



October 6, 2021

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Leonidas Addimando
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Re: Civic Design Review for 933 N Penn Street (Application # ZP-2020-002606C)

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 residential development at 933 N Penn Street.

The project proposes a 7-story multi-family residential building, totaling 187,636 new square feet of development. This proposal introduces 196 new dwelling units and 57 vehicular parking spaces within the first floor of the building. The project parcel also includes Pier 40, which has been donated to the Delaware River Waterfront Corporation (DRWC) for future public open space. The parcel is zoned CMX-3 and is a by-right project.

At its meeting of October 5, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: Northern Liberties Neighbors Association (NLNA)

An NLNA RCO representative attended the CDR meeting and provided the following comments:

The RCO noted that the ground floor façade is a blank face that should be improved in appearance. The neighborhood association would like to see public art incorporated into the project to help improve the public realm.

The RCO representative also requested that the applicant work with the casino to plant trees that are viable with the existing stormwater retention area in the front of the building.

The RCO agreed with staff that there were questions about how much of the public space would be built by the applicant or by DRWC. Given that the development of the pier is conceptual, NLNA requested that the open space component of this project get extended, and that the plan for the first 50 feet behind the property get refined.

Finally the RCO would like to see the first floor use in the rear relate to the open space. While the neighborhood applauds the public access component, there are concerns with the uncertainty regarding timing, scope and access.

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Delaware River Waterfront Corporation (DRWC)

A representative from DRWC requested to speak and offered several notes as a partner in the rehabilitation and future expansion of public open space to the rear of the parcel. The DRWC representative requested that the N Penn Street façade be further activated and given as much “life” as possible to draw people to Delaware River Trail. DRWC echoed staff comments about minimizing or relocating the curb cut, questioning how the additional curb cut impacts the trail. The representative requested the applicant consider daily operations of curb cut, to ensure there are minimal conflicts between all users. It was also noted that currently DRWC does not have funding in place for the pier open space design or construction but would like to work with applicant early to create a cohesive design for the future trail along the waterfront.

CDR Committee Comments

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

The Committee had several comments and questions about the proposed public space design to the rear of the building, specifically the role of the applicant team versus the role of DRWC. The Committee questioned how much of the public space shown in the applicant’s renderings was already designed and how their design fits into the larger waterfront goals of DRWC. The development team responded that about 20 feet or so of open space to rear of proposal would be designed and built as part of the construction. This work would happen before DRWC’s work, but the team promised to collaborate with all stakeholders to create a seamless and cohesive design. The CDR Committee recommended the applicant build out as much of the public space as possible during construction to activate the rear of the property and provide access to adjacent waterfront amenities.

The Committee also noted that there was an opportunity to connect the terrace amenity space with the rear ground floor public spaces and suggested adding an exterior stair to provide access, creating a connection between these two outdoor spaces. Currently, the rear façade is also blank, and it was suggested that this connection could help further activate these spaces.

The Committee requested that the applicant add additional glazing to the ground floor, specifically along N Penn Street, which would improve the project and activate the main frontage. This comment to add glazing was then extended to the rear and side elevations.

The Committee agreed with staff comments, specifically that the applicant should consider the impacts the curb cut has on the Delaware River Trail, and try to work with adjacent parcel owners for access through an easement as to not impact the high use trail amenity. It was also agreed that further study of the access sidewalks and their integration with the build design should encourage and draw visitors to the future public spaces to the rear.

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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Re: Civic Design Review for 1101-07 Walnut Street (Application # ZP-2021-004574)

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 proposal at 1101-07 Walnut Street.

The proposal is for one building totaling 148,697 total square feet at 1001-07 Walnut Street. The project includes 4,420 square feet of ground floor retail space, 6,281 sf of amenity space for residents on the fourth floor, 198 residential units totaling 138,150 square feet on the 2nd - 3rd and 5th-18th floors, and 68 Class 1A bicycle parking spaces in the basement. The project will meet its required parking by leasing 34 off-site parking spaces at 1201 Walnut Street. The site is zoned CMX-5. This proposal does not require any zoning variances.

At its meeting of October 5, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

The committee members commended the overall building design, the use of high-quality materials, and an active ground floor retail use. Members of the CDR Committee expressed their appreciation that the development team worked with the community and Jefferson Hospital to improve the building design and accommodate the hospital's helipad.

The Committee asked the design and development team to work with Planning Commission staff through the façade review process (required for a building permit) to further improve the building's relation to the smaller scale and rhythm of the buildings to the west. In addition, the CDR Committee urged the development team to consider further sustainable design metrics for this highly visible project.

