

May 21, 2024

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

Re: Civic Design Review for 3350 Richmond Street (Application # ZP-2024-002675)

Dear Chanwoo,

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 new school building at 3350 Richmond 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.

This project proposes a new 88,500 square foot school building to replace an existing school building, which was in the process of being demolished at the time of review. The existing zoning is SP-CIV Special Purpose Civic, Educational, and Medical. The proposal is a by-right project.

At its meeting of May 7, 2024, the Civic Design Review Committee completed the CDR process and offered the following comments:

Council Office Comments (6th District Councilmember Mike Driscoll)

Councilperson Driscoll attended the CDR the meeting and noted the following:

- That the council office has been involved in project from beginning.
- The project has included a lot of community engagement.
- Designs have been iterative and responsive to community concerns.
- That he is very pleased with the team, supportive of proposal, and eager to see the school back in use.

CDR Committee Comments

The committee was appreciative that a team with a track record of quality design is doing work with the Philadelphia School District. Several positive design features were noted, including:

- Continuous street tree pits,
- Well-designed play yards, although there were request to maintain a fully accessible and inclusive series of spaces,
- The inclusion of bike parking (which should be maximized where possible),
- Fencing elements designed to recede visually, and
- LEED-Gold certification.

The Committee also asked the design team to consider the following:

- Shade structures for the green roof and play areas.

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Established 2012

Martine Decamp, AICP
Interim Executive Director

Michael Johns, FAIA,
NOMA, LEED-AP
Civic Design Review Chair

Daniel K. Garofalo
*Civic Design Review
Vice-Chair*

Ashley Di Caro, LEED -AP
Clarissa Redding, RA
Leonidas Addimando
Tavis Dockwiler, RLA

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

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- A different location for the outdoor dining area – it may be cold as currently sited.
- Consider dual use or re-use of the parking lot where possible for additional outdoor space.
- Lastly, the committee asked the design team to clarify the entry sequence for pedestrians, possibly including a grander approach from the corner.

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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Interim Executive Director

Michael Johns, FAIA,
NOMA, LEED-AP
Civic Design Review Chair

Daniel K. Garofalo
*Civic Design Review
Vice-Chair*

Ashley Di Caro, LEED -AP
Clarissa Redding, RA
Leonidas Addimando
Tavis Dockwiller, RLA

cc: Michael Johns, Chair, Civic Design Review, mdesigns@msn.com
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com
Councilmember Michael Driscoll, Council District 6, mike.driscoll@phila.gov
Stanley Cywinski, Director of Zoning, Planning & Development for Council District 6, stan.s.cywinski@phila.gov
Mayva Donnon, KSS Architects, mdonnon@kssarchitects.com
Maria Sourbeer, Mosaic Development, maria@mosaicdp.com
Ken Paul, Port Richmond On Patrol & Civic Association (PROPAC), propac19134@gmail.com
Katsi Lozada, New Kensington Community Development Corp, kmiranda-lozada@nkcdc.org
Greg Waldman, Philadelphia City Planning Commission, gregory.waldman@phila.gov
Chanwoo Jung, Philadelphia Licenses and Inspections, chanwoo.jung@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 and Infrastructure Systems, casey.ross@phila.gov
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov

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

Re: Civic Design Review for 8400 Roosevelt Blvd, Parcel D (Application # ZP-2023-013531)

Dear Chanwoo,

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 residential building at 8400 Roosevelt Blvd, Parcel D.

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 four-story multi-family residential building totaling 105,691 gross square feet on a 7.6-acre vacant lot. The proposal includes 85 dwelling units and 168 parking spaces. The parcel is split-zoned RSA-1/RSA-2. The proposal requires variances for the proposed multi-family use and for the removal of heritage trees from the property.

At its meeting of May 7, 2024, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments (Rhawnhurst Civic Association)

A representative of Rhawnhurst Civic Association attended the May 7th CDR meeting. The Association is in favor of the project and appreciated that the site would have enough parking which would ensure that cars would not encroach or impact parking within the existing neighborhood.

CDR Committee Comments

The CDR Committee was in favor of the project but had several comments encouraging the site to have more sustainable features. It was applauded that this very suburban site added urban features to make it more walkable and allows it to connect with the surrounding community. However, the site design includes a large parking lot which will contribute to the urban heat island effect. The following suggestions were made to improve the design of the parking lot:

- Impervious surfaces should be used where possible.
- Solar shading should be used above parking spaces.
- The number of parking spaces should be reduced in favor of more greening of the parcel, especially near the firetruck turnaround.
- The number of EV parking spaces should be increased to 5-10% of the proposed parking spaces.

