



November 8, 2021

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

Eleanor Sharpe  
*Executive Director*

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

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

Leonidas Addimando  
Ashley Di Caro, LEED -AP  
Tavis Dockwiller, RLA  
Clarissa Kelsey, RA

**Re: Civic Design Review for 4240 Chestnut Street (Application # ZP-2021-005056)**

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 multi-family proposal for 4240 Chestnut Street.

The proposal is for one, bi-level, mixed-use building with seven stories facing Chestnut Street and a three-story volume facing Sansom Street. The first two floors along Chestnut Street will hold over 35,000 square feet of office space, with the floors above and all space facing Sansom Street being residential including 128 dwelling units. No zoning variances are required, and 40 parking spaces are being provided below grade.

At its meeting on November 2, 2021, the Civic Design Review Committee completed its review process and offered the following comments:

The Committee was pleased to see the updates to better accommodate deliveries at the Chestnut Street entrance and suggested that the team consider a secondary residential entrance at this side both for convenience and to better address community member concerns. The RCO members appreciated some of the changes made since the first meeting but continued to voice concerns about the lack of affordable housing included on site, the potential traffic to be generated from the residential entrance on Sansom Street, and the articulation of the building façades. Both the Committee and the community members voiced a desire to see a more family-friendly unit mix, including three-bedroom options. Regarding site design, continued efforts to create meaningful pedestrian connections with robust landscaping and minimized fencing were 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

One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4615 Telephone  
215-683-4630 Facsimile

[www.phila.gov/cityplanning](http://www.phila.gov/cityplanning)



cc: Michael Johns, Chair, Civic Design Review, mdesigns@msn.com  
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com  
Councilmember Jamie Gauthier, jamie.gauthier@phila.gov  
Andrew Goodman, Director of Equitable Development to Councilmember, andrew.goodman@phila.gov  
Jay Rockafellow, DAS Architects, jrockafellow@dasarchitects  
Steve Bertil, Klehr Harrison, sbertil@klehr.com  
Kyle Sampson, West Philadelphia Economic Development Council, publicpolicy@gmx.com  
Ang Sun, Ph.D., West Philly United Neighbors, woshiang@gmail.com  
Gary Jonas, Drexel Area Property Association, dapaboard@gmail.com  
Barry Grossbach, Spruce Hill Community Association, b.grossbach@gmail.com  
J. Matthew Wolfe, 27th Republican Ward, matthew@wolfe.org  
Mary McGettigan, West Philadelphia Neighbors for Progressive Planning and Preservation, westphillyplanpreserve@gmail.com  
Netrisa Dockery, Parkside Area Community Association, netrisat@yahoo.com  
Nicole Ozdemir, Philadelphia City Planning Commission, nicole.ozdemir@phila.gov  
Cheli R. Dahal, Philadelphia Licenses and Inspections, Cheli.r.dahal@phila.gov  
Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov  
Kisha Duckett, Streets Department, kisha.duckett@phila.gov  
Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov  
Casey Ross, Office of Transportation, Infrastructure and Sustainability, casey.ross@phila.gov  
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org



**November 3, 2021**

**Cheli Dahal**  
**Department of Licenses and Inspections**  
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**Philadelphia, PA 19102**

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

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

Leonidas Addimando  
Ashley Di Caro, LEED -AP  
Tavis Dockwiler, RLA  
Clarissa Kelsey

**Re: Civic Design Review for 2001 Beach Street (Application # ZP-2021-007203)**

Dear Mrs. 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 residential development at 2001 Beach Street.

The project consists of 491 dwelling units (rowhomes and duplexes), 781 parking spaces (582 garage spaces, 199 surface spaces), associated green spaces, and a river front trail.

At its meeting of November 2, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments: Olde Richmond Civic Association**

A representative from the Olde Richmond Civic Association (ORCA) expressed appreciation that the development team added context to their presentation showing future mixed-use development at 2015 Richmond Street and adjacent to Graffiti Pier. They also praised the project's landscaping and access to river as positive aspects of the design. However, the RCO representative implored the development team to meet more sustainable design metrics. Lastly, the RCO representative expressed disappointment that the mixed-use nature of a traditional Philadelphia neighborhood is still missing from the plan (despite future potential shown on diagrams).

