



April 6, 2022

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Clarissa Kelsey, RA

Re: Civic Design Review for: 419 Bainbridge St (Application #: ZP-2021-014512C)

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 419 Bainbridge 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 consists of 148,048 total square feet including 157 dwelling units, 7,601 square feet of amenity space, 5,573 square feet of retail space, 82 bicycle parking spaces, and 37 automobile parking spaces. The site is currently used as a surface parking lot and is zoned CMX-3. The proposal does not require any zoning variances or special exceptions.

At its meeting of April 5, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments (Queen Village Neighbors Association / South Street Headhouse District):

The Queen Village Neighbors Association thanked the development team for being responsive to their concerns, and the South Street Headhouse District expressed their hope that this project's residential density will contribute to the post-Covid vitality of South Street. The RCO representatives worked together through the RCO process and shared similar feedback on the design of project.

The RCOs encouraged the development team to consider ways to break down the visual mass of the building through changes to materials or horizontal banding at the 35-foot level. In addition, the RCOs asked the development team to consider red brick in place of orange brick, add exterior mounted lighting on all streets, and select street trees that are more appropriate for the urban location across from Bainbridge Green.

CDR Committee Comments

The CDR Committee was enthusiastic about the proposal, noting its improvement over previous proposals for the same site. Members of the CDR committee agreed with the RCO's comment about brick color and requested that the development team explore the

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feasibility of continuous trees pits. Further, the CDR committee encouraged the development team to explore design solutions to lessen the bulk of the building on Leithgow Street, per the staff comment.

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,

Martha Cross
Deputy Director, Division of Planning and Zoning

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**Re: Civic Design Review for: 1201 Normandy Place Parcel 7PP (also known as 1200 Intrepid Avenue)
(Application #: ZP-2021-008655)**

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 1201 Normandy Place Parcel 7PP (also known as 1200 Intrepid 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 661 space parking garage facility totaling 228,144 square feet. The project also proposes an additional 11,882 square feet of commercial space on the ground floor at the corner of Intrepid Avenue and S 13th Street. The project site is zoned CMX-3 and no zoning variances are required. This project will be reviewed at the building permit stage for garage façade review per Code Section 14-803(4)(b)(.5). Both CDR Committee and PCPC Staff comments will be considered during that review.

At its meeting of April 5, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments (Veterans Stadium Neighbors Civic Association):

A RCO representative did not attend the meeting.

CDR Committee Comments

The CDR Committee was enthusiastic about the proposal and approved of the high quality design. The CDR Committee noted their appreciation for the complete presentation and materials.

Additionally, the Committee complimented the development team for the thorough planting plan and commended the well-designed series of public spaces around the parking garage. The addition of these spaces around the ground floor provides additional activation to a utilitarian building. One committee member requested that the applicant team should consider protecting the proposed plants from deer.

The Committee highlighted the accessibility components of the design, noting that the ADA ramp design was an inclusive part of the design.

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Several Committee members agreed with PCPC Staff comments noting that the S 13th Street elevation could use additional façade treatments on the upper garage floors. The current design of this elevation is sparse compared to the northern and southern facades.

Finally, PCPC staff noted that this project is being raised above the flood plain, but this may impact areas downstream. The development team should look at additional ways to improve on site renewable energy options.

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,

Martha Cross
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Re: Civic Design Review for 1950 E Logan St (ZP-2021-004774)

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 1950 E Logan St.

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 3-story residential apartment building within an RM-1 zoning district. The project consists of 83,424 square feet of new gross floor area and will provide 111 residential units, 1 commercial space, 42 surface parking spaces and 45 interior bicycle parking spaces. The project site is at the southeast corner of E Logan Street and N 20th Street and will replace an existing vacant warehouse and surface parking lot. This is a by right project.

At its meeting of April 5, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments:

No RCO spoke to the project at the CDR meeting.

CDR Committee Comments

The CDR Committee was enthusiastic about the addition of new residential housing in the neighborhood and reuse of a long vacant property.

The Committee had several recommendations that it felt were important to the success of the project, including modifications to the landscaping, building entrance, façade and floor plans.

Regarding landscaping, the Committee had concerns about the planting schedule, details of tree plantings and programming of gathering spaces. The current proposal does not have enough ground plane plants, which could leave the site susceptible to invasive plant species if not actively managed. The woodland on the southern portion of the site should be accessible and actively managed to provide a high-quality amenity for residents and neighbors. Street trees should be planted in a continuous four-foot-wide tree trench

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between the curb and the sidewalk to give them the largest chance of success, and should be added along West Ruscomb Street. The Committee recommended increasing the amenities in the courtyard and that the space should be fully ADA-accessible.

