



August 9, 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 5129-35 Frankford Avenue (Application # ZP-2024-001002)

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 mixed-use building at 5129-35 Frankford 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.

The project proposes a mixed-use building totaling 203,146 square feet of new gross floor area including 20,404 square feet of commercial space, a 43,816 square foot community health center, 132 dwelling units, and 58 vehicular parking spaces within surface parking lots located behind the building. The parcel is zoned CMX-3, is within the TOD and MIN Overlay Districts, and is a by-right project.

At its meeting of August 6, 2024, the Civic Design Review Committee completed the CDR process and offered the following comments:

CDR Committee Comments:

No RCO or Council District representative was present at the CDR meeting. Frankford CDC is typically the coordinating RCO for this area but is a development partner on this project. Therefore, the Council District office handled the community meeting.

The CDR Committee stated that the project was a strong one and had several great features to commend including the inclusion of affordable housing and the public open space. The Committee appreciated the east-west connection through the site terminating at the proposed public open space. The committee commented positively about the building massing, high-quality materials proposed for the base of the building, the inclusion of family-sized units, the setbacks along Frankford Avenue. The Committee expressed concerns and recommendations to improve the project, including:

Site Design

- Consider large trenches for the trees to maximize growth capacity.
- Consider as many details as possible to maximize the activation of the public space for pedestrians.

**Civic Design Review
Committee**
Established 2012

Martine Decamp, AICP
Interim Executive Director

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

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- Inclusion of lighting is appreciated but be mindful of the lit bollards and the location of lights in relationship to the residential properties.
- Consider relocating the grocery store and the secondary health center entrances to Frankford Avenue for additional pedestrian activity.
- As most activities happen internal to the site, it would be helpful to relocate the residential entrance and lobby to the corner of Pratt Street and Frankford Avenue.
- Consider extending the raised pavement through the entrance driveway on Frankford Avenue for direct and safe access from the neighborhood through the public open space.

Building Design

- Consider maximizing the size of the windows to allow for additional natural light and air for the units.
- Consider including more color variation in the material palette.

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: Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com
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August 7, 2024

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

Re: Civic Design Review for 901 N Penn Street (Application # ZP-2024-003255)

Dear Shakir,

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 mix-use building at 901 N Penn 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 189,229 gross square feet. This proposal includes 193 dwelling units and 75 car parking spaces. The parcel is zoned CMX-3 Commercial Mixed-Use and is a by-right project.

At its meeting of August 6, 2024, the Civic Design Review Committee completed the CDR process and offered the following comments:

CDR Committee Comments:

There were no RCO representatives in attendance. The CDR committee's feedback focused mostly on the ground floor and how to improve it despite the project being in the flood plain and subject to limitations due to the subdivision from Waterfront Square. The applicant was amendable to some of the recommendations made but reiterated that they are constrained by legal agreements between the parcel's owners and the Waterfront Square condo association.

- Parking screening proposed is of high quality; however, the ground floor parking use leads to an inactive ground floor – consider ways to activate the ground floor as much as possible within the constraints of the flood plain and the legal agreement with Waterfront Square.
- The lack of retail space is a missed opportunity in a growing area. There is the potential for increased active uses on the north side of the building.
- Trees should be planted in trenches.
- Lack of connection to the Waterfront Square green roof / park is a missed opportunity.
- The fence proposed to separate 901 N Penn Street from Waterfront Square should be replaced with a vegetated screen.

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.

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Department of Planning and Development

Civic Design Review

CITY OF PHILADELPHIA

Sincerely,

Martine Decamp, AICP
Interim Executive Director

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August 7, 2024

Chanwoo Jung
Department of Licenses and Inspections
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Re: Civic Design Review for 2031 N 63rd Street (Application # ZP-2024-004495)

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 residential mix-use building at 2031 N 63rd 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 building totaling 63,928 gross square feet at 2031 N 63rd Street. This proposal includes 81 dwelling units, 2,335 square feet of commercial space, and 23 car parking spaces. The parcel is zoned CMX-2.5 Commercial Mixed-Use and is a by-right project.

At its meeting of August 6, 2024, the Civic Design Review Committee completed the CDR process and offered the following comments:

There were no RCO members in attendance, but they sent in a letter with their comments and the comments raised from their public meeting. The CDR committee comments focused on reworking the parking garage and unit layouts to allow for more useable space for amenities or other back of house uses.

RCO Comments: (Overbrook Farms Club)

- The RCO would like to see higher-quality materials more in character with the neighborhood such as Wissahickon Schist and for these materials to cover all four facades.
- The RCO is concerned that the commercial space will have a long vacancy period and that the sidewalks are not welcoming.

CDR Committee Comments:

- The ground floor retail space needs to be deeper to accommodate back of house needs or other uses.
- The parking garage needs rethinking. Vehicles will have a hard time maneuvering into the front row of parking.
 - Instead, a one-way loop parking arrangement with 10-foot drive aisle could be designed.

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- This adjustment could add more space for other uses such as a deeper commercial space.
- Add more street trees to help ease the transition from residential to commercial spaces on the ground floor.
- The open area at the back of the property is lacking as a buffer against the railroad tracks.
- Consider larger units tailored to families. As presented, some of the units do not look to be efficiently designed and lack access to daylight.
- Consider how the lighting will affect the surrounding area.
- The proposal lacks outdoor spaces. Consider adding balconies.
- Add exterior bike parking U-racks and consolidate the interior bike parking on the ground floor.
- Make a clearly identifiable loading zone.
- Consider relocating residential amenity spaces proposed for the cellar to the ground floor or upper floors of the building.
- Along with having the raised pedestrian walkways in the parking area, consider painting them a vibrant color.
- Add EV charging hookups and solar panels on the roof.

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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