

2616-26 S 18TH STREET

PHILADELPHIA, PA, 19145

OWNER / DEVELOPER

FROST DEVELOPMENT COMPANY
1061 DEKALB PIKE, SUITE 102
BLUE BELL, PA, 19422
610-278-2900

ARCHITECT

DESIGNBLENDZ ARCHITECTURE LLP
4001 MAIN STREET, SUITE 203
PHILADELPHIA, PA, 19127
215-995-0229

CIVIL ENGINEER

RUGGIERO PLANTE LAND DESIGN
5900 RIDGE AVENUE
PHILADELPHIA, PA, 19128
215-508-3900



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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: **ZP-2020-000828**

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

Constructing greater than 50,000 square feet of new floor area (53,460 sf appx)

PROJECT LOCATION

Planning District: Lower South Council District: 2nd

Address: 2616 S. 18th Street

Is this parcel within an Opportunity Zone? Yes No Uncertain
 If yes, is the project using Opportunity Zone Funding? Yes No

CONTACT INFORMATION

Applicant Name: Ronald J. Patterson, Esq. Primary Phone: 215-569-4585

Email: rpatterson@klehr.com Address: Klehr Harrison Harvey Branzburg LLP
1835 Market St, Floor 14th
Philadelphia, PA 19103

Property Owner: Carrie Canuso Developer Frost Development – Equitable Owner

Architect: Design Blendz– Scott Woodruff

SITE CONDITIONS

Site Area: 16,640 SF

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

Proposed Use

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

53,460 sf appx; 2,430 sf appx each house

Demolish existing industrial building; construct 2 detached structures having 22 attached, single family residential dwelling units in a PUD arrangement.

Proposed # of Parking Units: 44 surface parking spaces (2 for each house)

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: TBD Time: _____

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:

Date: TBD (filed but no hearing date issued)



SITE LOCATION

2616-26 S 18th St is an intermediate property located on S 18th Street between West Oregon Ave (to the south) and West Shunk St (to the north). The property currently houses a one-story warehouse structure which occupies the majority of the site, with vehicle access along the south side of the site and a concrete pad in the rear (west) side of the site. The current use of the existing structure is as a plumbing and heating wholesale supply store.

Bordering the property on the southern end is a 1 story coffeehouse at the corner of W Oregon Ave and S 18th St, and a 3 story office building located on W Oregon Ave. Bordering the property on the northern end is a surface parking lot which serves the 3-story multi-family structure at the corner of W Shunk St and S 18th St. Across the street from the property is a series of RSA-5 properties containing 2-story attached single family dwellings.

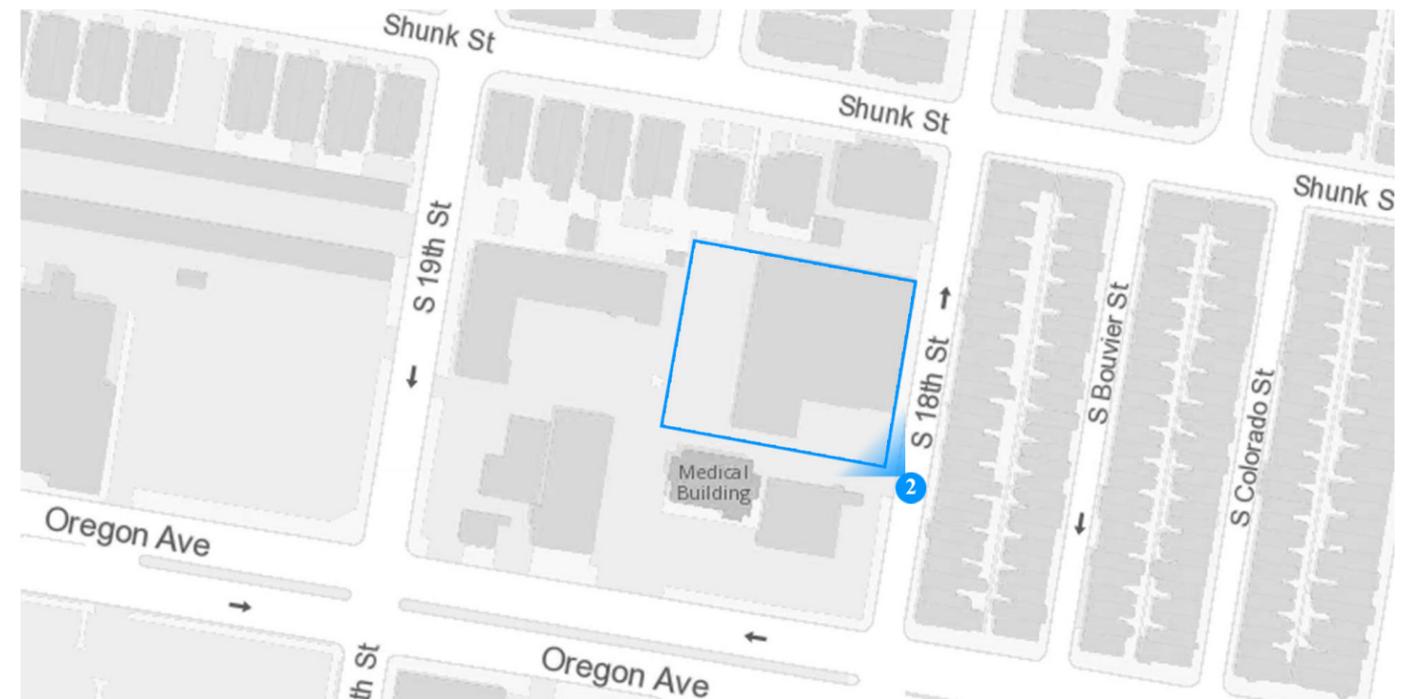
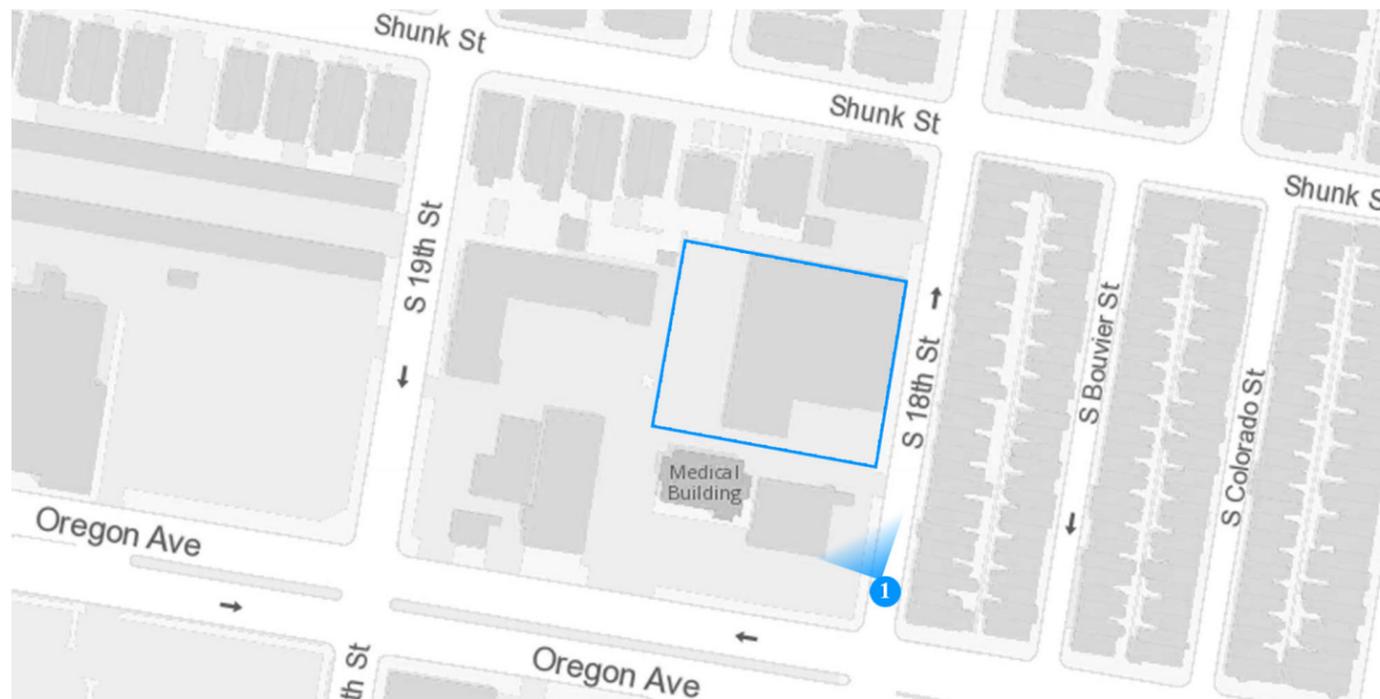




