Civic Design Review Committee Meeting

September 6, 2022

20-30 W. Allens Lane

Civic Design Review Committee Comments:

1. Appreciate the use of Wissahickon Schist. The façade lacks some energy and needs to be broken up. Maybe the fourth floor needs to be differentiated.
2. The residential entrance has gotten lost on the façade. The garage door is more focused.
3. The nearby residents’ concern should be taken into account. This building is overpowering the adjacent residences and affecting the overall character of the neighborhood.
4. The treatment of the rear side facades is critical. They need to be treated as front facades.
5. Having balconies on the upper floors would give relief and variety to the facades.
6. More elaboration needs to be done to the residential entrance.
7. There is an opportunity for roof top solar panels.
8. Around Germantown the character is more commercial, but further down Allens Lane it’s more residential with porches, the building could utilize that form of façade design.
9. The GF plan needs to show the context to make it easier to understand the plan better.
10. Include staff comments.

Philadelphia Planning Commission Staff Comments:

1. Please rearrange the ground floor plan to include a more prominent entrance.
2. Staff appreciated the inclusion of the building, however, suggests a more welcoming and interactive open space enhancing the public realm.
3. Staff appreciates the use of a contextual material for the front façade and recommends breaking it up vertically to conform with the immediate surrounding.
4. Please include pictures and more details of Wissahickon Schist stone veneer.
5. Please look to incorporate more architectural details for all four facades, given the historical character of the surrounding neighborhood.
6. The rear and side of this development will be visible from Germantown Avenue given the scale of the adjacent properties. Please consider including higher quality materials, more articulated façade patterns and details, and outdoor private patios on these two elevations.
7. Staff appreciated the inclusion of on-site affordable units. The unit layouts will be subject to PCPC review at the Building Permit stage to ensure their comparable quality with the market rate units.