

Civic Design Review
December 24, 2019

2101 WASHINGTON AVE

Mixed-Use | Residential Development



PROJECT SUMMARY

2101 Washington Avenue is a proposed 199,274 sf mixed-use development featuring two ground floor commercial spaces fronting on Washington Avenue, a residential lobby, underground parking, bike storage, 256 upper level apartments, an amenity space, green roofs, and roof deck.

Occupying the full length of the parcel between 21st and 22nd Street, 2101 Washington Avenue will introduce density and commercial activity to a site formerly occupied by a vacant factory. While the project has been designed to compliment the commercial and residential character of the neighborhood, the principal facades reference the materiality and scale of the former factory of reddish brick embellished with cast stone.

The permeable pedestrian path and landscaped courtyard between the mixed use building and adjacent townhomes provides a public space that activates the streetscape and fosters a relationship between this property and those surrounding it.

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CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: [REDACTED]

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

CASE 1: Creates more than 100,000 SF of new gross floor area

PROJECT LOCATION

Planning District: Central Council District: 2nd

Address: 2101 Washington Avenue
Philadelphia, PA 19146

Is this parcel within a Master Plan District? Yes ☐ No ☒

CONTACT INFORMATION

Applicant Name: Jose' J. Hernandez Primary Phone: 215.928.9331
AIA, NOMA, NCARB

Email: Johern@jkrparchitects.com Address: 100 East Penn Square, Suite 1080
Philadelphia, PA 19107

Property Owner: 2101 Washington Avenue LLC Developer 2101 Washington Avenue LLC

Architect: JKRP Architects LLC

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 54,508.7 SF (1.251 AC)

Existing Zoning: I-2 Are Zoning Variances required? Yes ☒ No ☐

SITE USES

Present Use: Industrial Use

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):
Mixed Use Development with 256 apartment units and (2) ground floor vacant commercial spaces.
Combined Vacant Commercial Space: 36,521 SF
Residential Floors 2-5: 35,461 SF
Residential Floor 6: 16,037 SF
Roof Deck: 2,500 SF
Proposed # of Parking Units:
120 underground parking units, including (6) ADA Van accessible units and (6) electric vehicle units

COMMUNITY MEETING

Community meeting held: Yes ☐ No ☒

If yes, please provide written documentation as proof.

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

Date: 01.22.2020 Time: 7:00 pm

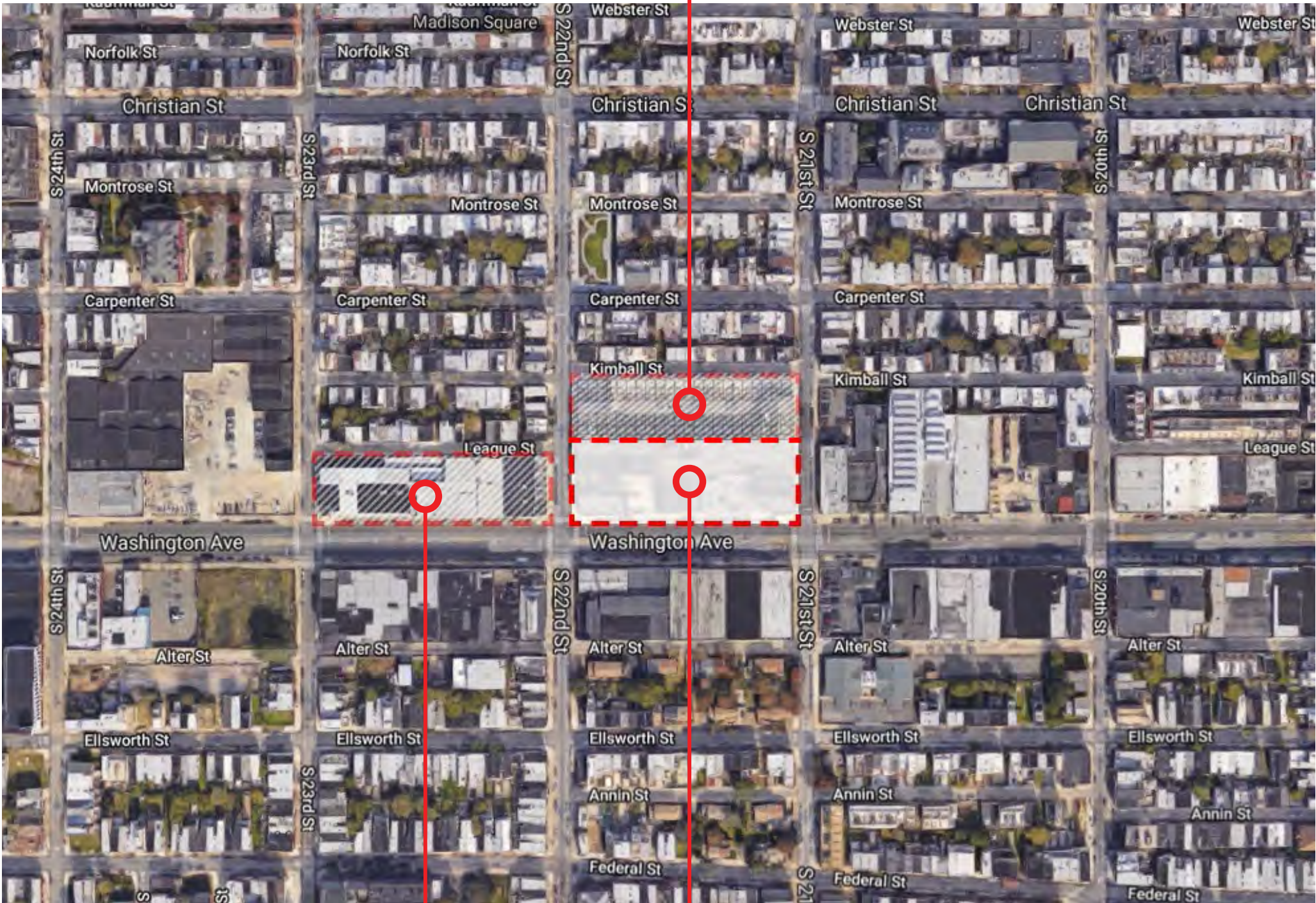
ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes ☒ No ☐ NA ☐

If yes, indicate the date hearing will be held:

Date: TBD

2101 Washington (Parcel A) - APPROVED

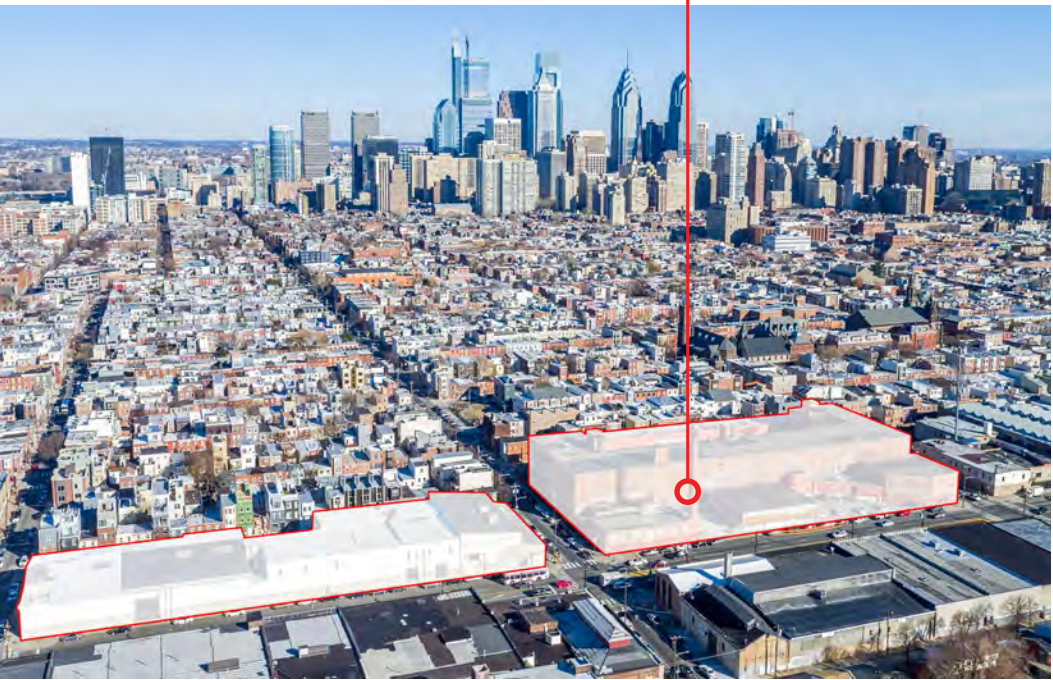


Aerial View

2201 Washington - APPROVED

2101 Washington (Parcel B)

2101 Washington

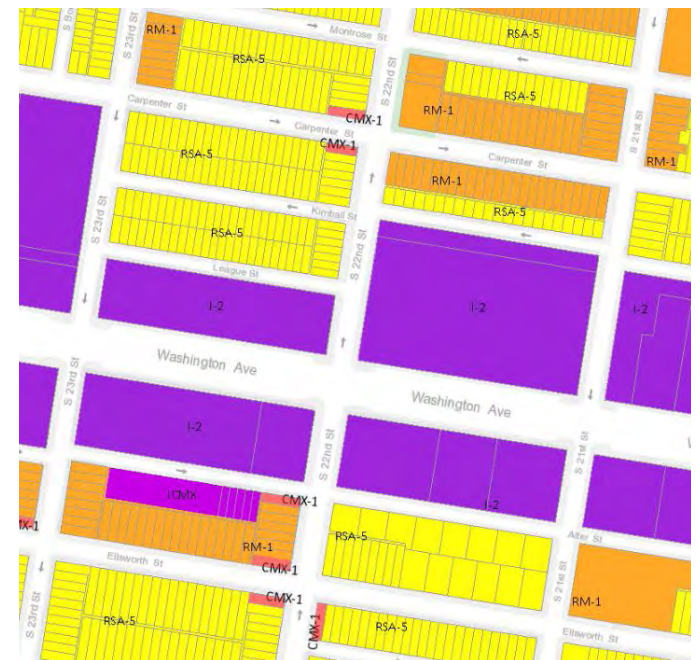
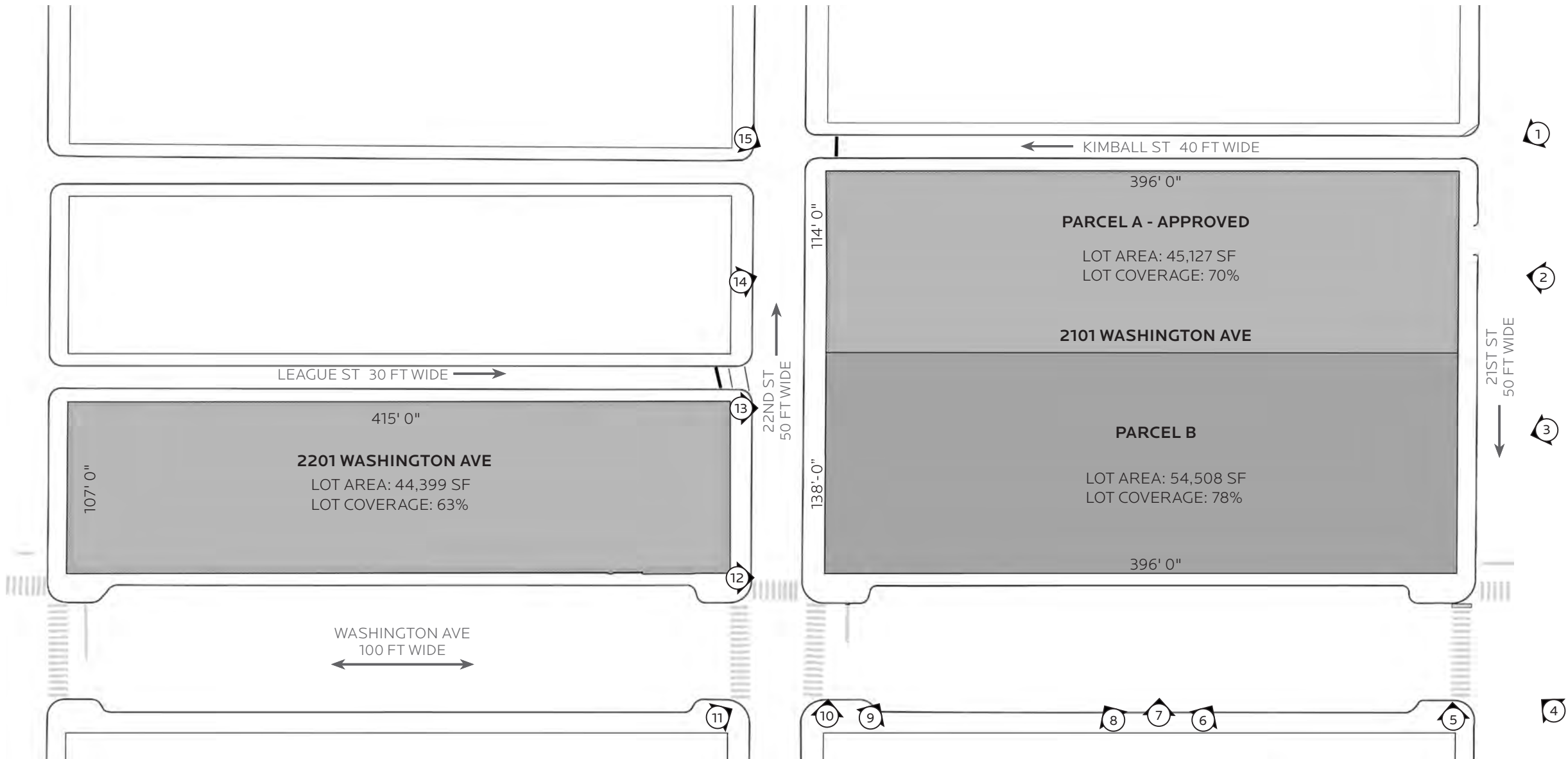


