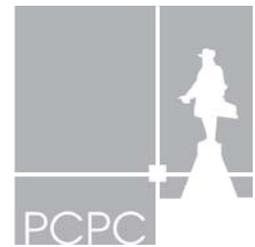




PHILADELPHIA CITY PLANNING COMMISSION

Meeting of
SEPTEMBER 18, 2012



2. Executive Director's Update

- **Zoning Code Update**

 - Civic Design Review (CDR)

 - Registered Community Organizations (RCOs)

- **Citizens Planning Institute (CPI) Update**

 - Registration for Fall Courses

 - CPI Sponsored Zoning Code Training

2. Executive Director's Update

PHILADELPHIA 2035 UPDATE

- **Philadelphia2035 Lower Northeast District Plan Comment Period**
- **Philadelphia2035 University / Southwest District Plan**

2. Executive Director's Update

PHILADELPHIA 2035 UPCOMING PUBLIC MEETINGS

- Callowhill-Chinatown North Strategic Plan Public Meeting**

September 25th 6:00 – 8:00pm
 Holy Redeemer School
 915 Vine Street

- Philadelphia2035 Central District Plan Public Meetings**

October 22nd 5:30 – 7:30pm
 Trinity Memorial Church
 2214 Spruce Street

October 25th 5:30 – 7:30pm
 Independence Visitor Center
 6th & Market Streets

PHILADELPHIA 2035
SECOND PUBLIC MEETING
 for the

Two Locations / Two Opportunities to Attend >

OCTOBER 22 Trinity Memorial Church
 5:30 - 7:30 PM 2214 Spruce Street

OCTOBER 25 Liberty View Ballroom
 5:30 - 7:30 PM Independence Visitor Center
 6th & Market Streets

PHILADELPHIA CITY PLANNING COMMISSION

PHILADELPHIA 2035
 PCPC

Join Us

CALLOWHILL CHINATOWN NORTH STRATEGIC PLAN

Community Planning Workshop

Date: September 25, 2012
Time: 6:00-8:00pm
Location: Holy Redeemer School, 915 Vine St.

Hear about how feedback from the Visioning Workshop was used to shape draft plan recommendations. Help plan the future of Callowhill-Chinatown North by telling us what you think of these ideas.

The meeting will begin with a brief presentation, followed by a workshop and discussion.

For More Information Please Contact:

Marian Hull
 Marian.Hull@pcpc.org
 215.940.9270

Lucira Spina
 Lucira.Spina@phila.gov
 215.683.4638

The Callowhill-Chinatown North Strategic Plan will inform and supplement the Central District Plan.

For more information on the District Planning effort visit www.phila2035.org

PHILADELPHIA 2035

CENTRAL DISTRICT PLAN

participate in an facilitation liminary dations

2. Executive Director's Update

- **2012 Parking Day**
Friday September 21st



- **Recommended for Administrative Approval**

2. Executive Director's Update



- 
- 450 Volunteer Hours Over 1 ½ Year Period
 - Approx. 175 Boxes Sent to off to City Archives







3. ZBA Calendar # 18399 400 S. 40th Street

Presented by: Paula Brumbelow

Project Location



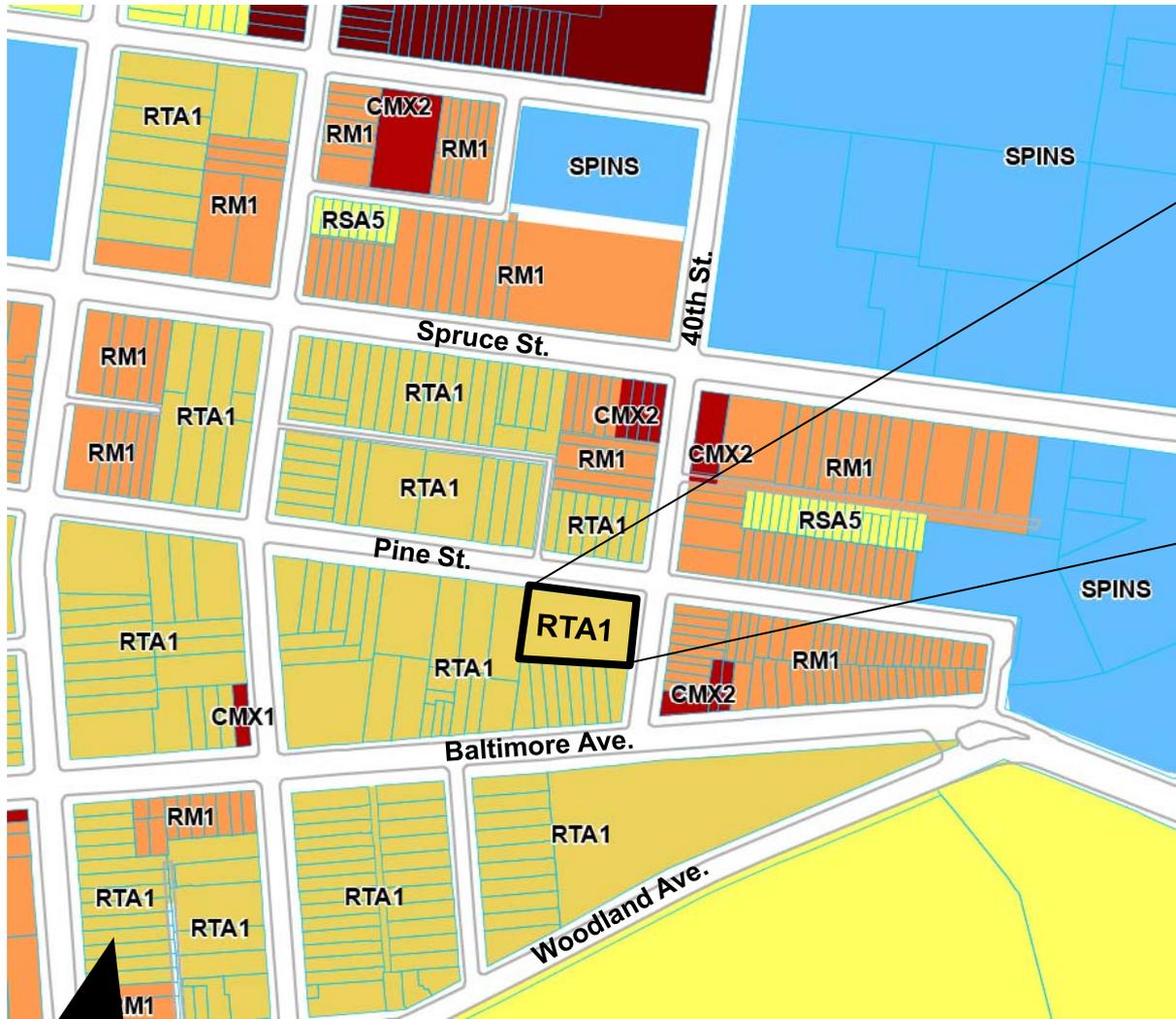


Existing Site Conditions



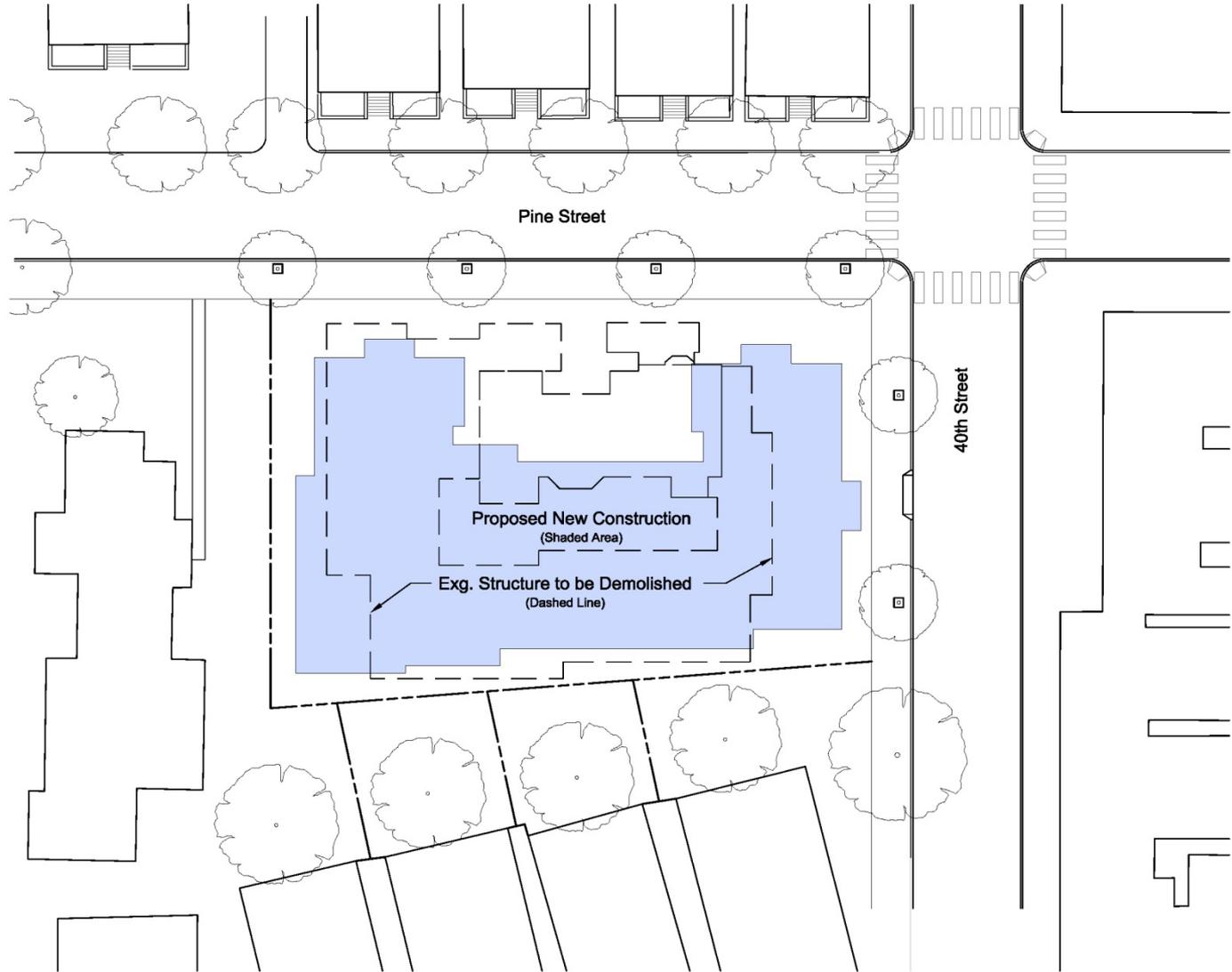
Existing Site Conditions

Existing Zoning



400 S. 40th St.
RTA1

NORTH



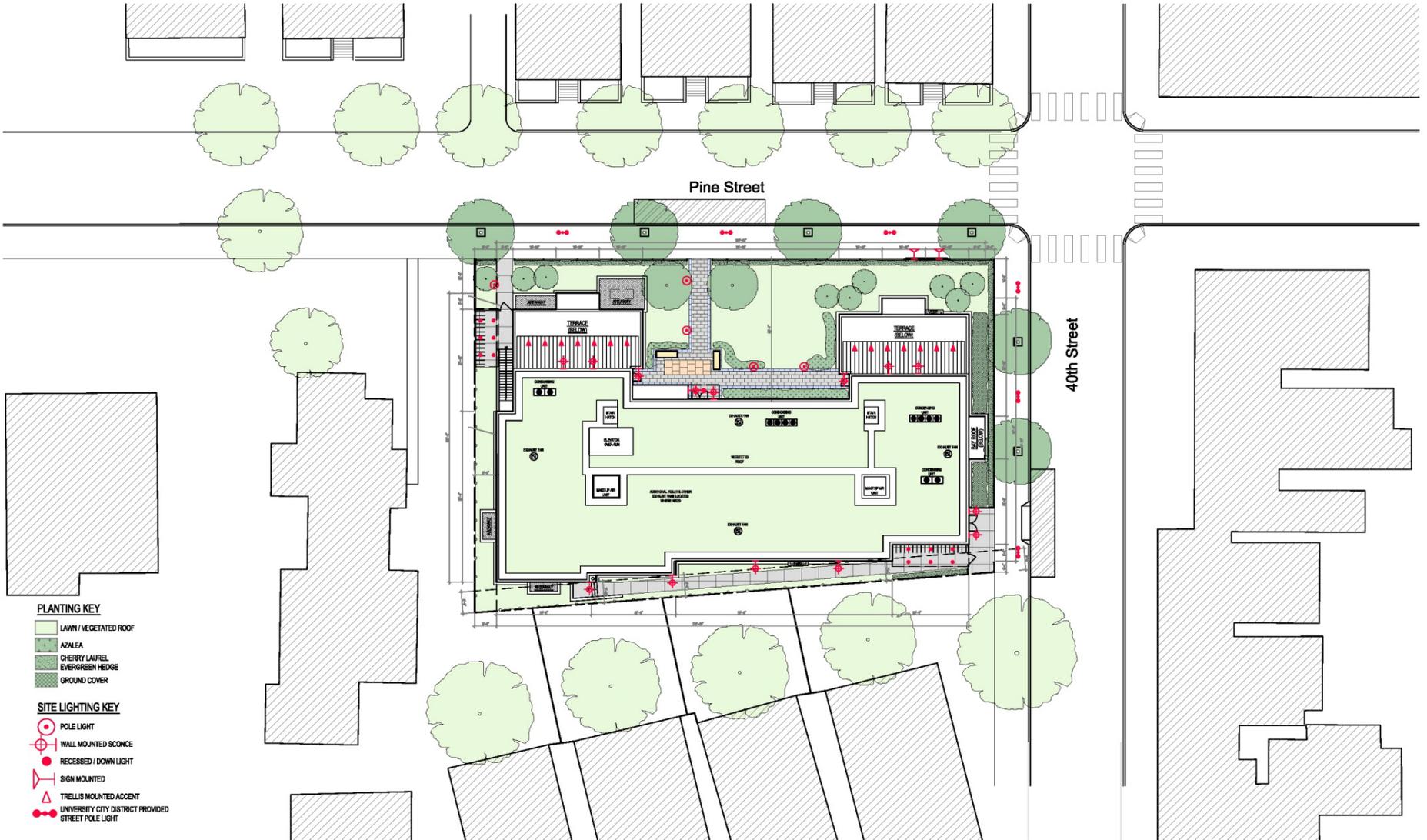
Azalea Gardens Partners, LP
 ATKIN OLSHIN SCHADE ARCHITECTS

The Azalea
 400 S. 40th Street, Philadelphia, PA 19104

Design Development For:
Site Plan
 Exg. & New Work Outline

Scale: 
 1/32" = 1'-0"

Date:
 August 29, 2012



PLANTING KEY

- LAWN / VEGETATED ROOF
- AZALEA
- CHERRY LAUREL
- EVERGREEN HEDGE
- GROUND COVER

SITE LIGHTING KEY

- POLE LIGHT
- WALL MOUNTED SCIENCE
- RECESSED / DOWN LIGHT
- SIGN MOUNTED
- TRELIS MOUNTED ACCENT
- UNIVERSITY CITY DISTRICT PROVIDED STREET POLE LIGHT

Azalea Gardens Partners, LP

ATKIN OLSHIN SCHADE ARCHITECTS

The Azalea

400 S. 40th Street, Philadelphia, PA 19104

Schematic Design For
Site Plan

Scale:

1/32" = 1'-0"



Date:

August 29, 2012

Variations Requested

Variance	Allowed / Required	Proposed
Number of Units	2 Units	122 Units
Minimum Number of Accessory Parking Spaces	122 Spaces	0 Spaces
Minimum Percentage of Open Lot Area	50% (11,732 Sq. Ft.)	42% (9,855 Sq. Ft.)
Rear Yard Depth	20 Feet	7 Feet 1 Inch
Required Side Yard	8 Feet	3 Feet 6 Inches
Maximum Height	35 Feet	58 Feet 6 Inches
Maximum Number of Stories	3 Stories	5 Stories



Pine Street Elevation (North)

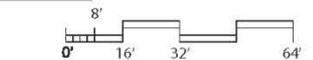


40th Street Elevation (East)

Azalea Gardens Partners, LP
 ATKIN OLSHIN SCHADE ARCHITECTS

The Azalea
 400 S. 40th Street, Philadelphia, PA 19104

Design Development For
40th Street & Pine Street
 Elevations

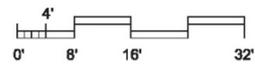


Scale:
 1/32" = 1'-0"

Date:
 20 August 2012



East Elevation



Azalea Gardens Partners, LP
ATKIN OLSHIN SCHADE ARCHITECTS

The Azalea
400 S. 40th Street, Philadelphia, PA 19104

Design Development For:
Building Elevations

Scale:
1/16" = 1'-0"

