



**3700 LANCASTER AVE.**  
PHILADELPHIA, PA  
GMH/WEXFORD SCI-TECH



**WEXFORD**  
SCIENCE+TECHNOLOGY

GMH Capital Partners

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CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER: 980645

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

INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA

INCLUDES MORE THAN 100 NEW DWELLING UNITS

PROJECT LOCATION

Planning District: University Southwest Council District: 3

Address: 3700 Lancaster Avenue  
Philadelphia, PA 19104

Is this parcel within a Master Plan District? Yes No x

CONTACT INFORMATION

Applicant Name: Neil Sklaroff, Esquire Primary Phone: 215-575-7353

Email: nsklaroff@dilworthlaw.com Address: 1500 Market Street, Suite 3500E  
Philadelphia, PA 19102

Property Owner: Drexel University Developer: 3700 Lancaster Project Owner, LLC

Jerry R. Simon, AIA, APA  
Principal  
Architect: LESSARD DESIGN INC. 8521 Leesburg Pike, Seventh Floor, Vienna, VA 22182  
D: 571.830.1841 | O: 571.830.1800 | F: 571.830.1801  
jsimon@lessarddesign.com | www.lessarddesign.com

Civil Engineer: Timothy F. Boles, PE, PTOE  
Boles, Smyth Associates Inc.  
2400 Chestnut Street  
Philadelphia, PA 19103  
215-561-2644  
tfoles@bolessmyth.com

Landscape Architect: Vanessa Meyer  
Orsatti & Stuart  
860 First Avenue, Suite 9B  
King of Prussia, PA, 19406  
610.337.2100  
Vmeyer@orsattiassociates.com

SITE CONDITIONS

Site Area: 95,868sf

Existing Zoning: CMX-4 Are Zoning Variances required? Yes No x

SITE USES

Present Use: Vacant Land

Proposed Use: Mixed-use

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):  
Residential (463 dwelling units) - 304,907sf  
Vacant commercial space at ground floor - 13,856sf

Proposed # of Parking Units:  
157

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: 7/24/19 Time: 5:30pm

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA x

If yes, indicate the date hearing will be held:  
Date:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

1. PROJECT NAME

3700 Lancaster Ave
2. DATE

7-2-2019
3. APPLICANT NAME

GMH Capital Partners
5. PROJECT AREA: list precise street limits and scope

Lancaster Ave from Powelton Ave to 37th Street (324' frontage)
4. APPLICANT CONTACT INFORMATION

Steve Behrle  
10 Campus Boulevard, Newtown Square PA, 19073  
610-355-8256 , sbehrle@gmhcp.com
- 332' frontage on Powelton Avenue
- 190' frontage on 37th Street
- 2' frontage on 38th Street
6. OWNER NAME

GMH Capital Partners
7. OWNER CONTACT INFORMATION

Steve Behrle, GMH Capital Partners  
10 Campus Boulevard, Newtown Square PA, 19073  
610-355-8256 , sbehrle@gmhcp.com
8. ENGINEER / ARCHITECT NAME

Boles, Smyth Associates, Inc., Timothy F. Boles
9. ENGINEER / ARCHITECT CONTACT INFORMATION

Boles, Smyth Associates, Inc.,  
2400 Chestnut Street  
Philadelphia PA, 19103  
215-561-2644, tfoles@bolessmyth.com
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook. Also available here: <http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
Powelton Ave	38th St	Lancaster Ave	Urban Arterial
Lancaster Ave	Powelton Ave	37th St	Walkable Comm. Corr.
37th St	Lancaster Ave	Warren St.	Local

11. Does the Existing Conditions site survey clearly identify the following existing conditions with dimensions?

a. Parking and loading regulations in curb lanes adjacent to the site

YES ☒ NO ☐

b. Street Furniture such as bus shelters, honor boxes, etc.

YES ☒ NO ☐ N/A ☐

c. Street Direction

YES ☒ NO ☐

d. Curb Cuts

YES ☒ NO ☐ N/A ☐

e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc.

YES ☒ NO ☐ N/A ☐
- 3
- COMPLETE STREETS HANDBOOK CHECKLIST
- Philadelphia City Planning Commission
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- 
- 
- f. Building Extensions into the sidewalk, such as stairs and stoops

YES ☐ NO ☐ N/A ☒
- APPLICANT: General Project Information
- Additional Explanation / Comments: The existing site includes half of former Warren Street, and paved parking areas and some lawn. Former school buildings have been demolished.
- DEPARTMENTAL REVIEW: General Project Information
- PEDESTRIAN COMPONENT (Handbook Section 4.3)
12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.
- | STREET FRONTAGE | TYPICAL SIDEWALK WIDTH<br>(BUILDING LINE TO CURB)<br>Required / Existing / Proposed | CITY PLAN SIDEWALK<br>WIDTH<br>Existing / Proposed |
|-----------------|---|--|
| Powelton Ave    | 12' / 18' / 18'   | 18' / 18'  |
| Lancaster Ave   | 12' / 16' / 16'   | 16' / 16'  |
| 37th St         | 10' / 13' / 13'   | 13' / 13'  |
| _____           | ____ / ____ / ____  | ____ / ____  |
13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.
- | STREET FRONTAGE | WALKING ZONE<br>Required / Existing / Proposed |
|-----------------|--|
| Powelton Ave    | 6' / 12' / 12'                                 |
| Lancaster Ave   | 6' / 10' / 10'                                 |
| 37th St         | 5' / 8' / 8'                                   |
| _____           | ____ / ____ / ____                             |
14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.
- | EXISTING VEHICULAR INTRUSIONS |                 |                           |
|-------------------------------|-----------------|---------------------------|
| INTRUSION TYPE                | INTRUSION WIDTH | PLACEMENT                 |
| Curb cut                      | 30'             | Powelton 90' W. of 38th   |
| Curb cut                      | 25'             | 37th 220' S. of Lancaster |
| PROPOSED VEHICULAR INTRUSIONS |                 |                           |
| INTRUSION TYPE                | INTRUSION WIDTH | PLACEMENT                 |
| Curb cut                      | 24'             | 37th 75' S. of Lancaster  |
| Curb cut                      | 20'             | 37th 175' S. of Lancaster |
- 4
- COMPLETE STREETS HANDBOOK CHECKLIST
- Philadelphia City Planning Commission
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- PEDESTRIAN COMPONENT (continued)
15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?

YES ☒ NO ☐
- DEPARTMENTAL  
APPROVAL
- YES ☐ NO ☐
- APPLICANT: Pedestrian Component
- Additional Explanation / Comments: Sidewalks will be reconstructed to meet Street Department requirements and ADA standards.
- DEPARTMENTAL REVIEW: Pedestrian Component
- Reviewer Comments:
- BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)
16. BUILDING ZONE: list the MAXIMUM, existing and proposed Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.
- | STREET FRONTAGE | MAXIMUM BUILDING ZONE WIDTH<br>Existing / Proposed |
|-----------------|--|
| Powelton Ave    | 0' / 0'  |
| Lancaster Ave   | 0' / 0'  |
| 37th St         | 0' / 0'  |
| _____           | ____ / ____  |
17. FURNISHING ZONE: list the MINIMUM, recommended, existing, and proposed Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.
- | STREET FRONTAGE | MINIMUM FURNISHING ZONE WIDTH<br>Recommended / Existing / Proposed |
|-----------------|--|
| Powelton Ave    | 4' / 6' / 6'   |
| Lancaster Ave   | 4' / 6' / 6'   |
| 37th St         | ____ / ____ / ____   |
| _____           | ____ / ____ / ____   |
18. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?
- Bicycle Parking

Lighting

Benches
- YES ☒ NO ☐ N/A ☐  
YES ☐ NO ☐ N/A ☒  
YES ☐ NO ☒ N/A ☐
- DEPARTMENTAL  
APPROVAL
- YES ☐ NO ☐  
YES ☐ NO ☐  
YES ☐ NO ☐
- 5
- \*NOTE: PROVIDED BY CIVIL
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- CIVIC DESIGN REVIEW
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- PHILADELPHIA, PA
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- JUL 23, 2019  
GMH.007A
- G.02



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

Street Trees

Street Furniture

19. Does the design avoid tripping hazards?

20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception

YES

NO

N/A

YES

NO

N/A

YES

NO

N/A

YES

NO

YES

NO

YES

NO

BUILDING & FURNISHING COMPONENT (continued)

21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)

22. Does the design maintain adequate visibility for all roadway users at intersections?

YES

NO

N/A

YES

NO

N/A

YES

NO

YES

NO

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments Street trees are proposed where they are in compliance with Streets Dept clearance requirements from above and below ground utilities.

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

Conventional Bike Lane

Buffered Bike Lane

Bicycle-Friendly Street

Indego Bicycle Share Station

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

YES

NO

N/A

YES

NO

N/A

YES

NO

N/A

YES

NO

YES

NO

YES

NO

APPLICANT: Bicycle Component

Additional Explanation / Comments: There are existing bike lanes on 38th Street and Lancaster Avenue. 37th Street, which is under construction from Warren to Market will also contain bike lanes when open to traffic. The existing Indego bike station on the south side of Powelton Ave near 38th Street will need to be relocated.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

28. Does the design limit conflict among transportation modes along the curb?

29. Does the design connect transit stops to the surrounding pedestrian network and destinations?

30. Does the design provide a buffer between the roadway and pedestrian traffic?

31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?

YES

NO

YES

NO

N/A

YES

NO

N/A

DEPARTMENTAL APPROVAL

YES

NO

YES

NO

YES

NO

YES

NO

APPLICANT: Curbside Management Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, identify existing and proposed lane widths and the design speed for each street frontage;

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
N/A	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____

33. What is the maximum AASHTO design vehicle being accommodated by the design?

34. Will the project affect a historically certified street? An [inventory of historic streets](#)<sup>(1)</sup> is maintained by the Philadelphia Historical Commission.

35. Will the public right-of-way be used for loading and unloading activities?

36. Does the design maintain emergency vehicle access?

37. Where new streets are being developed, does the design connect and

SU-30

YES

NO

YES

NO

N/A

YES

NO

YES

NO

YES

NO

N/A

DEPARTMENTAL APPROVAL

YES

NO

YES

NO

YES

NO

YES

NO

\*NOTE: PROVIDED BY CIVIL

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GMH.007A

G.03



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

extend the street grid?

38. Does the design support multiple alternative routes to and from destinations as well as within the site?

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?

YES ☒

NO ☐

N/A ☐

YES ☐

NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

(1) [http://www.philadelphiastreet.com/images/uploads/documents/Historical\\_Street\\_Paving.pdf](http://www.philadelphiastreet.com/images/uploads/documents/Historical_Street_Paving.pdf)

URBAN DESIGN COMPONENT (Handbook Section 4.8)

40. Does the design incorporate windows, storefronts, and other active uses facing the street?

41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?

42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?

YES ☒

NO ☐

N/A ☐

YES ☐

NO ☐

DEPARTMENTAL APPROVAL

YES ☐

NO ☐

APPLICANT: Urban Design Component

Additional Explanation / Comments: \_\_\_\_\_

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: \_\_\_\_\_

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; if not, go to question No. 48.

SIGNAL LOCATION

EXISTING CYCLE LENGTH

PROPOSED CYCLE LENGTH

N/A

\_\_\_\_\_

\_\_\_\_\_

44. Does the design minimize the signal cycle length to reduce pedestrian wait time?

45. Does the design provide adequate clearance time for pedestrians to cross streets?

46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings?

YES ☐

NO ☐

N/A ☐

YES ☐

NO ☐

DEPARTMENTAL APPROVAL

YES ☐

NO ☐

47. Identify “High Priority” intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following “High Priority” design treatments identified and dimensioned on the plan?

Marked Crosswalks

Pedestrian Refuge Islands

Signal Timing and Operation

Bike Boxes

YES ☐

NO ☐

N/A ☒

YES ☐

NO ☐

N/A ☒

YES ☐

NO ☐

N/A ☒

YES ☐

NO ☐

N/A ☒

48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?

49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?

YES ☐

NO ☐

N/A ☒

YES ☐

NO ☐

DEPARTMENTAL APPROVAL

YES ☐

NO ☐

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: No modifications to the signalized intersection are proposed. Curb ramps will be upgraded. A bump out will be constructed at the SE corner of 38th and Powelton Street to shorten the pedestrian crossing distance across Powelton and across 38th.

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: \_\_\_\_\_

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: \_\_\_\_\_

DEPARTMENTAL REVIEW

Additional Reviewer Comments: \_\_\_\_\_

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STREETS CHECKLIST

CIVIC DESIGN REVIEW

3700 LANCASTER AVE.

PHILADELPHIA, PA

GMH/WEXFORD SCI-TECH

JUL 23, 2019

GMH.007A

G.04



Civic Design Review, Philadelphia		Sustainability Questionnaire
Categories	Benchmark	Meets or Exceeds the Benchmark (yes or no)? If yes, please describe how or reference the applicable document in the CDR submission.

Location and Transportation		
Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes. There is proximity to streetcar within 400 meters or less.
Reduced Parking Footprint	All new parking areas to be located in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes. The garage is under the building. The uncovered garage area is less than 40% of the site.
Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	Yes. There is a total of 8 PS designated as electrical parking spaces in the parking garage. This is a total of 5.1% off all parking spaces
Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No

Sustainable Sites		
Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	No.
Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A)Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications the PWD Stormwater Management Regulations	Development design conforms with PWD requirements. No additional green infrastructure is proposed due to site constraints.
Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	Yes. A reduction in the heat island effect will be achieved by utilizing the two methods allowed. At least 50% of ground level paving materials will be used within the site with a reflectance SRI > 29, and/or in combination of shading through trees and structures.

Philadelphia City Planning Commission

Civic Design Review, Philadelphia		Sustainability Questionnaire
Categories	Benchmark	Meets or Exceeds the Benchmark (yes or no)? If yes, please describe how or reference the applicable document in the CDR submission.