North East Axon



North West Axon

2101 Washington



Zoning Map Legend

- RSA-5
- RM-1
- CMX-1
- I-2
- ICMX
- Recreation



21ST STREET



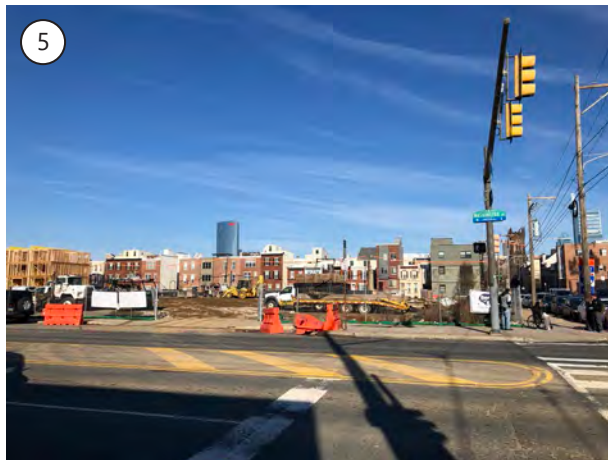
21ST STREET



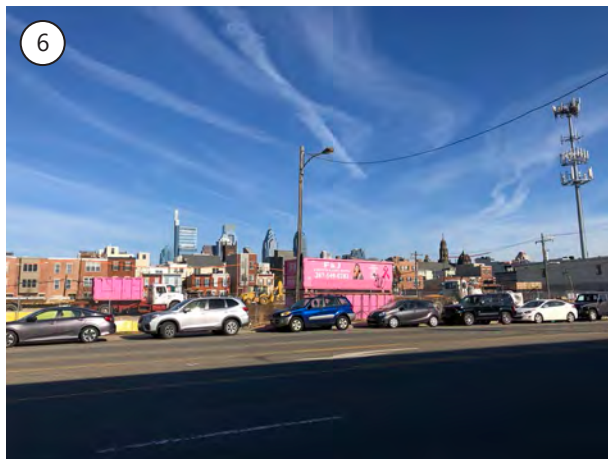
21ST STREET



21ST & WASHINGTON AVE



21ST & WASHINGTON AVE



WASHINGTON AVE



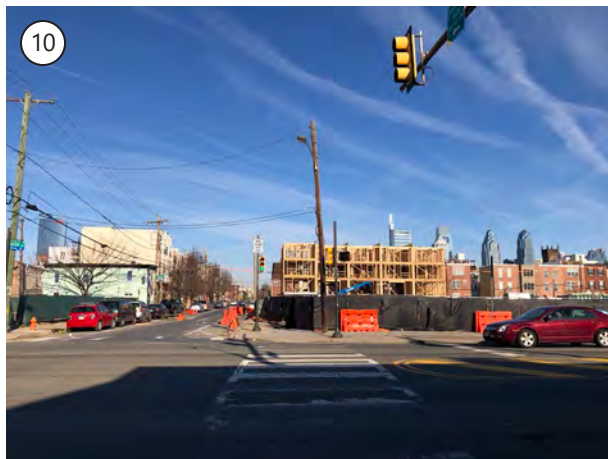
WASHINGTON AVE



WASHINGTON AVE



WASHINGTON AVE



22ND & WASHINGTON AVE



22ND & WASHINGTON AVE



22ND & WASHINGTON AVE



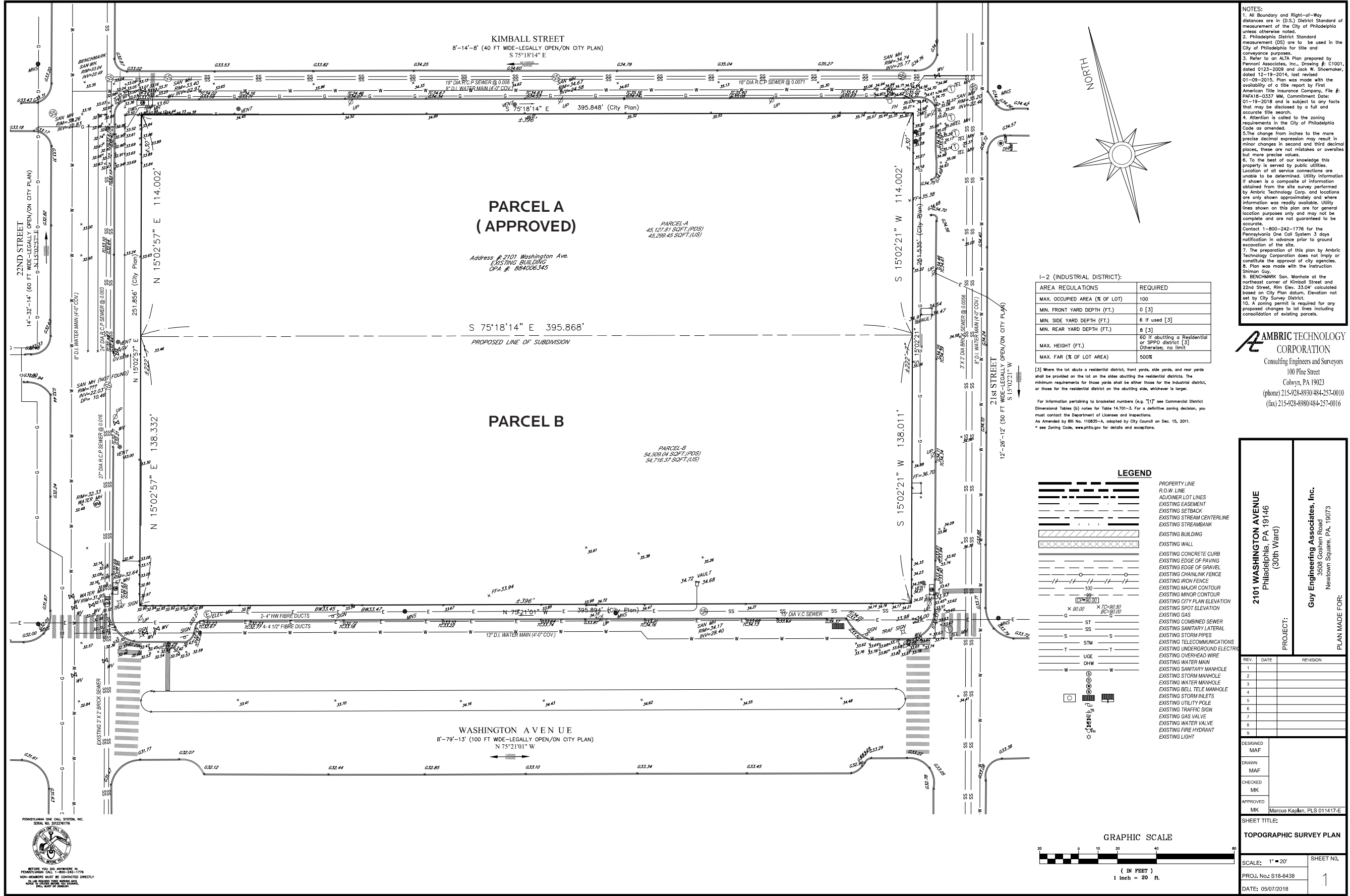
22ND STREET

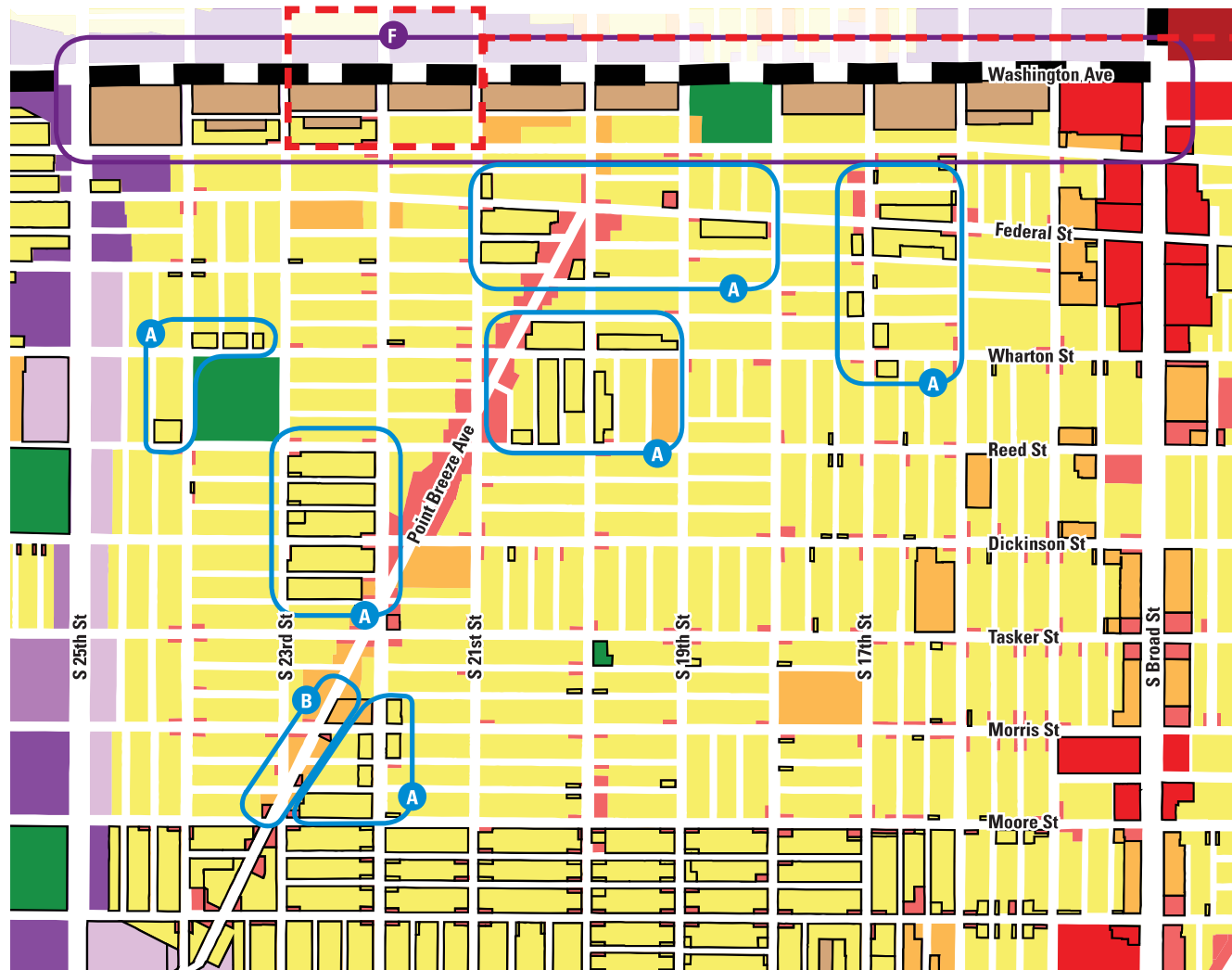


22ND STREET



22ND & KIMBALL STREET

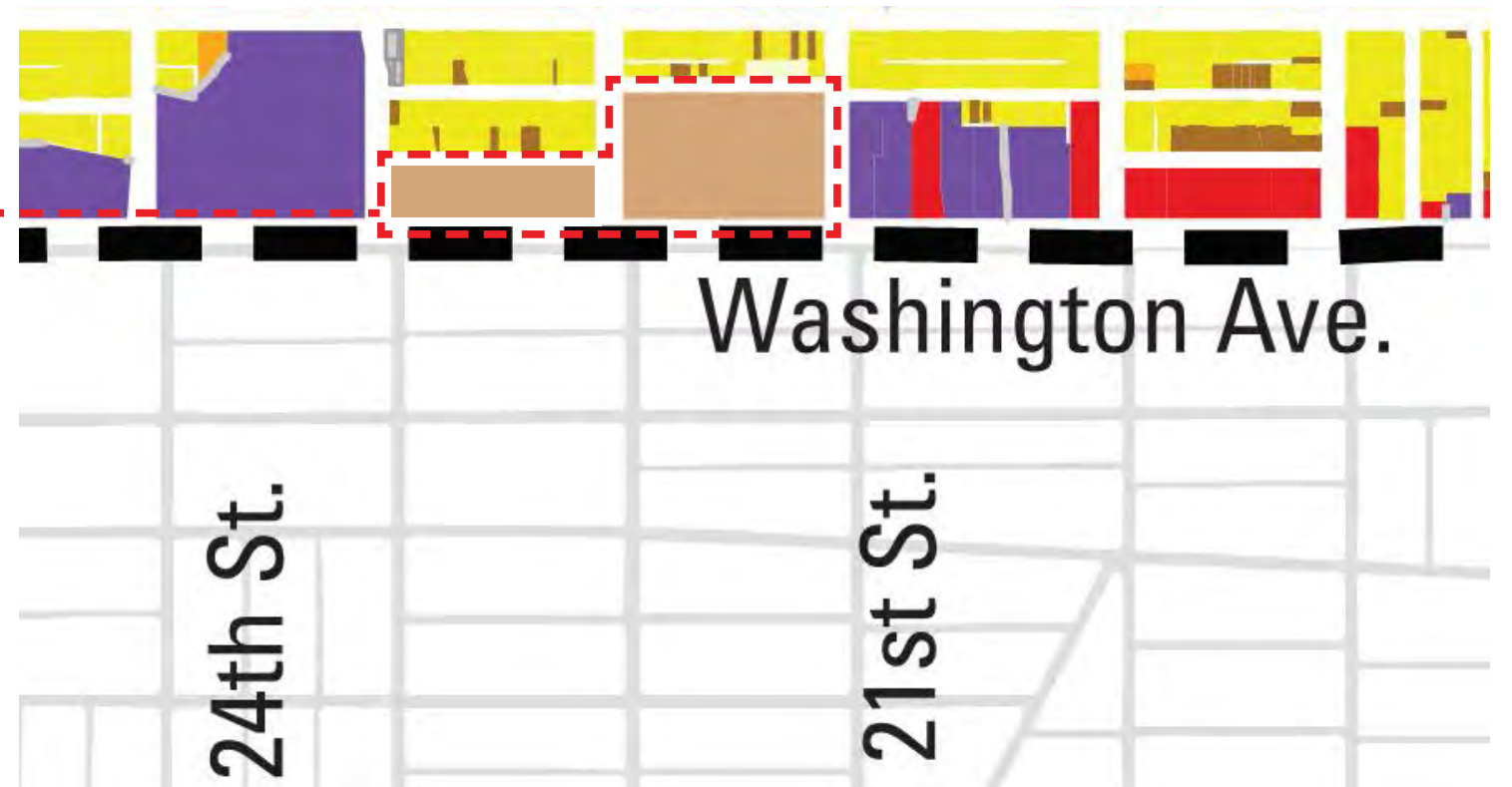




- Legend**
- Proposed Zoning Change
 - Area of Corrective Zoning
 - Area of Zoning to Advance the Plan

