

ADDRESS: 915-23 N BROAD ST

Proposed Action: Amend Historic District

Property Owner: Z Realty LLC

Applicant: Dennis George, Esq., Arangio & George, LLP

District Designation: Automobile Row Thematic Historic District, Contributing, pending

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This application proposes to amend the inventory of the proposed Automobile Row Thematic Historic District and remove three resources from it. All three resources stand on the same parcel, 915-23 N. Broad Street. The inventory for the proposed district classifies all three buildings, at 915-17, 919-21, and 923 N. Broad Street, as contributing. The property owner requests that the Historical Commission amend the nomination and remove the three resources from the proposed historic district because the owner made a significant financial commitment to the redevelopment of the property prior to the Historical Commission's announcement that it planned to consider the designation of a thematic district that includes these three buildings. In a letter dated 28 December 2020, an attorney representing the owner states that a designation of the property will cause extensive hardship to the property owner.

Eight months before Historical Commission sent its first notice letters on 17 January 2020, the owner and its architect began the zoning process with the intention of demolishing the existing buildings and constructing a mixed-use building on the site. During the period between April 2019 and the notice letter in January 2020, the redevelopment plan for the site was reviewed twice by Civic Design Review (CDR) and at four meetings with the Registered Community Organization Committee Board members (14th Ward Democratic Executive Committee). The owner applied for zoning permits for demolition and new construction beginning on 10 April 2019 and was issued a zoning permit on 24 June 2020. The owner submitted a completed application for demolition to the Department of Licenses & Application on 25 February 2021.

Section 6.9.a.10 of the Historical Commission's Rules and Regulations, the so-called "transition rule," allows the Commission, its committees, and staff to consider development plans in place at the time of the issuance of the notice announcing the consideration of a designation, including but not limited to executed contracts, substantial design development, or other evidence of a material commitment to development in the review of applications." While this rule is intended to be applied while reviewing permit applications, the spirit of it may also apply to designation reviews.

STAFF RECOMMENDATION: The staff notes that the application makes no claims regarding the historical significance of the three buildings in question or of the merits of the Automobile Row Thematic Historic District nomination generally. The staff suggests that it would be premature for the Committee on Historic Designation to formulate a recommendation on the merits of the district nomination, or the place of these three resources in it, and recommends that the Committee forward this application to the Historical Commission without a recommendation so that the Commission may determine whether the redevelopment plans in place at the time of the notice qualify this property for special consideration under provisions in the Historical Commission's Rules & Regulations.

915-23 N Broad St



ARANGIO & GEORGE, LLP

ATTORNEYS AT LAW

2000 MARKET STREET, SUITE 1440

PHILADELPHIA, PA 19103

DENNIS GEORGE, ESQ.
EMAIL: DGeorge@arangiogeorge.com

(215) 567-1999
FAX: (215) 567-8860

ROBERT L. ARANGIO (1938 - 2017)

December 28, 2020

Allyson Mehley
Historic Preservation Planner
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

RE: 915-923 N. Broad Street
My Client/Owner: Z Realty LLC
Architect: Sky Design Studio, P.C.

Dear Ms. Mehley:

Please allow this letter to follow up our recent Zoom meeting regarding the property located at 915-923 N. Broad Street, Philadelphia, PA. Our office is legal counsel to the owner of the property, Z Realty LLC, and, in conjunction with Sky Design Studio, P.C., we have performed extensive work toward the development of the property.

As per your request, this letter will detail the numerous steps to date in seeking and obtaining the Zoning Board of Adjustment approval to demolish the existing building and construct and develop the site for commercial space and office space on the first two (2) floors and seventy (70) dwelling units above the first two (2) floors with twenty-one (21) parking spaces in the rear and twenty-eight (28) bicycle spaces.

Attached to this letter are the documents to support the summary of events which have taken place since my client initiated the process of development of the project.

