



August 17, 2021

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**Re: Civic Design Review for 801 N 19<sup>th</sup> St (Application # ZP-2021-003489C)**

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 multi-family development at 801 N 19th Street.

The proposal is for a five-story, 104,596 square foot apartment building with 115 dwelling units and 52 below grade parking spaces. The currently vacant site is zoned RMX-3. This proposal does not require any zoning variances.

At its meeting of August 3, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

The Committee members agreed with staff that this is a well-designed project with high quality materials and composition; however, it was noted that the Wylie Street façade is very long with little articulation and limited transparency. One Committee member noted that there are architectural solutions that can be incorporated to provide more interaction between the building's ground floor residential units and the sidewalk. The following solutions were suggested by the Committee:

- Relocate the lounge functions to face Wylie instead of the courtyard
- Sink the below grade parking a few more feet to improve ground floor interface with the sidewalk

The Committee's landscape architect asked that the applicant remove the Heavenly Bamboo from the planting plan as this species is invasive.

Lastly, the Committee encourages the design team to refine the design for the plaza at the corner of 19th and Wylie Streets at the building's residential entrance and ground floor amenity space.

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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Sincerely,

Martha Cross  
Director Director

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**Re: 1100 Wharton Street Masterplan Proposal  
(Bill No.210638)**

Dear Anne,

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 masterplan at **1100 Wharton Street**.

This proposal is to build 310,986 total square feet comprised of 135,000 of a new mixed used residential building, 75,465 square feet of commercial and retail space, 18,616 square feet of an existing police station with an L&I field office, 35,000 square feet for a new fire station, and 71,360 square feet of an existing residential building. The site is an entire city block bounded by Wharton Street to the north, 11<sup>th</sup> Street to the east, Reed Street to the southeast and south, and 12<sup>th</sup> Street to the west. The site is currently zoned ICMX and RSA-5 and under Bill No. 210638 the zoning is proposed to be changed to RMX-2.

At its meeting of August 3, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

**1. Passyunk Square Civic Association**

The RCO thanks the Councilperson Squilla and the Planning Commission for their engagement in the public process. The RCO notes that there was not a consensus from the community on concerns about parking and density.

There was community consensus on the desire for affordable housing on-site, the preservation of the Fleet Services building, and residential permit parking, which is being handled outside the scope of this project. The RCO recommended moving the curb cut off of 12<sup>th</sup> street due to the use of the sidewalks as a pedestrian route to the Fannie Jackson-Kaufman school to the north. Additionally, the RCO supported well-designed interior walkways through the block and wished to see the installation of street trees maximized to the extent possible along the perimeter of the block.

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## 2. Councilperson Squilla:

The councilperson affirmed that he was at the Civic Design Review meeting to hear the concerns of the community. He hopes that any questions can also be addressed in future meetings and encourages members of the Police and Fire Departments to be present to answer community questions which pertain to their facilities.

## 3. CDR Committee Comments

### General Comments

Overall, the CDR Committee considered the site plan to be a good plan, though more could be done to increase underground parking and to celebrate travelling through or “getting from one side to the other” of the block. The block should feel welcoming and should enhance the transition from the streets to the beautiful park on the other side. The applicant should reconsider the building materials which face the park and they should be less dark. With a little more work on key issues this development could provide great amenity to the community.

The Committee also appreciates the inclusion of affordable housing and encourages the development team to include a diversity of team members from the professional level all the way through to construction.

The Committee offered more detailed recommendations for these areas of design and public realm concerns.

### Parking

The Committee encourages the applicant to consider placing more if not all of their surface parking underground. Even extending the proposed garage a little further to the east could open up opportunities for more open spaces and vegetation above. Consider the placing the entire “P” shaped parking lot below ground. The resulting open space above could provide opportunities for more trees, amenities for residents of the block and add value to the entire development. The committee also asked to understand the parking needs for the municipal services on the block and how those would be accommodated within the current scheme. In response to these questions, the applicant responded that more communication between themselves and the police and fire departments was needed to understand all of their parking needs.

### Through-Block or Interior Connections

The Committee affirmed with the applicant that the interior circulation network will be open to the public. The Committee encourages the applicant to celebrate these connections with more vegetation, wider walkways, and visual connections through that continue the sightlines to the park.

Additionally, the applicant should reconsider the footprint of the fire station, to allow for a better visual and pedestrian connection between Columbus Square and the Reed Street crossing. If cutting back of the full fire station footprint is not possible, consider removing portions of the ground floor to allow a passage under the fire station to create the connection and an interesting pedestrian experience. The applicant should also consider removing parking along the



pathway to allow for a wider walkway and more greening. Interior walkways that travel through should be a minimum of 8' wide and preferably 10' wide.