Corrective Zoning			
Location	Existing Zoning	Proposed Zoning	Reason for Rezoning
A. Various residential areas	RM-1; CMX-2; ICMX	RSA-5	Preserve existing single-family housing
B. Residential areas along major arterials	Various residential/commercial	RM-1; CMX-1	Match existing multi-family housing

Zoning to Advance the Plan			
Location	Existing Zoning	Proposed Zoning	Reason for Rezoning
F. Washington Avenue, west of Broad St	I-2; ICMX	IRMX; CMX-3	Reposition former industrial sites for mixed-use development



RSA-5 Min. Lot Width: 50 ft. Min. Lot Area: 5,000 sq. ft. Min. Open Area: 70% Min. Front Setback: 25 ft. Min. Side Yard Width: Detached 7-10 ft. Semi-Detached 25 ft. Min. Rear Yard Depth: 25 ft. Max. Height: 38 ft.	CMX-1 CMX-1 Occupied Area, Building Dimensions, and Height are based on the requirements of adjacent residential zoning districts in order to match the neighborhood surroundings.	I-2 Max. Occupied Area 100% Min. Front Yard Depth: 0 ft. Min. Side Yard Width: 6 ft. Min. Rear Yard Depth: 8 ft. Max. Height: If abutting a residential or SP-PO District: 60 ft. Otherwise: No Limit Max. Floor Area Ratio: 500%
ICMX Max. Occupied Area 100% Min. Front Yard Depth: 0 ft. Min. Side Yard Width: 8 ft. Min. Rear Yard Depth: 8 ft. Max. Height: 60 ft. Max. Floor Area: 500%	IRMX Max. Occupied Area Lot: Intermediate 75% Lot: Corner 80% Min. Front Yard Depth: 0 ft. Min. Side Yard Width: 0 ft. Min. Rear Yard Depth: 0 ft. Max. Height: 60 ft. Max. Floor Area: 500%	CMX-3 Max. Occupied Area Lot: Intermediate 75% Lot: Corner 80% Min. Side Yard Width: 8 ft. if used for buildings containing dwelling units Max. Floor Area: 500%; up to an additional 300% with bonuses

Zoning to Advance the Plan			
Location	Existing Zoning	Proposed Zoning	Reason for Rezoning
F. Washington Avenue, west of Broad St	I-2; ICMX	IRMX; CMX-3	Reposition former industrial sites for mixed-use development

CMX

Community/Center City COMMERCIAL MIXED-USE

Description: Intended to accommodate community- and region-serving mixed use development, including retail and service uses

There is one community commercial mixed use (CMX-3) and two Center City commercial mixed-use (CMX-4 and CMX-5) zoning districts. These zoning districts accommodate larger-scale commercial uses and retail. These zoning districts also allow for additional size based on bonuses providing extra features like mixed-income housing or green building technology. Additional zoning controls determine the overall bulk and shape of CMX-4 and CMX-5 buildings.

See page 38 for dimensional standard notes.

CMX-3



See S 14-701.3(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "20") in table cells.

Max. Occupied Area	Lot: Intermediate 75%, Corner 80%
Min. Side Yard Width	8 ft. if used for buildings containing dwelling units.
Max. Floor Area Ratio	500%; up to an additional 300% with bonuses

CMX-3



Max. occupied area: intermediate lot: 75%; corner lot: 80%.

Table 14-602-2: Uses Allowed in Commercial Districts

	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	CMX-3
Residential Use Category	Household Living (as noted below)	
	Single-Family	Y
	Two-Family	Y
	Multi-Family	Y
	Group Living (except as noted below)	
	Personal Care Home	Y
	Single-Room Residence	Y

CMX (3, 4, 5), Community and Center City Commercial Mixed-Use Districts
- Intended to accommodate community- and region-serving mixed use development, including retail and service uses

IRMX, Industrial Residential Mixed-Use District
- Intended to accommodate a mix of low-impact industrial, artisan industrial, residential, and neighborhood commercial uses

IRMX

INDUSTRIAL RESIDENTIAL MIXED-USE

Description: Intended to accommodate a mix of low-impact industrial, artisan industrial, residential, and neighborhood commercial uses

There is one industrial residential mixed use (IRMX) zoning district. IRMX is intended to provide for very low-impact industrial uses, including artists and artisan industry. A portion of a building in the IRMX district must contain a commercial or industrial use. An industrial use allows for a taller or larger building. Most industrial uses must receive special approval before they can be located in an IRMX district.

See page 38 for dimensional standard notes.

IRMX



See S 14-701.4(a) (Notes for Table 14-701-4) for information pertaining to bracketed numbers (e.g., "20") in table cells.

Max. Occupied Area	Lot: Intermediate 75%; Corner 80%[5]
Min. Front Yard Depth	0 ft. [3]
Min. Side Yard Width	0 ft. [3]
Min. Rear Yard Depth	0 ft. [3]
Max. Height	60 ft. [4][5]
Max. Floor Area Ratio	500%

IRMX



Potential for additional height and lot coverage allowed with industrial use.

Height: 60' max.

Max. Occupied Area: Intermediate lot: 75%; Corner lot: 80%.

Table 14-602-3: Uses Allowed in Industrial Districts

	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited.	IRMX
Residential Use Category	Household Living (as noted below)	
	Multi-Family	Y
	Caretaker Quarters	Y
	Group Living	Y

JCRP
ARCHITECTS

2019.12.24

2101 WASHINGTON AVE | MUB
PROPOSED ZONING

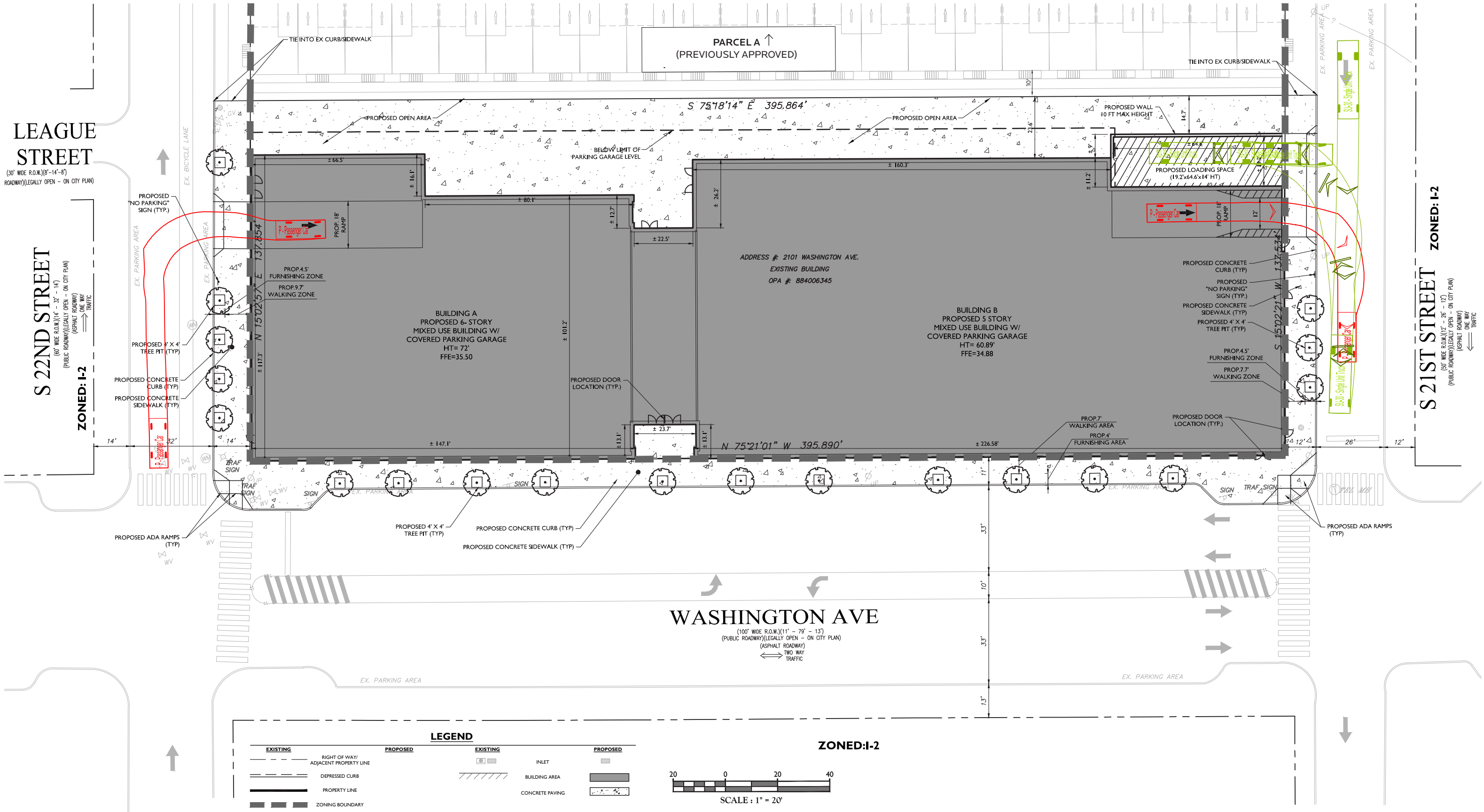
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2201 WASHINGTON AVENUE

- (21) SFD
 - (3) BR / (2) FULL (2) HALF BATHS
 - 3,560 GFA
 - (2) CAR PARKING
- BLDG A
 - 3,110 SF COMMERCIAL
 - (38) UNITS
- BLDG B
 - 4,840 SF COMMERCIAL
 - (51) UNITS
- (22) PARKING SPACES
- LOADING DOCK

2122 KIMBALL ST

- (40) SFD
- (3) BR / (2) FULL (2) HALF BATHS
- 3,540 GFA
- (2) CAR PARKING



ZONING NOTES

I. THIS PLAN REFERENCES:		
A SURVEY PREPARED BY:	AMBRIC TECHNOLOGY CORPORATION 100 PINE STREET COLWYN, PA 19023	
ENTITLED:		"TOPOGRAPHIC SURVEY PLAN" GUY ENGINEERING ASSOCIATES, INC 2101 WASHINGTON AVE CITY & COUNCIL OF PHILADELPHIA, 30TH WARD COMMONWEALTH OF PENNSYLVANIA
DATED:	05/07/2019	
B. SUBDIVISION PLAN BY:		AMBRIC TECHNOLOGY CORPORATION 100 PINE STREET COLWYN, PA 19023
ENTITLED:		"TOPOGRAPHIC SURVEY PLAN AND SUBDIVISION PLAN" GUY ENGINEERING ASSOCIATES, INC 2101 WASHINGTON AVE CITY & COUNCIL OF PHILADELPHIA, 30TH WARD COMMONWEALTH OF PENNSYLVANIA
DATE:	05/07/2019	
LAST REVISED:		06/19/18
2. OWNER:	2101 WASHINGTON AVENUE LL, 2101 WASHINGTON TH LLC 1936 WASHINGTON AVE PHILADELPHIA, PA 19146	
3. APPLICANT:	2101 WASHINGTON AVENUE, LLC 1936 WASHINGTON AVE PHILADELPHIA, PA 19146	
4. PROJECT LOCATION:	2101 WASHINGTON AVENUE PHILADELPHIA, PA 19146	
5. ZONING:		
A. ZONING DISTRICT:	I-2	(MEDIUM INDUSTRIAL)
I). OVERLAYS:		
a. CTR- CENTER CITY OVERLAY DISTRICT- RESIDENTIAL PARKING CONTROL AREA- N/A		
b. CTR- CENTER CITY OVERLAY DISTRICT- CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA- N/A		
c. WWA- WEST WASHINGTON AVENUE OVERLAY DISTRICT- N/A		
EXISTING USE:	VACANT	
ALLOWED USE:	MULTI-FAMILY AND RETAIL USES ARE NOT PERMITTED	
PROPOSED USE:	MIXED-USE (COMMERCIAL USE= 34,988 SF, RESIDENTIAL USE: 256 UNITS) TOTAL GFA= 199,274 SF	

DESCRIPTION REQUIRED	I-2 REQUIRED	IRMX REQUIRED	PROPOSED
LOT AREA	N/A	N/A	54,508.7 SF
MAX. OCCUPIED AREA (% OF LOT)	100%	80%	78 % (42,691 SF)
MIN. FRONT YARD DEPTH (FT)	0 [1]	0 [1]	0 FT
MIN. SIDE YARD WIDTH, EACH (FT)	6 IF USED [3]	0 [1]	0 FT
MIN. REAR YARD DEPTH (FT)	8 IF USED [3]	0 [1]	14.7 FT
MAX. HEIGHT (FT)	NO LIMIT	60 [2][3]	72 FT
MAX. FLOOR AREA RATIO (FAR) (% OF LOT AREA)	500	500	366 %

[1]WHERE THE LOT ABUTS A RESIDENTIAL DISTRICT, FRONT YARDS, SIDE YARDS, AND REAR YARDS SHALL BE PROVIDED ON THE LOT ON THE SIDES ABUTTING THE RESIDENTIAL DISTRICTS. THE MINIMUM REQUIREMENTS FOR THOSE YARDS SHALL BE EITHER THOSE FOR THE INDUSTRIAL DISTRICT, OR THOSE FOR THE RESIDENTIAL DISTRICT ON THE ABUTTING SIDE, WHICHEVER IS LARGER.

