



SEPTEMBER 03 2019

CIVIC DESIGN REVIEW

Prepared for: 3600 HAVERFORD AVE ASSOCIATES LP

Prepared by: 

PHILADELPHIA CITY PLANNING COMMISSION
CIVIC DESIGN REVIEW



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:

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

The development proposed more than 50 units in residential district

PROJECT LOCATION

Planning District: University Southwest Council District: District 3,
Councilwoman Jannie Blackwell

Address: 3622, 3624-26, 3628-32 MT. VERNON ST.
625, 623, 621, 619, 617, 615, 613 N. 37TH ST.; 3637, 3635, 3633, 3631, 3629, 3627,
3625,3623 HAVERFORD AVE.

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

CONTACT INFORMATION

Applicant Name: Meredith L. Ferleger, Esq. & Darwin R. Beauvais, Esq. Primary Phone: 215-575-7052, 215-575-7051

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

Property Owner: Philadelphia Redevelopment Authority Developer Lomax Real Estate Partners

Architect: WRT, LLC

SITE CONDITIONS

Site Area: 25,484 SF (0.585 AC)

Existing Zoning: CMX-2 Are Zoning Variances required? Yes X No

SITE USES

Present Use: Vacant

Proposed Use: Village Square on Haverford is a mixed-use development. Proposed use includes a Supermarket located in a podium on the First and Mezzanine levels. Residential component includes 72 units located on the 2nd, 3rd, 4th and 5th levels

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):
Retail - 23,675 sq. ft; Residential – 57,785 sq. ft.

Proposed # of Parking Units: 4 units onsite (2 vehicle spaces, 2 loading spaces), 44 units offsite.

COMMUNITY MEETING

Community meeting held: Yes X No

If yes, please provide written documentation as proof.

Note: Community Meetings held on XXX, 201X please see summary attached herein.

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

Date: Time:

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No X NA

If yes, indicate the date hearing will be held:

Date: TBD

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.	Several bus routes are located within 1/4 miles radius. Bus stops for routes 31, 38 and 43 are within walking distance from the residential and retail entrances.
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.	All new parking is located either in rear driveway or off-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.	3 preferred parking spaces for green vehicles and/or car share vehicles will be provided on the parking lot.
Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	The owner will work with Philadelphia Bike Share to provide bike share station in addition to the bikes provided within the property.

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.	Ratio of vegetative and pervious space to open space is 50%. Proposed porous asphalt parking spaces reduce the impervious parking lot area by 33%
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	The proposed design, in consultation with PWD, has been developed to meet the PWD requirements for rainwater management using underground detention basins and pervious site surfaces.
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.	Site and street trees shall provide shading along sidewalks, site walkways and seating areas. Building's roof will have a white TPO with and SRI>29.

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.	On-site vegetation will not require irrigation. Plant species selected are drought resistant.

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.	Independent commissioning service will be contracted to insure the energy related systems perform as intended.
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.	Commercial and residential spaces will be designed to meet a minimum of 10% energy savings from ASHRAE standard 90.1-2010.
On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No specific provisions for On-Site Renewable Energy are provided at this time.

Innovation		
Innovation	Any other sustainable measures that could positively impact the public realm.	The buildings will be designed to achieve Enterprise Green Communities requirements. Water Sense-labeled fixtures will be provided for water closets, faucets and sinks. Energy Star appliances and LED lighting fixtures will be used throughout. Modular construction will be utilized for wood frame structure resulting in minimizing the energy consumption and materials waste. GC will establish a waste management plan for recycling or re-use of non-hazardous construction and demolition debris.



