

BSP

BAKER STREET PARTNERS



AQUA
ECONOMICS &
ENGINEERING



STUDIO C
ARCHITECTURE

INDUSTRY LOFTS

5001 UMBRIA STREET
PHILADELPHIA PA 19128

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-2020-001619

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

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

INCLUDES MORE THAN 100 NEW DWELLING UNITS

PROJECT LOCATION

Planning District: Lower Northwest Council District: 4

Address: 5001 UMBRIA STREET

Is this parcel within an Opportunity Zone? No

CONTACT INFORMATION

Applicant Name: William O'Brien Primary Phone: 215-432-5341

Email: LawyersOnMain@Gmail.com Address: 4322 Main Street

Philadelphia, PA 19127

Property Owner: Linda Smith Developer Baker Street Partners

Architect: Christopher Cariickoff

SITE CONDITIONS

Site Area: ~ 2 acres

Existing Zoning: ICMX Are Zoning Variances required? Yes X No

Proposed Use:

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

178 Apartments, 1 commercial/retail unit

Proposed # of Parking Units:

110 off-street parking spaces

COMMUNITY MEETING

Community meeting held: Yes No x
**Scheduled for 7:00 p.m. on Tuesday, September 8th

If yes, please provide written documentation as proof.

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

Date: 9/8/2020 Time: 7:00 p.m.

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No x NA

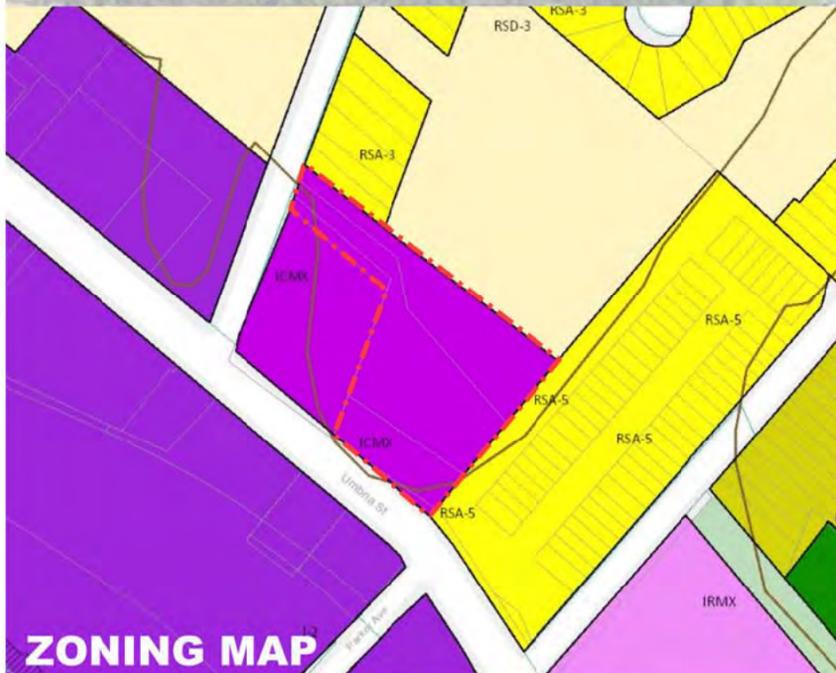
If yes, indicate the date hearing will be held:

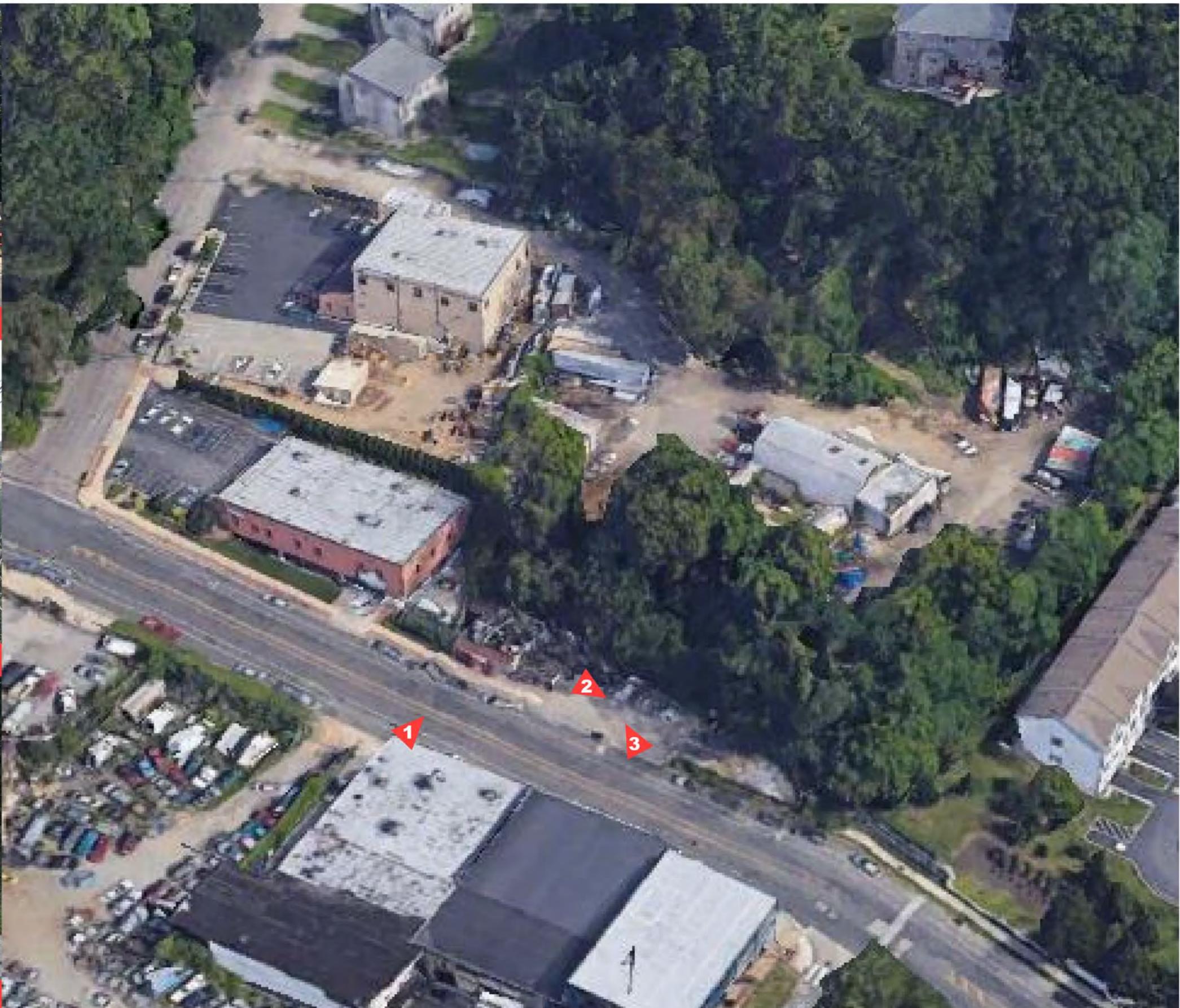
Date:

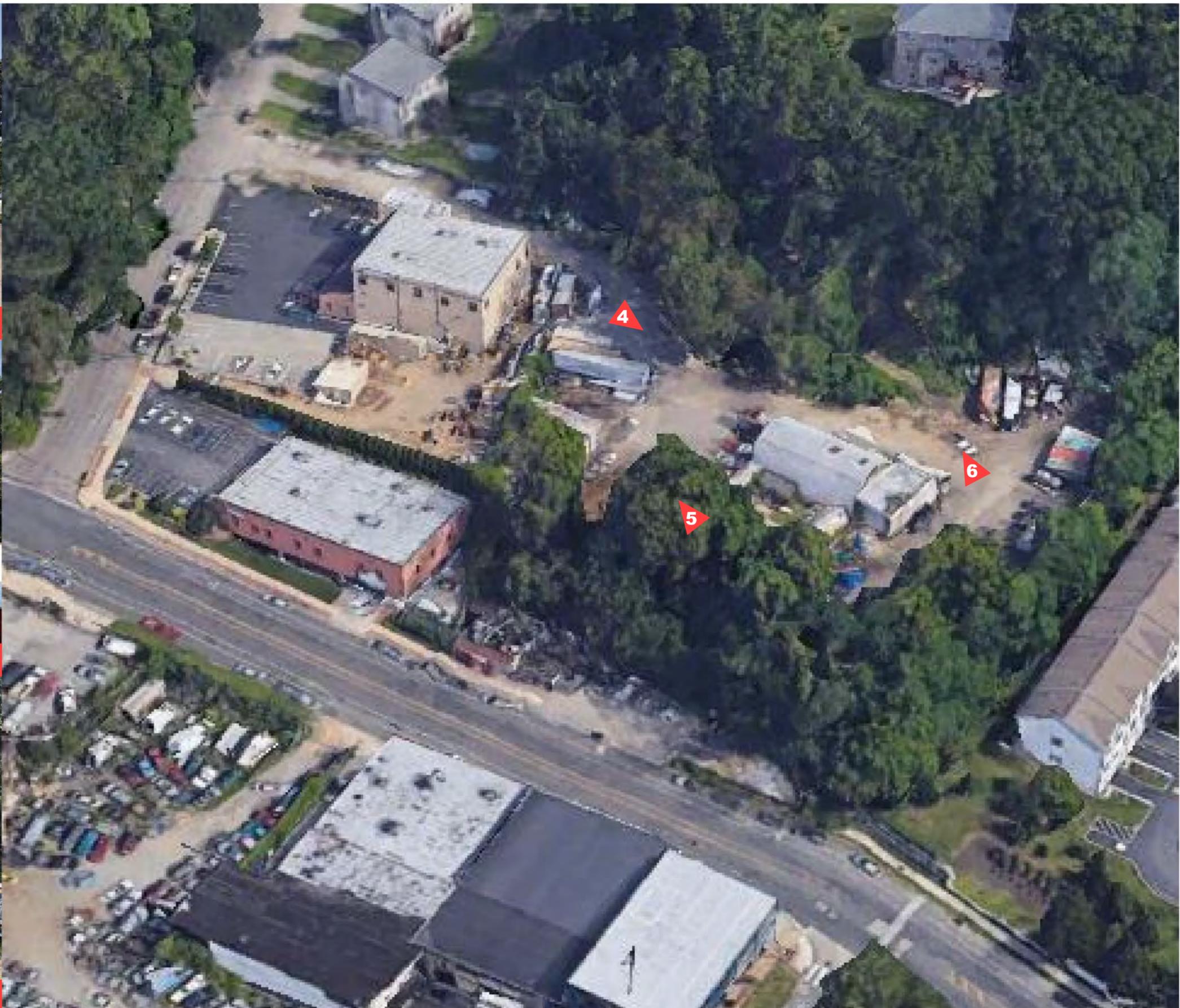
SITE OVERVIEW

5001 UMBRIA STREET IS AN 85,856.2 SF (1.97099 ACRE) LOT LOCATED IN THE RIDGE PARK CIVIC ASSOCIATION RCO IN MANAYUNK. THE SITE CONSOLIDATES 3 PARCELS, 5001 UMBRIA, 115 PAOLI AVE & 121 PAOLI AVE. IT IS CURRENTLY ZONED ICMX. THE SITE IS WITHIN WALKING DISTANCE TO THE SEPTA IVY RIDGE TRAIN STATION.

