



Department of Planning and Development

Civic Design Review

CITY OF PHILADELPHIA

76 Place at Market East

Special Session – 2nd review

April 2, 2024

Accessing Interpretation Services



Accessing an interpreter:

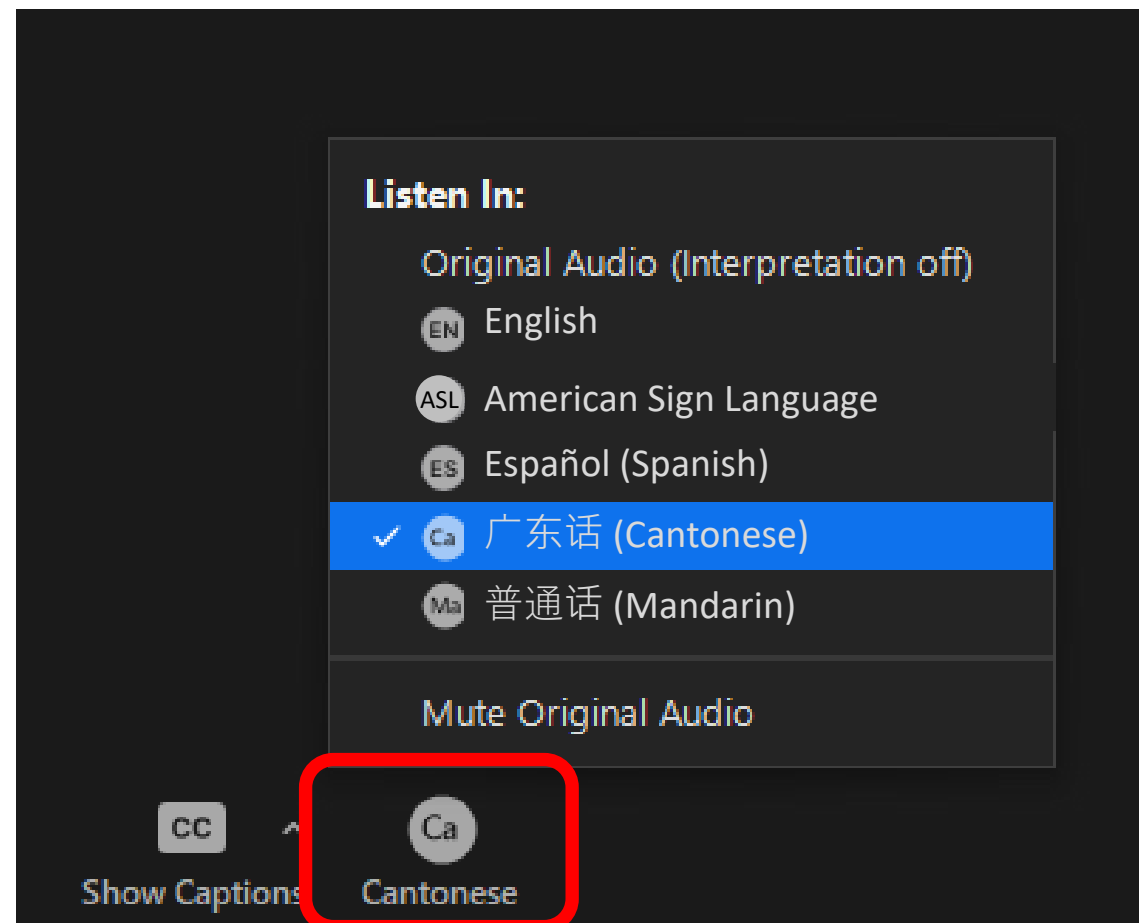
The button at the lower right will allow you to open a menu for language choice. You can change the language at any time.

获得口译协助:

点击右下按钮，您将可以打开语言选择菜单。您可随时更改语言。

Cómo acceder a un intérprete:

El botón en la parte inferior derecha le permitirá abrir un menú para elegir el idioma. Puede cambiar el idioma en cualquier momento.



If you do not need interpretation services, please click English (do not use original audio).