The committee felt the entrance was too constrained and reminiscent of a dormitory. The Committee recommended the entrance area should be made grander to accommodate gathering, and functional spaces such as a mail and package room should be added. The Committee raised concerns that a single elevator was not enough to serve a development of this size.

The Committee recommended changes to the floor plan and façade. These included rotating the floor plan so that balconies overlooked the adjacent woodland and presented a more dynamic relationship with the surrounding neighborhood.

The Committee supported PCPC staff recommendations to improve architectural details, rainwater management, and energy performance, as well as exploring opportunity for roof top 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,

Martha Cross
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Re: Civic Design Review for 2910 South Street (Masterplan Review)

Dear Ms. Fadullon,

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 masterplan review of a proposed track and field facility at 2910 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.

This proposal is to build a 72,076 square feet athletic facility consisting of a running track, infield track elements and spectator seating. The site faces the Hollenback building to the north, I-76 or the Schuylkill Expressway to the east, Rhodes soccer field to the south, and rail lines to the west. The site is currently zoned RM-4 and I-2 and the applicant is pursuing rezoning into SP-INS district with the 3rd City Council District.

At its meeting of April 5, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

(1) Registered Community Organization (RCO) Comments:

A representative from the 27th Republican Ward was in attendance and expressed concerns with the remoteness of the site, both for vehicular and pedestrian access. For pedestrians, the RCO notes the difficulty with wayfinding to this location – that unless you previously knew of the staircase at the Hollenback building, it would be difficult to get to the facility.

The RCO also requested more clarity on the notification process for Civic Design Review for masterplans and the documents that should be shared with the RCOs. They noted that they have not previously received information that there was an intention to rezone this parcel into SP-INS and that the 3rd district supported the effort.

(2) CDR Committee Comments:

At the meeting, the CDR Committee offered the following comments, which include Planning Commission staff observations adopted by the CDR Committee.

The committee affirmed recommendations for better pedestrian wayfinding, noting that the track will have spectator events. They also requested short-term

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improvements to the route from the Weave Bridge and Hollenback staircase to the facility. This included re-stripping of the parking areas to create defined pathways, improved lighting under the South Street bridge to create an inventive and clear experience, and the creation of pedestrian amenities around the Hollenback loading dock. They also recommended easing access through the Hollenback building and making it easier for those with disabilities to travel to the site, the Weave Bridge being fairly remote from the facility. They also expressed a desire for a more direct and visible access from the South Street bridge, especially for out-of-town visitors who may be attending a destination event at the facility.

Regarding the building and sustainable design, the committee suggested more coordination with the soccer field and the current southern façade. They also encouraged the applicant to use the roof to demonstrate sustainable design practices, given its large size and prominent location. These could include on-site renewable energy generation, such as solar panels, and green roofs. They encouraged the applicant to consider future sea level rise in planning the finished floor height and access to the facility. They also cautioned against over lighting the building at night from the outside. They noted that the interior lighting of the clearstory windows could produce a dramatic effect.

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,

Martha Cross
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Re: Civic Design Review for 3200 Walnut Street (Application # ZP-2021-012352)

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 laboratory building at 3200 Walnut 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.

This proposal is to build 113,764 square feet consisting of chemistry and optical laboratory spaces including offices, conference rooms, and administrative spaces. The site faces the Walnut Street bridge to the north, 32nd Street to the east and the campus of the University of Pennsylvania to the south and west. The site is zoned SP-INS and no refusals have been identified by Licenses and Inspections.

At its meeting of April 5, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

(1) Registered Community Organization(RCO) Comments:

A representative from the 27th Republican Ward was in attendance and expressed support for the project as a whole but requested that the sunken courtyard become more publicly accessible.

(2) CDR Committee Comments:

At the meeting, the CDR Committee offered the following comments, which include Planning Commission staff observations adopted by the CDR Committee.

The committee asked for more information on how the sunken courtyard was to be accessed. The applicant described future development on the Rittenhouse Laboratory site which would present other opportunities for public access to the courtyard. The committee expressed appreciation for the ramping solutions in the current scheme and noted how it improves north-south pedestrian travel. This includes linking Shoemaker Green and the Palestra to Walnut Street, a long term need of the campus's circulation.

The committee encouraged exploration of a signalized pedestrian crossing on Walnut Street, linking the bus stop and campus buildings to the north to this new facility.

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There was also a concern expressed with accessing the building at 32nd Street. Lighting and safety improvements should be explored for the underpass adjacent the bus stop, and the walking and furnishing zones should be consistent with Complete Streets standards.