Date:
20 August 2012

Action Item



3. ZBA Calendar # 18399
400 S. 40th Street

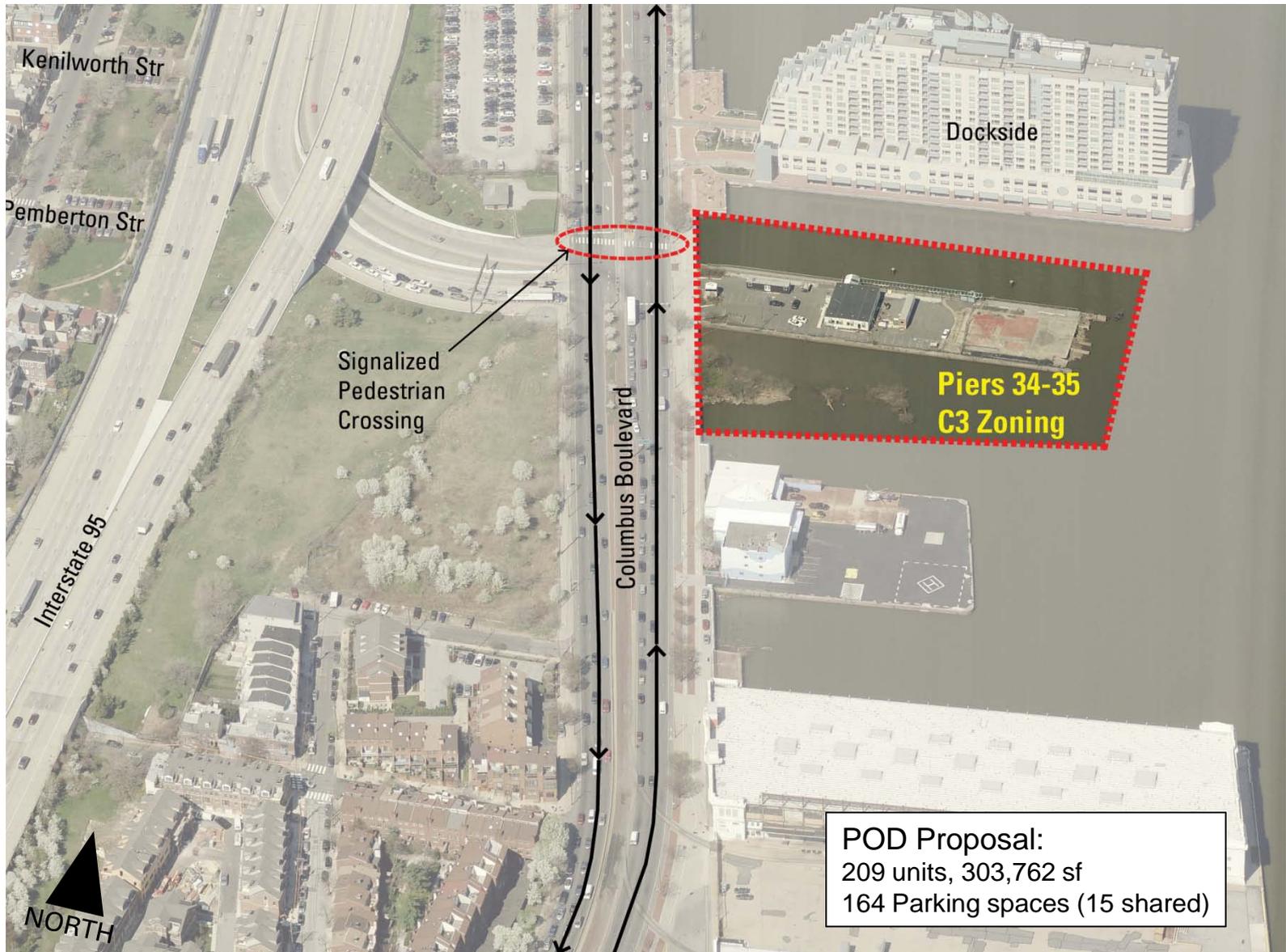
Staff Recommendation: Approval

4. Plan of Development (POD) Review 735 S. Christopher Columbus Blvd. Piers 34 - 35

Presented by: Jack Conviser

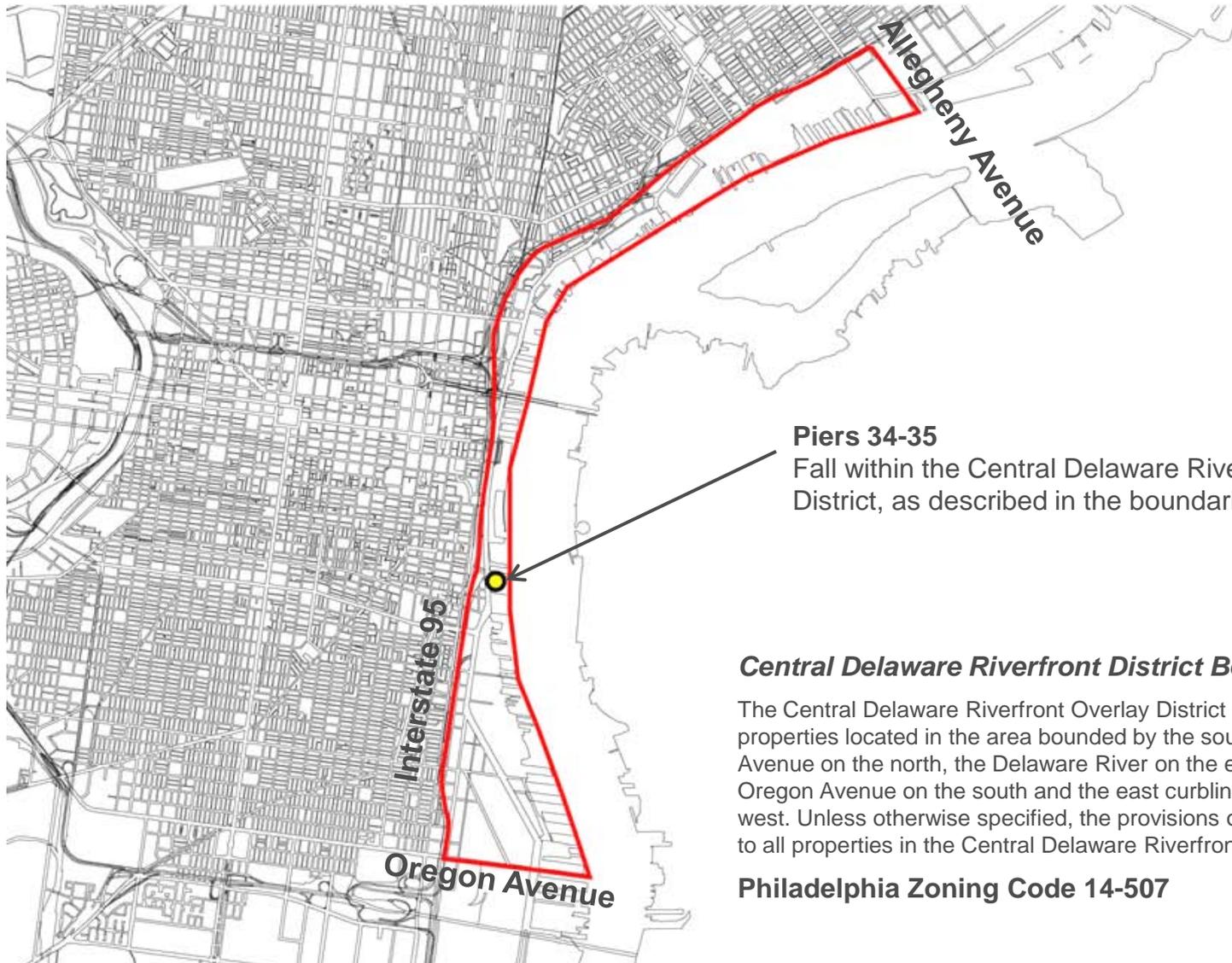
Project Location





Existing Site Conditions

Central Delaware Riverfront Zoning Overlay



Piers 34-35
Fall within the Central Delaware Riverfront Overlay District, as described in the boundaries below.

Central Delaware Riverfront District Boundaries:

The Central Delaware Riverfront Overlay District shall consist of all properties located in the area bounded by the south curbline of Allegheny Avenue on the north, the Delaware River on the east, the north curbline of Oregon Avenue on the south and the east curbline of Interstate 95 on the west. Unless otherwise specified, the provisions of this Section shall apply to all properties in the Central Delaware Riverfront Overlay District

Philadelphia Zoning Code 14-507

Submission Requirements for Plan of Development

- Project Narrative (July 31, 2012)**
- Letter Verifying Meeting with Local Residents (August 7, 2012)**
- Site Plan / Survey Plan (July 31, 2012)**
- Floor Plans, Elevations, Sections, Renderings & Materials Board (July 31 AND Sept7)**
- Proposed / Allowed Gross Floor Area of Project (July 31, 2012)**
- Dimensions & Locations of all signs (July 31, 2012)**
- Landscape Plan (July 31, 2012)**
- Traffic Study (July 31, 2012)**
- Parking & Loading Management Plan (July 31, 2012)**
- Stormwater Management Plan (July 31, 2012)**

NOTE: A trails plan was not requested for this POD due to ongoing planning by DRWC to rebuild the sidewalk and a bicycle sidepath along this portion of the Central Delaware.

Significant Issues Identified on Aug 21	Response (Sept 7 th 2012)
<p>1. SIDEWALKS/PUBLIC ACCESS: The development team is encouraged to expand and extend the public walkway on the ground floor at the southern edge of the project.</p>	<p>Public walkway on the southern edge widened and extended to the eastern edge of the project.</p>
<p>2. MATERIALS: Should the budget preclude having all elevations clad in cast stone, it is recommended that both the west and north elevation of the lower building mass should be clad in cast concrete.</p>	<p>The development team has agreed that the northern and western faces of the lower building mass will be clad in metal panel or cast concrete.</p>
<p>3. GROUND FLOOR RETAIL: The City Planning Commission encouraged a portion of the ground floor space to be made available for present or future retail use.</p>	<p>The development team will speak to this issue in their presentation.</p>

735 S. Christopher Columbus Boulevard

(Piers 34-35 South)

Plan of Development

Preliminary Informational Presentation To:
Philadelphia City Planning Commission

Applicant:
Delaware River Development Group /
Ensemble Investments, LLC

18 September 2012



Cope Linder Architects

Pennoni Associates, Inc

735 S. Christopher Columbus Boulevard (Piers 34-35 South)



18 September 2012



Cope Linder Architects

Pennoni Associates, Inc.

735 S. Christopher Columbus Boulevard (Piers 34-35 South)



Columbus Boulevard
Facade

POD Submission
31 July 2012

© 2012 Cope Linder Architects

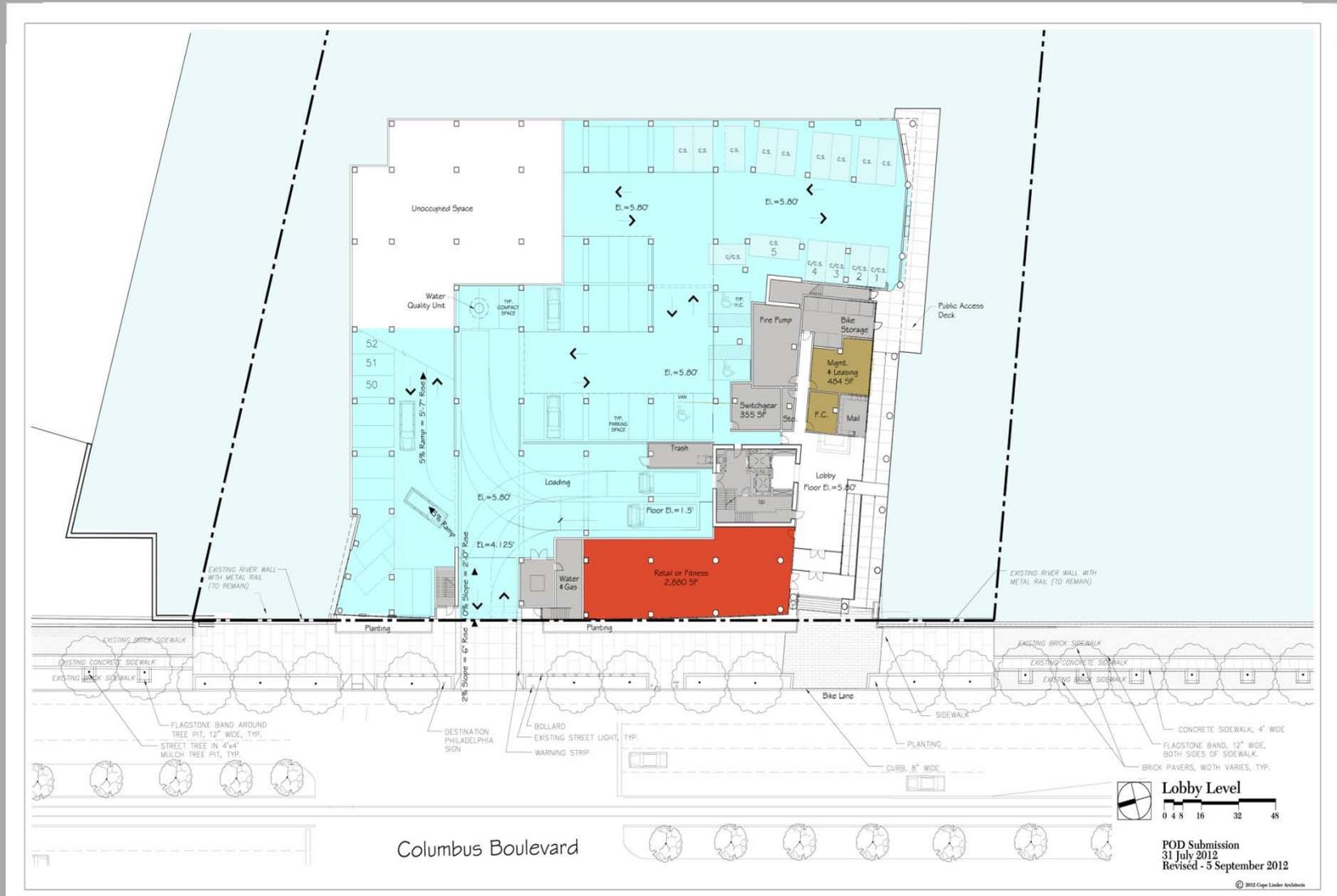
18 September 2012



Cope Linder Architects

Pennoni Associates, Inc.

735 S. Christopher Columbus Boulevard (Piers 34-35 South)



18 September 2012

735 S. Christopher Columbus Boulevard (Piers 34-35 South)

Public Walkway
to East End of Pier
(outlined in red)



18 September 2012



Cope Linder Architects

Pennoni Associates, Inc.

735 S. Christopher Columbus Boulevard (Piers 34-35 South)



Residential Lobby

POD Submission
31 July 2012

© 2012 Cope Linder Architects

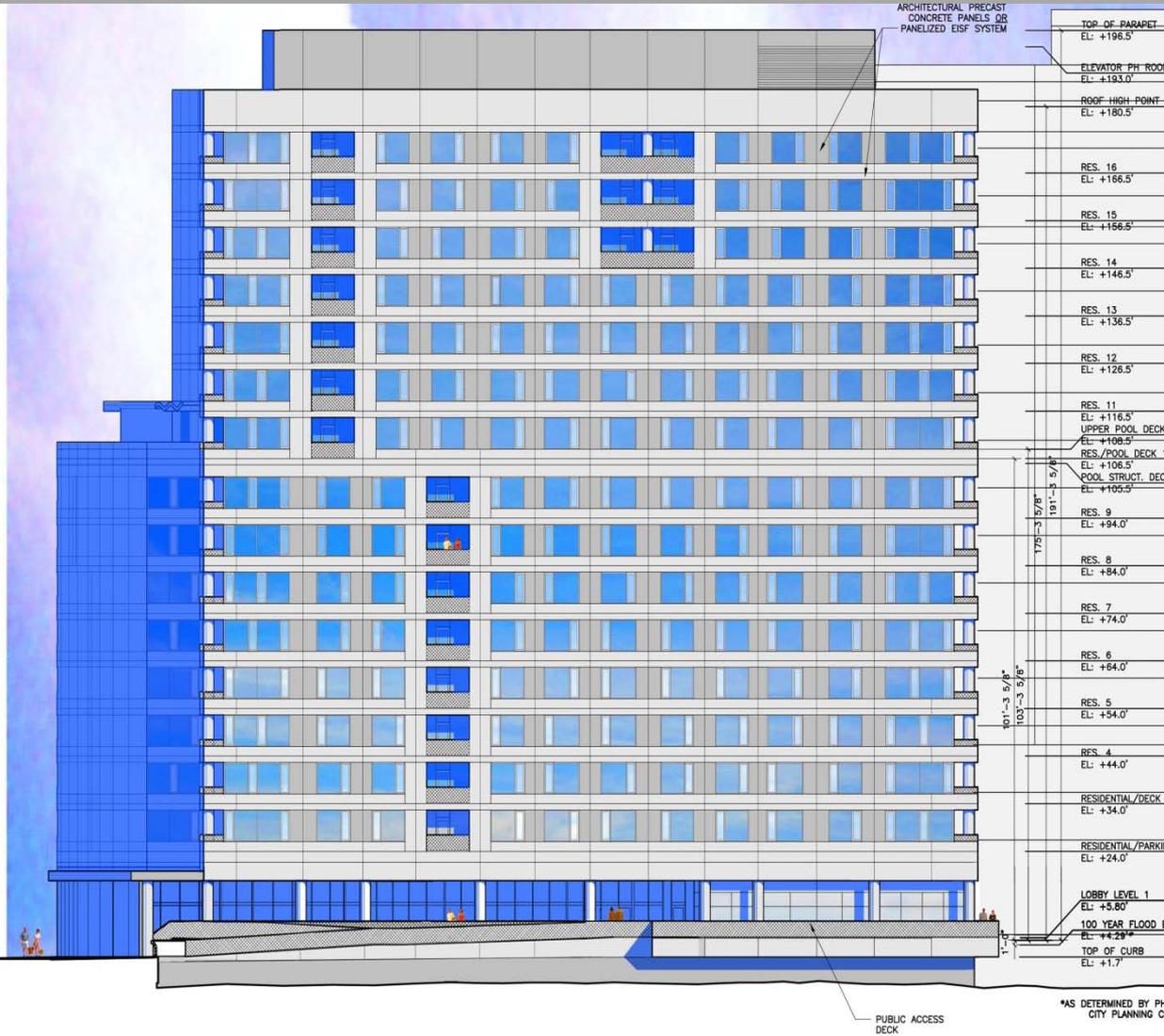
18 September 2012



Cope Linder Architects

Pennoni Associates, Inc.

735 S. Christopher Columbus Boulevard (Piers 34-35 South)



South Elevation

East Elevation

18 September 2012



Cope Linder Architects

Pennoni Associates, Inc.

735 S. Christopher Columbus Boulevard (Piers 34-35 South)

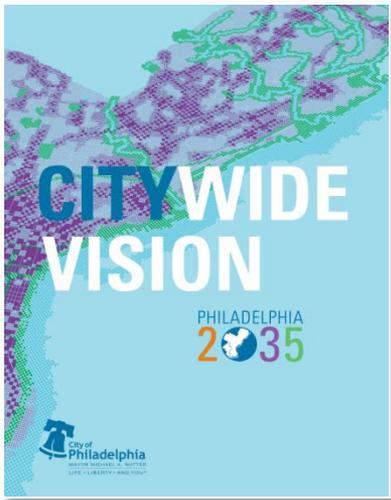


18 September 2012



Cope Linder Architects

Pennoni Associates, Inc.



THRIVE:

- > Reposition former industrial sites for new users (2.2.2)
- > Improve the quality and diversity of new and existing housing (1.2)

MASTER PLAN FOR THE CENTRAL DELAWARE

- > Principal #2: “Promote the development of new, low to mid-rise, dense, and walk-able residential neighborhoods” pg.11
- > Maximum Height: “A maximum height of 8 stories and 90 feet is recommended for the waterfront, with the exception that the City Planning Commission should have the discretion to allow towers up to 20 stories (225 feet) in specific appropriate instances that benefit the city” pg. 224