Muting English:

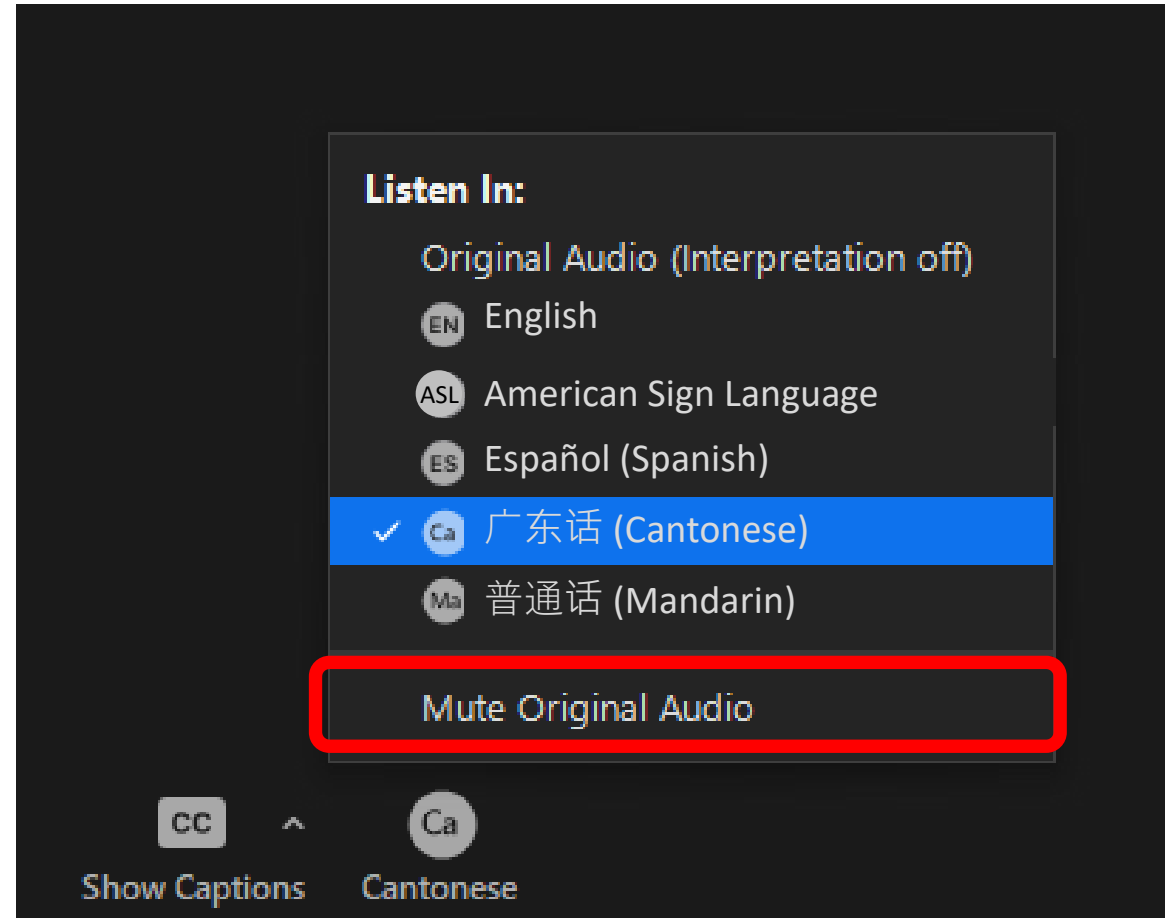
At the bottom of the language choices is a bar that allows you to mute English speakers. You can turn the English back on at any time.

对英语静音:

语言选择菜单底部有一栏，可让您对英语发言者静音。您可随时取消对英语的静音。

Cómo silenciar el idioma inglés:

En la parte inferior de las opciones de idioma, hay una barra que le permite silenciar a los hablantes de inglés. Puede volver a activar el idioma inglés en cualquier momento.





Chat

Chat disabled

From David Fecteau ... to All panelists and attendees:
This is today's agenda.
<https://www.phila.gov/media/20210223124417/PCPC-Agenda.February-25.2021-1.pdf>

CDR agendas

Title

[CDR Agenda 030221](#)