THIS NEARLY TWO ACRE SITE HAS FRONTAGE ON BOTH PAOLI AVENUE AND UMBRIA STREET AT THE INTERSECTION OPPOSITE THE IVYRIDGE COMMUTER TRAIN STATION. THE PROPOSED DEVELOPMENT FOLLOWS THE 2035 LOWER NORTHWEST DISTRICT PLAN, ADOPTED BY THE PHILADELPHIA CITY PLANNING COMMISSION, WHICH RECOMMENDS THE DEVELOPMENT OF THIS AREA BE FOCUSED ON MULTI-FAMILY HOUSING WITH GROUND FLOOR RETAIL. FURTHER, THE PROPOSED MIXED RESIDENTIAL/COMMERCIAL USE OF THE PROPERTY IS CONSISTENT WITH, AND COMPLIMENTARY TO, EXISTING USES OF NEIGHBORING PROPERTIES. STRICT COMPLIANCE WITH THE ZONING CODE IMPOSES A HARDSHIP ON THE PROPERTY DUE TO THE PROPERTY'S EXISTING TOPOGRAPHIC CONDITIONS. THE LEAST MODIFICATION POSSIBLE TO ABATE THAT HARDSHIP IS ALLOWING DISTURBANCE OF A STEEPLY SLOPED AREA AT THE WESTERLY SIDE OF THE PROPERTY, WHILE PRESERVING A LARGER STEEPLY SLOPED AREA AT THE EASTERN SIDE OF THE PROPERTY. THE PROPOSED DEVELOPMENT WILL HAVE NO ADVERSE AFFECT ON PUBLIC HEALTH, SAFETY OR WELFARE.