01 - VIEW FROM S 18th ST AT OREGON AVENUE



02 - VIEW FROM S 18th ST AT SOUTH-EAST CORNER OF PROPERTY

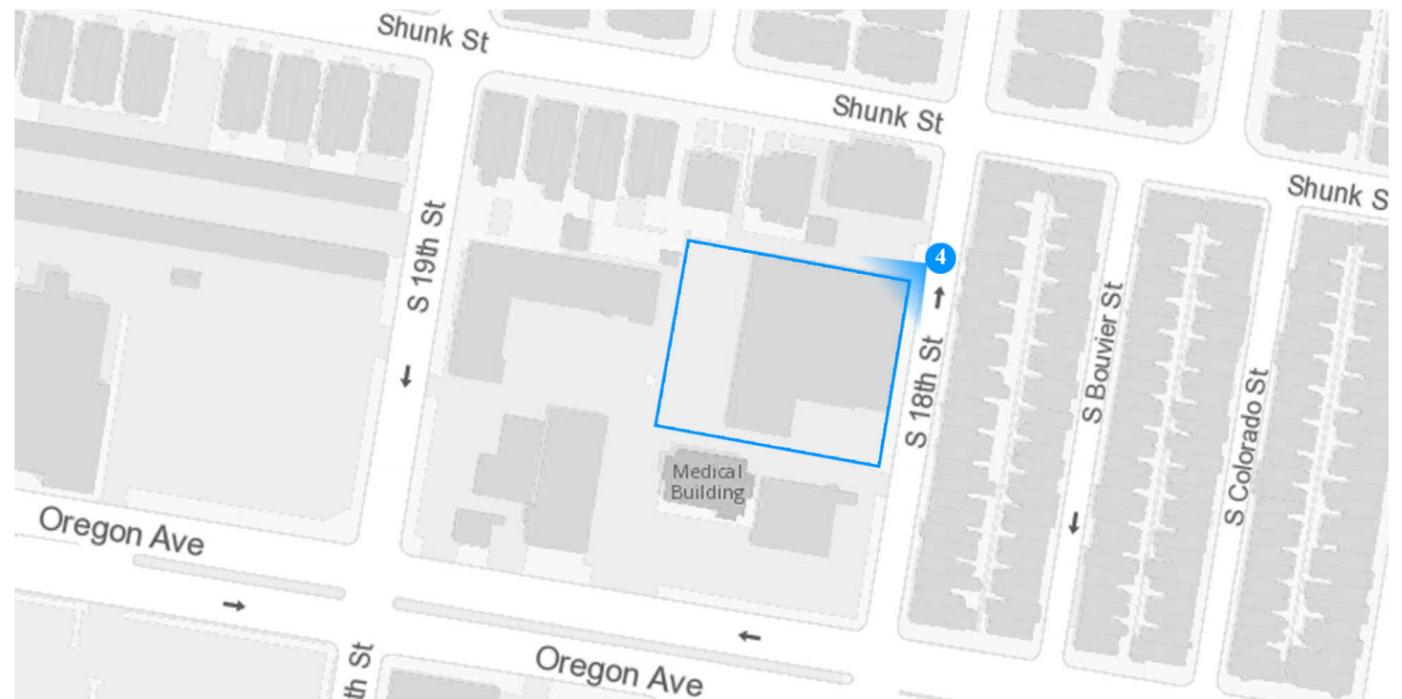
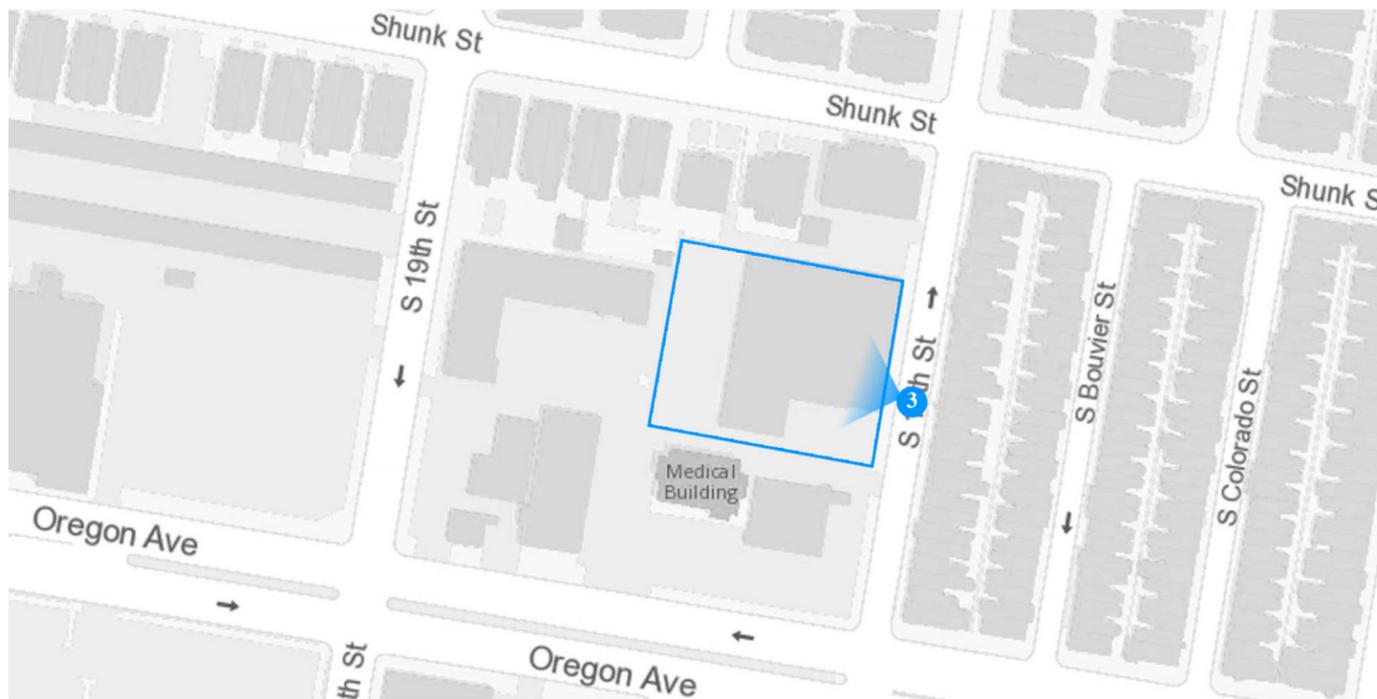




03 - VIEW FROM S 18th ST AT EAST END OF PROPERTY



04 - VIEW FROM S 18th ST AT NORTH-EAST CORNER OF PROPERTY

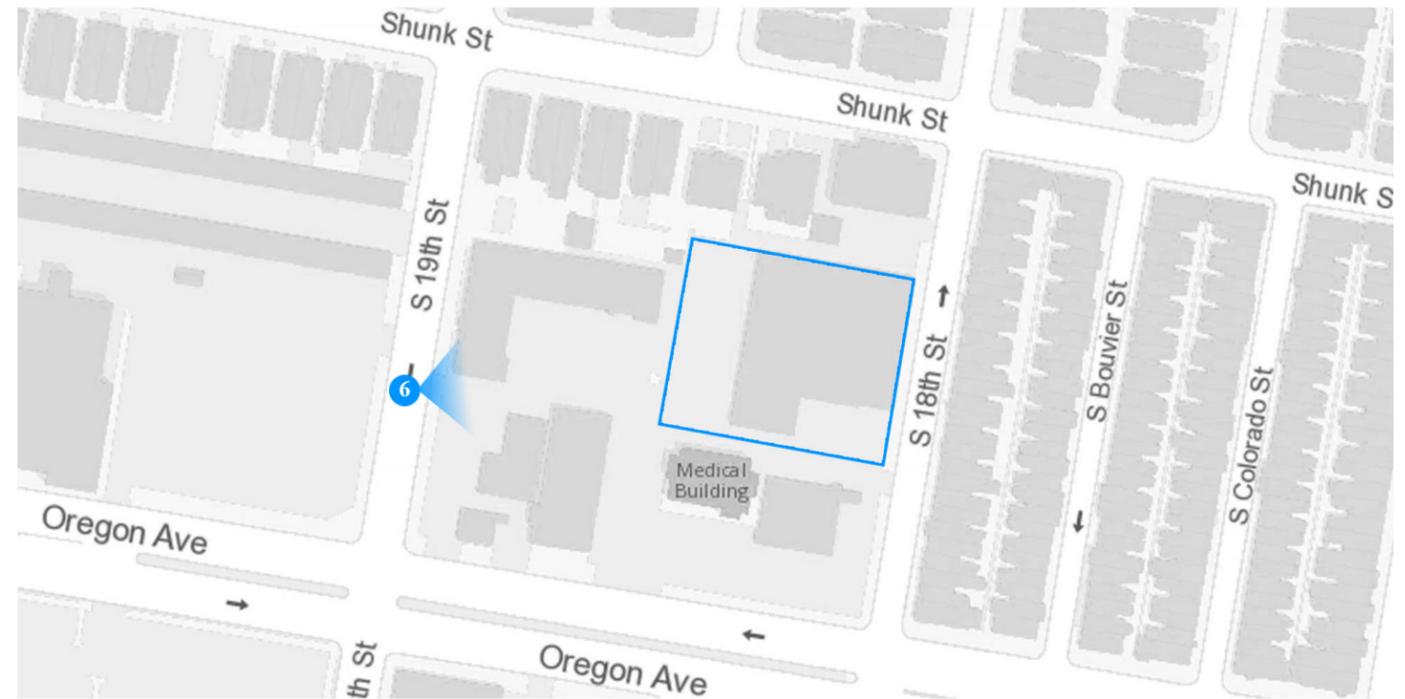
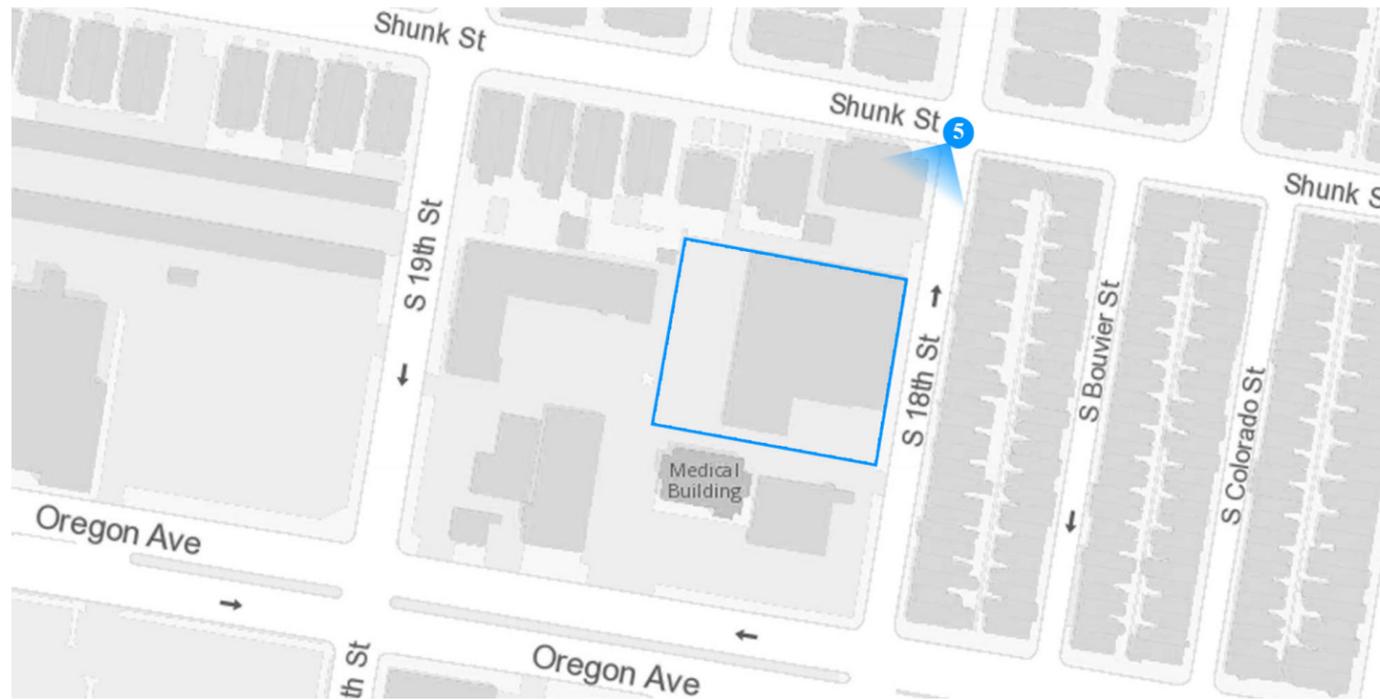