The Washington Square West Civic Association RCO was not present at the meeting but met with the applicant on numerous occasions over the past two years.

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.

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Re: Civic Design Review for 1201 Normandy Place (Application # ZP-2021-006056)

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 proposal at 1201 Normandy Place.

The proposal is for one building totaling 140,694 square feet of gross floor area, and includes 127,259 square feet of research and development space, 2,990 square feet of retail space, 10,445 square feet of mechanical space, and 58 parking spaces in an off-site garage. The lot is located in the Navy Yard and is 1.46 acres in size. The site is zoned CMX-3. This proposal does not require any zoning variances.

At its meeting of October 5, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

The committee members and staff commended the overall building design, the use of high-quality materials, and an active ground floor retail use fronting on the Central Green. The project contributes to a strong ensemble of buildings and public spaces that will frame a pedestrianized 12th Street. They offered the following comments for further consideration by the applicant:

- The building creates a legitimate urban experience on the east end of the building
- The character of 13th Street (west end of building) is yet to be determined. For future Navy Yard projects that come to CDR, a more complete description should be given to the planned character of surrounding streets and public spaces.
- The applicant should incorporate whimsical design elements that encourage creativity and innovation (e.g. public art)
- The applicant should consider curb bump outs, material change, and a raised table for pedestrians crossing to Central Green
- The applicant should consider that permeable pavers may clog during flood events

The Veterans Stadium Neighbors Civic Association RCO was not present at the meeting.

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.

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October 12, 2021

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**Re: Civic Design Review for 1700 N Front Street
(Application No. ZP-2021-006063)**

Dear Mr. 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 mixed-use development at **1700 N Front Street**.

This proposal is to build a total of 172,844 square feet comprised of one five-story mixed-use building including 204 residential units, 16,429 square feet for commercial spaces. There are no vehicular parking spaces, and 70 bicycle parking spaces. This proposal is by right, it is zoned CMX- 2.5 and is utilizing Mixed Income Housing Bonus via payment in lieu.

At its meeting of October 5, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments.

RCO Comments: Fishtown Kensington BID

At the meeting, the RCO representative mentioned that they supported the activation of N Front Street and mentioned that it worked well with the master plan the BID had put together previously. The representative also showed appreciation for the open courtyards for outdoor uses and believed the development team had listened well to the community.

RCO Comments: South Kensington Community Partners

The representative from SKCP mentioned that the development team had started the conversations with the community fairly late in the process, and most of the concerns of the community were hard to incorporate as the design was mostly finalized. The RCO representative echoed the staff comments about Hope Street and emphasized that the community had concerns regarding the pedestrian experience and asked for the building to be set back along this street.

Neighbors were also concerned about the location of trash room and would have liked it to be located on the same street as the loading, Palmer Street, which the community has been trying to change to a one-way street. The representative then mentioned that the community had also hoped to see affordable units built on site rather than the use of mixed income housing bonus via payment in lieu.

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CDR Committee Comments:

The Civic Design Review Committee commented that this proposal was a strong project, however believed the ground floor could be made stronger with more connections to the public realm. The street frontage along Hope and Front Streets needs more “breathing room” and setbacks, echoing PCPC staff comments about the need for activation of Hope Street corridor as well as the insufficient sidewalk width.

The CDR committee disagreed with PCPC staff comments regarding the stucco colors and thought the short brick wall around the courtyard was a nice addition as well. It was also mentioned that changing the materials at the building corners might create construction issues. The CDR Committee Chair asked the development team to replace the synthetic stucco with a higher quality material.

One CDR committee member supported the lack of onsite parking spaces as there are resources nearby to accommodate the parking need. Another CDR member believed the proposal was a strongly thought-out. The CDR member asked the development team to consider losing some residential units for a better unit mix and internal layouts. It was also noted that projects with expansive flat roofs like this are a great opportunity for rooftop solar panels and onsite renewable energy.

One committee member disagreed with the community regarding the Hope and Front Street scale, and he believed any setbacks along these two corridors could be a mistake. The committee member strongly supported this by-right project and believed the site design was attractive, the brick material was high quality, and the colors were interesting. The CDR Committee Chair finished the discussion by asking the development team to consider the community’s concern regarding affordable housing.

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

Site Design

- Hope Street sidewalk is too narrow. Please set the building back to accommodate proper walking zone and a decent furnishing zone to prevent cars from parking on the sidewalk
- Add more trees all around the development.
- Please provide bike racks on the sidewalk along North Front Street and Cecil B Moore Avenue.
- Please relocate the bike storage to a more accessible location.
- Staff applauds the development’s activation of N Front Street and Cecil B Moore Avenue
- Add entrances to the residential units on Hope Street to activate this corridor.
- The pick-up drop-off location on Hope Street is auto centric, consider addition of some pedestrian activities around this courtyard.