**CDR Committee Comments**

The CDR Committee agreed with both PCPC staff and RCO comments, and provided the following comments:

Members of the committee expressed continued disappointment that no changes were made to 'Main Street' to introduce more diverse land uses and housing types. Despite the site's location just outside of the flood plain, the committee encouraged the development team to take flood concerns seriously and utilize the design's extensive landscaping to help abate flood risk.

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.

One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4615 Telephone  
215-683-4630 Facsimile

[www.phila.gov/cityplanning](http://www.phila.gov/cityplanning)



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  
Councilmember Mark Squilla, Council District 1, Mark.Squilla@phila.gov  
Sean McMonagle, Representative for Council District 1, Sean.McMonagle@phila.gov  
Jennifer Slavic, Representative for Council District 1, jennifer.slavic@phila.gov  
Ronald Patterson, Klehr Harrison Harvey Branzburg LLP, rpatterson@klehr.com  
Brian Philips, Interface Studio Architects - ISA, brian@is-architects.com  
Michael Manfroni, Olde Richmond Civic Association, michaelmanfroni@gmail.com  
Jessica Hoffman, New Kensington Community Development Corp, nwesternman@nkcdc.org  
Matt Ruben, Central Delaware Advocacy Group (CDAG), mruben@gmail.com  
Ian Wilson, Fishtown Neighbors Association, zoning@fishtown.org  
Greg Waldman, Philadelphia City Planning Commission, Gregory.waldman@phila.gov  
Ian Litwin, Philadelphia City Planning Commission, Ian.Litwin@phila.gov  
Cheli Dahal, Department of Licenses and Inspections, Cheli.Dahal@phila.gov  
Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov  
Kisha Duckett, Streets Department, kisha.duckett@phila.gov  
Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov  
Casey Ross, Office of Transportation, Infrastructure and Sustainability, casey.ross@phila.gov  
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org  
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov



**November 3, 2021**

**Paulose Issac**  
**Department of Licenses and Inspections**  
**Municipal Services Building, Concourse**  
**1401 John F. Kennedy Boulevard**  
**Philadelphia, PA 19102**

Eleanor Sharpe  
*Executive Director*

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

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

Leonidas Addimando  
Ashley Di Caro, LEED -AP  
Tavis Dockwiler, RLA  
Clarissa Kelsey, RA

**Re: Civic Design Review for 401-07 E. Walnut Lane (Application # ZP-2021-002599)**

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 mixed-use development at 401-01 E. Walnut Lane.

The project proposes a multi-family residential building totaling 48,8016 square feet of gross floor area. This proposal includes 57 dwelling units, and no accessory parking spaces. The parcel is zoned RM-1 Residential Multi-Family and is a by-right project.

At its meeting of November 2, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments: Chew and Belfield Neighbors Club, Inc.**

The RCO continues to be concerned regarding the parking demand that this project will generate despite not providing any off-street parking spaces. The RCO representatives attending the meeting requested that the applicant notify new residents that they will not be permitted to park in or drive through the adjacent shared driveway serving the homes on Magnolia Street.

**CDR Committee Comments**

Staff comments The CDR Committee agreed with both PCPC staff and RCO comments, and provided the following notes:

The Committee appreciates that the design team made several minor improvements to the design, including configuration of the side access walkways, building cladding, and ground floor transparency.

The Committee encourages the applicant to provide street trees on the sidewalk

The Committee encourages the development team to engage with the community throughout the construction process and consider additional revisions to accommodate the community's desires for less overall density and accessory parking.

One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4615 Telephone  
215-683-4630 Facsimile

[www.phila.gov/cityplanning](http://www.phila.gov/cityplanning)



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  
Councilmember Cindy Bass, cindy.bass@phila.gov  
Charles Richardson, Office of Councilmember Bass,  
charles.richardson@phila.gov  
Zhen Jin, esq., zjin@zhjinlaw.com  
Chris Class, Designblendz, chris.class@designblendz.com  
Simon David, shaynebrother@gmail.com  
Ian Hegarty, Philadelphia City Planning Commission, ian.hegarty@phila.gov  
Paulose Issac, Philadelphia Licenses and Inspections, paulose.issac@phila.gov  
Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov  
Kisha Duckett, Streets Department, kisha.duckett@phila.gov  
Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov  
Casey Ross, Office of Transportation, Infrastructure and Sustainability, casey.ross@phila.gov  
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org  
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov



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**Palouse Isaac**  
**Department of Licenses and Inspections**  
**Municipal Services Building, Concourse**  
**1401 John F. Kennedy Boulevard**  
**Philadelphia, PA 19102**

Eleanor Sharpe  
*Executive Director*

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

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

Leonidas Addimando  
Ashley Di Caro, LEED -AP  
Tavis Dockwiler, RLA  
Clarissa Kelsey, RA

**Re: Civic Design Review for 1148-62 Frankford Avenue (Application # ZP-2021-005500)**

Dear Mr. Isaac,

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 1148-62 Frankford Avenue.