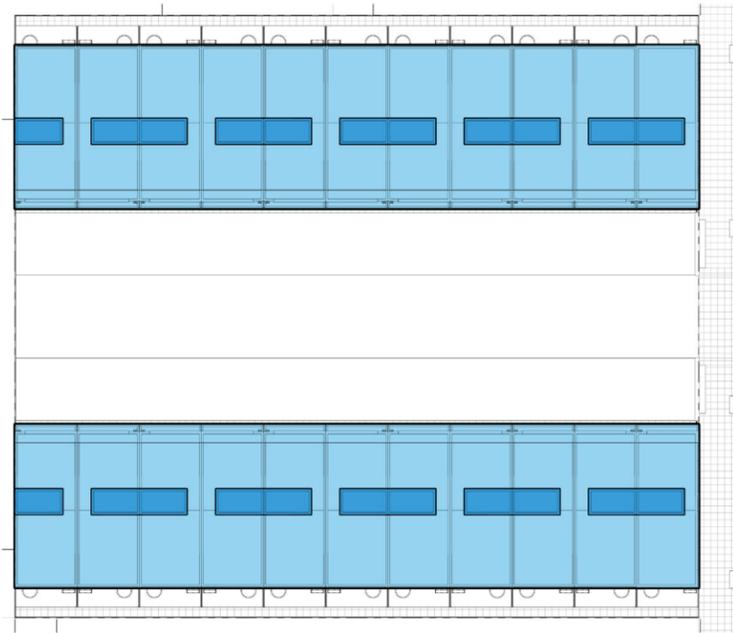


05 - VIEW FROM S 18th ST AT SHUNK STREET

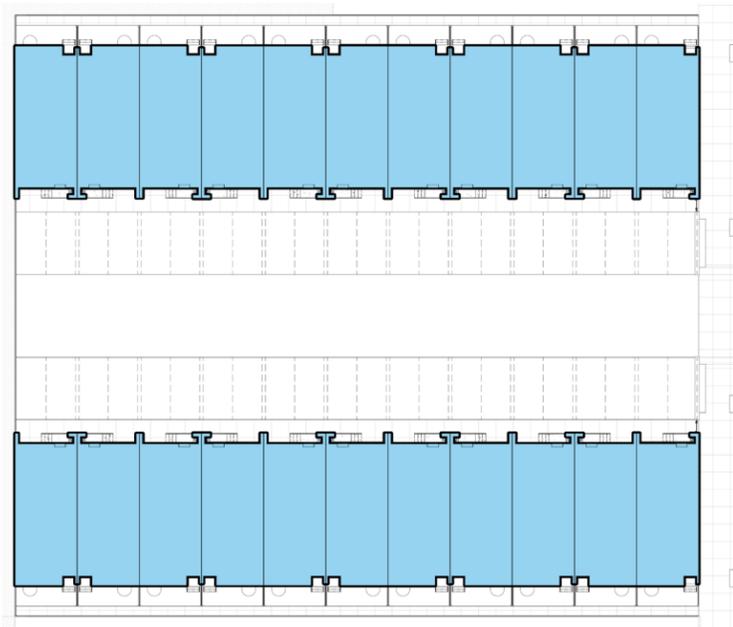


06 - VIEW FROM S 19th ST AT WEST END OF PROPERTY





SITE PLAN DIAGRAM



GRADE PLAN DIAGRAM

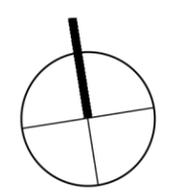
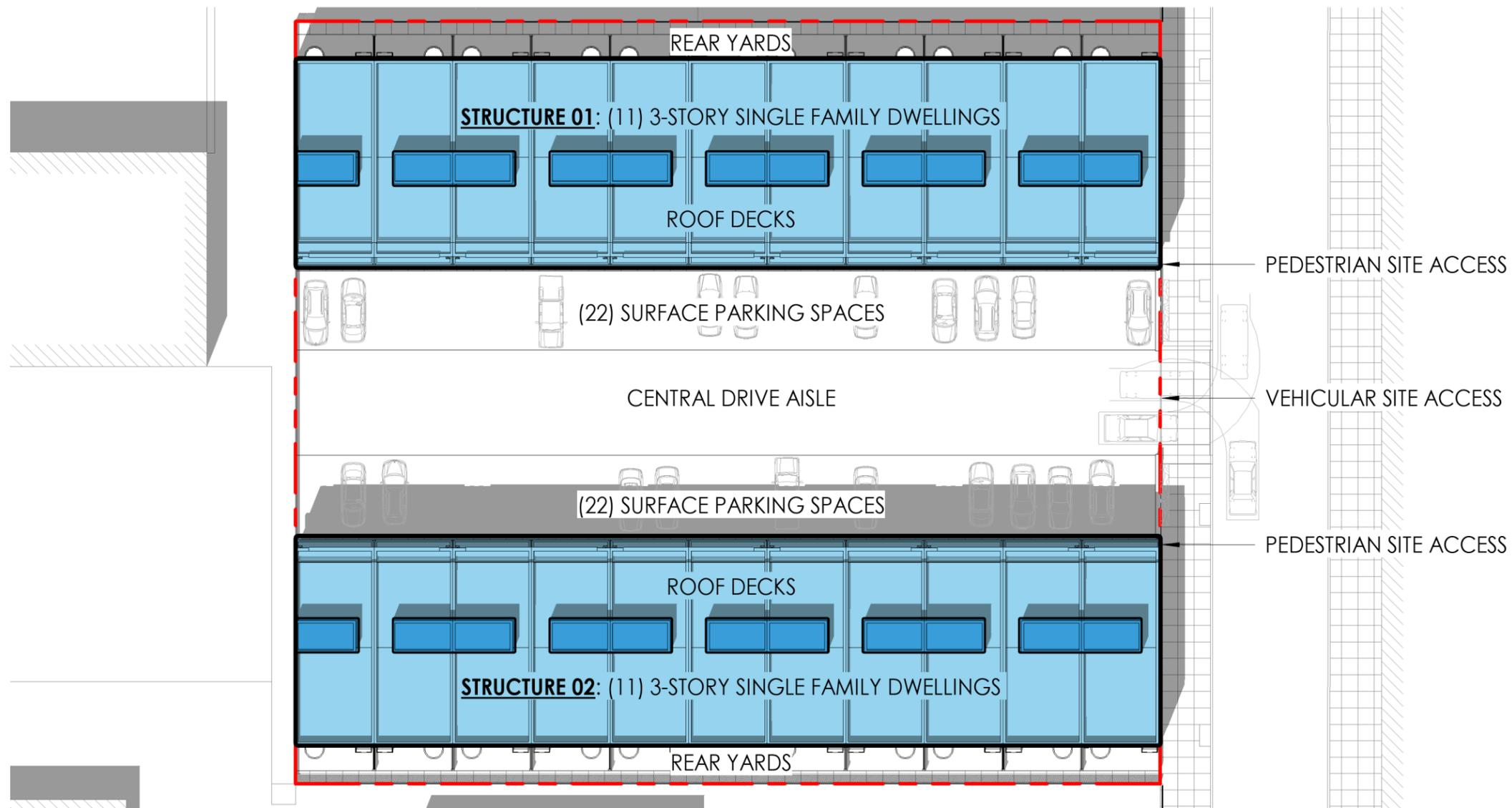


PROJECT OVERVIEW

The following proposes a 22 Single-Family Dwelling residential development. The proposed development seeks to create long term single family housing for local residents up-sizing due to family needs and/or incoming residents to set up roots and tie into an existing community.

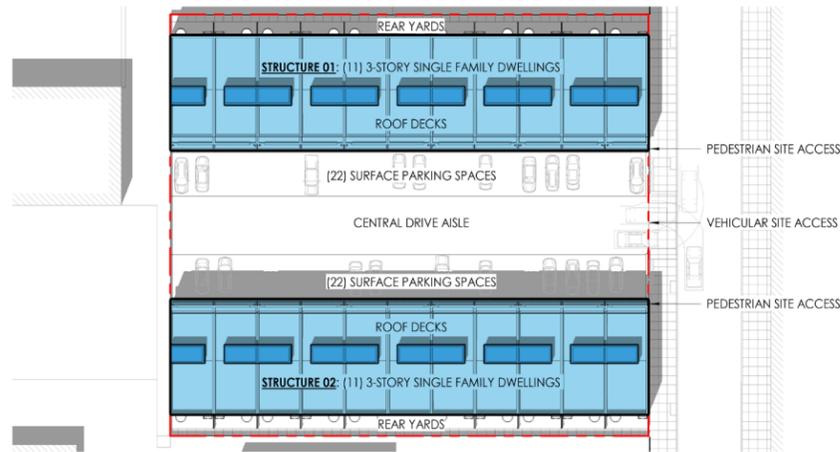
The two-structure scheme aims to orient 11 attached homes on each side of the site perpendicular to s 18th Street to create a central access point to the development. This central axis is flanked on both sides by surface parking and a pedestrian walkway before arriving at the homes. Aside from providing parking and access, this central open spaces puts necessary space between the two structures, with the intent of avoiding overcrowding of the site.

Each home is provided ample parking in the form of 2 surface parking spaces, which aims to limit or remove any stress on nearby public street parking.



SCALE 1" = 30'-0"





SITE ACCESS

All access to the property comes from S 18th Street. At the center of the site is a proposed curb cut for vehicular access to the drive aisle and parking. Adjacent to the structures on the north and south side of the drive aisle/parking are operable gates with lead to a walking path to the front of each home for pedestrian access. As a tertiary access point, at the Southern and Northern borders of the site exists a proposed 3'-0" easement for rear yard egress to S 18th St.