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SITE PHOTOS - PAOLI SITE

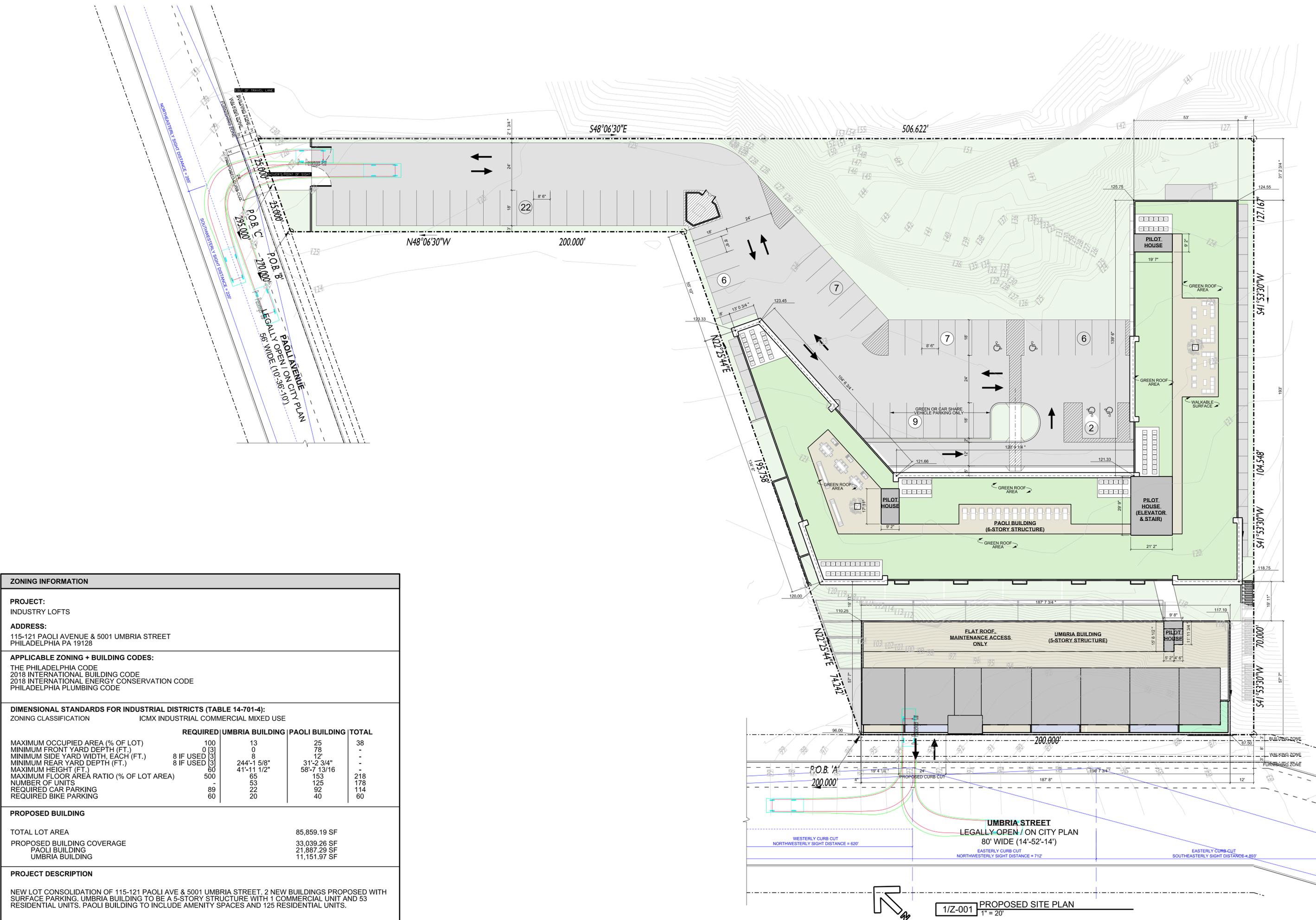


DATE	05.15.20
06.11.20	

ISSUE	ZONING SUBMISSION
	ZONING REVISION 1

PROPOSED ZONING PLAN

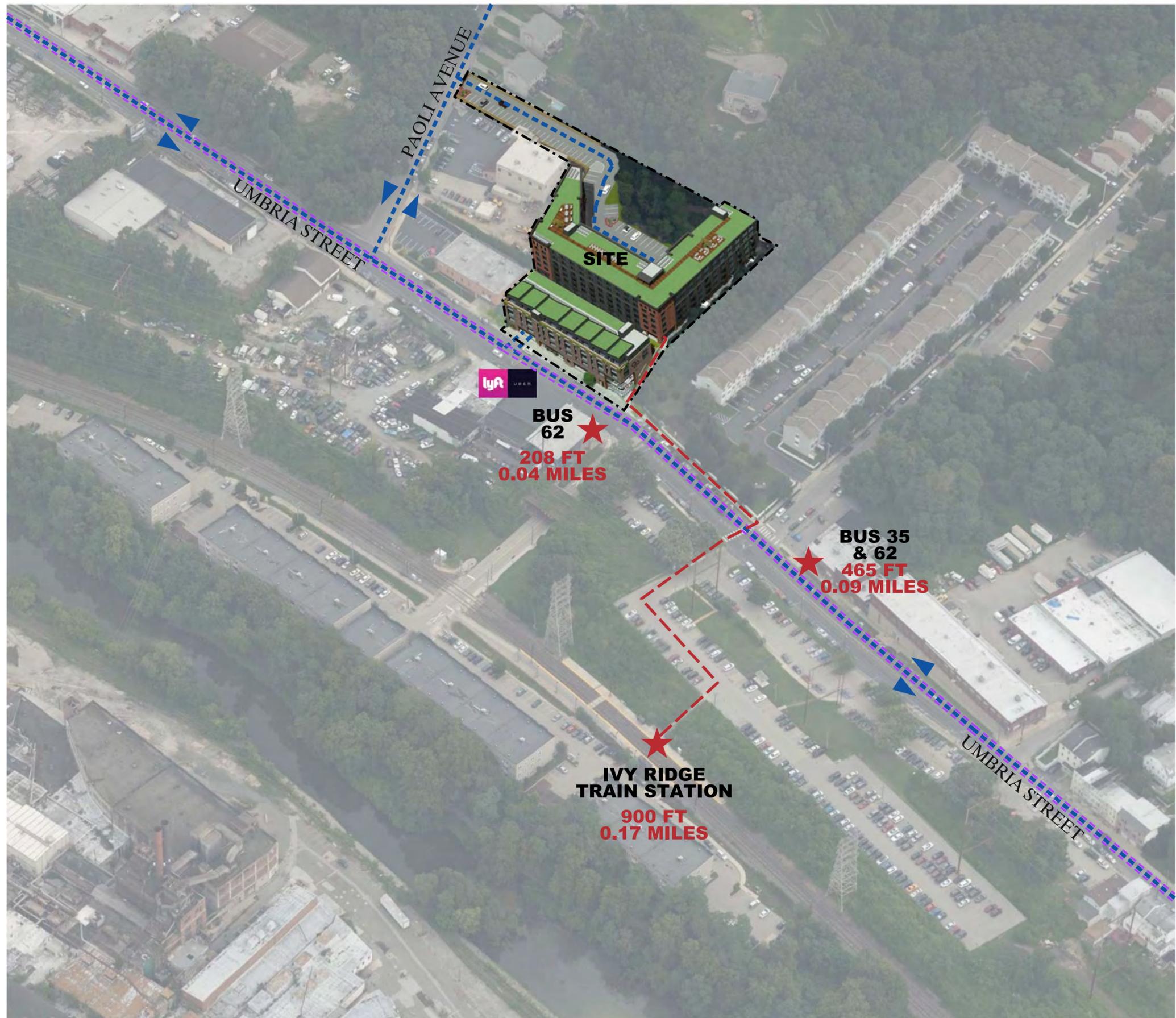
Z-001

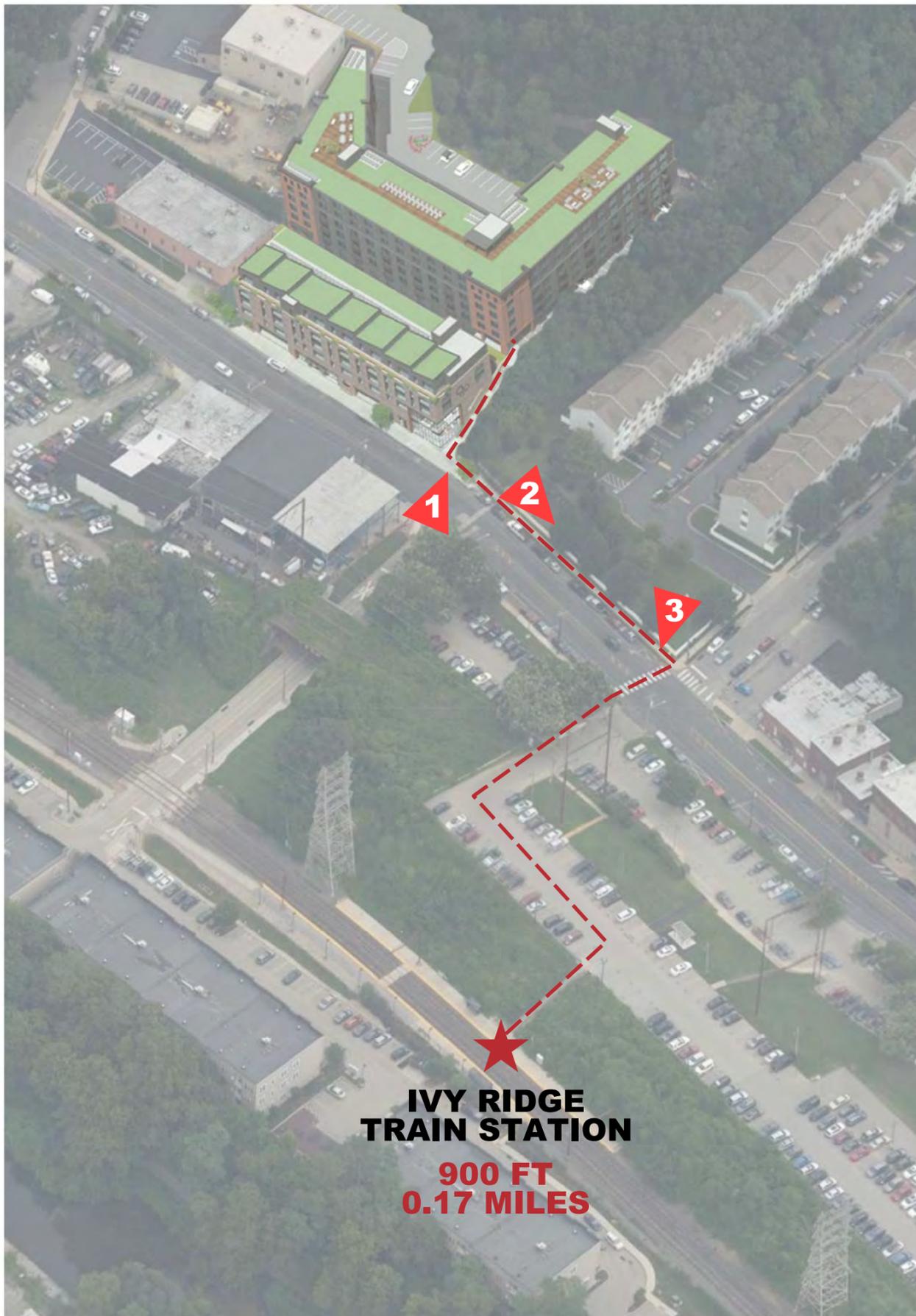


ZONING INFORMATION				
PROJECT: INDUSTRY LOFTS				
ADDRESS: 115-121 PAOLI AVENUE & 5001 UMBRIA STREET PHILADELPHIA PA 19128				
APPLICABLE ZONING + BUILDING CODES: THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE				
DIMENSIONAL STANDARDS FOR INDUSTRIAL DISTRICTS (TABLE 14-701-4): ZONING CLASSIFICATION ICMX INDUSTRIAL COMMERCIAL MIXED USE				
	REQUIRED	UMBRIA BUILDING	PAOLI BUILDING	TOTAL
MAXIMUM OCCUPIED AREA (% OF LOT)	100	13	25	38
MINIMUM FRONT YARD DEPTH (FT.)	0 (3)	0	78	-
MINIMUM SIDE YARD WIDTH, EACH (FT.)	8 IF USED (3)	8	12	-
MINIMUM REAR YARD DEPTH (FT.)	8 IF USED (3)	244'-1 5/8"	31'-2 3/4"	-
MAXIMUM HEIGHT (FT.)	60	41'-11 1/2"	58'-7 13/16"	218
MAXIMUM FLOOR AREA RATIO (% OF LOT AREA)	500	-	153	178
NUMBER OF UNITS	-	53	125	178
REQUIRED CAR PARKING	89	22	92	114
REQUIRED BIKE PARKING	60	20	40	60
PROPOSED BUILDING				
TOTAL LOT AREA		85,859.19 SF		
PROPOSED BUILDING COVERAGE		33,039.26 SF		
PAOLI BUILDING		21,887.29 SF		
UMBRIA BUILDING		11,151.97 SF		
PROJECT DESCRIPTION				
NEW LOT CONSOLIDATION OF 115-121 PAOLI AVE & 5001 UMBRIA STREET. 2 NEW BUILDINGS PROPOSED WITH SURFACE PARKING. UMBRIA BUILDING TO BE A 5-STORY STRUCTURE WITH 1 COMMERCIAL UNIT AND 53 RESIDENTIAL UNITS. PAOLI BUILDING TO INCLUDE AMENITY SPACES AND 125 RESIDENTIAL UNITS.				

LEGEND

- - - PROPERTY BOUNDARY
- - - SEPTA ACCESS
- - - BIKE LANES
- - - VEHICULAR ACCESS





**IVY RIDGE
TRAIN STATION**
**900 FT
0.17 MILES**



1 SITE STAIR FROM PAOLI BUILDING

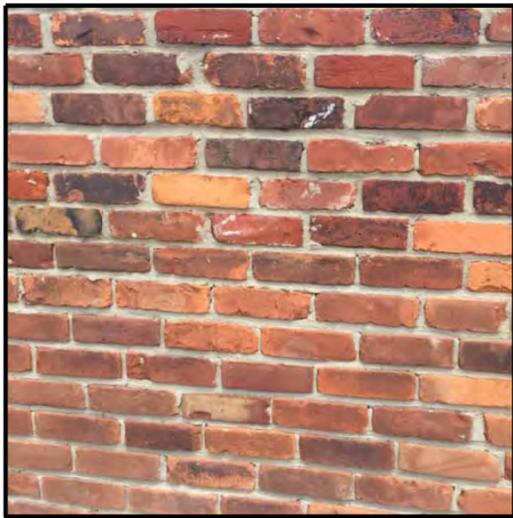


2 SIDEWALK DOWN UMBRIA



3 CROSSWALK TO STATION





**ANTIQUÉ WAREHOUSE
RED BRICK**



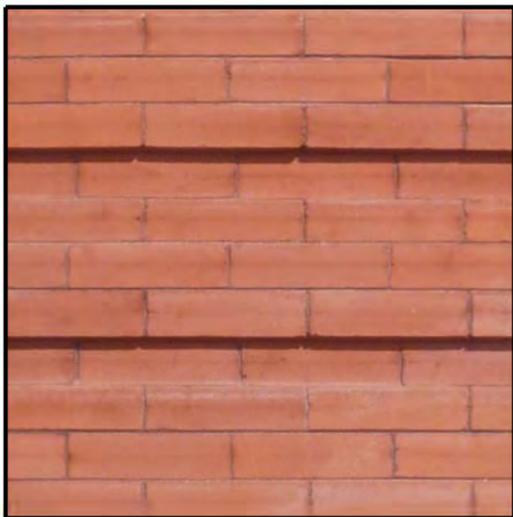
**PAC-CLAD METAL
PANEL
COLOR: MATTE BLACK
STEEL**



**BLACK CORRUGATED
METAL**



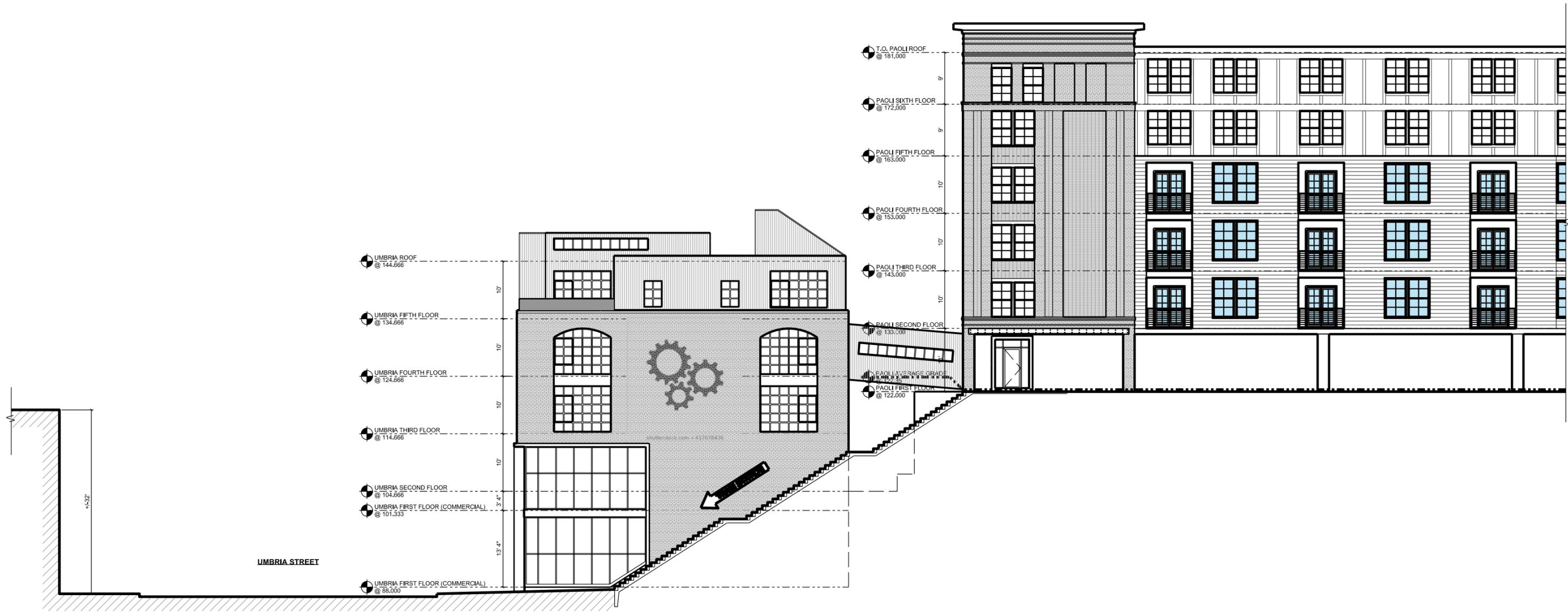
**PAC-CLAD METAL
PANEL
COLOR: WEATHERED
STEEL**



