



January 13, 2017

Mr. David Perri  
Commissioner of Licenses and Inspections  
Municipal Services Building, 11<sup>th</sup> Floor  
1401 John F. Kennedy Boulevard  
Philadelphia, PA 19102

Gary J. Jastrzab  
*Executive Director*

Nancy Rogo Trainer, FAIA, AICP  
*Civic Design Review Chair*

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

Leonidas Addimando  
Cecil Baker, RA  
Tavis Dockwiler, ASLA  
Michael Johns, AIA, NOMA, LEED-AP

**Re: Civic Design Review for 4136-40 Mitchell Street (Application No. 726946)**

Dear Mr. Perri:

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 the proposed project located at 4136-40 Mitchell Street.

As proposed, the project consists of 74,880 square feet of gross floor area, including 72 rental units, a “fresh food market,” 10 parking spaces, and 24 bicycle spaces. The project does not require any zoning variances. It utilizes a “fresh food market” height bonus contained in the Zoning Code.

The Civic Design Review Committee conducted a review of this project at its November 29<sup>th</sup>, 2016, meeting and voted to have the applicant return for a second and final review. At its meeting of January 10<sup>th</sup>, 2017, the Civic Design Review Committee completed the Civic Design Review process and offered the following comments:

**Fresh Food Market Bonus**

The committee scrutinized the utilization of the “fresh food market” height bonus for this project which allows 15 feet of additional height to be added to the maximum height limit of 38 feet in the CMX-2 district. Not only is the additional height overwhelming to adjacent 2-story residential units, but the functionality of the fresh food market was called into serious doubt. The size of the market space (approximately 550 square feet) is not conducive to the inclusion of bathrooms, storage, and other appurtenances needed for a successful business; in addition, there is no defined solution to loading or trash removal other than using residential elevators. Therefore, the CDR Committee urged the Department of Licenses & Inspections to carefully review this proposed retail space for functionality and code compliance as a food market.

The CDR Committee also urged the Department of Licenses & Inspections and Philadelphia City Planning Commission to revisit the “fresh food market” height bonus to address the lack of operational requirements for fresh food markets in the Zoning Code.

**Off-Street Parking**

The Committee commented that the lack of off-street parking for this project is likely to have a significant impact on the availability of on-street parking in the neighborhood.

One Parkway Building  
1515 Arch St.  
13<sup>th</sup> Floor  
Philadelphia, PA 19102

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

[www.phila.gov/cityplanning](http://www.phila.gov/cityplanning)

**Curbside Loading Zone for “Fresh Food Market”**

The Committee recommended that the applicant work with the Streets Department to investigate the feasibility of a curbside loading zone on Mitchell Street to service the proposed fresh food market.

**Cellar Loading/Service Entrance**

The Committee expressed concerns with conflicts in the design drawings with regard to a proposed loading/service entrance in the cellar.

**Building Servicing Concerns**

The Committee noted that clarity is still needed with regard to trash pick-up, dumpster location, and truck access from Freeland Avenue.

In conclusion, the Civic Design Review has been completed for this project. Please contact me if you have any questions about the Committee’s action.

Sincerely,



Gary J. Jastrzab  
Executive Director

- cc: Nancy Rogo Trainer, Chair, Civic Design Review, nrt23@drexel.edu  
Daniel Garofalo, Vice Chair, Civic Design Review, danielg@upenn.edu  
Councilman Curtis Jones Jr., Curtis.jones.jr@phila.gov  
Joshua Cohen, Deputy Chief of Staff, joshua.cohen@phila.gov  
Ron Patterson, Esq., Klehr Harrison, RPatterson@klehr.com  
Hyon Kang, LEED AP, KCA Design Associates, contact@kcadesignassociates.com  
Jiting Deng, Ruggiero Plante, jiting@ruggieroplante.com  
Central Roxborough Civic Association, bodhran41@gmail.com  
Cheli Dahal, L&I, Cheli.R.Dahal@phila.gov  
David Schaaf, PCPC, david.schaaf@phila.gov  
Marty Gregorski, PCPC, marty.gregorski@phila.gov