



CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 501493

What is the trigger causing the project to require CDR Review? Explain briefly.

The project includes more than 100,000 square feet of new gross floor area.

PROJECT LOCATION

Planning District: Central **Council District:** 1

Address: 787 S. Swanson Street
Philadelphia, PA 19147

Is this parcel within a Master Plan District? Yes No

CONTACT INFORMATION

Applicant Name: Hercules W. Grigos, Esq. **Primary Phone:** 215-665-3088

Email: Hercules.Grigos@obermayer.com **Address:** Obermayer Rebmann Maxwell & Hippel LLP
1617 JFK Blvd., 19th FL. Philadelphia, PA 19103

Property Owner: Columbus & Swanson LLC **Developer** Columbus & Swanson LLC

Architect: JKR Partners LLC

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 141,931 Sq. ft.

Existing Zoning: RM-1 Are Zoning Variances required? Yes X No

SITE USES

Present Use: Vacant lot.

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

Construction of seventy-five (75) townhomes.

53,902 sq. ft. of dwelling space and 89,979 sq. ft. open space.

Proposed # of Parking Units:

75 parking spaces.

COMMUNITY MEETING

Community meeting held: Yes No X

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:

Date: November 18, 2013 Time: 7:30p.m.



CITY OF PHILADELPHIA - DEPARTMENT OF LICENSES AND INSPECTIONS

CDR NOTIFICATION TO PHILA. PLANNING COMMISSION

EXAMINER INFORMATION

NAME: PAULOSE ISSAC

PHONE NUMBER: (215) 686-2563

EMAIL: Paulose.Issac@phila.gov

PROJECT/PROPERTY INFORMATION

DATE OF CIVIC DESIGN REVIEW DETERMINATION: 11/03/2013

SITE ADDRESS: 787 SOUTH SWANSON STREET. PHILADELPHIA, PA.

SQUARE FOOTAGE BEING ADDED: 141,930 SQ. FT.

NUMBER OF DWELLING UNITS BEING ADDED: 75

HAS THE APPLICANT REQUESTED AN EARLY REFUSAL/REFERRAL BEFORE COMPLETING A CIVIC DESIGN REVIEW? YES

APPLICANT INFORMATION

NAME: Hercules w. Grigos, Esq, ESQ

ADDRESS: 1617 JFK BLVD, 19TH FL- PHILADELPHIA, PA 19103

PLEASE BE ADVISED THAT THIS FORM SHALL BE SENT TO:
Gary Jastrzab, Executive Director of PCPC (Gary.Jastrzab@Phila.Gov)
David Schaaf, Director of Urban Design Division (David.Schaaf@Phila.Gov)



CITY OF PHILADELPHIA

CIVIC DESIGN RESPONSE FORM

APPLICATION #: 501493

ADDRESS: 787 SWANSON STREET.

APPLICANT: Hercules W. Grigos, ESQ

AS REQUIRED BY 14-304 (3) (e) (.1) FOR REZONING OF ANY LAND IN CERTAIN MASTER PLAN DISTRICTS AS WELL AS TABLE 14-304-2 (CIVIC DESIGN REVIEW TRIGGERS, IDENTIFIED BELOW) OF THE PHILADELPHIA ZONING CODE, THE ABOVE REFERENCED PROPERTY REQUIRES CIVIC DESIGN REVIEW FOR THE FOLLOWING REASON(S):

<u>THE PROPERTY:</u>	<u>THE PROPERTY AFFECTED:</u>		<u>THE APPLICATION:</u>
<p>THE APPLICANT'S PROPERTY IS LOCATED IN <u>ANY DISTRICT</u>, EXCEPT AS PROVIDED IN 14-304 (5)(b)(.1)(.a)(.i)</p>	<p><u>AND REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY</u></p>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<p>1) INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA</p> <p>2) INCLUDES MORE THAN 100 NEW DWELLING UNITS</p>
<p>THE APPLICANT'S PROPERTY IS LOCATED IN <u>A COMMERCIAL, INDUSTRIAL, OR SPECIAL PURPOSE DISTRICT</u></p>	<p><u>AND THE PROPERTY AFFECTS: PROPERTY IN ANY RM OR RMX DISTRICT</u></p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>1) INCLUDES MORE THAN 50,000 SQUARE FEET OF NEW GROSS FLOOR AREA</p> <p>2) INCLUDES MORE THAN 50 NEW DWELLING UNITS</p> <p>3) INCLUDES BUILDINGS THAT ARE MORE THAN 20 FEET TALLER THAN MAXIMUM PERMITTED HEIGHT OF AN AFFECTED RM- OR RMX-ZONED LOT.</p>
<p>THE APPLICANT'S PROPERTY IS LOCATED IN <u>AN RM, RMX, COMMERCIAL, INDUSTRIAL, OR SPECIAL PURPOSE DISTRICT</u></p>	<p><u>AND THE PROPERTY AFFECTS: PROPERTY IN ANY RSD, RSA, OR RTA DISTRICT</u></p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>1) INCLUDES MORE THAN 25,000 SQUARE FEET OF NEW GROSS FLOOR AREA</p> <p>2) INCLUDES MORE THAN 25 NEW DWELLING UNITS</p> <p>3) INCLUDES BUILDINGS THAT ARE MORE THAN 20 FEET TALLER THAN MAXIMUM PERMITTED HEIGHT OF AN AFFECTED RSD-, RSA-, OR RTA-ZONED LOT.</p>

Examiner's Signature: Paul Issac

Examiner's Phone: (215) 686 - 2563

Date: 11/03/2013

Civic Design focuses on reviewing the impact of building and site design on the public realm, particularly streets, sidewalks, trails, public parks and open spaces. Please note that all Civic Design Review recommendations are advisory; The Zoning Board and Planning Commission are not required to abide by the Civic Design Review Committee's recommendations.