The project proposes a new 5-story multi-family residential building and the rehabilitation of the Kensington National Bank Building located at the corner of Girard and Frankford Avenues, which is on Philadelphia Register of Historic Places. The new building totals 42,487 square feet and includes 60 dwelling units and proposes a 2,600 square foot commercial space. The existing building to be rehabbed includes 18,075 square feet of commercial space. The project also proposes 20 bicycle spaces and 20 tucked under parking spaces on the ground floor. The parcel is zoned CMX-2.5 and is a by-right project.

At its meeting of November 2, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments: Fishtown Neighbors Association (FNA) and Fishtown BID**

Representatives from both Fishtown Neighbors Association (FNA) and Fishtown BID RCOs attended the CDR meeting and provided the following comments:

The RCOs noted general support for the project and were appreciative of the applicant's enthusiasm to create a unique and well-designed project that fits into the neighborhood context. The RCOs agreed with PCPC staff suggestions to create a one-way in and one-way out vehicular drive aisle, minimizing potential impacts for all roadway and sidewalk users. Additionally, the RCOs agreed with staff comments asking the applicant to consider additional screening or planting options along Frankford Avenue to further screen the parking area on the ground floor.

The representative from Fishtown Neighbors Association requested that the applicant include additional bicycle racks on the sidewalk for visitors and users of the commercial spaces. Additionally, they requested that the applicant consider applying for loading zones for both rideshare and loading functions for both the residential and commercial tenants.

One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4615 Telephone  
215-683-4630 Facsimile

[www.phila.gov/cityplanning](http://www.phila.gov/cityplanning)



### **CDR Committee Comments**

The CDR Committee was generally complimentary of the project and agreed with both PCPC staff and RCO comments. The Committee provided the following comments and recommendations:

The Committee noted that the reuse and rehabilitation of the existing building was positive for the project and will benefit the overall neighborhood. The Committee agreed with PCPC staff comments that the proposed building is a nice “backdrop” to the exquisite architecture of the Kensington Bank Building and appreciated that the new design does not overshadow the existing building.

The Committee had several building design comments, specifically requesting that the applicant reconsider using stucco and substitute a higher quality material such as a metal panel or dark brick. The committee appreciated the dark color palette as the backdrop the Kensington Bank Building but encouraged higher quality materials. The Committee also noted their appreciation for the well detailed brick elevations along the three street frontages and approved of the curved ground floor façade, which draws interest. One Committee member noted that the project was very handsome with nice detailing and could be even taller without negatively impacting the overall public realm.

The Committee noted that the building is well situated on site and allows for active ground floor uses. The CDR Committee requested confirmation of the street tree count on site as the renderings and site plans did not match. It was noted by the applicant that the proposed site plan is correct and includes three street trees on Frankford Avenue and one on Girard Avenue.

One Committee member noted that there is an opportunity to focus traffic and vehicular access on Dunton Street rather than Girard or Frankford Avenues. It was noted that the foot traffic and activity along both corridors will be severely impacted by the two curb cuts and there was a desire to not allow curb cuts on either street. It was noted that the intersection of Girard and Frankford Avenues is complicated with the trolley line and large expanses of roadway, adding additional auto traffic and adjusting curb cuts may complicate it further for all users.