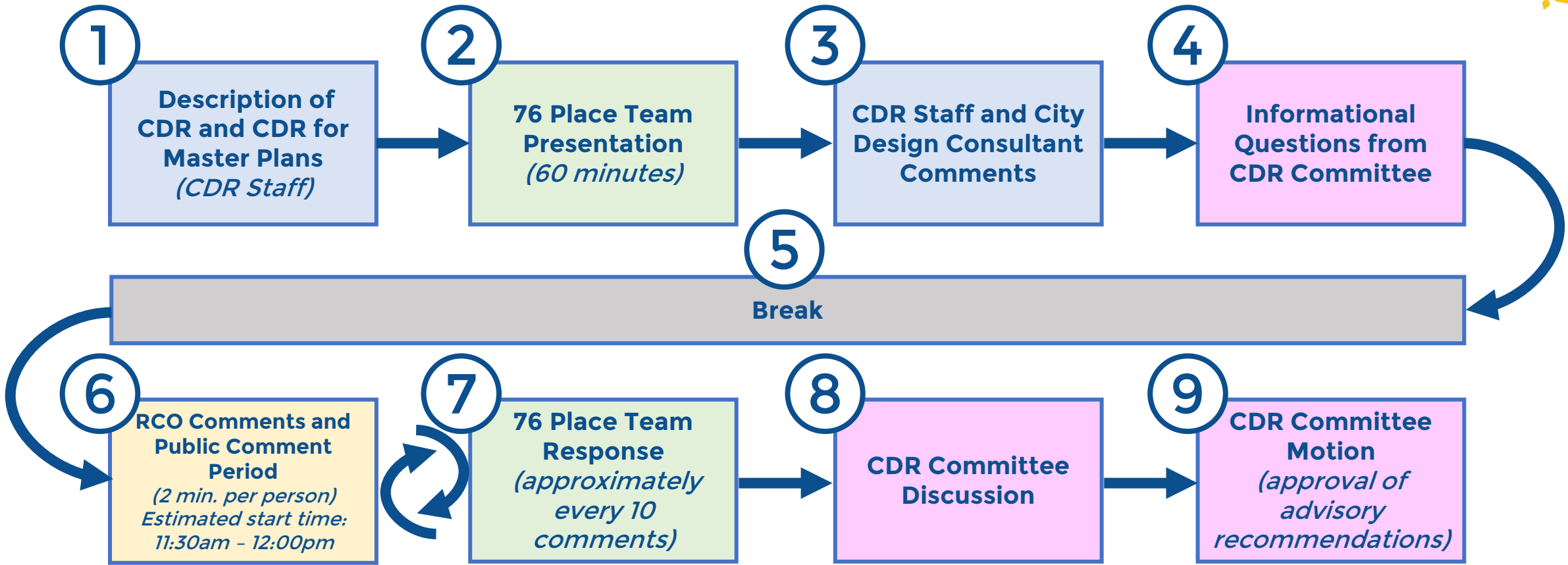
CDR application materials

Title

- This meeting is being **recorded**
- Staff may use the **“chat”** feature to send meeting status updates or notes
- <https://www.phila.gov/departments/philadelphia-city-planning-commission/public-meetings/>
- Please note the **“Q&A”** is only for procedural questions. We ask that you avoid writing your questions/comments about the project using this function.



- Before commenting, please state your **full name**.
- We ask you to limit your comments to **two minutes**. You may be muted after that time.
- Please limit your comments to **design issues** only. Please do not restate comments previously noted by others.
- Comments submitted in advance to CDR@phila.gov have been given to the Committee and do not need to be read aloud.
- Staff will call on those who pre-registered first, followed by those using the raised hand function.
 - If accessing this meeting by phone please raise your hand by dialing *9