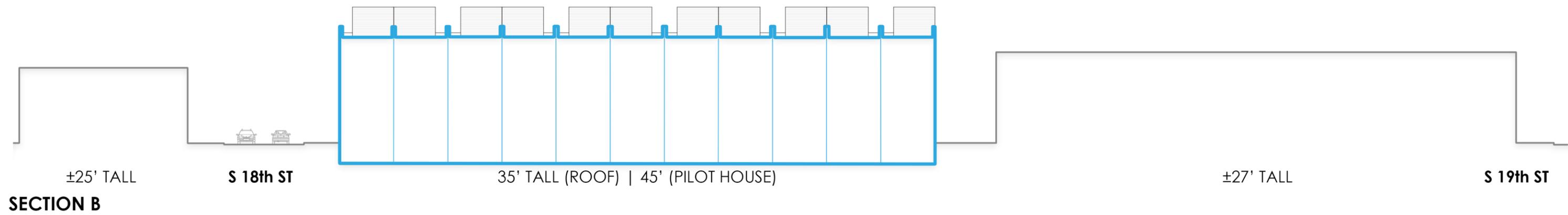
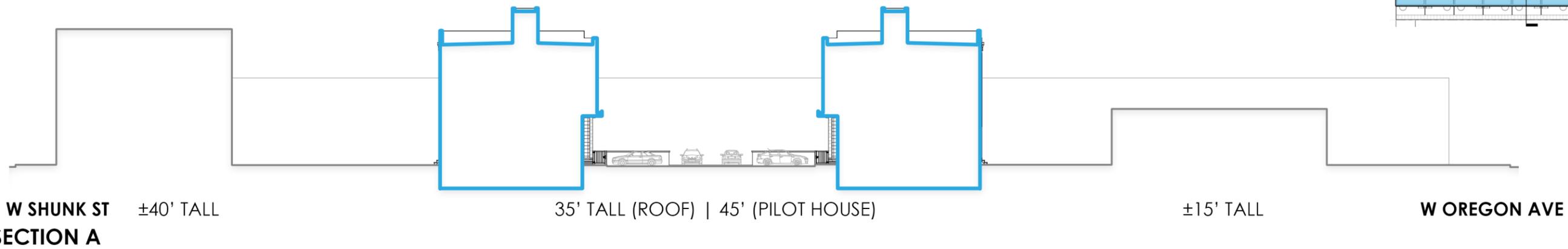
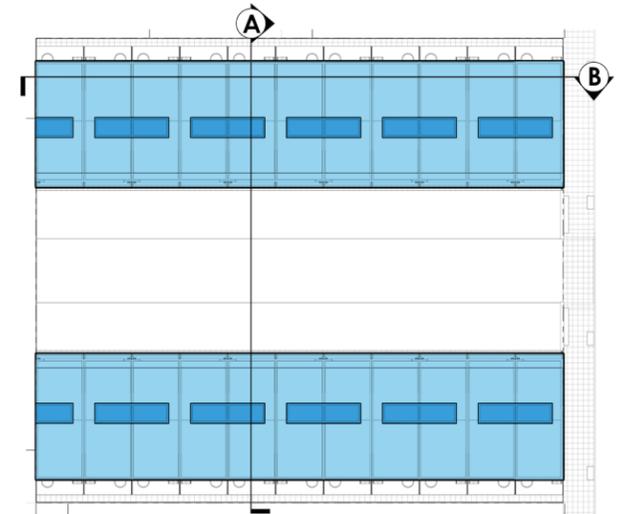
SITE ACCESS

CIVIC DESIGN REVIEW

SCALE 1/32" = 1'-0"



0 32 64 96 128 ft



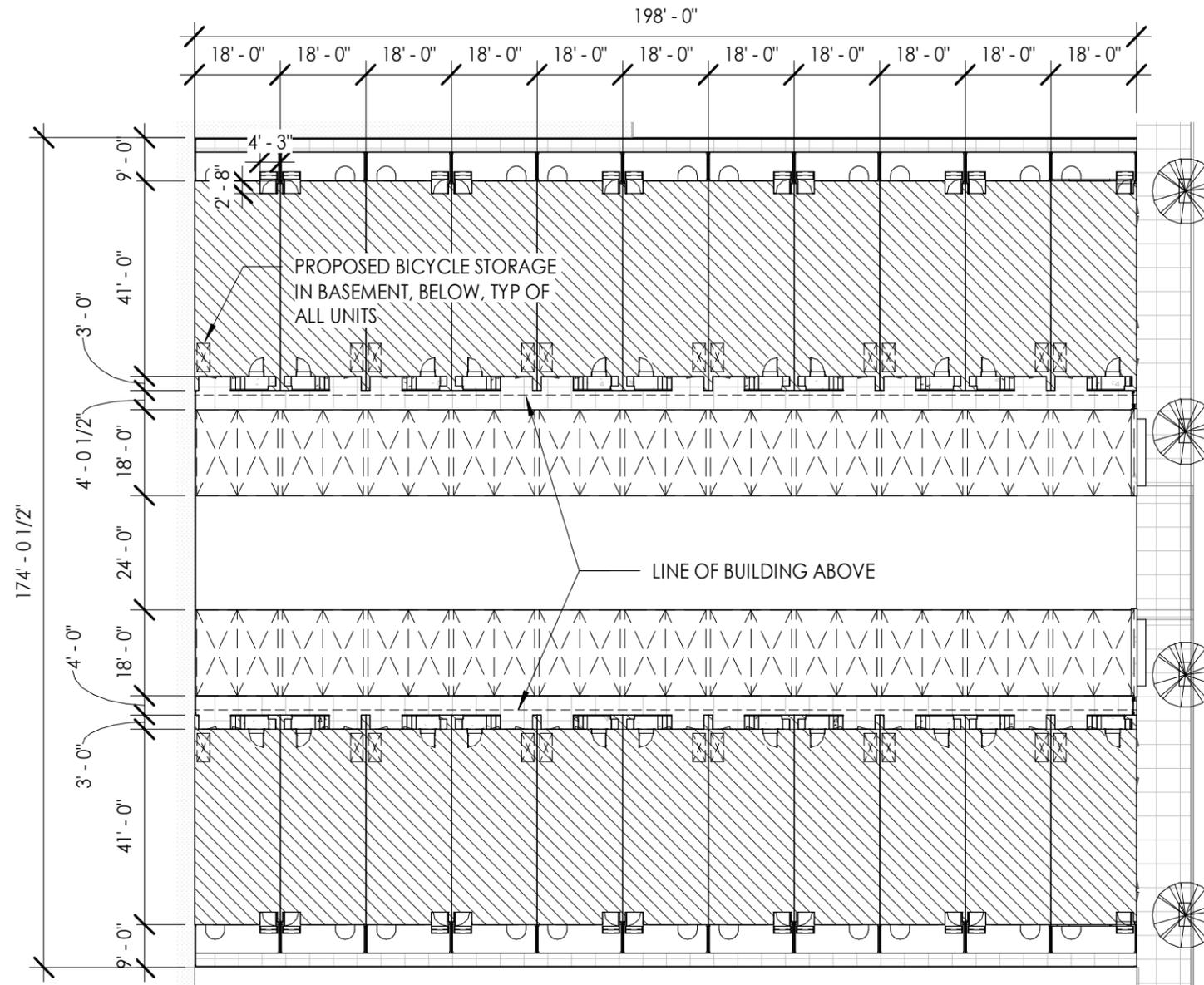
GROUND LEVEL FLOOR PLAN

(22) 3-STORY SINGLE FAMILY DWELLINGS
 (44) VEHICULAR PARKING SPACES
 (22) BICYCLE PARKING SPACES

SINGLE FAMILY UNIT BREAKDOWN

BASEMENT - UTILITIES & MEDIA ROOM
LEVEL 01 - KITCHEN, DINING, LIVING
LEVEL 02 - MASTER SUITE
LEVEL 03 - 2 BEDROOM, 1 BATHROOM
ROOF - OCCUPIABLE DECK

**TOTAL: 3 BEDROOMS, 3 BATHROOMS, PER HOME
 2 VEHICULAR PARKING SPACES PER HOME**

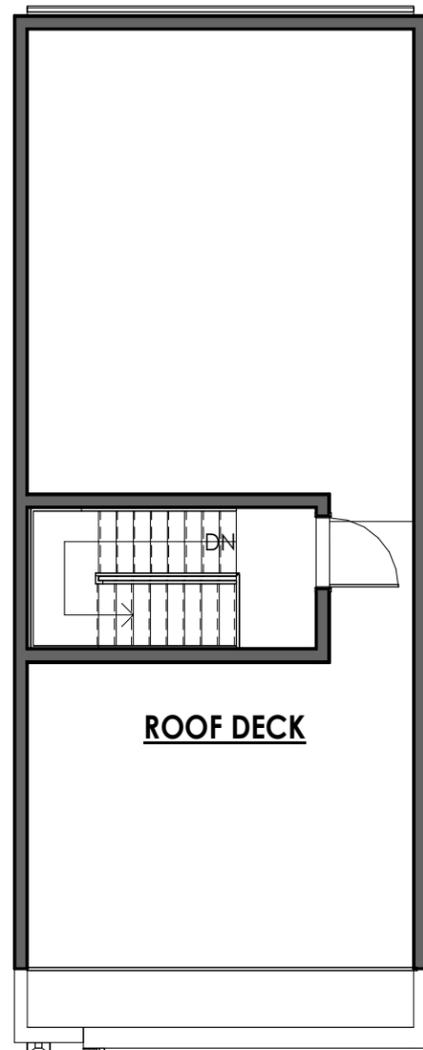


SCALE 1/32" = 1'-0"