A summary of the activities which occurred are as follows:

- April 10, 2019: Submitted Zoning Permit Application A/P# 965939
- April 25, 2019: Received Plan Reviewer Comment
- May 01, 2019: Received Original Referral from L&I

Allyson Mehley
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RE: 915-923 N. Broad Street
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December 28, 2020
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- May 06, 2019: Received Civic Design Response From
- July 10, 2019: Meeting with Registered Community Organization (“RCO”) Committee Board Members (14th Ward Democratic Executive Committee) (1st Time)
- July 18, 2019: Meeting with RCO Community (2nd Time)
- August 30, 2019: Received Revised Referral from L&I
- September 03, 2019: Civic Design Review (“CDR”) Meeting (1st Time)
- September 04, 2019: Received CDR Finding Comments
- November 25, 2019: Meeting with RCO Committee Board Members (3rd Time)
- November 29, 2019: Community Benefits Agreement
- December 01, 2019: Received RCO Support Letter
- December 03, 2019: CDR Meeting (2nd Time)
- December 13, 2019: Received CDR Committee Review Completed Letter
- December 19, 2019: Meeting with RCO Community (4th Time)
- **January 22, 2020: ZBA Meeting Granted**
- January 27, 2020: Received Historical Commission Letter Dated January 17, 2020
- Sky Design Studio P.C. Emails Follow Up Since March 16, 2020
- June 24, 2020: Approved Zoning Permit Issued
- September 04, 2020: Received Historical Continuance Memo

The owner has made various changes to the original design to incorporate suggestions from the community RCO as well as CDR. Each of these changes was cause for delay in the

Allyson Mehley
Historic Preservation Planner
Philadelphia Historical Commission
RE: 915-923 N. Broad Street
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final hearing before the Zoning Board of Adjustment. The owner was willing to consider the community input and agreed to execute and deliver on a Community Benefits Agreement.

Upon completion of the entire process, my client received the initial letter from the Historical Commission in January 2020. The plan was to begin the development of the project in the spring; however, the COVID situation delayed the process and now the letter from the Commission has further placed the project in abeyance.

This letter is written to request the Commission remove the property from the list of potential historically certified properties in the Automotive Row. The designation will cause extensive hardship to the property owner and the entire process will need to be redone at a great economic and community disadvantage.

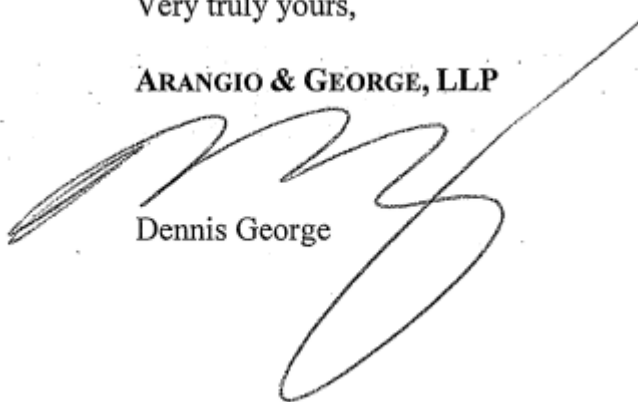
Please let me know if you need any additional information prior to the next hearing.

Thank you.

Very truly yours,

ARANGIO & GEORGE, LLP

Dennis George



DG/tr
Enclosures

cc: Hsing-Yuan Chen (Via: Email)
Li Zhao (Via: Email)

Report Date 04/10/2019 02:27 PM

Submitted By

Trn # 2594078
 Customer YAO C. HUANG
 Address 1823 SPRING GARDEN ST
 PHILADELPHIA PA 19130 USA

Trn Date 04/10/2019 14:26
 Template Type BLDG
 A/P # 965939

Cash Payment
 Check # 3309 YCH
 100.00

Fees Item	Dest Budget #	Amount	Fee Amount Due
FILING FEE	3612	100.00	100.00
		<u>Total Amount</u>	<u>100.00</u>
		<u>Amount Paid</u>	<u>100.00</u>
		<u>Total Amount Due</u>	<u>0.00</u>

APPLICATION FOR ZONING / USE REGISTRATION PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
 MUNICIPAL SERVICES BUILDING – CONCOURSE
 1401 JOHN F. KENNEDY BOULEVARD
 PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

(For office use only)

APPLICATION # _____

ZONING CLASSIFICATION _____

PREVIOUS APPLICATION NO. _____

(Applicant completes all information below. Print clearly and provide full details)

LOCATION OF PROPERTY (LEGAL ADDRESS) _____

PROPERTY OWNER'S NAME _____

PROPERTY OWNER'S ADDRESS: _____

PHONE # _____

FAX # _____

LICENSE # _____

E-MAIL: _____

APPLICANT: _____

ADDRESS: _____

FIRM/COMPANY: _____

PHONE # _____

FAX # _____

LICENSE # _____

E-MAIL: _____

RELATIONSHIP TO OWNER: TENANT/LESSEE ATTORNEY DESIGN PROFESSIONAL CONTRACTOR EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
IN FEET						
IN STORIES						