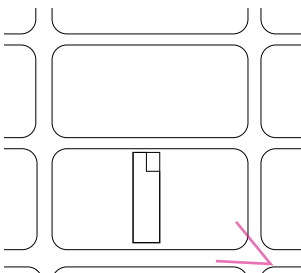


PROJECT SITE

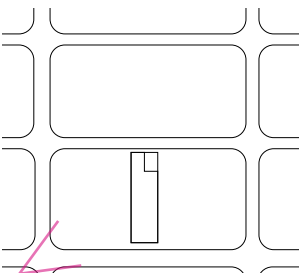




VIEW AT 36TH ST AND HAVERFORD AVE

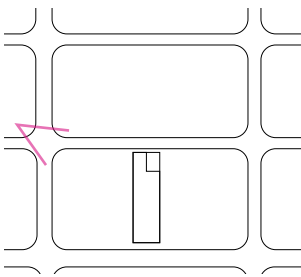


VIEW AT 37TH ST AND HAVERFORD AVE

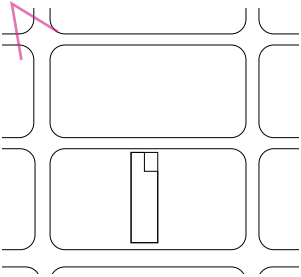




VIEW AT 37TH ST AND MT VERNON ST



VIEW AT 37TH STREET AND WALLACE ST





VIEW AT 36TH AND HAVERFORD AVE



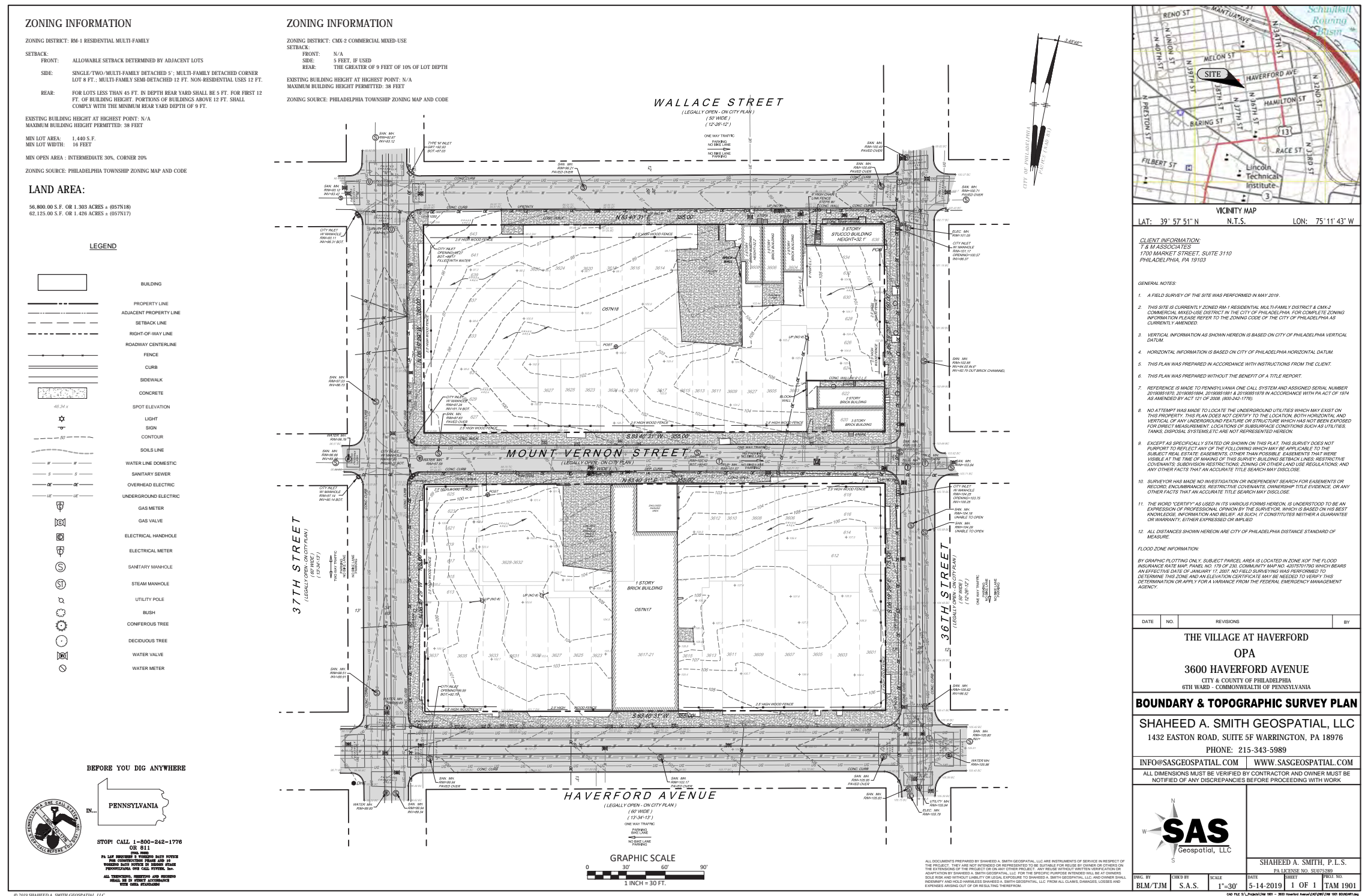
VIEW AT 37TH AND HAVERFORD AVE



VIEW AT 36TH ST AND WALLACE ST



VIEW AT 36TH AND FAIRMOUNT- MORTON MC.MICHAEL PUBLIC SCHOOL





PROJECT SITE



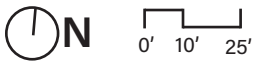
PARKING
LOT

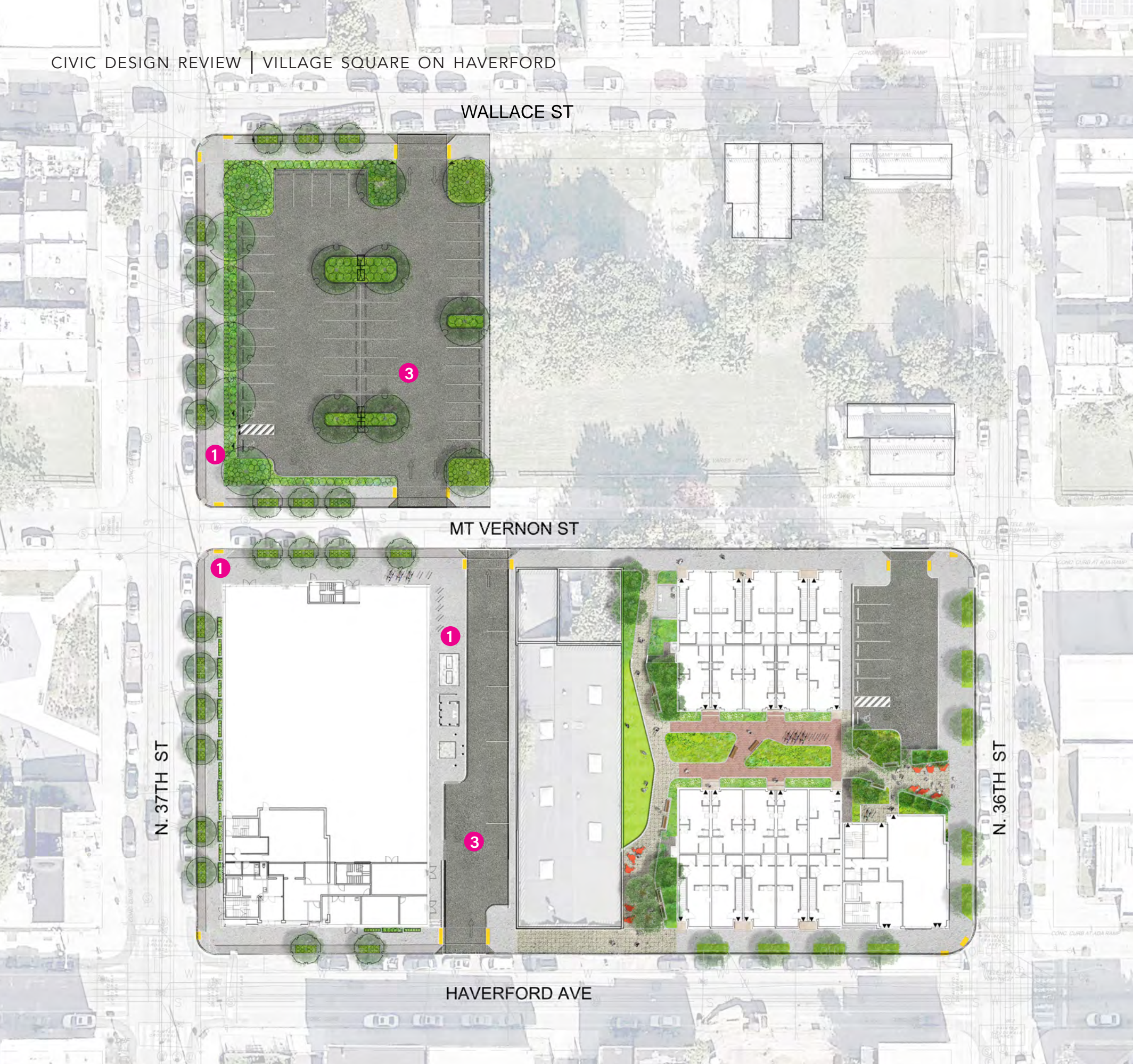
BUILDING 1



LEGEND

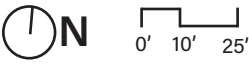
- 1 Building 1
- 2 Parking lot
- 3 Sidewalk Planting Strip
- 4 Building Frontage Planting Zone
- 5 Planting Buffer for Parking lot