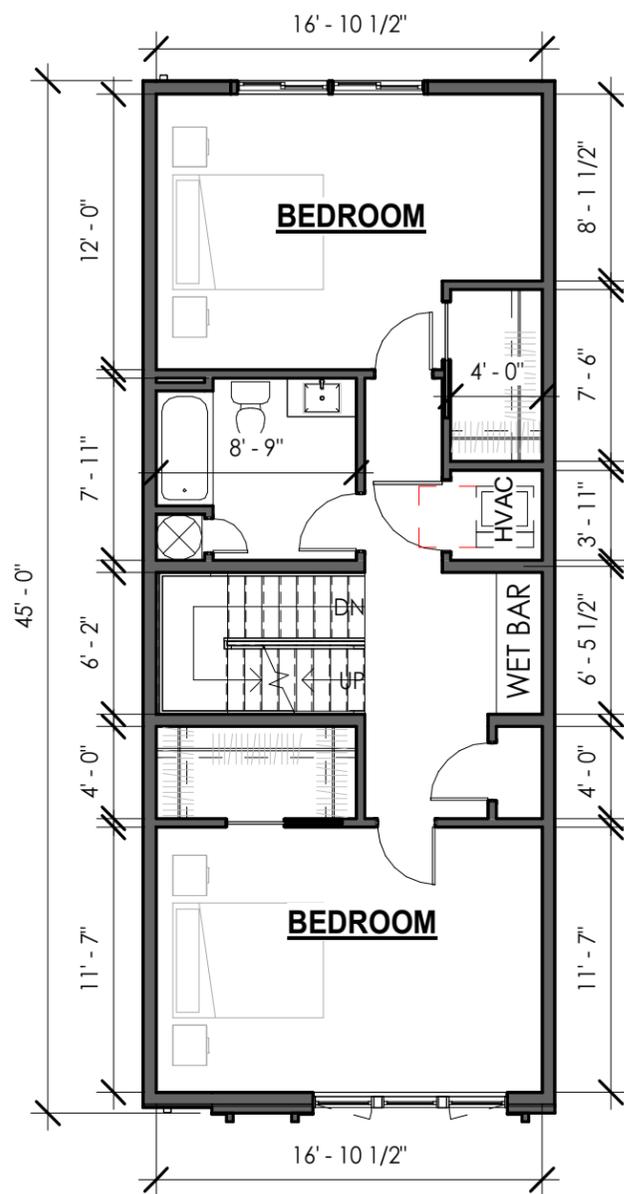


GROUND LEVEL FLOOR PLAN

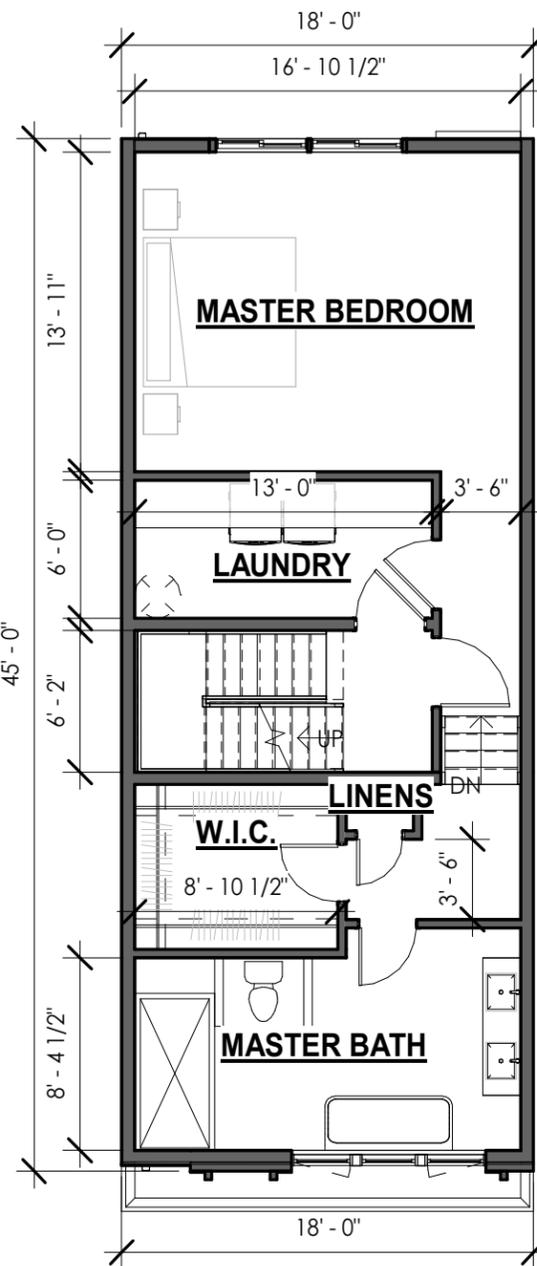
CIVIC DESIGN REVIEW



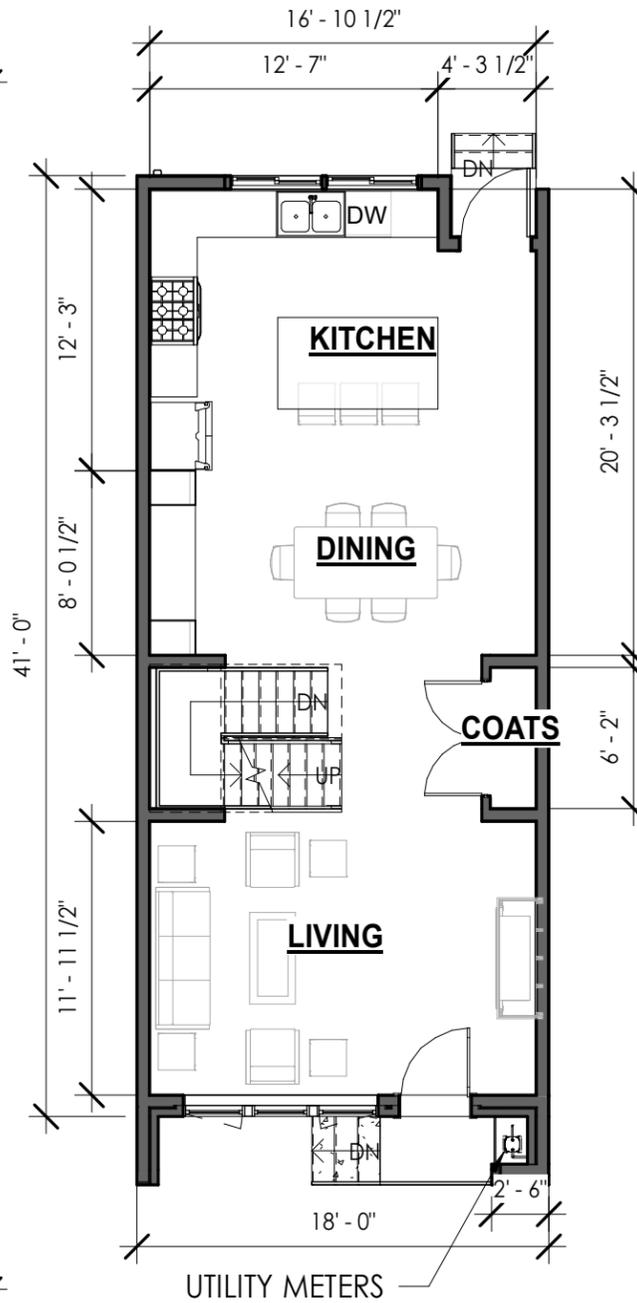
ROOF



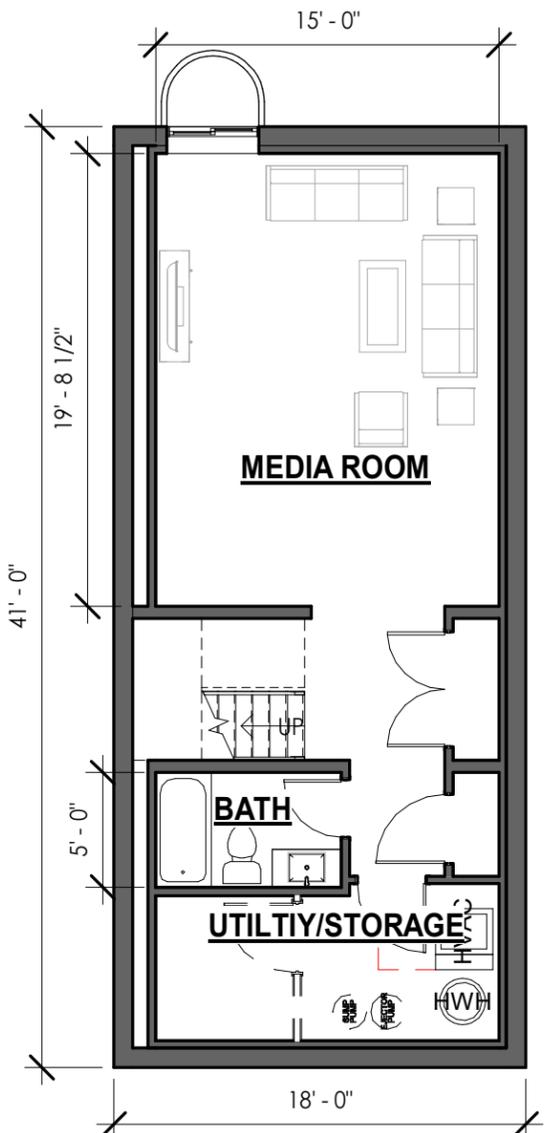
LEVEL 03



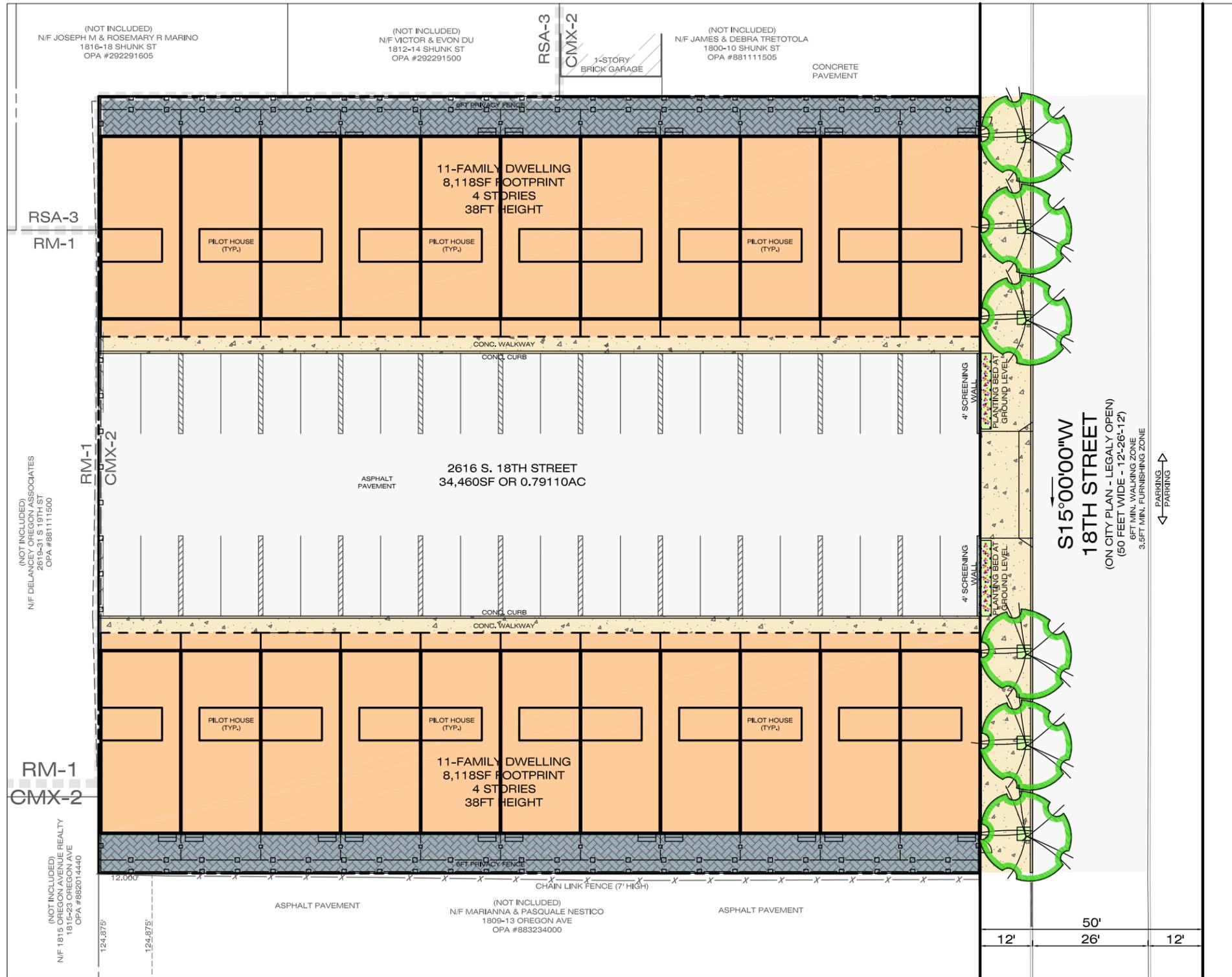
LEVEL 02



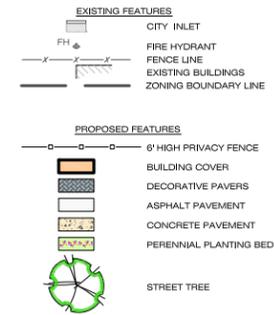
LEVEL 01



BASEMENT



LEGEND



CMX-2 COMMERCIAL ZONING CRITERIA

DISTRICT AND LOT DIMENSIONS	Required
Max. Occupied Area	Intermediate; 75% Corner; 80%
YARDS	5' if used
Min. Side Yard Width, Ea.	The greater of 9 or 10% of lot depth
Min. Rear Yard Depth	
HEIGHT	38'
Max. Height	

NOTES

- Boundary and Location Information is based on a field survey performed by Ruggiero Plante Land Design on February 3, 2020.
- Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
- The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
- The elevations for this plan are based on City Plan No. 30S. The site benchmark is a Mag nail in the sidewalk on the westerly side of 18th Street having an elevation of 14.03', as shown hereon.
- The bearings shown hereon are referenced from City Plan No. 30S.
- FEMA FIRM map #4207570191H map revised November 18, 2015, designates the site as Zone X, areas outside the 500 yr. floodplain.
- Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
- The property is identified as within the Neighborhood Commercial Mixed Use (CMX-2) Zoning District.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
- A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
- This survey does not address the presence or absence of freshwater wetlands.

