



April 20, 2021

Paulose Isaac
Permit Services, Licenses and Inspections
Municipal Services Building, 11th 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 Dockwiller, RLA
Clarissa Kelsey
Elise Vider

**Re: Civic Design Review for 119 S 31st Street
(Application No. ZP-2020-010027)**

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 mixed-use development at **119 S 31st Street**.

This proposal is to build 272,111 square feet comprised of 98 multi-family units, 182 group living units, and 3,163 square feet of commercial and retail spaces. The site is bound by 31st to the west, private parcels to the north, upper and lower 30th street to the east, and private parcels to the south. The parcel is zoned CMX-5 and there are no refusals associated with this proposal.

At its meeting of April 20, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

1. 27th Republican Ward RCO:

A representative from the RCO offered the following comments:

The representative addressed questions about the impacts of the project on the existing mural adjacent the site, "Finding the Light Within". He commented that the developer has been very accommodating to the community requests including contributions to the housing trust funds and providing funding for some of the replacement costs of the mural.

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.

Regarding the existing mural, "Finding the Light Within"

The committee urges developers to continue to work with the council person's office and the community on the viewing experience of the existing mural as well as the replacement mural mentioned by the development team and RCO representative. They urged both the development team and the RCOs to address the concerns of those who have experienced losses and identify with the mural.

One Parkway Building
1515 Arch St.
13th Floor
Philadelphia, PA 19102

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

www.phila.gov/cityplanning



The committee also made it clear that there should be a way to make the existing mural available to the public.

The CDR committee asked to have a better understanding of the sliver of space that will be created alongside the existing mural. They asked how it will be lit at night and noted that lighting could be used to create a different experience of the mural from the way it was originally conceived. This could be explored in a positive and different way, celebrating people's lives, and revealing the themes of the mural to those who aren't designers.

They also asked that the development team consider the experience of the mural from the point of view of those within the dwelling units. They questioned if those spaces opposite the mural, which receive little light and have limited views, should be dwelling units – there may be opportunities there to offer the public other experiences of the mural. The development team was also urged to explore building massing on the northern face of the project. Could the footprint be eroded to make the northern slot of space more dynamic? Could it open up better views of the mural and/or provide different experiences to the public?

Site Design and Building Design

Overall, the committee considers the development a fantastic project and a site with inherent benefits. It allows vehicular access away from the streets and pedestrian spaces with entrances from lower 30th Street. It also allows for a lot of housing density, which is appropriate near such a significant transit hub for the city.

The Committee also has concerns about the quality of the exterior cladding material and its long-term exposure to the sun and weathering. The committee urges the development team to consider louvers or sunshades on the southern exposure which could also reduce the energy needs of HVAC equipment as well as offering some protection to the cladding material.

Additional comments include concern with the location of the bicycle room which should be moved from a basement level to a more accessible level. The development team is also urged to explore creating a good entry sequence and lobby from upper 30th Street to help activate the street from that frontage. More sustainable design metrics could also be met for a project of this size and impact.

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 K. Garofalo, Vice-Chair, Civic Design Review
Committee, dkgarofalo@gmail.com
Councilmember Jamie Gauthier, Jamie.gauthier@phila.gov
Andrew Goodman, Director of Equitable Development, Andrew.goodman@phila.gov
Eric Samuelson, Cube 3 Architecture, esamuelson@cube3.com
Eileen Quigley, Ballard Spahr, quigleye@ballardspahr.com
Enoch Amen Ra-El, Earths Keepers Inc., earthkeepers@protonmail.com
Timothy Reimer, 27th Republican Ward, Timothy_Reimer@hotmail.com
Gary Jonas, Drexel Area Property Association, dapaboard@gmail.com
Michael Ross, Southwest Philadelphia District Services, swpds@aol.com
Nicole Ozdemir, Philadelphia City Planning Commission,
nicole.ozdemir@phila.gov
Paulose Isaac, Philadelphia Licenses and Inspections, paulose.isaac@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



April 21, 2021

Paulose 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
Elise Vider

Re: Civic Design Review for 1640-48 N Hancock Street (Application #ZP-2020-006614)

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 **1640-48 N Hancock Street**.