**SMOOTH RED BRICK,
DARK GROUT**



**HARDIE PLANK SIDING
COLOR: NIGHT GRAY
TEXTURE: SMOOTH**





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INDUSTRY LOFTS

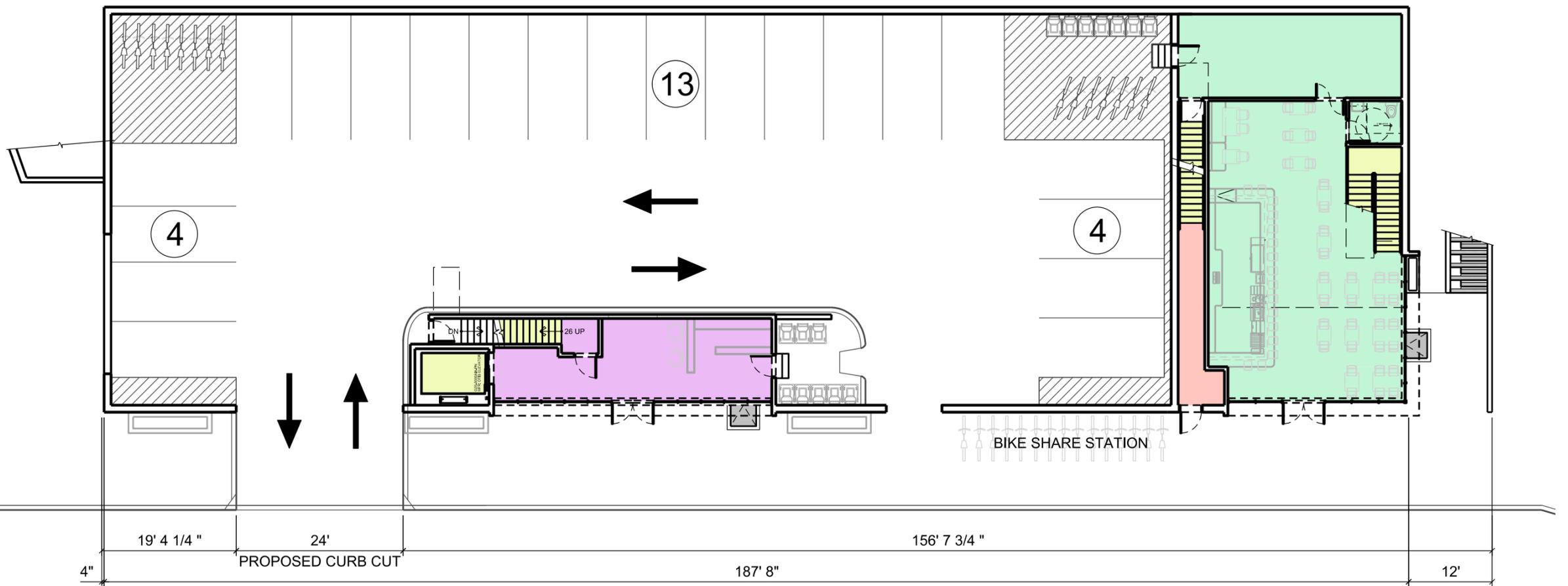
3D RENDERING:
VIEW FROM UMBRIA
LOOKING NORTH WEST



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ARCHITECTURE

INDUSTRY LOFTS

3D RENDERING:
VIEW FROM UMBRIA
LOOKING NORTH EAST

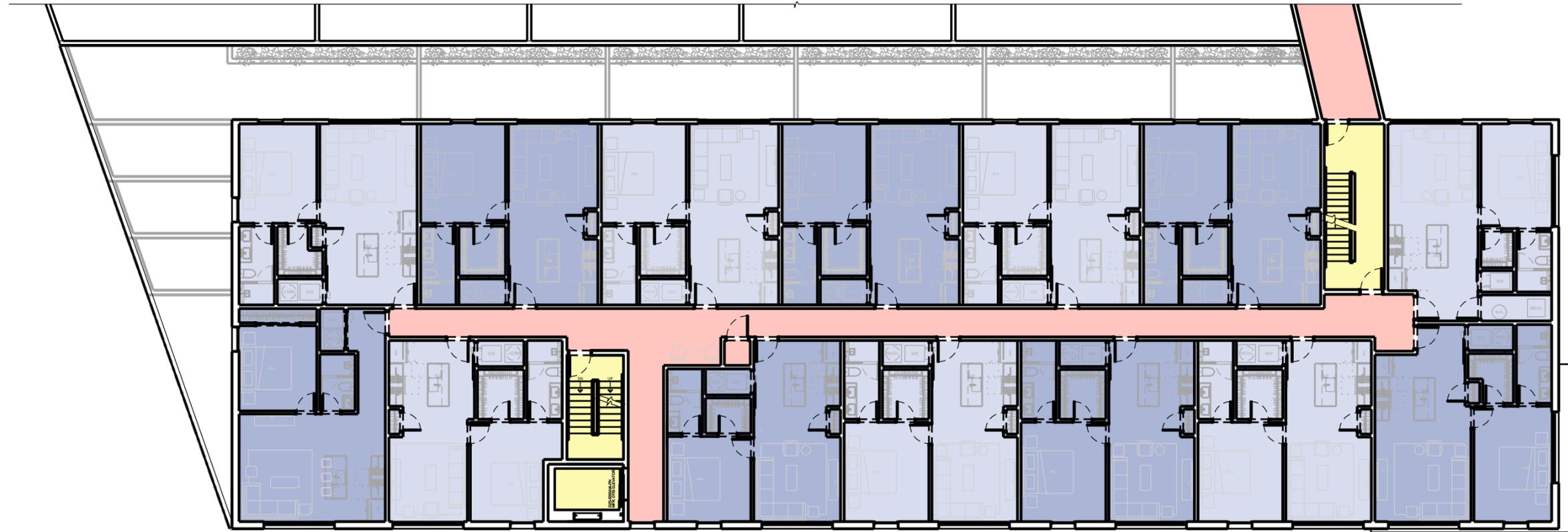


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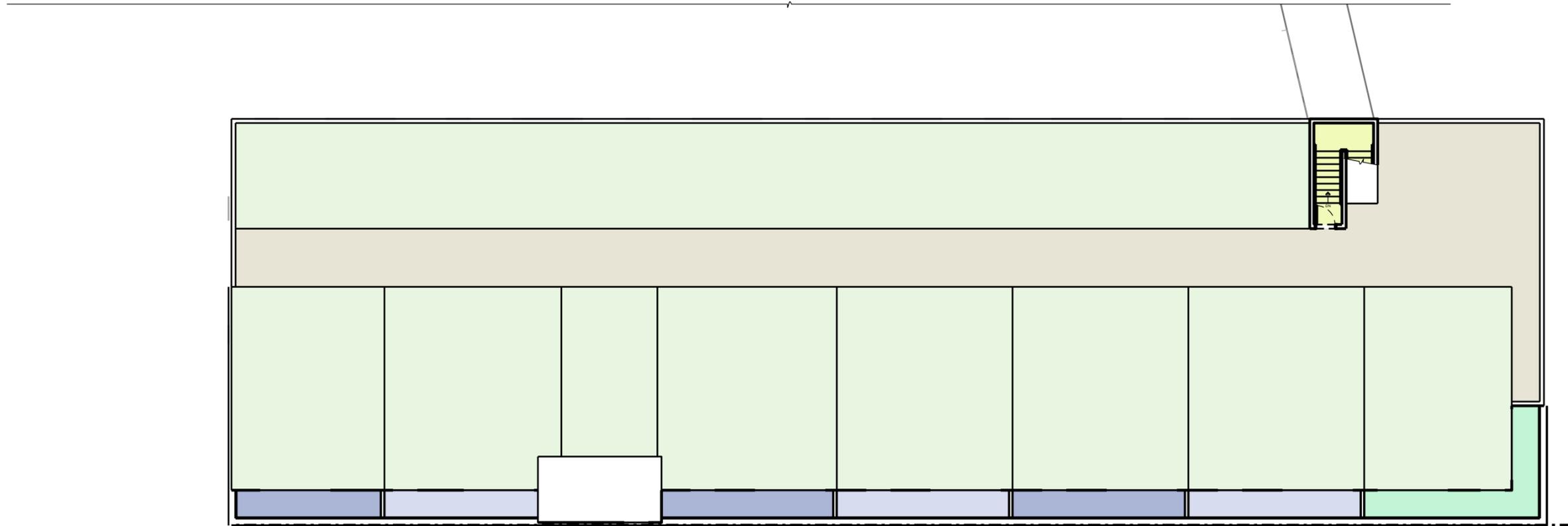
 AMENITY SPACE
 COMMERCIAL SPACE
 CIRCULATION
 VERTICAL CIRCULATION



LEGEND:	
	UNIT YARDS / VEGETATION
	1-BEDROOM UNIT
	1-BEDROOM UNIT
	} 12 TOTAL
	COMMERCIAL SPACE
	CIRCULATION
	VERTICAL CIRCULATION



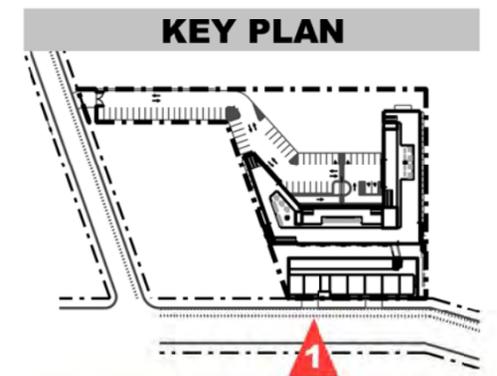
LEGEND:	
	UNIT YARDS / VEGETATION
	1-BEDROOM UNIT
	1-BEDROOM UNIT
	14 TOTAL
	CIRCULATION
	VERTICAL CIRCULATION