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Interim Executive Director

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NOMA, LEED-AP
Civic Design Review Chair

Daniel K. Garofalo
*Civic Design Review
Vice-Chair*

Ashley Di Caro, LEED -AP
Clarissa Redding, RA
Leonidas Addimando
Tavis Dockwiller, RLA

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This site maintains a large amount of green space. The following suggestions were made to improve the design of these spaces:

- Rethink the stormwater basin on the property. It should become a feature and less utilitarian.
- Some of the evergreen trees in the planting program are not native and should be replaced with native plantings.
- It is highly encouraged that the development team preserve as many heritage trees as possible.
- The planned pathways are a bit stiff and should move more naturally.
- Consider adding more seating along the pathways.

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

cc: Michael Johns, Chair, Civic Design Review, mdesigns@msn.com
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com
Councilmember Brian O'Neill, Council District 10, brian.oneill@phila.gov
Alice Udovich, Representative to Council District 10, alice.udovich@phila.gov
Paul Butala, Meyers Architects, Inc, pbutala@meyerdesigninc.com
Stephanie Boggs Magagna, Klehr Harrison Harvey Branzburg LLP, sboggs@klehr.com
Lee Horn, Rhawnhurst Civic Association, Rhawnhurstcivic@aol.com
Kyle Brown, Philadelphia City Planning Commission, kyle.brown@phila.gov
Chanwoo Jung, Philadelphia Licenses and Inspections, chanwoo.jung@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 and Infrastructure Systems, casey.ross@phila.gov
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov

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May 21, 2024

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

Re: Civic Design Review for 6528 N Broad Street (Application # ZP-2022-011421)

Dear Mark,

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 commercial and residential building 6528 N Broad 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 mixed-use 7-story building totaling 77,874 gross square feet. The proposal includes: a sit-down restaurant on floors 1-2, plus a designated outdoor seating area; office and multi-purpose space on floor 2; 60 dwelling units on floors 3-7, including 42 affordable units at moderate income levels; and 20 underground car parking spaces. The parcel is zoned CMX-3 and is a by-right project utilizing the Mixed-Income Housing Bonus.

This proposal had its first review at the March 5, 2024 Civic Design Review meeting where the applicant was asked to return for further review. The project was revised significantly since the first review, particularly related to the building facade materials and the layout of the ground floor plan towards the rear of the building. At its meeting of May 7, 2024, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments (A Concerned Community Association)

The RCO representative expressed appreciation for the revisions, commenting that the following revisions have significantly improved the project.

- The larger residential lobby,
- The elimination of a second curb cut,
- The added multi-purpose room, and
- The inclusion of three elevators.

The RCO representative also noted several ongoing concerns and questions, including:

- Concerns about the ability of the neighborhood to absorb the proposed density.
- The impact on parking and on traffic along Broad Street.
- Concerns about potential vehicular congestion in the underground garage, including questions about emergency vehicle access.
- Concerns about balconies (noise and safety).
- The need for bus shelters.
- Questions about how and the extent to which the outdoor spaces will be divided between residential outdoor space and outdoor dining.

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NOMA, LEED-AP
Civic Design Review Chair

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*Civic Design Review
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Ashley Di Caro, LEED -AP
Clarissa Redding, RA
Leonidas Addimando
Tavis Dockwiler, RLA

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- Clarification of trash removal, including whether residents are responsible for bringing their trash to the parking-level trash room, and how and where exactly on Old York Road trash truck loading will occur.

Finally, the RCO noted appreciation for the applicant's intention to create and maintain a new plaza in the public Right-of-Way and expressed support for the applicant's intention to pursue 'Loading Only' areas through future coordination with the Streets Department.

CDR Committee Comments

The Committee agreed with staff concerns about the reduced glazing along N Broad Street at the building's lower levels, encouraging the design team to push for adding back the level of transparency that was shown in previous plans.

The Committee appreciated revisions to the proposed plaza but recommended a larger canopy tree. It was also suggested that if the plaza were less symmetrical, this could create opportunities for multiple tree plantings while preserving the same amount of seating.

One Committee member had concerns about the selection of artificial turf as a surface for the added outdoor seating area next to the residential lobby, encouraging the design team to consider more of a living green space and efforts to ensure a large enough soil volume for plant growth.

Finally, while noting appreciation for the revisions to the rear façade overall, one Committee member expressed the wish that the lower-level portion consisting of white stone had more visual interest.