[2] IN THE IRMX DISTRICT, FOR ANY LOT FRONTAGE FACING A STREET 35 FT. OR LESS IN WIDTH, THE FIRST 8 FT. OF LOT DEPTH SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 38 FT. AND THE SECOND 8 FT. OF LOT DEPTH SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 60 FT.

[3] IN THE IRMX DISTRICT, IF AN INDUSTRIAL USE ACCOUNTS FOR A FLOOR AREA EQUAL TO AT LEAST 50% OF THE GROUND FLOOR AREA, THE PROPERTY MAY EXCEED THE MAXIMUM OCCUPIED AREA SET FORTH IN THE TABLE OR THE MAXIMUM HEIGHT SET FORTH IN THE TABLE, BUT NOT BOTH, AS FOLLOWS:

A. THE MAXIMUM OCCUPIED AREA AS A PERCENTAGE OF THE LOT SHALL BE 85 PERCENT FOR INTERMEDIATE LOTS AND 90 PERCENT FOR CORNER LOTS; OR

B. THE MAXIMUM HEIGHT SHALL BE 72 FT., SUBJECT TO COMPLIANCE WITH TABLE NOTE [4], ABOVE, AND SUBJECT TO A MAXIMUM OCCUPIED AREA AS A PERCENTAGE OF THE LOT OF 50% FOR INTERMEDIATE LOTS AND 55% FOR CORNER LOTS FOR THOSE PORTIONS OF THE BUILDING ABOVE 60 FT. IN HEIGHT.

PARKING & LOADING	I-2 REQUIRED	IRMX REQUIRED	PROPOSED
MIN. PARKING SPACES:			
• MULTI-FAMILY USE	(128 SPACES) 1/2 UNITS	(80 SPACES)3/10UNITS	120 SPACES
• COMMERCIAL USE	33 SPACES	0 SPACES	0 SPACES
• TOTAL	161 SPACES	80 SPACES	120 SPACES[4] (V)

[4] THE PROPOSED (120) SPACES CONTAINS (6) ADA VAN ACCESSIBLE PARKING SPACE AND (6) ELECTRIC SPACES, LOCATED AT THE PARKING GARAGE LEVEL.

• MAX. PARKING CURB CUT	24 FT	39.67 FT	
MIN. LOADING SPACES:			
• LOADING REQUIREMENT	7 SPACES	2 SPACES	1 SPACES (V)

MIN. BICYCLE PARKING SPACES:			
• MULTI-FAMILY USE:	(86 SPACES) 1/3 UNITS	(88 SPACES)1/3 UNITS	88 SPACES
• COMMERCIAL USE:	(4 SPACES) 1/10,000 SF	(4 SPACES) 1/10,000 SF	4 SPACES
• TOTAL	90 SPACES	92 SPACES	92 SPACES¥

¥ BICYCLE SPACES LOCATED A THE PARKING GARAGE LEVEL.

LANDSCAPE
MIN. STREET TREES

a. 21ST STREET	5 TREES (157 LF/ 35 LF/TREE)	3 TREES [5]
b. 22ND STREET	5 TREES (157 LF/ 35 LF/TREE)	4 TREES [5]
c. WASHINGTON AVE	11 TREES (385 LF/35 LF/TREE)	11 TREES [5]

[5] STREET TREES ARE SHOWN FOR CONCEPT PURPOSES ONLY, AND WILL COMPLY WITH THE PHILADELPHIA ZONING CODE CHAPTER 14-705 (2), AND THE PHILADELPHIA STREETS DEPARTMENT COMPLETE STREETS REQUIREMENTS, WHICH MAY RESULT IN A TREE REDUCTION.

- (V) VARIANCE
6.

MASER CONSULTING, P.A.'S BUSINESS PRIVILEGE NUMBER IS 305518.
7.

ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PWD), ZONING REQUIREMENTS, AND PHILADELPHIA STREETS DEPARTMENT AS PER THE PHILADELPHIA CODE.
8.

ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
9.

ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
10.

PWD ERS# #: FY19-WASH-5218-01
11.

THE SITE IS LOCATED WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA, PANEL 183 OF 230 COMMUNITY PANEL NUMBER 4207570183G, AND LAST REVISED JANUARY 17, 2007.
12.

ACCESSIBLE SPACES INCLUDING VAN ACCESSIBLE SHALL COMPLY WITH CITY OF PHILADELPHIA ZONING CODE REQUIREMENTS, SECTION 14-802(5).
13.

ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE PHILADELPHIA CITY PLANNING COMMISSION (P.C.P.C.) AND PWD GUIDELINES.
14.

TRASH PICK-UP WILL BE VIA PRIVATE COLLECTION.
15.

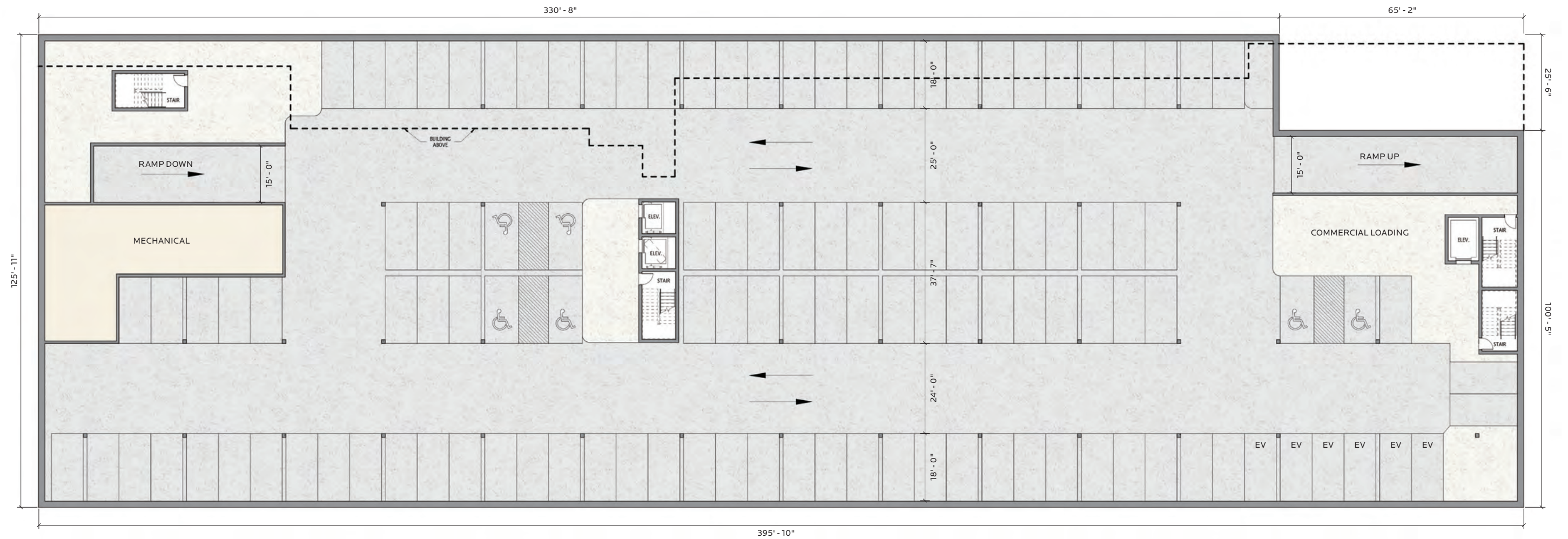
REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS AND DETAILS.
16.

ALL FENCING MUST BE 50% OPAQUE OR LESS, IF USED.
17.

BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMO PERMIT APPLICATION AND GUIDELINES. THE APPLICANT MUST APPLY AND OBTAIN A DEMOLITION PERMIT.
18.

THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.





PARKING LEVEL: +/- 48,180 SF

ADA SPACES: 6

ELECTRIC CAR SPACES: 6

TOTAL PARKING SPACES: 120

80 REQUIRED A/P IRMX

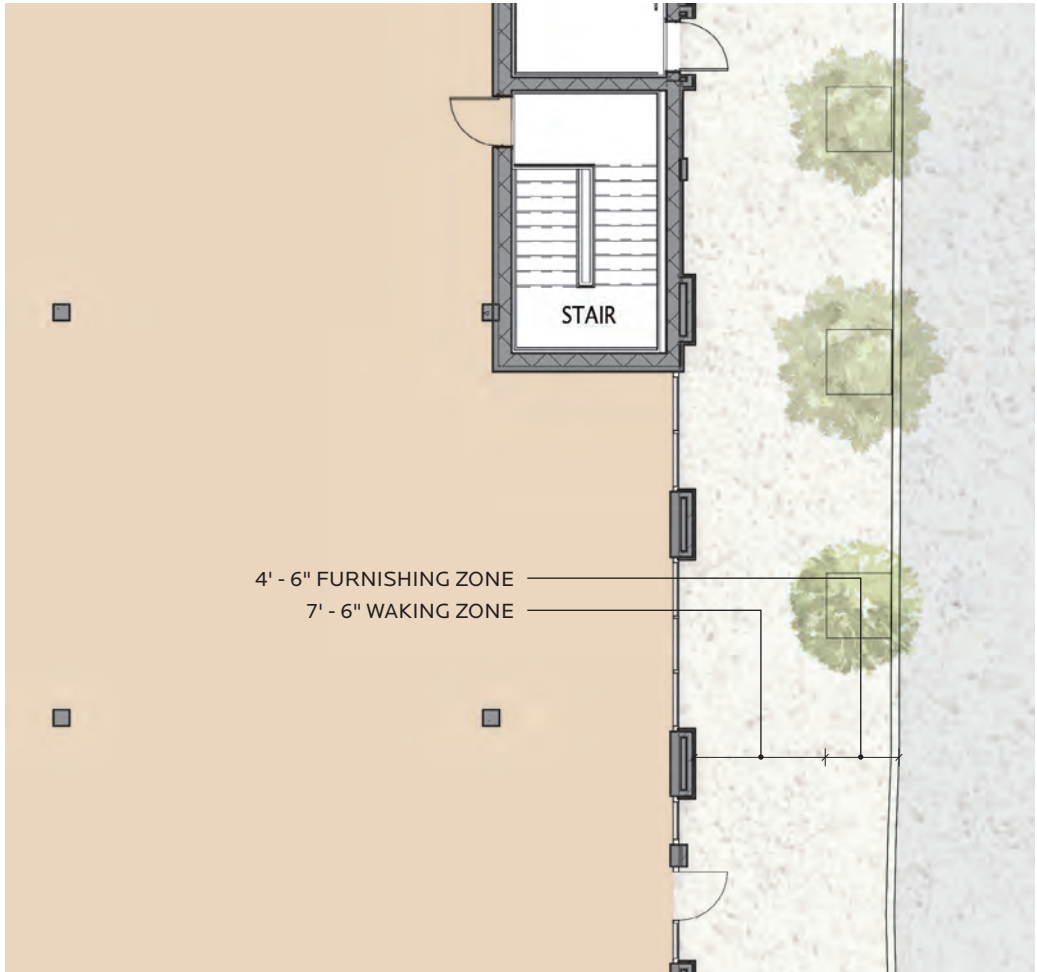
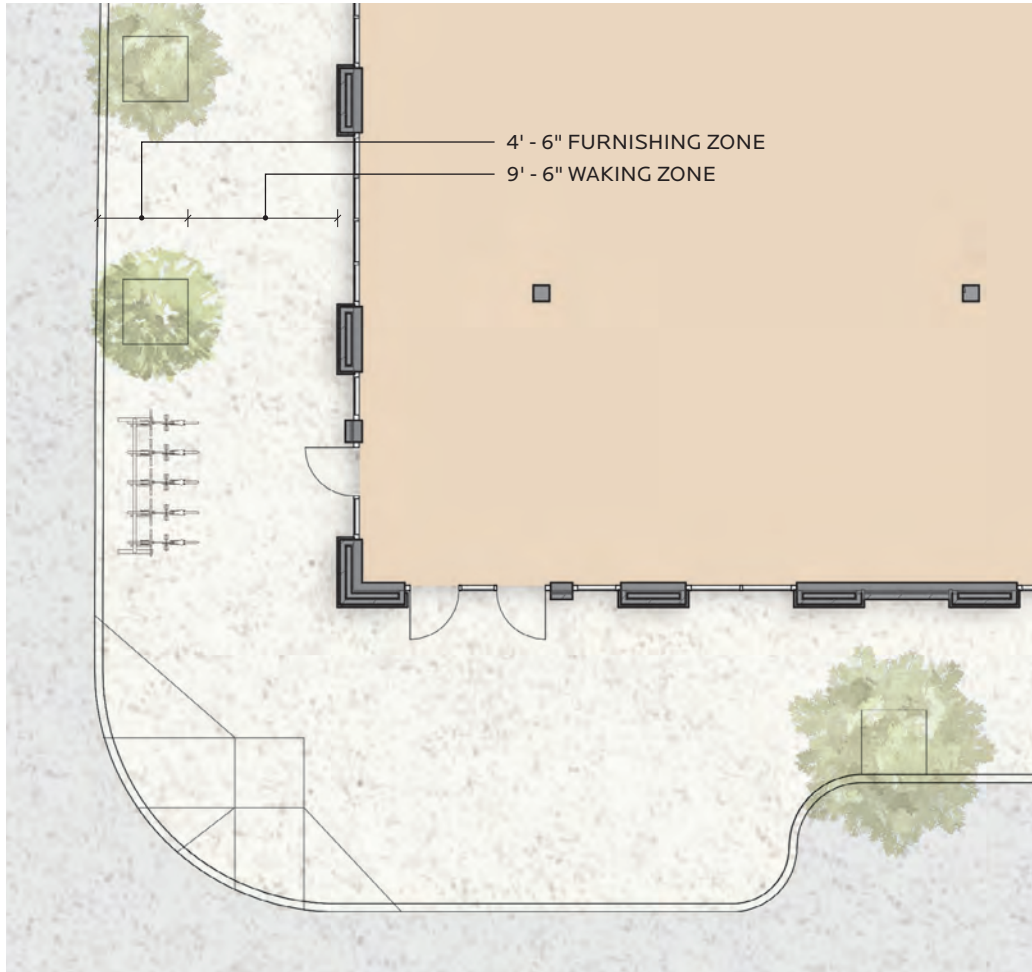
40 SPACES LIMITED RESERVED FOR COMMERCIAL USE