LEGEND

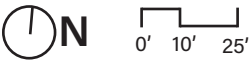
- 1 CONCRETE PAVING
- 2 BRICK UNIT PAVER
- 3 ASPHALT PAVING





STREET LEVEL - TREES

- 1 AG *Acer Griseum* | Paperbark Maple - (11)
- 2 GS *Gleditsia Triacanthos 'skyline'* | Skyline Honeylocust - (14)
- 3 AL *Amelanchier Laevis* | Allegheny Serviceberry - (12)





GROUND PLANE PLANTING

SHRUBS



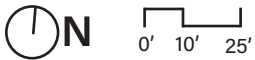
ORNAMENTAL GRASS

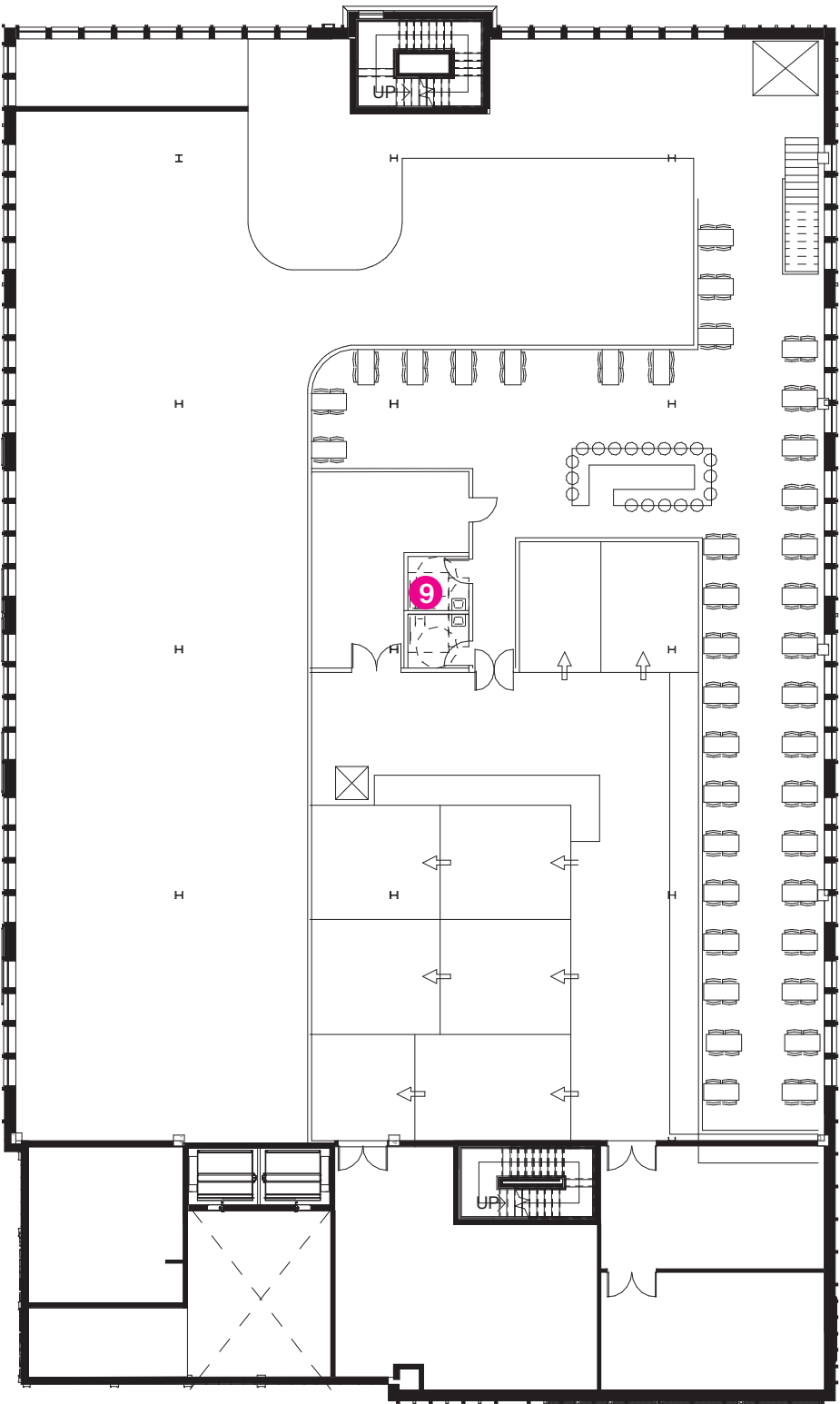


PERENIALS

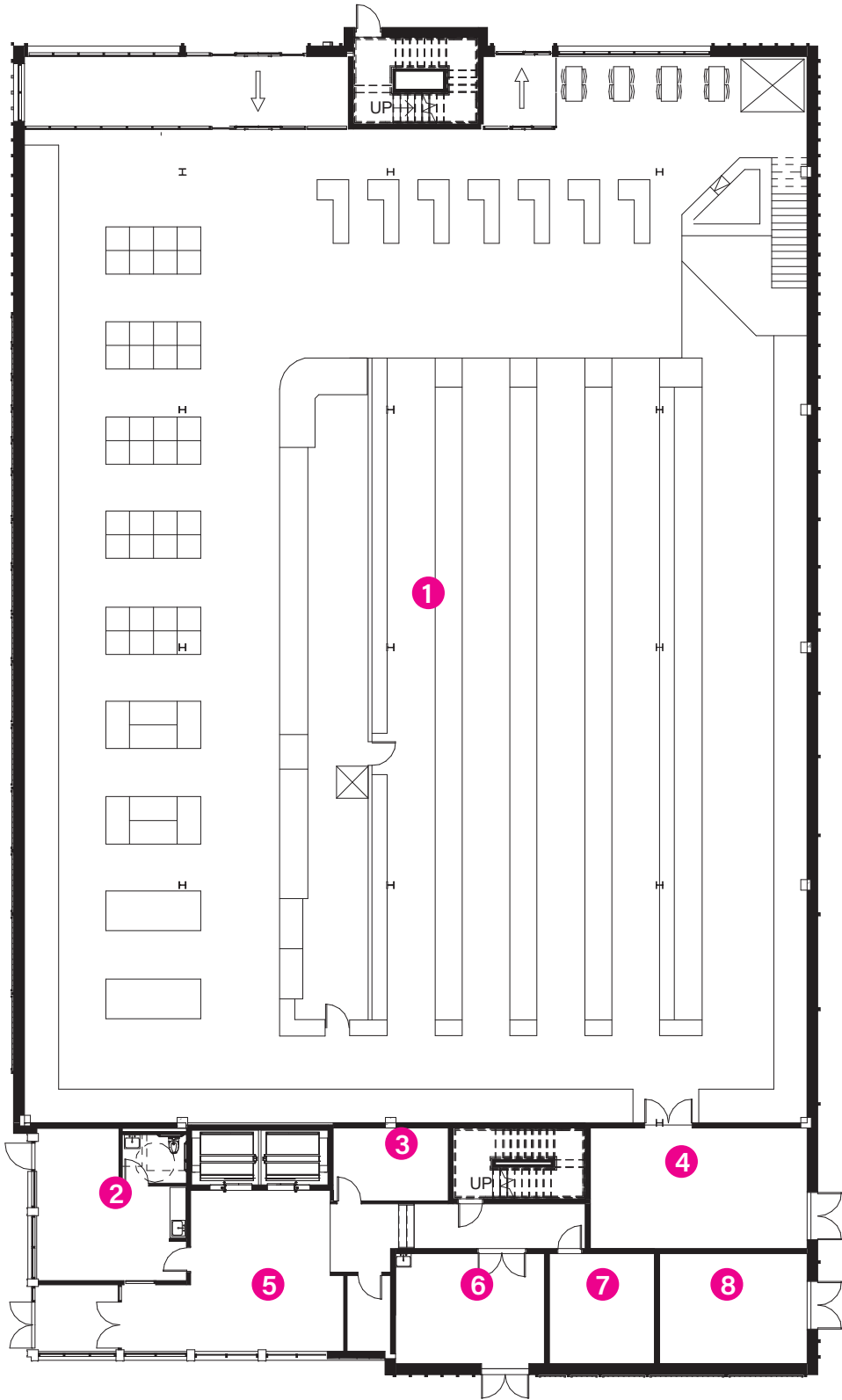


GROUND COVER





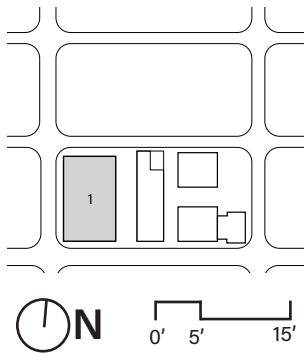
MEZZANINE FLOOR PLAN

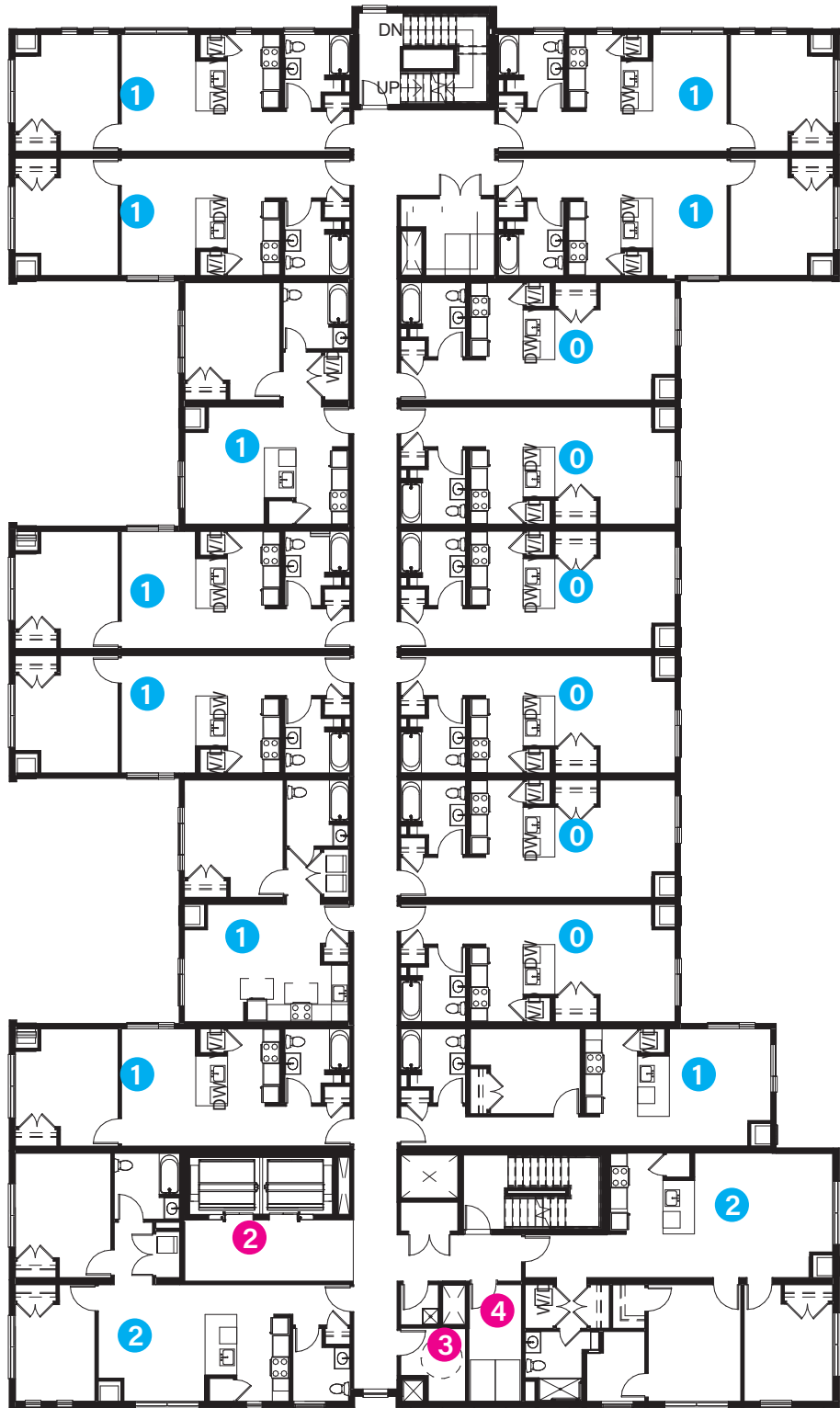


FIRST FLOOR PLAN

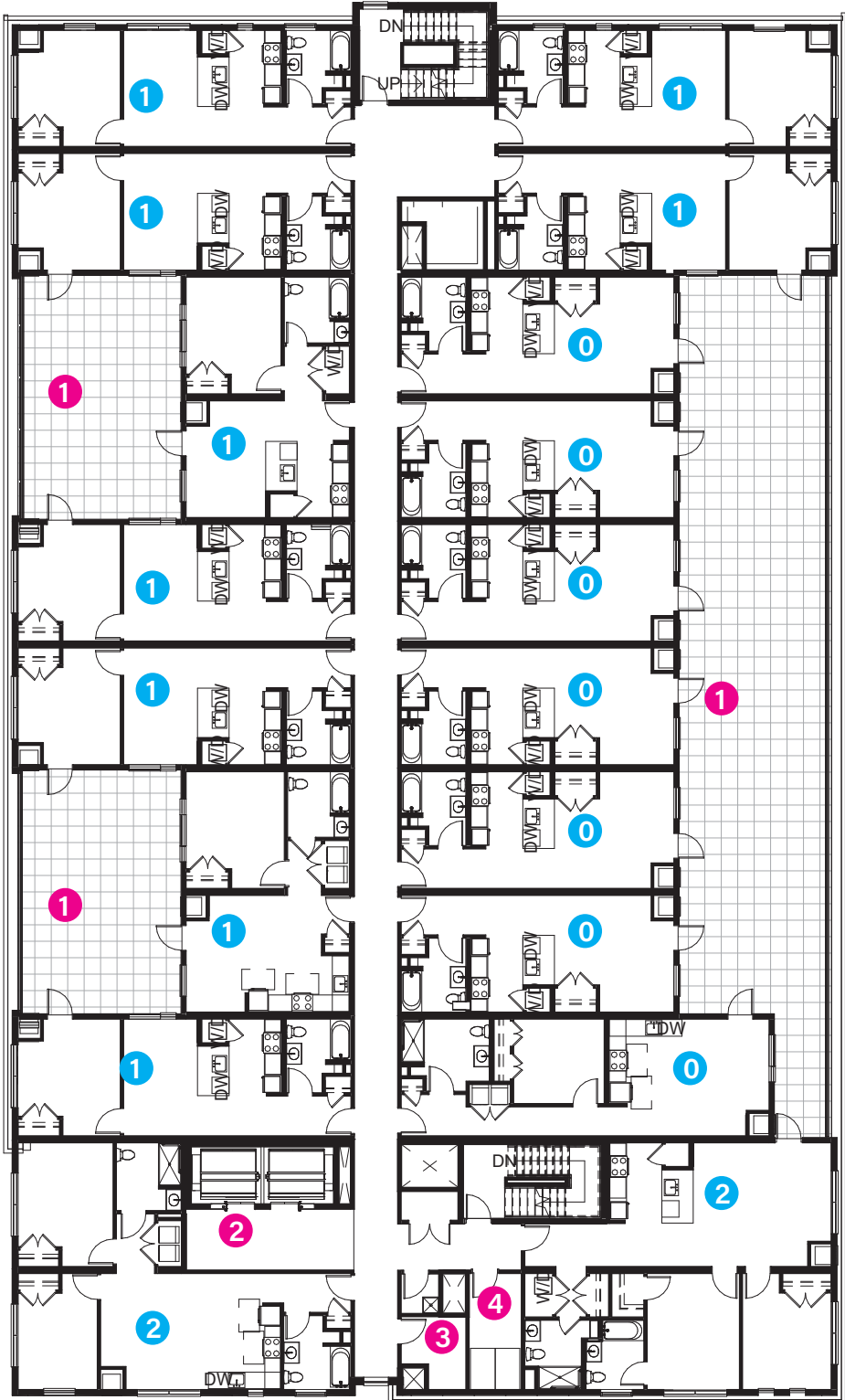
BUILDING 1

- 1 RETAIL
- 2 MANAGEMENT OFFICE
- 3 BIKE STORAGE
- 4 MECHANICAL
- 5 LOBBY
- 6 TRASH