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  
Councilmember Mark Squilla, Council District 1, Mark.Squilla@phila.gov  
Sean McMonagle, Representative for Council District 1, Sean.McMonagle@phila.gov  
Adam Laver, BlankRome LLP, adam.laver@blankrome.com  
Leo Addimando, Alterra Property Group, LLC, leo@alterraproperty.com





Department of Planning and Development

## Civic Design Review

CITY OF PHILADELPHIA

Michael Brahler, OOMBRA Architects, MBRAHLER@OOMBRA.COM

Marc Collazzo, Fishtown Kensington Area Business Improvement District,  
marc@fishtownbid.org

Ian Wilson, Fishtown Neighbors Association, zoning@fishtown.org

Barbara Pennock, West Girard Progress, bjchavous@gmail.com

Ian Clark, 5th Ward Republican RCO, ianclark93@gmail.com

Ian Litwin, Philadelphia City Planning Commission, ian.litwin@phila.gov

Paulose Issac, Philadelphia Licenses and Inspections, paulose.issac@phila.gov

Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov

Kisha Duckett, Streets Department, kisha.duckett@phila.gov

Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov

Casey Ross, Office of Transportation, Infrastructure and Sustainability, casey.ross@phila.gov

Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org

Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov



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**Cheli Dahal**  
**Department of Licenses and Inspections**  
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*Executive Director*

Michael Johns, FAIA, NOMA, LEED-AP  
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Daniel K. Garofalo  
*Civic Design Review Vice-Chair*

Leonidas Addimando  
Ashley Di Caro, LEED -AP  
Tavis Dockwiler, RLA  
Clarissa Kelsey, RA

**Re: Civic Design Review for 1730-38 N 2<sup>nd</sup> Street (Application # ZP-2021-005351)**

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 1730-38 N 2nd Street.

The project proposes a mixed-use commercial and multi-family building totaling 127,078 gross square feet. This proposal includes 115 dwelling units, and 27 car parking spaces and 42 bicycle parking spaces. The parcel is zoned ICMX Industrial Commercial Mixed Use. L&I has identified variances for residential use and height.

At its meeting of November 2, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments: South Kensington Community Partners**

The representative spoke about the height and access issues related to the proposal. Residents initially were not comfortable with the proposed 70 feet in height but believe that the multiple setbacks above the ground floor will mitigate the impact of that height. They support residential use at this location. They are also concerned about overloading Philip Street with traffic generated by this, and other proposed projects along this narrow north-south street.

**CDR Committee Comments**

The CDR Committee agreed with both PCPC staff and RCO comments, and provided the following notes:

The Committee commended the applicant for showing significant details to allow them to evaluate the proposal in context with other proposals. They believed the proposed setbacks were appropriate and agreed with the configuration of the apartments. They applauded the roof decks and encouraged the applicant to turn those into vibrant spaces with real ecological impact. They believed the proposed density and commercial spaces were appropriate. And they believed the attention to detail on elements like the proposed fences was positive.

The Committee gave several detailed suggestions including: improving the visibility down Philip Street by increasing the openings in the bay windows and architectural fins; integrating the trash storage with the loading dock; keeping delivery and trash

One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4615 Telephone  
215-683-4630 Facsimile

[www.phila.gov/cityplanning](http://www.phila.gov/cityplanning)



trucks off Philip Street; Considering rooftop solar panels; and reflecting the staff comment expressing concern about having four curb cuts on a quarter acre lot; Considering covered or underground parking instead of open air parking; and pushing for continuous street tree planting strips instead of standard tree pits.

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  
Council Member Maria Quiñones Sánchez, maria.q.sanchez@phila.gov  
Sloane Folks, Office of Council Member Maria Quiñones Sánchez, sloane.folks@phila.gov  
Michael Phillips, Klehr Harrison Harvey Branzburg LLP, mphilips@klehr.com  
Bar Levy, SanBar Design LLC, bar@sanbardesign.com  
Marco Gorini, South Kensington Community Partners, marco.l.gorini@gmail.com  
Eileen Divringi, South Kensington Community Partners, e.divringi@gmail.com  
Barbara Pennock, West Girard Progress, bjchavous@gmail.com  
Isaac Boswell, West Girard Progress, isaacboswell7474@gmail.com  
David Fecteau, Philadelphia City Planning Commission, david.fecteau@phila.gov  
Cheli Dahal, Philadelphia Licenses and Inspections, cheli.r.dahal@phila.gov  
Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov  
Kisha Duckett, Streets Department, kisha.duckett@phila.gov  
Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov  
Casey Ross, Office of Transportation, Infrastructure and Sustainability, casey.ross@phila.gov  
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org  
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov



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*Civic Design Review Vice-Chair*

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Ashley Di Caro, LEED -AP  
Tavis Dockwiler, RLA  
Clarissa Kelsey, RA

**Re: Civic Design Review for 2019 N 29<sup>th</sup> Street (Application # ZP-2021-005800)**

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 mixed-use development at 2019 N 29th Street.