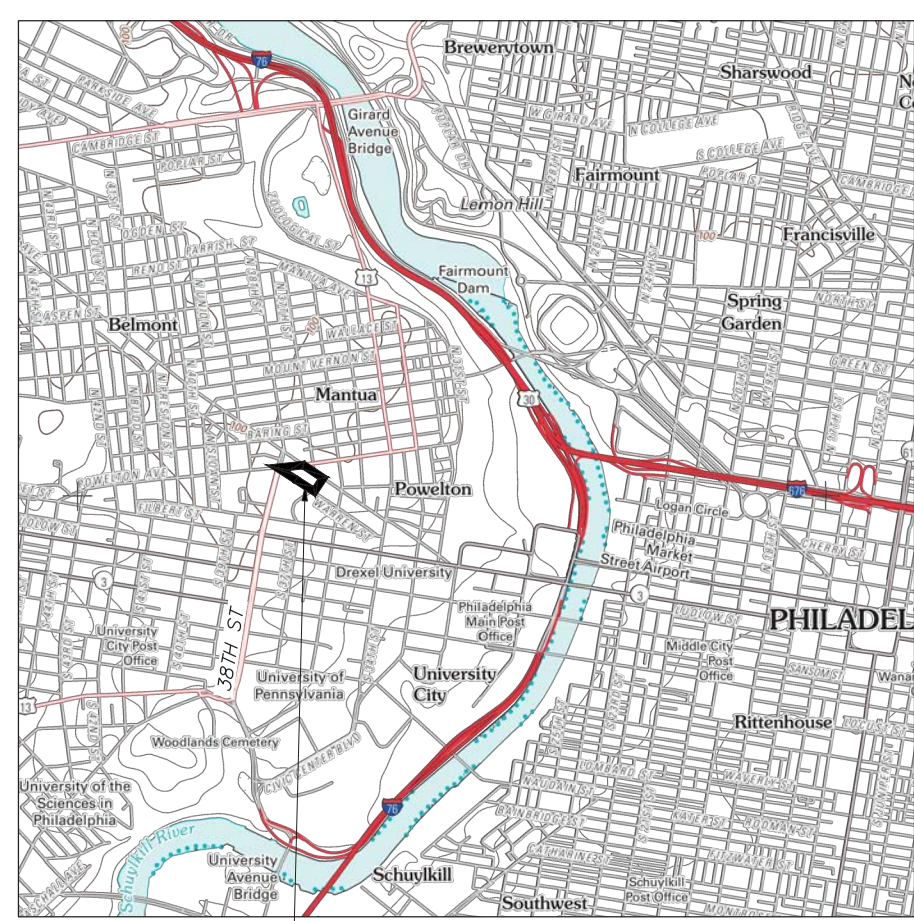
Water Efficiency		
Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, reduce the watering requirements to at least 50% from the calculated baseline for the site's peak watering month.	Yes, the current design concept for the bioretention planter design includes a surface storage area with approximately 24" of amended soils and an underdrainage system. Runoff from the tributary impervious areas will be captured in the storage area and filtered through the soil mass before draining through the underdrainage system.

Energy and Atmosphere		
Energy Commissioning	Acquire a separate, independent commissioning service to insure that the energy related systems are installed, calibrated, and perform as intended.	No.
Energy Performance	The project will reduce energy consumption by: Achieving 10% energy saving or more from an established baseline using ASHRAE standard 90.1-2010, OR by conforming to ASHRAE Advanced Energy Design Guide for Commercial Buildings.	Yes, the project will comply with the Energy performance based on the 2018 Philadelphia Code.
On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No.

Innovation		
Innovation	Any other sustainable measures that could positively impact the public realm.	Yes. There will be operable windows that will provide natural ventilation and bike storage/shop facilities within the building for tenant.

Philadelphia City Planning Commission



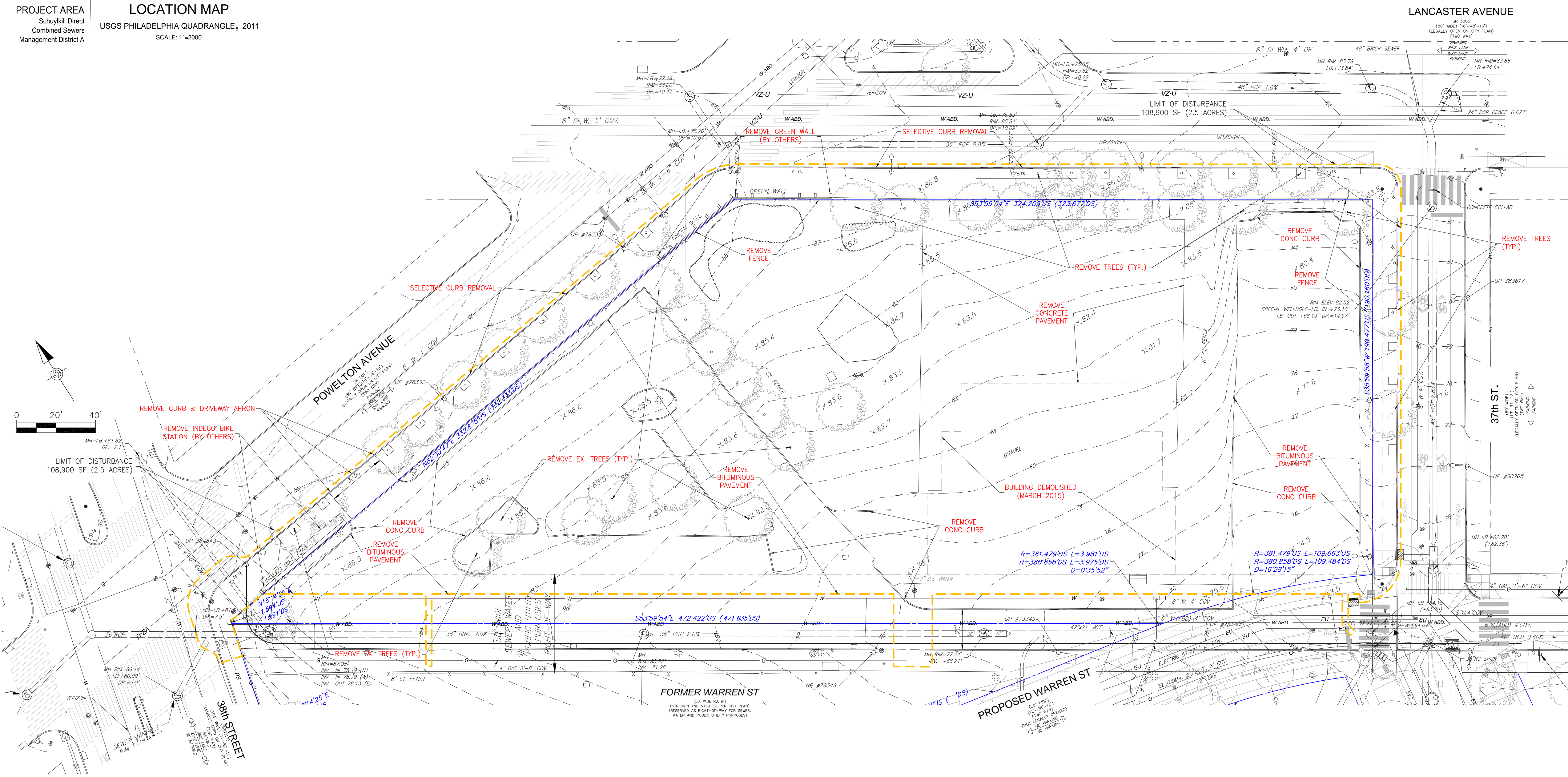
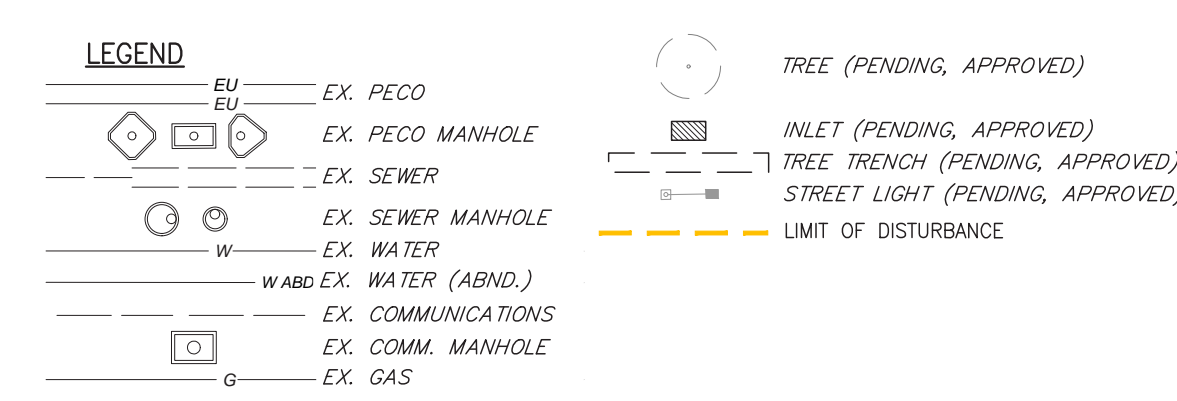





PROJECT AREA  
Schuylkill Direct  
Combined Sewers  
Management District A

LOCATION MAP  
USGS PHILADELPHIA QUADRANGLE, 2011  
SCALE: 1"=2000'

SHEET INDEX:

- C1.1 - EXISTING SITE PLAN
- C1.2 - NOTES
- C2.1 - PROPOSED SITE PLAN
- C2.2 - PAVING TYPICAL SECTIONS
- C3 - PAVEMENT MARKING, SIGNING, & DETAILS
- C2.4 - PROPOSED GRADING PLAN
- C3.1 - SITE UTILITY PLAN
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- C4.1 - EROSION & SEDIMENT CONTROL PLAN
- C4.2 - EROSION & SEDIMENT CONTROL DETAILS
- C5.1 - VEHICLE MOVEMENTS & SIGHT DISTANCE DIAGRAM
- DR-1 - EXISTING DRAINAGE AREA PLAN
- DR-2 - PROPOSED DRAINAGE AREA PLAN

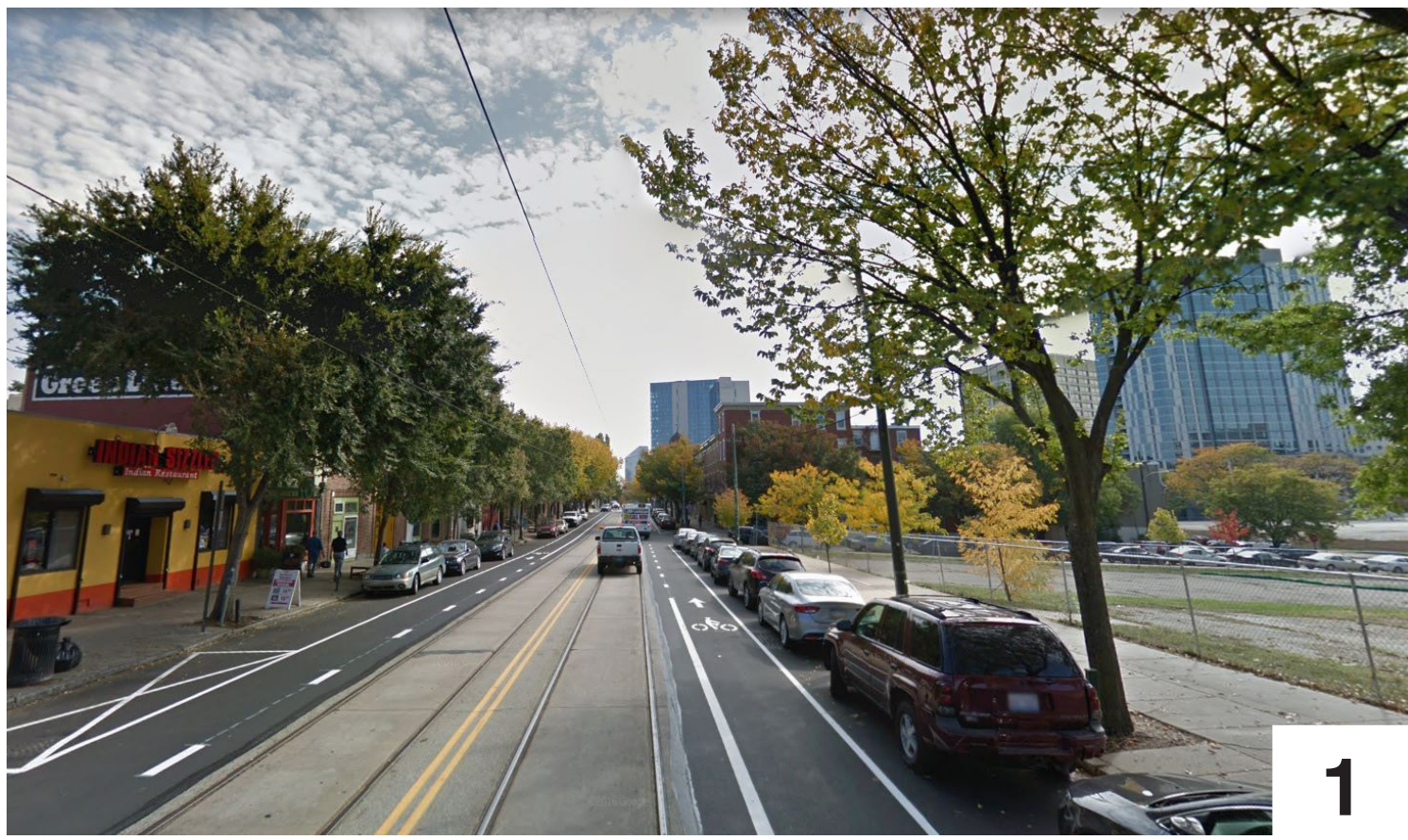


CALL BEFORE YOU DIG!   SERIAL NUMBER: 2018- LOCATION: WARD 24 SYNTH, INC. CALL DATES: 7/1/2018 CALL 1-800-242-1776 CALL TYPE: DESIGN	OWNER/DEVELOPER:   <b>Boles, Smyth Associates Inc.</b> Consulting Civil Engineers 2400 Chestnut Street - Philadelphia PA, 19103 215-561-2644 (P) - 215-561-0501 (F)			ENGINEER:   <b>Boles, Smyth Associates Inc.</b> Consulting Civil Engineers 2400 Chestnut Street - Philadelphia PA, 19103 215-561-2644 (P) - 215-561-0501 (F)			PROJECT:  <b>3700 Lancaster Avenue</b> PHILADELPHIA, PA 19104			SHEET:  <b>Existing Site &amp; Site Clearing Plan</b>		
	PROJECT ADDRESS:  <b>3700 Lancaster Avenue</b> PHILADELPHIA, PA 19104			Project No.: Date: 07-08-2019 Scale: As Noted Drawn by: Checked: TFB			Drawing No. <b>C1.1</b>					
	No			Date			Description			REVISIONS		