- 7 WATER
- 8 ELEC
- 9 RETAIL MEZZANINE





THIRD FLOOR PLAN



SECOND FLOOR PLAN

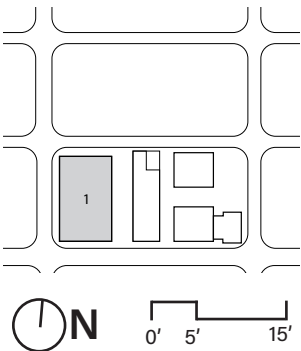
BUILDING 1

KEY - COMMON SPACES

- 1 ROOF TERRACE
- 2 ELEVATOR LOBBY
- 3 TRASH ROOM
- 4 RESIDENTIAL STORAGE

KEY - RESIDENTIAL

- 0 STUDIO
- 1 1 BEDROOM UNIT
- 2 2 BEDROOM UNIT



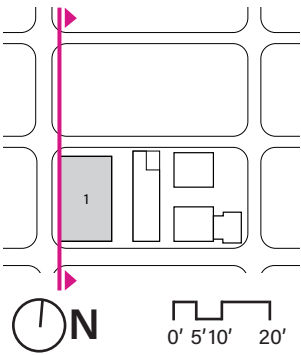
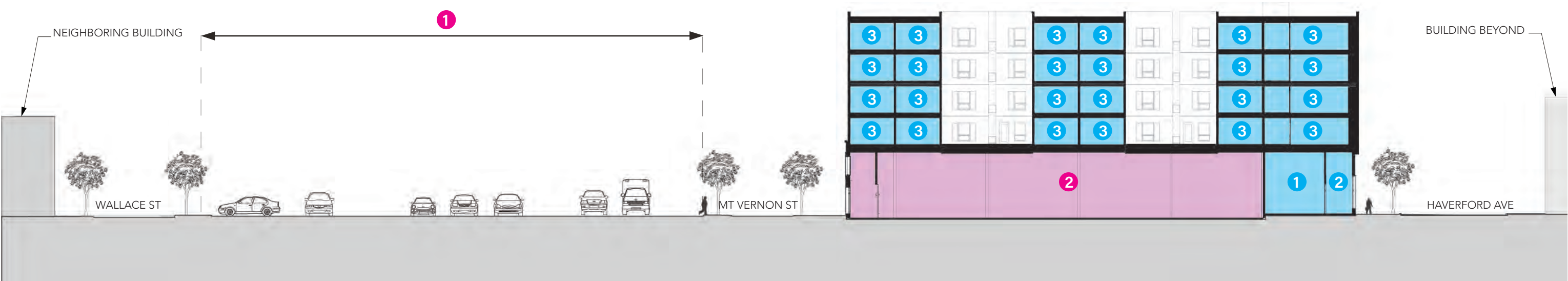
BUILDING 1