The project proposes a multi-family residential building totaling 70,452 square feet of gross square feet. This proposal includes 94 dwelling units, and 28 car parking spaces. The parcel is zoned RM-1 Residential Multi-Family and is a by-right project.

At its meeting of November 2, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

**RCO Comments: Strawberry Mansion CDC and 32<sup>nd</sup> Ward**

Representatives spoke about what they believe is a flawed development review process, which they do not believe left enough time to conduct a holistic review about the traffic, pedestrian safety and density of this and nearby projects. They also spoke about their desire to see the proposal within the context of other projects that the applicant is proposing on the remainder of the former Most Precious Blood Church campus. They ended by stating that they continue to believe this proposal is out of scale with the surrounding blocks and has too many dwelling units and too little parking.

**CDR Committee Comments**

The CDR Committee agreed with both PCPC staff and RCO comments, and provided the following notes:

The Committee believed that the CDR process was a missed opportunity to view this project in relation to other projects proposed on the block. They expressed disappointment that the applicant had not provided additional renderings as requested.

The Committee did not agree with staff comments about the appropriateness of the scale and density but did not disagree either. They did not believe that they had enough information to evaluate those conditions.

One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4615 Telephone  
215-683-4630 Facsimile

[www.phila.gov/cityplanning](http://www.phila.gov/cityplanning)



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Eleanor Sharpe  
Executive Director

cc: Michael Johns, Chair, Civic Design Review, mdesigns@msn.com  
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com  
Council President Darrell Clarke, darrell.clarke@phila.gov  
Mary Jones, mary.jones@phila.gov  
Curtis Wilkerson, curtis.wilkerson@phila.gov  
David Orphanides, Orphanides and Toner, dorphanides@otllp.com  
Jose Hernandez, JKRP Architects, johern@jkrparchitects.com  
Greg Cauterucci, JKRP Architects, gcauterucci@jkrparchitects.com  
Bonita Cummings, Strawberry Mansion Community Concern, SHL851@aol.com  
Glenda Tate, All In The Family Group Associates Inc., info@allinthefamilycdc.org  
Judith Robinson, 32nd Democratic Ward, jjdthrbnsn@aol.com  
Tonnetta Graham, Strawberry Mansion Community Development Corp.,  
tonnetta@strawberrymansioncdc.org  
David Fecteau, Philadelphia City Planning Commission, david.fecteau@phila.gov  
Paulose Issac, Philadelphia Licenses and Inspections, paulose.issac@phila.gov  
Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov  
Kisha Duckett, Streets Department, kisha.duckett@phila.gov  
Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov  
Casey Ross, Office of Transportation, Infrastructure and Sustainability, casey.ross@phila.gov  
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org  
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov



November 2, 2021

Richard Chen  
Permit Services, Licenses and Inspections  
Municipal Services Building, 11<sup>th</sup> Floor  
1401 John F. Kennedy Boulevard  
Philadelphia, PA 19102

Eleanor Sharpe  
*Executive Director*

Michael Johns, AIA, NOMA, LEED-AP  
*Civic Design Review Chair*

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

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Ashley Di Caro, LEED -AP  
Tavis Dockwiler, RLA  
Clarissa Kelsey, RA

**Re: Civic Design Review for 4050 Conshohocken Avenue  
(Application No. ZP-2021-003776)**

Dear Mr. 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 proposed residential development at **4050 Conshohocken Avenue**.

This proposal is to build approximately 371,000 square feet consisting of 249 units and 185 parking spaces. The site is bound by Conshohocken Avenue to the north, Ford Road to the south, and private parcels to the east and west. The site is zoned RSD-3 and there are zoning refusals for the number of buildings, multi-family uses, height, setbacks, open area, and parking.

At its meeting of November 2, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

**1. RCO Comments:**

The RCO notes that the developer has worked with the community since January of 2021, has considered their input, and has made adjustments. They are disappointed that more changes have not been made since the October 5, 2021 CDR review, but are excited that the project will be coming. They will continue to work with the developer on an agreement which includes amenities to support the local community.

**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 CDR committee commends the development team for adopting recommendations that came from their community engagement. They note that the CDR process works when the development team has good communications with local constituents and is willing to make changes.