- RETAIL
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- SERVICE
- AMENITY



GROUND FLOOR: +/- 41,247 SF
 COMMERCIAL SPACE A: +/- 13,430
 COMMERCIAL SPACE B: +/- 23,091
 TOTAL COMMERCIAL SPACE: +/- 36,521

- RETAIL
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- SERVICE
- AMENITY



- RETAIL
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- SERVICE
- AMENITY



SECOND FLOOR: +/- 35,400 SF

TOTAL UNITS ON FLOOR: 55

- RETAIL
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- SERVICE
- AMENITY



TYPICAL (3RD-5TH) FLOOR: +/- 35,400 SF

TOTAL UNITS ON FLOOR: 57

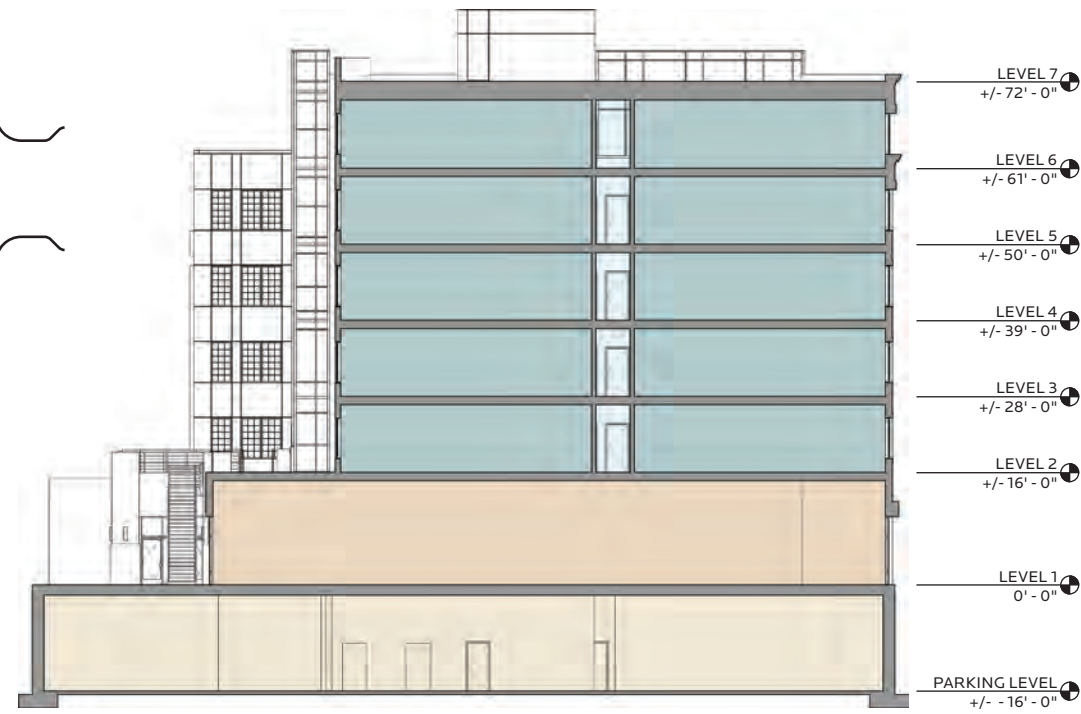
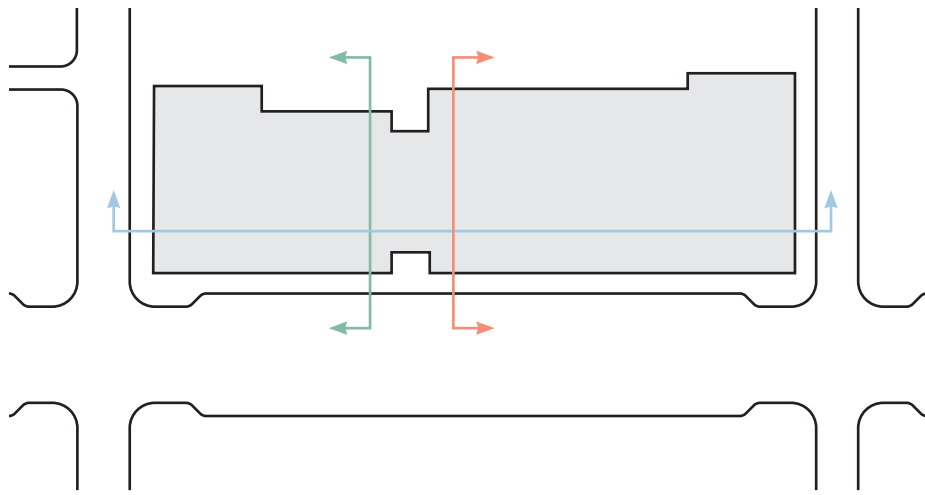
- RETAIL
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- SERVICE
- AMENITY



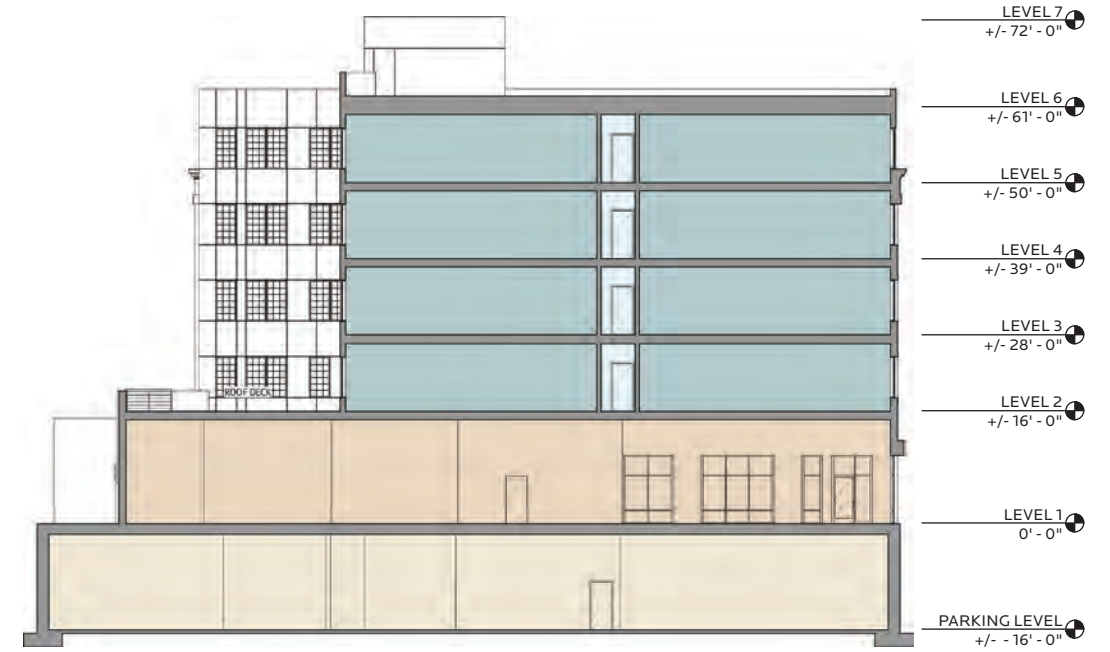
SIXTH FLOOR: +/- 16,060 SF

TOTAL UNITS ON FLOOR: 23

- RETAIL
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- SERVICE
- AMENITY



