

MEMORANDUM

TO: CCRA Board; CCRA Executive Committee

FROM: Jacob Cooper and Evan Litvin
On behalf of the 1608 Sansom Street Task Force

DATE: July 29th, 2020

SUBJECT: Project Report
1608 Sansom Street (the "Property"), Southern Land Company (the "Developer")

Earlier this summer, the CCRA President instituted a task force to interface with the owner of 1608 Sansom Street, Southern Landlord Company. The purpose of this memorandum is to provide a status update to the CCRA Board and the CCRA Executive Committee.

Project Report

Communications with the Developer and Project Information

On May 11th, Jacob Cooper and Evan Litvin provided an update to the CCRA regarding the proposed project at the Property. It was stated that the task force would coordinate a public presentation regarding the Developer's proposal at the Property.

On July 9th, CCRA hosted a public Zoom project presentation. The meeting was advertised by CCRA multiple times via the CCRA email list-serve. The meeting was also advertised by the developer and their attorney via letter notifications to registered RCOs and neighbors within 200 feet of the Property. 33 people participated in the Zoom presentation.

A link to the Developer's Presentation is here:

https://drive.google.com/file/d/1ivsw2WRhI0I2tsdVq4STIEr3cvYe4g_X/view

A link to a recording to the Zoom project presentation is here:

<https://us02web.zoom.us/rec/share/vOFIBqns83pleJXuuRjCUBAYXa27T6a8h3Mb-PVbyRkRfHwgrbZdB-iOtaEhGkPR>

Password: 7z+7R%9@

The Developer is seeking to develop a 298 unit multi-family building on the property. The parcel is approximately 18,800 SF and zoned CMX-5 parcel. The Developer's proposal is as-of-right under the current zoning designation and its only requirement related to neighborhood engagement is via the Civic Design Review process, which necessitated the public CCRA meeting. The project architect is SCB. The Developer is currently building 'The Laurel' at 19th and Sansom and using the same project architect.

Description of the Project

The Property is currently improved with a 3-story deck parking garage with multiple retail spaces. The Developer is proposing a full demolition of the existing improvements in favor of a 320 foot, 376,900 SF new construction mixed-use building on the property. The proposed building will be 27 floors (3 story retail/amenity podium with 24 floors of residential units above). The ground floor will include residential entrance, +/- 5,000 SF retail space, curb-cut on Sansom Street leading to a 3-level, 67 parking space lower-level garage, and support area. Floor 2 will feature a 18,000 SF restaurant/retail space (operator has not been identified). Floor 3 will be a fitness area and residential leasing office. The remainder of the floors will be apartment units, excluding a pool area on floor 4 and a roof deck amenity area on floor 26.

The Developer is paying into the Mixed-Income Housing Bonus fund with a payment of \$2,250,000 to achieve an 400% FAR for the proposed development. The 3-story podium will essentially cover the parcel 100%, with setbacks off the Sansom Street property line to allow for residential entry, outdoor seating for retail tenants and trees/plantings. The tower is set back approximately 13' off of the Sansom Street property line. The proposed building exterior materials include a mix of glass, stone, sandstone-color fiber cement cladding, and metal paneling.

Construction is scheduled to begin during the summer of 2021 and will last approximately 24 months.

Summary of Neighbor Concerns

Nine people asked a range of questions to the Developer and expressed a variety of concerns. The Developer responded to each question, with summary below:

- There were a range of general questions about the scope of the project including building materials, sound proofing, unit mix, unit count, height, amenities, intended uses (rental, condo, retail, etc) and timeline.
- Several questions focused on the impacts of Covid-19 on the design. This includes the width of the sidewalk and setbacks at ground level. There were also questions about impacts on both the multifamily rental and retail markets in center city.
- Several questions and concerns focused on the basic functionality of the building including the planned loading and unloading area off of Moravian Street considering the narrow width of Moravian Street. The basic concerns expressed were that larger trucks would not fit or be able to make the turn onto Moravian Street.
- Conversely, there were questions and concerns about the location of the garage access for residents off of Sansom Street and potential impacts on both pedestrian and auto traffic flow.

- In light of recent protests and destruction along retail and commercial corridors in Philadelphia, one questioner asked if the storefront glass would be shatterproof. The Developer said yes.
- One questioner expressed concerns about the ability of street trees to grow in the shadow of the building. A member of the Developer's team is a licensed landscape architect and stated the street trees and planter species would be able to grow with the limited direct sunlight from the south.

Recommendation

The Task Force recommends that the CCRA board not oppose the proposed Development at the Property.