The Civic Design Review Committee is located at:
One Parkway, 13th floor



CITY OF PHILADELPHIA - DEPARTMENT OF LICENSES AND INSPECTIONS

CDR NOTIFICATION TO PHILA. PLANNING COMMISSION

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CDR NOTIFICATION TO PHILA. PLANNING COMMISSION

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NOTICE OF:

REFUSAL
 REFERRAL

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
Municipal Services Building, Concourse Level
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

DATE OF REFUSAL
11/03/2013
APPLICATION #
501493

ZONING DISTRICT(S)
RSA-5- RESIDENTIAL DISTRICT;
overlay – Delaware river waterfront
parking, central Delaware riverfront,
residential parking control

ADDRESS/LOCATION **787 SOUTH SWANSON STREET**

APPLICANT:
HERCULES W. GRIGOS
(ATTORNEY FOR THE OWNER)

ADDRESS:
1617 JFK BLVD, 19TH FL
PHILADELPHIA,, PA 19103

APPLICATION FOR:

FOR THE RELOCATION OF LOT LINES TO CREATE (1) LOT FROM (3) LOTS. FOR THE ERECTION OF EIGHT (8) DETACHED STRUCTURES MAXIMUM HEIGHT NTE 38 FT, WITH PILOT HOUSE AND CELLAR; USES TOTAL SEVENTY- FIVE FAMILY DWELLING WITH SEVENTY-FIVE (75) ACCESSORY PARKING SPACES AND TWENTY-EIGHT (28) ACCESSORY BICYCLES SPACES, ALL CREATES A CONDITION OF MULTIPLE BUILDINGS ON ONE LOT. SIZE AND LOCATION AS SHOWN IN THE APPLICATION

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

Table 14-602-1	THE PROPOSED ZONING AND USE IS REFUSED FOR THE FOLLOWING:		
14-404(4) (b)	THE PROPOSED USE MULTI FAMILY DWELLING IS PROHIBITED IN THIS ZONING DISTRICT		
	THE PROPOSED MULTIPLE BUILDINGS ON A LOT IS PROHIBITED IN THIS ZONING DISTRICT.		
Table 14 – 701-1	THE PROPOSED ZONING AND USE IS REFUSED FOR THE FOLLOWING:		
		<u>REQUIRED</u>	<u>PROPOSED</u>
	MIN REAR YARD	88 FT	0.0 FT
14-202 (125)	STRUCTURE BASE FLOOD ELEVATION	5.79 CD	5.2 CD

REMARKS:
FIVE (5) USE REFUSALS
TWO (2) ZONING REFUSALS
FEE FOR FILLING AN APPEAL - \$250.00

Cc:
OWNER,
PENN'S LANDING SOUTH HOMEOWNERS
ASSOC
C/O 297 N. HIGHLAND AVE
MERION, PA 19066



PAULOSE ISSAC
BUILDING PLANS EXAMINATION ENGINEER

11/03/13

DATE

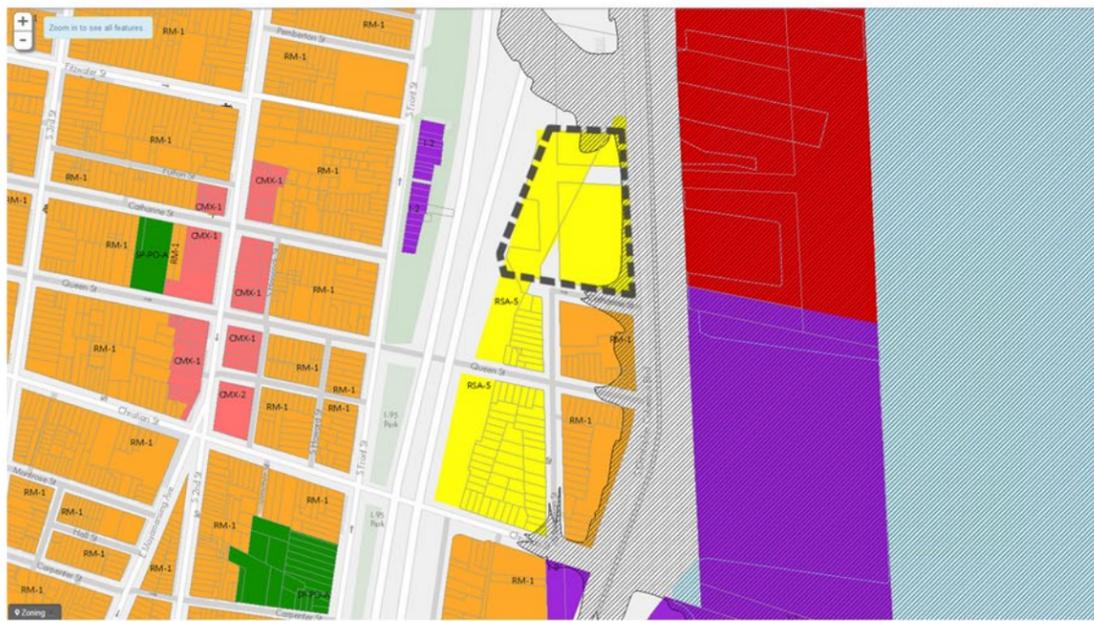
Phone number 215 686 2563. email: Paulose.Issac@phila.Gov

NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

BridgeView





A Washington Avenue Green



B Jefferson Square



C I95 Parking



D Headhouse



E Shot Tower Playground



F Penns Landing



G South Street



H Starr Garden Park



I Mario Lanza Park



J Three Bears Park



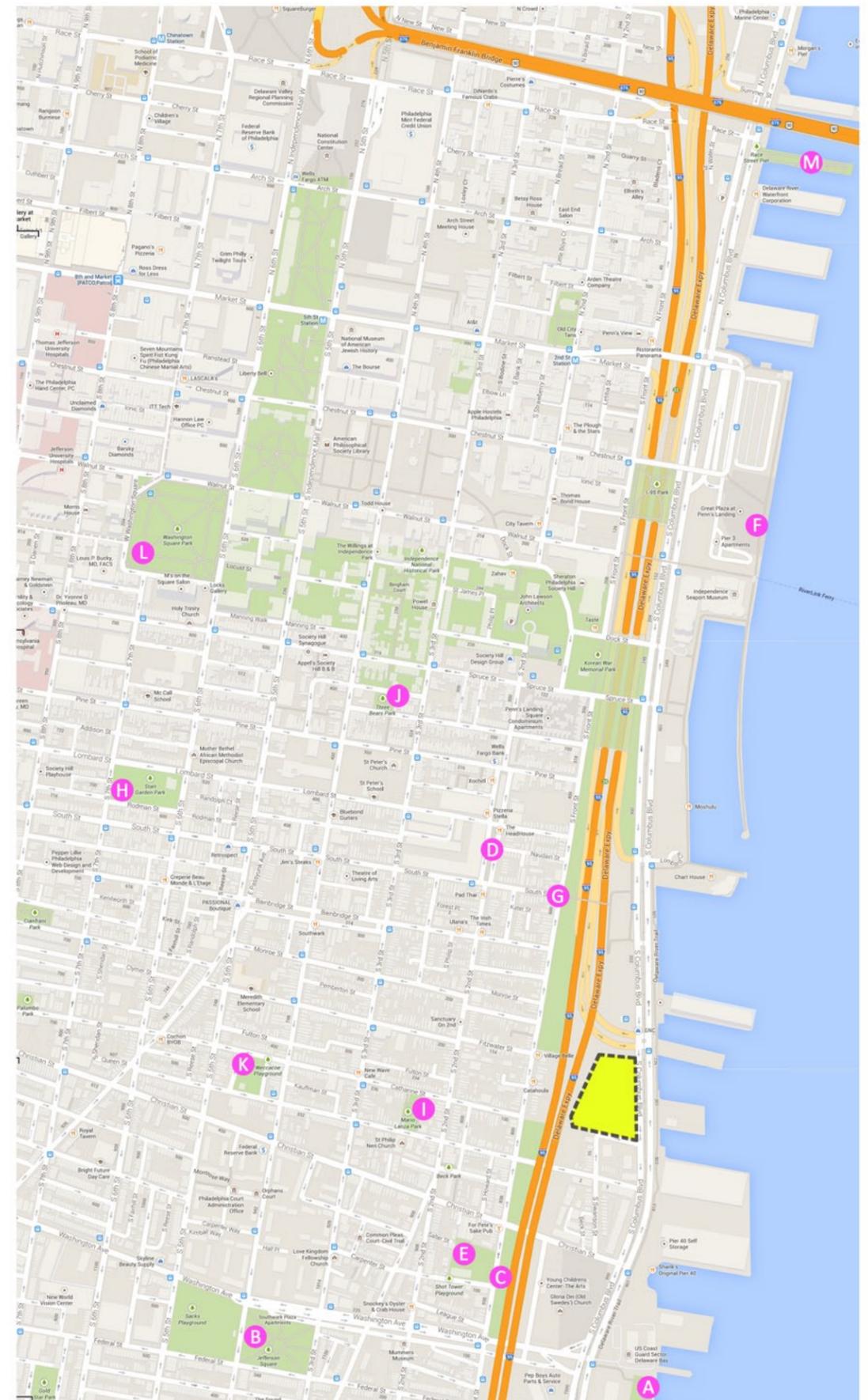
K Weccacoe Playground

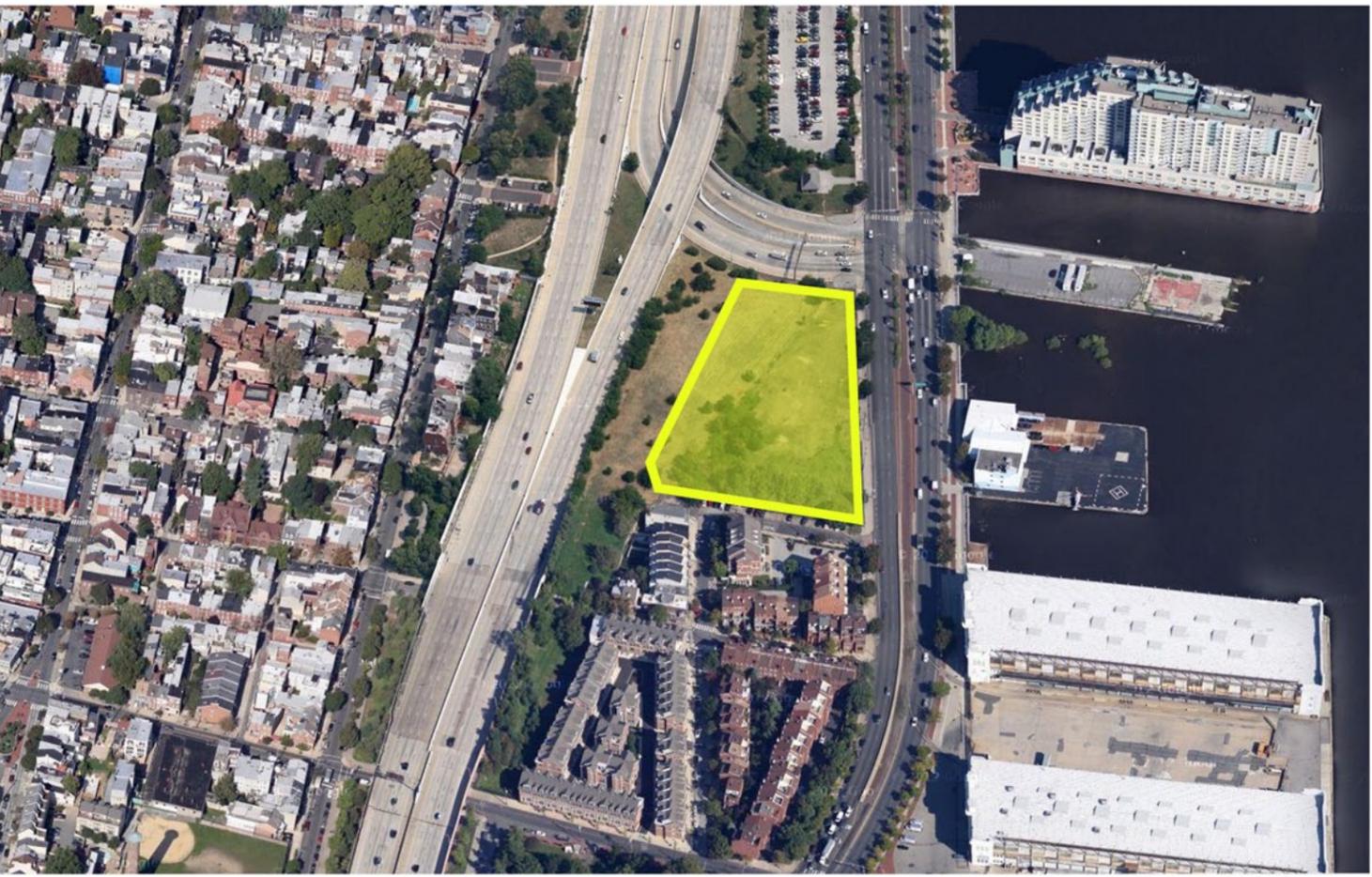


L Washington Square Park

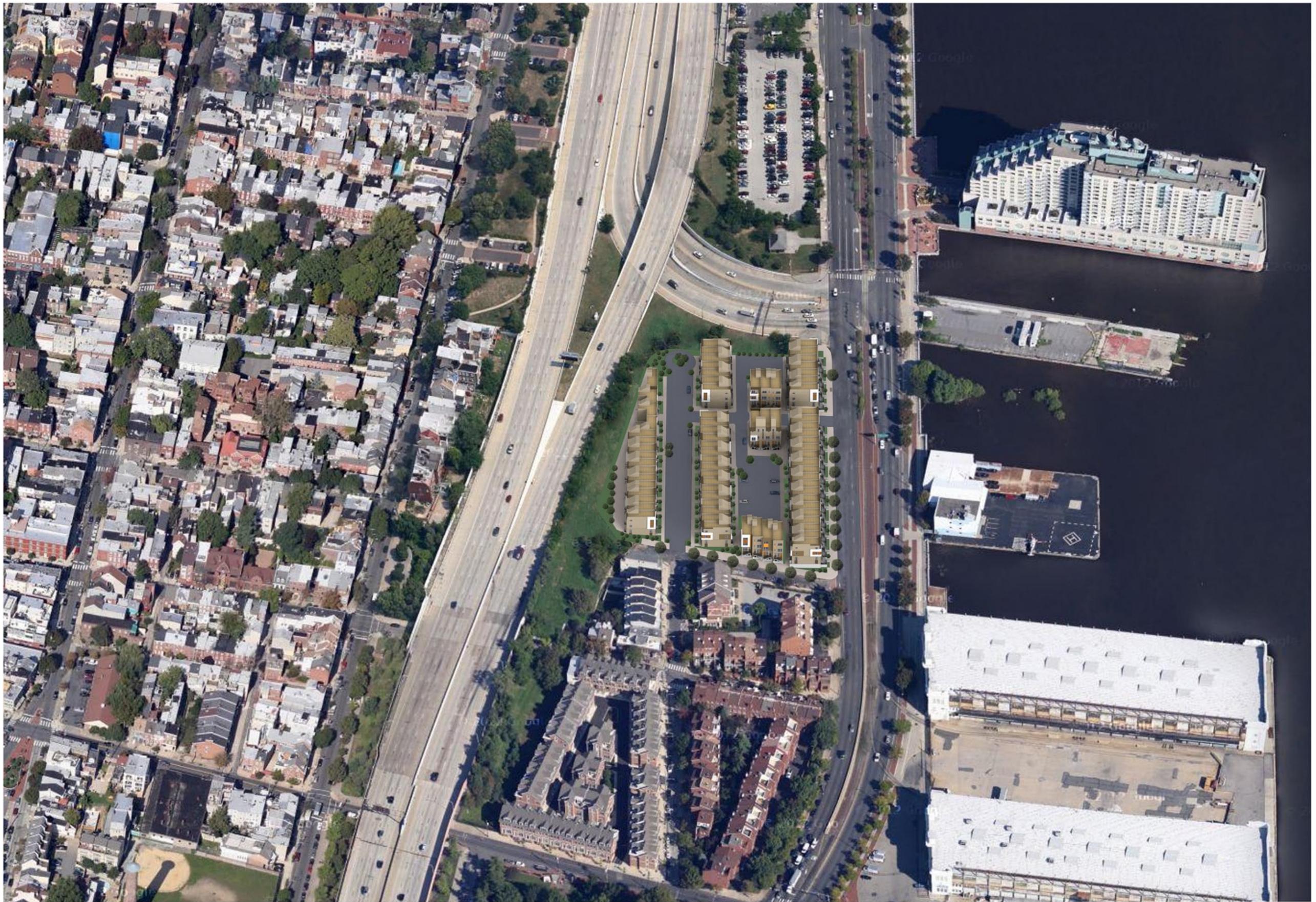


M Race Street Pier





*Central Delaware Advisory Group images



BridgeView - 787 Swanson

DELAWARE EXPRESSWAY / INTERSTATE 95

LOT AREA & PARKING

TOTAL LOT AREA= 141,931 SF
 75 DWELLING UNITS= 1892.41SF/ DU
 75 DWELLING UNITS / 75 SPACES PROVIDED (4 HC)
 75 DWELLING UNITS= 28 BICYCLE SPACES
 OPEN SPACE
 TOTAL LOT AREA= 141,931 SF
 DWELLING UNITS= 53,952 SF
 87,979 SF OPEN SPACE= 62.0 %