File: 3700\_C1.1\_Existing\_Site\_Plan.dwg Plotted: 7/8/19 at 6:36pm By: tbtiles

File: 3700\_C1.1\_Exist\_Site\_Plan.dwg Plotted: 7/8/19 at 6:36pm By: tlbales





1  
LANCASTER AVE



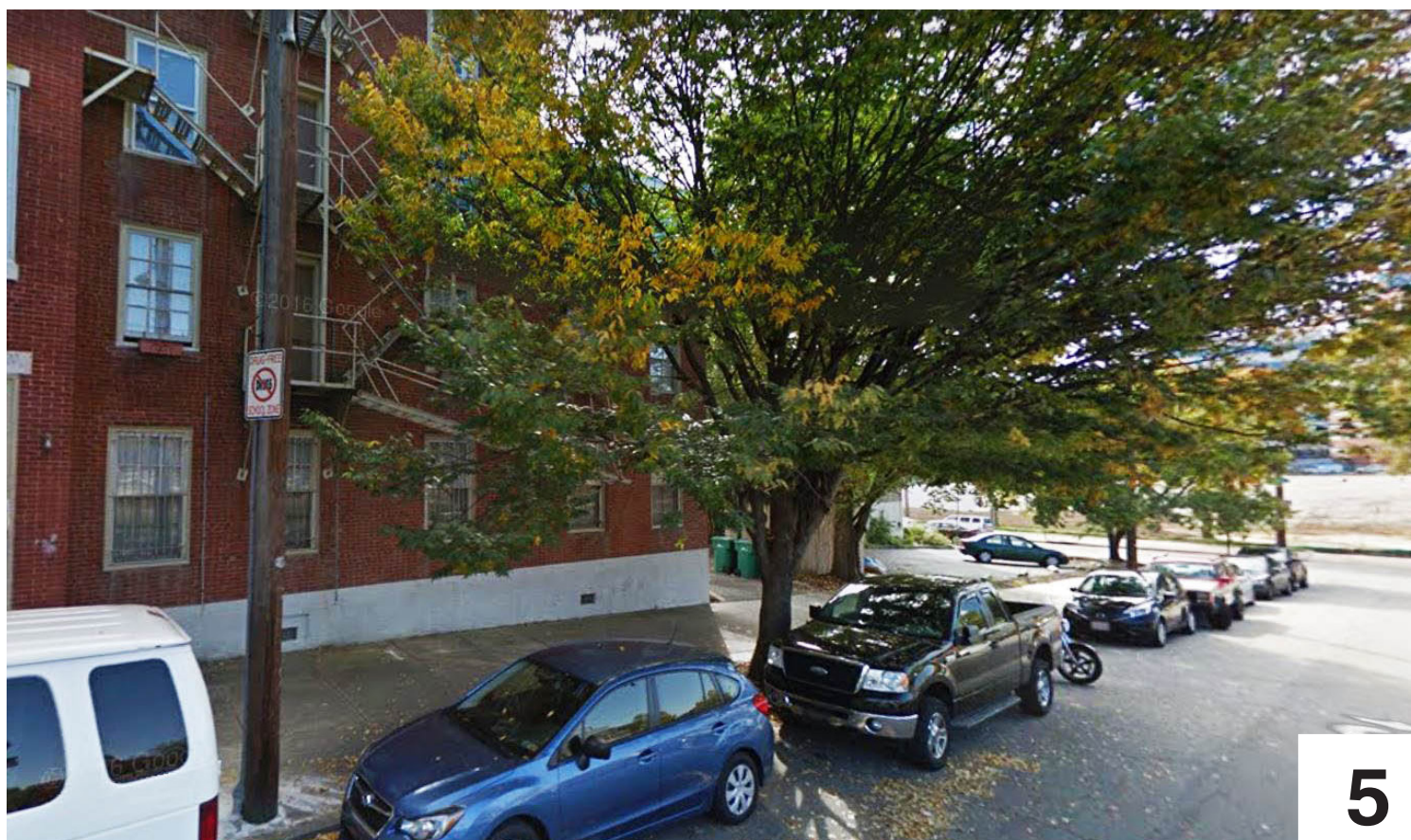
2  
LANCASTER AVE.



3  
POWELTON AVE.



4  
POWELTON AVE.



5  
37 TH ST.



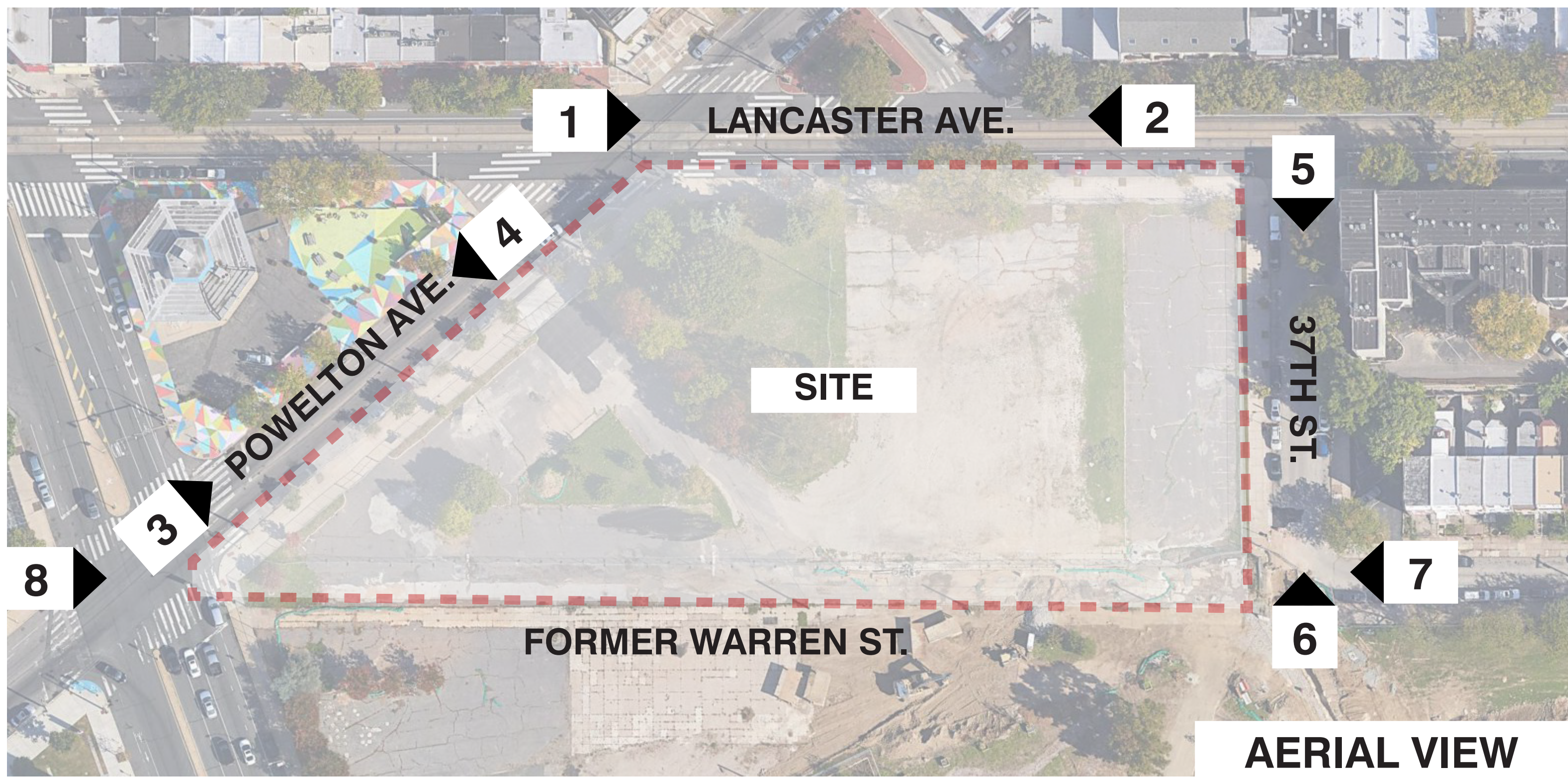
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37 TH ST.



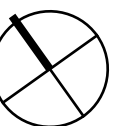
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FORMER WARREN ST.



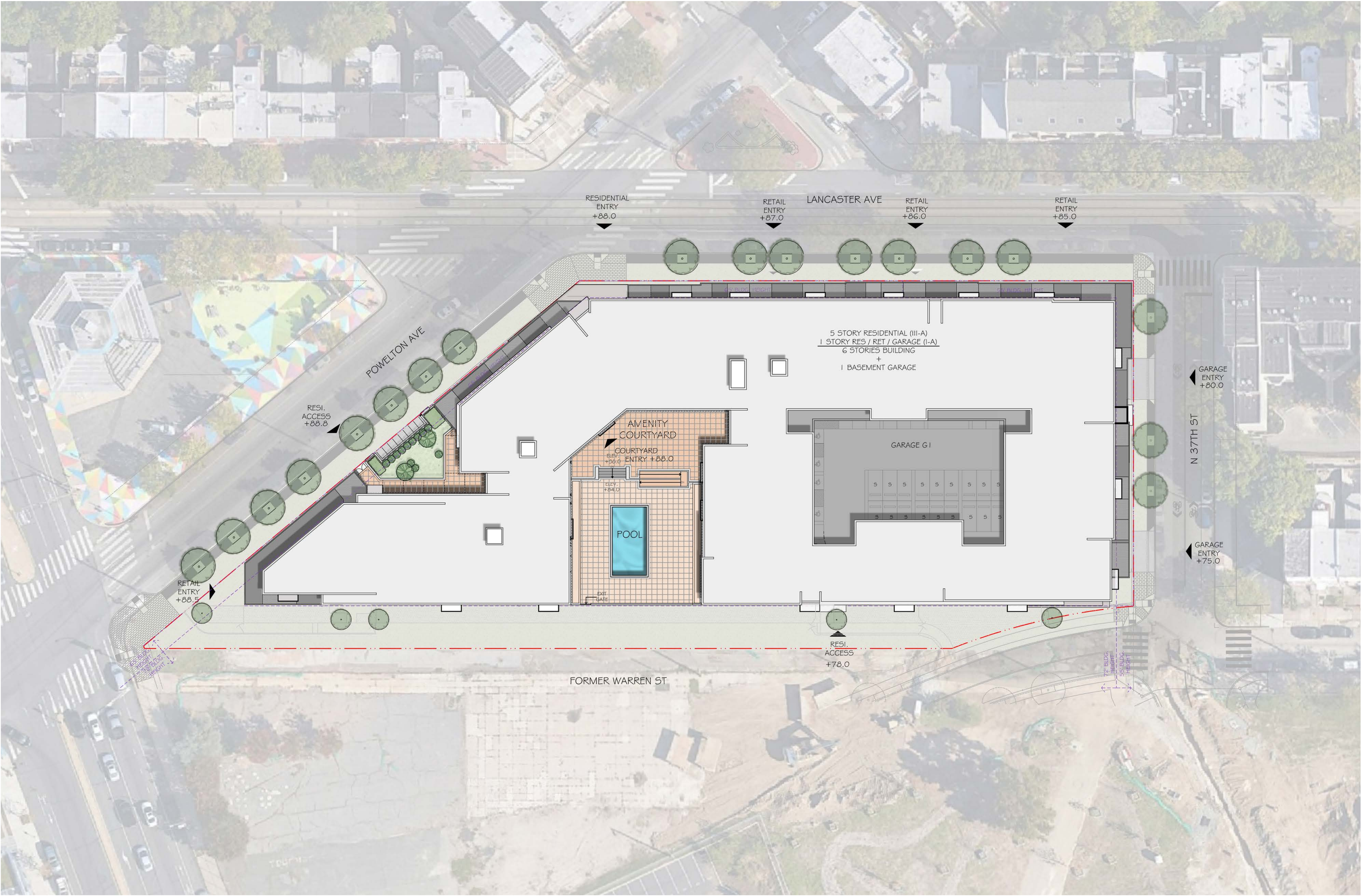
8  
FORMER WARREN ST.



AERIAL VIEW







**SUMMARY OF PROVISIONS**

**TOTAL RESIDENTIAL AREA  
= +/- 304,897 GSF**

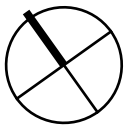
**TOTAL UNITS = 463 UNITS**

**TOTAL RETAIL AREA  
= +/- 13,856 GSF**

**PARKING**

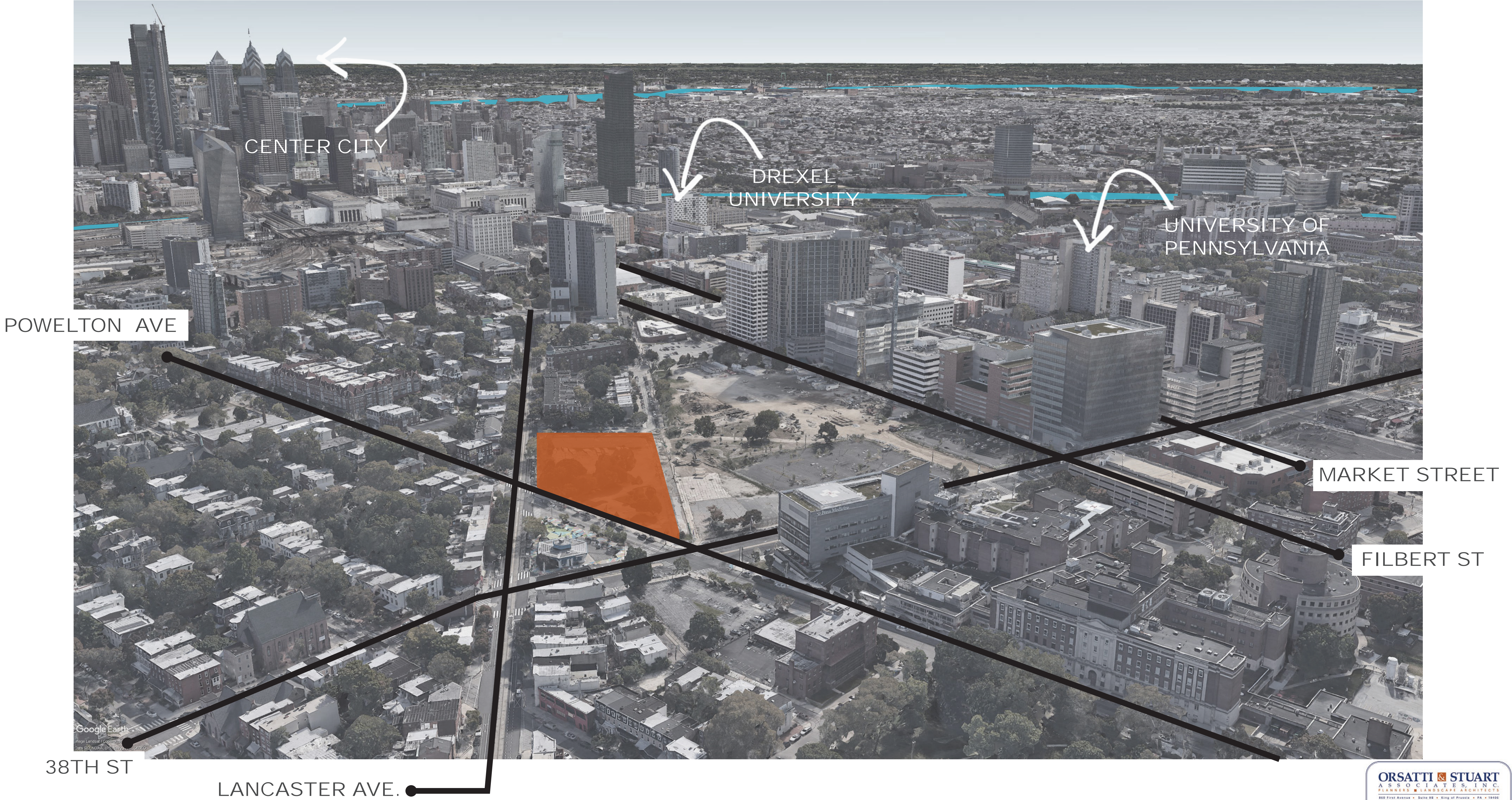
**TOTAL PARKING = 157 PS  
PARKING RATIO = .34 PS/UNIT**

\*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.





# SITE CONTEXT



\*NOTE: EXHIBIT PROVIDED BY LANDSCAPE ARCHITECT



Why uCity Square?



