



December 20, 2023

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

Re: Civic Design Review for 1212-16 N Delaware Avenue (Application # ZP-2023-009750)

Dear Chanwoo Jung,

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 building at 1212-16 N Delaware Avenue.

This letter is a summary of the Civic Design Review Committee's advisory recommendations. It is not an expression of the City Planning Commission's recommendation or opinion regarding zoning variances, special exceptions, or other discretionary approvals associated with this proposal.

This project proposes a seven-story mixed-use building with 49,840 total gross square feet with 62 new dwelling units, 1,140 square feet of ground floor commercial space, 21 on-site bicycle parking spaces, and 13 auto parking spaces (2 on site, 11 off site). The site is zoned CMX-3 and is located within the Central Delaware Waterfront Overlay District. It is a by-right project.

At its meeting of December 5, 2023, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments: (Fishtown Neighbors Association)

A representative of Fishtown Neighbors Association was not able to attend the meeting but the FNA Zoning Committee chair, submitted comments via email in advance of the meeting.

The letter noted that community members at the public meeting on November 14th were supportive of the following elements:

- The choice of materials
- The inclusion of commercial space to activate the area
- The bike parking (significantly expanded in response to comments)

The following improvements were suggested:

- Management of the outdoor plaza should be made the responsibility of the first-floor commercial tenant to ensure it is maintained
- Specialized window treatments for the first-floor residential units facing Delaware Avenue are recommended
- On-site gym space could be eliminated to accommodate an expansion of the trash and package areas.

**Civic Design Review
Committee**
Established 2012

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CDR Committee Comments

The committee expressed appreciation for this thoughtful project which will increase residential density along Delaware Avenue. They acknowledged the breathing room in the site plan, particularly the entry plaza and public plaza space, which add dimension to the proposal overall.

In terms of potential improvements, the committee suggested:

- More consideration be given to the loading for the commercial space to avoid creating an unsafe condition for bicyclists travelling along N Delaware Avenue if the loading happens there informally.
- Emphasize or improve the entry at the eastern façade to enliven the frontage and create a potential gateway.
- Build visibility and activity for commercial tenant where possible to increase likelihood of success.
- Reconsider first floor layout, particularly at the north side of the building and the access to the elevators, to reduce unnecessary hallways and make it livelier overall.
- First floor residential units are not likely to be comfortable. Reconsider the units and their treatment. Consider additional ground floor uses.
- Consider additional differentiation of the residential entry from East Allen Street, including a more robust lighting strategy for entry and plaza areas.
- For open space design, ensure the plaza area remains ungated, particularly in area used as café dining.
- A resolution to the ownership of the corner at N Delaware and Marlborough Streets would allow this area to be more of a feature to the development.
- Revisit the grey panel façade material to enhance the overall design.
- Consider rooftop solar panels.

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,

Martine Decamp, AICP
Interim Executive Director

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December 20, 2023

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

Re: Civic Design Review for 1832-46 Germantown Ave. (Application # ZP-2023-002748)

Dear 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 building at 1832-46 Germantown Ave.

This letter is a summary of the Civic Design Review Committee's advisory recommendations. It is not an expression of the City Planning Commission's recommendation or opinion regarding zoning variances, special exceptions, or other discretionary approvals associated with this proposal.

The project proposes a commercial and multi-family residential building totaling 96,000 square feet. This proposal includes 1,900 square feet of commercial space, 89 dwelling units, and 34 vehicular parking spaces. The parcel is zoned RSA-5 Residential Single-Family Attached and requires variances for use, height, and accessory parking.

At its meeting of December 5, 2023, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO COMMENTS (South Kensington Community Partnership)

The RCO representative provided the following comments.

- The community preferred a warmer color palette for façade materials
- They asked for an increase in the number of parking stalls where possible
- They noted that the affordable units (through zoning code bonus) are appreciated
- They requested large street tree pits noting that landscaping is important to the overall streetscape design

CDR COMMITTEE COMMENTS

The CDR Committee members had a number of comments specifically to the overall design and layout of the proposal, including:

- The Committee struggled to understand entry points and the proposed façade treatments made it difficult to understand where residents should enter. The Committee noted that the trash room appeared to be the main entrance.
- It was noted that the existing sidewalks onsite have long been neglected

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- They acknowledged that the neighborhood was interested in additional greening measures including more details on the type of trees proposed for Germantown Ave and preferred a larger canopy tree.
- The Committee noted there were conflicting details regarding the courtyard landscaping plan. The Committee requested that this space should be more activated for residents of the building.
- The Committee agreed with the RCO and CDR staff regarding the color scheme critiques
- The Committee agreed with CDR Staff comments regarding the drive aisle recommendation to become a one-way configuration. It was noted that a one-way drive aisle could create additional green space for residents and the larger community.
- There were several questions on the condition of building to the south of site, which sits very close to the proposed building.
- The Committee recommended incorporate portions of the parking area as an amenity (walkway), helping to clearly articulate space for pedestrians from the parking lot.
- The Committee requested the applicant team clearly define how units that look into courtyard relate to it and asked for the courtyard to become more unique.
- The Committee did also note appreciation for including balconies in the design.
- The Committee noted the inclusion of affordable units is commendable.
- The Committee asked the applicant to consider rooftop shade and/or solar panels
- The Committee also agreed with CDR staff's Building Design comments
 - a. The ground floor appears very tall relative to human scale. Staff recommends continuing the awning (or otherwise extending this line) along the Germantown Ave façade to create the visual impression of a more appropriate ground floor height.
- There is a sharp increase in height between this building and surrounding buildings. Consider adjustments to massing to make this change more gradual.