INTERIOR LANDSCAPING

TOTAL DRIVE AND PARKING AREA= 38,200 SF
 10% LANDSCAPING REQUIRED= 3,820 SF
 4,092 SF PROVIDED = 10.7 %



- TYPE A**
 UNITS 2:12,41,42,45,48
 FOOTPRINT: 720 SF
 TOTAL: ±2,280 GFA
 PARKING SPACE 9' X 18'
 PILOT HOUSE SUITE
 REAR YARD
 FINISHED BASEMENT
 BRIDGE VIEWS
 +9' H CEILINGS THROUGHOUT
 3BR + 3 BATHS
- TYPE A1**
 UNITS 1,40,43,44,46,47,49
 FOOTPRINT: 720 SF
 TOTAL: ±2,280 GFA
 PARKING SPACE 9' X 18'
 PILOT HOUSE SUITE
 REAR YARD
 FINISHED BASEMENT
 BRIDGE VIEWS
 +9' H CEILINGS THROUGHOUT
 3BR + 3 BATHS
- TYPE A2**
 UNIT 16
 FOOTPRINT: 720 SF
 TOTAL: ±2,280 GFA
 PARKING SPACE 9' X 18'
 PILOT HOUSE SUITE
 REAR YARD
 FINISHED BASEMENT
 BRIDGE VIEWS
 +9' H CEILINGS THROUGHOUT
 3BR + 3 BATHS
- TYPE A3**
 UNITS 17,32,33,39
 FOOTPRINT: 720 SF
 TOTAL: ±2,280 GFA
 PARKING SPACE 9' X 18'
 PILOT HOUSE SUITE
 FRONT YARD
 FINISHED BASEMENT
