



May 7, 2014

Mr. Carlton Williams
Commissioner of Licenses and Inspections
Municipal Services Building, 11th Floor
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

**RE: Civic Design Review for 1344-52 Spruce Street, 311 South Broad Street, and
313-319 South Broad Street (Application No. 531472)**

Dear Mr. Williams:

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 for the proposed SLS International Hotel and Residences located at 1344-52 Spruce Street and 311 and 313-319 South Broad St.

The site consists of 27,187 sq. ft. at the intersection of Spruce Street and South Broad Street. This is a 435,000 sq. ft. proposal for a hotel and residential tower with associated building amenities including a ballroom and restaurant space in the podium. The proposal includes 233 parking spaces on three levels, one below grade, and two above the first floor level, as well as 70 bicycle parking spaces.

At its meeting of May 6, 2014, the Civic Design Review Committee concluded its review process of the project, but recommended the applicant follow up on the following:

1. Improve screening using plantings to mitigate potential noise from the terrace above the parking garage and near the Center City One building.
2. Further develop the architectural treatment of east facade to attain the same level of design as the other facades of the building.
3. Consider locating all parking below grade. The above-grade podium parking creates an opaque wall on floors of the building that otherwise would appear active, and replacing the above-grade structured parking with active hotel-related or office functions would make better use of this prime Broad Street frontage.

Gary J. Jastrzab
Executive Director

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Chair

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PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

Further define the intent of the project's environmental sustainability features; a project of this magnitude and prominence should enjoy some kind of quantifiable LEED recognition.

4. Minimize the parking exit / loading dock curb cut on Spruce Street.

The Civic Design Review process for this project is now complete. Please contact me if you have any questions about the Committee's action.

Sincerely,



Gary J. Jastrzab
Executive Director

To: Nancy Rogo Trainer, Chair, Civic Design Review Committee
Dan Garofalo, Vice Chair, Civic Review Design Committee
The Honorable Mark Squilla, 1st District Councilman
Peter Kelsen, Esq., Blank Rome LLC
Thomas Chapman, Esq. Blank Rome LLC
Carl Dranoff, Dranoff Properties
Jonah Hansen, Kohn Pedersen Fox Association PC,
Bernadette Callahan, Stantec Consulting Engineers,
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