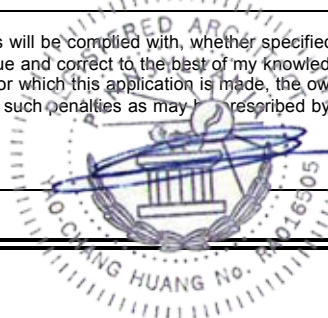
BRIEF DESCRIPTION OF WORK/CHANGE:

CONTINUED ON ADDITIONAL SHEET (ATTACHED) ACCELERATED REVIEW CHECK/RECEIPT/M.O NO. _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: _____

All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: _____ DATE: ____ / ____ / ____



PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	HISTORICAL COMMISSION			
	FAIRMOUNT PARK COMMISSION			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 ND FLOOR – 1101 MARKET STREET			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

PERMIT TO READ:

NOTICE OF REFUSAL DATE: _____

NOTICE OF REFERRAL DATE: _____

ZBA CALENDAR NO.	GRANTED BY ZBA <input type="checkbox"/> NO <input type="checkbox"/> YES DATE	PROVISOS <input type="checkbox"/> NO <input type="checkbox"/> YES	FEE ITEM	AMOUNT
			FILING FEE	
			RE-INSPECTION FEE	
VIOLATION FOR WORK/CHANGE WITHOUT A PERMIT? <input type="checkbox"/> NO <input type="checkbox"/> YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)			ZONING FEE	
VIOLATION # _____			USE FEE	
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to zoning in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT #	DATE ISSUED:	CHECK #
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C I T Y O F P H I L A D E L P H I A

DEPARTMENT OF LICENSES & INSPECTIONS
1130 Municipal Services Building
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102-1687

DAVID J. PERRI, P.E.
COMMISSIONER

APRIL 25TH 2019

YAO CHANG HUANG:
1823 SPRING GARDEN ST.
PHILADELPHIA, PA 19130

RE: 915-23 N BROAD ST.
A/P #: 965939

Dear Yao,

Thank you for submitting your application. We appreciate the opportunity to review your application and are committed to providing you with excellent service. The following information needs to be addressed in order to continue the application process:

Review Comments & Questions

1. Per Section 14-803(1)(c)(.4)(.b) all aboveground accessory parking garages in the CMX-4 zoning district require special exception approval from the ZBA. **Please verify you wish to seek special exception approval from ZBA.**

Required items must be submitted at our office within **sixty (60)** days of the date of this correspondence or the application will be abandoned and the plans will be discarded. Additional information will be processed within **twenty (20)** business days of receipt. If you have any questions, please do not hesitate to contact me at shakir.cohen@phila.gov.

This correspondence must be printed, signed and returned with the revised package to confirm that all comments have been fully addressed. Incomplete packages will be rejected at intake. Where plan revisions are required, please individually cloud changes on all revised drawings and prepare a transmittal letter as a supplement to any new or revised sheets.

Again, thank you for your interest and your investment in Philadelphia. We look forward to serving you.

Regards,

Shakir Cohen
Civil Engineer 1
City of Philadelphia
Department of Licences and Inspections
Municipal Services Building - Concourse
1401 John F. Kennedy Blvd.
Philadelphia, PA 19102

Visit our website for more information pertaining to [Zoning](#) and [Building](#) Permits

By signing below, I acknowledge that this is a complete package that includes all information requested by the examiner.

Applicant Name _____

Applicant Signature _____

Date _____

NOTICE OF:
 REFUSAL
 REFERRAL

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
 Municipal Services Building, Concourse Level
 1401 John F. Kennedy Boulevard
 Philadelphia, PA 19102

