

I, Nando Micale, am the Design Advocacy Group’s representative on the Central Delaware Advocacy Group (CDAG) board. My testimony for CDAG to the City Council’s Rules Committee is as follows:

1. **CDAG has been briefed by PCPC at our board meetings, as the Bill in its current form has been developed.**
2. **CDAG supports the bill as it advances the Central Delaware Waterfront Master Plan, and in particular the Optional Special Standards, Review, and Exemptions as a way to tie density and height to public benefit and the best urban design.**
3. **The Planning Commission provided illustrations at the request of CDAG, so the members of our board could better understand how the Optional Review process advances the Central Delaware Waterfront Master Plan.**
4. **During the process CDAG has been included in meetings at Councilman Squilla’s office and has provided specific recommendations to be included in the Planning Commission’s policies and rules related to the permit and review process.**
5. **CDAG will continue to advocate for the integration of specific rules into the Planning Commission's permit-review policies and any future amendments to the overlay.**

The following are a set of revised recommendations based on our last meeting with Councilman Squilla:

1. **A Comprehensive System of Streets and Trails – Connected Accessible Waterfront Neighborhoods**
 - Proposed development plans for large properties shall provide for future extensions of streets to connect to adjacent properties, including connections to Columbus Blvd., Delaware Ave., and Richmond St., as a way to incrementally create a comprehensive system of interconnected streets consistent with the urban fabric of Philadelphia as envisioned in the Master Plan for the Central Delaware.
 - For property with waterfront frontages (or frontage on the trail) greater than 400 feet, there shall be 1 connection on average for every 200 feet and a minimum of two (2).
 - River access streets shall be continuous to the river and in parcels with more than 500’ of river frontage shall not terminate in a dead end.
 - For projects with over 500’ of river frontage, the trail-side shall for at least 1/3rd of the river frontage include a public street adjacent to the trail with non-residential uses on the ground floor of buildings facing the street and trail.
 - For projects greater than 30 acres that do not adjoin a “River access street” at least one street shall be designated as a “pending river access street” and submitted to PCPC for approval as a river access street. PCPC shall establish criteria to implement this.
2. **Maximize Views of Landmarks and the River – Create Lasting Neighborhood Value**
 - Large property development shall seek to align the proposed system of streets and trails to maximize views of the Philadelphia skyline and the Ben Franklin and Walt Whitman Bridges and connections to the waterfront trail.

3. Walkable, Safe Streets and Public Access – “Eyes on the Street’ Safety

- Each "block face" of development facing a waterfront street and/or waterfront trail/ and or publicly accessible open space shall have continuous street walls greater than 75% and uses to include entrances to rowhomes and ground floor apartments, lobby entrances for apartment/condominium building, amenity spaces for residential buildings, retail stores, restaurants, bars, and marine uses.
- For residential and residential mixed-use development, buildings and their associated entrances shall face a waterfront street and/or waterfront trail and/or a publicly accessible open space—to provide “eyes-on-the-street” safety and continuous street walls greater than 75%.
- For rowhomes that face Columbus Blvd./Delaware Ave. as part of the non-active street frontage, there shall be a landscaped front door yard of 20 feet in depth, or a dual sidewalk, separated by a 20 foot landscaped strip, and in the case that dooryards are in the floodplain, a landscaped terrace shall be incorporated.
- For rowhome site development and rowhome neighborhood development, in the case of multiple blocks of row homes, a “side” or “end” shall front the longer “face” of the block. Sides or ends of rows shall have entries at the corner or be designed as “end rowhome” types with main entries on the end and facing the street.
- For waterfront property (excluding piers) whose land along the river’s mean high-water elevation is greater than 1,000 feet from Delaware Ave, Columbus Blvd, and Richmond, proposed street’s shall include a waterfront street to maximize connectivity and to provide increased safety and surveillance along the trail.

4. Diversity of Uses and Building Types—make it Philadelphia!

- For residential and residential mixed-use Master Plans, provide a range of residential unit types and sizes and community amenities to replicate Philadelphia’s urban character.