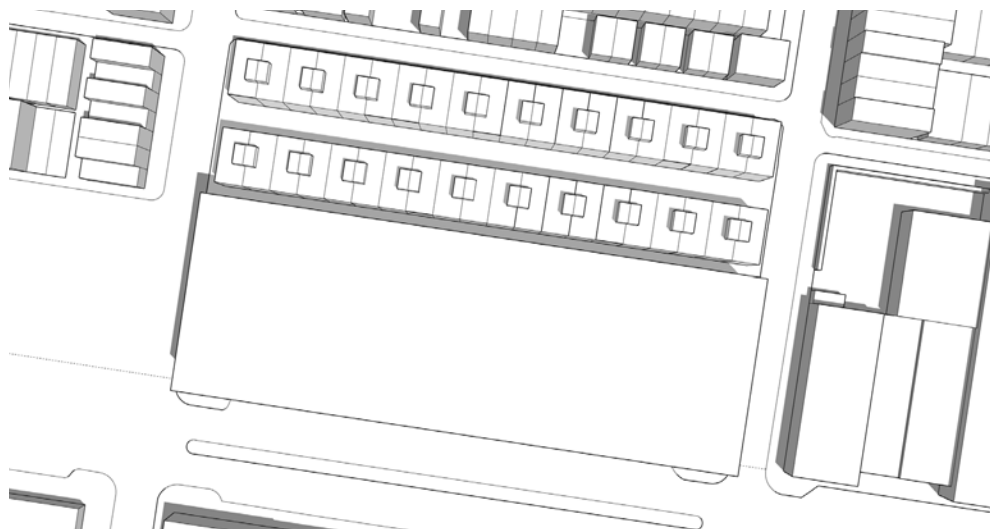
SITE SECTION - BUILDING A



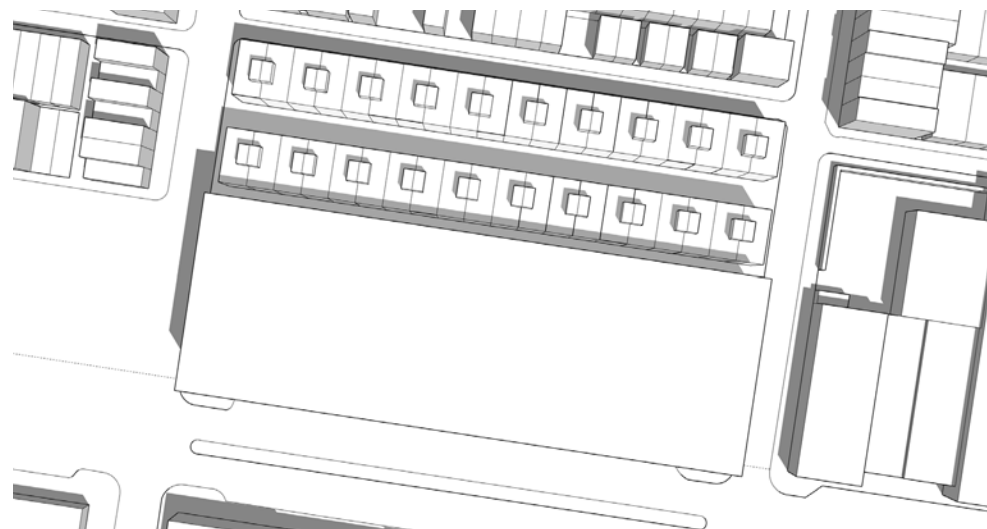
SITE SECTION - BUILDING B



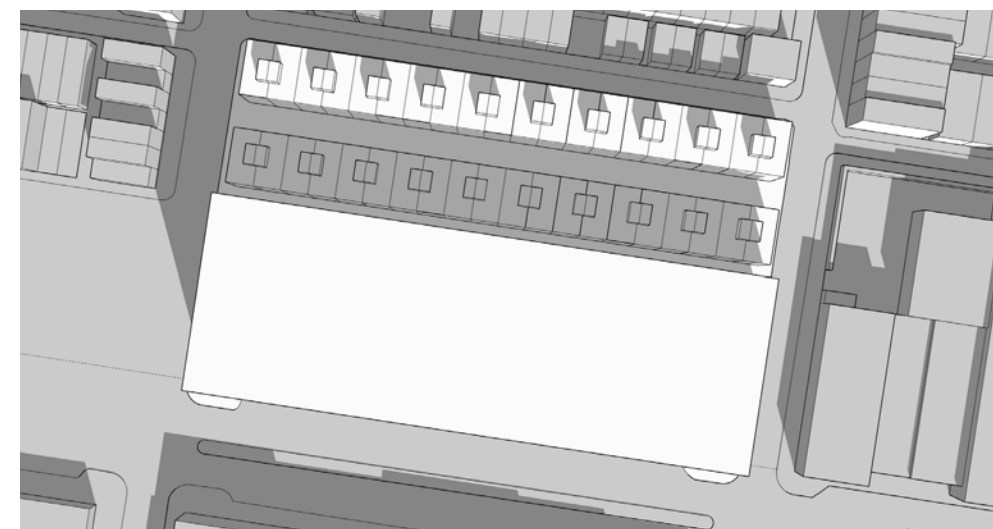
LONGITUDINAL SITE SECTION



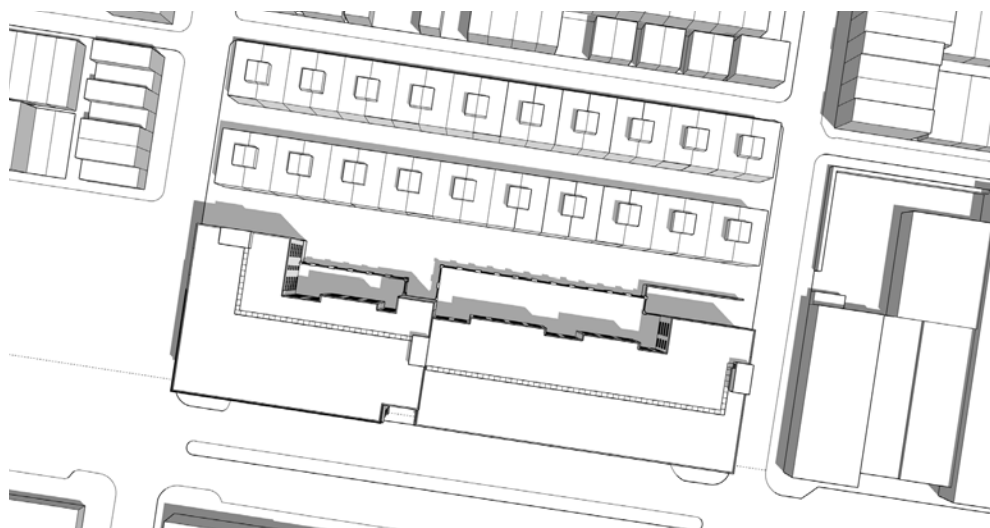
AS-OF-RIGHT
6/21 AT 12:00 PM



AS-OF-RIGHT
8/21 AT 12:00 PM



AS-OF-RIGHT
12/21 AT 12:00 PM



PROPOSED
6/21 AT 12:00 PM



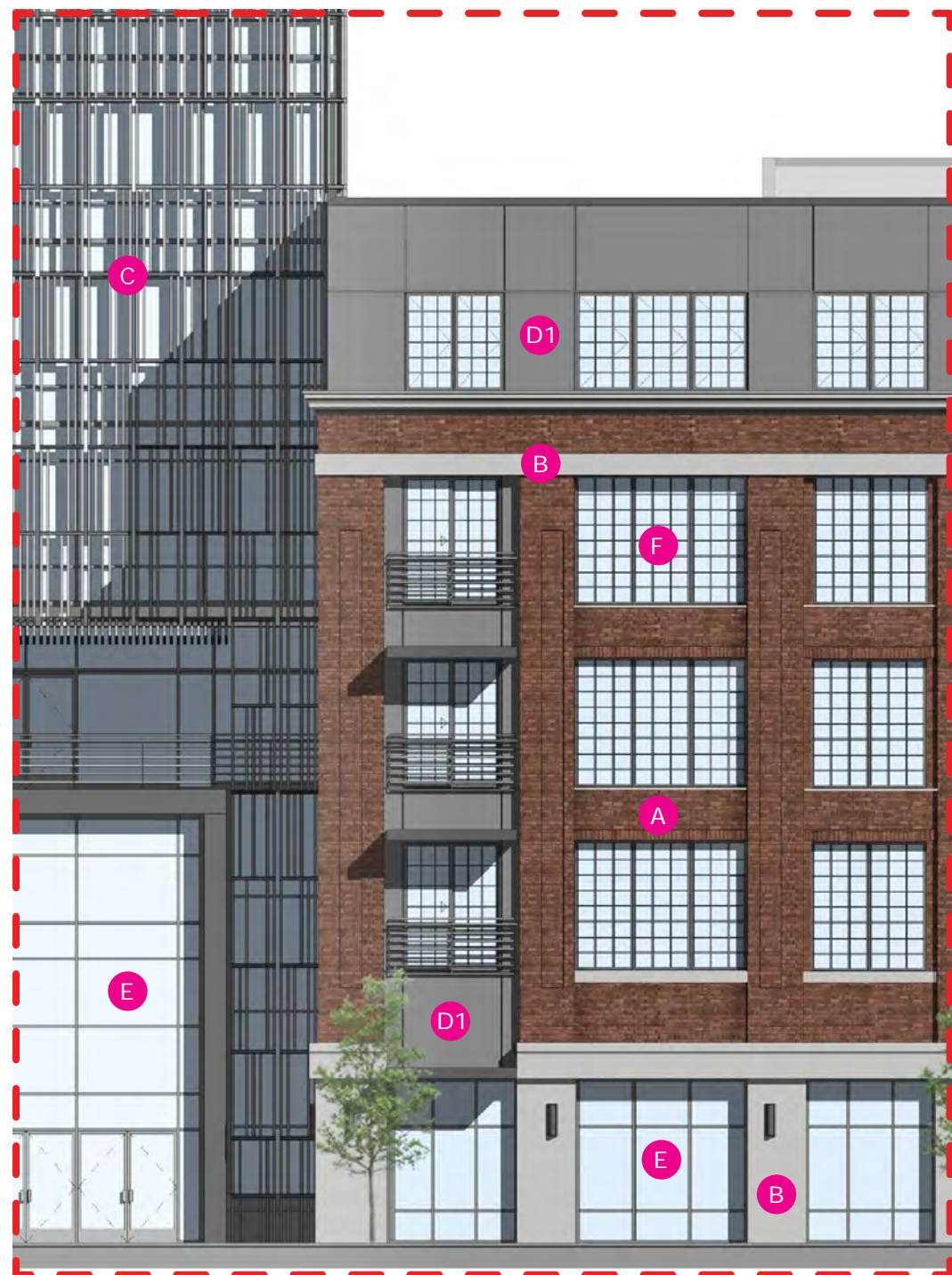
PROPOSED
8/21 AT 12:00 PM



PROPOSED
12/21 AT 12:00 PM






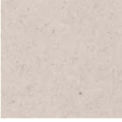



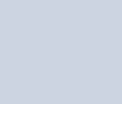



MUB FRONT DETAIL ELEVATION



MUB REAR DETAIL ELEVATION

MATERIAL KEY

- A**  **GLEN-GERY BRICK**
SHREWSBURY 70
- B**  **CAST STONE**
- C**  **NBK TERRART**
BAGUETTE
NATURAL M 7.01-0
- D1**  **ATAS COMPOSITE**
METAL PANEL
DOVE GRAY
- D2**  **ATAS COMPOSITE**
METAL PANEL
SLATE GREY
- E**  **GLAZING**
- F**  **INDUSTRIAL-STYLE**
WINDOWS

Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) 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- Located along the SEPTA Bust stop #64 located at the corner of S. 2st St and Washington Ave
(2) Reduced Parking Footprint	All new parking areas will be 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.	
(3) 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- 6 parking spaces will be dedicated to electric vehicle spaces.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) ⁱ	
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	

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Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	
Sustainable Sites		
(7) 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.	Yes- The proposed development provides vegetated which includes green roof areas and previous area is approximately 54,509 SF.
(8) 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 of the PWD Stormwater Management Regulations	No-However, all on-site stromwater is being managed on-site, conforming to the stormwater requirements of the Philadelphia Water Department
(9) 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-Combination of shading by trees,pavers and green roof areas
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	

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	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	

ⁱ Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

ⁱⁱ Title 4 The Philadelphia Building Construction and Occupancy Code
See also, "The Commercial Energy Code Compliance" information sheet:
<https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf>
and the "What Code Do I Use" information sheet:
<https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

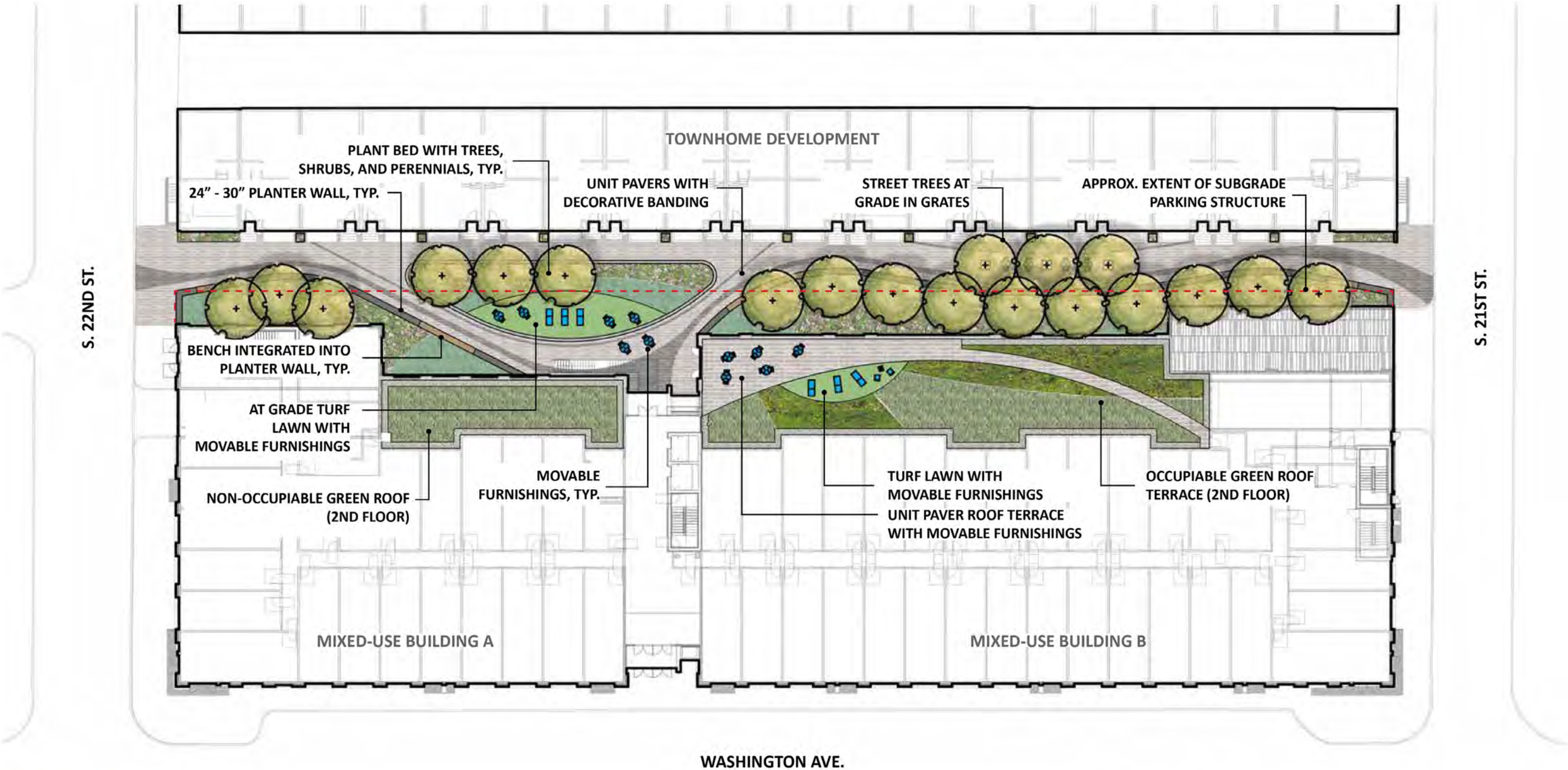
ⁱⁱⁱ LEED 4.1, Optimize Energy Performance in LEED v4.1
For Energy Star: www.Energystar.gov
For Passive House, see www.phius.org