\*NOTE: SITE PLAN SHOWN FOR REFERENCE AND ILLUSTRATIVE PURPOSES ONLY





\*NOTE: UCITY SQUARE MASSING CONTEXT PROVIDED BY WEXFORD AND OTHERS

## 3D MASSING AND PROPOSED uCITY SQUARE CONTEXT

CIVIC DESIGN REVIEW

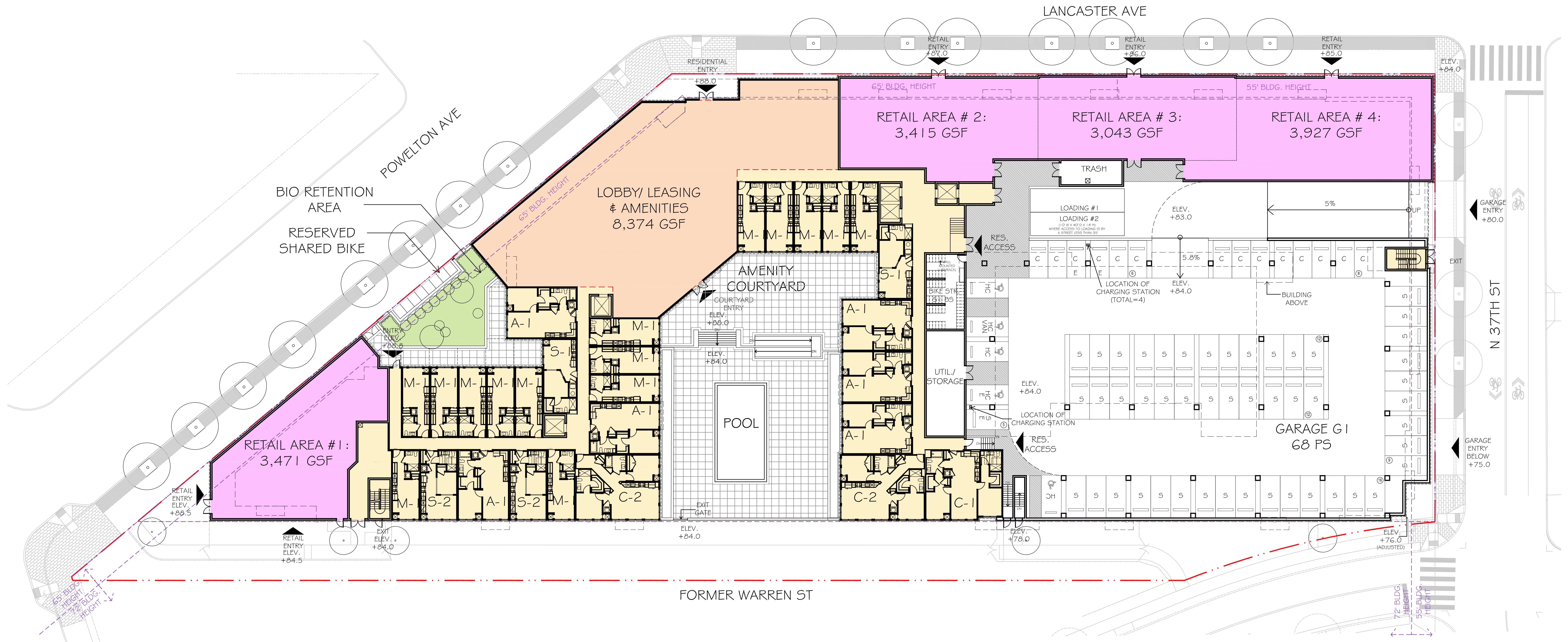
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A.05





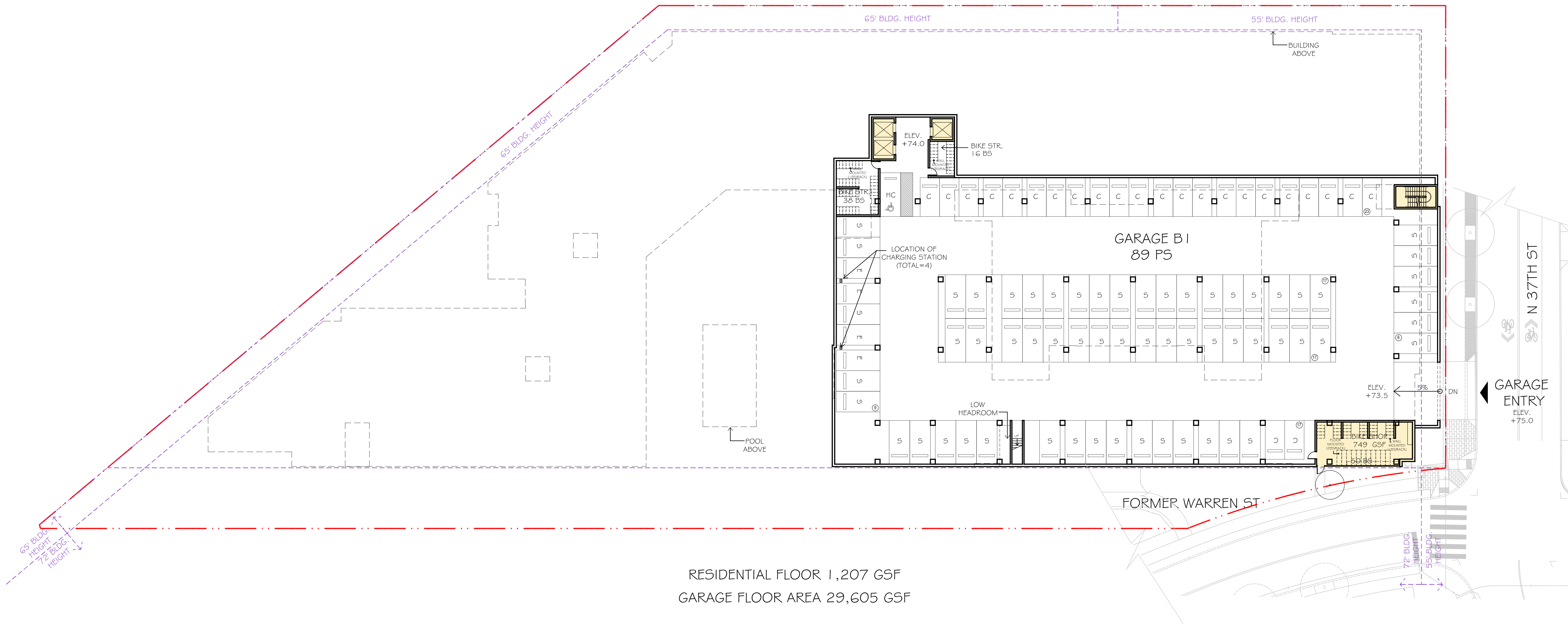
RESIDENTIAL FLOOR 26,890 GSF  
RETAIL (#1-#4) FLOOR AREA 13,856 GSF  
GARAGE FLOOR AREA 29,366 GSF

PARKING	B1	GR/R1	PROVIDED	REQUIRED/ALLOWED
Handicap Parking	1	5	6	
Standard Parking	64	49	113	8.5' x 18'
Compact Parking	24	14	38	25% max - 8' x 16'
<b>**Garage Parking Total</b>	<b>89</b>	<b>68</b>	<b>157</b>	
<b>Parking Ratio</b>			<b>0.34</b>	<b>PS/DU .30 PS/DU (No Ret. Park.)</b>
<b>**Electric Parking</b> (Standard, Compact or HC)	4	4	8	5.1%
				<b>5.0%</b>
<b>Loading</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>2 (200,001-500,000 sf)</b>
<b>Bike Parking</b>	<b>104</b>	<b>51</b>	<b>155</b>	<b>155</b>
<b>Bike Parking Ratio</b>			<b>0.33</b>	<b>PS/DU .33 BS/DU</b>

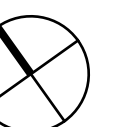
**\*\*Note:** Electric Parking Count is included under Standard, Compact and/or HC parking spaces.  
Refer to floor plan for location and designation.

\*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

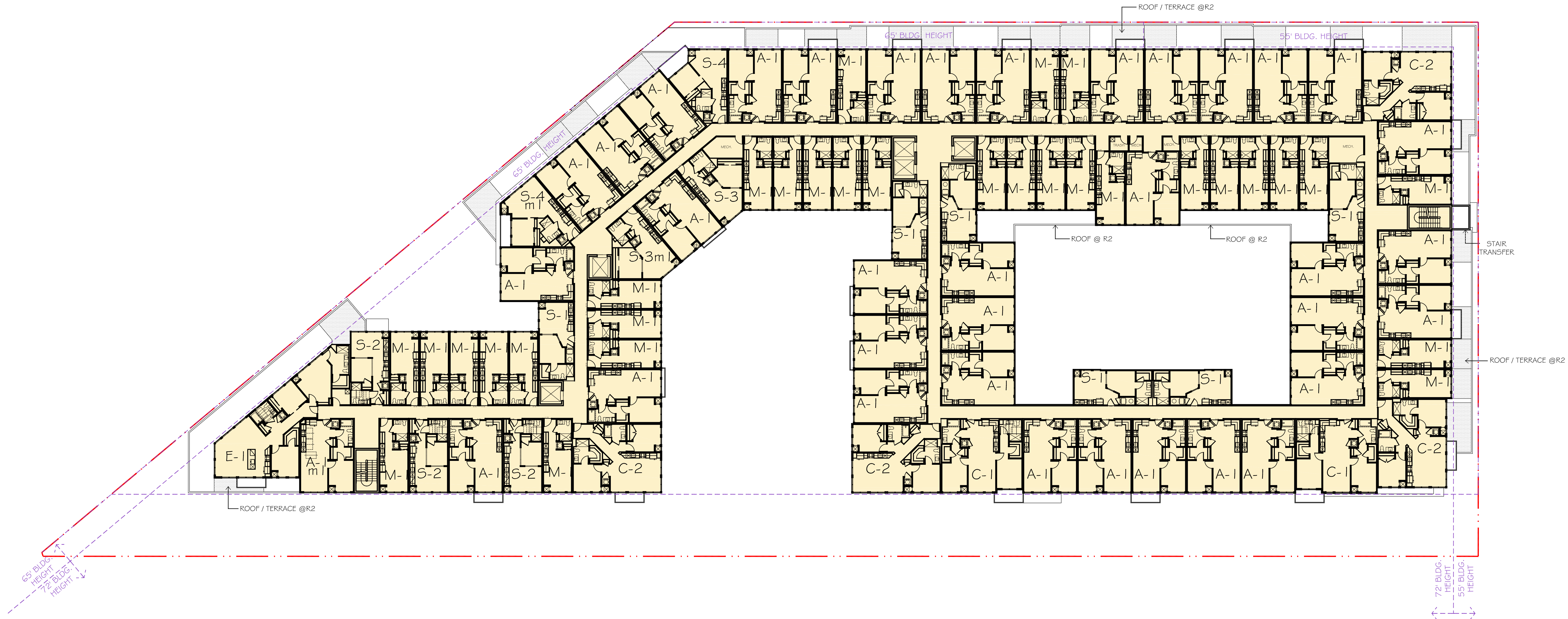




\*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.







RESIDENTIAL TYPICAL FLOOR AREA 55,362 GSF

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REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.

## TYPICAL FLOOR PLAN (R2-R6)

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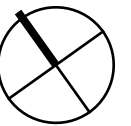
PHILADELPHIA, PA

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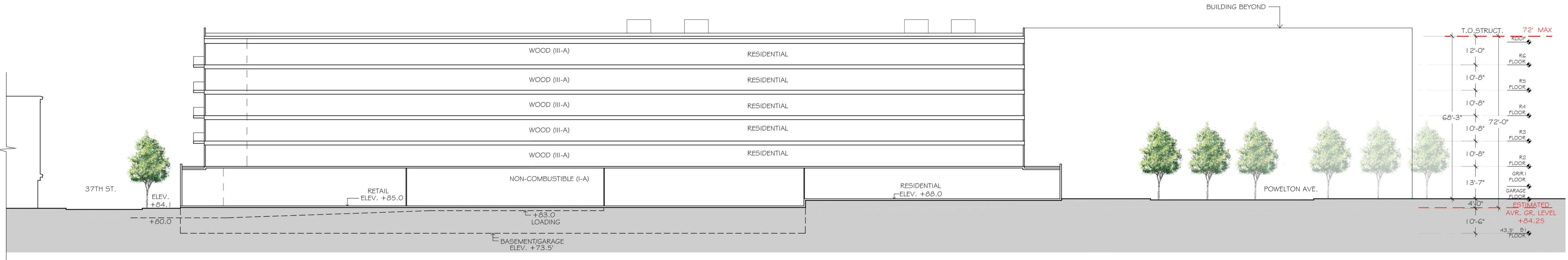
JUL 23, 2019  
GMH.007A

0' 10' 20' 40'  
SCALE: 1" = 20' (@ 22"x34")

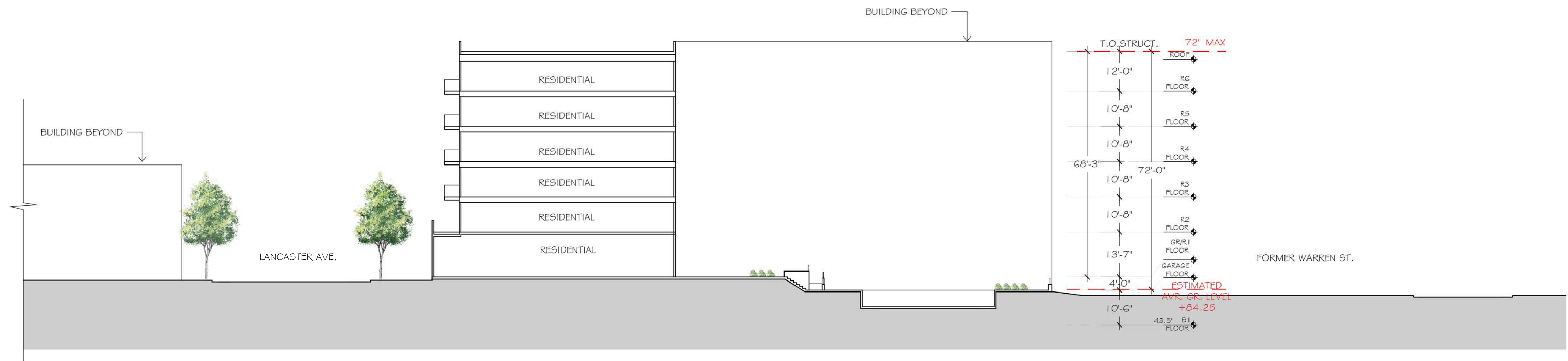
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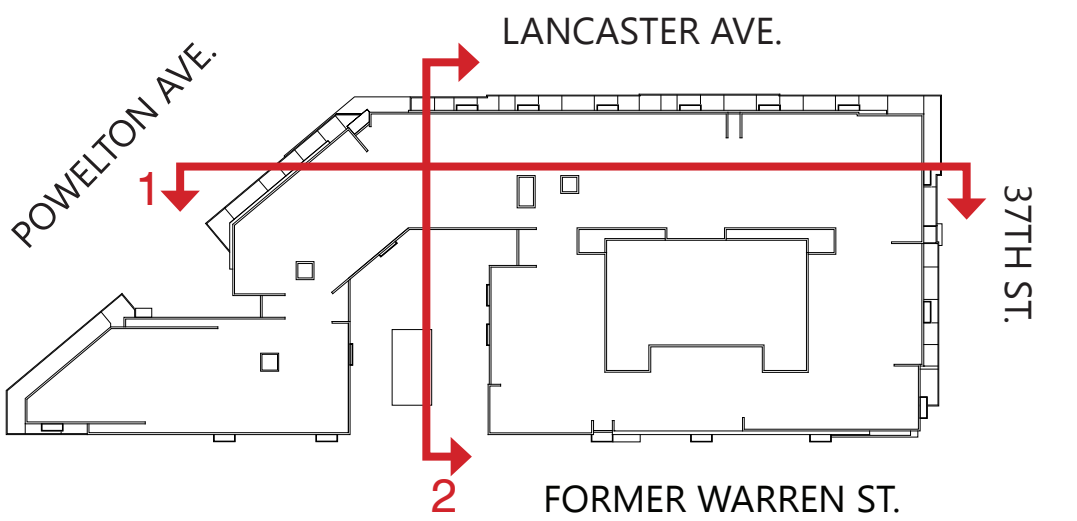




SITE SECTION 1



SITE SECTION 2



KEY PLAN

\*NOTE: TREES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.