Vegetation and wider walkways could make interior travel a more welcoming experience rather than a pathway that feels like a crosswalk between parking lots. The ends of terminuses of the walkway should also be celebrated and welcoming. To further enhance this connection, the Committee recommended moving the curb cut on 12<sup>th</sup> Street away from the through-block crossing, either within the block or further south along 12<sup>th</sup> Street.

### **Roadway and Intersection Design**

The Committee asked for more information on how the bicycles, cars, pedestrians, and Fire Department vehicles would interact with each other at the intersection of 11<sup>th</sup> and Reed Streets. The Committee asked if the Fire Department is comfortable with this layout and how it works with other modes. The applicant responded that communication with the Fire Department will be "ongoing and evolving".

### **Sustainable Design**

The Committee encouraged the applicant to consider green roofs for the entire project to assist with stormwater and heat land effects. They also encouraged rooftop solar, especially for the Fleet Services and police station, which have larger areas that are underutilized and present additional opportunities.

In conclusion, the Civic Design Review process has been completed for the proposed masterplan. Please contact me if you have any questions about the Committee's action.

Sincerely,

Martha Cross  
Deputy Director

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**Re: Civic Design Review for 1428 Callowhill Street (App. No. ZP-2021-003545)**

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 the proposed development of **1428 Callowhill Street**.

This proposal is located at the corner of 15<sup>th</sup> and Callowhill Streets, immediately across Callowhill Street from new Police Department Headquarters in the former Inquirer Building. The proposal is for a 12-story multifamily building with 162 dwelling units, 30 underground parking stalls, and 74 bicycle parking stalls on an approximately quarter acre site zoned CMX-5 that is currently used for surface parking. The proposal does not require any variances.

The Civic Design Review Committee voted to conclude the CDR process at its meeting on **August 3, 2021**. Sven Schroeter, a representative of Logan Square Neighborhood Association (LSNA), was in attendance to speak to the project. Mr. Schroeter expressed concern that the building massing could result in undesirable light well conditions at the ground floor and encouraged the team to look to materials other than the aluminum panel that might have a more residential feel. Mr. Schroeter noted that LSNA has a neighborhood master plan showing Callowhill Street as a major commercial corridor and encouraged the team to think about how this proposal to better contribute to that vision.

The CDR Committee expressed support for the project, commending the team for their stated goal of achieving a “fossil fuel free” building as well as for the inclusion of underground parking. PCPC staff is in support of this goal, while noting that additional data and potentially third-party certification would be necessary to ascertain the feasibility of this intention. The Committee echoed the RCO concerns, encouraging alternative façade materials and efforts to increase commercial activity along Callowhill Street. The team was asked to look at opportunities to increase the size of the planters to allow for more robust plantings and more greening generally, particularly at the corner condition. The opportunity to provide activity at the second story roof along Callowhill Street was also identified for further investigation.

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 4890 Summerdale Avenue  
(Application No. : ZP-2021-000320)**

Dear Mr. Cohen,

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 facility at **4890 Summerdale Avenue**.

This proposal is to build a total of 104,100 square feet comprised of a three-story self-storage facility with 23 parking spaces.

4890 Summerdale Ave is zoned I-2. The proposal requires one variance, as the zoning code requires 53 parking spaces, while only 23 are provided.

At its meeting of August 3, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments.

**CDR Committee Comments:**

At the meeting, the Civic Design Review Committee said that the planting plan for the project could be more ecosystem sensitive. The Committee encouraged the applicant to consider pollinators, local plants, and landscape maintenance in their plan.

The Committee emphasized that while uses like this are necessary, they should not stand out. As such, the Committee encouraged the applicant to keep lighting levels low to the ground for navigation purposes but not building lighting, keep the paving as low as possible, and to consider a double row of trees or other community amenities like solar power.

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

**Complete Streets**

- Include 5' sidewalks along the site frontage of the storage facility to provide continuous access to pedestrians. They are shown in the renderings but not the site plans.

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### Site Design

- Include crosswalk(s) so that pedestrians may safely cross access easement.
- Include sidewalk along access easement to provide pedestrian access to the site.

### Parking Design

- While a variance is required, PCPC would like to note that the lower parking provision is a more sustainable solution.

### Building Design

- Consider weather-protected loading areas.
- Consider providing a green roof or solar panels on the roof.

### Sustainable Design

- PCPC staff encourages 3rd party sustainable design certification.
- We would encourage the development team to meet more sustainability 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,

Martha Cross  
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