^{iv} Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways

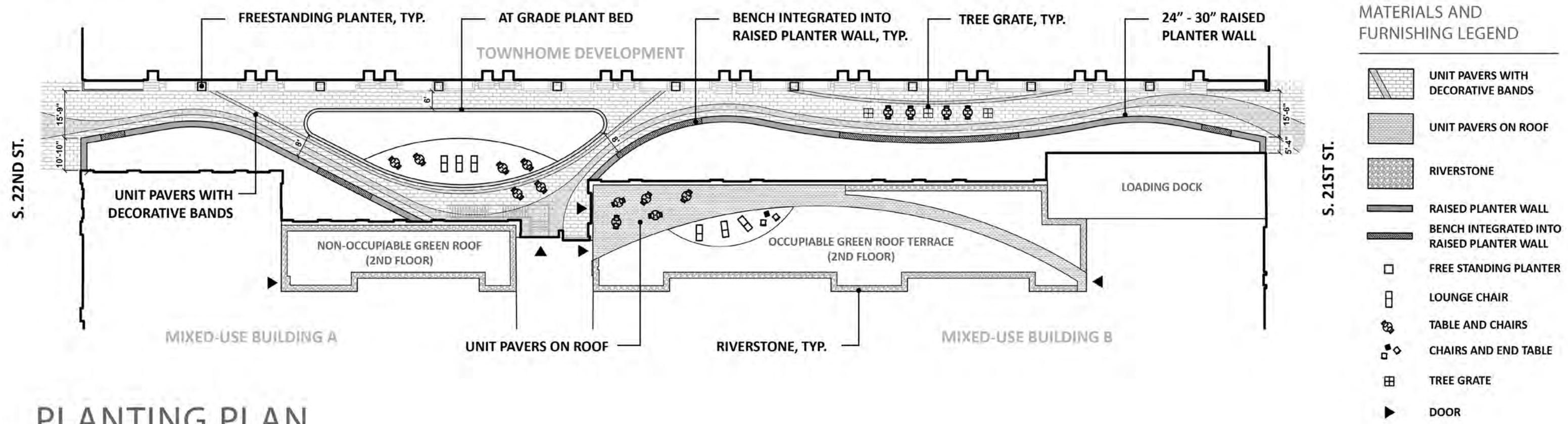
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NARRATIVE

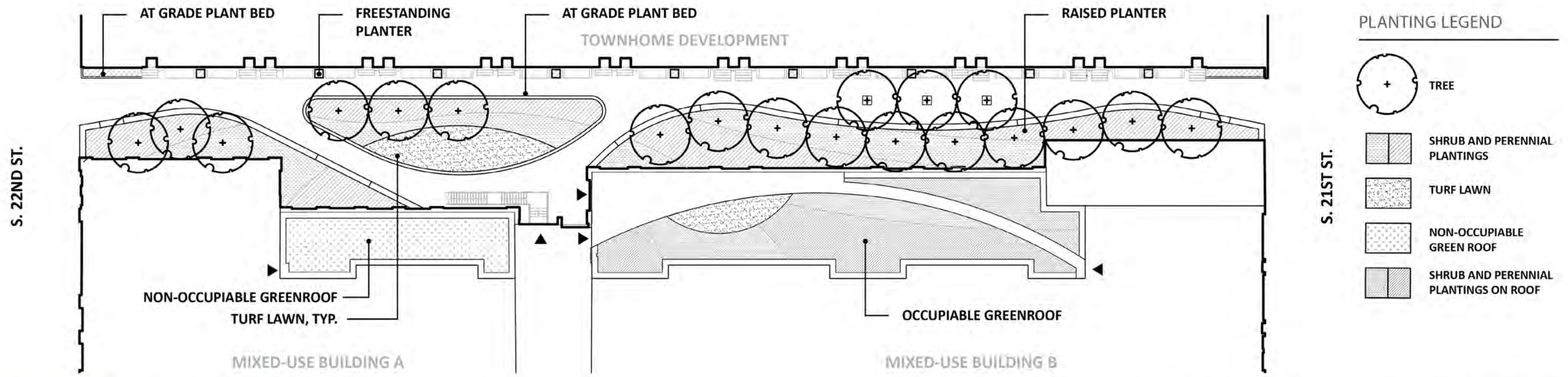
Curvilinear raised planters define the pedestrian realm and provide an attractive green buffer between the residential and commercial uses along League Walk. Planters include a multi-layered palette of trees, shrubs, perennial grasses and groundcovers. An at grade turf lawn with movable furniture provides a flexible gathering space at the entrance of the multi-use building. Decorative paving and planter walls provide opportunities to integrate artistic and interpretive graphics showcasing the unique history of this site.



MATERIALS AND FURNISHINGS PLAN



PLANTING PLAN



SPRING



LEFT TO RIGHT: *Euphorbia amygdaloides* var. *robbiae*, *Heuchera* sp., *Carex pensylvanica*, *Amelanchier laevis*, *Cercis canadensis*, *Viola walteri* 'Silver Gem'

SUMMER



LEFT TO RIGHT: *Deschampsia cespitosa*, *Itea virginica* 'Little Henry', *Sarcococca hookeriana* var. *humilis*, *Carex radiata*, *Hydrangea quercifolia*, *Aster dicaricatus* 'Eastern Star'

FALL/WINTER



LEFT TO RIGHT: *Amelanchier laevis*, *Platanus x acerifolia*, *Chasmanthium latifolium*, *Polystichum arcostichoides*, *Cercis canadensis*, *Deschampsia cespitosa*

PLANT LIST

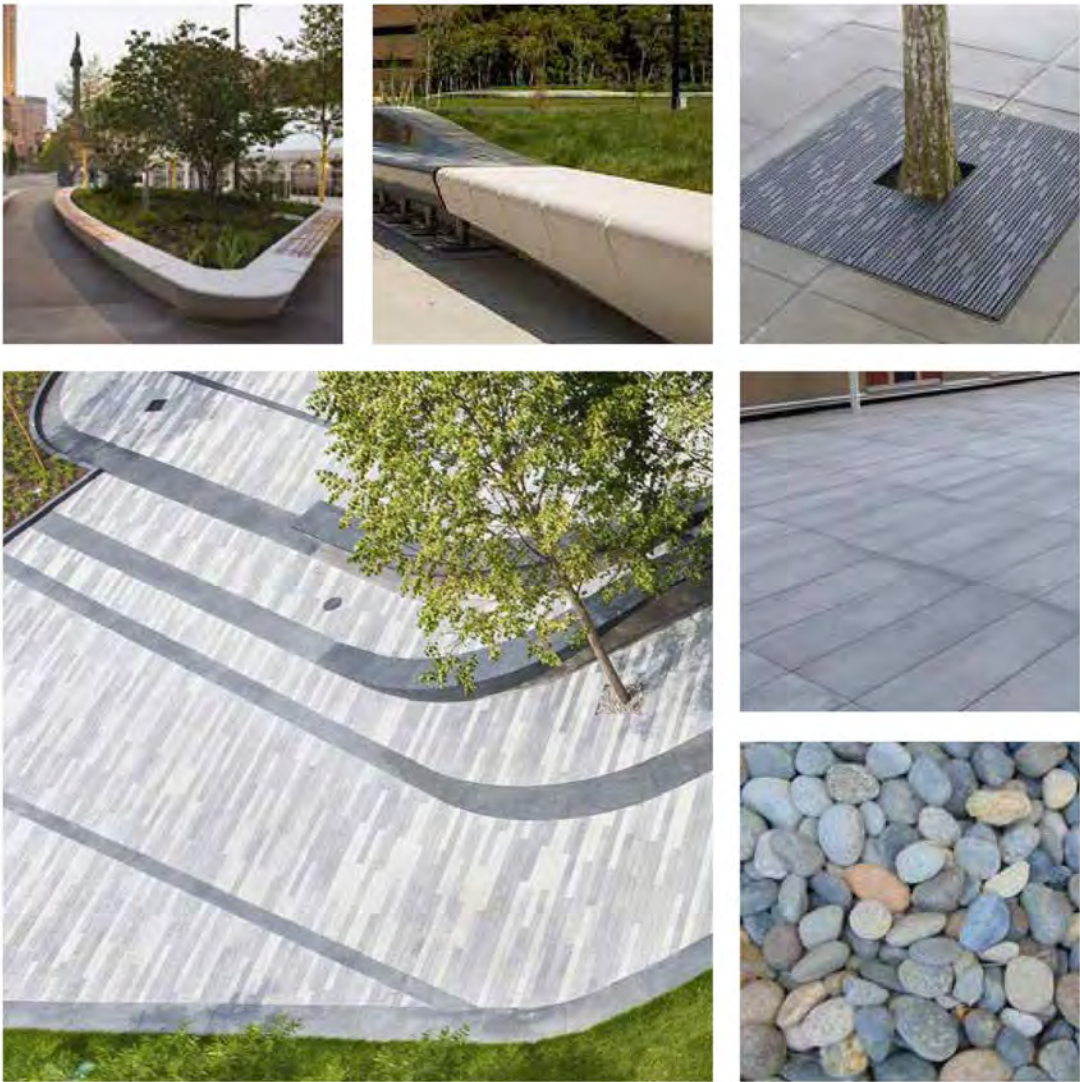
- TREES:**
Amelanchier laevis Allegheny Serviceberry
Cercis canadensis Eastern Redbud
Platanus x acerifolia London Planetree
- SHRUBS:**
Hydrangea quercifolia 'Sike's Dwarf' . . . Oakleaf Hydrangea
Itea virginica 'Little Henry' Sweetspire
Sarcococca hookeriana var. *humilis* . . . Sweet Box

- FORBS:**
Asarum canadense Wild Ginger
Aster dicaricatus 'Eastern Star' White Wood Aster
Euphorbia amygdaloides var. *robbiae* . . Wood Spurge
Heuchera sp. Coral Bells
Silene caroliniana 'Short and Sweet' . . Wild Pinks
Viola walteri 'Silver Gem' Prostrate Blue Violet

- GRASSES:**
Carex flaccosperma Blue Wood Sedge
Carex pensylvanica Pennsylvania Sedge
Carex plantaginea Plantain Leaf Sedge
Carex radiata Eastern Star Sedge
Chasmanthium latifolium Northern Sea Oats
Deschampsia cespitosa Tufted Hair Grass
Deschampsia flexuosa Wavy Hair Grass

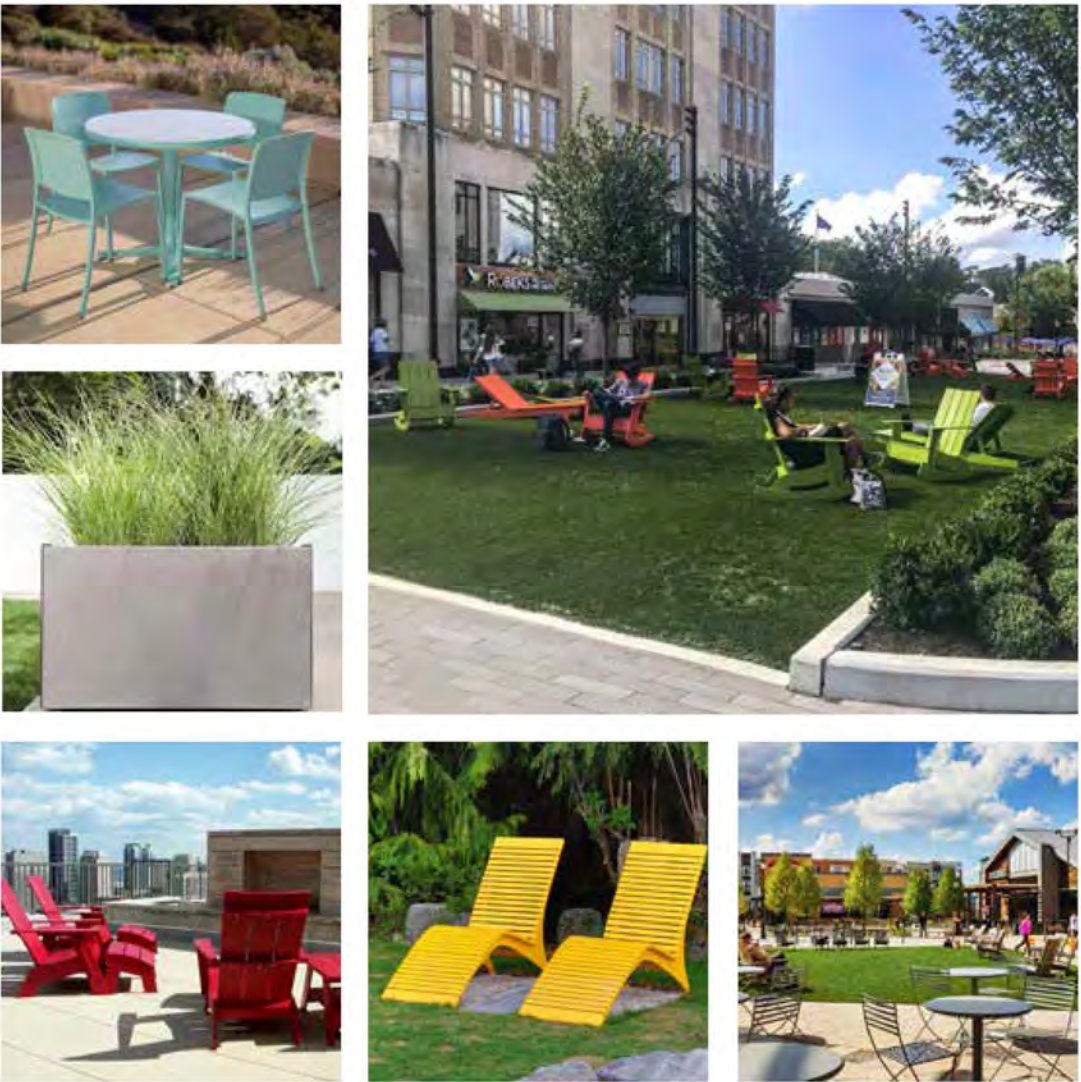
- FERNS:**
Athyrium filix-femina Common Lady Fern
Dryopteris marginalis Eastern Woodfern
Polystichum arcostichoides Christmas Fern