The proposal, located on the block bounded by Hancock Street, Cecil B. Moore Avenue, Palethorp Street, and Turner Street, is for a total of 106,374 square feet comprised of 110 dwelling units, 36 underground parking spaces, 64 bicycle parking spaces, and 14,500 sf commercial space. The project also includes a publicly accessible deck on the second floor along Palethorp Street. The site is zoned ICMX; therefore, this proposal requires four variances, as follows:

- Use: Multi-family dwelling units are prohibited in ICMX
- Loading: 1 off-street loading space provided (6 off-street loading spaces required in ICMX)
- FAR: 517% proposed (500% allowed)
- Height: 69.25 feet proposed (60 feet allowed)

At its meeting of April 20, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

1. RCO Comments

South Kensington Community Partners, the coordinating RCO for this project, was not able to attend the CDR meeting, but submitted the following comments via letter.

Neighbors and the RCO committee were happy to see that the project was altered from the initial proposal to create more sidewalk space surrounding it and to include a publicly accessible green space. However, as currently designed, neighbors and the committee do not believe the green space will be successful as a community amenity and instead be functionally a private terrace for residents.

Neighbors and the RCO committee stated that the project should not cover nearly 100% of the lot and exceed the allowable FAR for the site (500%).

One Parkway Building
1515 Arch St.
13th Floor
Philadelphia, PA 19102

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

www.phila.gov/cityplanning



This relates to the fact that these lots are zoned for industrial-commercial uses, where 100% lot coverage is tolerated, but it's not appropriate for residential uses in the Old/South Kensington neighborhood.

Neighbors also expressed concerns about parking pressure added to the neighborhood by the large influx of residents as well as the increase in commercial activity from the ground-floor commercial space.

2. CDR Committee Comments

The Civic Design Review Committee was complimentary to the overall design, and made the following specific comments:

Members of the CDR Committee appreciated the additional pedestrian space on the Palethorp Street sidewalk but raised concerns with the proposed, raised public space. Members asked the design team to consider design changes to the staircase to make it feel more inviting to pedestrians. A member of the CDR Committee noted that the space could be successful with the right programming and design modifications.

A member of the CDR committee expressed an opinion that although the colors and materials of the upper floors do feel heavy (as stated by staff), it does not feel oppressive due to the generous sidewalk widths and first floor building setbacks. In addition, the CDR Committee asked the development team to explore opportunities for further sustainable design measures if the project budget allows.

The CDR committee also adopted the following staff comments:

- The Bike room should be relocated to the ground floor of the building for ease of access
- Staff appreciates the 8" relief between the windows and corrugated metal facade pieces and curved brick accents on the ground floor
- Staff appreciates that all parking is below grade
- The residential lobby entrance is adjacent to curb cuts for the parking level and loading zone; however, these curb cuts are coordinated with the approved project at 175 W Oxford Street
- The gate on Palethorp Street sends the wrong message that this space is open to the public.

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 K. Garofalo, Vice-Chair, Civic Design Review Committee, dkgarofalo@gmail.com
Councilmember Maria D. Quinones-Sanchez, maria.q.sanchez@phila.gov
Sloane Folks, Commercial/Zoning Services Liaison, sloane.folks@phila.gov
Eric Bodzin, Legislative Director, eric.bodzin@phila.gov
Rustin Ohler, Harman Deutsch Ohler Architecture, rustin@hdoarch.com
Rhett Chiliberti, P.E., Maser Consulting, rhett.chiliberti@colliersengineering.com
Katherine Missimer, Klehr Harrison Harvey Branzburg LLP, kmissimer@klehr.com
Ellie Matthews, South Kensington Community Partners, RCO@southkensingtoncommunity.org
Barbara Pennock, West Girard Progress, bjchavous@gmail.com
David Fecteau, Philadelphia City Planning Commission, david.fecteau@phila.gov
Paulose Isaac, Philadelphia Licenses and Inspections, paulose.isaac@phila.gov



April 22, 2021

Cheli Dahal
Permit Services, Licenses and Inspections
Municipal Services Building, 11th 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
Elise Vider

Re: Civic Design Review for 1810-34 E Hagert Street (AKA 1825 E Boston Street- Application No. ZP-2020-009393)

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 **1810-34 E Hagert Street**.

This proposal is to reuse the existing 3-story brick building with an addition of two stories on top as well as an adjacent 6-story building. The total S.F. added as part of this development would be 133,897 including: 138 residential units (35 in the existing structure, 28 affordable units), ground floor industrial spaces and artists studios, community garden and roof deck, and 20 parking spaces. The proposal is located in an IRMX zoning district and does not require any zoning variances.

At its meeting of April 20, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments. It should be noted that there were no representatives from the RCOs in attendance at the CDR meeting but the RCO meeting was confirmed via email.