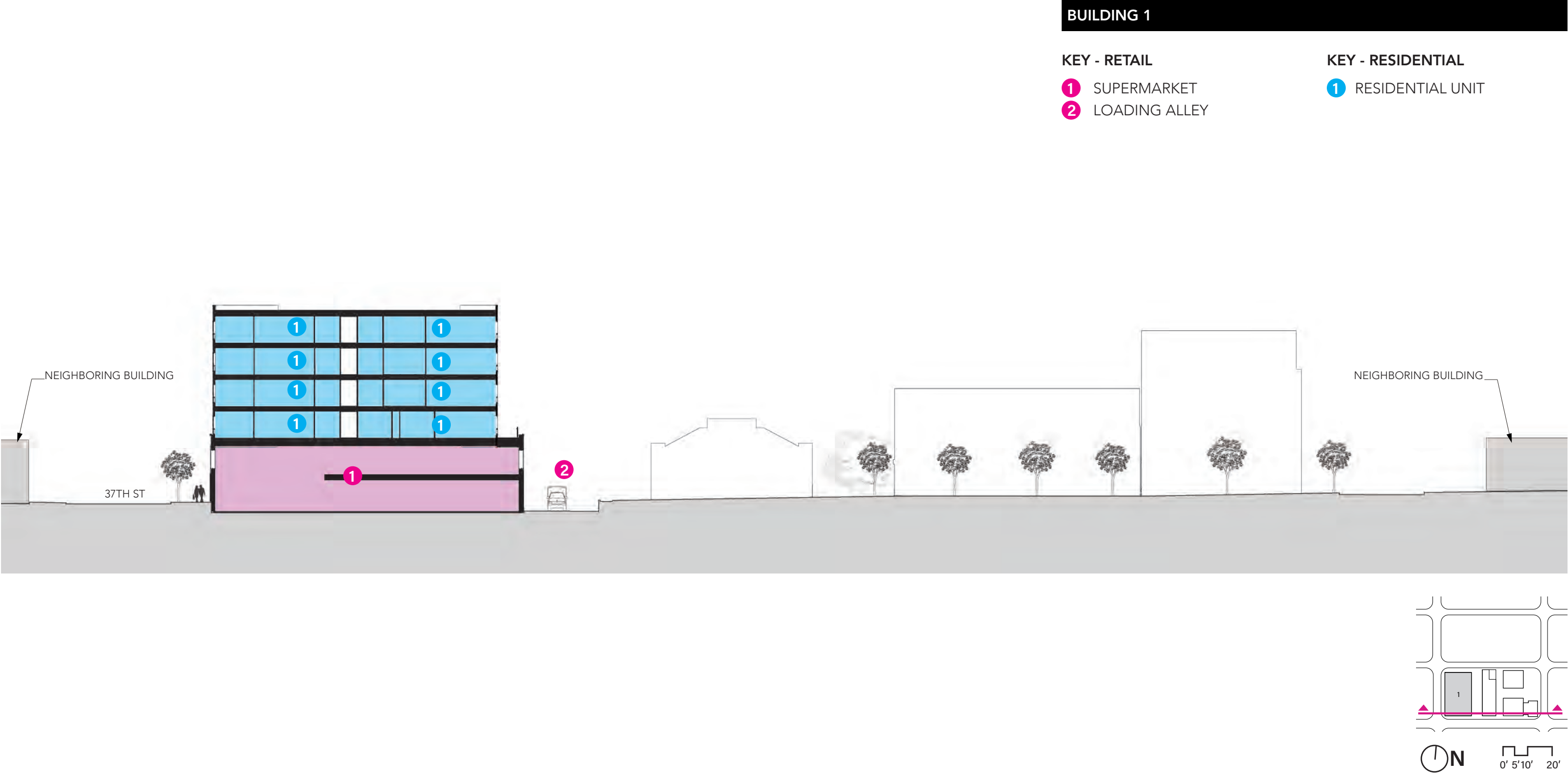
KEY - RETAIL/SUPERMARKE

- 1 PARKING LOT
- 2 RETAIL (SUPERMARKET)