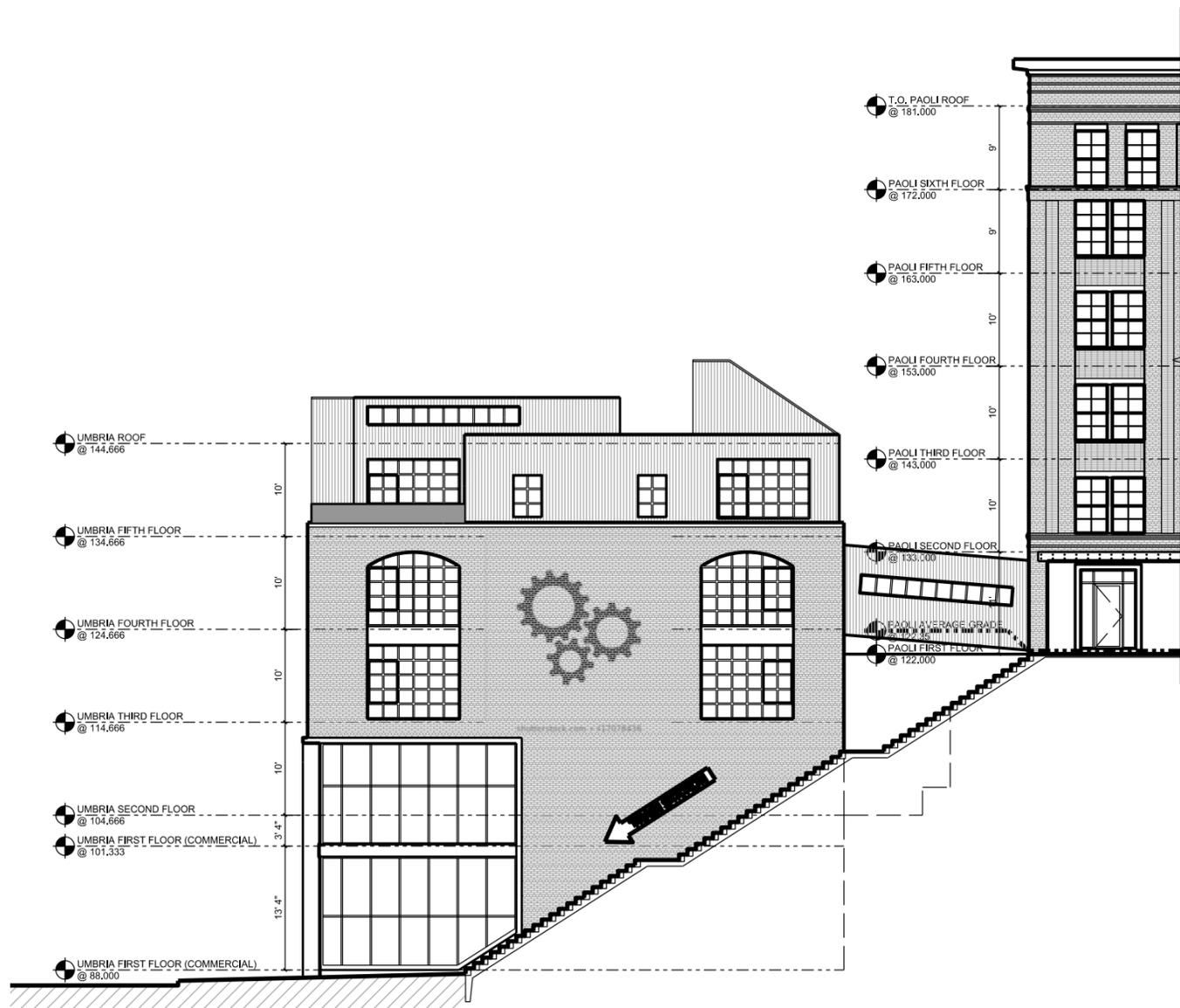


LEGEND:	
	ROOF DECK
	VERTICAL CIRCULATION



1 SOUTH WEST ELEVATION

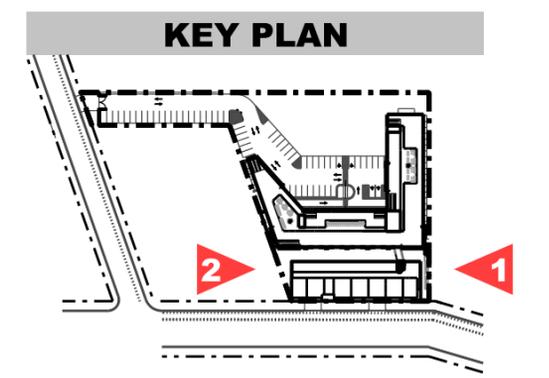




1 SOUTH EAST ELEVATION

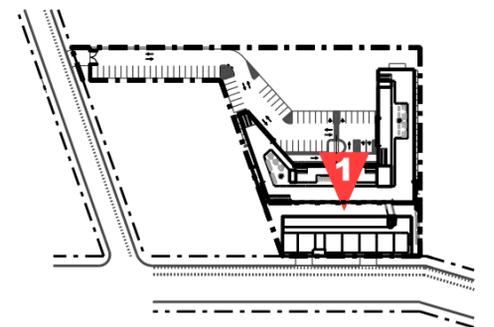


2 NORTH WEST ELEVATION





1 NORTH EAST ELEVATION





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INDUSTRY LOFTS

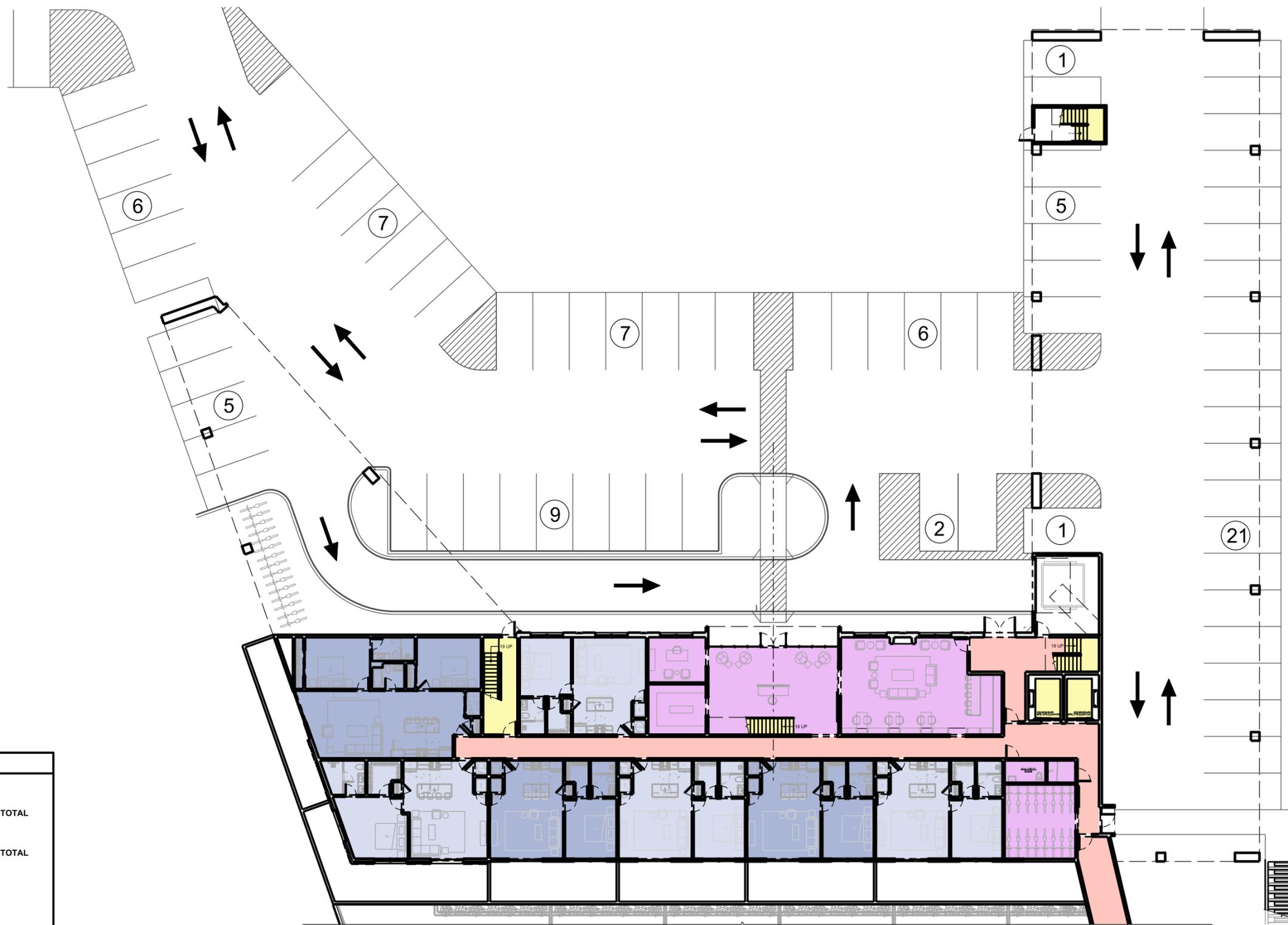
3D RENDERING:
ENTRY FROM PAOLI



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ARCHITECTURE

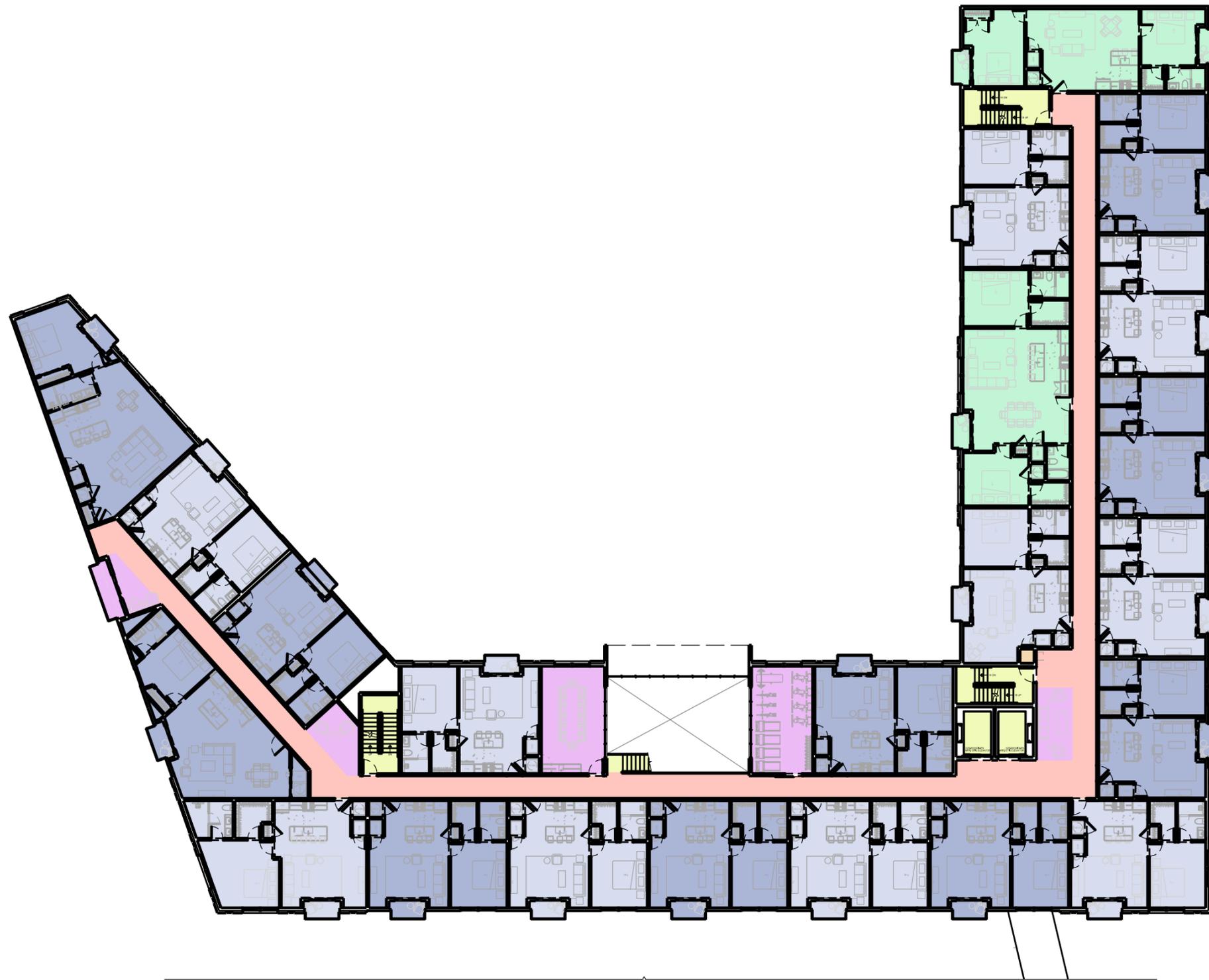
INDUSTRY LOFTS

3D RENDERING:
VIEW AT ENTRY DRIVEWAY

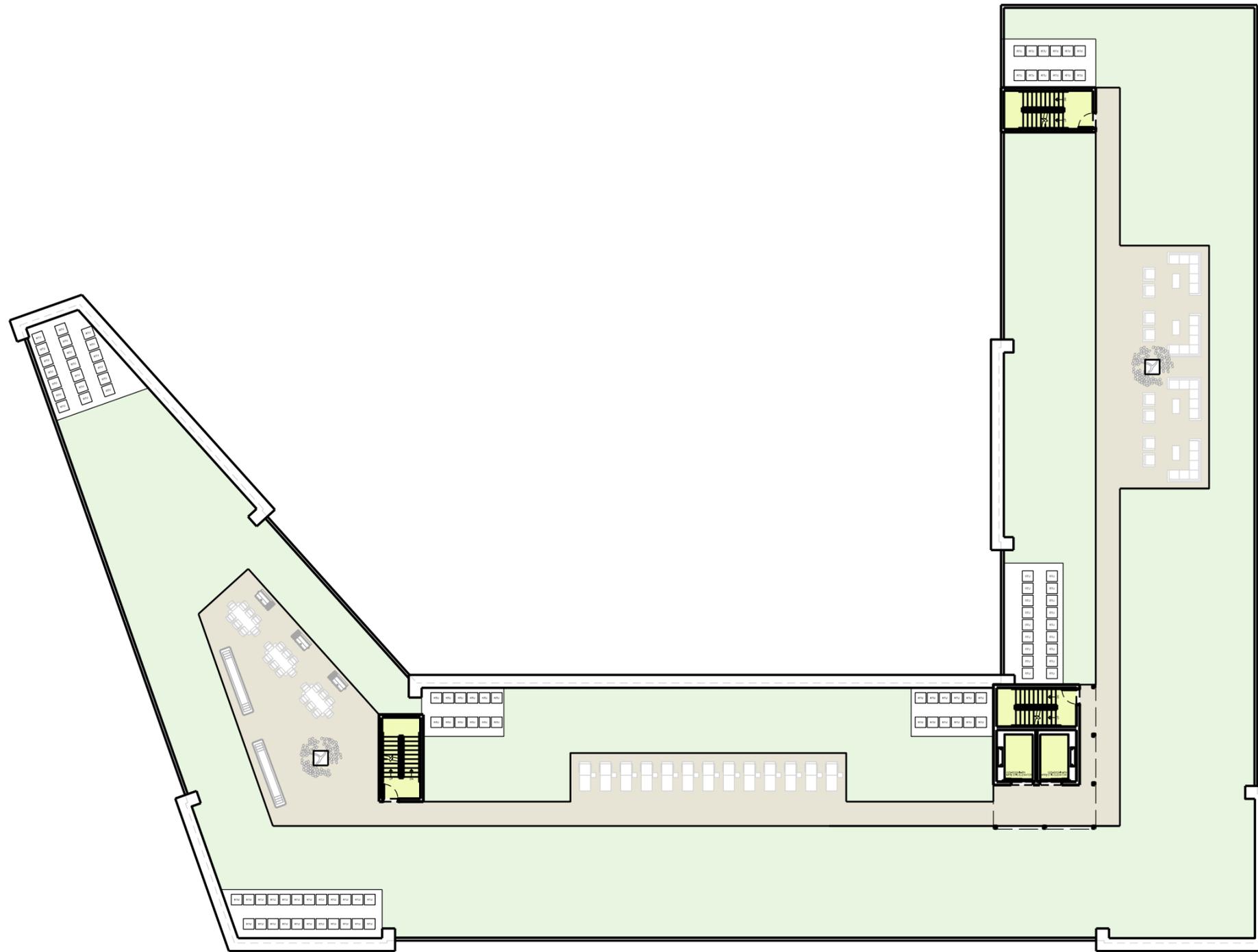


LEGEND:

 1-BEDROOM UNIT	} 6 TOTAL
 1-BEDROOM UNIT	
 2-BEDROOM UNIT	} 1 TOTAL
 AMENITY SPACE	
 CIRCULATION	
 VERTICAL CIRCULATION	