4. Plan of Development (POD) Review
735 S. Christopher Columbus Blvd.
Piers 34 - 35

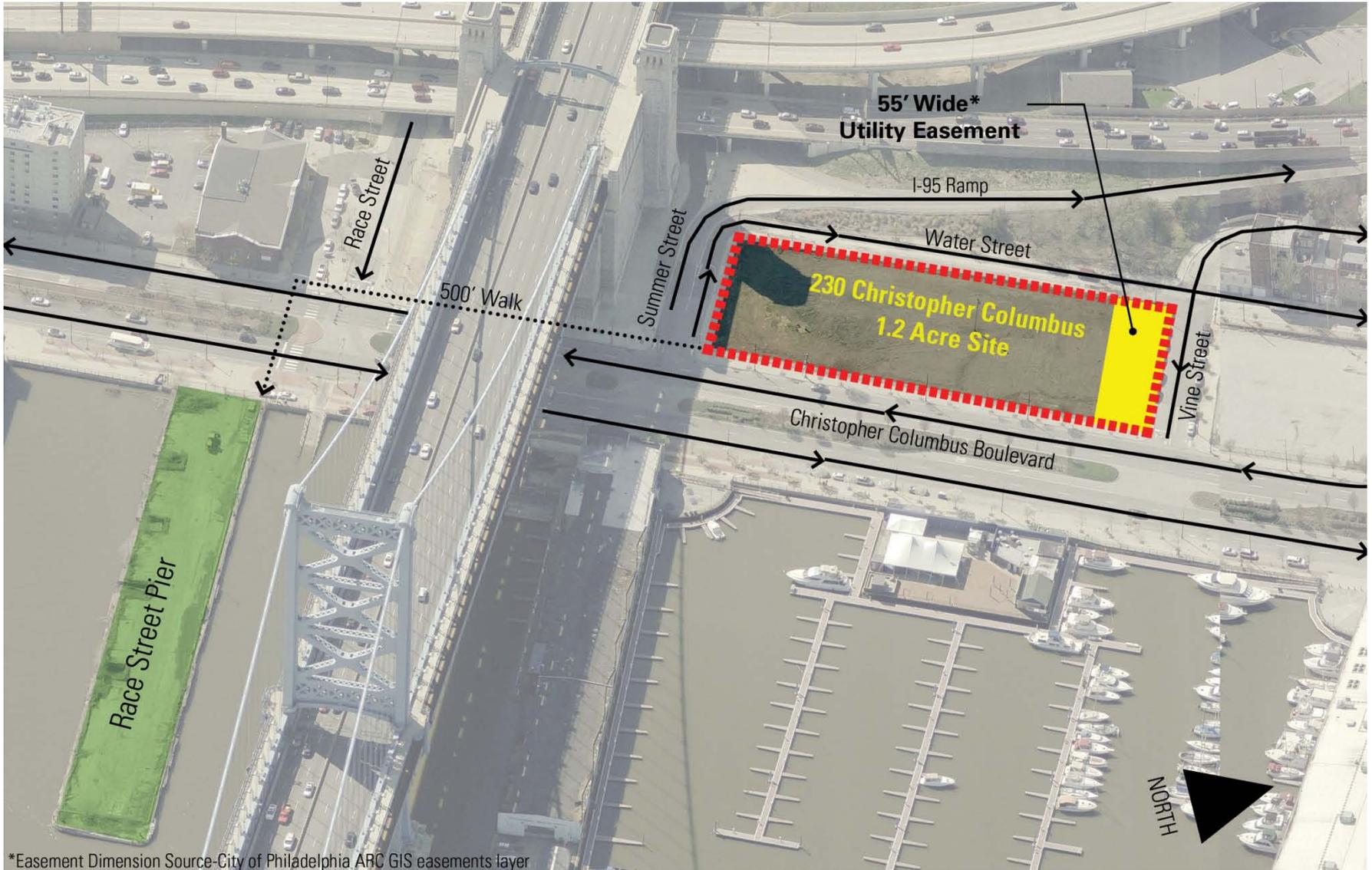
Staff Recommendation: Approval

5. Plan of Development (POD) Review 230-250 N. Christopher Columbus Blvd.

Presented by: Beige Berryman

Project Location

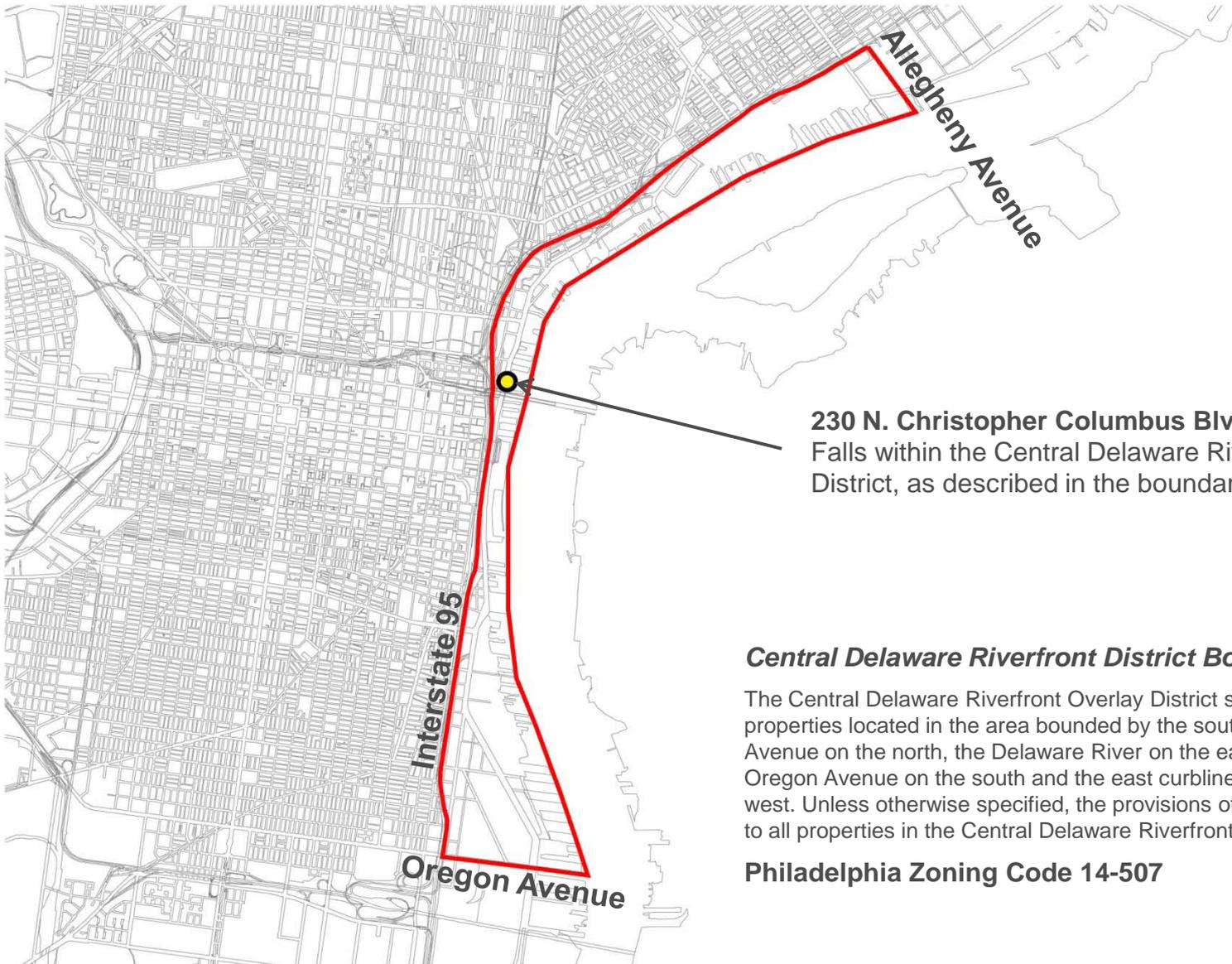




*Easement Dimension Source-City of Philadelphia ARC GIS easements layer

Existing Site Conditions

Central Delaware Riverfront Zoning Overlay



230 N. Christopher Columbus Blvd
Falls within the Central Delaware Riverfront Overlay District, as described in the boundaries below.

Central Delaware Riverfront District Boundaries:

The Central Delaware Riverfront Overlay District shall consist of all properties located in the area bounded by the south curbline of Allegheny Avenue on the north, the Delaware River on the east, the north curbline of Oregon Avenue on the south and the east curbline of Interstate 95 on the west. Unless otherwise specified, the provisions of this Section shall apply to all properties in the Central Delaware Riverfront Overlay District

Philadelphia Zoning Code 14-507

Submission Requirements for Plan of Development

- Project Narrative (May 29, 2012)**
- Letter Verifying Meeting with Local Residents (May 29, 2012)**
- Site Plan / Survey Plan (May 29, 2012)**
- Floor Plans, Elevations, Sections, Renderings & Materials Board (May 30, 2012, REVISED Aug 28)**
- Proposed / Allowed Gross Floor Area of Project (May 29, 2012)**
- Dimensions & Locations of all signs (May 29, 2012)**
- Landscape Plan (May 29, 2012)**
- Traffic Study (May 29, 2012)**
- Parking & Loading Management Plan (May 29, 2012)**
- Stormwater Management Plan (May 29, 2012)**

Revised Plan of Development



POD APPROVED JUNE 12,2012



SUMMARY OF REVISIONS

- **Increased number of units**
 - Building height and envelope to remain the same
 - Parking ratio to decrease, but meets code requirement
 - Additional units mask bulk of parking garage
- **Increased retail space**
 - Most of ground floor at southeast corner now activated

230 NORTH CHRISTOPHER COLUMBUS APARTMENTS
PLAN OF DEVELOPMENT PRESENTATION
18 SEPTEMBER 2012

DATE: 18 SEPTEMBER 2012 PHILADELPHIA CITY PLANNING COMMISSION



POD – APPROVED 12 JUNE 2012:

180 APARTMENTS

180 PARKING SPACES

1.0 PARKING RATIO

60 BICYCLE SPACES

279,400 SF TOTAL

PROPOSED AMENDMENTS:

206 APARTMENTS

178 PARKING SPACES

.86 PARKING RATIO

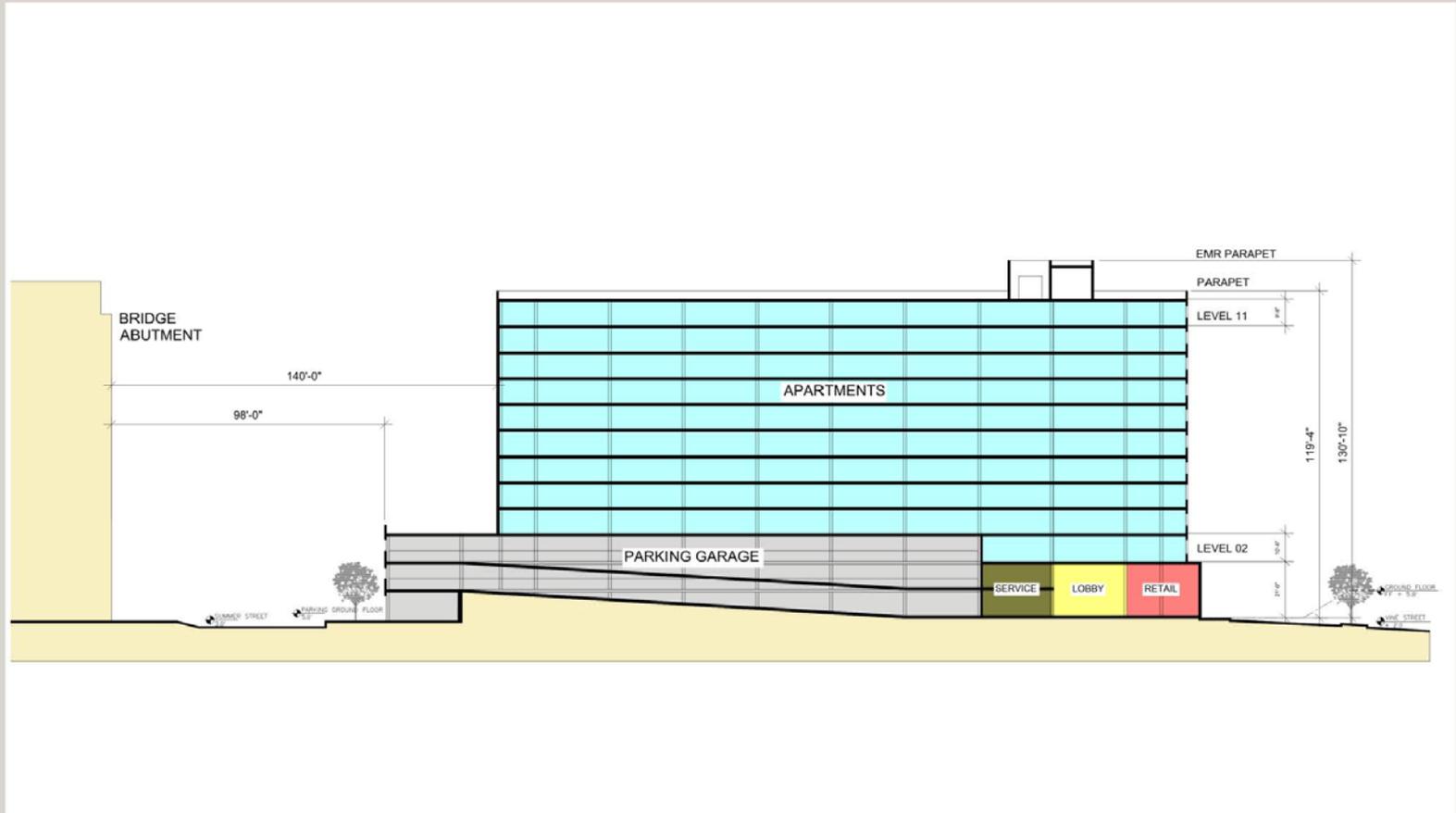
68 BICYCLE SPACES

289,800 SF TOTAL



230 NORTH CHRISTOPHER COLUMBUS APARTMENTS
SITE PLAN - APPROVED 12 JUNE 2012





230 NORTH CHRISTOPHER COLUMBUS APARTMENTS
BUILDING SECTION - APPROVED 12 JUNE 2012





JUNE 12, 2012 APPROVED PLAN

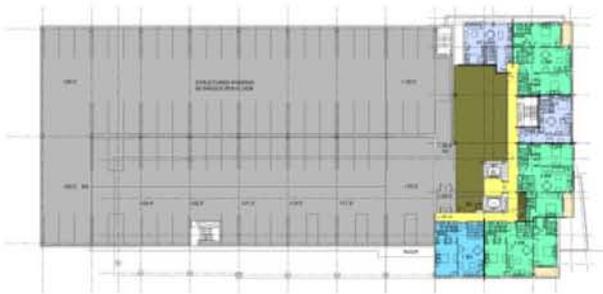


PROPOSED REVISION

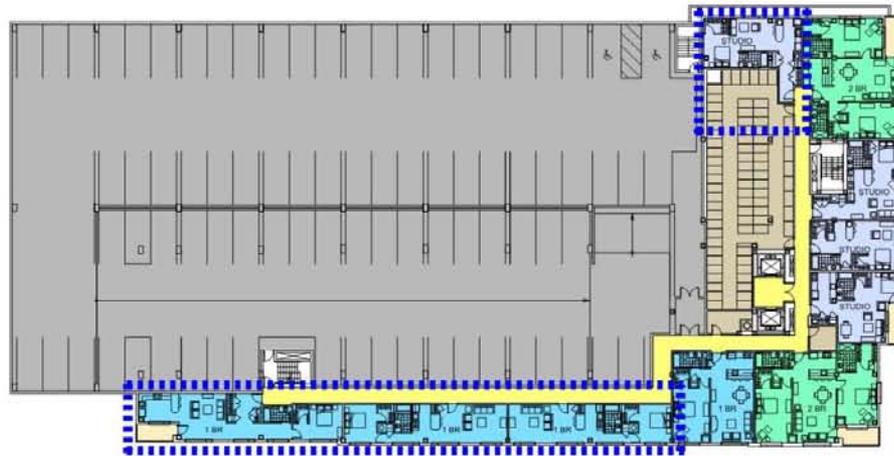


230 NORTH CHRISTOPHER COLUMBUS APARTMENTS
GROUND LEVEL/SITE PLAN - APPROVED 12 JUNE 2012





JUNE 12, 2012 APPROVED PLAN



PROPOSED REVISION - INFILL OF UNITS ALONG COLUMBUS

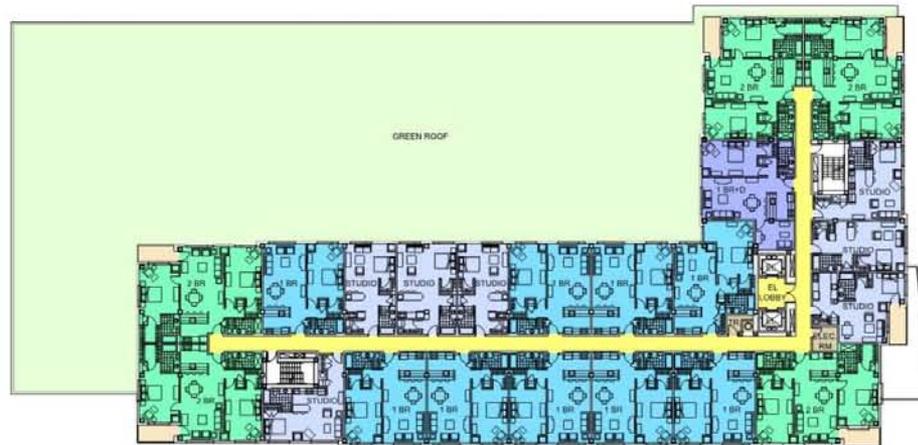


230 NORTH CHRISTOPHER COLUMBUS APARTMENTS
GARAGE LEVEL 3/ APARTMENT LEVEL 2





JUNE 12, 2012 APPROVED PLAN



CURRENT PLAN NO CHANGES



JUNE 12, 2012 APPROVED PLAN



PROPOSED REVISION - DECREASED TERRACE AREA



JUNE 12, 2012 APPROVED



**PROPOSED
REVISIONS**



**230 NORTH CHRISTOPHER COLUMBUS APARTMENTS
VIEW LOOKING NORTH ON COLUMBUS BLVD.**





JUNE 12, 2012 APPROVED



**PROPOSED
REVISIONS**



**230 NORTH CHRISTOPHER COLUMBUS APARTMENTS
VIEW LOOKING NORTH ON COLUMBUS BLVD.**





JUNE 12, 2012 APPROVED



**PROPOSED
REVISIONS**



**230 NORTH CHRISTOPHER COLUMBUS APARTMENTS
VIEW LOOKING FROM VINE STREET**





DATE: 18 SEPTEMBER 2012 PHILADELPHIA CITY PLANNING COMMISSION

BLTA

230 NORTH CHRISTOPHER COLUMBUS APARTMENTS

ENSEMBLE[®]
REAL ESTATE

5. Plan of Development (POD) Review
230-250 N. Christopher Columbus Blvd.

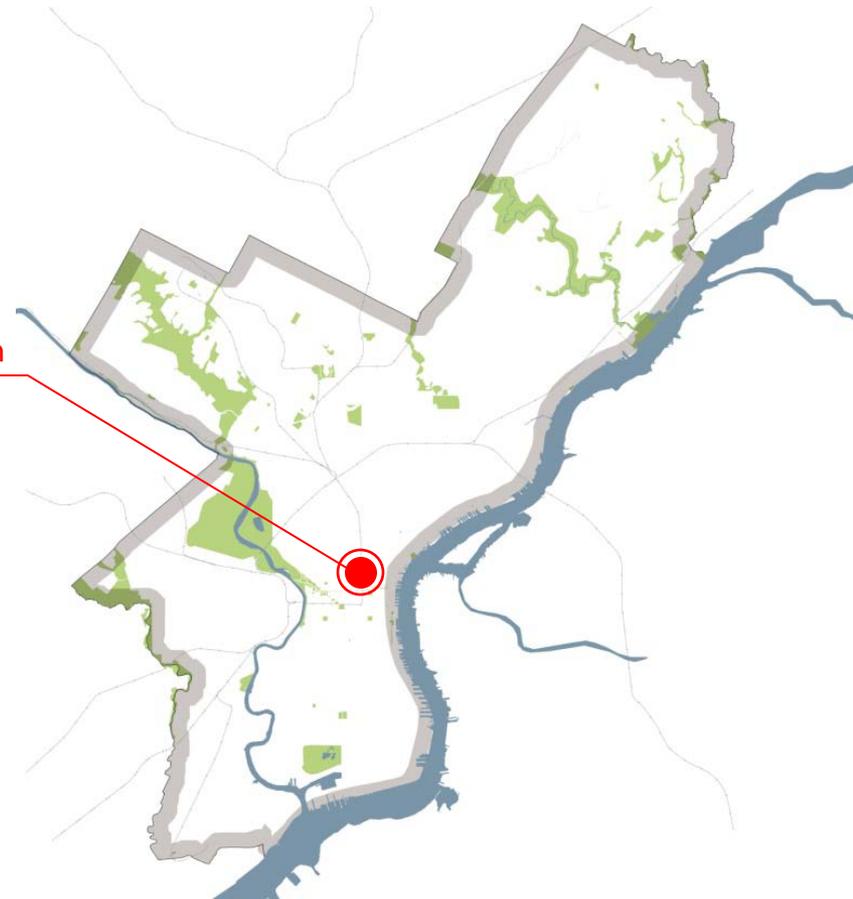
Staff Recommendation:

Approve Revisions to the Plan of Development

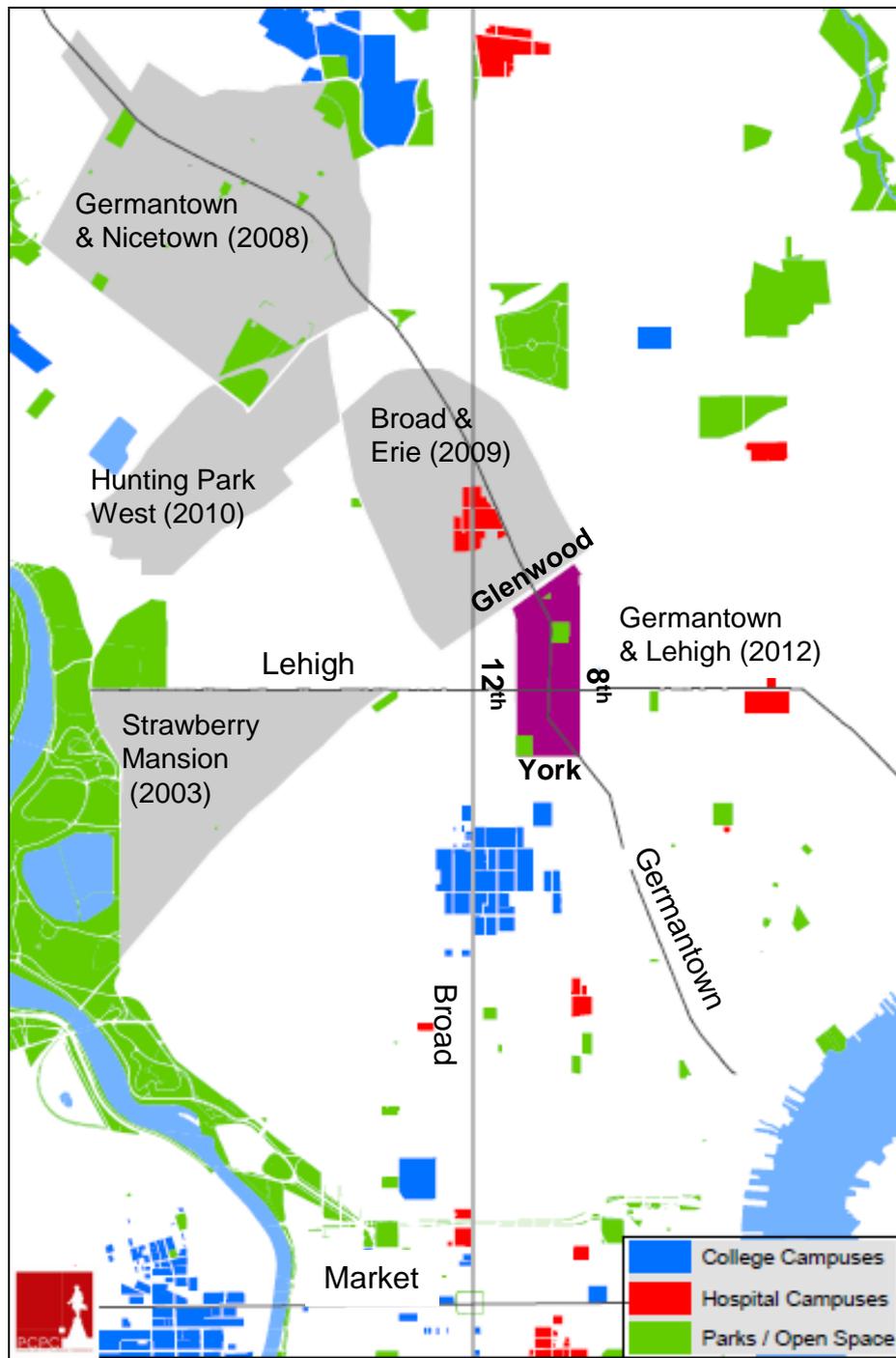
6. Along the Avenue: Economic Development Strategic Plan for Germantown & Lehigh