DATE OF REFUSAL:
05/01/2019
 APPLICATION #:
965939
 ZONING DISTRICT(S):
**CMX-4 CENTER CITY COMMERCIAL
 MIXED-USE**

ADDRESS/LOCATION: **915-23 N BROAD ST.
 PHILADELPHIA, PA 19123**

APPLICANT: **YAO CHANG HUANG
 (DESIGN PROFESSIONAL)**

ADDRESS: **1823 SPRING GARDEN ST
 PHILADELPHIA, PA 19130**

APPLICATION FOR: **FOR THE ERECTION OF A ADDITION ABOVE AN EXISTING 1-STORY ATTACHED STRUCTURE WITH BALCONIES AND PENTHOUSES. FOR USE AS VACANT COMMERCIAL SPACE AND THE CREATION OF TWENTY ONE (21) ACCESSORY PARKING SPACES INCLUDING ONE (1) VAN ACCESSIBLE SPACE AND TWENTY EIGHT (28) CLASS 1A BICYCLE SPACES AT THE FIRST FLOOR, BUSINESS AND PROFESSIONAL OFFICES AT THE SECOND FLOOR, AND SEVENTY (70) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) ABOVE. SIZE AND LOCATION AS SHOWN IN APPLICATION AND PLANS.**

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ONLINE AT WWW.PHILA.GOV)

CODE REFERENCE:

§ 14-803(1)(c).(4).(b)

PROPOSED USE IS REFUSED FOR THE FOLLOWING:

WHEREAS THE PROPOSED USE, TWENTY ONE (21) ACCESSORY PARKING SPACES WITHIN A GARAGE, REQUIRES SPECIAL EXCEPTION APPROVAL FROM THE ZONING BOARD OF ADJUSTMENT IN THE CMX-4 ZONING DISTRICT.

1 USE REFUSAL

FEE TO FILE APPEAL - **\$300**

NOTES TO ZBA:

NO SIGNS THIS APPLICATION.

Cc:
 OWNER-
 Z REALTY LLC
 612 WASHINGTON AVE UNIT 1
 PHILADELPHIA, PA 19147



SHAKIR COHEN
 PLANS EXAMINER

05/01/2019
 DATE

NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 1515 ARCH STREET - 18TH FLOOR, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.



CIVIC DESIGN RESPONSE FORM

APPLICATION #: 965939

ADDRESS: 915-23 N BROAD ST.

APPLICANT: YAO CHANG HUANG

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)	<u>AND REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY</u>	<input type="checkbox"/>	1) INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA, EXCLUDING ANY FLOOR AREA WITHIN AN EXISTING STRUCTURE. 2) INCLUDES MORE THAN 100 ADDITIONAL DWELLING UNITS, EXCLUDING ANY DWELLING UNITS WITHIN AN EXISTING STRUCTURE.
THE APPLICANT'S PROPERTY IS LOCATED IN <u>ANY DISTRICT</u> EXCEPT AS PROVIDED IN 14-304(5)(b)(.1)	<u>AND THE PROPERTY AFFECTS: PROPERTY IN ANY RESIDENTIAL DISTRICT AS DEFINED BY 14-304(5)(b)(.2)</u>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	1) INCLUDES MORE THAN 50,000 SQUARE FEET OF NEW GROSS FLOOR AREA, EXCLUDING ANY FLOOR AREA WITHIN AN EXISTING STRUCTURE. 2) INCLUDES MORE THAN 50 ADDITIONAL DWELLING UNITS, EXCLUDING ANY DWELLING UNITS WITHIN AN EXISTING STRUCTURE.

Examiner's Signature:

Examiner's Phone: (215) 686 - 2771

Date: 5/6/2019

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.

NOTICE OF:

- REFUSAL
 REFERRAL

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
 Municipal Services Building, Concourse Level
 1401 John F. Kennedy Boulevard
 Philadelphia, PA 19102

DATE OF REFUSAL: **08/30/2019**
 APPLICATION #: **965939**
 ZONING DISTRICT(S):
CMX-4 CENTER CITY COMMERCIAL MIXED-USE

ADDRESS/LOCATION: **915-23 N BROAD ST.
 PHILADELPHIA, PA 19123**

APPLICANT: **YAO CHANG HUANG
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APPLICATION FOR: **FOR THE ERECTION OF A ADDITION ABOVE AN EXISTING 1-STORY ATTACHED STRUCTURE WITH BALCONIES AND PENTHOUSES. FOR USE AS VACANT COMMERCIAL SPACE AND THE CREATION OF TWENTY ONE (21) ACCESSORY PARKING SPACES INCLUDING ONE (1) VAN ACCESSIBLE SPACE AND TWENTY EIGHT (28) CLASS 1A BICYCLE SPACES AT THE FIRST FLOOR, BUSINESS AND PROFESSIONAL OFFICES AT THE SECOND FLOOR, AND SEVENTY (70) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) ABOVE. SIZE AND LOCATION AS SHOWN IN APPLICATION AND PLANS.**