LEGEND:	
	1-BEDROOM UNIT
	1-BEDROOM UNIT
	2-BEDROOM UNIT
	AMENITY SPACE
	CIRCULATION
	VERTICAL CIRCULATION
} 20 TOTAL	
} 2 TOTAL	



LEGEND:

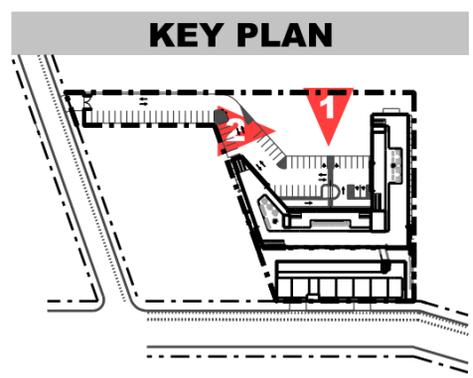
	VEGETATION
	HARDSCAPE



1 NORTH EAST ELEVATION



2 NORTH WEST ELEVATION



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INDUSTRY LOFTS

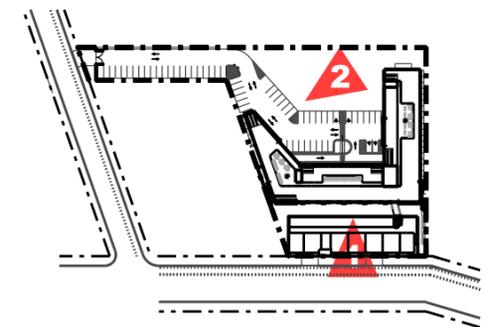
PROPOSED NORTH EAST &
NORTH WEST ELEVATION
SCALE: 1/16"=1'-0"



1 SOUTH WEST ELEVATION

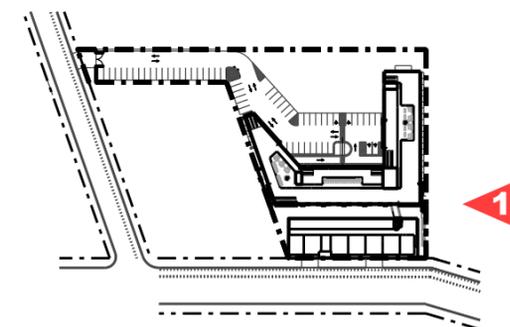


2 EAST ELEVATION



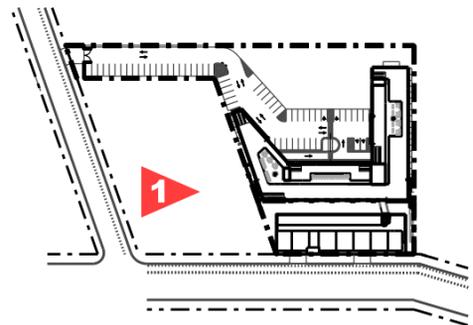


1 SOUTH EAST ELEVATION





1 NORTH WEST ELEVATION

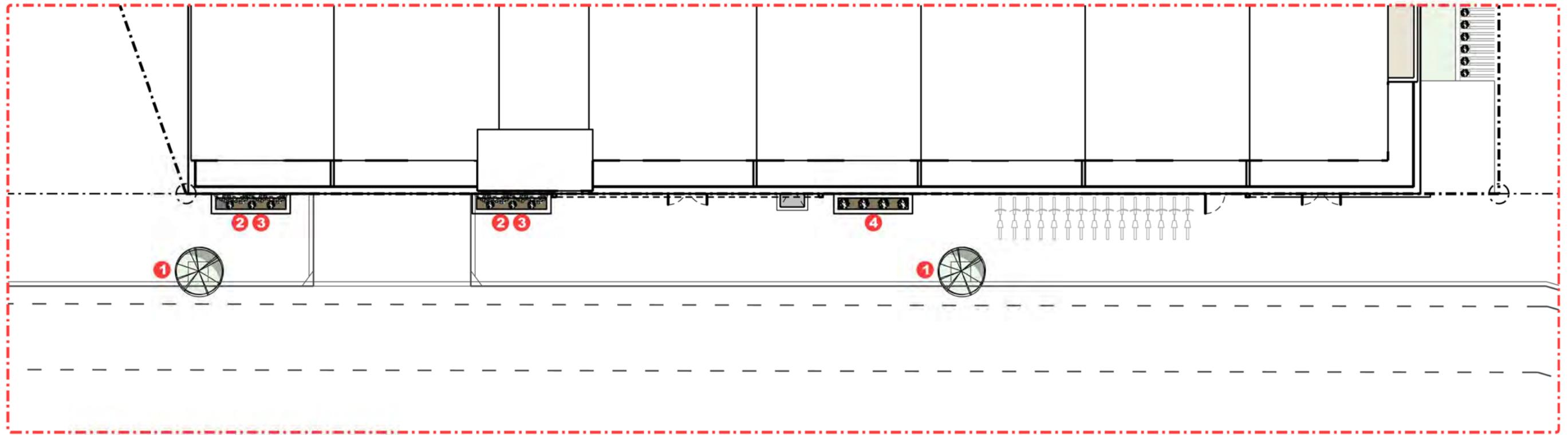




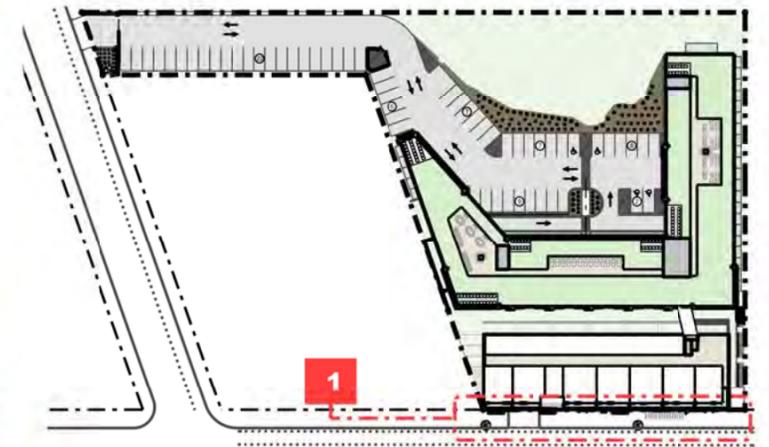
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ARCHITECTURE