CDR Committee Comments:

At the meeting, the Civic Design Review Committee commended the development team's effort on adaptively reusing the existing structure and believed the team had done a great job preserving the industrial character of the existing building while integrating it into the new apartment structure. The Committee also appreciated addition of affordable units and asked about unit mix and suggested looking at higher number of larger units to support diversity of sizes and flexibility.

The CDR committee believed that the entrances to the parking garage could be improved and also mentioned that the top of the knee wall could be an opportunity to add vegetation.

One of the committee members requested that the development team examine the loading issues to avoid potential traffic problems. The development team explained that loading, unloading, and trash pickup would be done from within the parking garage.

One Parkway Building
1515 Arch St.
13th Floor
Philadelphia, PA 19102

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

www.phila.gov/cityplanning



Moreover, the CDR Committee adopted the Planning Commission staff observations:

Site Design

- Staff appreciates the addition of trees and the proper furnishing zones on both E Boston and E Hagert Streets
- PCPC staff observes that cars are currently parking on both sidewalks and suggests that the current layout help to prevent that activity.
- Walking zone on E Hagert Streets is undersized considering the building zone width.
- Staff supports activation of E Hagert Street by addition of townhouses and industrial spaces.
- Staff appreciates addition of windows on the ground floor level on E Boston Street, however, recommends addition of appropriate entrances to the maker spaces on this side to further activate the facade.
- Staff notes concerns regarding possible conversion of the ground floor maker spaces to living spaces in the future and appreciates if the development team could confirm that would not happen in the future.
- Staff would like to thank the development team for more information regarding how the community garden would work to ensure its feasibility.

Building Design

- Staff commends the development team for their effort on reusing the existing structure as well as addition of affordable units to create a mixed-income community.
- Staff recommends simplifying the material palette of the new structure and setting the upper floor back to better articulate the building massing and further respect the existing structure.
- Staff suggests revisiting the parking garage screenings on both E Hagert and E Boston elevations to create a more articulated and interactive pedestrian-facing facade.
- The large blank wall of the existing staircase on E Hagert St. could be an opportunity for a wall art or a green wall.

Sustainable Design

- Staff suggests that the development team consider addition of solar panels to invest on renewable energy and/or a green roof to eliminate the heat island effect given the extensive flat roof this development proposes.



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 Maria D. Quinones Sanchez, Maria.Q.Sanchez@phila.gov
Eric Bodzin, Legislative Director Eric.bodzin@phila.gov
Sloane Folks, Commercial/ Zoning Services Liaison, Sloane.Folks@phila.gov
Stuart Rosenberg, sgRA Architecture, permits@sgra.com
Adam Laver, Blank Rome LLP, laver@blankrome.com
Jessica Hoffman, New Kensington Community Development Corp, jhoffman@nkcdc.org
Madison Gould, East Kensington Neighbors Association, info@ekna.org
Gregory Waldman, Philadelphia City Planning Commission, Gregory.waldman@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



April 21, 2021

Cheli Dahal
Department of Licenses of 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
Elise Vider

Re: Civic Design Review for 9801 Blue Grass Road (Application #ZP-2020-006573)

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 wholesale distribution warehouse at **9801 Blue Grass Road**.

The midblock site is bounded by Blue Grass Road to the west and the Northeast Philadelphia Airport to the east. The site is comprised of two parcels separated by a railroad spur. The lot area of the northern parcel is 175,982 sq ft, and is proposed to continue use as trailer parking. The lot area of the southern parcel is 752,716 sq ft, and is proposed for a warehouse and distribution center. The applicant intends to replace the southern parcel's existing building with a new 387,728 sq ft, one- and two-story building. The demolition includes extinguishing an on-site rail spur. The applicant proposes 142 parking spaces, 140 trailer parking spaces across the two parcels, and 11 trailer loading spaces to serve the warehouse. The site is zoned I-1, and the applicant seeks a by-right project.

At the meeting on April 20, 2021, the Civic Design Review Committee completed the Civic Design Review process and offered the following comments:

1. RCO Comments

The RCO representative from Walton Park Civic Association stated that the applicant had met with the RCO prior to the CDR meeting, and that the RCO found no objections with the project.

Representative from Councilman O'Neill's Office, Alice Udovich, also offered the Office's support for the project.

2. CDR Committee Comments

One member of the CDR committee wished to see the applicant commit to more trees, greenspace, and solar panels to offset the project's large amount of impervious surfaces. The committee member offered that the applicant should focus on native species, particularly because it promotes pollination; and further, to use salt tolerant species given the close proximity to parking areas.