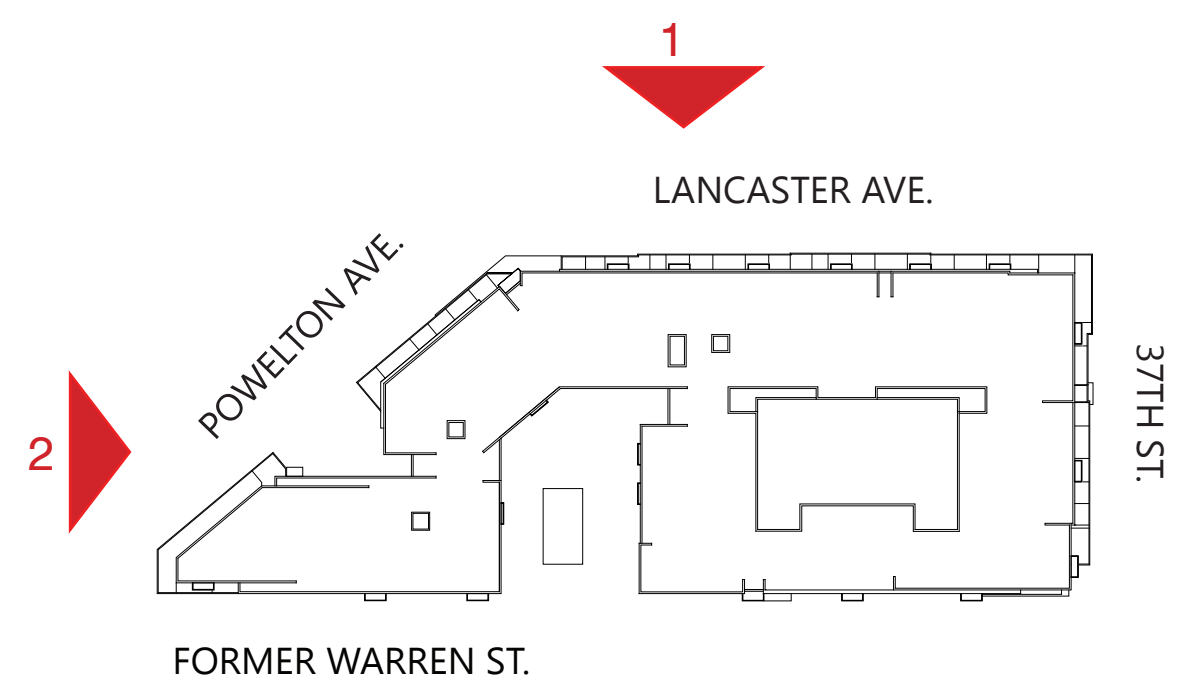
BUILDING ELEVATION 1- LANCASTER AVE.



BUILDING ELEVATION 2- POWELTON AVE.

MATERIAL LEGEND

- 01 BRICK 1 - TANGERINE BLEND
- 02a CORRUGATED METAL 1 - PEWTER
- 02b CORRUGATED METAL 2 - SILVER
- 03a METAL PANEL 1 - PEWTER
- 03b METAL PANEL 2 - SILVER
- 03c METAL PANEL 3 - CHERRY WOOD
- 04a FIBER - CEMENT LAP SIDING - IRON GRAY
- 04b FIBER - CEMENT LAP SIDING - GRAY SLATE
- 04c FIBER - CEMENT PANEL 1 - IRON GRAY
- 04d FIBER - CEMENT PANEL 2 - GRAY SLATE
- 05 DECORATIVE WIRE MESH -POWDER COATED, COLOR TO MATCH 3b
- 06 STOREFRONT WINDOWS - COLOR TO MATCH 3a
- 07 ENTRY CANOPY - COLOR TO MATCH 3a
- 08 RETAIL LOUVERS - COLOR TO MATCH 3a
- 09 HVAC METAL LOUVERS - COLOR TO MATCH 3b
- 10 RESIDENTIAL WINDOWS - COLOR TO MATCH 3b
- 11 BALCONY RAILING - COLOR TO MATCH 3b



KEY PLAN

\*NOTE: TREES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY  
REFER TO LANDSCAPE AND CIVIL EXHIBITS FOR LANDSCAPE AND TREES  
\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED  
WITH EQUIVALENT AND COMPATIBLE OPTIONS





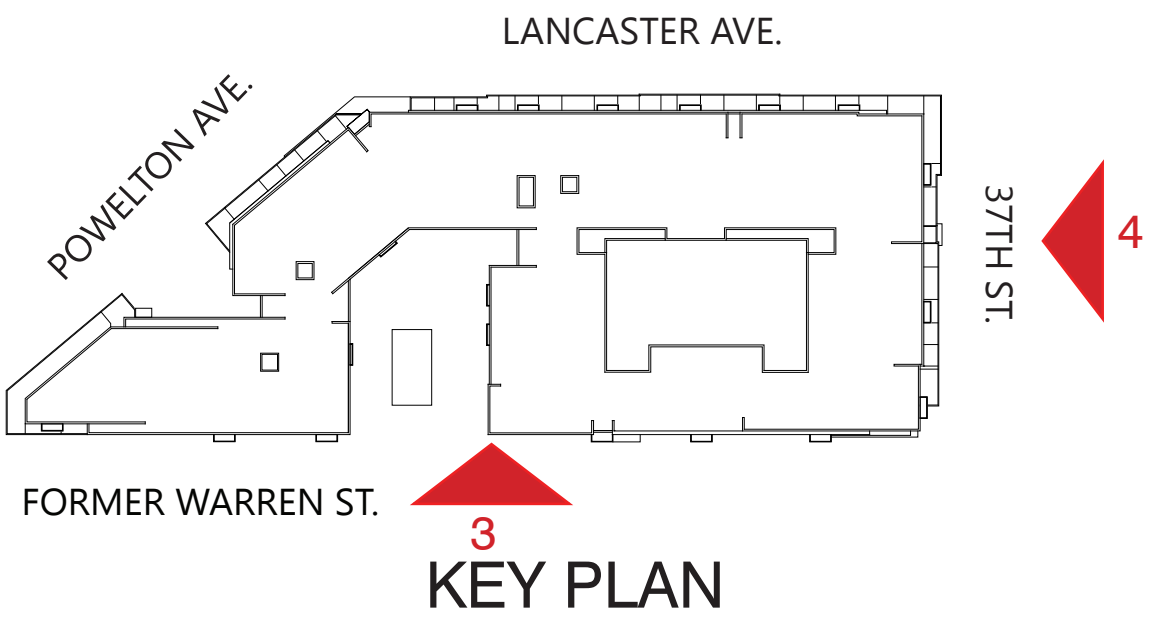
BUILDING ELEVATION 3- FORMER WARREN ST.



BUILDING ELEVATION 4- 37th ST.

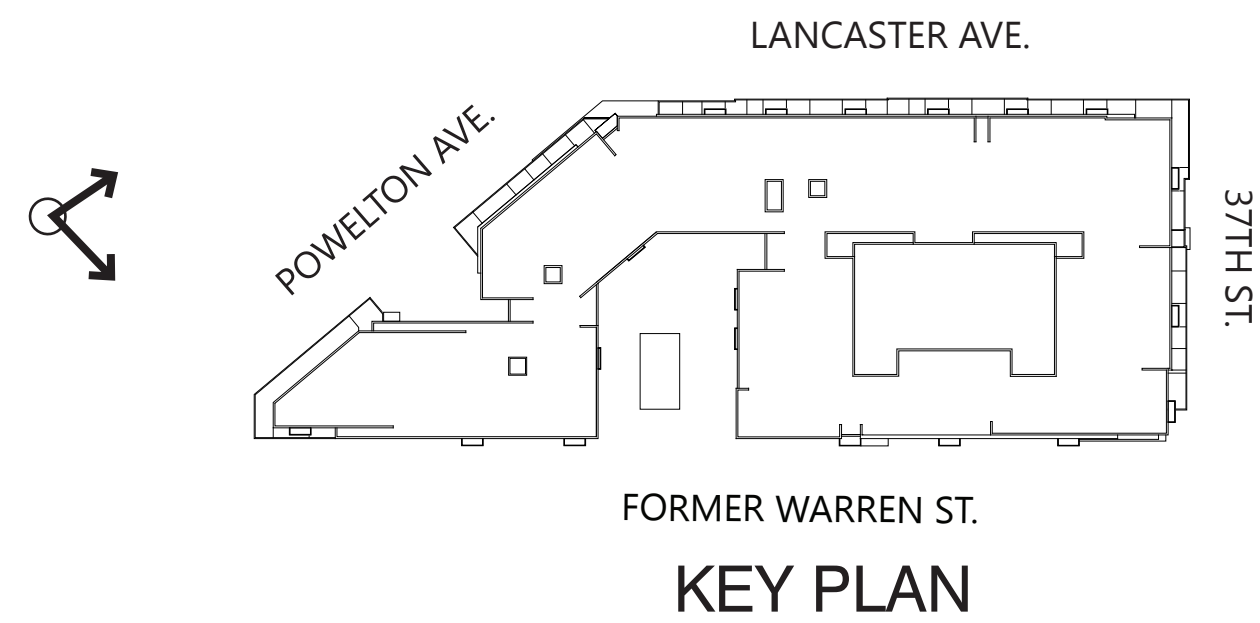
### MATERIAL LEGEND

- 01 BRICK 1 - TANGERINE BLEND
- 02a CORRUGATED METAL 1 - PEWTER
- 02b CORRUGATED METAL 2 - SILVER
- 03a METAL PANEL 1 - PEWTER
- 03b METAL PANEL 2 - SILVER
- 03c METAL PANEL 3 - CHERRY WOOD
- 04a FIBER - CEMENT LAP SIDING - IRON GRAY
- 04b FIBER - CEMENT LAP SIDING - GRAY SLATE
- 04c FIBER - CEMENT PANEL 1 - IRON GRAY
- 04d FIBER - CEMENT PANEL 2 - GRAY SLATE
- 05 DECORATIVE WIRE MESH -POWDER COATED, COLOR TO MATCH 3b
- 06 STOREFRONT WINDOWS - COLOR TO MATCH 3a
- 07 ENTRY CANOPY - COLOR TO MATCH 3a
- 08 RETAIL LOUVERS - COLOR TO MATCH 3a
- 09 HVAC METAL LOUVERS - COLOR TO MATCH 3b
- 10 RESIDENTIAL WINDOWS - COLOR TO MATCH 3b
- 11 BALCONY RAILING - COLOR TO MATCH 3b



\*NOTE: TREES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY  
REFER TO LANDSCAPE AND CIVIL EXHIBITS FOR LANDSCAPE AND TREES  
\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED  
WITH EQUIVALENT AND COMPATIBLE OPTIONS





\*NOTE: TREES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY  
REFER TO LANDSCAPE AND CIVIL EXHIBITS FOR LANDSCAPE AND TREES

## PERSPECTIVE RENDERING 1

CIVIC DESIGN REVIEW

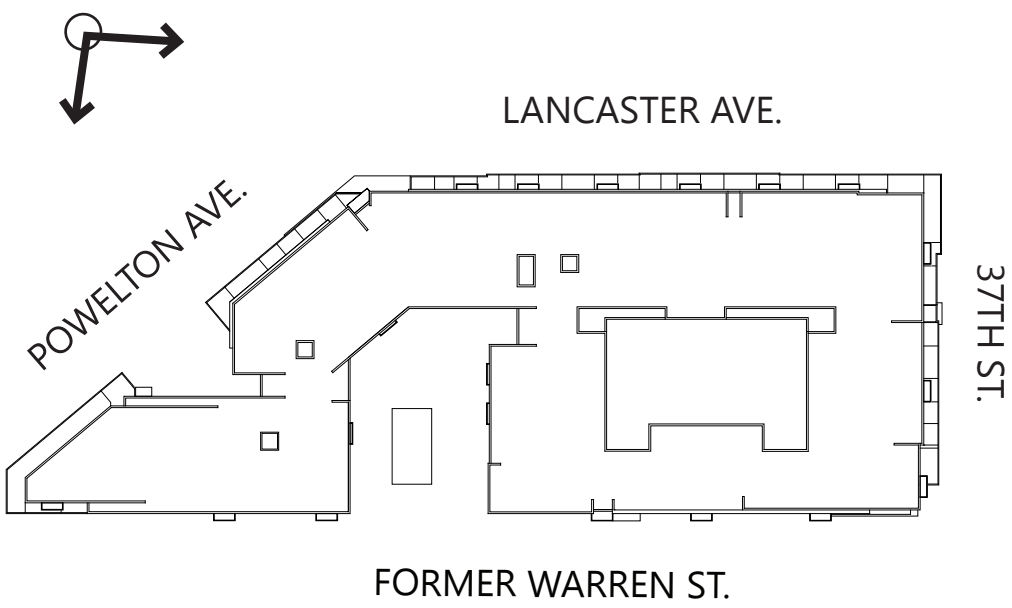
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KEY PLAN