Presented by: David Fecteau

Project Location



Location & Other Area Plans





The Avenue



Early Actions

Streetscape

Philly Painting



Reusing, Restoring and Rezoning



Streetscape

Existing slack space where The Avenue curves at North Alder Street



2500 block of Germantown Avenue existing conditions

2500 block of Germantown Avenue proposed

Philly Painting



Germantown and Huntingdon



Germantown and Huntingdon



Reusing, Restoring and Rezoning



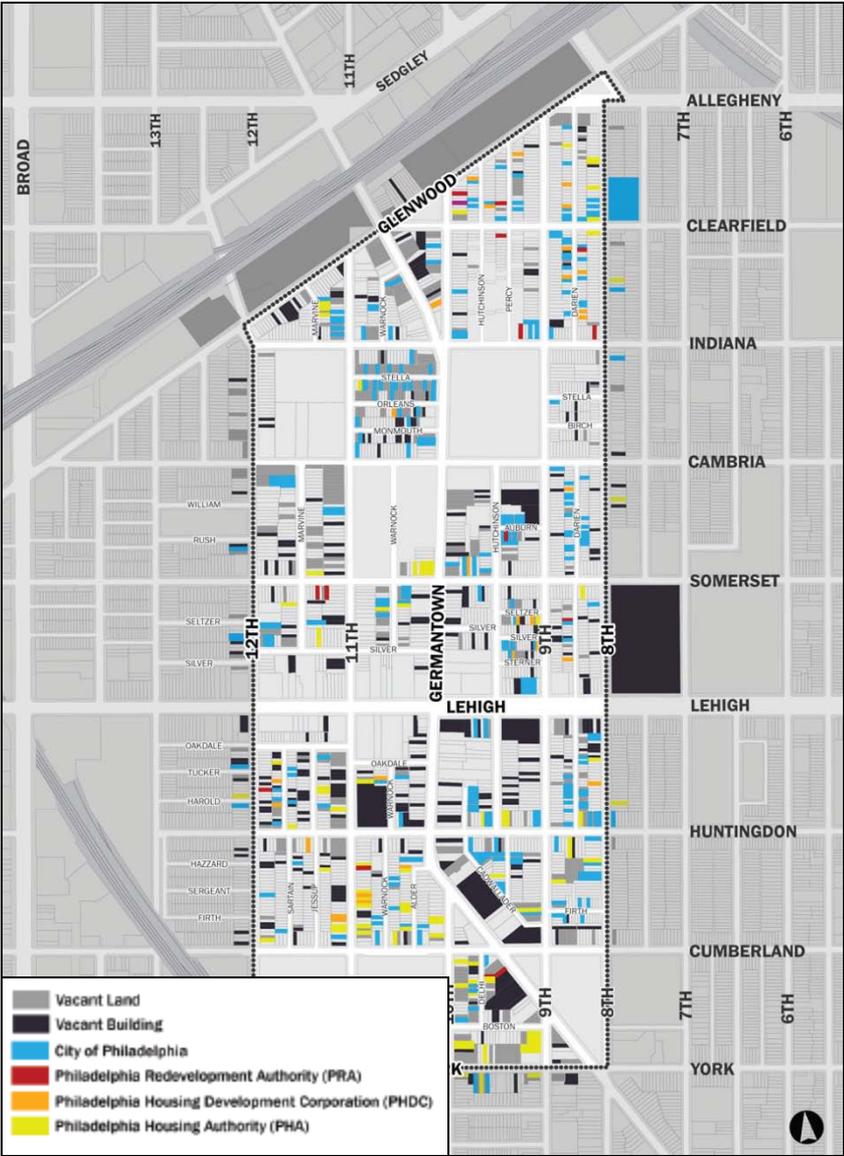
Former community center – 1000 block of Huntingdon Street



Children's garden – Cumberland and Warnock streets



Reusing, Restoring and Rezoning

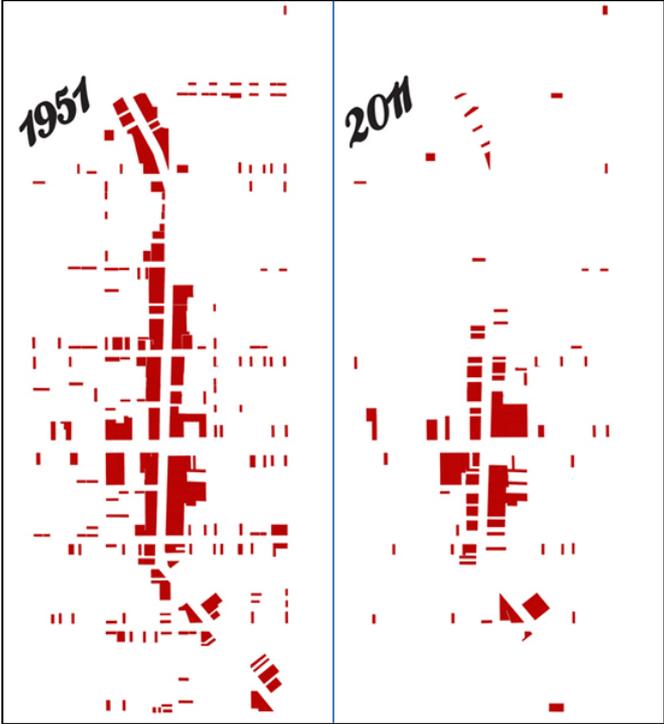
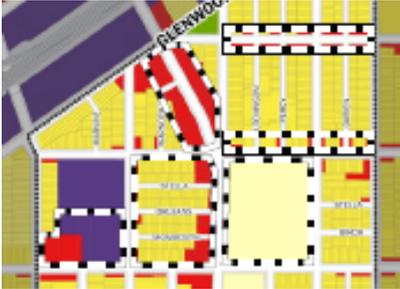
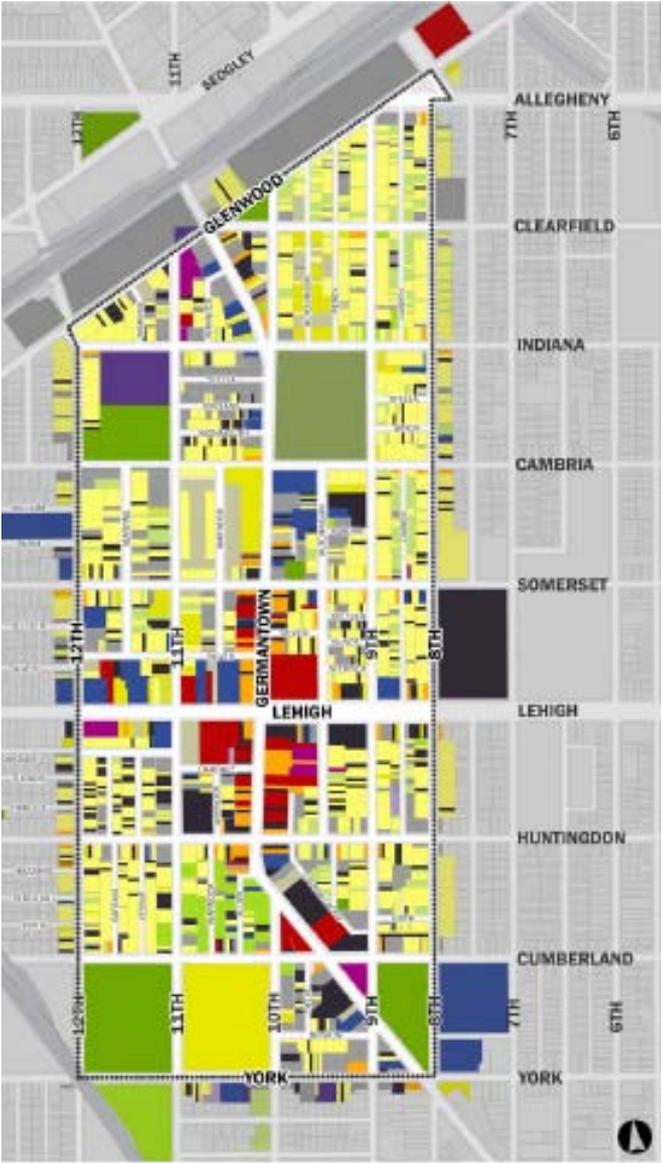


Land owned by City or related agencies



Repurposed land

Reusing, Restoring and Rezoning



3000 block
Germantown
Avenue



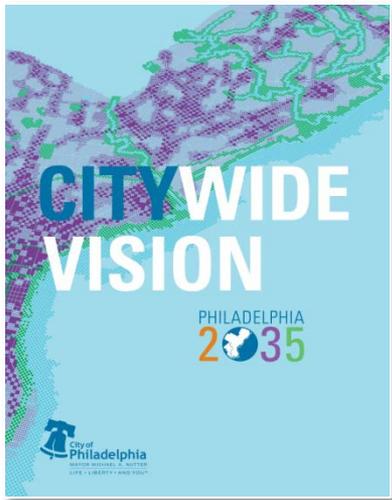
Reusing, Restoring and Rezoning



Germantown & Cambria Existing Conditions



Germantown & Cambria Proposed



THRIVE:

- > Strengthen neighborhood centers by developing viable commercial corridors (1.1.2)
- > Focus commercial zoning on the strongest retail blocks (1.1.2 a)
- > Transition non-commercially viable portions of corridors in decline to more appropriate land uses (1.1.2 b)
- > Promote new affordable housing development to strengthen existing neighborhood assets (1.2.3)

RENEW:

- > Create new and enhance existing tourism programs based on various cultural experiences unique to Philadelphia (8.2.1)
- > Create welcoming well-designed public spaces, gateways and corridors (9.2.2)
- > Link public art with major capital initiatives (9.2.3)

6. Along the Avenue: Economic Development Strategic Plan for Germantown & Lehigh

Staff Recommendation: Adoption

7. Central Germantown Business District Beautification Plan

Presented by: Matt Wysong



Purpose

- A guide for physical improvements to the public realm of the Central Germantown Business District



Chelten Avenue



Germantown Avenue



Maplewood Mall

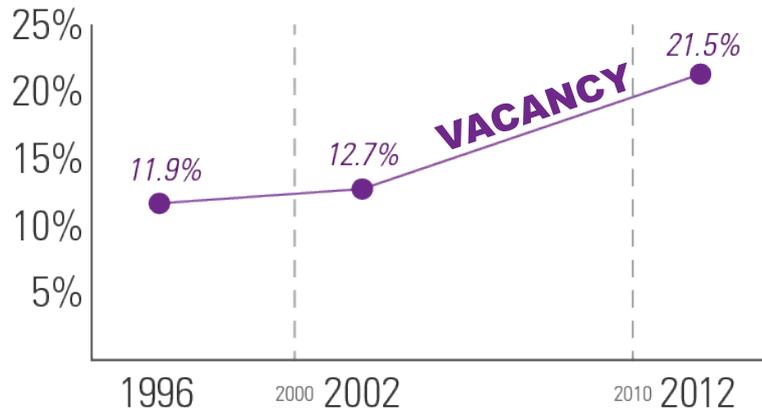
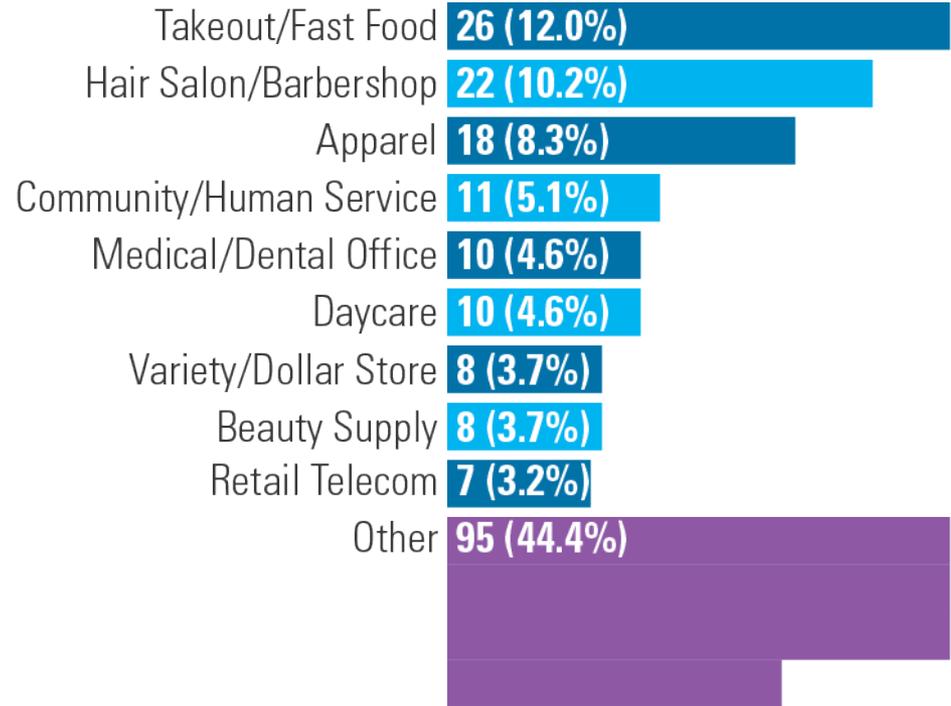


History



1950s

Existing Conditions: Vacancy & Retail Mix



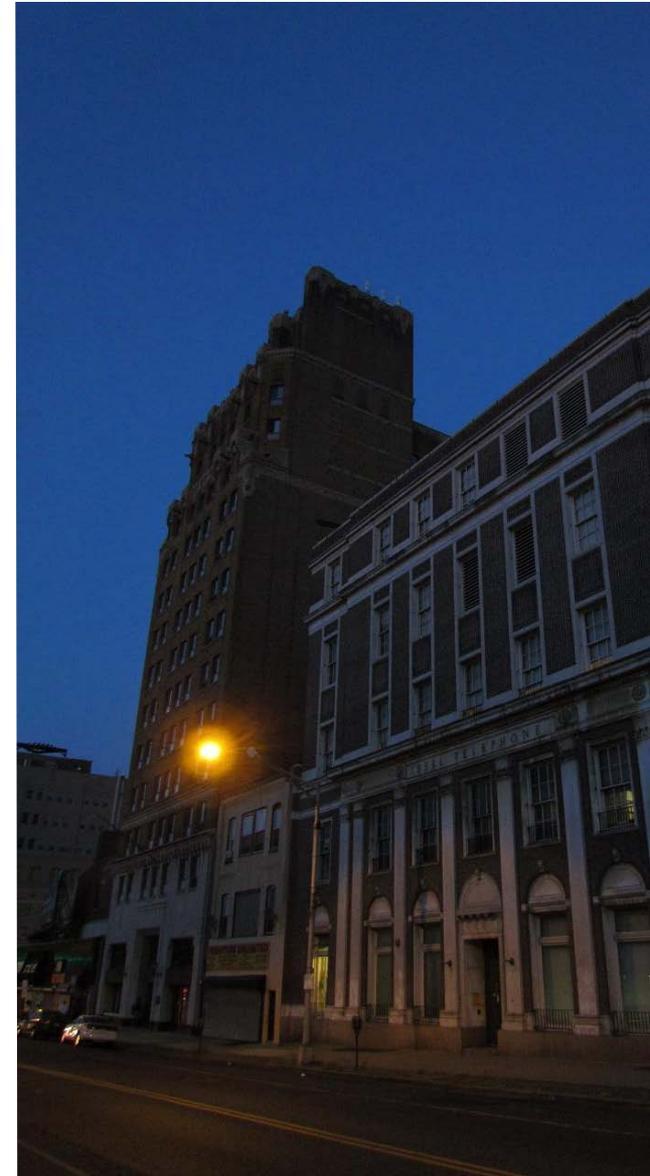
Existing Conditions: Sidewalks & Hardscape



Existing Conditions: Street Trees & Landscaping



Existing Conditions: Lighting



Existing Conditions: Identity



Public Process

- Meetings 1 and 2: 150 attendees
- Meeting 3: 50 attendees
- Online Survey: 150 responses
- Meetings with stakeholders and City agencies



Recommendations: Model Streetscape



Recommendations: Model Streetscape



Recommendations: Model Streetscape



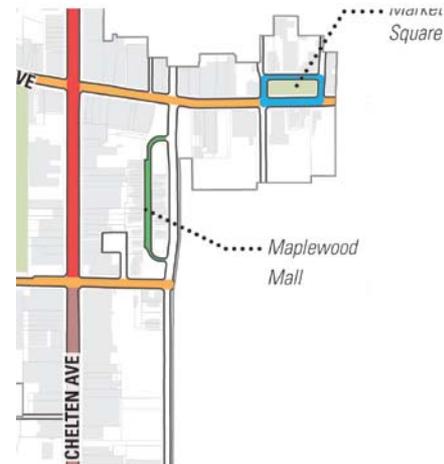
Recommendations: Street Tree Plan



Market

Tree Type	Option 1	Option 2	Option 3	Option 4	Option 5
AR					
CO					
PO					
QP					
TC					
AC					
AL					

Tree Type	Latin Name	Common Name	Notes	Photo
Large Trees	AR	Acer rubrum Red Maple	Desirable fall foliage	
	CO	Celtis occidentalis Common Hackberry	Tolerant of urban conditions	
	PO	Platanus occidentalis Sycamore	Very large at maturity	
	QP	Quercus phellos Willow Oak	Rapid growth rate	
Under-wire Trees	TC	Tilia cordata Littleleaf Linden	Dense, upright canopy	
	AC	Acer campestre Hedge Maple	Dense, round canopy	
	AL	Amelanchier laevis Allegheny Serviceberry	Flowering tree	



Recommendations: Activity Nodes

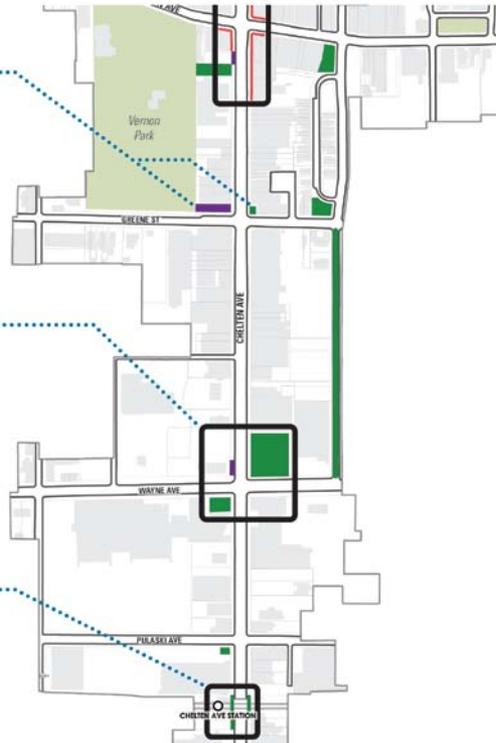
Germantown Station Gateway

- 1 Rain garden within station lawn on Chelton Avenue to serve dual purposes of beautification and stormwater infiltration
- 2 Signage and/or lighting on railroad trestle to welcome visitors to Central Germantown



Chelton & Greene

- 3 Reconfiguration of the plaza-like bus stop to serve as a greenway connection from Vernon Park to Chelton Avenue
- 4 Fence removal around Coleman Library courtyard to create a more inviting entrance



Chelton & Wayne Gateway

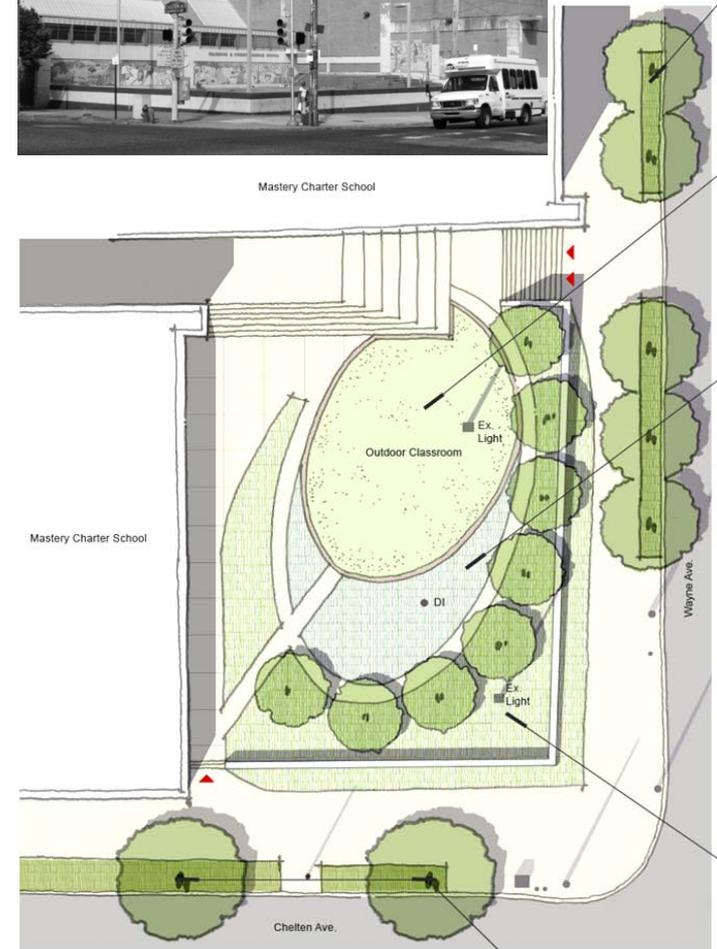
- 5 Improvements to bus stop for Routes 26, 65, and J on Chelton Avenue
- 6 Greening the "porch" of Mastery Charter School
- 7 Greening the supermarket parking lot