One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4615 Telephone  
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For the site design, the committee notes that the scheme remains auto-oriented and the development still feels like it is in the middle of a parking lot. Recent changes have not altered the perception that the focus of the development is the car, though they support the design refinements which respond to concerns expressed at the first review. These include curb extensions on Conshohocken Avenue and shifting the entry on Ford Road to align it with Balwynne Park Road.

As a follow-up, the development team should create a pedestrian crossing at Ford Road in conjunction with the Streets Department. They should also adjust the location of rowhome units to create consistent, linear pedestrian pathways between rowhomes within the site and the Ford Road entry. Additionally, the applicant should consider extending pedestrian pathways to the senior housing complex to the east, thereby strengthening social connections and giving those seniors a simpler and shorter route to the grocery store.

Regarding open space, the committee encourages the development team to pursue a large, more central green space. They note that this could be a selling point for future residents and that the current open spaces are remote to most residents and of an awkward shape. The committee supports the recent inclusion of a playground or children's play area, but note that its location is also remote and isolated -- only a few units have eyes on the space. Placing the playground within a central green space, seen by many and easily accessed by many, would mitigate these safety concerns.

For building design, they support the recent upgrades to materials on the multi-family building and for adding windows to the end elevations of duplex and rowhome blocks. The committee also encourages the applicant to consider setbacks for the upper floors of the multi-family buildings and steeper pitches to the mansard roofs for the rowhome and duplex buildings. Additionally, the applicant should consider changes of plane and more architectural details for the rowhome and duplex buildings to reinforce a residential scale.

For sustainable design, the applicant is encouraged to pursue more metrics from the checklist and to preserve more of the heritage trees on site, particularly the established trees along the edge of Ford Road.

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](mailto:mdesigns@msn.com)  
Daniel Garofalo, Vice Chair, Civic Design Review, [dkgarofalo@gmail.com](mailto:dkgarofalo@gmail.com)  
Councilmember Curtis Jones, [curtis.jones@phila.gov](mailto:curtis.jones@phila.gov)  
Joshua Cohen, Chief of Staff for Councilmember Curtis Jones,  
[Joshua.cohen@phila.gov](mailto:Joshua.cohen@phila.gov)  
Chris Class, DesignBlendz Architecture, [chrisclass@designblendz.com](mailto:chrisclass@designblendz.com)  
Meredith Ferleger, Dilworth Paxson LLP, [mferleger@dilworthlaw.com](mailto:mferleger@dilworthlaw.com)  
Steven Jones, 52<sup>nd</sup> Democratic Ward, [sheebajones@verizon.net](mailto:sheebajones@verizon.net)  
Monica Hawkins, Wynnefield Heights Civic Association,  
[Monica.a.hawkins@hud.gov](mailto:Monica.a.hawkins@hud.gov)  
Richard Chen, Philadelphia Licenses and Inspections, [richard.chen@phila.gov](mailto:richard.chen@phila.gov)  
Michelle Brisbon, Streets Department, [michelle.brisbon@phila.gov](mailto:michelle.brisbon@phila.gov)  
Kisha Duckett, Streets Department, [kisha.duckett@phila.gov](mailto:kisha.duckett@phila.gov)  
Jeanien Wilson, Streets Department, [jeanien.wilson@phila.gov](mailto:jeanien.wilson@phila.gov)  
Casey Ross, Office of Transportation, Infrastructure and Sustainability, [casey.ross@phila.gov](mailto:casey.ross@phila.gov)  
Jennifer Dougherty, SEPTA Long Range Planning, [jdougherty@septa.org](mailto:jdougherty@septa.org)  
Paula Burns, Philadelphia City Planning Commission, [paula.brumbelow@phila.gov](mailto:paula.brumbelow@phila.gov)





November 2, 2021

Jeffrey Tan  
Permit Services, Licenses and Inspections  
Municipal Services Building, 11<sup>th</sup> Floor  
1401 John F. Kennedy Boulevard  
Philadelphia, PA 19102

Eleanor Sharpe  
*Executive Director*

Michael Johns, AIA, NOMA, LEED-AP  
*Civic Design Review Chair*

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

Leonidas Addimando  
Ashley Di Caro, LEED -AP  
Tavis Dockwiler, RLA  
Clarissa Kelsey, RA

**Re: Civic Design Review for 6439 Lansdowne Avenue  
(Application No. ZP-2021-010238)**

Dear Jeffrey,

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 residential development at **6439 Lansdowne Avenue**

This proposal is to build 54,390 square feet consisting of 55 units and supported by 7 parking spaces. The site is bound by Lansdowne Avenue to the south, 65<sup>th</sup> street to the west, private parcels to the north, and Marlyn Road to the east. The site is zoned RM-1 and there are zoning refusals for height, yard depth, and the number of units.