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ONLINE AT WWW.PHILA.GOV)

CODE REFERENCE:

§ 14-803(1)(c).(4).(b)

TABLE 14-701-3

PROPOSED USE IS REFUSED FOR THE FOLLOWING:

WHEREAS THE PROPOSED USE, TWENTY ONE (21) ACCESSORY PARKING SPACES WITHIN A GARAGE, REQUIRES SPECIAL EXCEPTION APPROVAL FROM THE ZONING BOARD OF ADJUSTMENT IN THE CMX-4 ZONING DISTRICT.

PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:

MAX FLOOR AREA (% OF LOT AREA)

ALLOWED:
500% (80,000 SF)

PROPOSED:
560.4% (89,665 SF)

- 1 USE REFUSAL
1 ZONING REFUSAL

FEE TO FILE APPEAL - **\$300**

NOTES TO ZBA:

NO SIGNS THIS APPLICATION.

Cc:
 OWNER-
 Z REALTY LLC
 612 WASHINGTON AVE UNIT 1
 PHILADELPHIA, PA 19147



SHAKIR COHEN
 PLANS EXAMINER

08/30/2019
 DATE

NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 1515 ARCH STREET – 18TH FLOOR, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

CDR MEETING NOTIFICATION

TO: Councilman Darrell Clarke, darrell.clarke@phila.gov
Jeffery Young, Council office, jeffery.young@phila.gov
Yao-Chang Huang, Sky Design Studio, sky@sky-ds.com
Dennis George, attorney, dgeorge@arangiogeorge.com
Vivian VanStory, Community Land Trust Corporation, cltc3@netzero.net
Barbara Pennock, West Girard Progress, bjchavous@gmail.com
Diana Monroe, 14th Ward Democratic Executive Committee, diana.davis@comcast.net
Bernhard Gorham, Richard Allen New Generation, diggstonya@gmail.com
Dave Fecteau, Philadelphia City Planning Commission, dave.fecteau@phila.gov
Shakir Cohen, Philadelphia Licenses and Inspections, Shakir.cohen@phila.gov

FROM: C. Beige Berryman, AICP, Urban Design Division, Philadelphia City Planning Commission

RE: **CDR Meeting Notification – Tentative Agenda, Materials for Review, and Procedure**

On behalf of the Philadelphia City Planning Commission's Civic Design Review Committee, I am sending this notification that the next public meeting of the Civic Design Review (CDR) Committee is scheduled for 1:00 p.m. on **Tuesday, September 3, 2019** in Room 18-029 of the One Parkway Building, 1515 Arch Street, Philadelphia, PA. The meeting agenda is attached. Licenses & Inspections (L&I) has informed the City Planning Commission that the following projects must be considered and assessed: **915-23 N Broad Street**

See <http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx> for additional meeting information, as well as your project materials submitted to the CDR Committee for review.

REMINDER: Required Community Meeting

Section 14-303(12) of the Philadelphia Zoning Code requires that the Local RCO(s) convene, organize, and conduct a public meeting with the applicant and members of the community to discuss the proposal. The meeting must happen within 45 days of the applicant being notified that CDR is required.

NOTE: Please provide the following required written documentation ASAP, and no later than one business day before the date of the scheduled CDR meeting:

Local RCO Responsibilities:

- Provide written documentation of the meeting and actions taken at the meeting to the Civic Design Review Committee at <cdr@phila.gov>.
- If no meeting was held within the required 45-day timeframe, written documentation that the applicant has made a good faith effort.

Project Applicant Responsibilities:

- Provide written documentation of the meeting and actions taken at the meeting to the Civic Design Review Committee at <cdr@phila.gov>.
- If no meeting was held within the required 45-day timeframe, written documentation that the applicant has made a good faith effort.

REMINDER: RCO Representative Seat at a CDR Committee Meeting

Local RCO Responsibilities:

- At least one week before the date of the scheduled Civic Design Review meeting for the project, the Local RCO(s) shall nominate a representative to the PCPC Executive Director. Inform the Executive Director at <cdr@phila.gov>.
- If there is more than one Local RCO whose boundaries include the project site, the Local RCOs may select up to two representatives. Inform the Executive Director at <cdr@phila.gov>.