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PERSPECTIVE RENDERING 2

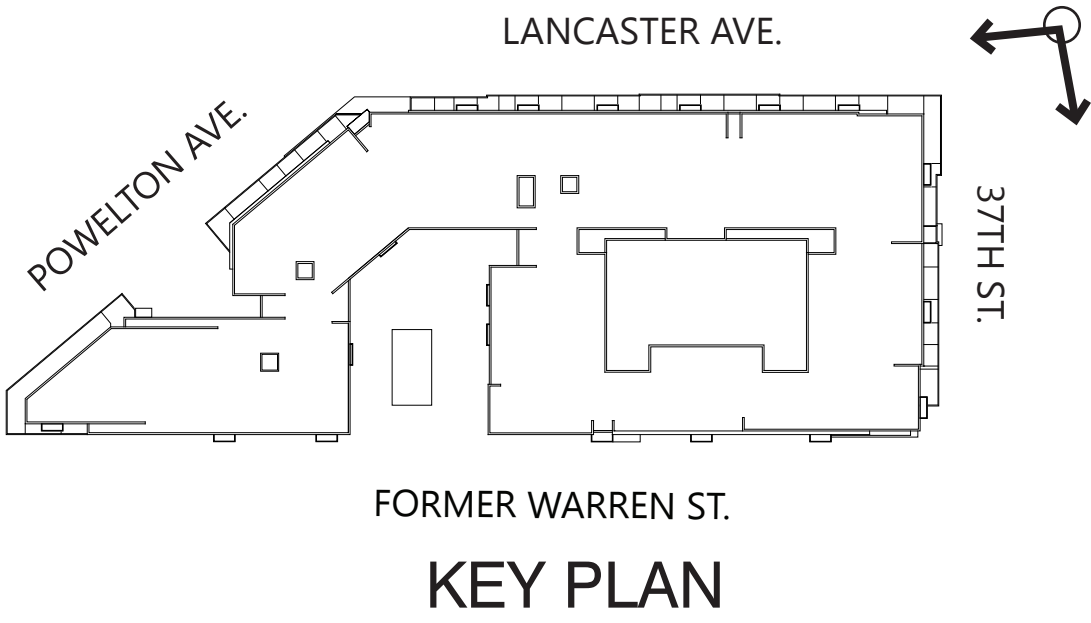
CIVIC DESIGN REVIEW

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# PERSPECTIVE RENDERING 3

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**A.14**



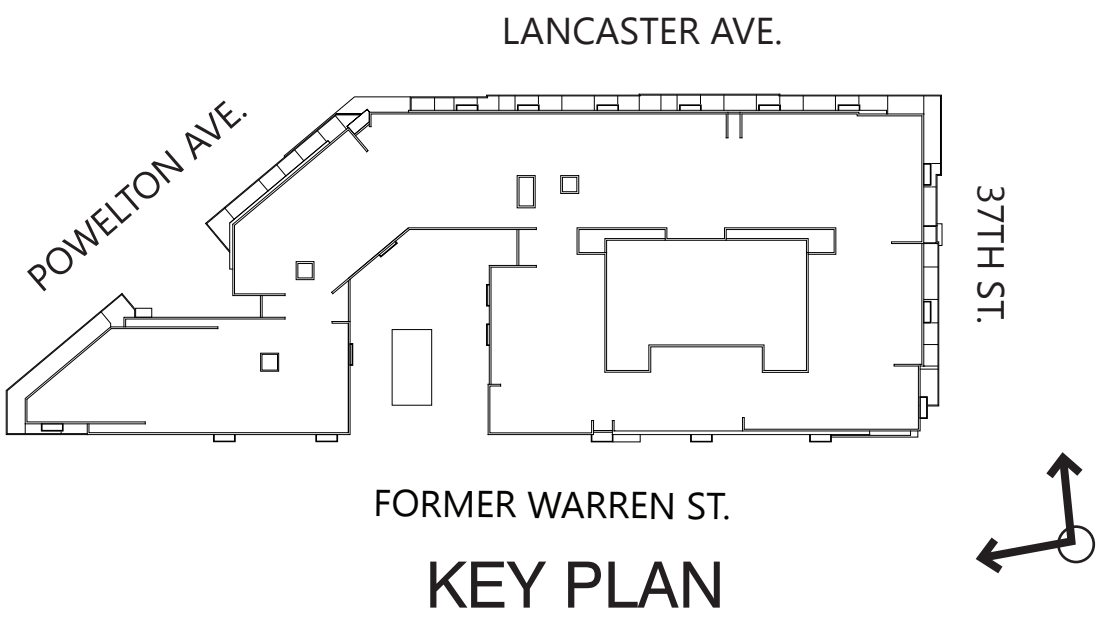


\*NOTE: TREES AND LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY  
REFER TO LANDSCAPE AND CIVIL EXHIBITS FOR LANDSCAPE AND TREES

## PERSPECTIVE RENDERING 4

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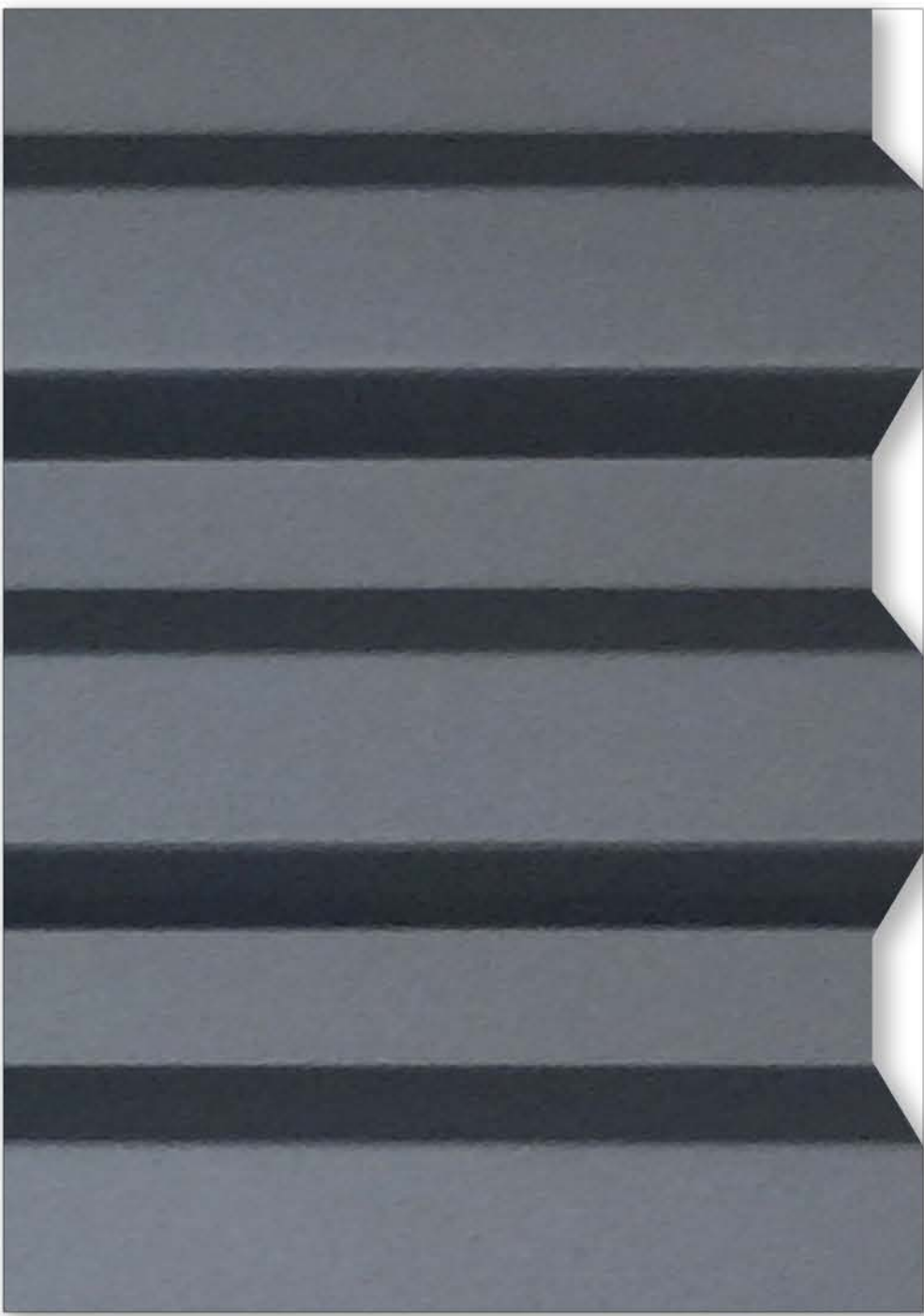
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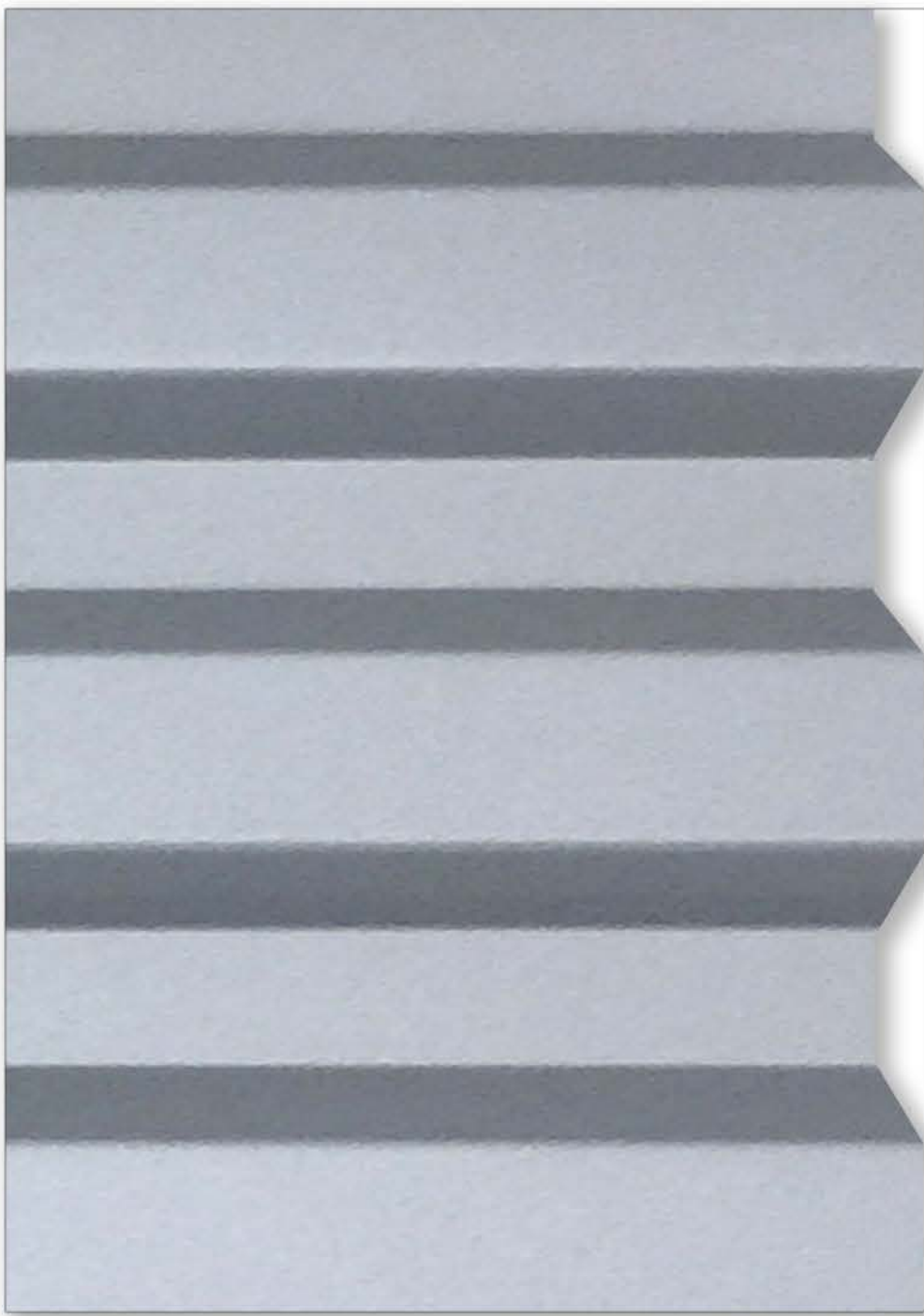
01