The committee noted that the building, as the location of energy laboratories, should be doing even more to promote sustainable design. This included the inclusion of on-site energy generation and the pursuit of a higher LEED certification. LEED Gold should be the minimum standard for a project of this type, given the available institutional resources, demonstrated capabilities of the design team, and stated carbon neutrality goal of the developer. LEED Platinum should be achieved for a project of this visibility and use.

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,

Martha Cross
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April 8, 2022

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Re: Civic Design Review for 6515 Ridge Avenue (Application # ZP-2021-001439)

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 development at 6515 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.

This proposal is to build a total of 95,628 square feet comprised of one six-story mixed-use building including 100 residential units, 5,100 square feet of commercial space, 40 vehicular parking spaces, and 36 bicycle parking spaces. This proposal is zoned CMX- 2.5, has a refusal for the parking garage, and is within the Wissahickon Watershed, Steep Slope Protection, and Ridge Avenue NCA Overlay districts. It also utilizes the fresh food and green roof bonuses.

At its meeting of April 5, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (Ridge Park Civic Association)

At the meeting, the RCO representative mentioned that they had requested that the rear façade material change to field stone because it faces residences. For the same reason, they requested that the windows on the rear facades get smaller, and they asked for privacy fencing along the back of the building. They also asked for clarification if the excavations would impact the steep slope area.

The development team responded that field stone was too expensive to add to the rear façade, but that the Hardi plank was changed to panels and the team added more field stone to the corners in the front of the building. The windows were standard sized and appropriate for the building and they are open to adding a privacy fence. Lastly, the excavation is not proposed within the steep slope area.

RCO Comments: (Roxborough Development Corporation)

The RCO representative mentioned that they were not satisfied with the process and was confused about the changes regarding the parking area. The development team responded that the parking garage is now being designed as residential storage, because of the recent L&I refusal. The required parking spaces would be accommodated via a neighboring property.

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The representative mentioned that they had had conversations with the development team about the number of trees which was addressed. The RCO believed that a greengrocer would be a great amenity for the community.

CDR Committee Comments

At the meeting, the Civic Design Review Committee discussed the need to address loading given the Fresh Food commercial space use. It was also discussed that the increased traffic, other deliveries, and the nearby school would create street conflicts. Another committee member also believed that loading off of Gorgas Lane would create issues because it is a narrow street.

A committee member disagreed with the staff recommendation to replace the grass area in front with seating and suggested instead that it accommodate more trees, and seating get located within the furnishing zone. The committee member asked for a planting plan and suggested that the tree pits become continuous to ensure the trees would survive longer. The development team mentioned that the plants would be native. One committee member appreciated the inclusion of a green roof, hoping that it would get built and mitigate stormwater runoff.

The discussion then transitioned to the curb cut on Gorgas Lane and the long pedestrian crossing distance at Ridge Avenue and Gorgas Lane. The development team explained that there are not any sidewalks currently on Gorgas Lane and they were constructing them to meet the dimensions on the city plan. A committee member suggested that the curb extension on the left side of the Gorgas Lane curb cut also be added to the right side to create a shorter pedestrian crossing at the intersection.

CDR committee appreciated the strong planning decisions that had been put into this project and acknowledged that the neighborhood was changing, and many of the proposed elements were improvements such as ground floor commercial and below-grade services. The Committee suggested that the pedestrian crossings need improvement, and the off-street services get further developed. The Committee chair encouraged the development team to continue conversations with the community.

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

Site Design

- Sidewalk is undersized on Gorgas Lane, please incorporate larger walking and furnishing zones.
- The location of bike storage in the basement might create conflicts between cyclists and autos. Please consider relocating it to a more accessible location.
- Consider increasing the number of street trees.
- Please consider including ground floor outdoor amenity spaces for the residents and the community.

Building Design

- An alternative use of the parking garage space was presented at CDR, however L&I had not gotten the opportunity to review this change beforehand.
- Staff recommends higher quality and more contextual materials. Large expanses of cement board siding do not match the existing character of the surrounding neighborhood and the quality of cement board is not as durable as stone or brick.



- Staff recommends set backs on the upper floors to break up the building massing and provide more private outdoor spaces for residents.
- Staff recommends reconsidering the parking garage façade design for a more enhanced pedestrian experience along Gorgas Lane.
- This proposal is subject to PCPC review at the time of building permit per the requirements of Ridge Avenue Neighborhood Commercial Area Overlay (14-503(6)(C)).

Parking Design

- Staff requests more information about the loading and unloading.

Sustainable Design

- Staff encourages going above and beyond the code requirements – consider ways to improve sustainable design aspects to a project of this size and scope.

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,

Martha Cross
Deputy Director, Division of Planning and Zoning

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