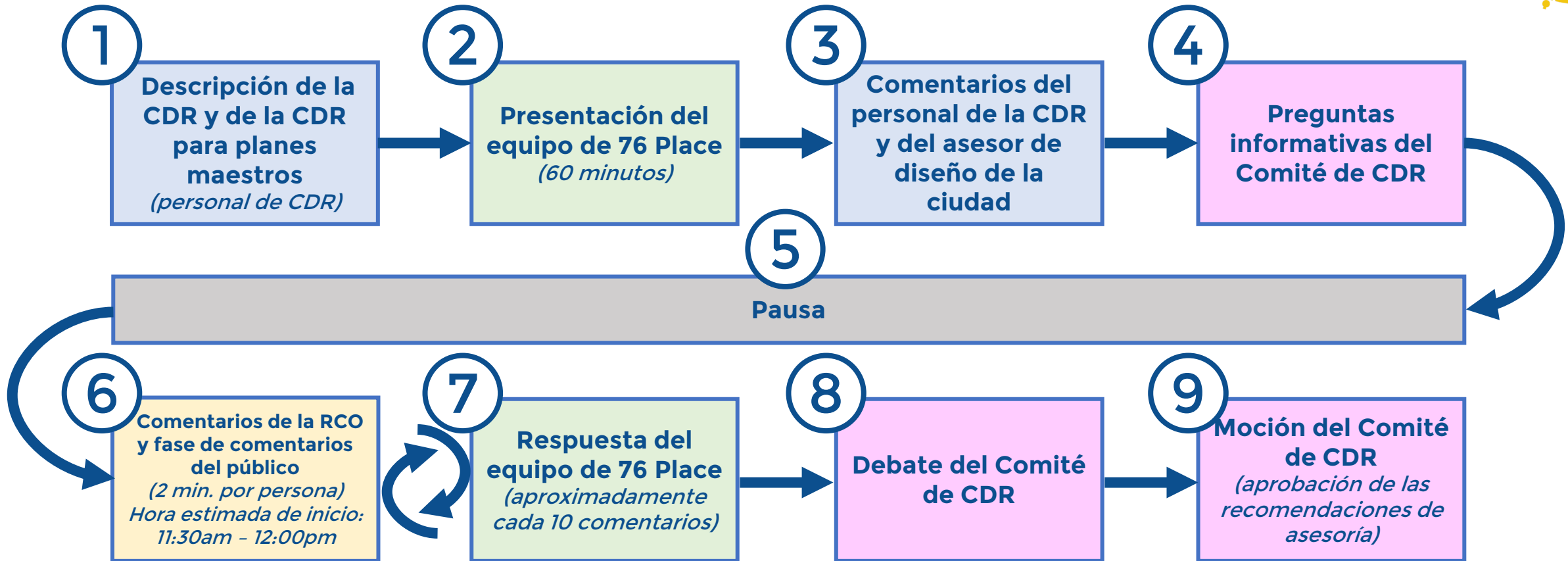


CDR Staff

CDR Committee

Public

76 Place Team

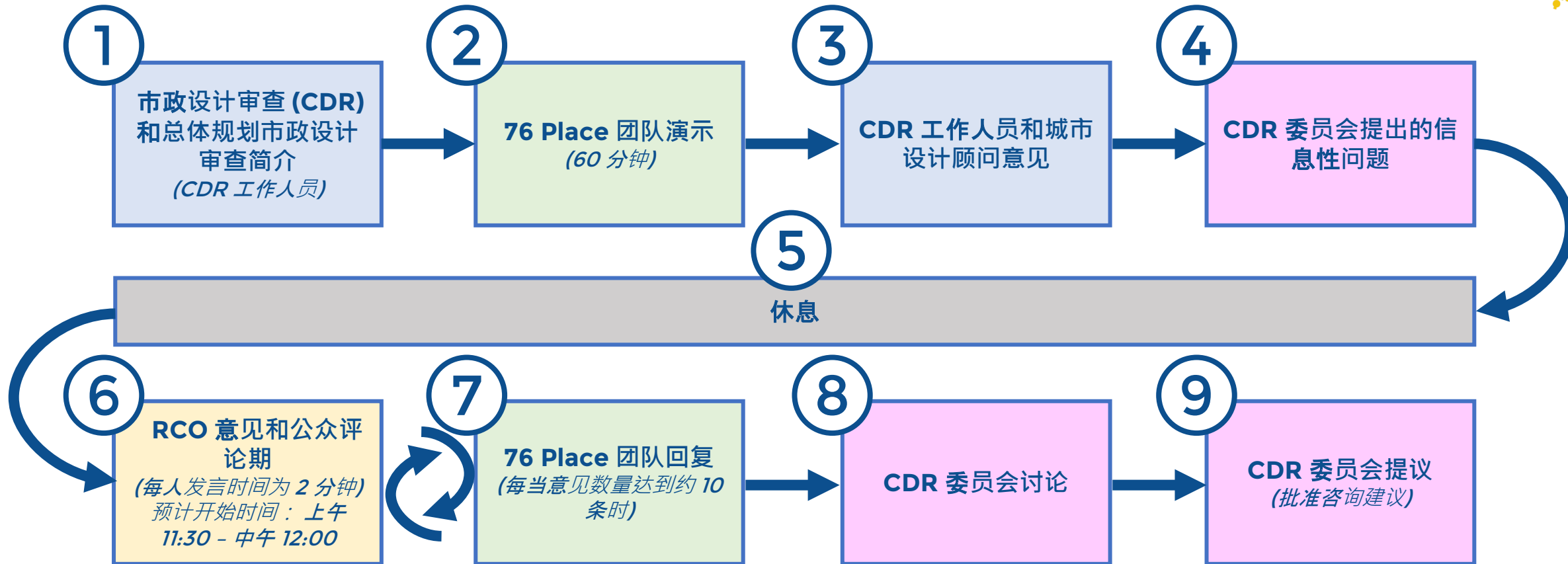


Personal de la CDR

Comité de CDR

Público

Equipo de 76 Place

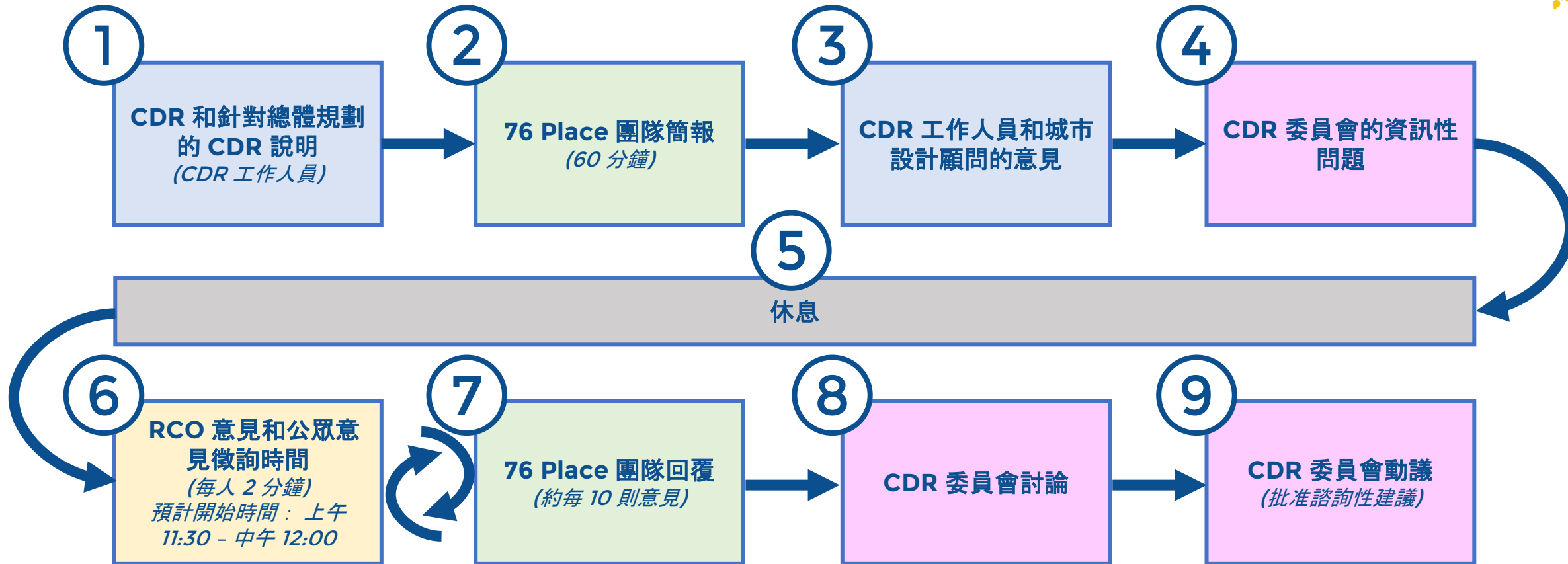


CDR 工作人员

CDR 委员会

公众

76Place 团队



CDR 工作人員

CDR 委員會

公眾

76 Place 團隊

1

Description of CDR and CDR for Master Plans

Presented by: CDR Staff

CDR Staff

What is Civic Design Review (CDR)?



Civic Design Review (CDR) is a forum for public discussion of large development projects.