At its meeting of November 2, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

**1. 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 CDR committee encourages more opportunities for residents to use and engage outdoor spaces. This could include exploring movable outdoor furniture so that residents are not limited to the patio. Consider pathways and destinations within the site that create opportunities for walking and access to special landscaping moments. The applicant should also explore small balconies, including Juliet balconies, to allow individual units more access to the outdoors.

Other site design comments include the shifting of tree plantings along 65<sup>th</sup> Street from the building zone to the curbside or furnishing zone. The resulting street trees should have linked tree pits or tree trenches to maximize their growth and health. The applicant should also take a harder look at the building servicing, to ensure that trash pick-up and removal does not cross the path of resident amenities.

For building design, the committee encourages more contextual graphics and images that should show how the height and bulk of the proposal relates to existing

One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

215-683-4615 Telephone  
215-683-4630 Facsimile

[www.phila.gov/cityplanning](http://www.phila.gov/cityplanning)



housing across the streets. The committee supports the roof forms and massing changes which shield mechanical spaces from view.

Regarding building materials, the committee notes that the elevations on Marlyn Road face the front doors of rowhomes. These frontages should have the same design quality and considerations as frontages facing Lansdowne Avenue and 65<sup>th</sup> Street. Vinyl cladding might not be the best option and the committee encourages the exploration of higher quality materials and design features. The committee notes, for the project as a whole, that brick might have been a better material.

For sustainable design, the committee notes that a large number of metrics have been met and commends the development team for pursuing Energy Star's Multi-Family New Construction (MFNC) standards. The committee also encourages the applicant to pursue the installation of rooftop solar panels, which should have a good return on investment for the lifetime of the project.

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](mailto:mdesigns@msn.com)  
Daniel Garofalo, Vice Chair, Civic Design Review, [dkgarofalo@gmail.com](mailto:dkgarofalo@gmail.com)  
Councilmember Curtis Jones, [curtis.jones@phila.gov](mailto:curtis.jones@phila.gov)  
Joshua Cohen, Chief of Staff for Councilmember Curtis Jones,  
[Joshua.cohen@phila.gov](mailto:Joshua.cohen@phila.gov)  
Chris Panella, Kitchen & Associates, [cpanella@kitchenandassociates.com](mailto:cpanella@kitchenandassociates.com)  
Jared Klein, BlankRome, [jklein@blankrome.com](mailto:jklein@blankrome.com)  
Pauline Rosenberg, Neighbors of Overbrook Association (NOAH),  
[antaustin@gmail.com](mailto:antaustin@gmail.com)  
Paul P Panepinto, 34<sup>th</sup> Ward Republican Committee,  
[paulpanepinto625@gmail.com](mailto:paulpanepinto625@gmail.com)  
Kerry Wilson, 34<sup>th</sup> Democratic Ward, [kwntcdc@aol.com](mailto:kwntcdc@aol.com)  
Jeffrey Tan, Philadelphia Licenses and Inspections, [jeffrey.tan@phila.gov](mailto:jeffrey.tan@phila.gov)  
Michelle Brisbon, Streets Department, [michelle.brisbon@phila.gov](mailto:michelle.brisbon@phila.gov)  
Kisha Duckett, Streets Department, [kisha.duckett@phila.gov](mailto:kisha.duckett@phila.gov)  
Jeanien Wilson, Streets Department, [jeanien.wilson@phila.gov](mailto:jeanien.wilson@phila.gov)  
Casey Ross, Office of Transportation, Infrastructure and Sustainability, [casey.ross@phila.gov](mailto:casey.ross@phila.gov)  
Jennifer Dougherty, SEPTA Long Range Planning, [jdougherty@septa.org](mailto:jdougherty@septa.org)  
Paula Burns, Philadelphia City Planning Commission, [paula.brumbelow@phila.gov](mailto:paula.brumbelow@phila.gov)