 BRIDGE VIEWS
 +9' H CEILINGS THROUGHOUT
 3BR + 3 BATHS
- TYPE A4**
 UNITS 18:31, 34:38
 FOOTPRINT: 720 SF
 TOTAL: ±2,280 GFA
 PARKING SPACE 9' X 18'
 PILOT HOUSE SUITE
 FRONT YARD
 FINISHED BASEMENT
 BRIDGE VIEWS
 +9' H CEILINGS THROUGHOUT
 3BR + 3 BATHS
- TYPE A5**
 UNITS 50,68,69,75
 FOOTPRINT: 720 SF
 TOTAL: ±2,280 GFA
 PARKING SPACE 9' X 18'
 PILOT HOUSE SUITE
 FRONT PATIO
 FINISHED BASEMENT
 BRIDGE VIEWS
 +9' H CEILINGS THROUGHOUT
 3BR + 3 BATHS
- TYPE A6**
 UNITS 51:67, 70:74
 FOOTPRINT: 720 SF
 TOTAL: ±2,280 GFA
 PARKING SPACE 9' X 18'
 PILOT HOUSE SUITE
 FRONT PATIO
 FINISHED BASEMENT
 BRIDGE VIEWS
 +9' H CEILINGS THROUGHOUT
 3BR + 3 BATHS
- TYPE B**
 UNITS 13:15
 FOOTPRINT: 700 SF
 TOTAL: ±2,220 GFA
 PARKING SPACE 9' X 18'
 PILOT HOUSE SUITE
 REAR YARD
 FINISHED BASEMENT
 BRIDGE VIEWS
 +9' H CEILINGS THROUGHOUT
 3BR + 3 BATHS