**BRICK**  
**TANGERINE BLEND**  
GROUND FLOOR RETAIL,  
AMENITY AND PARKING WALLS



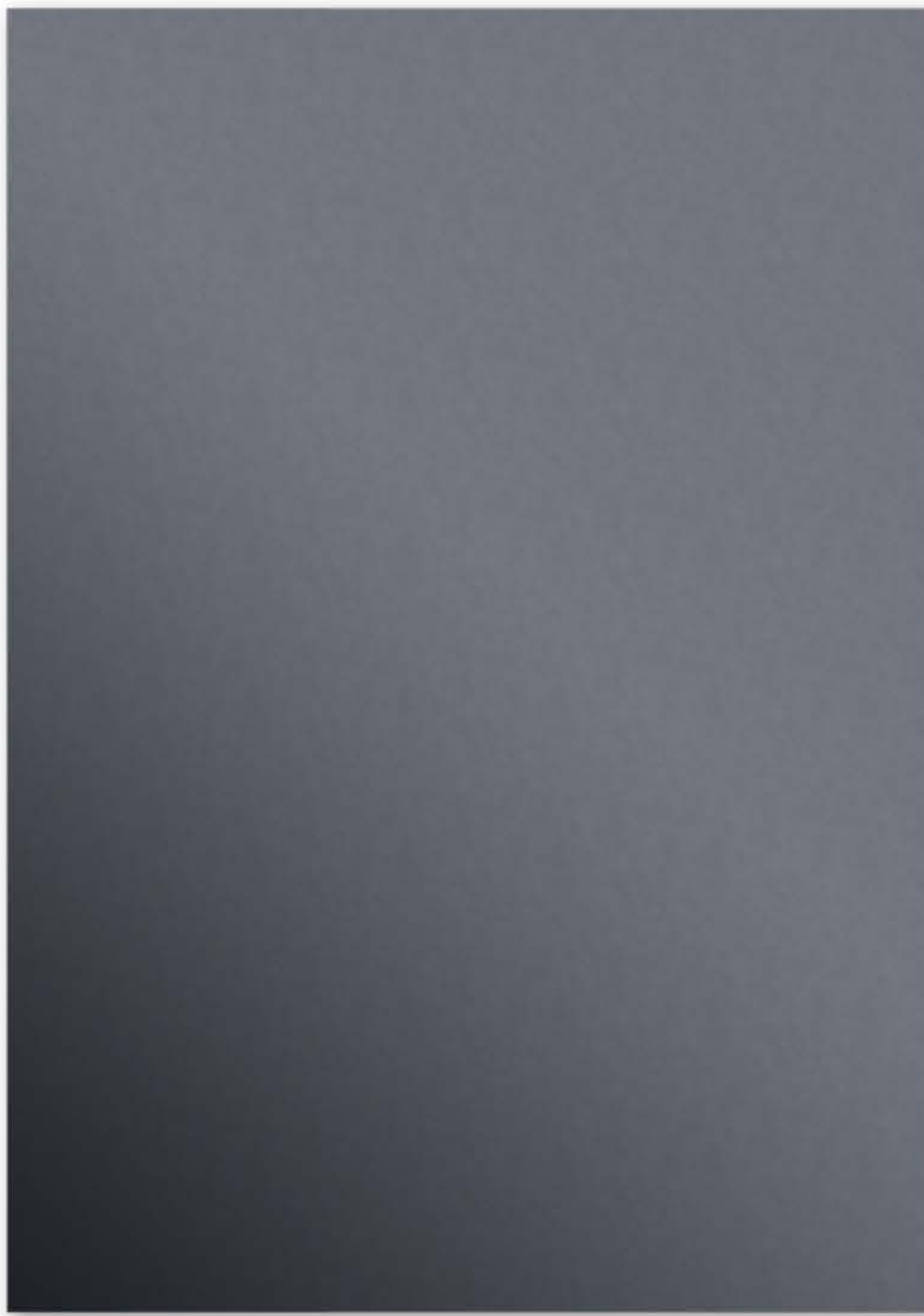
02a

**CORRUGATED METAL 1**  
**PEWTER**  
FEATURE CORNER WALLS  
@ LANCASTER AND POWELTON



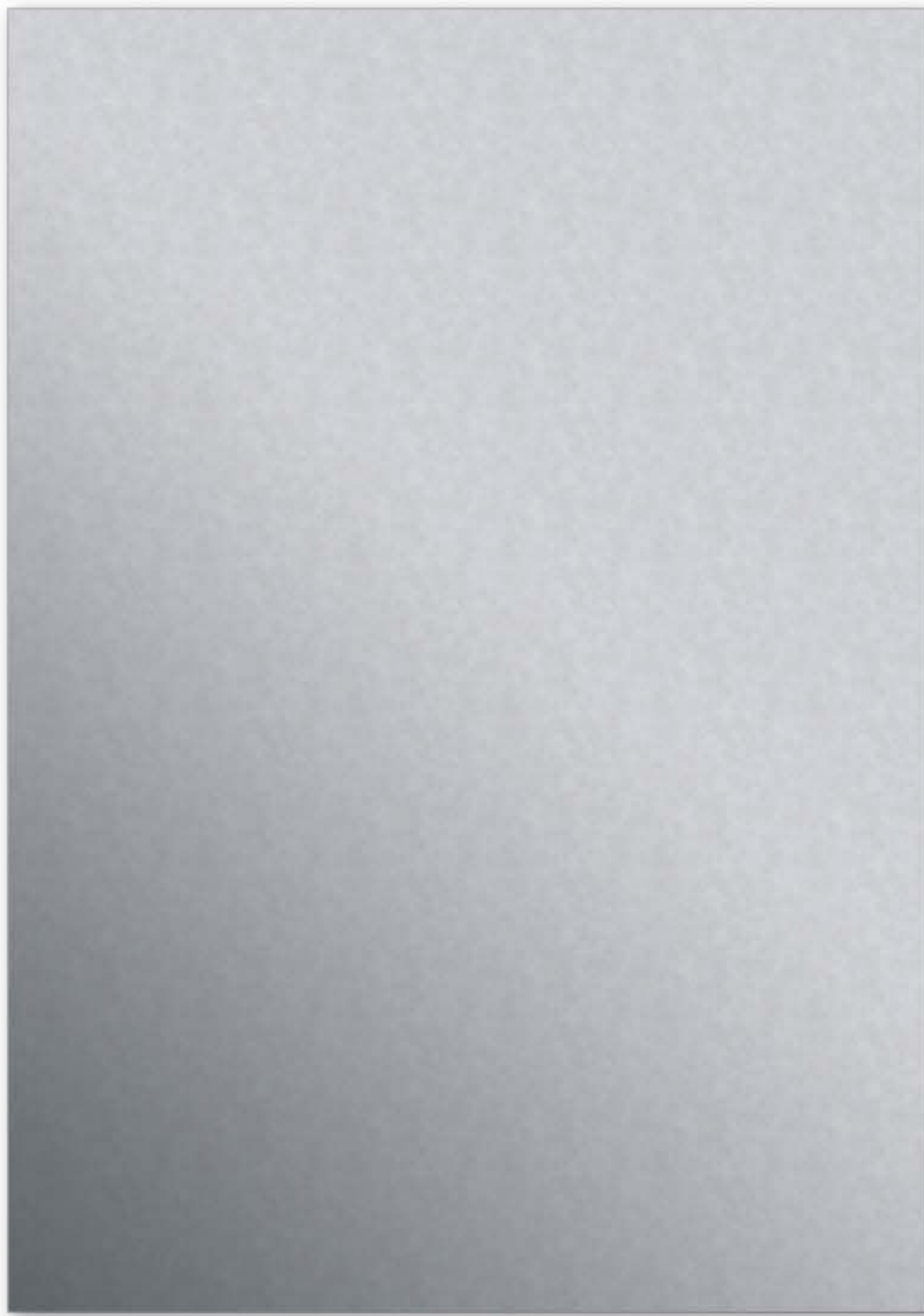
02b

**CORRUGATED METAL 2**  
**SILVER**  
FEATURE CORNER WALLS  
@ LANCASTER AND POWELTON



03a

**METAL PANEL 1**  
**PEWTER**  
WALLS @ LANCASTER AND  
POWELTON, RETAIL STOREFRONTS



03b

**METAL PANEL 2**  
**SILVER**  
WALLS @ LANCASTER AND  
POWELTON, RAILS AND WINDOWS



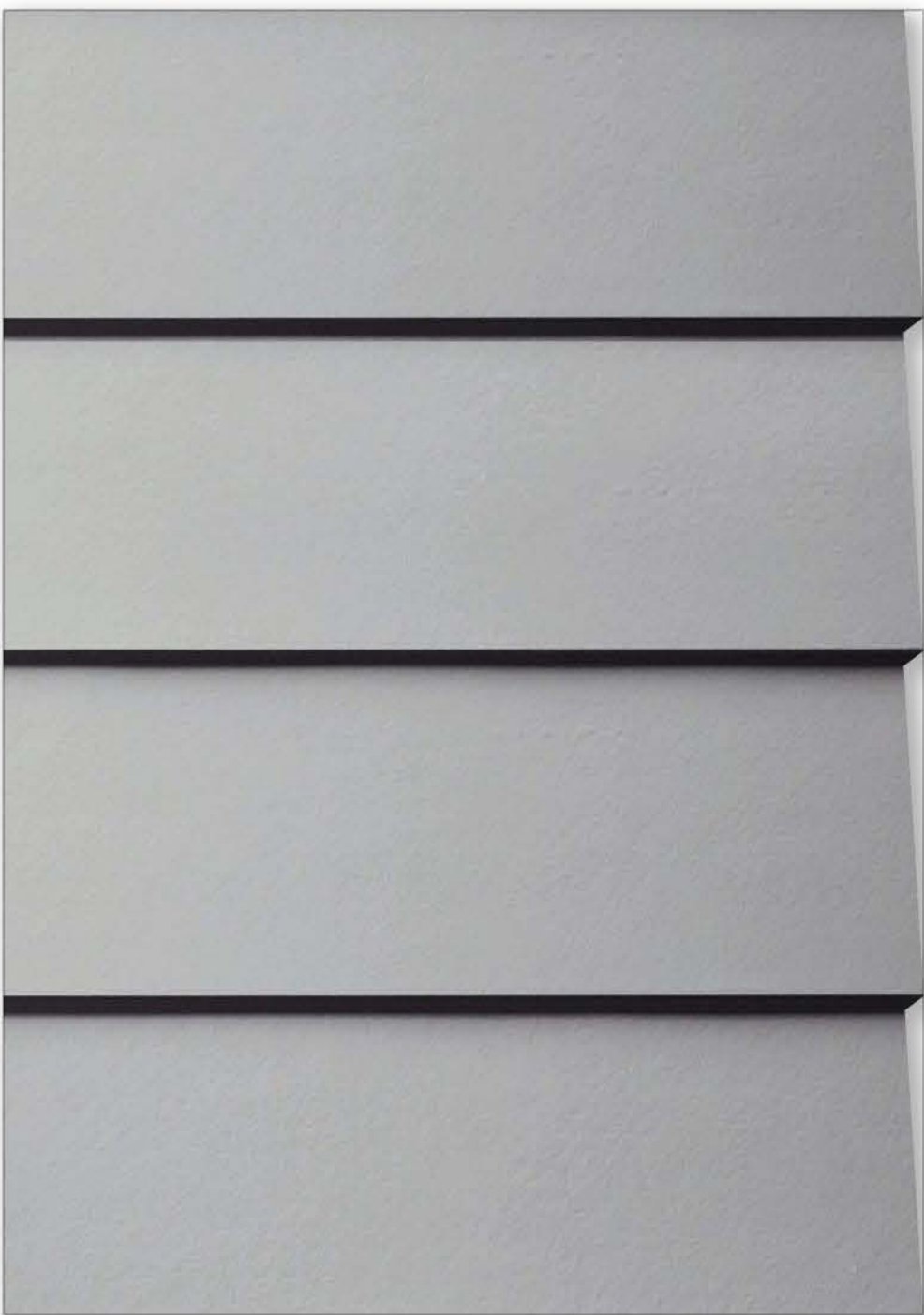
03c

**METAL PANEL 3**  
**CHERRY WOOD**  
FEATURE COLOR, BALCONY FASCIA  
RECESSED BAYS AT WARREN ST.



04a

**FIBER-CEMENT SIDING 1**  
**IRON GRAY**  
WALLS AT 37TH, WARREN  
AND COURTYARDS



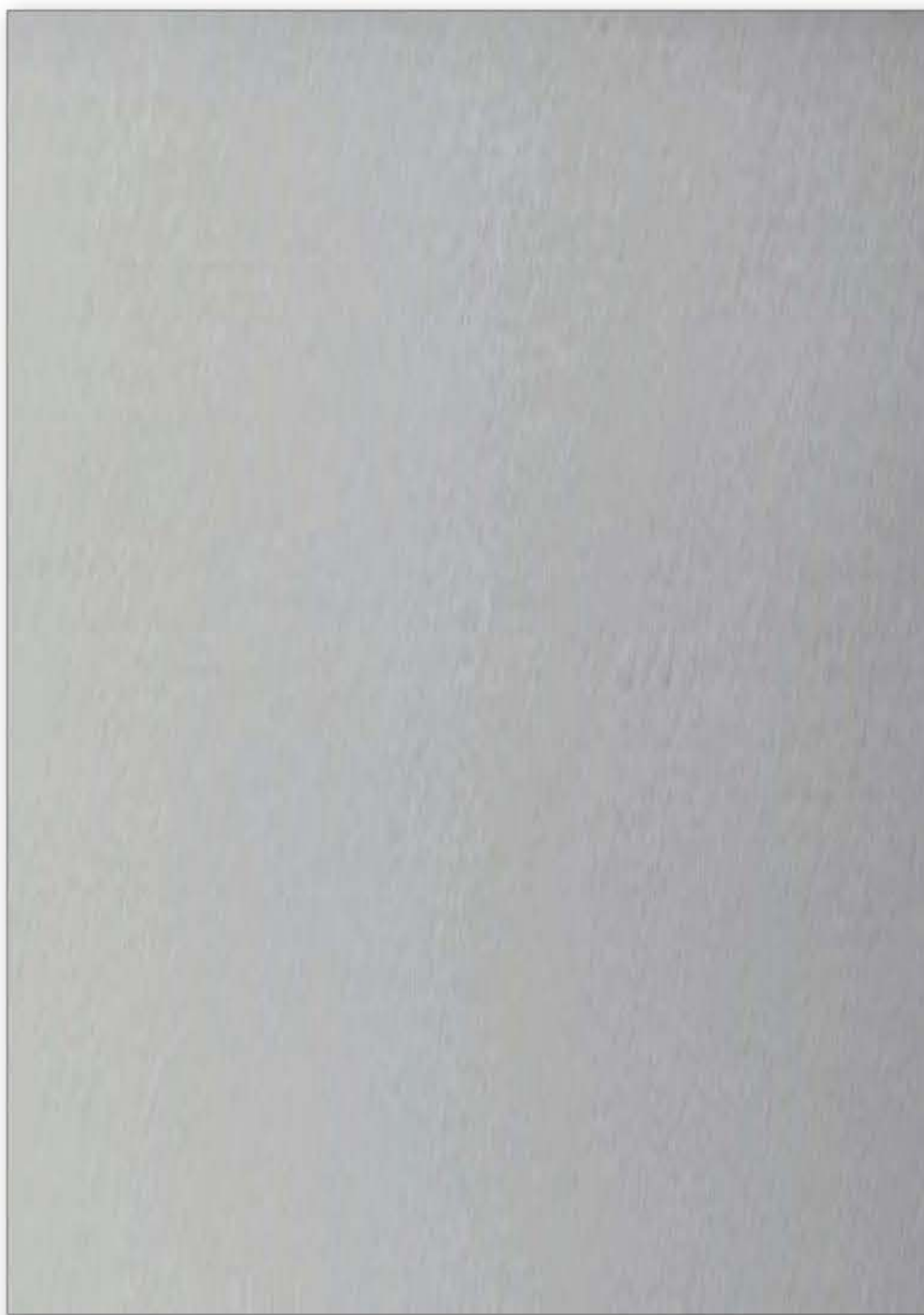
04b

**FIBER-CEMENT SIDING 2**  
**GRAY SLATE**  
WALLS AT 37TH, WARREN  
AND COURTYARDS



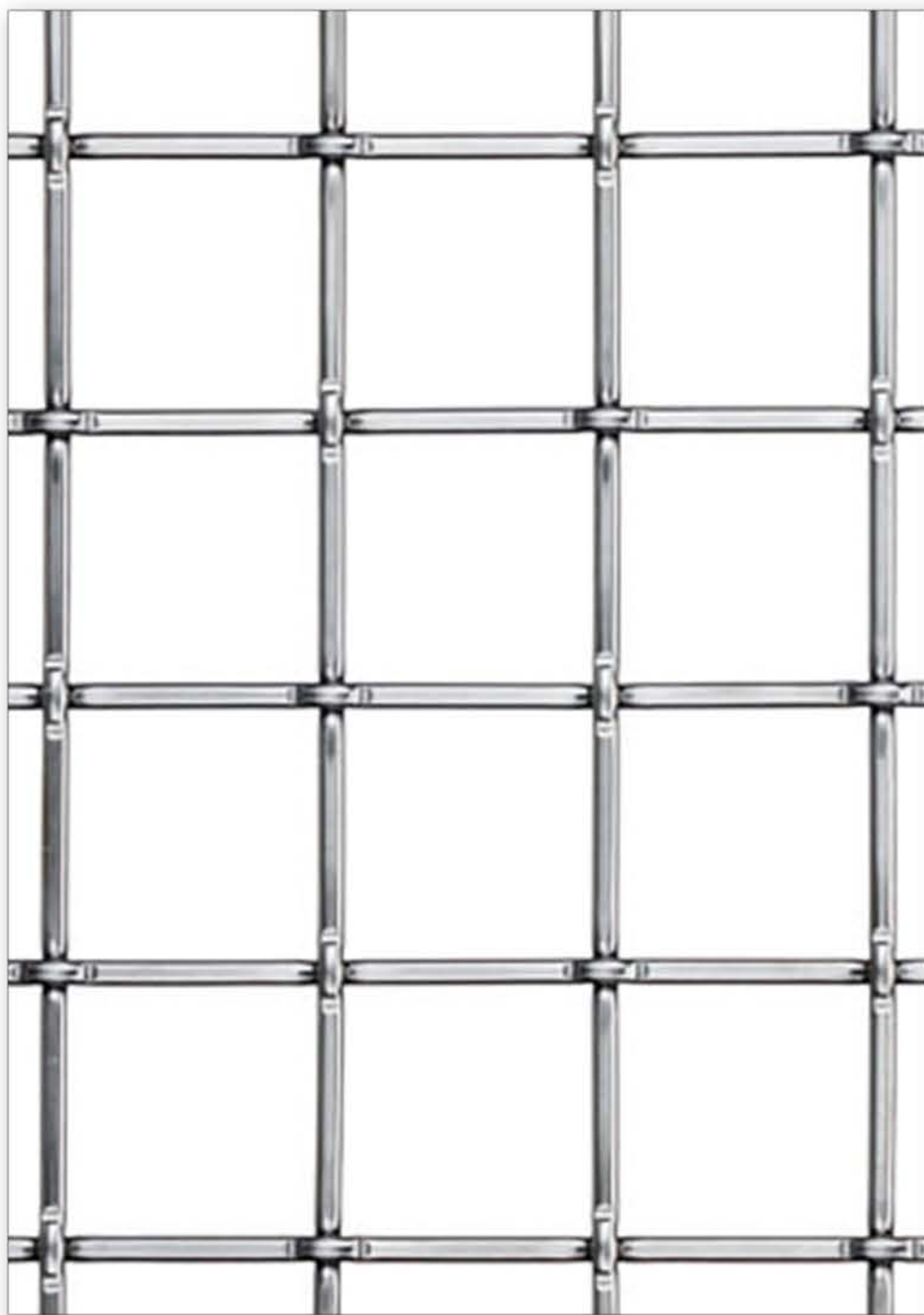
04c

**FIBER-CEMENT PANEL 1**  
**IRON GRAY**  
WALLS AT 37TH, WARREN  
AND COURTYARDS



04d

**FIBER-CEMENT PANEL 2**  
**GRAY SLATE**  
WALLS AT 37TH, WARREN  
AND COURTYARDS



05

**DECORATIVE WIRE MESH**  
**1"x1" SILVER**  
BALCONY RAILS, DECORATIVE  
GRILLS AT GARAGE OPENINGS

COLOR OF RESIDENTIAL WINDOWS (VINYL)  
TO MATCH SILVER (3b)