Chelton Avenue Station Gateway

- 8 Greening improvements to create an inviting entrance to the train station



Mastery Charter School



Large Canopy Trees

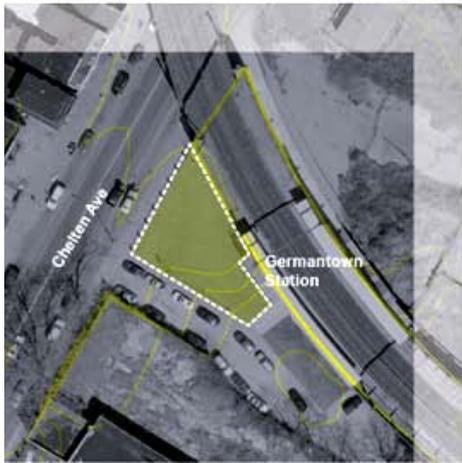
Recommendations: Activity Nodes



depressed curb

surface run-off

surface run-off



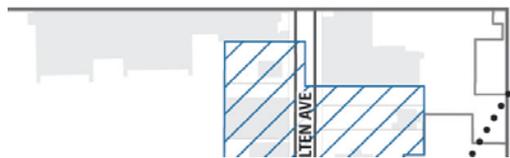
Recommendations: Activity Nodes



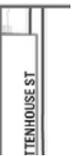
Recommendations: Activity Nodes



Recommendations: Zoning



- 1 Create Transit-Oriented Development (TOD) Overlay adjacent to Chelten Avenue Station



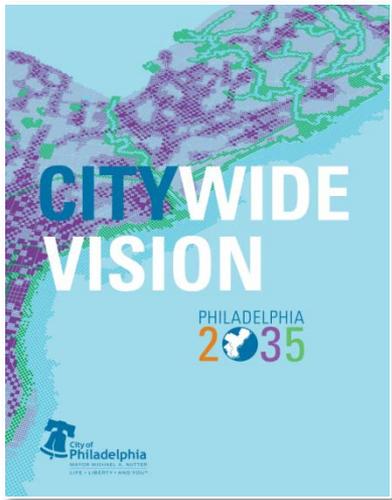
Implementation

Recommendation	Implementing Entity	Potential Funding Source	
Short-Term Projects (1-5 Years)			
1	Germantown Station Rain Garden	PWD, SEPTA	Green City Clean Waters
2	Mastery Charter "Porch" Greening	Mastery, GSSD	TreeVitalize, TreePhilly, Mastery
3	Street Tree Plantings	GWTT, GSSD, PPR, TreeVitalize	TreeVitalize, TreePhilly
4	Fence Removal at Coleman Library	GSSD, DPP	Capital Budget

Zoning remappings	Council, PUPC	N/A	5
Code Enforcement	Council, L&I, GSSD	N/A	6
Security Gate Upgrades	Comm, GSSD	SIP	7
Security Gate Legislation Amendment	Council, L&I	N/A	8
Enhanced Security Lighting on Building Facades	Comm, GSSD	SIP	9
Chelten & Pulaski Parklet	Owner, GSSD	TreeVitalize, TreePhilly, ReStore Corridors, NEPDG, Private funds	10
Chelten & Wayne Bus Stop Improvements	Owner, GSSD, SEPTA	ReStore Corridors, NEPDG, Capital Budget, TreeVitalize, TreePhilly, Private funds	11
Mid-Term Projects (5-10 Years)			
Chelten Avenue Streetscape Improvements	Comm, PADCED, GSSD, Streets	ReStore Corridors, NEPDG, Capital Budget, TreeVitalize, TreePhilly	12
Germantown Station Railroad Trestle Signage/Lighting	GSSD, SEPTA	ReStore Corridors, NEPDG, Cap Budg	13
Chelten & Greene Bus Stop Improvements	GSSD, SEPTA	ReStore Corridors, NEPDG, Capital Budget, TreeVitalize, TreePhilly	14
Chelten Avenue Station Greening	GSSD, SEPTA	ReStore Corridors, NEPDG, Capital Budget, TreeVitalize, TreePhilly	15

Chelten & Germantown Digital Billboard Conversion	Owner, GSSD	Knight Arts, ReStore Corridors, TreeVitalize, TreePhilly, Private funds	16	Chelten
		ReStore Corridors, NEPDG, Capital		

PHILADELPHIA 2035 CONTEXT



THRIVE:

- > Strengthen neighborhood centers by developing viable commercial corridors (1.1.2)

RENEW:

- > Increase the overall tree canopy across the city to 30 percent (7.3.1)
- > Create welcoming, well-designed public spaces, gateways, and corridors (9.2.2)

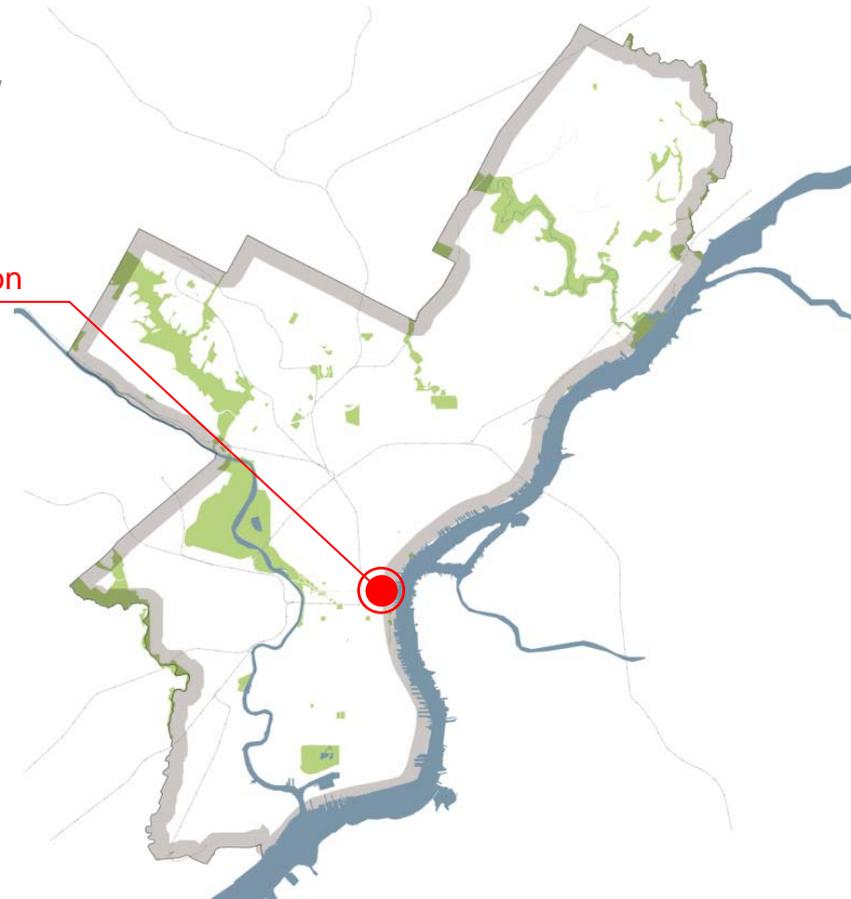
7. Central Germantown Business District Beautification Plan

Staff Recommendation: Adoption

8. ZBA Calendar # 18726 205 - 209 Race Street

Presented by: Paula Brumbelow

Project Location





Existing Site Conditions



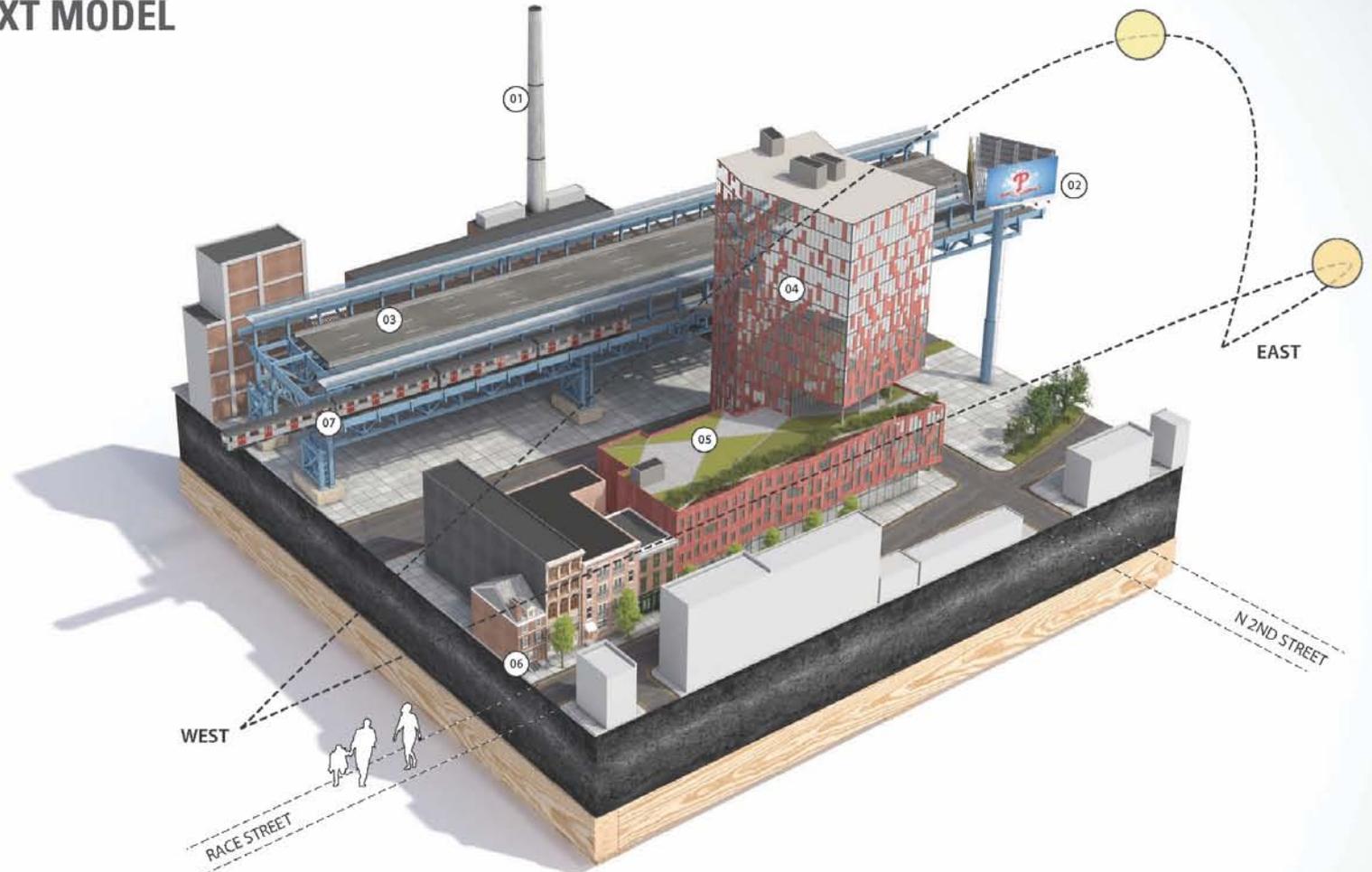
Existing Site Conditions

BUILDING CONTEXT MODEL

MODEL

LEGEND

- 01 SMOKE STACK
- 02 BILLBOARD PYLON
- 03 BENJAMIN FRANKLIN BRIDGE
- 04 PROPOSED BUILDING
- 05 GREEN ROOF
- 06 LOW-RISE HISTORIC RACE STREET
- 07 PATCO TRAIN

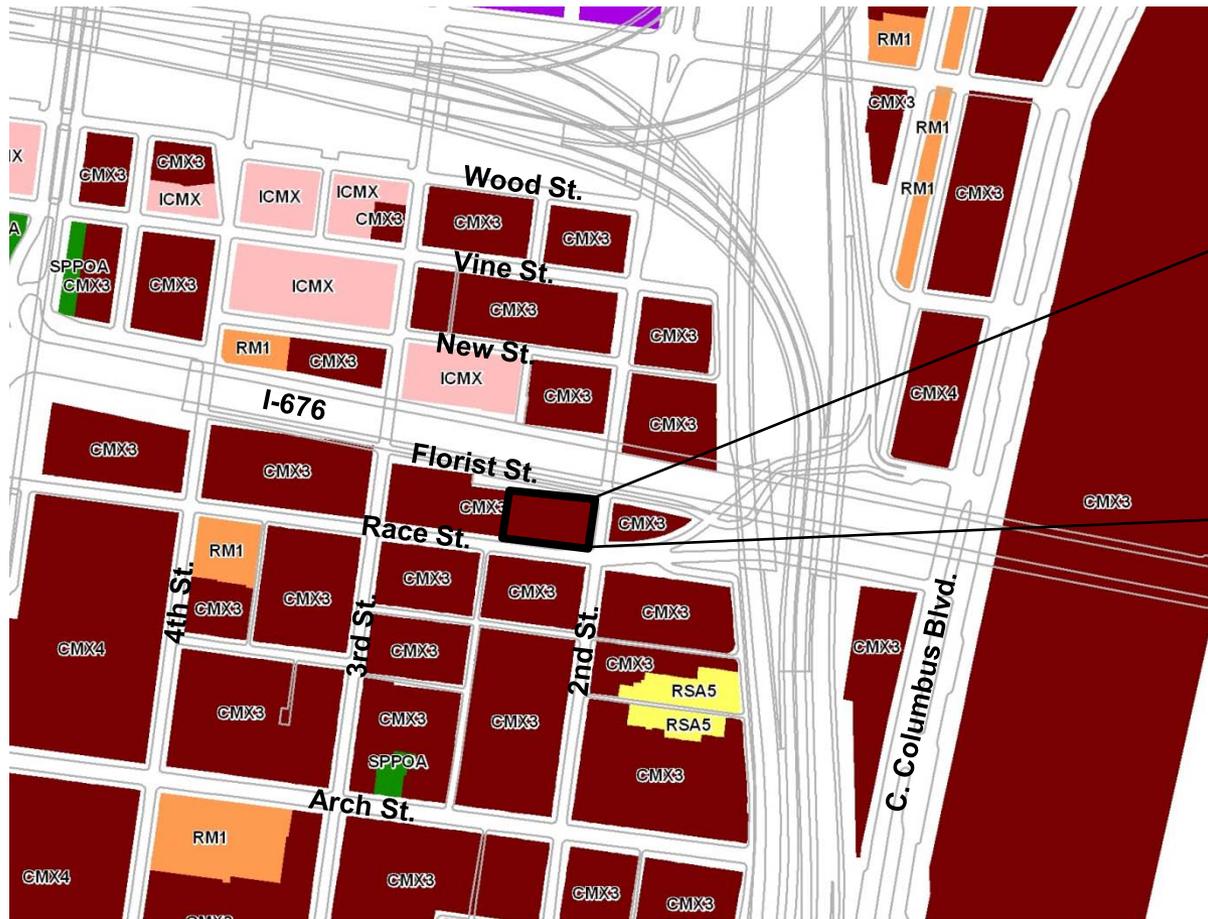


City of Philadelphia
Planning Commission
Michael A. Nutter, Mayor
Alan Greenberger, Deputy Mayor

205 RACE STREET
Philadelphia, PA
Philadelphia City Planning Commission
August 2012

Brown | Hill Development
Peter Gluck and Partners, Architects

Existing Zoning



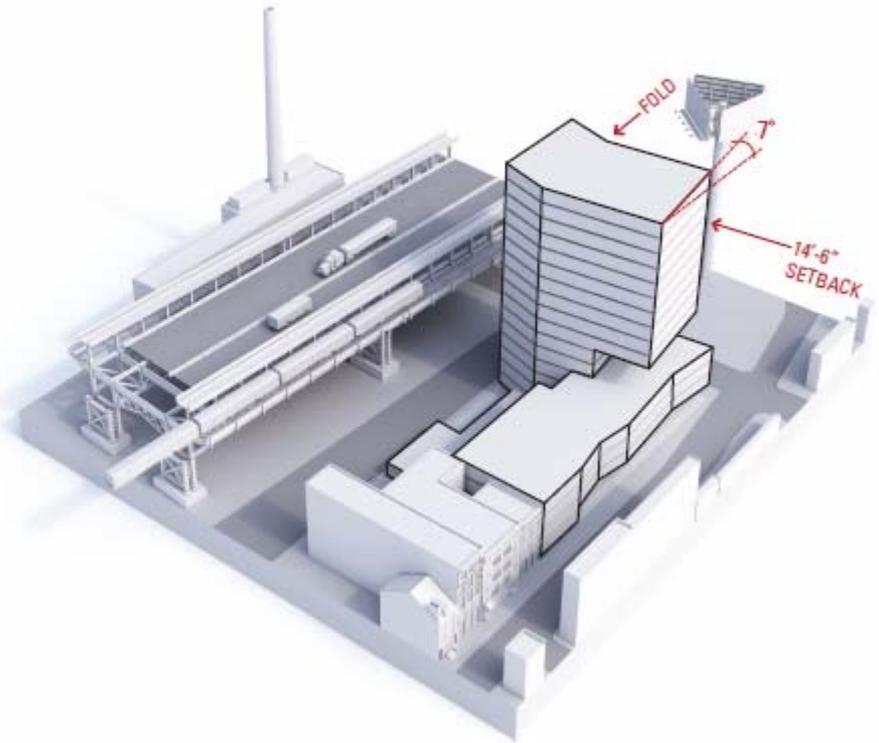
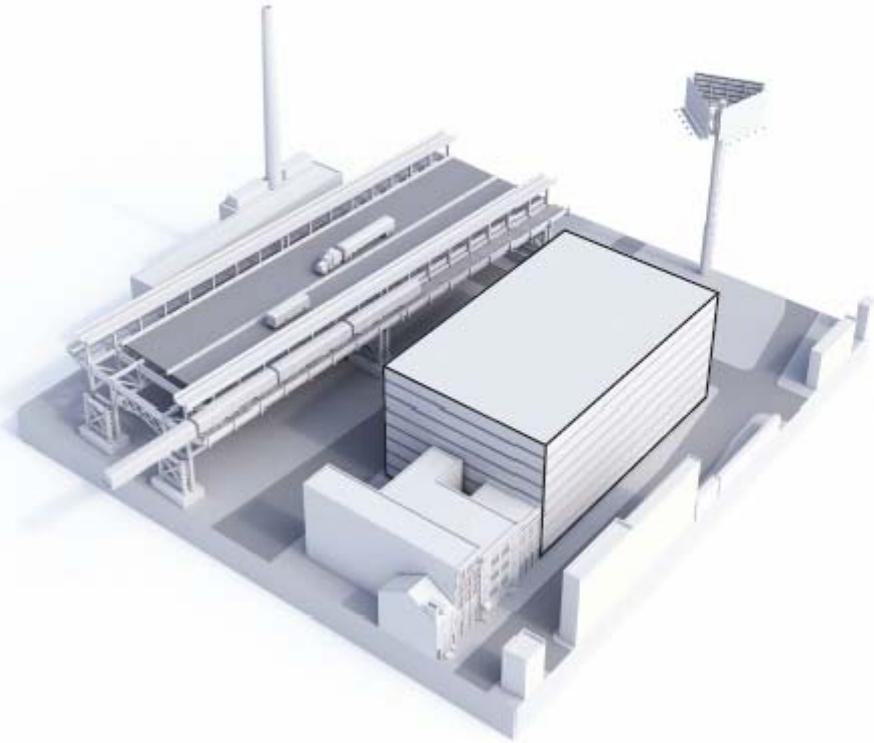
205 Race St.
CMX-3