TYPE A, A1, A2 UNITS
 16'x45'
 720 SF FOOTPRINT
 3 STORY
 PILOT HOUSE SUITE: ±120 SF
 BLDG GFA: ±2,280
 YARD
 PARKING
 3BR + 3 BATHS
 FINISHED BASEMENT



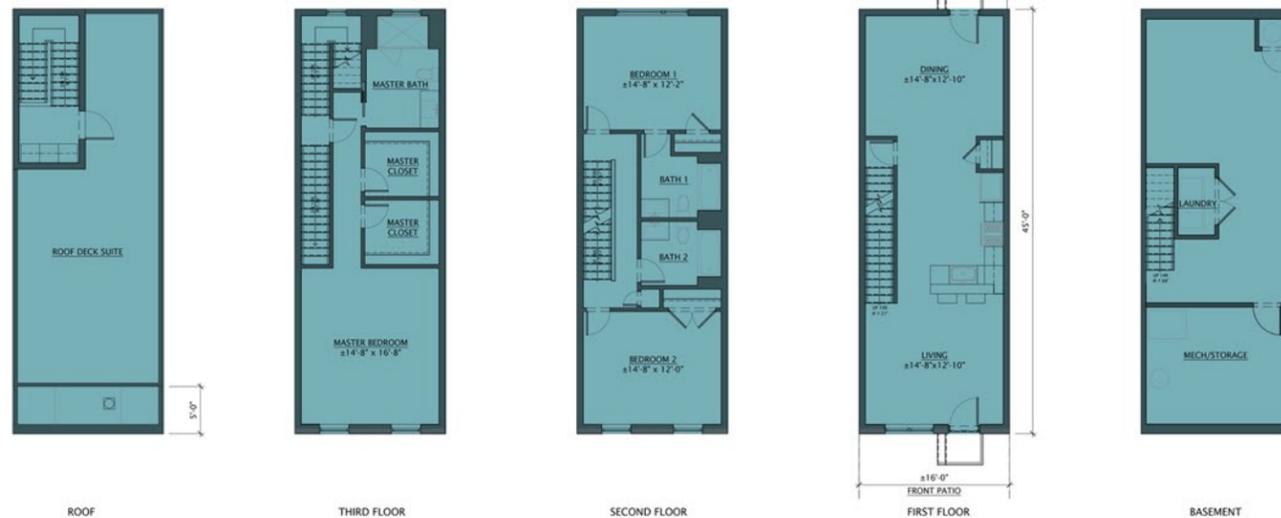
TYPE B
 L-SHAPED UNITS
 700 SF FOOTPRINT
 3 STORY
 PILOT HOUSE SUITE: ±120 SF
 BLDG GFA: ±2,220
 YARD
 PARKING
 3BR + 3 BATHS
 FINISHED BASEMENT



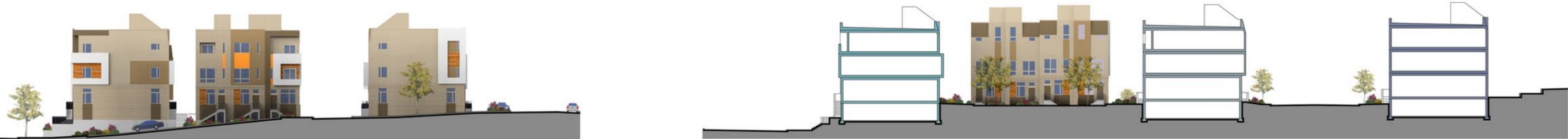
TYPE A3, A4 UNITS
 16'x45'
 720 SF FOOTPRINT
 3 STORY
 PILOT HOUSE SUITE: ±120 SF
 BLDG GFA: ±2,280
 YARD
 PARKING
 3BR + 3 BATHS
 FINISHED BASEMENT



TYPE A5, A6 UNITS
 16'x45'
 720 SF FOOTPRINT
 3 STORY
 PILOT HOUSE SUITE: ±120 SF
 BLDG GFA: ±2,280
 YARD
 PARKING
 3BR + 3 BATHS
 FINISHED BASEMENT