One Parkway Building
1515 Arch St.
13th Floor
Philadelphia, PA 19102

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

www.phila.gov/cityplanning



The Committee incorporated staff comments which include:

Site Design:

- Incorporate a pedestrian trail along the Blue Grass Road frontage to fulfill the proposed NE Airport Trail Extension.
- Connect Blue Grass Road to the proposed building entrance via a sidewalk along the parking lot / loading area landscape strip.
- This project proposes an increase in parking, and some of the parking lot appears to encroach on the 50' barrier from the top of bank of the Wooden Bridge Run. Continue to work with PWD to ensure that any encroachment on the waterway is incorporated into the overall stormwater system.

Building Design:

- Appreciate the façade articulation as shown in the submission renderings – please follow through, as it helps reduce the appearance of the building mass.

In conclusion, the Civic Design Review process has been completed for the proposed warehouse and distribution center at 9801 Blue Grass Rd. 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
Councilman Brian O'Neill, brian.oneill@phila.gov
Alice Udovich, representative to council, alice.udovich@phila.gov
Katherine Missimer, Klehr Harrison Harvey Branzburg, LLP,
kmissimer@klehr.com
Anthony Caponigro, Kimley Horn & Associates, anthony.caponigro@kimly-horn.com
Camille G. McColgan, Walton Park Civic Association,
Camille.mccolgan@gmail.com
Bill Pirolli, 66th Republican Ward, w.pirolli@comcast.net
Thomas Neveil, Northeast Community Civic Alliance,
Thomas.neveil@gmail.com
Cheli Dahal, Department of Licenses & Inspections, cheli.r.dahal@phila.gov



April 22, 2021

Mr. Paulose Issac
Permit Services, Licenses and Inspections
Municipal Services Building, 11th Floor
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
Elise Vider

Re: Civic Design Review for 2200-50 and 2252-58 E Somerset Street (App. No. ZP-2020-009141 & ZP-2021-000191)

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 developments at **2200-50 and 2252-58 E Somerset Street**. Though technically two distinct permits, the proposal was reviewed as one comprehensive project.

Combined, the two sites encompass nearly 4.5 acres and include 14 buildings with 535 total proposed dwelling units, 179 parking spaces, 293 bicycle parking stalls, and 35 on-street bicycle parking spaces. Three of the buildings are 6-story, multi-family residential buildings with 145, 170, and 187 dwelling units in each. The remaining eleven buildings are 3-story with 3 units each. This proposal is immediately adjacent to the 2750R Aramingo Avenue project reviewed by the Committee in December of 2020, and designed to match in terms of size, materiality, and interstitial public spaces created. Zoning variances are required for multi-family use in ICMX and for height.

The Civic Design Review Committee voted to conclude the CDR process at its meeting on **April 20, 2021**. The Committee offered the following comments:

1. **RCO Comments**

A representative of Somerset Neighbors for Better Living was not able to attend the meeting. However, the organization submitted a letter expressing support for the proposal.

2. **CDR Committee Comments**

The CDR Committee was generally supportive of the proposal. The Committee acknowledged that the project represents a huge influx of units to the community, but members felt the overall building design and material palette was thoughtful and considered and commended the team for the inclusion of affordable units. The team was encouraged to examine the logistics of trash and loading more thoroughly, and to look for ways to reconfigure the ground floor to allow more public space to be directly associated with lobbies and amenity spaces. The team's efforts to provide continuous walkways through the phases of development and to distribute public

One Parkway Building
1515 Arch St.
13th Floor
Philadelphia, PA 19102

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

www.phila.gov/cityplanning



spaces was applauded, though it was noted that any gating of these public spaces should be minimized or eliminated. The utilization of native plants throughout the site was also commended.

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
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
Councilmember Mark Squilla, mark.squilla@phila.gov
Sean McMonagle, Legislative Assistant to Councilmember, sean.mcmonagle@phila.gov
John Kalicki, South Port Richmond Civic Association, zoning@sopocivic.org
Jessica Hoffman, New Kensington Community Development Corp, jhoffman@nkcdc.org
Ken Paul, Port Richmond ON Patrol & Civic Association, propac19134@gmail.com
Gloria Cartagena, Somerset Neighbors for Better Living, sntlzoning@gmail.com
Rolando Sanchez, Impact Community Development Corporation, rsanchez@impactservices.org
Greg Waldman, Philadelphia City Planning Commission, gregory.waldman@phila.gov
Paulose Issac, Philadelphia Licenses and Inspections, paulose.issac@phila.gov