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

cc: Michael Johns, Chair, Civic Design Review, mdesigns@msn.com
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com
Councilmember Cindy Bass, Council District 8, cindy.bass@phila.gov
Charles Richardson, Representative to Council District 8,
Charles.richardson@phila.gov
Carolina Pena, Parallel Architecture Studio, office@prll.studio
Michelle Kleschick, Parallel Architecture Studio, michelle@prll.studio
Sandra Broadus, A Concerned Community Association, accaphila@gmail.com
Sharon Milburn-Carter, Oak Lane/Wister Community Coalition,
sharonmilburn60@gmail.com
Peter Barnard, Philadelphia City Planning Commission, peter.barnard@phila.gov
Mark Griffenberg, Philadelphia Licenses and Inspections, mark.griffenberg@phila.gov

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Michael Johns, FAIA,
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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 and Infrastructure Systems,
casey.ross@phila.gov
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov

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May 21, 2024

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

Re: Civic Design Review for 1321-25 N 5th Street (Application # ZP-2023-009033)

Dear Andrew,

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 1321-25 N 5th 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 includes 57,433 square feet of renovation within an existing structure and 41,467 square feet of new gross floor area. This proposal includes 11,100 square feet of artisan space within the basement of the existing building, 92 residential units (60 new units and 32 existing units), 13 vehicular parking spaces, and 25 bike parking spaces. The parcel is zoned IRMX. The project is by right and does not seek any zoning bonuses.

This proposal had its first review at the February 6, 2024 Civic Design Review meeting where the applicant was asked to return for further review. At its meeting of May 7, 2024, the Civic Design Review Committee completed the CDR process and offered the following comments:

RCO Comments (South Kensington Community Partners)

The RCO representative noted that there was no substantive change in the project design between CDR reviews and all the comments shared during the first review were still points of concern, including:

- The proposal is not contextual with the surrounding neighborhood and is too tall and dense.
- The single-use building is a concern.
- The new addition only includes small studio units.
- The location of the new building in relationship to the existing building and the inclusion of balconies will block sunlight and create sound and air quality issues for the units within the existing building.
- It is more likely that the basement industrial spaces be utilized as storage spaces.
- The inclusion of too many conflicting activities within the Lawrence Street courtyard is concerning.

Finally, the RCO representative asked for confirmation that the design of the future N 5th Street parking lot will be shared with the community.

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Interim Executive Director

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NOMA, LEED-AP
Civic Design Review Chair

Daniel K. Garofalo
*Civic Design Review
Vice-Chair*

Ashley Di Caro, LEED -AP
Clarissa Redding, RA
Leonidas Addimando
Tavis Dockwiller, RLA

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Council Office Comments (5th District Councilmember Jeffery Young, Jr)

A representative from the Council office attended the meeting and noted similar concerns with the RCO regarding the height and the scale of this development.

CDR Committee Comments

During the second Civic Design Review meeting, the Committee noted their disappointment in not seeing many meaningful changes since the first review and reiterated the comments from the first meeting, including:

- The future use of the N 5th Street courtyard as a parking lot may be in line with the community's need for parking, however the Committee encouraged the use of a more vibrant color palette for material within the courtyard. Also, it was suggested that more vegetation and pedestrian friendly programming be added to this space given that the curb cut was larger than needed.
- It was also suggested to add a double row of trees along the N 5th Street courtyard for added activation.
- It was mentioned that below-grade artisan spaces were difficult to access and there would need to be a better connection to these spaces from the ground floor. The viability of these spaces was also brought up as a concern.
- There were concerns regarding the length of the path to the elevator from N 5th Street and the move-in move-out path from the loading dock to the elevator.
- The use of brick for front facades, balconies for residential units, and window patterns on the facades were appreciated.
- There was a suggestion for better treatment of the existing building, including cleaning the facades and restoring the window openings to their original sizing.
- The inclusion of additional solar panels was suggested.
- The Committee encouraged the development team to continue discussions with the community and to show that industrial spaces would be utilized as intended.

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

cc: Michael Johns, Chair, Civic Design Review, mdesigns@msn.com
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com
Councilmember Jeffery Young, Council District 5, jeffery.young@phila.gov
Conlan Crosley, Representative to Council District 5, Conlan.Crosley@phila.gov
Rustin Ohler, HDO Architecture Firm, Rustin@HDOarch.com
Eric Quick, HDO Architecture Firm, eric@HDOarch.com
Katherine Missimer, Klehr Harrison Harvey Branzburg LLP., kmissimer@klehr.com
Hercules Grigos, Klehr Harrison Harvey Branzburg LLP., HGrigos@klehr.com
Annie Moss, Olde Kensington Neighborhood Association, okna420c@gmail.com

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Michael Johns, FAIA,
NOMA, LEED-AP
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Philadelphia, PA 19102

215-683-4615

<https://www.phila.gov/departments/philadelphia-city-planning-commission/>

Marco Gorini, 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
Andrew Didonato, Philadelphia Licenses and Inspections, andrew.didonato@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 and Infrastructure Systems, casey.ross@phila.gov
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org
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