Civic Design Review Key Recommendations to Guide Second Submission

Licenses and Inspections Application Number: 965939
Project Address and/or Title: 915-23 N Broad Street
Date of Civic Design Review: September 3, 2019

The comments below summarize the CDR Committee recommendations from the proposal’s first Civic Design Review (CDR) meeting. They have been organized by the review categories used during the meeting. When necessary, PCPC staff has made minor adjustments in language for grammatical correctness.

PCPC staff encourage the development team to review the comments and make changes to their proposal as needed. During the second and final review, PCPC staff will review the comments from the first meeting and the development team’s responses to them.

1. Registered Community Organization(s) Comments	
1a.	Community understands that the proposed buildings will be demolished but has concerns about keeping as much originality as possible from existing buildings and developer does not seem in agreement with that and proposed keeping only a very small area.
1b.	Concern with whether or not existing businesses and church were notified of proposed design. Were they and offered opportunity to return to this site after project completion?
1c.	Community was not given the latest renderings with a different material palette and this is a concern. Feels that it is totally different than what community saw at their meeting. Community does not want a white building.
1d.	Community feels that the proposed design is kinda busy and they want to see something else. There is too much glass and want to see beige block. See 1512 N Broad Street, 1221 N Broad Street and 30th Street station as precedents or examples for this design.
1e.	More conversations with community needed about content and design with more continuity with existing facades. Incorporate more historic elements of the existing facades.
2. CDR Committee Comments on Review Process	
2a.	The CDR committee notes that it appears that poor communication happened between the development team and the RCOs. Greater communication with neighborhood groups, the RCOs and development team encouraged. More meetings between the groups encouraged.



3. Site Design Comments (including Complete Streets)	
3a.	<p>Consider adding these items to improve site amenities and pedestrian experience:</p> <ul style="list-style-type: none"> • Broad Street furniture zone – provide on-street bike parking and street trees, where feasible • Broad Street building - more generous plantings • Watts Street – Install street trees per the requirements of the zoning code
4. Building Design Comments	
4a.	Plans do not seem ready for Civic Design Review. Examine the layout and the way it relates to the street.
4b.	More clarity needed on whether or not the existing buildings will remain. Current plans not clear on how much of the existing buildings will be kept. Show where existing facades will be retained.
4c.	More information needed on how prefabricated units will interact with the exterior facade.
4d.	Show more information on new construction to the north. Show correctly in the building context.
4e.	Make use of 3rd floor roof spaces
4f.	Ground floor facades extremely utilitarian but could be improved. It is possible to be utilitarian and nicely done.
4g.	Maintain high quality brickwork proposed for Broad Street elevation, with textured brick with light and shade.
4h.	Consider different articulation for units up top, separate from the base. How will unit demising walls meet the mullions of the windows?
5. Public Open Space Comments	
5a.	No Comments
6. Parking Design Comments	
6a.	Bike room appears undersized for the number of planned bikes
6b.	To aid turning movements and clear traffic access, consider moving curb cut and garage to location opposite T-intersection.
7. Sustainability Comments	
7a.	PCPC staff notes that few sustainable design metrics are being met.
7b.	PCPC staff reminds all applicants that the Philadelphia Building Code has been updated and current energy conservation metrics are more stringent.
7c.	Consider third party sustainable design certification, such as LEED.

915-23 N. Broad Street Development Project Community Benefits Agreement

THIS AGREEMENT entered into this 3rd day of **December, 2019** (hereinafter “**Effective Date**”), by and between **Z REALTY LLC**, a Pennsylvania limited liability company (hereinafter “**Developer**”) and **14th WARD DEMOCRATIC EXECUTIVE COMMITTEE** (“**RCO**”), hereby mutually agree to the following terms in regard to the 915-23 N. Broad Street Development Project in Philadelphia, Pennsylvania (“**Agreement**”).