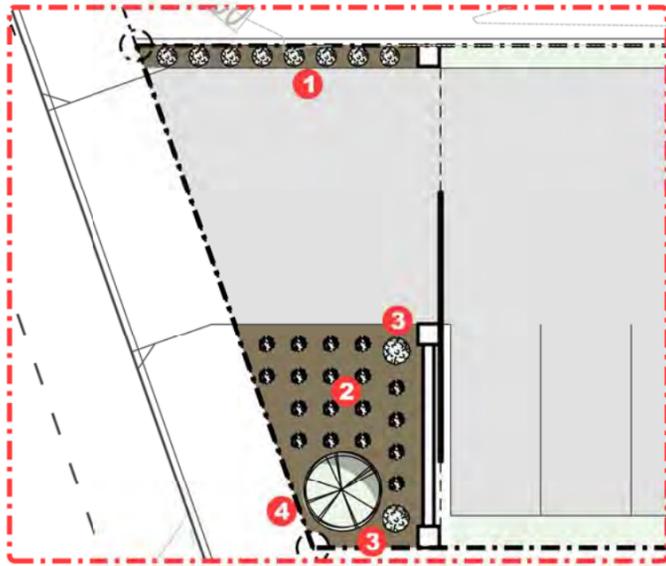
INDUSTRY LOFTS

3D RENDERING:
AERIAL VIEW



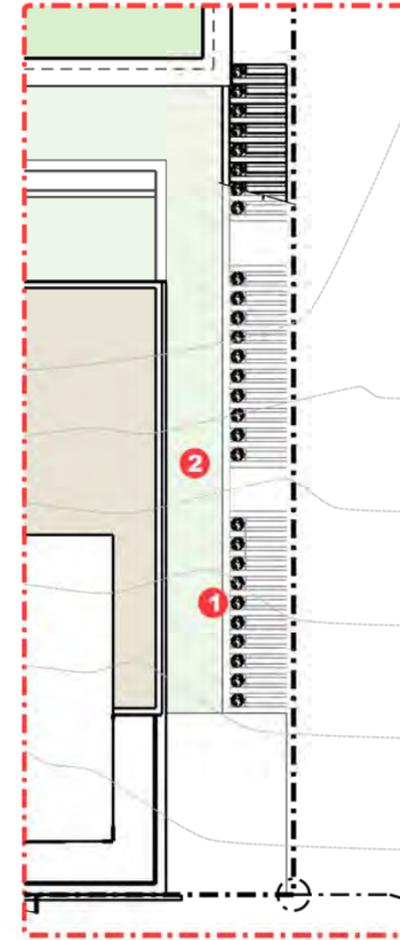
- 1 ACER RUBRUM (RED MAPLE) 2-2 1/2" CALIPER
- 2 CLEMATIS NELLIE MOSER 3 GALLON (ON CABLE TRELLIS)
- 3 SPIREA PINK PRINCESS 3 GALLON (IN RAILROAD TIE PLANTER)
- 4 ILEX GLABRA (INKBERRY) 3 GALLON 18-24"





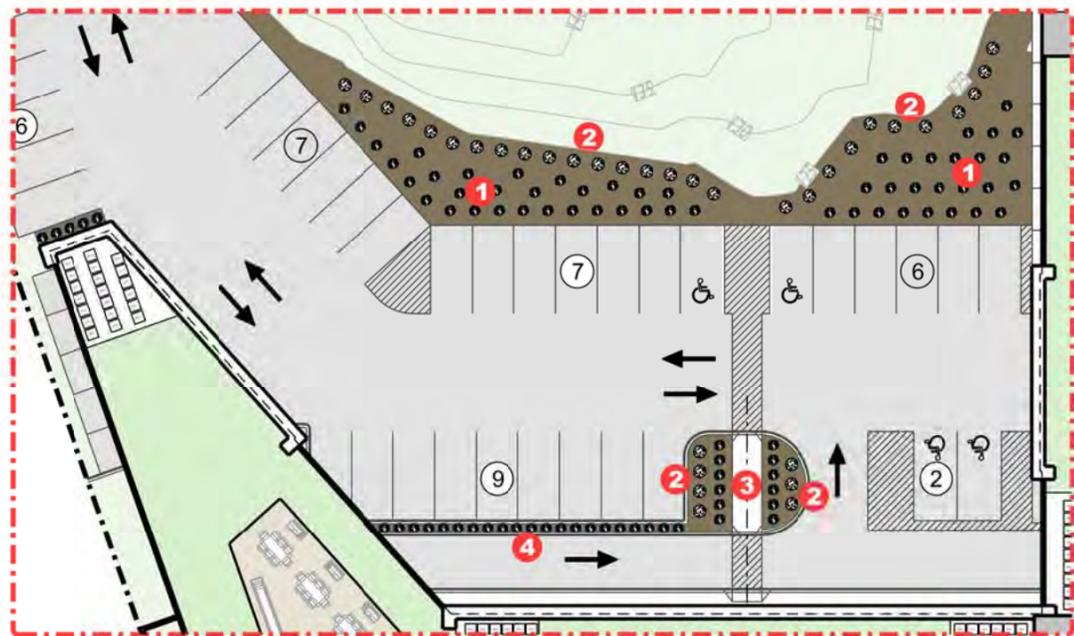
1 PAOLI AVENUE ENTRANCE

- 1 ILEX CRENATA STEED 7 GALLON 3-4'
- 2 SPIREA PINK PRINCESS 3 GALLON 18-24"
- 3 ILEX MEZERVAE (BLUE HOLLY) 7 GALLON 2-3'
- 4 ZELKOVA SERRATA 2-2 1/2" CALIPER



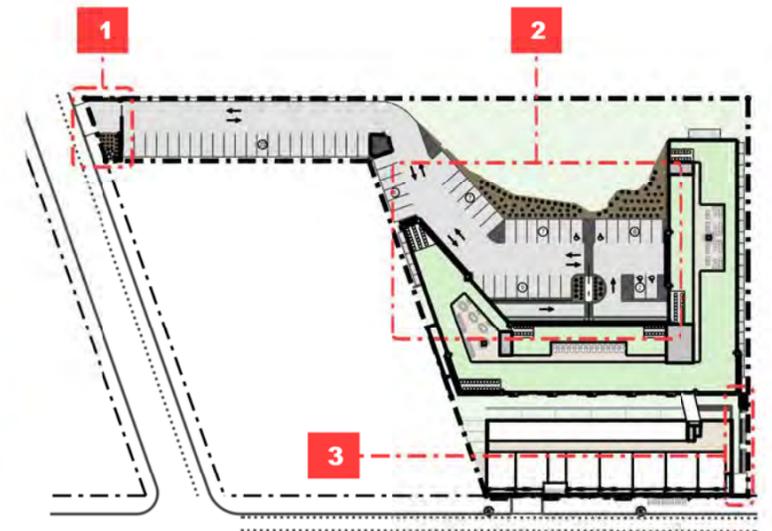
3 STAIR DETAIL VIEW

- 1 SPIREA PINK PRINCESS 3 GALLON 18-24"
- 2 SOD AREA



2 PAOLI BUILDING VIEW

- 1 CLETHRA ALNIFOLIA HUMMINGBIRD 3 GALLON 18-24"
- 2 VIBURNUM PRAEGENSE (PRAQUE VIBURNUM) 3 GALLON 18-24"
- 3 VINCA MINOR GROUND COVER
- 4 ILEX MEZERVAE 7 GALLON 3-4'





ACER REBRUM



ILEX CRENATA STEED



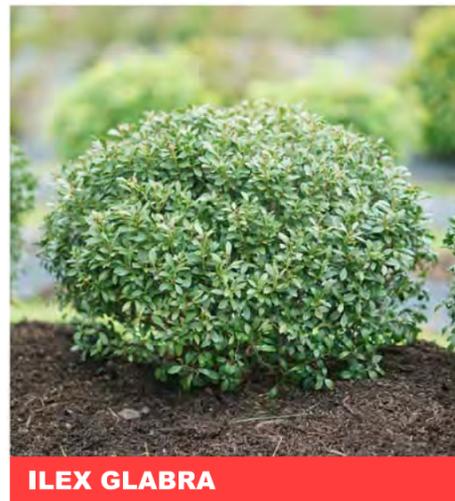
ILEX MEZERVEAE



VIBURNUM PRAEGENSE



CLEMATIS NELLIE MOSER



ILEX GLABRA



SPIREA PINK PRINCESS



VINCA MINOR



CLETHRA ALNIFOLIA



ZELKOVA SERRATA



CITY OF PHILADELPHIA

CIVIC DESIGN RESPONSE FORM

APPLICATION #: ZP-2020-001619

ADDRESS: 5001 UMBRIA ST

APPLICANT: WILLIAM O'BRIEN

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

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

Examiner's Signature: *Frederic Miller* Examiner's Phone: (215) 686 - 2634 19-Aug-20

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

The Civic Design Review Committee is located at:
One Parkway, 13th floor
1515 Arch Street, Philadelphia, PA, 19102.
Please contact (215) 683-4615 for more information.

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, SITE IS WITHIN 900 FEET OF IVY RIDGE STATION, 465 FT OF BUS 35 & 62 AND 208 FT OF BUS 62
(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.	ALL PARKING IS UNDER BUILDING (UMBRIA) OR AT REAR OF BUILDING. UNCOVERED PARKING CONSTITUTES 28% OF TOTAL LOT AREA (24,447/85,859)
(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.	5% (6 SPACES) HAVE BEEN DESIGNATED FOR GREEN OR CAR SHARE VEHICLES
(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	BUILDING IS SETBACK FROM NEAREST RAILWAY BY 360'
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	BIKE SHARE STATION IS LOCATED ON SIDEWALK OUTSIDE UMBRIA BUILDING

Civic Sustainable Design Checklist – Updated September 3, 2019

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.	PROPOSED LANDSCAPING CALLS FOR DROUGHT TOLORANT PLANTS TO REDUCE/ ELIMINATE IRRIGATION REQUIREMENTS
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.	PERVIOUS AND VEGETATED SURFACE COMPRISES 45,789 SF OF 85,859 SF OF LOT, WHICH IS 53%.
(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	THE PROJECT COMFORMS TO PWD REQUIREMENTS, HOWEVER DOES NOT CONFORM TO OPTIONS A OR B.
(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.	HEAT ISLAND EFFECT WILL BE REDUCED DUE TO SHADING FROM NATURAL TREES ONSITE AND FROM NEW STRUCTURES WITH GREEN ROOFS
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	THE BUILDING WILL CONFORM TO REQUIREMENTS OF THE 2018 IECC
(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 <ul style="list-style-type: none"> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using 	THE USE OF GREEN ROOFS ON BOTH BUILDINGS WILL REDUCE THE HEAT LOAD OF THE BUILDING, THEREBY REDUCING ENERGY CONSUMPTION.

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> ●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}	N/A
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	N/A
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

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).

