



April 7, 2021

Shakir Cohen
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 Dockwiller, RLA
Clarissa Kelsey, RA
Elise Vider

Re: Civic Design Review for 801 W Girard Avenue (Application #ZP-2020-010084C)

Dear Mr. Cohen,

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 **801 W Girard Avenue**.

The proposal, located on the southwest corner of W Thompson and N Franklin Streets is for a 61,291 square foot, six story multi-family residential building containing 80 residential units on floors two through six. The ground floor contains the lobby, 19 vehicle parking spaces, and 27 bike parking spaces. The parcel is zoned CMX-3 making this a by-right proposal.

At its meeting of April 6, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

1. RCO Comments

The 14th Ward Democratic Executive Committee was the coordinating RCO for this project. They held a virtual public meeting on February 17, 2021 which was also attended by the West Girard Progress RCO. A representative from each RCO was on the CDR Committee for this project.

The representative from the 14th Ward Democratic Executive Committee stated that at the public meeting, it was agreed upon that red bricks would be used to better reflect neighborhood context, but that this material was not shown on the plans. The representative from West Girard Progress stated that the Thompson Street elevation, as shown, is acceptable to them, but that they would like red brick on Franklin Street elevation where gray brick is currently shown.

The applicant responded that they intend to incorporate brick tones more in line with adjacent buildings.

The representatives from both RCOs expressed appreciation for the trash storage plan and the development team's coordination with the nearby elementary school.

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

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

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2. CDR Committee Comments

The Civic Design Review Committee members agreed with the RCO representatives about material choice and had limited additional comments.

One member of the CDR committee expressed concern that one elevator is not enough for a building containing 80 units. Another expressed concern that the first floor of the building is not activated. They suggested that the lobby space, and associated glazing, be more prominent to help activate the streetscape. Members of the CDR committee agreed with the staff comment that the horizontal white panels make the building look too long.

The chair requested that the following staff comments be included:

Building Design:

- Most of the ground floor elevation on Franklin Street is dedicated to parking
- Building materials appear less substantial when compared to the adjacent tower
- Slate blue color and ivory metal panels have no connection to context

Parking Design:

- On Franklin Street, first floor parking is screened with a wooden fence and is not enclosed within the building
- Parking garage elevation is subject to Parking Garage Review at time of Building Permit (see Code Section 14-803(4)(b)(.4))

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
Council President Darrell Clarke, darrell.clarke@phila.gov
Corey Bell, Constituent Services Representative, corey.bell@phila.gov
Herb Schultz, PZS Architects, hschultz@pzsarchitects.com
Rhett Chiliberti, P.E., Maser Consulting, rhett.chiliberti@colliersengineering.com
Michael Phillips, Obermayer Rebmann Maxwell & Hippel LLP, michael.phillips@obermayer.com



Department of Planning and Development

Civic Design Review

CITY OF PHILADELPHIA

Diane Monroe, 14th Ward Democratic Executive Committee, Diana.Davis@comcast.net

Jacob Peck, Yorktown 2035, jacobphl@icloud.com

Barbara Pennock, West Girard Progress, bjchavous@gmail.com

Peter Crawford, Temple Area Property Association (TAPA), peter@crawfordgroup.org

David Fecteau, Philadelphia City Planning Commission, david.fecteau@phila.gov

Shakir Cohen, Philadelphia Licenses and Inspections, shakir.cohen@phila.gov



April 14, 2021

Ms. 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, FAIA, NOMA, LEED-
AP
Civic Design Review Chair

Daniel K. Garofalo
Civic Design Review Vice-Chair

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Elise Vider

Re: Civic Design Review for 2300 Market Street (App. No. ZP-2020-006553)

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 **2300 Market Street**.

The proposal is for a 10-story overbuild above three, 4-story existing buildings that are to be renovated and unified. The proposal includes 185,266 total square feet with 200 residential units above 12,048 square feet of commercial/retail space. There are 8 on-site, underground parking spaces, 52 off-site parking spaces in an adjacent building, and 72 bicycle parking spaces on-site. No zoning variances are required though bonuses are building utilized for underground parking and moderate income housing.

The Civic Design Review Committee voted to conclude the CDR process at its meeting on **April 6, 2021**. The Committee offered the following comments:

1. RCO Comments

Rick Gross of the Center City Residents' Association (CCRA) was present to express support for the project. He said the community feels the building is a tremendously worthwhile addition to the neighborhood. He also reported that the developer has willingly entered into a Community Benefits Agreement which CCRA also supports.

2. CDR Committee Comments

The CDR Committee was largely supportive of the proposal. The Committee members noted that the team did a wonderful job making the architecture fit within the existing context. The group was pleased with the overbuild solution and the sensitivity of the building design. The team was asked to consider ways to provide outdoor spaces to residents at the upper floors to signal residential uses and add additional texture and variety. The design team was also encouraged to include in ground street trees along Market Street where feasible, and to give greater thought to the proposed green wall. The restoration of the existing brick wall was preferable to the green wall solution to several Committee members.