KEY - RESIDENTIAL

- 1 MANAGEMENT OFFICE
- 2 VESTIBULE/LOBBY
- 3 RESIDENTIAL UNIT





EAST-WEST SITE SECTION



VIEW FROM 37TH & HAVERFORD



VIEW FROM 37TH & MT VERNON



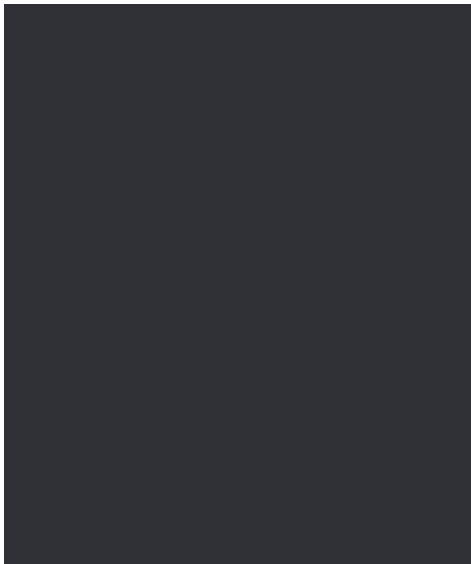
VIEW FROM 36TH & HAVERFORD



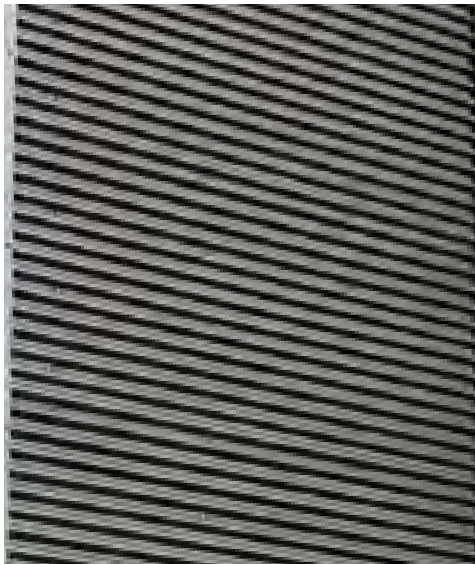
BRICK OFFSET DETAIL -
PRECEDENTS



FIBER CEMENT PANEL -
LIGHT GR



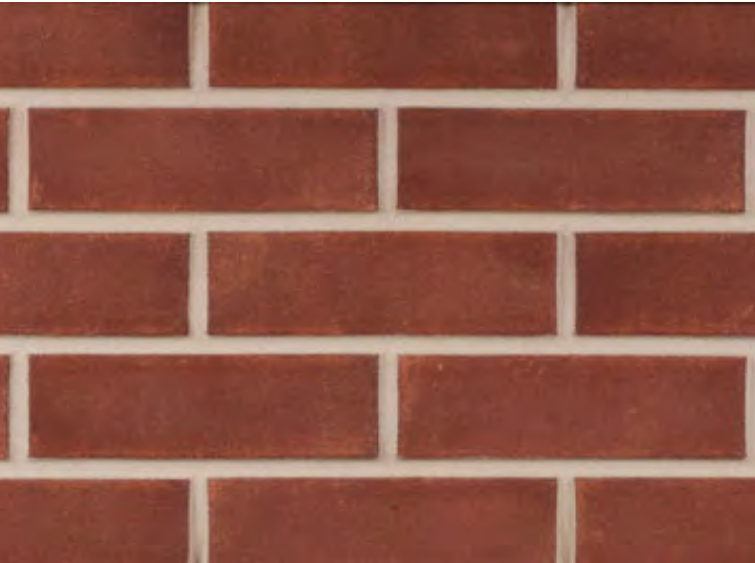
METAL PANEL-
DARK GRAY



CORRUGATED METAL PANELS -
DARK GRAY



STUCCO -
LIGHT GRAY



BRICK VENEER -
KNIFE CUT MODULAR RED

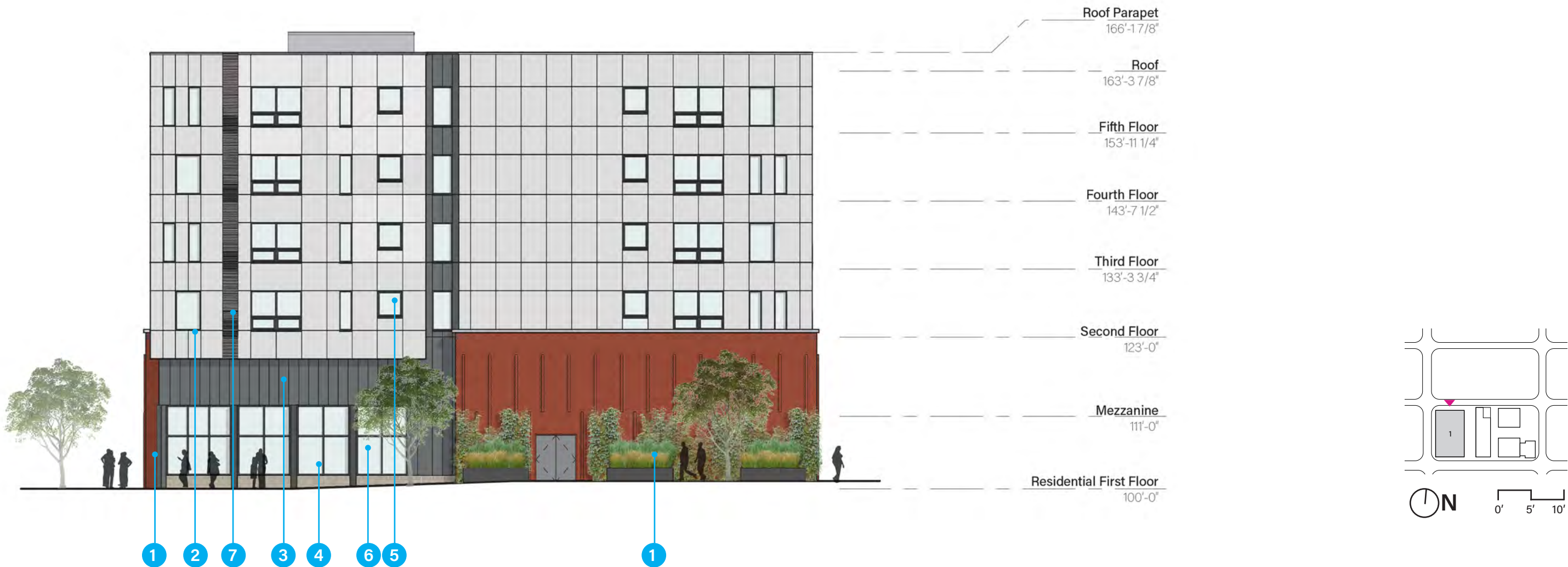


STONE VENEER-
SMOOTH BUFFSTONE MODULAR

BUILDING 1

MATERIALS KEY

- 1 Brick Veneer
- 2 Fiber Cement Panels
- 3 Metal Panels
- 4 Stone Veneer
- 5 Vinyl Windows
- 6 Aluminum Storefront
- 7 Corrugated Metal Panels
- 8 Stucco

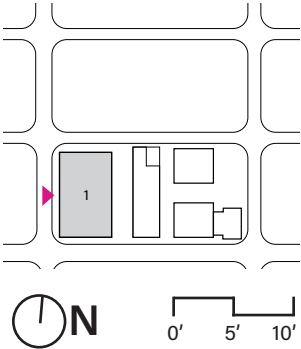


BUILDING 1 - HAVERFORD AVE ELEVATION (SOUTH)

BUILDING 1

MATERIALS KEY

- 1 Brick Veneer
- 2 Fiber Cement Panels
- 3 Metal Panels
- 4 Stone Veneer
- 5 Vinyl Windows
- 6 Aluminum Storefront
- 7 Corrugated Metal Panels
- 8 Stucco