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

Re: Civic Design Review for 2108-12 N 6th Street (Application # ZP-2022-010839)

Dear Paulose 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 multi-family building at 2108-12 N 6th Street.

This letter is a summary of the Civic Design Review Committee's advisory recommendations. It is not an expression of the City Planning Commission's recommendation or opinion regarding zoning variances, special exceptions, or other discretionary approvals associated with this proposal.

The project proposes a multi-family residential building totaling 67,326 square feet of gross floor area. This proposal includes 60 dwelling units, 25 car parking spaces, and 56 bike parking spaces. The parcel is zoned CMX-2 Commercial Mixed Use and is getting refused for its number of units, height, bicycle parking spaces, and maximum occupied area.

At its second meeting of December 5, 2023, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments - Asociacion Puertorriquenos En Marcha (APM) :

A representative from APM joined the panel along with a member of the community* who noted that the revisions made by the development team were mostly related to aesthetics while the community is more concerned about the density and scale of the building, parking, and affordability. The community member mentioned that the community's recommendations and concerns had not been heard. The representative from APM did not provide comments during the meeting.

CDR Committee Comments

During the Civic Design Review meeting, one Committee member acknowledged that the comments from the community member were respected, however noted that in their opinion - the front setbacks, proposed materials, and density were appropriate for this site, and it would be the ZBA's decision to grant the variances to this specific proposal. Another committee member appreciated the community member's commentary about the revisions being only aesthetic and seconded that the CDR committee was mainly commenting on the design elements and aesthetics as this review body's scope was mostly focused on architectural features not density or zoning related concerns.

*PCPC staff was notified after the CDR meeting that these comments were made by a member of the community who was not a member of nor was she representing the APM RCO.

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The committee appreciated the design changes made since the first meeting and noted that additional attention should have been paid to the side yards and side elevations to create spaces for community use and activities. Building to the lot line was also discouraged because the adjacent future developments would make the balconies and the side yards less desirable.

The addition of two-bedroom units with balconies was appreciated and it was mentioned that the location of staircases at the corners was discouraged because it creates unnecessarily long hallways and takes away the opportunity to create livable spaces around those corners. The committee chair encouraged the development team to work on a Community Benefits Agreement and the development team agreed to do so.

Lastly, the CDR Committee adopted the Planning Commission staff comments, which included recommendations to include proposed streetscape elements, continue conversations with affected property owners to maintain, and activate the green space on the south side of this development. PCPC staff also noted missed opportunities for the mural to extend to the full height of the side walls, and suggested the balconies extend to the corners. While supporting the material color change, staff still encouraged higher quality materials for larger portions of the building elevations. Finally, PCPC staff suggested that the team reach out to OTIS for the addition of a bike share station given the size of this development.

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,

Martine Decamp, AICP
Interim Executive Director

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December 20, 2023

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

Re: Civic Design Review for 2242-50 N 9th Street (Application # ZP-2022-013239)

Dear Willow Jessop,

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 2242-50 N 9th Street.

This letter is a summary of the Civic Design Review Committee's advisory recommendations. It is not an expression of the City Planning Commission's recommendation or opinion regarding zoning variances, special exceptions, or other discretionary approvals associated with this proposal.

The project proposes two multi-family residential buildings separated by a shared drive aisle totaling 49,192 gross square feet. This proposal includes 54 dwelling units and 20 car parking spaces. The parcel is zoned RM-1 Residential Multi-Family and I-2 Medium Industrial. Due to this split-zoning condition, the most restrictive provisions of all zoning districts apply, and this proposal received five refusals, as follows:

- Use: Multifamily is prohibited in I-2
- Side yard: 12' required where lot abuts a residential district, 0' proposed
- Parking: 27 spaces required, 20 proposed
- Loading: 4 off-street spaces required, 0 proposed
- Parking Accessed from primary frontage (N 9th St) in RM-1

At its meeting Of December 5, 2023, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments – (37th Ward RCO)

The representative from the 37th Ward RCO stated that the membership of the RCO supported the project and the necessary variances. They noted the use of a red brick façade, extensive green roof, and the 3-story height as positives. Their only concern is the use of fiber-cement panels on the rear elevations, but these will not be visible from the street.

CDR Committee Comments

Members of the CDR committee agreed with the RCO representative that the buildings feature attractive façade designs but had concerns about the building typologies that feature units with compromised layouts, basement living, and limited closet space. It was noted that the proposed layout features too many units with little outdoor living space. It was suggested that one of the building modules be removed to alleviate this issue.

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It was also noted that the pedestrian walkway added to the rear of the quad-plex units will necessitate a redesign of the slanted columns, and that the extensive use of compact car parking spaces may not be approved by the Streets Department.

Lastly, the committee noted their appreciation of the sustainable design features including extensive green roofs and permeable pavers.

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,

Martine Decamp, AICP
Interim Executive Director

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