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

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

www.phila.gov/cityplanning



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 Kenyatta Johnson, kenyatta.johnson@phila.gov
Christopher Sample, Chief of Staff to Councilmember, christopher.sample@phila.gov
Gary Clarke, Saul Ewing, gary.clarke@saul.com
Matthew Whitehorn, Fidler Square Neighborhood Association, vp@fidersquareneighbors.org
Travis Oliver, Center City Residents Association, centercityresidents@centercityresidents.org
Ian Litwin, Philadelphia City Planning Commission, ian.litwin@phila.gov
Cheli Dahal, Philadelphia Licenses and Inspections, cheli.dahal@phila.gov



April 15, 2021

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, AIA, NOMA, LEED-AP
Civic Design Review Chair

Daniel K. Garofalo
Civic Design Review Vice-Chair

Leonidas Addimando
Ashley Di Caro, LEED -AP
Clarissa Kelsey, RA
Tavis Dockwiller, RLA
Elise Vider

**Re: Civic Design Review for 6901 Elmwood Avenue
(Application No. ZP-2020-8028)**

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 development at **6901 Elmwood Avenue**.

This proposal is to build a one-story warehouse, distribution, and storage building of 141,360 S.F., 303 employee parking spaces, 606 van parking spaces, and 12 truck loading spaces. The proposal is located in an ICMX zoning district and does not require any zoning variances.

This project was asked to return following a first meeting March 2, 2021. At its meeting of April 6, 2021, the Civic Design Review Committee completed the CDR process and offered the following comments:

1. 40th Ward Republicans (RCO) Comments:

A representative from the RCO mentioned that there had been positive changes since the first review of this proposal and the Southwest Consortium of RCOs was committed to work with the development team throughout the process to resolve the issues. The RCO representative noted that the RCO identified three locations within this parcel which had been underutilized to be designated as civic spaces, seating, and additional green space as part of this development.

The representative appreciated the development team's effort to salvage the existing wrought iron fencing by moving the wooden sound wall to another location within the parking lot which could create opportunities for art as well. The truck traffic patterns seemed to be acceptable by the RCO after the development team moved it to Island Avenue.

Lastly, the representative noted that there would be ongoing collaboration between the community and the development team after the CDR process is concluded and they were confident it would have satisfying results despite the challenges. The public safety issues would also be worked out through advertising flyers and extensive community work.

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

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

www.phila.gov/cityplanning



2. CDR Committee Comments:

At the meeting, the CDR Committee chair emphasized the necessity of the development team to collaborate with the RCO and to involve as many members of the community as possible in the development process. The Committee voiced disappointment that the development team had not taken into consideration the design-related comments from the first CDR meeting and noted that the comments from the first hearing on March 2, 2021 are still relevant.

Site Design

The CDR committee believes that given the size of the site, the site design could be improved to include more open green space and trees, community space, better connections to the neighborhood, and better transit connections and pedestrian pathways within the site. It was also mentioned that the development team could create an open green space along Elmwood to be an asset to the community as well as a booster of safety and pedestrian activities.

The Committee encouraged the team to prioritize hiring from the neighborhood and therefore to consider creating better transit connections and pedestrian access that would allow employees to safely walk, bike or use public transit to commute.

Sustainable Design

The CDR Committee appreciated the development team's future commitments to sustainable elements but strongly recommended that sustainable design features be built now rather than in the future. One Committee member recommended that other ways be sought to eliminate the soil contamination issue, which restricts the site from being utilized recreationally. The Committee encourages the development team to reach out to OTIS for the possibility of a bike share station to make the site more accessible.

The Committee brought up the history of stormwater issues in this area and asked the development team to look into including a green roof to mitigate stormwater runoff. It was also mentioned that the heat island effect would be problematic given the area of impervious surfaces. One of the committee members emphasized the needed for more trees and less lawn space to mitigate the air quality issues. Again, all these recommendations encouraged the applicant to focus on environmental issues.



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 Kenyatta Johnson, Kenyatta.johnson@phila.gov
Joshua Harris, Director of Legislation, Joshua.harris@phila.gov
Frantz Pierre, Legislative Assistant, Frantz.pierre@phila.gov
Brett Nedelokoff, Legislative Assistant, Brett.nedelokoff@phila.gov
Barbara Joslin, BL Companies, bjoslin@blcompanies.com
Jennifer Brown, BL Companies, jbrown@blcompanies.com
Reuben, H. Asia, Faegre Drinker, reuben.asia@faegredrinker.com
Andrew C. Ernesto, Trammell Crow Company, aernesto@trammellcrow.com
Gloria R Kellam, Paschall Betterment League Inc., greneekellam13@gmail.com
Edward Thornton, 40th Democratic Ward, DemWard40A@gmail.com
Valerie Gay, Empowered Community Development Corporation, empoweredcdc4@gmail.com
Craig Melidosian, 40th Ward Republican, craigsolve@aol.com
Brice Baker, Eastwick Community Network, brice0502@gmail.com
Ayse Unver, Philadelphia City Planning Commission, Ayse.unver@phila.gov
Paulose Issac, Philadelphia Licenses and Inspections, Paulose.Issac@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