ROW PLANTING PALETTE

- Trees**
- AR Acer rubrum 'columnar' Columnar Red Maple
 - CR Chionanthus Retusus Chinese Fringe Tree
- Perennials, Ferns, & Vines**
- Astilbe x arendsii 'Bumalda' White Astilbe
 - Hemerocallis spp 'Happy Returns' Daylily 'Happy Returns'
 - Liriope muscari 'Big Blue' Blue Liriope
 - Liriope muscari 'Monroe White' White Liriope
 - Campsis radicans Trumpet Creeper

OWNER OF RECORD
 2616-26 S 18TH STREET
 Carrier Canuso
 2514 S Lambert St
 Philadelphia, PA 19145



NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS	

2616-26 S. 18TH STREET
 Philadelphia, PA 19145
 26TH WARD - OPA #884686500

prepared by:
 Frost Development - George Felcl
 1061 Dekalb Pike, Suite 102
 Blue Bell, PA 19422
 ph: (484) 686-7019

prepared by:

DAVID J. PLANTE, Professional Engineer PA. No. PE-033926-E

Ruggiero Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: June 9, 2020
 Scale: 1" = 20'-0"

Sheet Title:
PRELIMINARY LANDSCAPE PLAN
 Sheet 1 of 1



COLUMNAR RED MAPLE



WHITE ASTILBE



BLUE LIRIOPE



WHITE LIRIOPE



'HAPPY RETURNS' DAYLILY

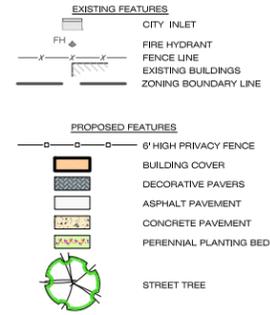


CHINESE FRINGE TREE



TRUMPET CREEPER (VINE)

LEGEND



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Max. Occupied Area	Intermediate: 75% Corner: 80%
YARDS	
Min. Side Yard Width, Ea.	0' if used
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Perennials, Ferns, & Vines	
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Hemerocallis spp 'Happy Returns'	Daylily 'Happy Returns'
Liriope muscari 'Big Blue'	Blue Liriope
Liriope muscari 'Monroe White'	White Liriope
Campsis radicans	Trumpet Creeper

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prepared by:

DAVID J. PLANTE, Professional Engineer PA. No. **PE-053920-E**

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 5900 Ridge Avenue Philadelphia, PA 19128
 phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: June 9, 2020
 Scale: 1" = 20'-0"

Sheet Title:
PRELIMINARY LANDSCAPE PLAN
 Sheet 1 of 1

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, the proposed development is located within 200' of a bus stop along W Oregon 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.	The proposed parking/driveway area will occupy approximately 34% of the overall property area. The parking area will be screened by walls along the ROW line.
(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.	There are no proposed green or electric vehicle parking 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	Not applicable. The development does not front a rail line.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, a new bike share station will not be constructed as part of this development.

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.	No, new irrigation utilities are not being installed as there is no on-site vegetated areas.
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.	No, vegetated pervious areas are not provided, but all stormwater on-site will be captured and managed by a subsurface infiltration basin.
(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, the proposed site will not manage off-site stormwater. However, a new subsurface infiltration basin, will be installed to manage the entirety of stormwater on-site and will comply with PWD regulations.
(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.	No, the majority of the development will consist of hardscaped 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	Residential Energy Efficiency, Chapter 4 of 2018 IECC, Prescriptive Approach
(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	No, the project will not pursue energy performance measures beyond what is required in the Philadelphia code.

	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}	Not applicable. The site is not located within 1000ft of an interstate highway, freeway, etc.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No, the project will not produce renewable on-site energy
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	New street trees are proposed along the property frontage to provide greenery and minor reduction of the heat island effect.

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

1
BRICK



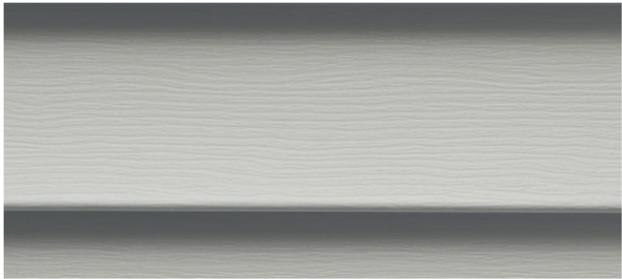
2
CAST STONE



3
FIBER CEMENT
PANEL



4
VINYL SIDING



5
VINYL SIDING



1
BRICK



2
CAST STONE



3
FIBER CEMENT
PANEL



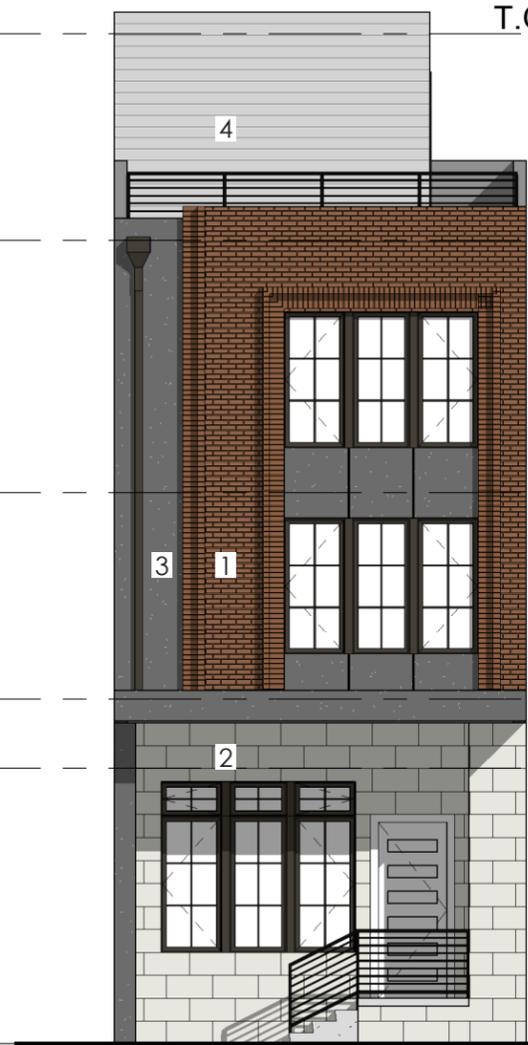
4
VINYL SIDING



5
VINYL SIDING



REAR ELEVATION



FRONT ELEVATION

T.O. PILOT HOUSE
44' - 0"

T.O. ROOF
35' - 0"

LEVEL 03
24' - 0"

LEVEL 02.1
15' - 0"

LEVEL 02
12' - 0"

GRADE
0' - 0"

BUILDING ELEVATIONS
CIVIC DESIGN REVIEW

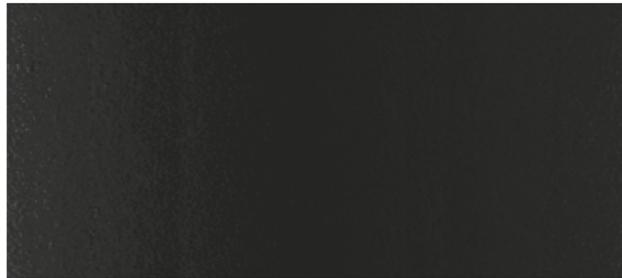
1
BRICK



2
CAST STONE



3
FIBER CEMENT
PANEL



4
VINYL SIDING



5
VINYL SIDING



DRIVE AISLE ELEVATION



SIDE YARD (REAR OF UNIT) ELEVATION



S 18th STREET ELEVATION









COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

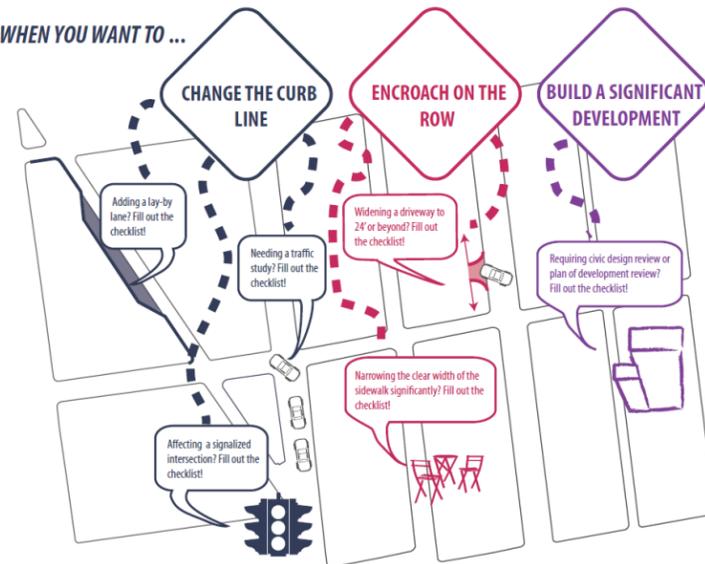
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards or policies established in the City Code, City Plan, or Manual on Uniform Traffic Control Devices (MUTCD).

The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects affecting public rights-of-way. Departmental reviewers will use this checklist to confirm that submitted designs incorporate complete streets considerations (see §11-901 of The Philadelphia Code). Applicants for projects that require Civic Design Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review, along with an electronic version.

The Handbook and the checklist can be accessed at <http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx>

WHEN DO I NEED TO FILL OUT THE COMPLETE STREETS CHECKLIST?

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT: _____ DATE _____
 FINAL STREETS DEPT REVIEW AND COMMENT: _____ DATE _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.

All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.

All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.

Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.