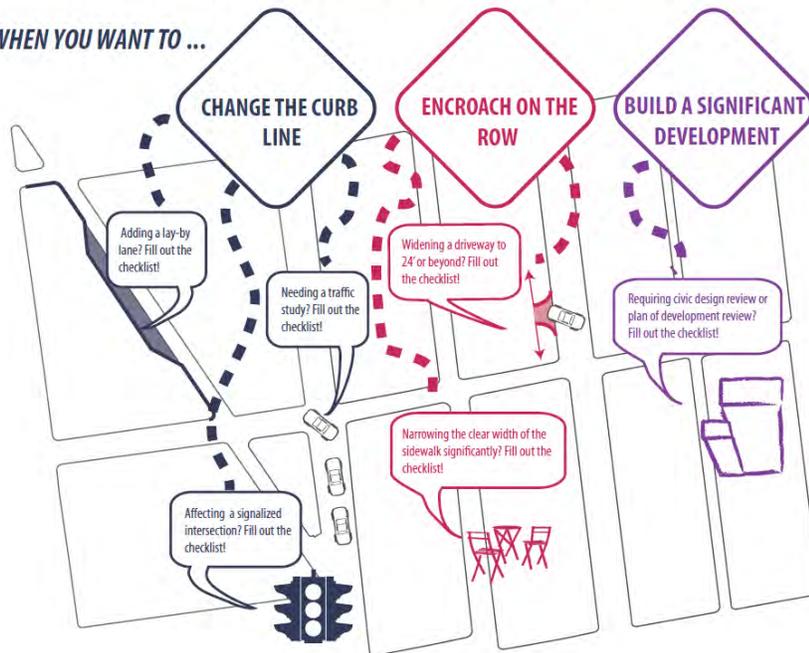
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects 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

- | | |
|---|---|
| <p>1. PROJECT NAME
<u>Industry Lofts</u></p> <p>3. APPLICANT NAME
<u>Andy Mulson</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>andy@baker-partners.com; 267-972-3517</u></p> <p>6. OWNER NAME
<u>Baker Street Partners, LLC</u></p> <p>7. OWNER CONTACT INFORMATION
<u>andy@baker-partners.com; 267-972-3517</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>Aqua Economics & Engineering, LLC</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>shane@aquaeconomics.com; 215-987-7466</u></p> <p>10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.</p> | <p>2. DATE
<u>09/15/2020</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>Paoli Ave (50 LF): ~282' from Umbria St to Cliff Rd; Umbria St(200 LF): ~206' from Paoli Ave to Parker Ave</u></p> |
|---|---|

Also available here: <http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Umbria St</u>	<u>Paoli Ave</u>	<u>Parker Ave</u>	<u>Urban Arterial</u>
<u>Paoli Ave</u>	<u>Umbria St</u>	<u>Cliff Rd</u>	<u>City Neighborhood</u>
_____	_____	_____	_____
_____	_____	_____	_____

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
- | | | | |
|---|---|-----------------------------|------------------------------|
| a. Parking and loading regulations in curb lanes adjacent to the site | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| b. Street Furniture such as bus shelters, honor boxes, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| c. Street Direction | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| d. Curb Cuts | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| f. Building Extensions into the sidewalk, such as stairs and stoops | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |

APPLICANT: General Project Information
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>Umbria St</u>	<u>12 / 14 / 14</u>	<u>14 / 14</u>
<u>Paoli Ave</u>	<u>12 / 10 / 10</u>	<u>10 / 10</u>
_____	_____ / _____ / _____	_____ / _____
_____	_____ / _____ / _____	_____ / _____

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE
	Required / Existing / Proposed
<u>Umbria St</u>	<u>7 / 5 / 7</u>
<u>Paoli Ave</u>	<u>6 / 0 / 6</u>
_____	_____ / _____ / _____
_____	_____ / _____ / _____

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>34.1'</u>	<u>Paoli Ave</u>
<u>Curb Cut</u>	<u>68.6'</u>	<u>Umbria St</u>
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>24'</u>	<u>Paoli Ave</u>
<u>Curb Cut</u>	<u>24'</u>	<u>Umbria St</u>
_____	_____	_____
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

DEPARTMENTAL APPROVAL
YES NO

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

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
<u>Umbria St</u>	<u>6 / 3</u>
<u>Paoli Ave</u>	<u>0 / 0</u>
_____	_____ / _____
_____	_____ / _____

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
<u>Umbria St</u>	<u>4 / 3 / 4</u>
<u>Paoli Ave</u>	<u>4 / 10 / 4</u>
_____	_____ / _____ / _____
_____	_____ / _____ / _____

18. Identify proposed “high priority” building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?

- Bicycle Parking
- Lighting
- Benches
- Street Trees
- Street Furniture

YES NO N/A
 YES NO N/A

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 <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>

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:

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>

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 Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
115-21 Paoli Ave & 5001 Umbria St	60	0 / 0	0 / 0	0 / 60
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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
- Buffered Bike Lane
- Bicycle-Friendly Street
- Indego Bicycle Share Station

- YES NO N/A
- YES NO N/A
- YES NO N/A
- YES NO N/A

DEPARTMENTAL APPROVAL

- YES NO
- YES NO
- YES NO
- 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:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

				DEPARTMENTAL APPROVAL
28. Does the design limit conflict among transportation modes along the curb?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>		YES <input type="checkbox"/> NO <input type="checkbox"/>
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input 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? All sidewalk and curbs along the frontage will be replaced thus improving the accessibility, visibility, connectivity, and attractiveness of the site.				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;

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

33. What is the maximum AASHTO design vehicle being accommodated by the design? SU-30 Box Truck
34. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission. YES NO
35. Will the public right-of-way be used for loading and unloading activities? YES NO
36. Does the design maintain emergency vehicle access? YES NO
37. Where new streets are being developed, does the design connect and extend the street grid? YES NO N/A
38. Does the design support multiple alternative routes to and from destinations as well as within the site? YES NO N/A
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? YES NO

DEPARTMENTAL APPROVAL

- YES NO

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

(1) http://www.philadelphiastreet.com/images/uploads/documents/Historical_Street_Paving.pdf

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

- 40. Does the design incorporate windows, storefronts, and other active uses facing the street?
- 41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?
- 42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?

YES NO N/A

YES NO N/A

YES NO N/A

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

				DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input 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>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input 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 type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input 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 type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Bike Boxes	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input 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?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input 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?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input 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: _____

Philadelphia Zoning Notice

Application Number ZP-2020-001619

5001 Umbria Street

This is notification of a **PUBLIC MEETING** to discuss the project described below. All Registered Community Organizations that have geographic boundaries containing the project and all community members are welcome to attend.

Property Involved: 5001 Umbria Street; located in an ICMX Zoning District. The two acre property is on the west side of Umbria Street and the south side of Paoli Avenue. The site is now occupied by Mel's Kitchen (Umbria Street) and a contractor's storage yard (Paoli Avenue).

Proposed Use: The Zoning Application is for the consolidation of three lots into one lot and the erection of two structures, Paoli Building and Umbria Building. The Paoli Building will be used as a multi-family dwelling with 125 units and accessory roof deck. The Umbria Building will be used as a multi-family dwelling with 53 units and one commercial space. A total of 110 off-street parking spaces will be provided. A copy of the Refusal is on the reverse.

Community Meeting: The Applicant will describe the proposal and respond to questions at a virtual meeting of the Ridge Park Civic Association, at 7:00 p.m. on Tuesday, September 8th. If you want to be included in the virtual meeting, please email your request to ridgeparkcivic@gmail.com. For security reasons, on the day of the meeting, you will be sent a link to join the virtual meeting. If you want to be included by telephone, please leave a voicemail message at 215-482-2402.



Zoning Board of Adjustment Hearing: Notice of a public hearing before the Philadelphia Zoning Board of Adjustment will be posted on the Property and information about the ZBA hearing will be available from any of the following persons:

Zoning Applicant:

William J. O'Brien
Manayunk Law Office
4322 Main Street
Philadelphia, PA 19127
LawyersOnMain@Gmail.com
215-487-3800

District 4 City Councilman:

Hon. Curtis Jones, Jr.
404 City Hall, Philadelphia, PA 19107-3290
(215)686-3416

Coordinating Registered Community Organization:

Ridge Park Civic Association (Marlene Schleifer)
mgschleifer2@verizon.net@gmail.com



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.

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Occupant
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Philadelphia PA 19128

Occupant
100 PARKER AVE #23
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100 PARKER AVE #30
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Occupant
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Occupant
100 PARKER AVE #27
Philadelphia PA 19128

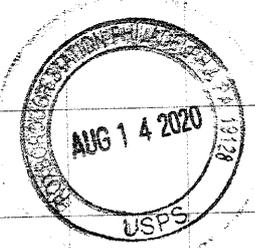
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- Occupant
115 PAOLI AVE
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Philadelphia PA 19128
- Occupant
100 PARKER AVE #40
Philadelphia PA 19128
- Occupant
100 PARKER AVE #42
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- Occupant
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Occupant
100 PARKER AVE #29
Philadelphia PA 19128

Occupant
100 PARKER AVE #31
Philadelphia PA 19128

Occupant
100 PARKER AVE #33
Philadelphia PA 19128

Occupant
100 PARKER AVE #24
Philadelphia PA 19128

Occupant
100 PARKER AVE #26
Philadelphia PA 19128

Occupant
100 PARKER AVE #28
Philadelphia PA 19128

Occupant
100 PARKER AVE #36
Philadelphia PA 19128

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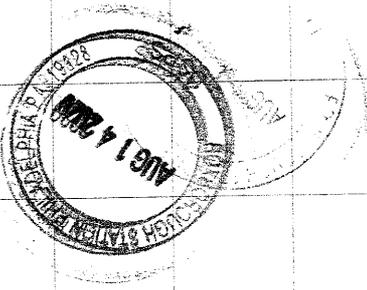
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<input type="checkbox"/> COD	<input type="checkbox"/> Registered
<input type="checkbox"/> Delivery Confirmation	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Express Mail	<input type="checkbox"/> Signature Confirmation
<input type="checkbox"/> Insured	

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Occupant	100 PARKER AVE #37	Philadelphia PA 19128
Occupant	100 PARKER AVE #39	Philadelphia PA 19128
Occupant	100 PARKER AVE #41	Philadelphia PA 19128
Occupant	100 PARKER AVE	Philadelphia PA 19128
Occupant	5091 UMBRIA ST	Philadelphia PA 19128
Occupant	5005 UMBRIA ST	Philadelphia PA 19128
Occupant	5009 UMBRIA ST	Philadelphia PA 19128
Occupant	5002 UMBRIA ST	Philadelphia PA 19128

Total Number of Pieces Sent by Sender: 8

Total Number of Pieces Received at Post Office: 8

Postmaster, Per (Name of Issuing Employee)

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ink Law Office
 19127
 Philadelphia PA

Article Number

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Address (Name, Street, City, State, & ZIP Code)

Postage

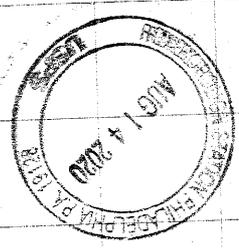
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Occupant
 5010 UMBRIA ST
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Occupant
 5001 UMBRIA ST
 Philadelphia PA 19128

Occupant
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 Philadelphia PA 19128

Occupant
 5003 UMBRIA ST
 Philadelphia PA 19128

Occupant
 5051 UMBRIA ST
 Philadelphia PA 19128

Occupant
 5050 UMBRIA ST
 Philadelphia PA 19128

Postmaster, Per (Name of receiving employee)

[Handwritten Signature]

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Number of Pieces
 Total Number of Pieces
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3877, February 2002 (Page 1 of 2)