



February 2, 2021

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

Eleanor Sharpe
Executive Director

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Civic Design Review Chair

Daniel K. Garofalo
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Leonidas Addimando
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Elise Vider

Re: Civic Design Review for 701 Girard Avenue (Application ZP-2020-007284)

Dear Mr. Roland Ngaba,

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 **701 Girard Avenue**.

The proposal is for a 4-story residential and commercial mixed-use building containing 53 dwelling units, 7,800 square feet of ground floor commercial space, 2,475 square feet of ground floor amenity space, and zero on-site parking spaces (none are required by code). The proposal sits on a CMX-2 parcel and seeks a green roof density bonus. The project, as designed, was issued two refusals, as follows:

- Use: 53 dwelling units proposed (43 allowed by-right)
- Height: 45 feet proposed (38 feet allowed by-right)

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

1. RCO Comments

Both the Fishtown Neighbors Association and the Fishtown Kensington Area Business Improvement District were in attendance as RCOs for this project. They had similar design comments.

The RCOs did not support the use of fiber cement panels on the Girard Avenue façade. They also agreed with the PCPC staff comment to consolidate loading to a single area on Berks Street.

2. CDR Committee Comments

The Civic Design Review Committee had a number of positive design comments, noting that the project proposes many admirable design features and will be a welcoming development on Girard Avenue. The committee provide the following comments which include the PCPC staff findings as well.

Committee members commended the design for successfully integrating a dense project into the existing fabric of the neighborhood with a well-designed façade composition on Berks Street. However, several committee members had concerns with the use of the fiber cement panels on the façade on Girard Avenue in terms of the overall design composition. The fiber cement panels create a “featureless” section of the elevation that does not fit into the remainder of the

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composition. The committee asked the design team to better integrate the fiber cement and masonry materials on the Girard Avenue elevation to echo the liveliness of the Berks Street façade.

In addition, committee members asked the design team to make the tree pits larger to ensure tree health and to look for more opportunities for sustainability features.

Finally, the committee reiterated PCPC staff and RCO comments to consolidate the loading area to Berks Street.

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
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