ADA curb-ramp designs must be submitted to Streets Department for review

Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:

- Placing of a new street;
- Removal of an existing street;
- Changes to roadway grades, curb lines, or widths; or
- Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

- EXISTING CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - FULLY DIMENSIONED
 - CURB CUTS/DRIVEWAYS/LAYBY LANES
 - TREE PITS/LANDSCAPING
 - BICYCLE RACKS/STATIONS/STORAGE AREAS
 - TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - PROPOSED TREE PITS/LANDSCAPING
 - BICYCLE RACKS/STATIONS/STORAGE AREAS
 - TRANSIT SHELTERS/STAIRWAYS

*APPLICANTS PLEASE NOTE: ONLY FULL-SIZE, READABLE SITE PLANS WILL BE ACCEPTED. ADDITIONAL PLANS MAY BE REQUIRED AND WILL BE REQUESTED IF NECESSARY

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- PROJECT NAME
2616 S. 18th Street
- DATE
6/9/2020
- APPLICANT NAME
George Felici - Frost Development
- PROJECT AREA: list precise street limits and scope
Limit of Disturbance in ROW: 2,951sf
- APPLICANT CONTACT INFORMATION
1061 Dekalb Pike, Suite 102, Blue Bell, PA 19422 / (484) 686-7019 / george@frostdevelopment.net
- OWNER NAME
George Felici - Frost Development
- OWNER CONTACT INFORMATION
1061 Dekalb Pike, Suite 102, Blue Bell, PA 19422 / (484) 686-7019 / george@frostdevelopment.net
- ENGINEER / ARCHITECT NAME
David J. Plante, PE; Ruggiero Plante Land Design & Scott Woodruff, AIA; DesignBlendz
- ENGINEER / ARCHITECT CONTACT INFORMATION
5900 Ridge Ave, Phila, PA 19128; 215-508-3900; ronald@ruggieroplante.com 4001 Main Street, Suite 203, Philadelphia, PA 19127; 215-995-0228; scott.woodruff@designblendz.com
- 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.

STREET	FROM	TO	COMPLETE STREET TYPE
<u>S. 18th Street</u>	<u>W. Oregon Avenue</u>	<u>W. Shunk Street</u>	<u>City Neighborhood</u>
=	=	=	=
- Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
 - Parking and loading regulations in curb lanes adjacent to the site YES NO
 - Street Furniture such as bus shelters, honor boxes, etc. YES NO N/A
 - Street Direction YES NO
 - Curb Cuts YES NO N/A
 - Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. YES NO N/A
 - Building Extensions into the sidewalk, such as stairs and stoops YES NO N/A

APPLICANT: General Project Information
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

- 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 (BUILDING LINE TO CURB)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>S. 18th Street</u>	<u>12' / 12' / 12'</u>	<u>12' / 12'</u>
=	=	=
=	=	=
=	=	=

- 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
	Required / Existing / Proposed
<u>S. 18th Street</u>	<u>6' / 9.5' / 8.5'</u>
=	=
=	=
=	=

- 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
<u>Driveways (TBR)</u>	<u>22.5'</u>	<u>S. 18th Street</u>
=	=	=
=	=	=
=	=	=

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut Driveway</u>	<u>24'</u>	<u>S. 18th Street</u>
=	=	=
=	=	=
=	=	=

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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:

DEPARTMENTAL REVIEW: Pedestrian Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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	
	Existing / Proposed	
S. 18th Street	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		
	Recommended / Existing / Proposed		
S. 18th Street	3.5' / 2.5' / 3.5'		
=	=		
=	=		
=	=		

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	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	DEPARTMENTAL APPROVAL	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Lighting	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
▪ Benches	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
▪ Street Trees	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
▪ Street Furniture	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	

19. Does the design avoid tripping hazards? YES NO N/A

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

DEPARTMENTAL APPROVAL
YES NO

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8) YES NO N/A YES NO
22. Does the design maintain adequate visibility for all roadway users at intersections? YES NO N/A YES NO

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments: _____

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>
n/a
24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET	ON SIDEWALK	OFF-STREET
		Existing / Proposed	Existing / Proposed	Existing / Proposed
2616 S. 18th Street	8	0 / 0	0 / 0	0 / 22
=	=	=	=	=
=	=	=	=	=
=	=	=	=	=

25. Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?

- Conventional Bike Lane YES NO N/A DEPARTMENTAL APPROVAL YES NO
- Buffered Bike Lane YES NO N/A YES NO
- Bicycle-Friendly Street YES NO N/A YES NO

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES NO N/A YES NO

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES NO N/A YES NO

APPLICANT: Bicycle Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments: _____

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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?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/>
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? <u>The sidewalk condition and walking/furnishing zones will be improved and street trees will be installed to provide greenery along the street.</u>		YES <input type="checkbox"/> NO <input type="checkbox"/>

APPLICANT: Curbside Management Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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; **If not, go to question No. 35**

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

33. What is the maximum AASHTO design vehicle being accommodated by the design?	SU 32'	DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/>
34. Will the project affect a historically certified street? An inventory of historic streets ⁽¹⁾ is maintained by the Philadelphia Historical Commission.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
35. Will the public right-of-way be used for loading and unloading activities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
36. Does the design maintain emergency vehicle access?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
37. Where new streets are being developed, does the design connect and extend the street grid?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	DEPARTMENTAL APPROVAL	
40. Does the design incorporate windows, storefronts, and other active uses facing the street?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>

APPLICANT: Urban Design Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

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	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
45. Does the design provide adequate clearance time for pedestrians to cross streets?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
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? <i>If yes, City Plan Action may be required.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
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?				YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Marked Crosswalks	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Signal Timing and Operation	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Bike Boxes	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW
Additional Reviewer Comments: _____

Notice of: Refusal Referral

Application Number: ZP-2020-000828	Zoning District(s): CMX2	Date of Refusal: 5/19/2020
Address/Location: 2616 S 18TH ST, Philadelphia, PA 19145-3702 <i>Parcel (PWD Record)</i>		Page Number Page 1 of 2
Applicant Name: Ronald Patterson DBA: KLEHR HARRISON HARVEY BRANZBURG		Applicant Address: 1835 Market Street 14th Floor Philadelphia, PA 19103 USA

APPLICATION IS FOR THE ERECTION OF TWO(2) SEMI-DETACHED STRUCTURES ON LOT (NTE 38' HIGH); ROOF DECK ACCESSED BY A PILOTHOUSE(AREA 202 SF) FOR A MULTI-FAMILY HOUSEHOLD LIVING (TWENTY-TWO(22) DWELLING UNITS WITH FORTY-FOUR(44) ACCESSORY PARKING SPACES ACCESSED BY A FRONT STREET FROM A SHEAR DEIVEWAY WITH 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT BASEMENT. SIZE AND LOCATION AS SHOWN IN THE APPLICATION

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov)

Code Reference	Proposed Use is Refused for the Following:	Required	proposed
§14- 602(4)(a)[3]	In the CMX-2 districts, other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, is not provided, is prohibited in this zoning district		
§14-604(5)(a)	Roof deck Front setback from the front of the building (ft)	5 ft	0 ft
§14-802(5)(e) (.1)	Interior landscape of surface parking spaces	10% of parking lot	0 % parking lot
§14-604(5) (c) (.2)	Area of pilothouse (sf)	125 sf	202 sf
Code Reference	Proposed use is Refused for the Following:	Required	Proposed:
§14-604(5) (c) (.4)	The roof deck access structure must be set back 5 ft. from the roof deck and 5 ft setback from the extreme rear building line.		
Table 14-802-4	Accessible spaces	2spaces	0 space
Table 14-803-3	Electric van accessible spaces	3 spaces	0 space
Code Reference	Proposed Zoning is Refused for the Following:	Required	Proposed:
§14-402(4) (b)	Multiple principal buildings on lot, is a special exception to zoning Board of Adjustment		
TABLE 14-701-3	Rear yard depth (ft)	9 ft	0 ft

Chels Dehel
EXAMINER NAME
PLANS EXAMINER
5/19/2020
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Notice of: Refusal Referral

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Seven (7) use refusals
One (1) referral to zba
One (1) zoning refusal

Fee to File Appeal: \$ 300

NOTE TO THE ZBA:
Civic design review must be finished prior to hearing

Cc: Owner:

Canuso Carrie
2514 Lambert St
Philadelphia, PA 19145

Chels Dehel
EXAMINER NAME
PLANS EXAMINER
5/19/2020
DATE SIGNED

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SITE PHOTO



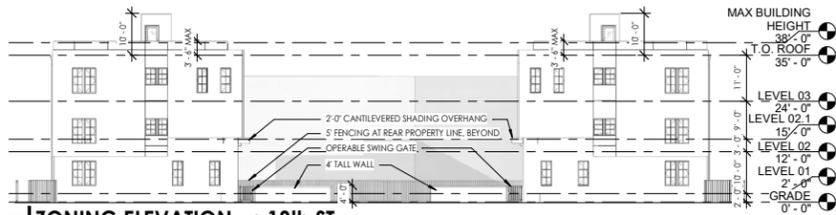
SITE PHOTO



ZONING MAP



VICINITY MAP



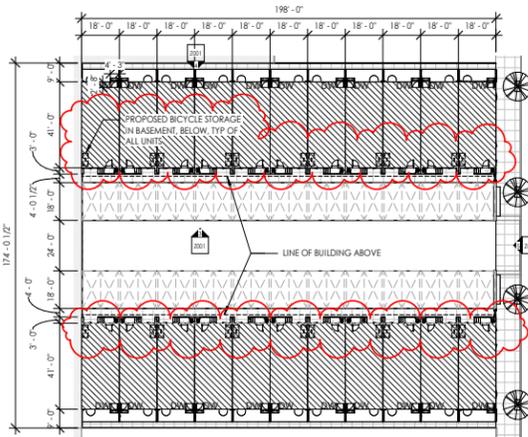
5 | ZONING ELEVATION - s 18th ST
Z001 | 1/16" = 1'-0"



4 | ZONING ELEVATION - SIDE YARD (REAR OF UNIT)
Z001 | 1/16" = 1'-0"