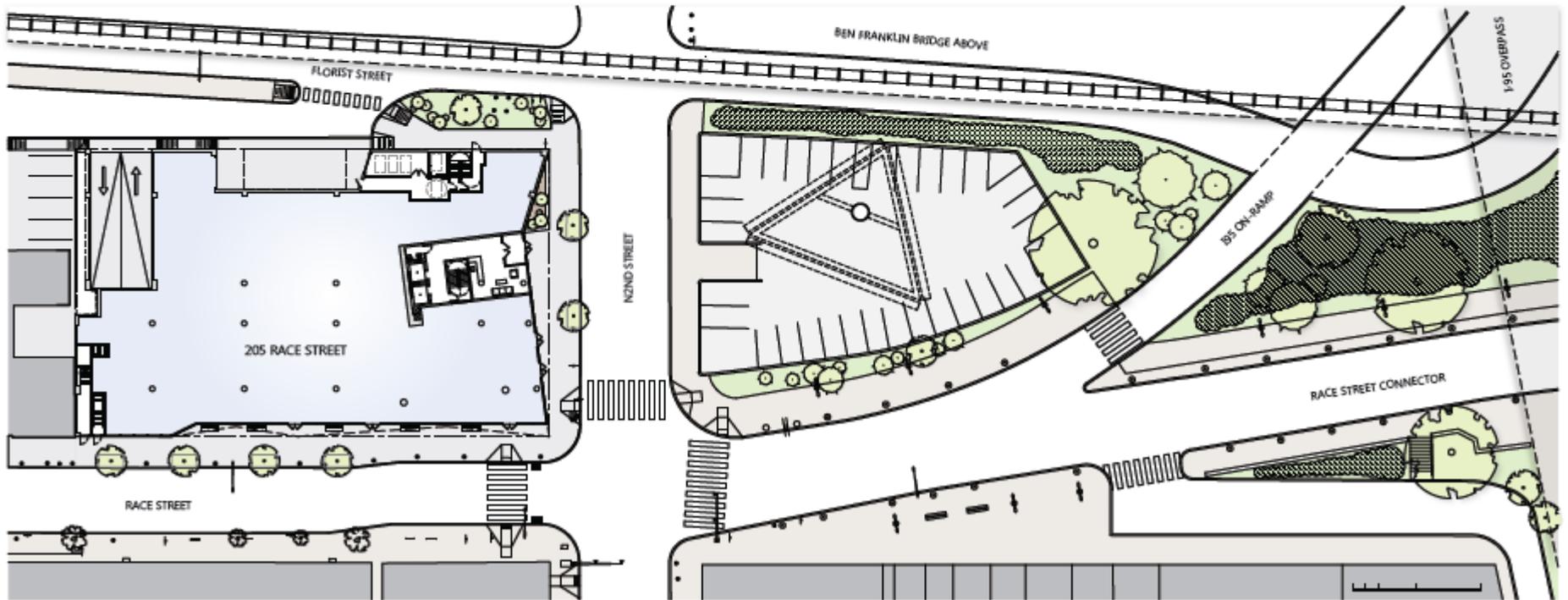
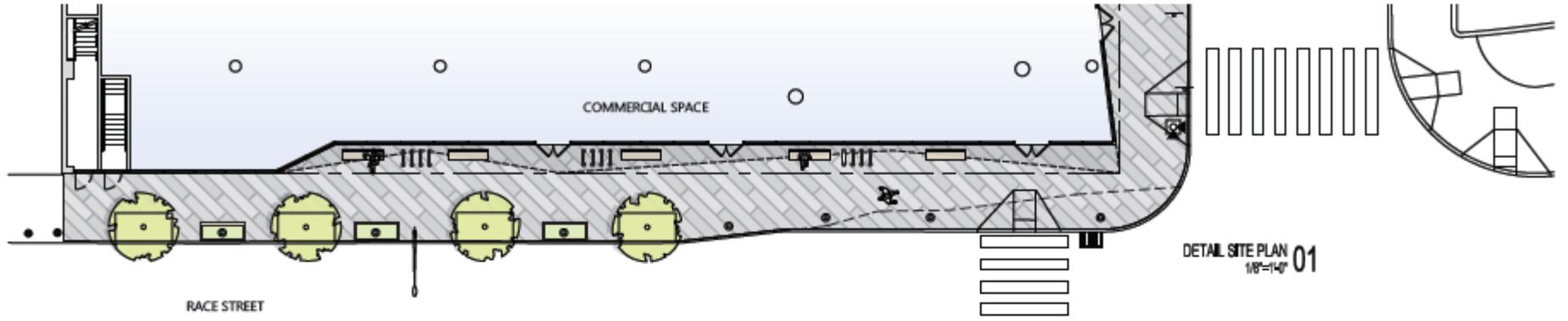
Variations Requested

Variance	Allowed / Required C3 (Old Code)	Allowed / Required CMX-3 (Current Code)	Proposed
Minimum Number of Off-Street Parking Spaces	90 Spaces	39 Spaces	34 Spaces
Minimum Depth of Loading Space	60'	40'	40'
Minimum Percentage of Open Lot Area	20% (4,244 Sq. Ft.)	20% (4,244 Sq. Ft.)	8.43% (1,789 Sq. Ft.)
Maximum Gross Floor Area	450%	500%	695%
Maximum Building Height (Old City Special Controls)	65'	65'	197'6"
Maximum Building Width (Old City Special Controls)	70'	Not Regulated	186'

205 RACE
MASSING STRATEGY

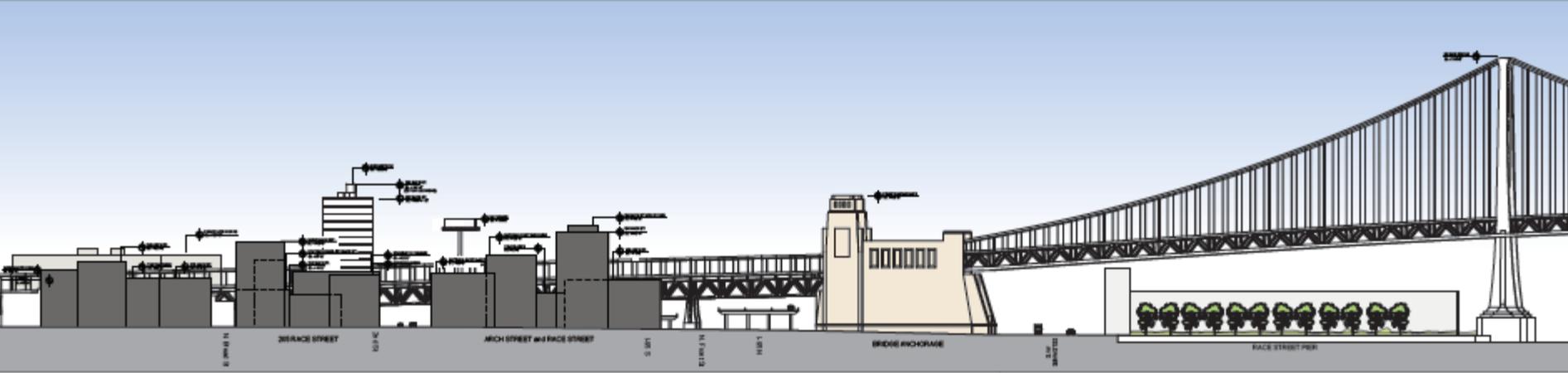
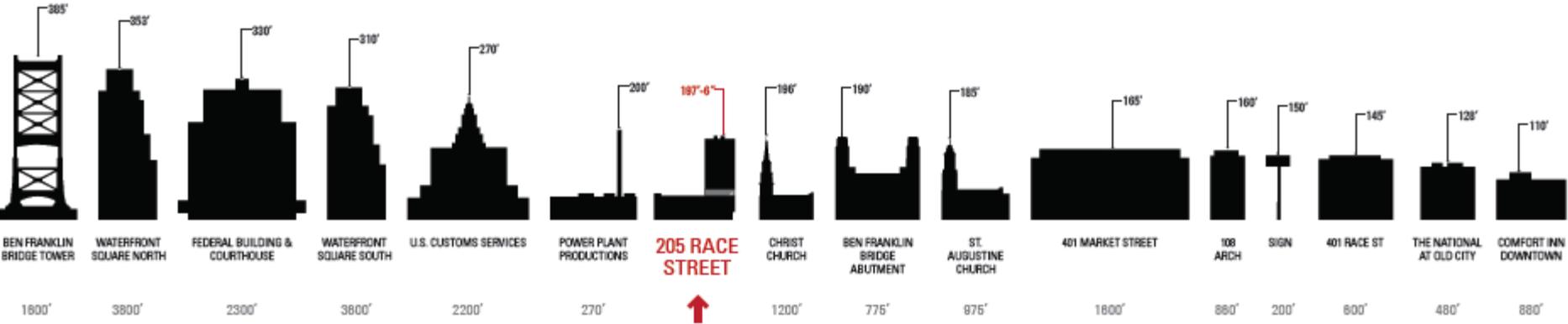


205 RACE STREET



BUILDING HEIGHT ANALYSIS

SURROUNDING TALL BUILDINGS



205 RACE STREET PROPOSAL

AS OF RIGHT



City of Philadelphia
Planning Commission
Michael A. Nutter, Mayor
Alan Greenberger, Deputy Mayor

205 RACE STREET
Philadelphia, PA
Philadelphia City Planning Commission
August 2012

*Brown | Hill Development
Peter Gluck and Partners, Architects*

205 RACE STREET PROPOSAL

PROPOSED DESIGN







Action Item

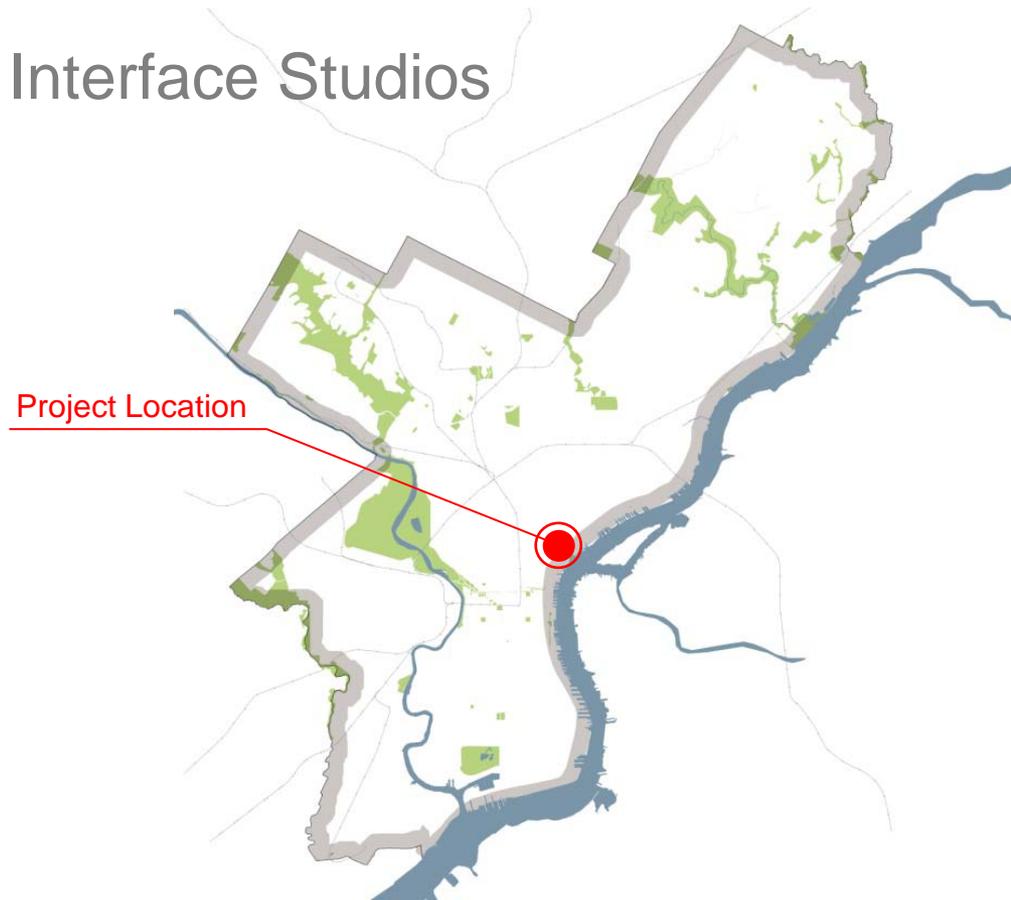


8. ZBA Calendar # 18726
205 - 209 Race Street

Staff Recommendation: Approval

9. 1000 Frankford Avenue Canal Street North at Penn Treaty Village

Presented by: Scott Page, Interface Studios



PLAN OF DEVELOPMENT FOR

**CANAL STREET NORTH
AT PENN TREATY VILLAGE**

**PHILADELPHIA
CITY PLANNING
COMMISSION**

SEP 18, 2012

CORE REALTY

_INTERFACE STUDIO

Woodcock Design

Actual Size Design

Studio | Bryan Hanes

Orth-Rodgers & Associates

EUSTACE ENGINEERING

Saul Ewing

CONTEXT

CANAL STREET NORTH SEEKS TO BUILD UPON PRIOR PLANNING EFFORTS



MASTER PLAN FOR THE CENTRAL DELAWARE

TRANSFORMING PHILADELPHIA'S WATERFRONT

CORE REALTY IS DEVELOPING A VISION FOR THEIR PROPERTIES IN LINE WITH PHILADELPHIA 2035 AND THE WATERFRONT MASTER PLAN



CONCEPTUAL DEVELOPMENT PROGRAM

- NEW CONSTRUCTION
- SURFACE PARKING
- EXISTING BUILDING REHAB
- PROPOSED OFF SITE NEW CONSTRUCTION

A VISION FOR:

A NEIGHBORHOOD-SERVING, FAMILY-FRIENDLY ENTERTAINMENT DISTRICT

WITH A **MIX OF USES** WITHIN **REPURPOSED BUILDINGS**

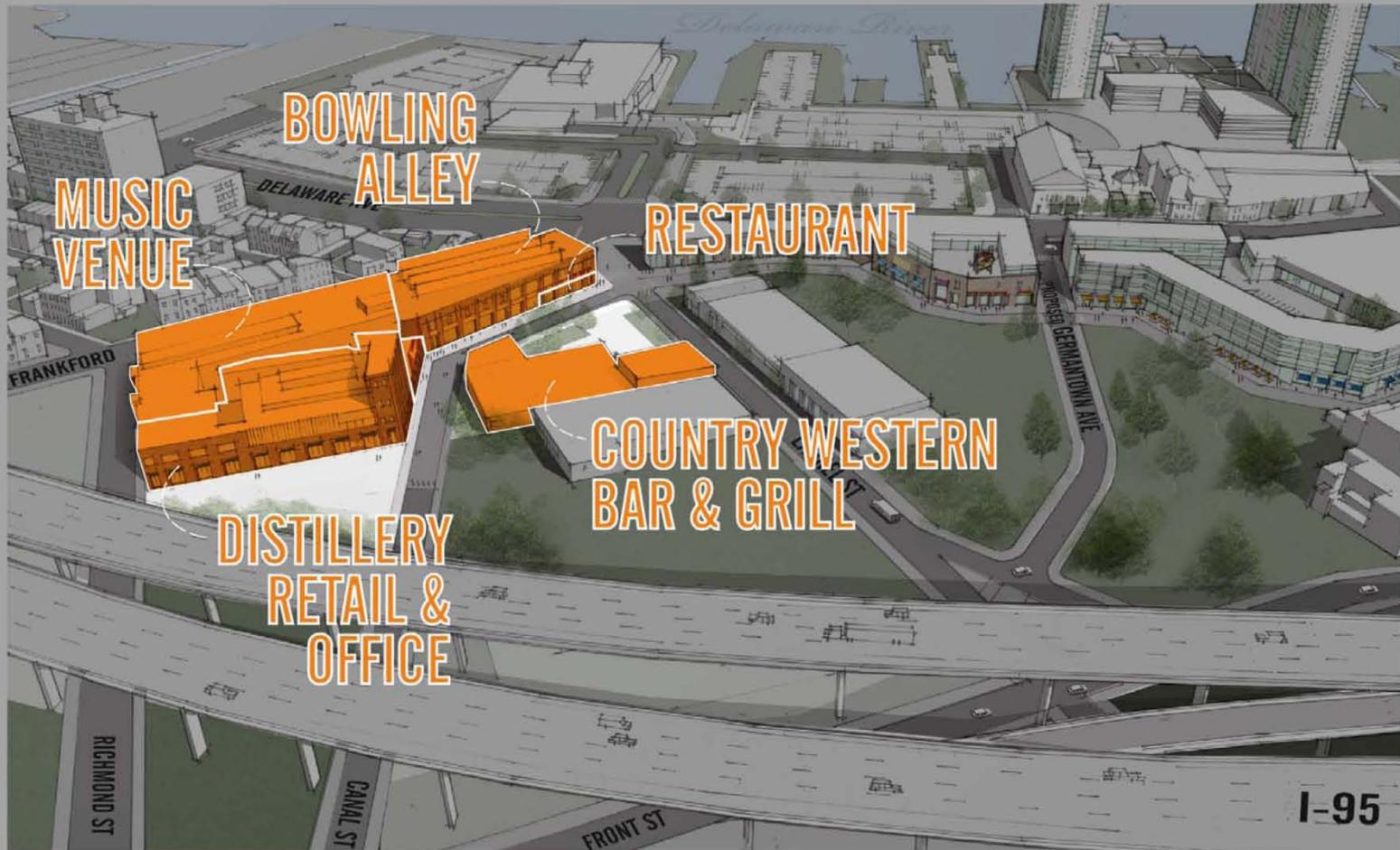
AND A **UNIQUE PEDESTRIAN EXPERIENCE**

THAT UNFOLDS **ALONG CANAL STREET'S MEANDERING PATH**

[WHILE PARKING IS TUCKED AWAY UNDER AND ADJACENT TO ELEVATED INFRASTRUCTURE]