COLOR OF RETAIL STOREFRONTS  
TO MATCH PEWTER (3a)

COLOR OF HVAC GRILLS  
TO MATCH SILVER (3b)

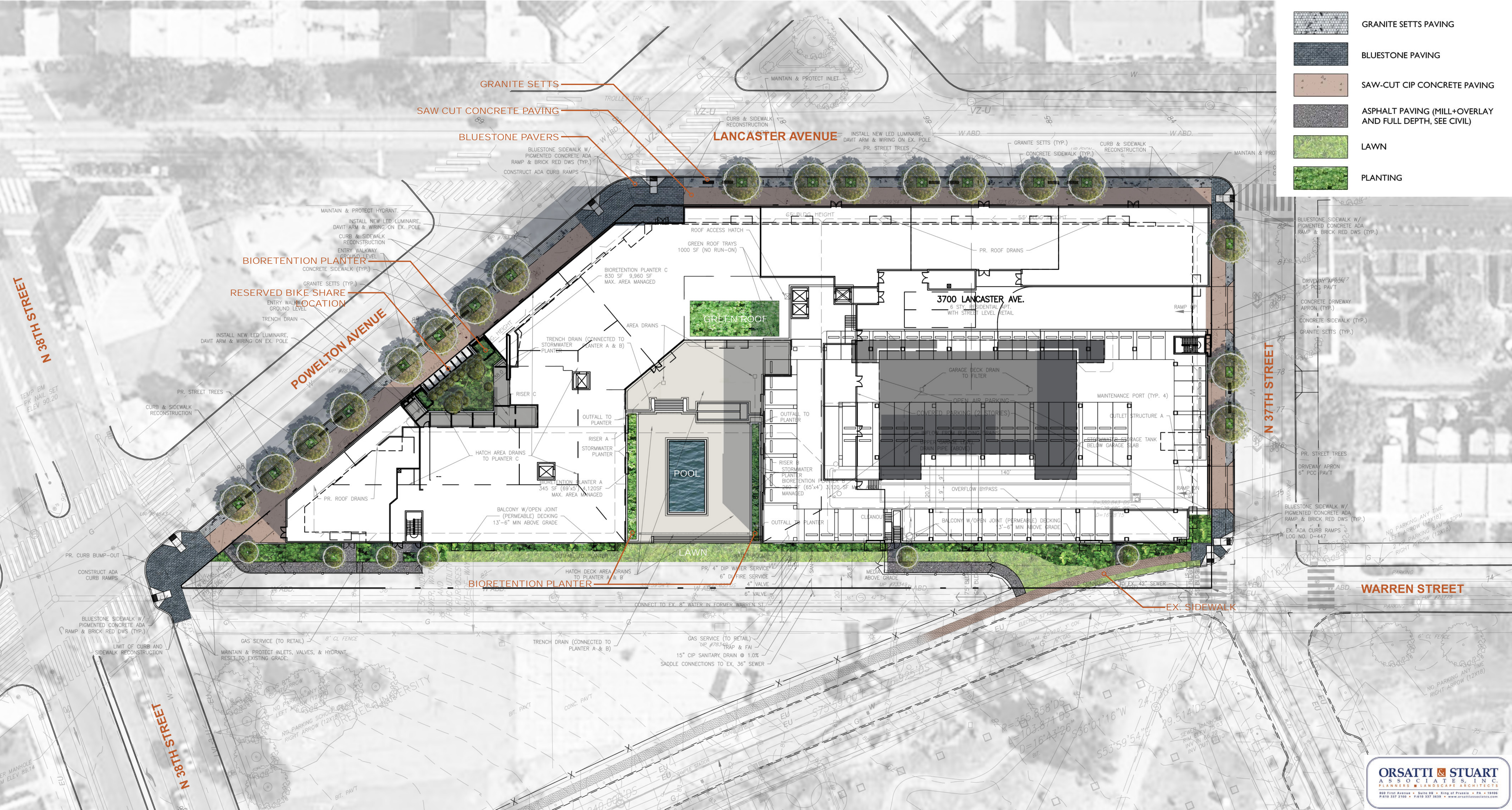
COLOR OF BALCONY RAILS  
TO MATCH SILVER (3b)

COLOR OF MAIN ENTRY CANOPY  
TO MATCH PEWTER (3a)

ALL MATERIALS ARE SUBJECT TO CHANGE,  
AND/OR TO BE SUBSTITUTED WITH  
EQUIVALENT COMPATIBLE OPTIONS.



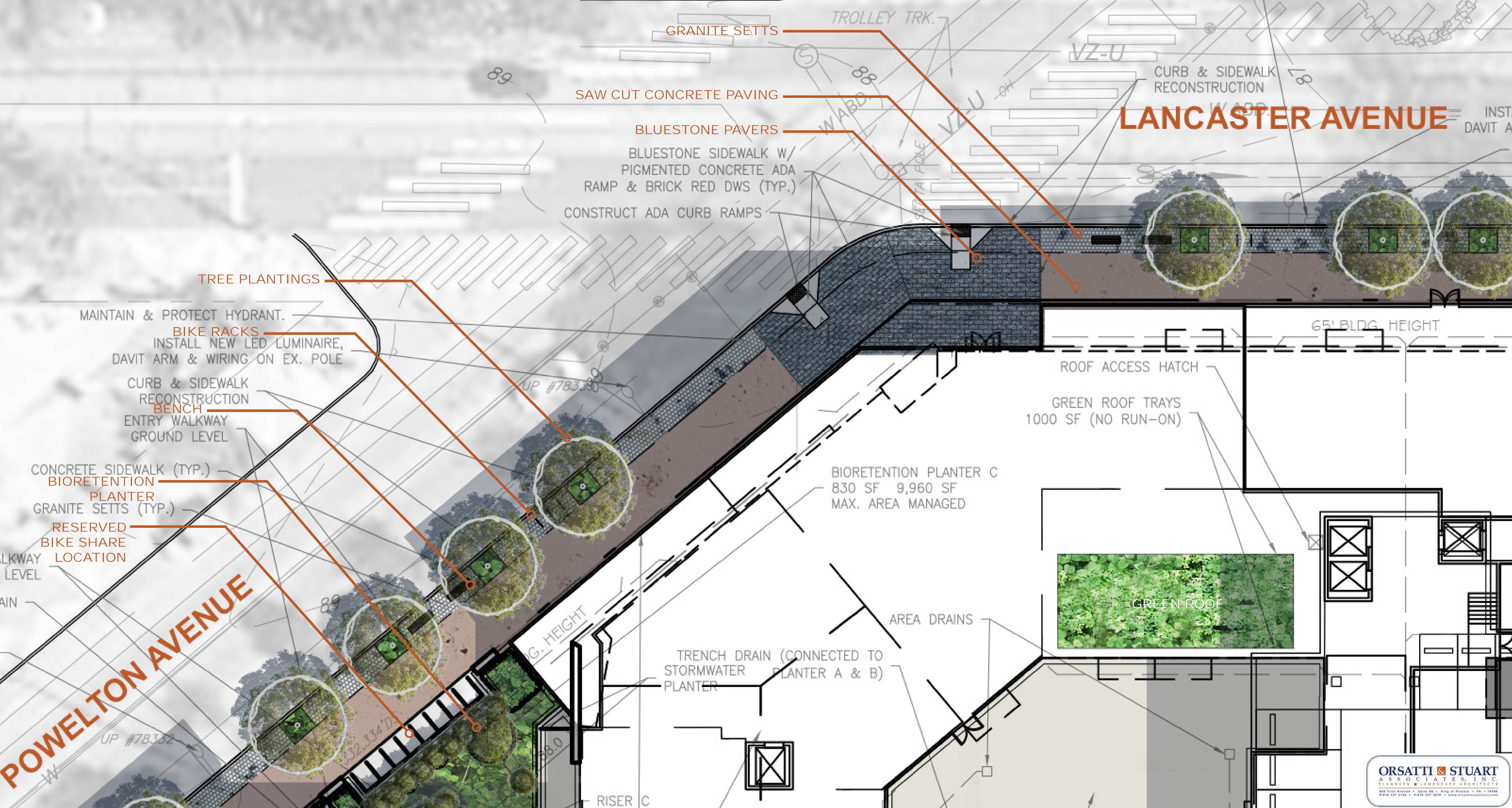
# SITE RENDERING



\*NOTE: EXHIBIT PROVIDED BY LANDSCAPE ARCHITECT



DETAIL



\*NOTE: EXHIBIT PROVIDED BY LANDSCAPE ARCHITECT



# HARDSCAPE MATERIALS



GRANITE SETTS



BLUESTONE PAVERS



CONCRETE PAVING

# STREETSCAPE FURNISHINGS



BENCH



BIKE SHARE (LOCATION T.B.D.)

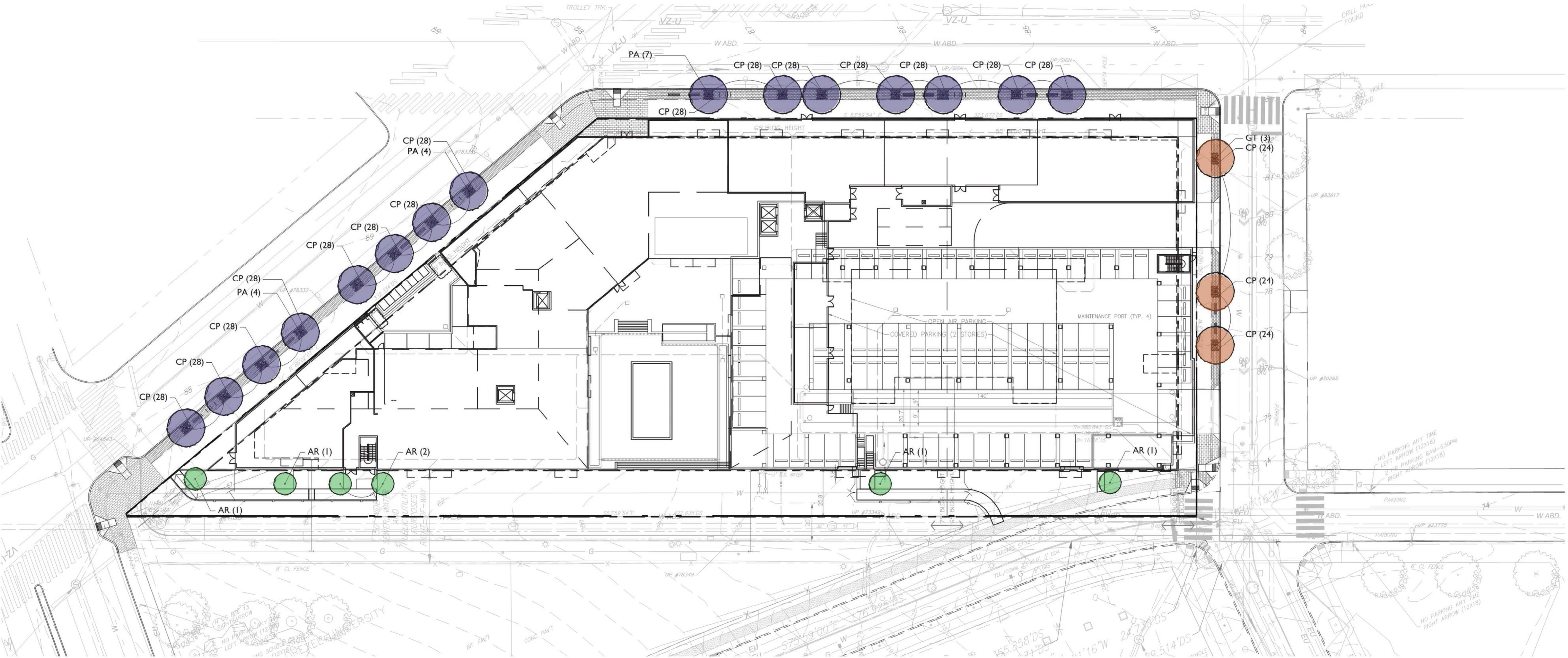





BIKE RACKS





STREETSCAPE PLANTING



-  LONDON PLANE TREE
-  THORNLESS COMMON HONEY LOCUST
-  RED MAPLE

PLANT SCHEDULE					
Quantity	Symbol	Scientific Name	Common Name	Size	Notes
TREES					
6	AR	ACER RUBRUM	RED MAPLE	2.5-3' CAL., B&B	
3	GT	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEY LOCUST	2.5-3' CAL., B&B	
15	PA	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2.5-3' CAL., B&B	
GROUNDCOVERS					
492	CP	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GALLON, 12" O.C.	



\*NOTE: EXHIBIT PROVIDED BY LANDSCAPE ARCHITECT



# PLANTING IMAGERY

## STREET TREES



GLEDITSIA TRIACANTHOS VAR. INERMIS - THORNLESS COMMON HONEY LOCUST



PLATANUS X ACERIFOLIA - LONDON PLANE TREE



ACER RUBRUM - RED MAPLE

## FOUNDATION PLANTINGS



ILEX GLABRA 'COMPACTA'



CLETHRA ALNIFOLIA 'HUMMINGBIRD' - SWEET PEPPERBUSH



PRUNUS LAUROCERASUS - 'OTTO LUYKEN' CHERRY LAUREL



FOTHERGILLA GARDENII 'MT. AIRY' - DWARF FOTHERGILLA



CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' - FEATHER REED GRASS



SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' - LITTLE BLUESTEM



SALVIA X SYLVESTRIS 'MAINACHT' - MAY NIGHT SALVIA



NEPETA RACEMOSA 'WALKER'S LOW' - CATMINT

## GROUNDCOVERS



CAREX PENNSYLVANICA - PENNSYLVANIA SEDGE

## BIORETENTION PLANTINGS



BLUE FLAG IRIS - IRIS VERSICOLOR



FOX SEDGE - CAREX VULPINOIDEA



PINK TURTLEHEAD - CHELONE LYONII



ARROWWOOD VIBURNUM



PURPLE CONEFLOWER - ECHINACEA



CORNUS - TWIG DOGWOODS (YELLOW + RED)