DELAWARE EXPRESSWAY / INTERSTATE 95



PLANT LIST

QUANTITY	CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
AR	Acer rubrum	HOSR	Summer Red [®] Red Maple
AG	Acer griseum		Paperbark Maple
FH	Fraxinus excelsior	Handes	Golden Desert Ash
LS	Liquidambar styraciflua	rotundiloba	Fruitless Sweetgum
GT	Gleditsia triacanthos		Thornless Honeylocust
MG	Malus 'Harvest Gold'		Harvest Gold Crabapple
PY	Prunus x yedoensis		Yoshino Cherry
* denotes use as tree disconnections			
EVERGREEN TREES			
AB	Abies concolor		White Fir
JV	Juniperus virginiana		Eastern Red Cedar
TC	Tsuga canadensis		Canadian Hemlock
* denotes use as tree disconnections			
FLOWERING TREES			
AL	Amelanchier laevis	Cumulus	Cumulus Service Berry
LI	Lagerstroemia indica	Dynamite	Red Crepe Myrtle
* denotes use as tree disconnections (2" Cal. min installed in those locations)			
SHRUBS			
AC	Abelia x 'Rose Creek'		Rose Creek Abelia
AB	Aronia arbutifolia	'Brilliantissima'	Red Chokeberry
AB	Aronia arbutifolia	'Brilliantissima'	Red Chokeberry
CA	Clethra alnifolia	'Pink Spires'	Summersweet
BS	Buxus sempervirens	'Green Gem'	Green Gem Boxwood
IC	Ilex crenata	'Excelsa'	Schwoebel
IG	Ilex glabra		Inkberry
IS	Ilex crenata	'Sky Pencil'	Sky Pencil Japanese Holly
IV	Itea virginica	'Henry's Gamet'	Virginia Sweetspire
MB	Mahonia 'Bealei'		Leatherleaf Mahonia
MB	Mahonia 'Bealei'		Leatherleaf Mahonia
VA	Vaccinium angustifolium		Lowbush Blueberry
VC	Viburnum carlesii		Korean Spice Viburnum
ORNAMENTAL GRASSES			
PA	Pennisetum alopecuroides	'Hameln'	Dwarf Fountain Grass
KF	Calamagrostis acutiflora	'Karl Foerster'	Feather Reed Grass
PR	Phalaris aruncinacea		Ribbon Grass
ML	Molinia litoralis		Purple Moor Grass
JB	Imperata cylindrica	var. koenigii	Japanese Blood Grass
DC	Deschampsia cespitosa		Tufted Hair Grass
VINES/GROUNDCOVERS			
CR	Campsis radicans	'Red Sunset'	Red Trumpet Vine
CP	Ceratostigma plumbaginoides		Plumbago
CV	Coreopsis 'Autumn Blush'		'Autumn Blush'
LM	Liriope muscari		Lily turf

ALL PLANTING BEDS SHALL BE INFILLED WITH MULCH AS PER GENERAL PLANTING NOTES. NO LAWN TO BE PLANTED IN PLANTING AREAS.

Trees

APPLICATION:

- Appropriate on all street types.

CONSIDERATIONS:

- Planters should be located so that they maintain minimum clear walking zone widths (see 4.3.2) and do not create pinch points or tripping hazards.
- Planters should be considered in curb extensions (4.9.4) and medians (4.7.3), and the furnishing zone.
- Planter placement should consider the location of underground utilities (4.8.2).
- Planter design must consider passenger and wheelchair accessibility at transit stops (4.6.5).