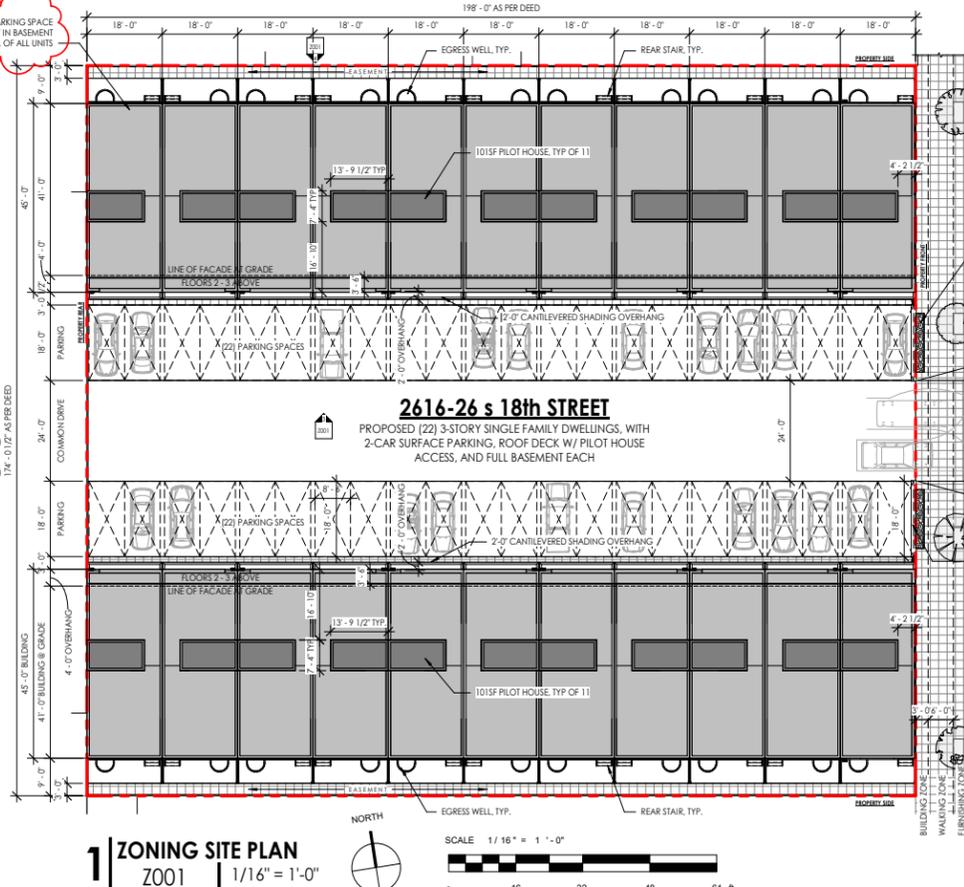


3 | ZONING ELEVATION - DRIVE AISLE
Z001 | 1/16" = 1'-0"



2 | LEVEL 01 FLOOR PLAN
Z001 | 1/32" = 1'-0"

(1) CLASS 1A BICYCLE PARKING SPACE
LOCATED IN UNIT IN BASEMENT
STORAGE ROOM, TYP. OF ALL UNITS



1 | ZONING SITE PLAN
Z001 | 1/16" = 1'-0"

GROSS FLOOR AREA
 BASEMENT - 738sf
 LEVEL 01 - 727sf
 LEVEL 02 - 810sf
 LEVEL 03 - 810sf
 PILOT HOUSE - 101sf
 TOTAL - 3,186sf PER UNIT
 TOTAL - 70,992sf PROPOSED

ZONING INFORMATION CMX-2

ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MAX OCCUPIED AREA: INTERMEDIATE: 75%, CORNER: 80%	OPEN AREA: 16,640 sf (48%)	NO
MINIMUM FRONT YARD DEPTH: NA	FRONT YARD DEPTH: 0'	NO
MINIMUM SIDE YARD WIDTH: 5'-0" IF USED	SIDE YARD WIDTH: 9' EACH SIDE	NO
MINIMUM REAR YARD DEPTH: THE GREATER OF 9'-0" OR 10% OF LOT DEPTH	REAR YARD DEPTH: 0'	YES
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 38'-0" MAX	NO
MINIMUM SET BACK OF STORES ABOVE THE SECOND STORY: 0'-0"	SET BACK: 0'-0"	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 0'-0"	SET BACK: 0'-0" FRONTAGE, 3'-6" DRIVE AISLE	NO
PARKING: 0 REQUIRED	24 SURFACE SPACES OF PER UNIT	NO
BKE PARKING: 0 REQUIRED	22 IN-UNIT BKE PARKING (1 PER UNIT)	NO
STREET TREES: 0 REQUIRED	4 PROPOSED	NO

PERMITTED USE TYPE -
 HOUSEHOLD LIVING; PASSIVE RECREATION; COMMUNITY CENTER; FAMILY DAY CARE; GROUP DAY CARE; DAY CARE CENTER; EDUCATIONAL FACILITIES; PARATRIAL ORGANIZATION; HOSPITAL; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; BUILDING OR TOWER MOUNTED ANTENNA; BUSINESS AND PROFESSIONAL; PROFESSIONAL OFFICE; MEDICAL; DENTAL; HEALTH CARE PRACTICER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; MEDICAL MARIJUANA DISPENSARY; FOOD, BEVERAGES, AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES; PHARMACEUTICALS; AND CONVENIENCE SALES; WEARING APPAREL AND ACCESSORIES; SIT DOWN RESTAURANT; FUNERAL AND MORTUARY SERVICES; PERSONAL SERVICES; VEHICLE EQUIPMENT AND SUPPLIES SALES AND RENTAL; ARTIST STUDIO; RESEARCH AND DEVELOPMENT; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

DESCRIPTION -
 PROPOSED (22) 3-STORY SINGLE FAMILY DWELLINGS, WITH 2-CAR SURFACE PARKING, ROOF DECK W/ PILOT HOUSE ACCESS, AND FULL BASEMENT EACH. **VARIANCE REQUESTED FOR USE.**



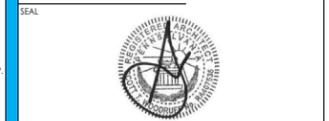
PERSPECTIVE VIEW (FOR REFERENCE ONLY)



DESIGNBLENDZ ARCHITECTURE, LLP
 PHILADELPHIA, PA 4001 MAIN ST, SUITE 310 PHILADELPHIA, PA 19127 (215) 995-0228
 MONTCLAIR, NJ 17 CHURCH ST MONTCLAIR, NJ 07042 (973) 299-1777

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 FROST DEVELOPMENT

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PROJECT ADDRESS
 2616-26 s 18th ST, PHILADELPHIA, PA, 19145

ZONING REVISION 01
 ISSUE FOR ZONING
 SUBMISSIONS & REVISIONS

PROJECT
 2616-26 s 18TH ST HOMES

SHEET TITLE
 ZONING PLAN

PROJECT NO. DRAWING NO.
 Project Number

REVISION
Z001

SCALE
 As indicated

VIRTUAL MEETING - ZONING NOTICE CIVIC DESIGN REVIEW NOTICE

2616 S. 18th Street

August 25, 2020

Frost Development Company
1061 Dekalb Pike - Suite 102
Blue Bell, PA 19422

Dear Registered Community Organization or Neighbor:

This is a notification of **VIRTUAL, ON-LINE, VIDEO PUBLIC MEETINGS** to discuss the project described above. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to participate.

- **Property Description:** Frost Development Company (Frost) is the equitable owner and developer of 2616 S. 18th Street, which is currently the Grove Supply Inc. plumbing and heating business
- **Project Description:** Frost proposes to: (1) Demolish all existing structures; (2) Construct 2 detached structures having 22 single family residential dwelling units in a townhouse Planned Urban Development HOA arrangement; (3) with each house having 2 parking spaces (for a total of 44 spaces); and (4) with related building and site improvements, as per the submitted zoning plans.
- Frost recently filed a Zoning Permit Application with the Department of Licenses and Inspections (L&I) for the Project.
- The property is located in a CMX-2 Commercial Zoning District.
- **Summary of Refusal:** In response to the Application, L&I issued a Refusal Letter for not providing a required commercial use on the ground level fronting on S. 18th Street, and for various dimensional reasons as set forth in the Refusal Letter, attached.
Upon receipt of the Refusal Letter, Frost filed an appeal to Philadelphia Zoning Board of Adjustment (ZBA) for variance relief.
- **Summary of Civic Design Review Referral:** Also in response to the Application, L&I issued a Civic Design Review (CDR) Referral Letter because the Project will create more than 50,000 square feet of new construction and/or more than 500 new residential units. Accordingly, the Project must proceed through the City's Civic Design Review (CDR) process for advisory design comments before Frost can obtain its building permits to construct the Project. As a neighbor within 250 feet of this property we are notifying you of this matter.
- Frost has contacted Girard Estate Area Residents (GEAR) and Girard Estate Neighbors Association (GENA) and notified Councilman Kenyatta Johnson of this matter.
- GEAR is the coordinating Registered Community Organization (RCO) for this Property as recognized by the City.
- GEAR, as the Coordinating RCO, has scheduled a **VIRTUAL, ON-LINE, VIDEO PUBLIC MEETING** in advance of a public ZBA and CDR hearings to discuss the project at the following date, time, and location: **Tuesday, September 1, 2020 at 6:30 p.m.**, at an on-line video meeting via ZOOM format, or by telephone as follows:
- If you want to participate in the virtual video meeting, the login information is as follows:
- <https://zoom.us/j/92539058123>

Meeting ID: 856 8440 0488
Passcode: 095885

By Phone Only Option:
Dial in: +1 929 205 6099 (US)
Meeting ID: 856 8440 0488

Any individuals without internet access may call into the following number to listen to the meeting: (646) 558-8656

- Copies of the Zoning Permit Application, related ZBA appeal and CDR information for this project can be obtained at GEAR or at:

The Department of Licenses & Inspections (L&I) Attention: Cheli Dahal Municipal Services Building – Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	Klehr Harrison Harvey Branzburg LLP c/o Ronald J. Patterson, Esquire 1835 Market Street – Floor 14 Philadelphia, PA 19103 (215) 569-4585
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- Please review the zoning posters for the date of the **VIRTUAL PUBLIC HEARINGS** to be held by the ZBA.

System.Object[]

- For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:
 - o GEAR - cellinoatt@hotmail.com
 - o GENA - contact@girardestateneighbors.org

IF YOU HAVE RECEIVED THIS NOTICE AS THE OWNER, MANAGING AGENT, OR OTHER RESPONSIBLE PERSON AT A MULTI-UNIT BUILDING, YOU ARE REQUESTED TO POST THIS NOTICE AT A PROMINENT PLACE IN A COMMON AREA OF YOUR BUILDING.

- cc: District Council (Franz.pierce@phila.gov and Christopher.Sample@phila.gov); Girard Estate Area Residents (cellinoatt@hotmail.com); Girard Estate Neighbors Association (contact@girardestateneighbors.org); RCO.Notification@phila.gov; RCOZBA@phila.gov

System.Object[]

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4	RESIDENT	2531 S CLEVELAND ST PHILADELPHIA, PA 19145	\$0.50	\$0.43
5	RESIDENT	2533 S CLEVELAND ST PHILADELPHIA, PA 19145	\$0.50	\$0.43
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18	RESIDENT	1822 SHUNK ST PHILADELPHIA, PA 19145	\$0.50	\$0.43
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25	RESIDENT	2622 S BOUVIER ST PHILADELPHIA, PA 19145	\$0.50	\$0.43
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37	RESIDENT	2632 S BOUVIER ST PHILADELPHIA, PA 19145	\$0.50	\$0.43
38	RESIDENT	2634 S BOUVIER ST PHILADELPHIA, PA 19145	\$0.50	\$0.43

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19	RESIDENT	2649 S 18TH ST PHILADELPHIA, PA 19145	\$0.50	\$0.43
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28	RESIDENT	2639 S 18TH ST PHILADELPHIA, PA 19145	\$0.50	\$0.43
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30	RESIDENT	2643 S 18TH ST PHILADELPHIA, PA 19145	\$0.50	\$0.43
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38	RESIDENT	2612 S COLORADO ST PHILADELPHIA, PA 19145	\$0.50	\$0.43

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