PROPOSED CANAL STREET NORTH PROGRAM



PROPOSED DEVELOPMENT LOOKING EAST

MOVING FORWARD: PHASE 1 PLAN OF DEVELOPMENT



**CANAL STREET NORTH
AT PENN TREATY VILLAGE:**

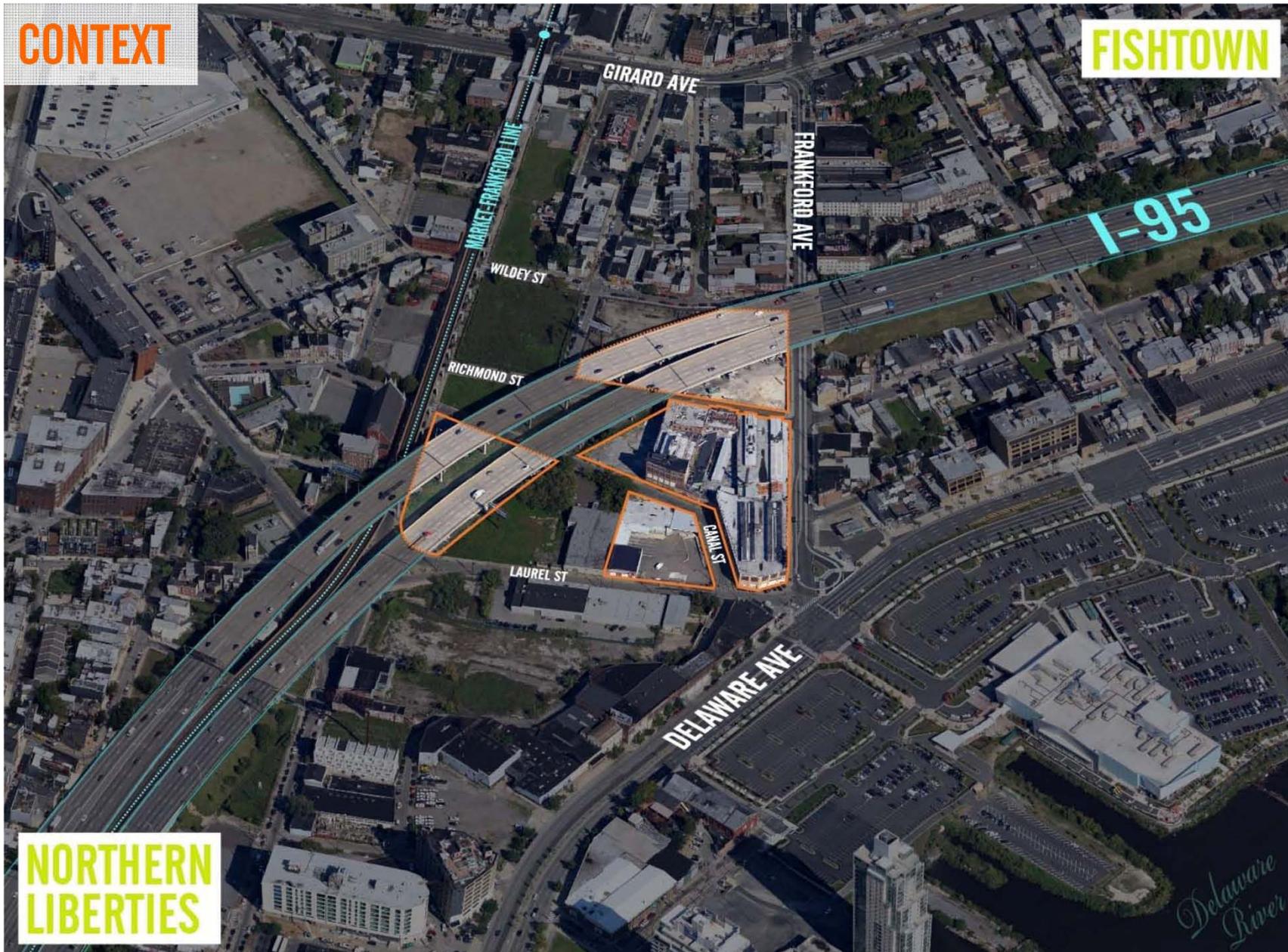
**ADAPTIVE REUSE OF 2 STRUCTURES
AND
2 PARKING LOTS UNDER I-95**

FNA COMMUNITY MEETING HELD SEPTEMBER 11TH

PENN TREATY VILLAGE

CONTEXT

FISHTOWN



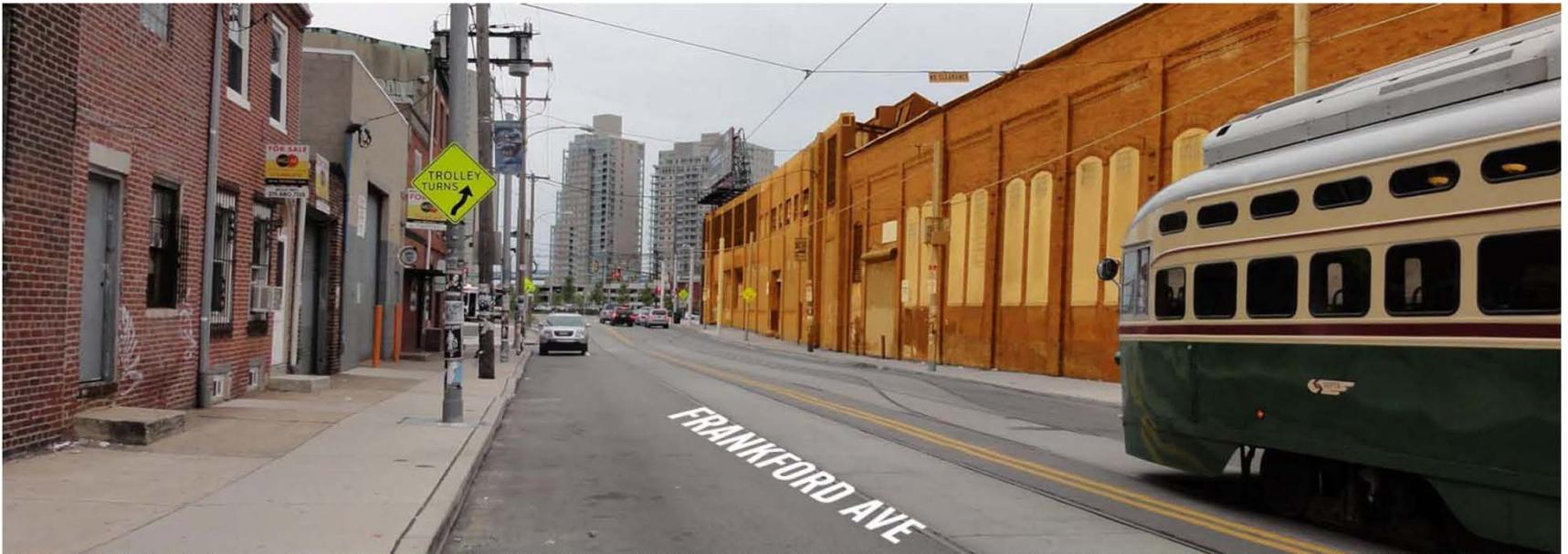
NORTHERN
LIBERTIES

Delaware River

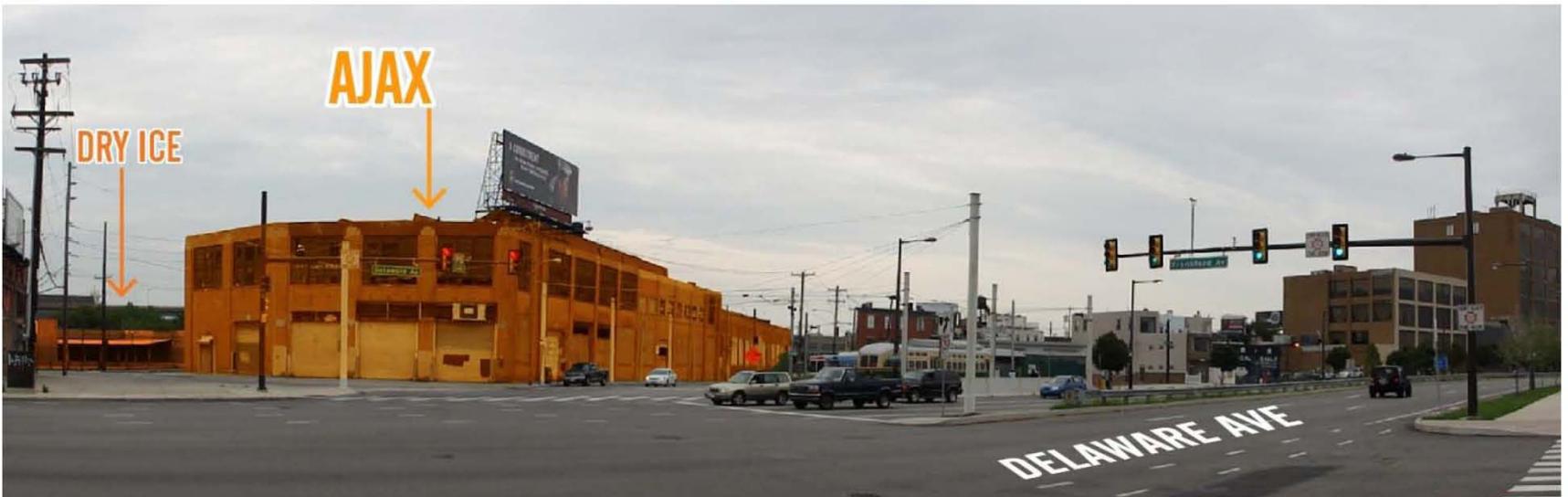


OPPORTUNITY: ADAPTIVE REUSE TO PRESERVE INDUSTRIAL CHARACTER



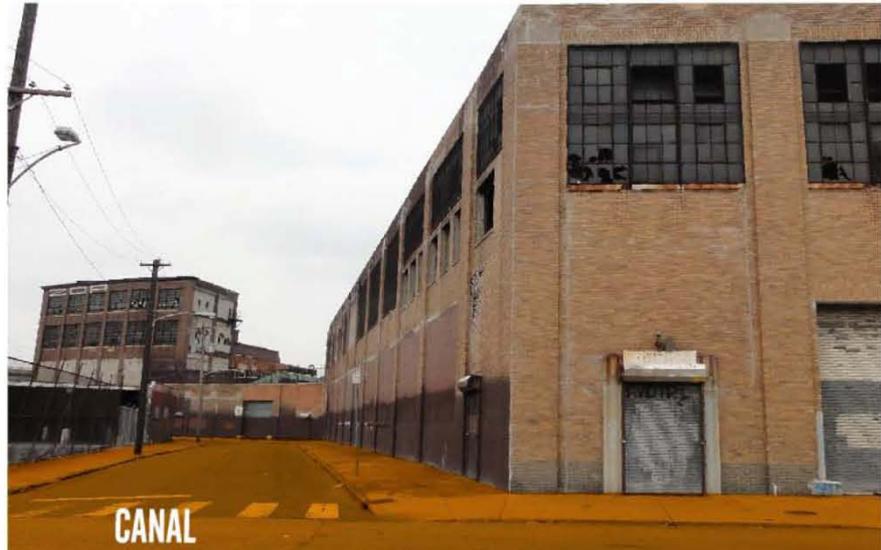


OPPORTUNITY: A NEW FACE FOR MAJOR THOROUGHFARES





OPPORTUNITY: PUBLIC SPACES IN HIDDEN PLACES



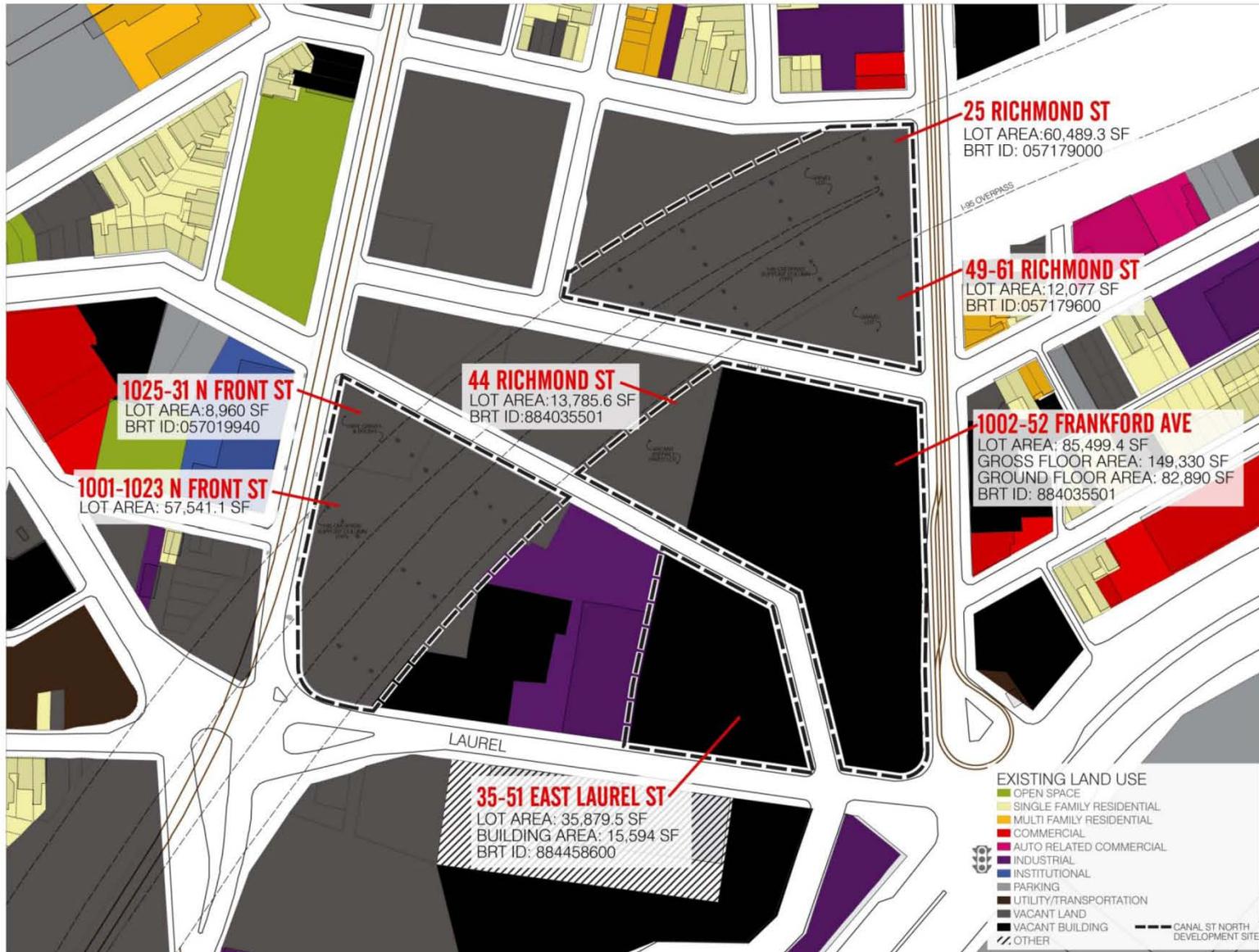


OPPORTUNITY: REPURPOSE AREAS UNDER THE HIGHWAY & IMPROVE UNDERPASSES



SITE, PARKING & LANDSCAPE

EXISTING SITE & LAND USE



1025-31 N FRONT ST
 LOT AREA: 8,960 SF
 BRT ID: 057019940

1001-1023 N FRONT ST
 LOT AREA: 57,541.1 SF

44 RICHMOND ST
 LOT AREA: 13,785.6 SF
 BRT ID: 884035501

25 RICHMOND ST
 LOT AREA: 60,489.3 SF
 BRT ID: 057179000

49-61 RICHMOND ST
 LOT AREA: 12,077 SF
 BRT ID: 057179600

1002-52 FRANKFORD AVE
 LOT AREA: 85,499.4 SF
 GROSS FLOOR AREA: 149,330 SF
 GROUND FLOOR AREA: 82,890 SF
 BRT ID: 884035501

35-51 EAST LAUREL ST
 LOT AREA: 35,879.5 SF
 BUILDING AREA: 15,594 SF
 BRT ID: 884458600

EXISTING LAND USE

- OPEN SPACE
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- COMMERCIAL
- AUTO RELATED COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- PARKING
- UTILITY/TRANSPORTATION
- VACANT LAND
- VACANT BUILDING
- OTHER

--- CANAL ST NORTH DEVELOPMENT SITE

CLIENT:
 CORE REALTY
 114 CHESTNUT STREET
 FIFTH FLOOR
 PHILADELPHIA, PA 19106
 TEL: (215) 629-4465

CANAL STREET NORTH AT PENN TREATY VILLAGE
PROJECT LOCATION: 30th STREET AND FRANKFORD AVE | PHILADELPHIA, PA 19102

CONSULTANT TEAM:

ARCHITECTURE
 WOODCOCK DESIGN, INC.
 200 WINTERSHIRE SQUARE
 PHILADELPHIA, PA 19103
 TEL: (215) 738-0000
 EMAIL: info@woodcockdesign.com

ACTUAL SIZE DESIGN
 P&S FRONT DESIGN
 PHILADELPHIA, PA 19147
 TEL: (215) 492-4400
 EMAIL: info@pandfs.com

LANDSCAPE ARCHITECTURE
 STUDIO BRYAN HANER
 340 N. 12TH ST SUITE 420
 PHILADELPHIA, PA 19107
 TEL: (215) 625-8000
 EMAIL: info@studiohaner.com

URBAN DESIGN
 INTERFACE STUDIO
 340 N. 12TH ST SUITE 419
 PHILADELPHIA, PA 19107
 TEL: (215) 625-5000
 EMAIL: info@interface-studio.com

ENGINEERING
 ELUSTACE ENGINEERING
 442 WEST MORRISAND RD
 3RD FLOOR
 WILSON GROVE, PA 19380
 TEL: (215) 348-8757
 www.elustace.com

TRAFFIC ENGINEERING
 QTRV ROSSIGNY & ASSOCIATES INC
 301 LINDENWOOD DR
 SUITE 100
 WALVERTON, PA 19086
 TEL: (610) 803-1380
 www.qtrv.com

REV. DATE REFERENCE

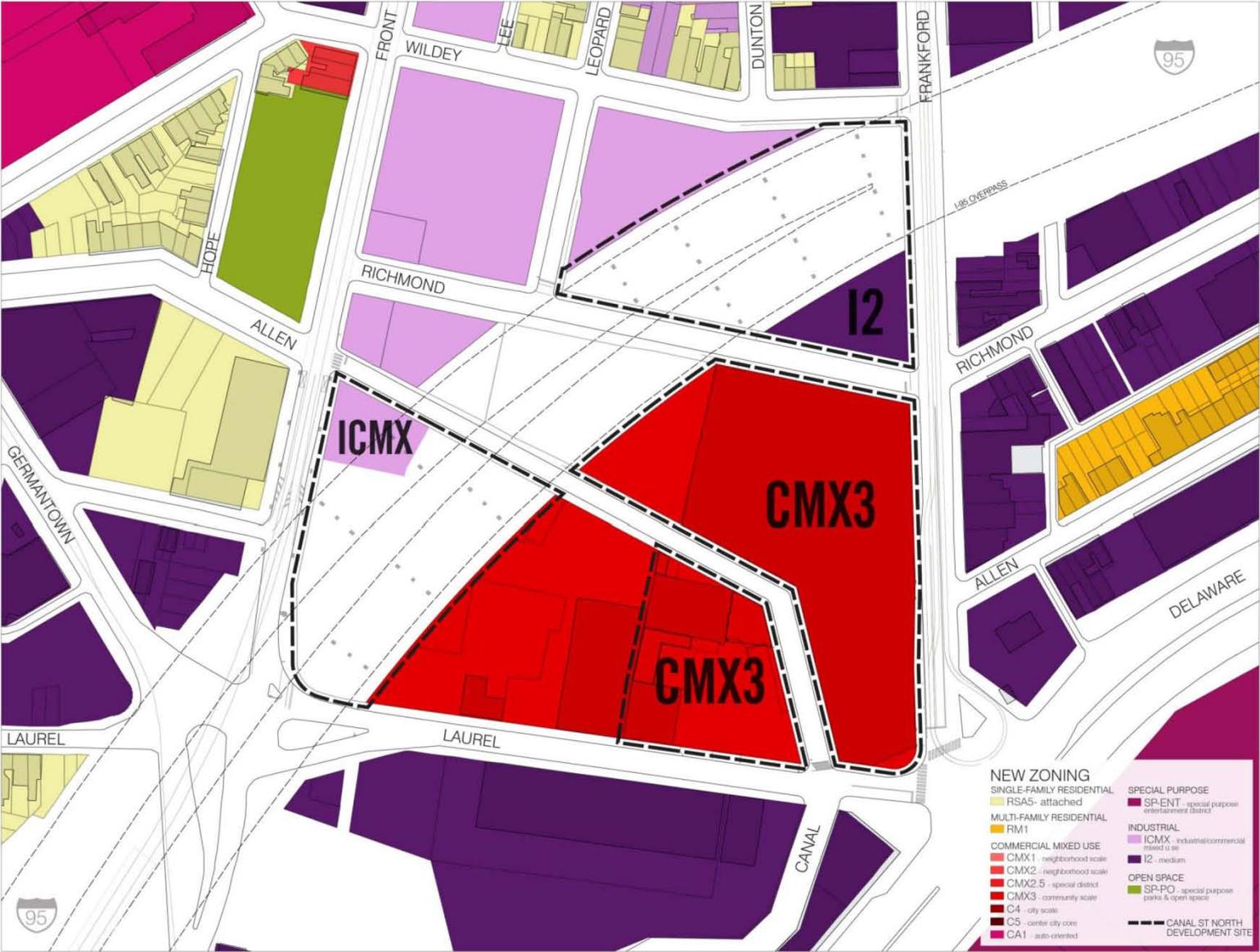
SCALE: 1" = 40'

NORTH:

SHEET TITLE:
EXISTING LAND USE, 2012

SHEET NUMBER:
 SHEET:

ZONING: BY THE NEW CODE



NEW ZONING

- SINGLE-FAMILY RESIDENTIAL
- RSAs- attached
- MULTI-FAMILY RESIDENTIAL
- RM1
- COMMERCIAL MIXED USE
- CMX1 - neighborhood scale
- CMX2 - neighborhood scale
- CMX2.5 - special district
- CMX3 - community scale
- C4 - city scale
- C5 - center city core
- CA1 - auto-oriented

SPECIAL PURPOSE

- SP-ENT - special purpose entertainment district

INDUSTRIAL

- ICMX - industrial/commercial mixed use
- I2 - medium

OPEN SPACE

- SP-PO - special purpose parks & open space

--- CANAL ST NORTH DEVELOPMENT SITE

CLIENT:
 CORE REALTY
 114 CHESTNUT STREET
 FIFTH FLOOR
 PHILADELPHIA, PA 19106
 TEL: (215) 629-4465

CANAL STREET NORTH AT PENN TREATY VILLAGE

PROJECT LOCATION: 308 FRANKFORD AVENUE | PHILADELPHIA, PA 19106

CONSULTANT TEAM:

ARCHITECTURE
 WOODCOCK DESIGN, INC.
 2047 RITTENHOUSE SQUARE
 PHILADELPHIA, PA 19103
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 EMAIL: info@woodcockdesign.com

JEREMY LANGE
 308 ST PHILADELPHIA, PA 19103
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 EMAIL: jmlange@woodcockdesign.com

LANDSCAPE ARCHITECTURE
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 3RD FLOOR
 WILLOW GROVE, PA 19090
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 www.eustaceeng.com

TRAFFIC ENGINEERING
 OPEN ROADS
 447 WEST MORELAND RD
 3RD FLOOR
 WILLOW GROVE, PA 19090
 TEL: (215) 346-8757
 www.openroads.com

REV. DATE REFERENCE

SCALE: 1" = 40'

NORTH:

SHEET TITLE:
EXISTING ZONING

SHEET NUMBER:
 SHEET:

CMX-3

+

CENTRAL DELAWARE RIVERFRONT OVERLAY: IN PROGRESS

ZONING SUMMARY: PARKING LOTS

NORTH DELAWARE AVENUE NEIGHBORHOOD COMMERCIAL AREA OVERLAY

ASSEMBLY & ENTERTAINMENT REQUIRE VARIANCE

EATING & DRINKING ESTABLISHMENTS REQUIRE SPECIAL EXCEPTION APPROVAL

ADDRESS	ZONING OLD / NEW	LOT AREA	EXISTING BUILDING GROUND FLOOR AREA	ALLOWED BUILDING COVERAGE	ALLOWED GROSS FLOOR AREA	MAXIMUM GROSS FLOOR AREA	PROPOSED USE	PROPOSED PARKING	USE VARIANCE NEEDED
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RICHMOND STREET PARKING LOT (submitted under old code)

25 RICHMOND ST (BRT ID: 057179000)	NOT ZONED	60,489.3 SF	NA				surface parking (public)	163 SPACES	
49-61 RICHMOND ST (BRT ID: 057179600)	G-2 / I2	12,077 SF	NA	100%	500%	60,385 SF			NO

FRONT & ALLEN STREETS PARKING LOT (new code applies)