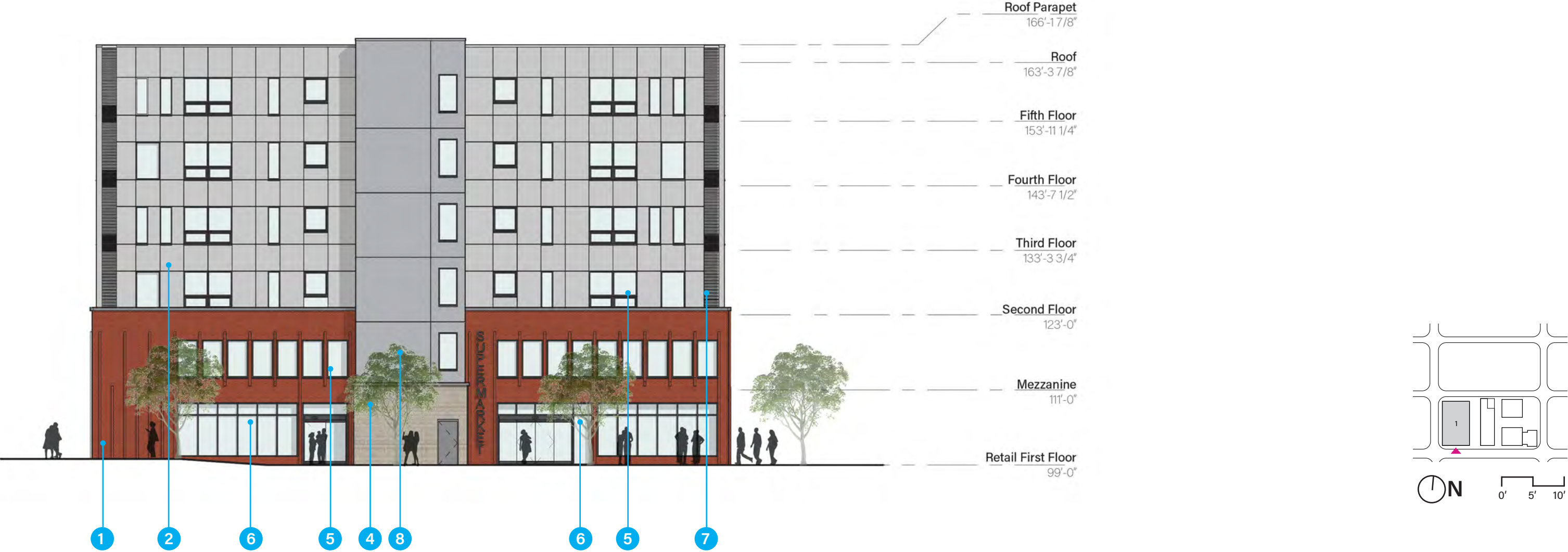


BUILDING 1 - 37TH ST ELEVATION (WEST)

BUILDING 1

MATERIALS KEY

- 1 Brick Veneer
- 2 Fiber Cement Panels
- 3 Metal Panels
- 4 Stone Veneer
- 5 Vinyl Windows
- 6 Aluminum Storefront
- 7 Corrugated Metal Panels
- 8 Stucco

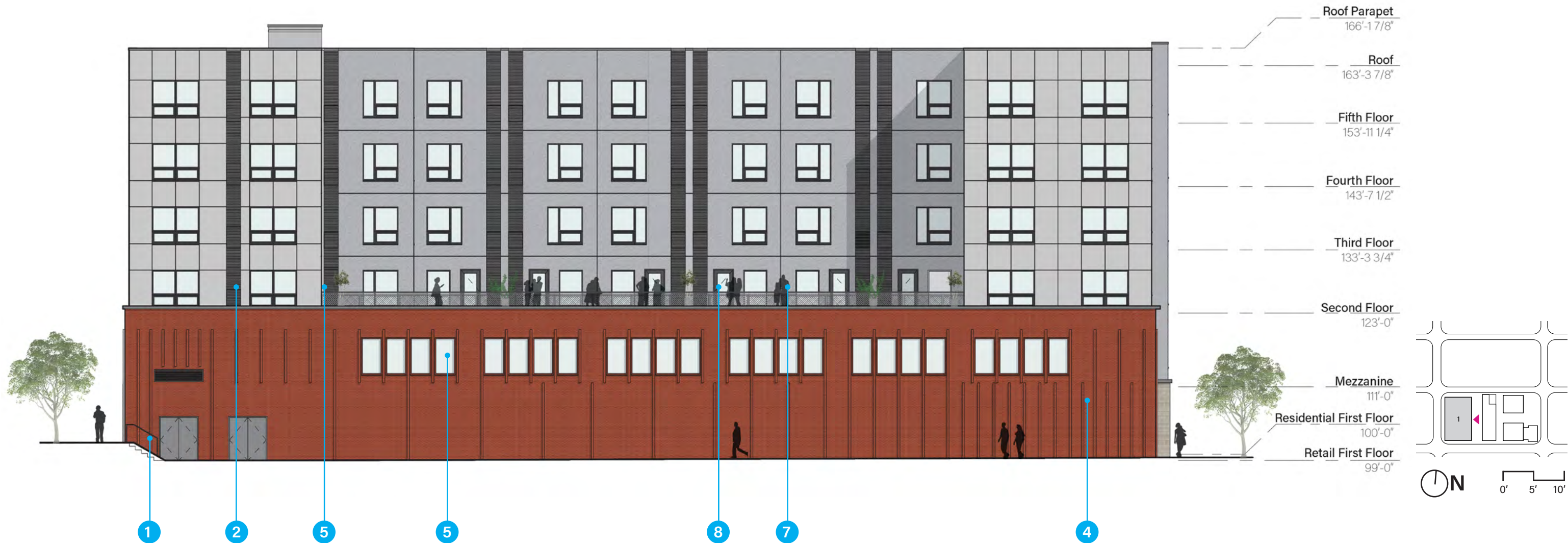


BUILDING 1 - MT VERNON ST ELEVATION (NORTH)

BUILDING 1

MATERIALS KEY

- 1 Brick Veneer
- 2 Fiber Cement Panels
- 3 Metal Panels
- 4 Stone Veneer
- 5 Vinyl Windows
- 6 Aluminum Storefront
- 7 Corrugated Metal Panels
- 8 Stucco



BUILDING 1 - GALLERY ELEVATION (EAST)