PAVING AND MATERIALS



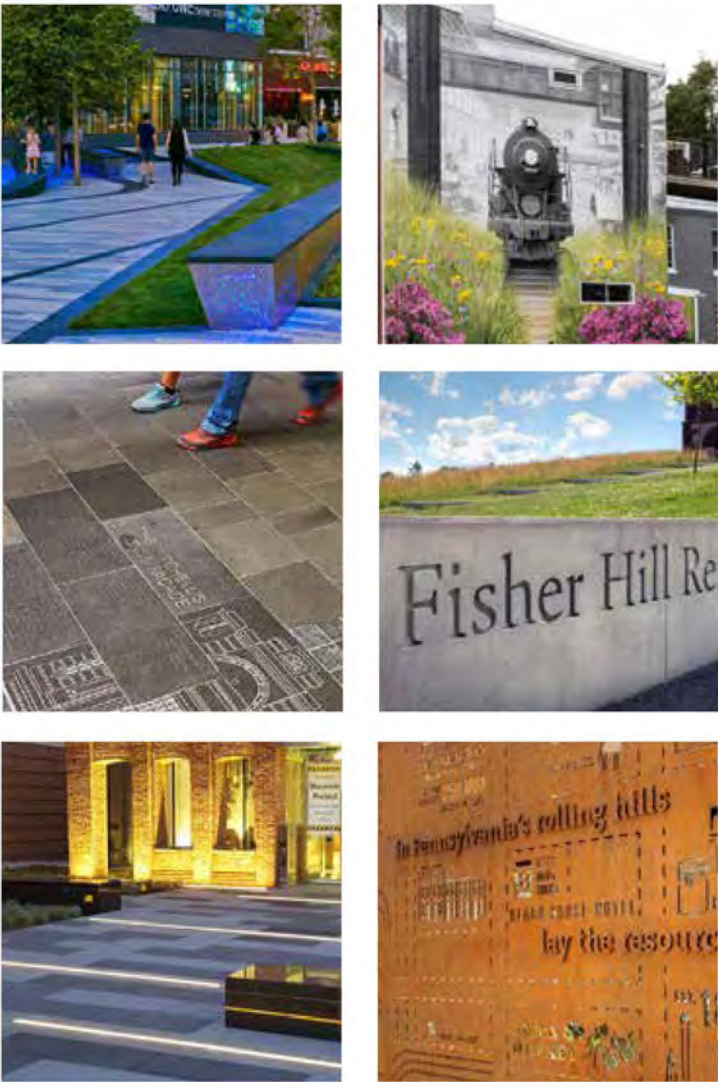
LEFT TO RIGHT: Raised planter with integrated seating, Planter wall detail, Tree grate, Unit paving with decorative bands, Roof terrace pavers, Riverstone

FURNISHINGS

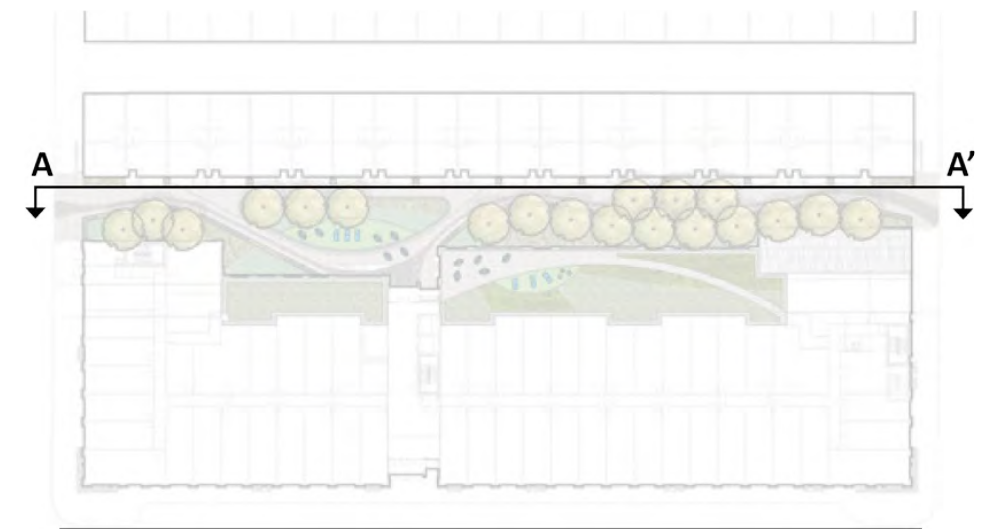


LEFT TO RIGHT: Movable table and chairs, Adirondack style movable furniture, Freestanding planter, Adirondack style chairs, Surface mounted lounge chairs, Movable table and chairs

OTHER SITE FEATURES



LEFT TO RIGHT: Interpretive panels on seat wall, Mural on building wall, Interpretive paving, Recessed text on seat wall, Lighting integrated in paving, Interpretive panel

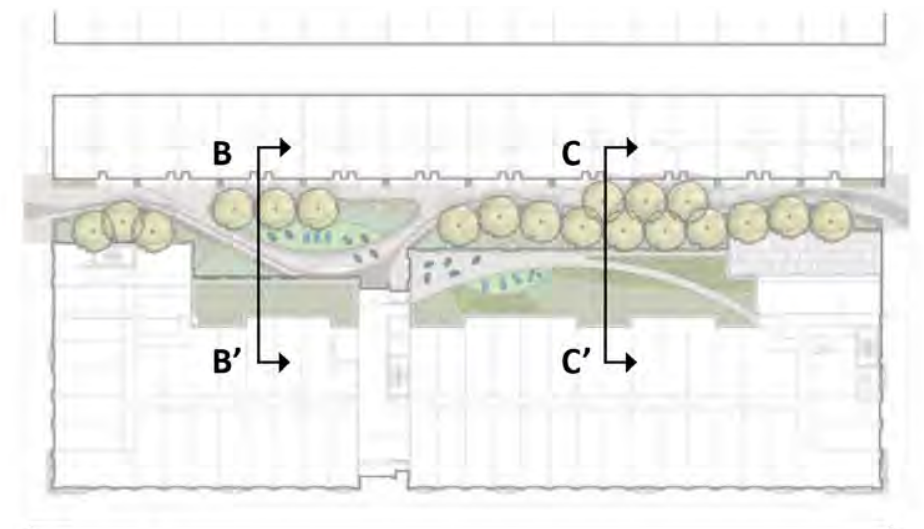


KEY PLAN

NTS

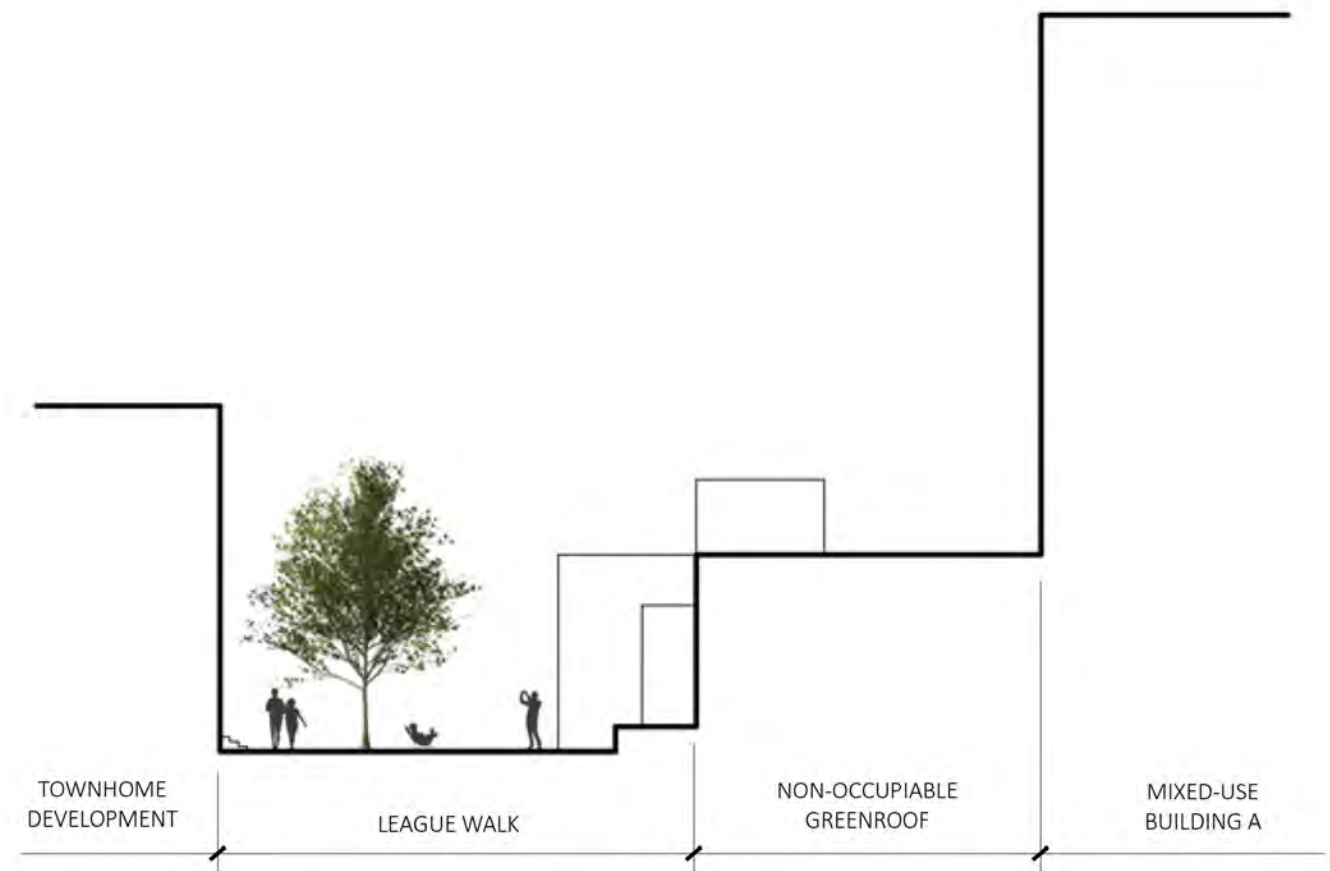


SECTION A - A'

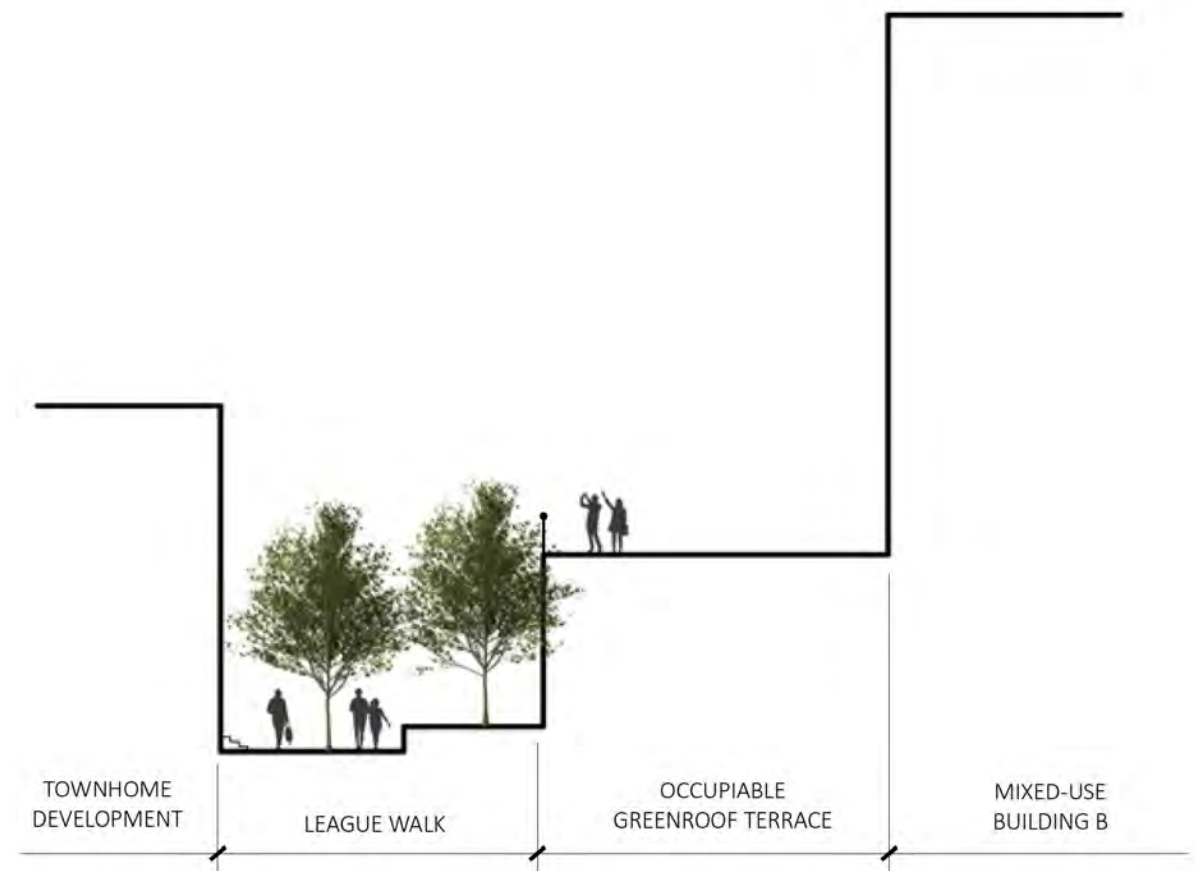


KEY PLAN

NTS



SECTION B - B'



SECTION C - C'