Planters

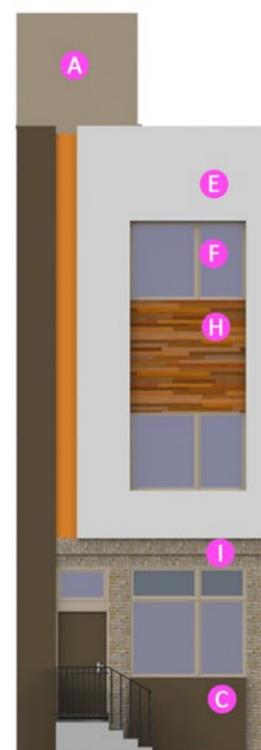
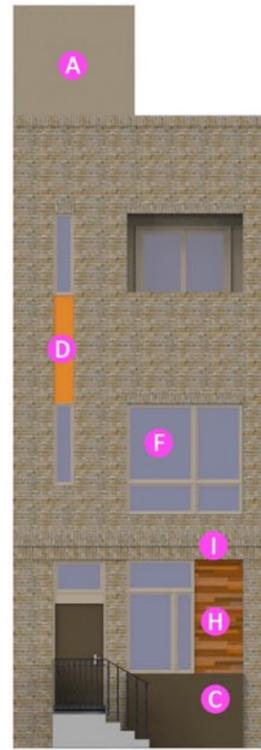
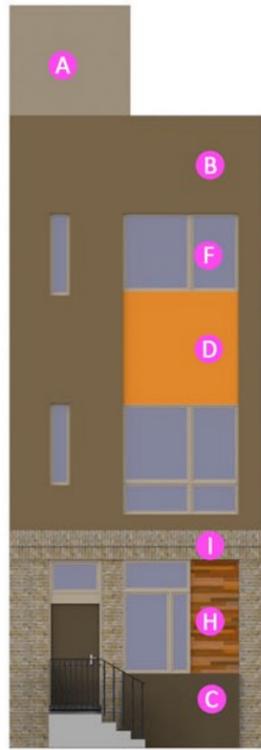
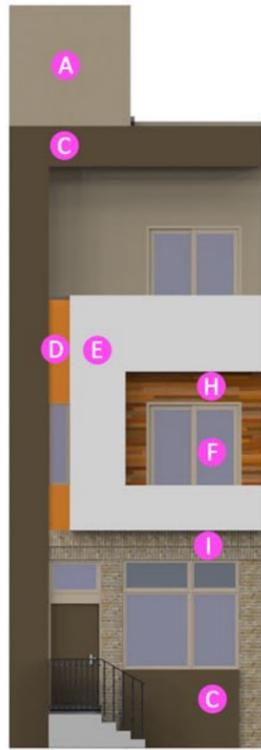
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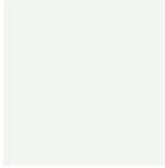
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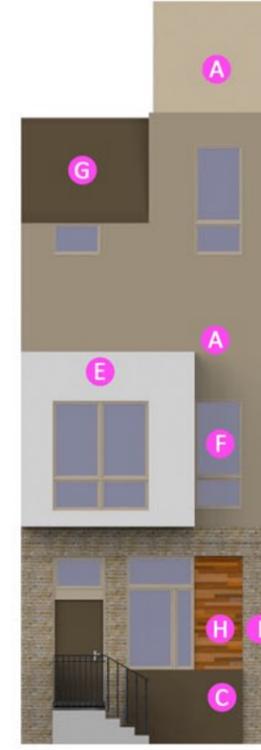
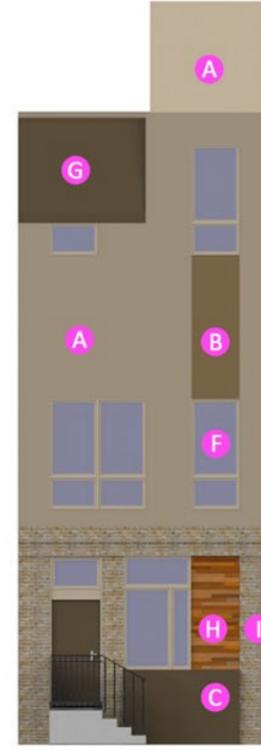
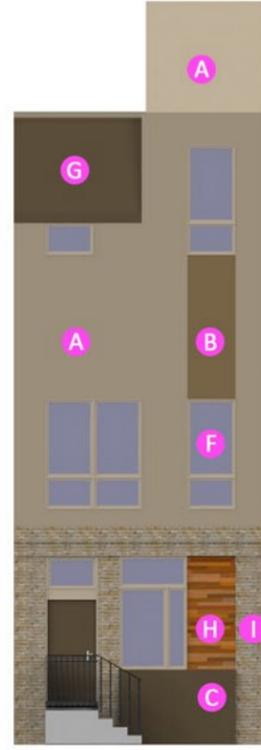
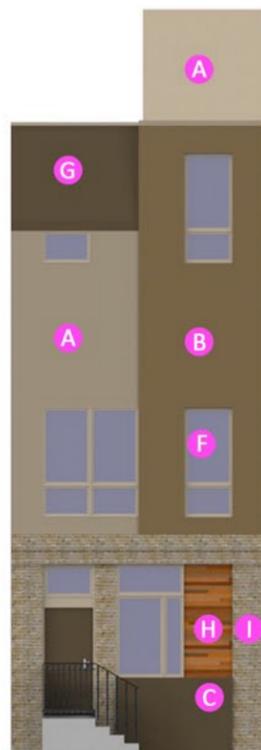
CONSIDERATIONS:

- Street trees and tree pits should be located so that they maintain minimum clear walking zone widths (see 4.3.2) at the time of installation and as trees grow.
- Walkable tree grates, permeable pavers, and structural soil should be used and maintained to ensure that tree pits do not create pinch points or tripping hazards.
- Trees with narrow canopies that do not reduce intersection visibility should be considered in mid-block curb extensions (4.9.4) and medians (4.7.3).
- Tree placement and species choice should consider the location of above and underground utilities (4.8.2) (e.g., use trees with low canopies under overhead wiring).
- Trees should not be planted in front of steps, doorways, or alleyways.
- Trees are not appropriate for bicycle parking and thus the planting of trees does not fulfill any bike parking requirements.





- A  Stucco Siltstone # 2100
- B  Hardie Board: Khaki Brown
- C  Hardyboard: Timberbark
- D  Azek Panel: Painted Orange
- E  Metal Panel: Englert Bone White
- F  Tanwindows: Desert Sand
- G  Standing Seam Metal Roof: Englert Medium Bronze
- H  Trex: Tree House
- I  Watson Regency Brick





BridgeView - 787 Swanson