Building Design

- Staff suggests setting upper floor of the building back or incorporating additional architectural features that provide relief adjacent to the MFL structure
- Staff suggests higher quality materials, and does not recommend synthetic stucco for the large expanses of facades



Sustainable Design

- Staff recommends additional review of Sustainable Design metrics

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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Re: Civic Design Review for 4141-47 Chestnut Street (Application # ZP-2021-005923C)

Dear Ms. Gindhart,

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 4141-47 Chestnut Street.

The project proposes a 7-story mixed use multi-family residential and commercial building, totaling 140,141 new square feet of development. This proposal includes 136 new dwelling units, and 37 vehicular underground parking spaces. The project also includes 7,728 square feet of first floor commercial space. The parcel is zoned CMX-4 and is a by-right project.

At its meeting of October 5, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

Council Comments: Councilmember Jamie Gauthier

Councilmember Gauthier's office was unable to attend the CDR meeting but she did provide the following comments via letter:

The Councilmember would like to be on the record as voting that each Chestnut Street project be brought back for a second review because of the need to consider all 4 proposals together at the same hearing because of their collective impact on the Chestnut Street corridor, and to see how each compare to any corridor-wide recommendations made by Planning staff. The Councilmember also thinks it's important to note that none make what she would consider to be a bonafide commitment to provide housing at a price point that is genuinely affordable to most West and Southwest Philadelphians. Councilmember Gauthier is working to make bonafide affordability a required component of large development proposals such as these through the Mixed Income Neighborhoods Overlay bill, but the bill has not yet taken effect.

RCO Comments: West Philly Plan + Preserve (WP3)

A WP3 RCO representative attended the CDR meeting and provided the following comments:

The RCO commended the project team on design of the building and notes that it offers hope for better designed buildings in the neighborhood. The RCO still has concerns regarding the fiber cement panels but overall is pleased with the design.

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The group was also pleased to see the additional glazing added to the Chestnut Street façade.

The RCO representative suggested that the building could be a more gracious neighbor, noting that the back of the building looms over the adjacent building. They suggested using a darker toned material to help the building visually recede from view. The RCO also proposed introducing more greenery or open space to the site.

The RCO noted that they would like to see different unit types that would include units for families and include affordable housing units.

Spruce Hill Civic Association (SHCA)

A SHCA RCO representative attended the CDR meeting and provided the following comments:

The RCO representative shared similar comments to the WP3 RCO representative. The SHCA representative also noted that this building's design garnered a generally positive reaction from the community and felt that the building will be an overall significant improvement to corner. They also noted that the proposed materials and facades seem to be well thought out.

Additionally, this RCO had similar concerns about the proposed building overcrowding its neighboring building.

CDR Committee Comments

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

The Committee had several positive comments about the building's design. They noted that the building was well designed and that the aesthetic will age well. The Committee noted that this type of architecture stands out, particularly regarding the articulation, materials, and depth of façade. The Committee additionally appreciated the pulling back of the corner of the building and allowing the public space to breathe. They also supported the underground parking, noting that it opens the opportunity for more amenities to be provided.

The Committee commended the ground floor layout, particularly where the retail and residential uses are, as well as the provision of balconies as great amenities and the variety of unit types. They did suggest reconfiguring the upper floor plates to include three-bedroom units to provide more of a family-oriented mix.

The Committee did suggest that the project team consider sidewalk awnings for the Chestnut Street façade, as well as adding more glazing to the Ludlow Street façade, perhaps in replacing the grates with additional glazing.

The Committee also encouraged the project team to achieve greater environmental performance elements with the design, noting that some aspects of environmental design are no longer as cost prohibitive as they used to be, particularly energy and atmosphere elements.



The Committee urged the project team to make the building's public realm as green as possible. They encouraged the team to have appropriate depths for street tree pits and to add as many street trees as possible.

The Committee noted that the job market in this area is undergoing a transformation, in addition to the demand for housing. Millions of square feet of office space, lab space, and other high-tech manufacturing are planned for this area. Due to these changes, housing affordability and availability are linked concerns. The Committee encouraged the team and other developers to be intentional about who these projects are for, as these are major issues of equity and inclusion. They commented that it is on developers to address this issue and provide housing for all the people in the area who need it. The Committee wants to see this reflected in the built environment and consider what the public realm looks like for everyone, not just those who can afford to live in these new developments. The Committee also suggested that the project team consider being a true partner to their neighbor, Project Home, by perhaps dedicating some units in the building for them.

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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