Advisory recommendations from:

- Design and development professionals
- Community representatives

Discusses the “Public Realm”:

- What people can see and access
- Includes streets, sidewalks, and parks

The public realm affects the well-being of people and communities

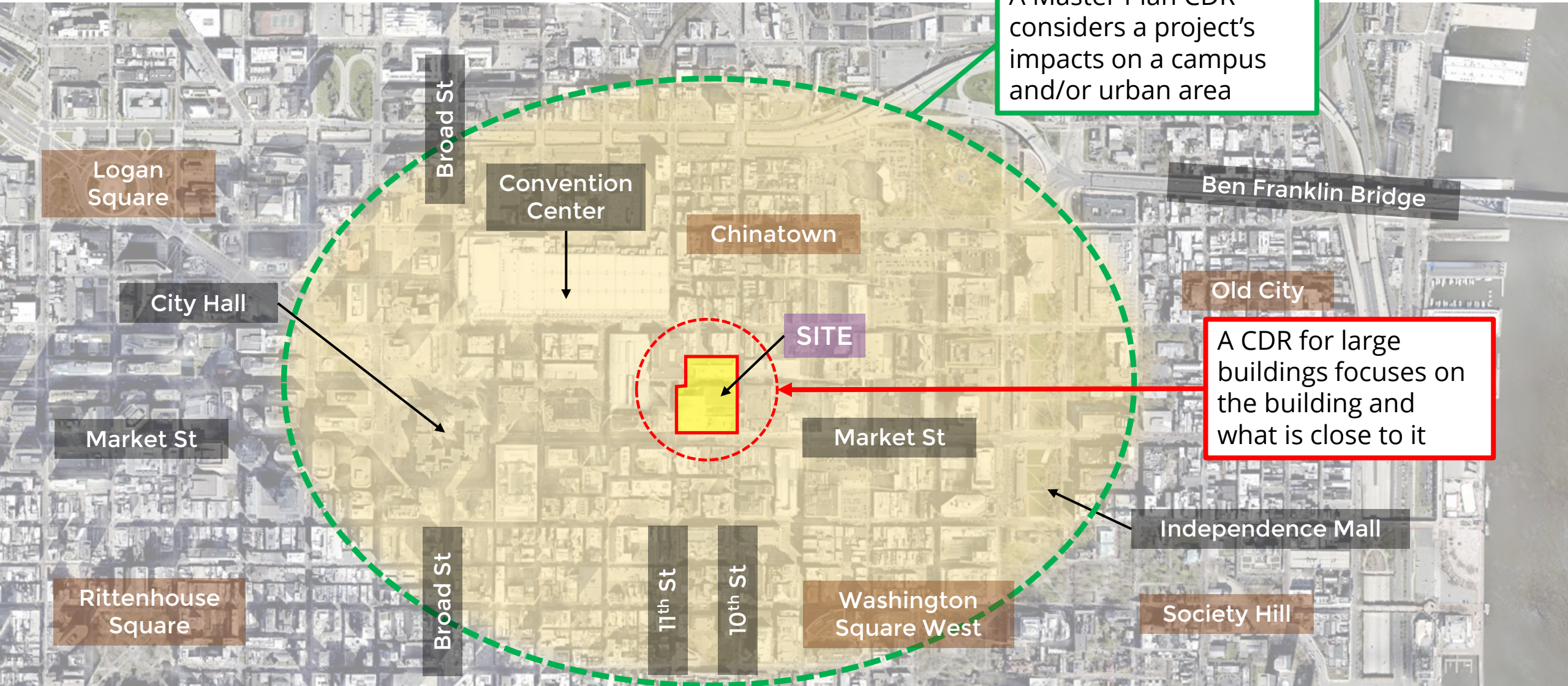


Example CDR case - 1601 Vine Street

Two types of Civic Design Review (CDR)



