or other community-oriented resources as examples. Concerns were highlighted about the lack of attention to the pedestrian experience overall. The committee noted issues with connectivity through the site and to adjacent resources, including transit options.

**Civic Design Review
Committee**
Established 2012

Eleanor Sharpe
Executive Director

Michael Johns, FAIA,
NOMA, LEED-AP
Civic Design Review Chair

Daniel K. Garofalo
*Civic Design Review
Vice-Chair*

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

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Department of Planning and Development

Civic Design Review

CITY OF PHILADELPHIA

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
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com
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