1025-31 N FRONT ST (BRT ID: 057019940)	L-4 / ICMX	8,960.2 SF	NA	100%	500%	44,801 SF	surface parking (public)	174 SPACES	Special exception
1001-1023 N FRONT ST	NOT ZONED	57,541.1 SF	NA						

TOTAL PARKING

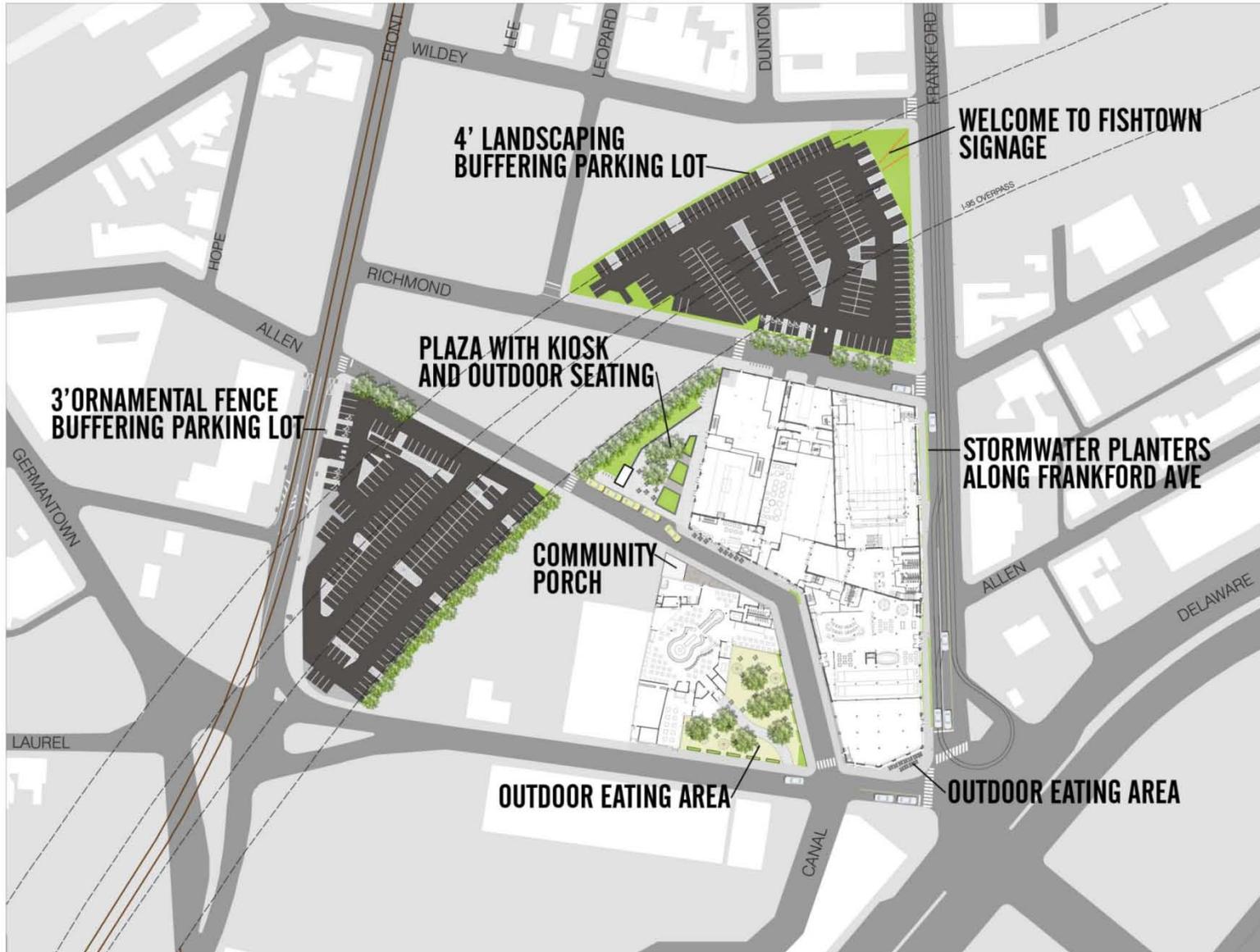
337 SPACES

BICYCLE PARKING

1 bicycle parking space required per 10 parking spaces, provided at 44 Richmond St & along Richmond St
Additional bicycle parking spaces, provided along Frankford Ave

34 BIKE SPACES

32 BIKE SPACES



CLIENT:
 CORE REALTY
 114 CHESTNUT STREET
 FIFTH FLOOR
 PHILADELPHIA, PA 19106
 TEL: (215) 829-4465

**CANAL STREET NORTH
 AT PENN TREATY VILLAGE**
PROJECT LOCATION: 340 N. FRANKFORD AVE

CONSULTANT TEAM:
 ARCHITECTURE
 WOODCOCK DESIGN, INC.
 2607 FITZGERALD SQUARE
 PHILADELPHIA, PA 19103
 TEL: (267) 788-0660
 EMAIL: woodcockdesign.com
 ACTUAL SIZE DESIGN
 704 S. FRONT ST
 PHILADELPHIA, PA 19147
 TEL: (215) 482-7048
 EMAIL: info@actualsize.com
 LANDSCAPE
 ARCHITECTURE
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 ELUSTACE ENGINEERING
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 3RD FLOOR
 WILLOW GROVE, PA 19090
 TEL: (215) 348-8757
 www.elustace.com
 TRAFFIC ENGINEERING
 ORTH ROSSIGNA & ASSOC INC
 301 LINDEMWOOD DR
 SUITE 100
 WALVERIN, PA 19025
 TEL: (800) 803-1366
 www.ortho.com

REV. DATE REFERENCE

SCALE: 1" = 40'

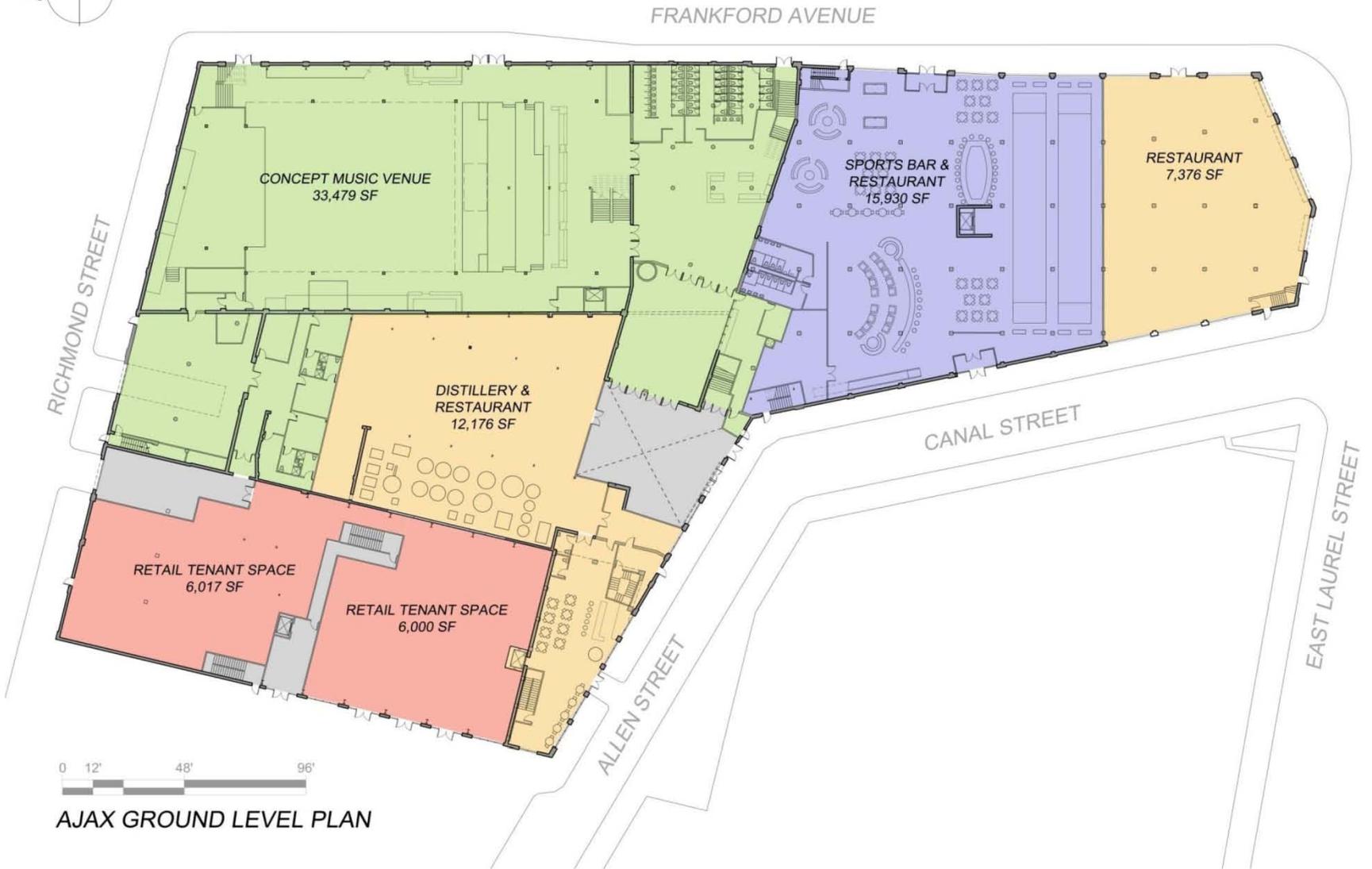
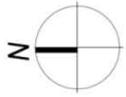
NORTH:

SHEET TITLE:
**RENDERED
 SITE PLAN**

SHEET NUMBER:
L1.5

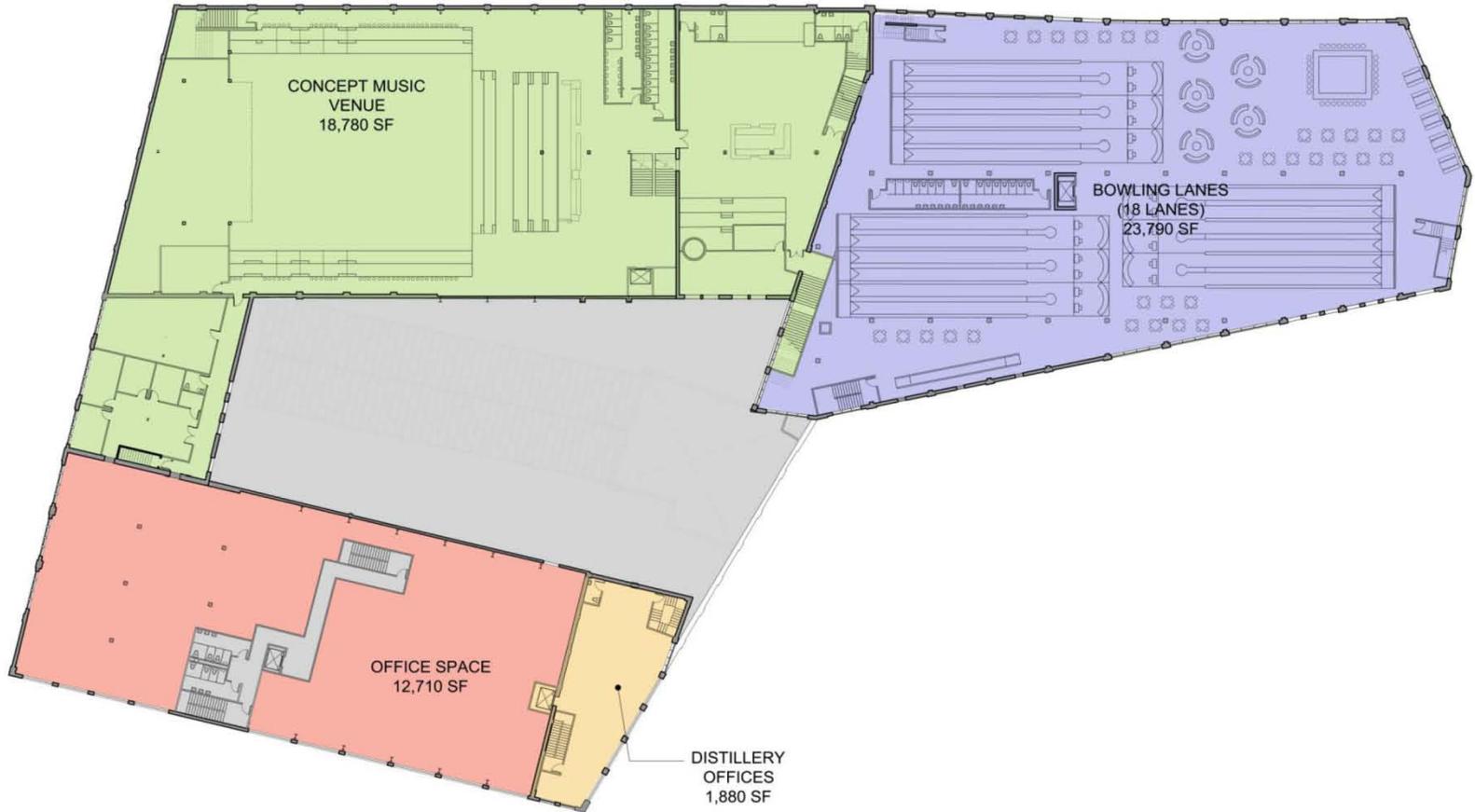
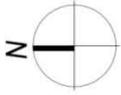
ARCHITECTURE

FLOOR PLAN A1.1: AJAX — 1ST FLOOR



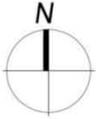
ajax GROUND LEVEL PLAN

FLOOR PLAN A1.2: AJAX — 2ND FLOOR



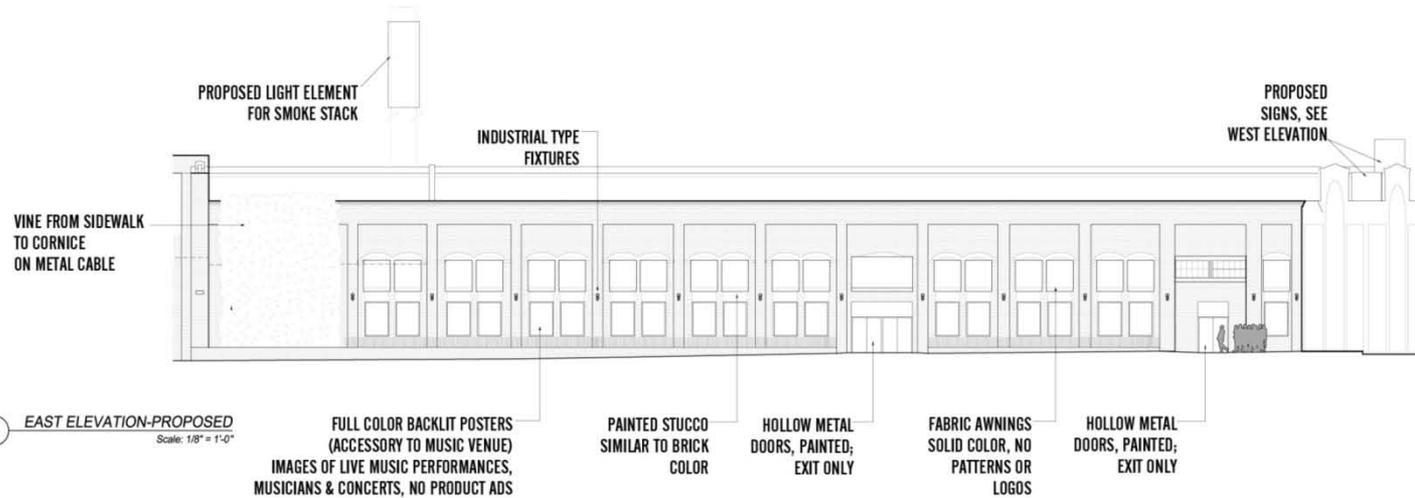
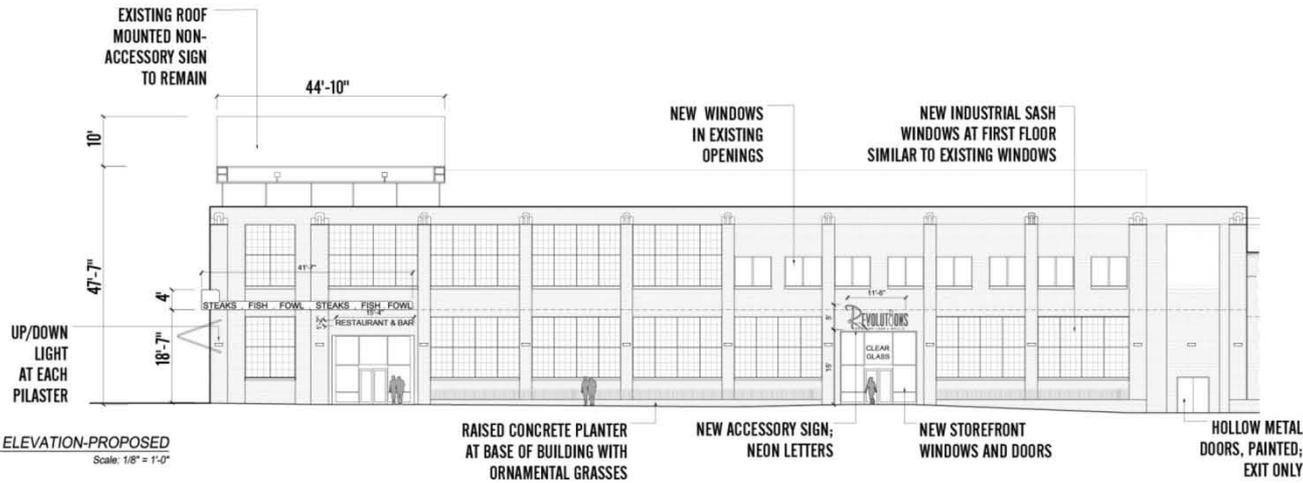
AJAX SECOND LEVEL PLAN

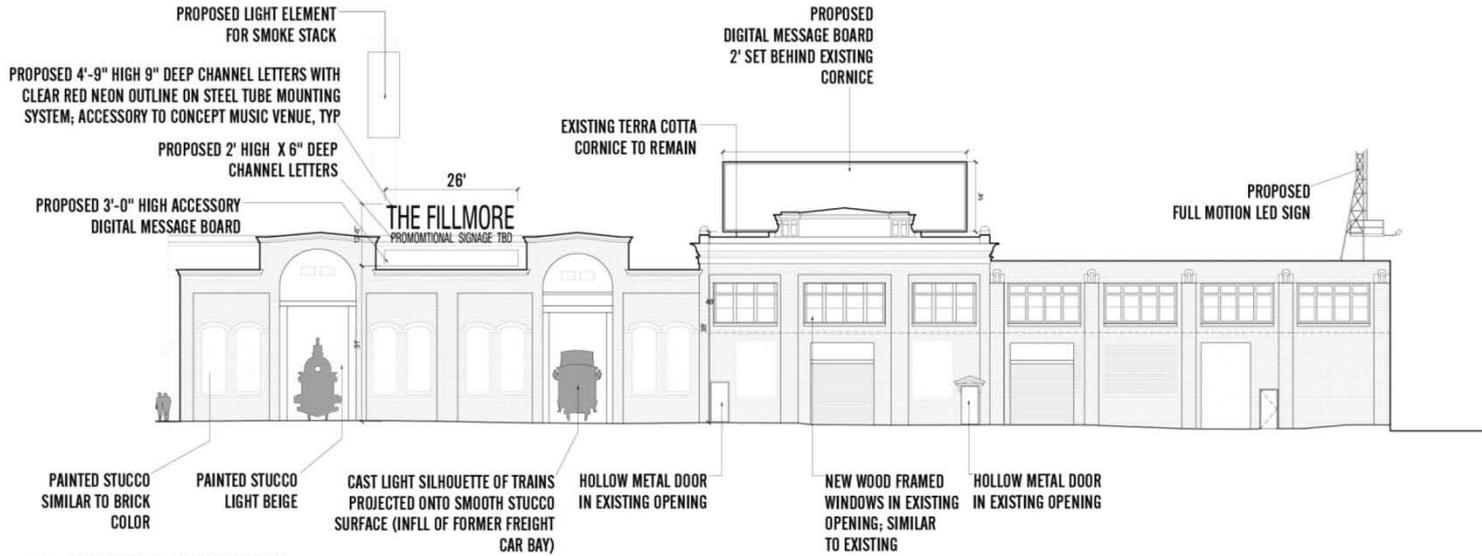
FLOOR PLAN A1.3: DRY ICE BUILDING



DRY ICE BUILDING GROUND LEVEL

FRANKFORD ELEVATION





1 NORTH ELEVATION-PROPOSED
Scale: 1/8" = 1'-0"



1 SOUTH ELEVATION-PROPOSED
Scale: 1/8" = 1'-0"

View from Allen Street



THANK YOU



Thank You

Next City Planning Commission Meeting
OCTOBER 23, 2012