CDR for Master Plans and CDR for Buildings



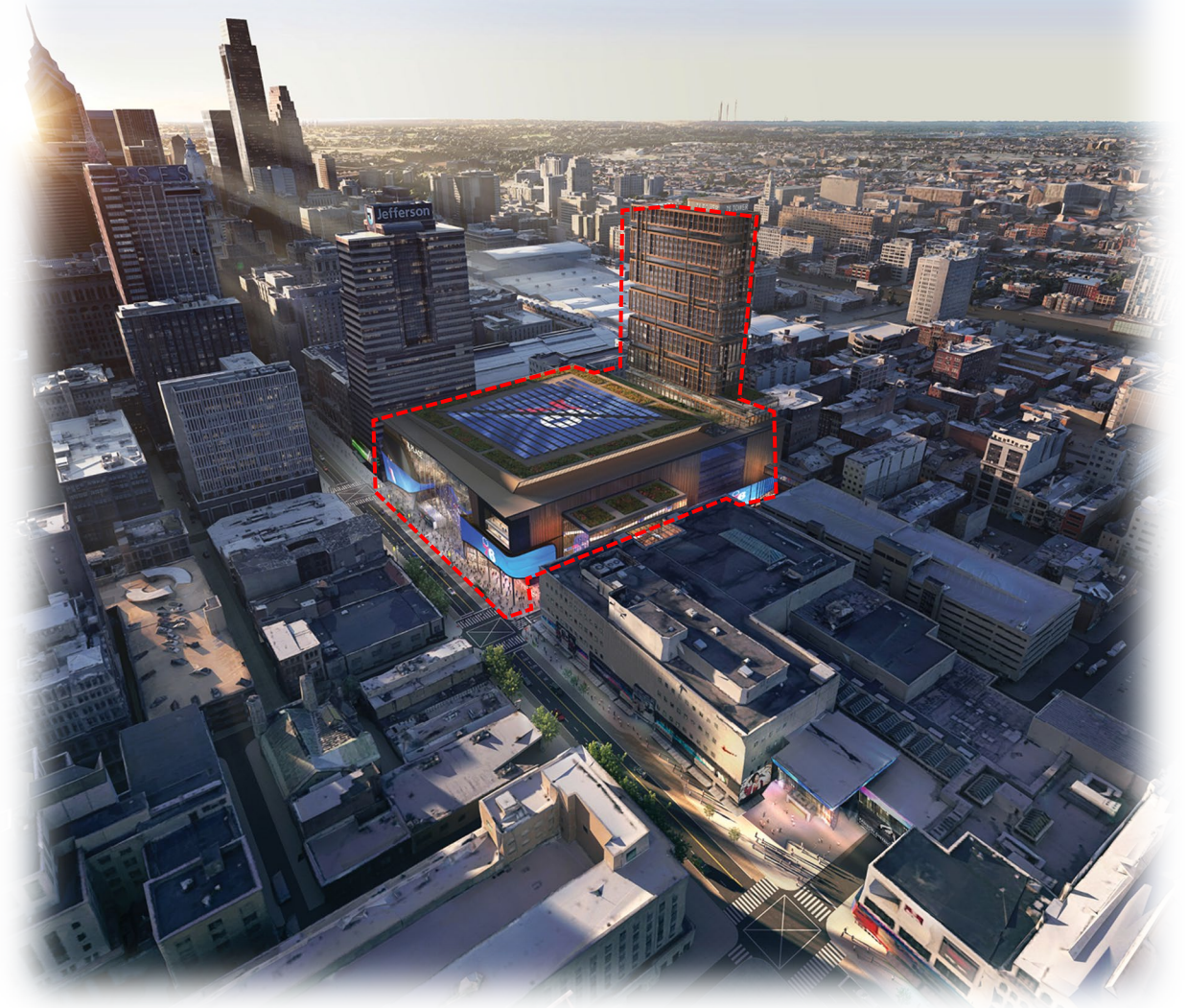


Master Plan reviews consider:

- General size and shape of the project
- Impact on the surrounding area

Topics include:

- Pedestrian and public access
- Traffic and public transit
- Public open spaces
- Overall sizes & shapes of buildings



Planning Commission Goals for Master Plans*



- **Enhance the city's streets and sidewalks,** which represent the greatest percentage of its public realm, to function well, and promote vitality and activity;
- **Maximize the utility of open space,** which may be either public or private, and is visible to the public
- Promote the use of **public transit**
- **Integrate accessibility** for persons with disabilities
- Minimize the adverse visual impact of **vehicular service areas,** while providing safe and ample access for emergency and delivery vehicles
- Include clearly **defined pedestrian connections** from buildings and parking areas to public streets
- Incorporate **quality public open spaces and pedestrian networks** between buildings.

**From PCPC Regulations 10.6 – Master Plan*

What Happens at a 2nd Civic Design Review?



- PCPC staff will go through a summary of the first review comments and the applicant's responses following the development team's presentation. The full list of comments and responses is already uploaded to our website.
- CDR Committee recommendations are **advisory**, but applicants are strongly encouraged to incorporate them moving forward.
- This is the 2nd time this proposal is being reviewed for CDR master plan.
- This project will also go through additional City design reviews at a later date.



Image from 1st 76Place CDR review