WHEREAS, Developer intends to build seven (7) floors with parking at the property located at 915-23 N. Broad Street to convert the property into a mixed use commercial/multi-family building and have applied for zoning use variances and referral from the Zoning Board of Adjustment of the City of Philadelphia, docketed at calendar number 37479 (hereinafter referred to as “**Project**”); and

WHEREAS, RCO is the coordinating Registered Community Organization for the Project; and

WHEREAS, this Agreement is meant to provide for real and tangible community benefits, for the promotion of the public health, safety, and welfare, and for the quiet enjoyment of the residents and businesses who would be most affected and benefited by the Development Project; and

NOW, THEREFORE, in consideration of the support of the RCO for the Project, the undersigned parties hereby agree to the following conditions:

1. Support for Spring Garden Elementary Scholarship Programs.

- a) In cooperation with the RCO in its efforts to improve the academic achievements

of area youth, the Developer agrees to provide funding in the amount of Two Thousand and 00/100 Dollars (\$2,000.00) to the School District of Philadelphia to provide a scholarship; and

- b) Two Thousand and 00/100 Dollars (\$2,000.00) to Friends of Spring Garden Elementary School, a nonprofit tax exempt organization recognized by the Internal Revenue Code.

2. Support for the Lemon Street Playground.

- a) In cooperation with the RCO in its efforts to improve the local playground, the Developer agrees to provide funding in the amount of Two Thousand and 00/100 Dollars (\$2,000.00) to the Friends of East Poplar Playground, a nonprofit tax exempt organization recognized by the Internal Revenue Code.

3. The payments set forth in paragraphs 1 and 2 of this Agreement shall be paid by Developer upon approval of the Zoning Board of Adjustment of the variance and approval of the Project and all relevant appeal periods have expired.

4. Affordable Units. Developer agrees to set aside a total of six (6) units for the purposes of affordable housing units as follows:

- a) Three (3) studio units with a maximum monthly rental of Seven Hundred Fifty and 00/100 Dollars (\$750.00) per month, with an annual increase not to exceed three percent (3%) per year for a period of not less than five (5) years.
- b) Three (3) one (1) bedroom units with a maximum monthly rental of Eight Hundred Fifty and 00/100 Dollars (\$850.00) per month with an annual increase not to exceed three percent (3%) for a period of not less than five (5) years.

5. Community Support for the Project. In exchange for the Developer agreeing to

provide the above community benefits, the RCO agrees to provide public support to the Project and to communicate that support to the Developer and to provide evidence of such support to any person or agency which the Developer designates, including either appearing at the hearing of the Zoning Board of Adjustment to testify in support of the Project or providing a letter of support. Further, the RCO agrees to provide continuing support during any appeal and/or modification of the Project.

6. Notice.

- a) An electronic communication to the following e-mail addresses shall satisfy any notice requirement under this agreement. Parties may change or update the e-mail address at any time by sending an e-mail to all parties.
 - i) Developer – lizhaotarget@yahoo.com
 - ii) RCO - diana.davis@comcast.net

7. Enforcement.

- a) It is expressly understood by all parties that this is a legally binding contract between private parties, and that all parties retain all remedies at law and equity to enforce this Agreement.
- b) The prevailing party shall have the right to collect from the other party its reasonable costs and necessary disbursements and attorneys' fees incurred in enforcing this Agreement.
- c) This agreement will remain in force from the Effective Date throughout the life of the Developer's ownership of the property that comprise the Project and will also

bind the Developer's successors and assigns which emerge after the Effective Date of this Agreement.

8. **Severability.** Each covenant, condition and agreement in this Agreement shall for all purposes be construed to be a separate and independent covenant, condition, or agreement. If any provision in this Agreement or the application thereof shall to any extent be invalid, illegal or otherwise unenforceable, the remainder of this Agreement, and the application of such provision other than as invalid, illegal or unenforceable, shall not be affected thereby; and such provisions in this Agreement shall be valid and enforceable to the fullest extent permitted by law.
9. **Applicable Law.** This Agreement is subject to, construed, interpreted and enforced under the laws of the Commonwealth of Pennsylvania.
10. **Contingency.** This Agreement and the terms and conditions are subject to Developer obtaining a zoning variance for its Project. In the event Developer is unable to secure approval for the Project this Agreement shall terminate with no further obligation on the part of each party to this Agreement.
11. **Amendment.** This Agreement may be amended, modified, supplemented, or terminated upon by written agreement of all parties, or their purchasers, successors, personal representatives, heirs, or assigns.
12. **Counterpart.** This Agreement may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a “.pdf” format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature

is executed) with the same force and effect as if such facsimile or “.pdf” signature page were an original thereof.

IN WITNESS WHEREOF, the Parties have set forth their hands and seals as of the day and year above written, and they acknowledge and represent that they each have the authority to sign on behalf of their respective entity.

Z REALTY LLC

Witness

By: _____
Name:
Title:
Date:

**14th WARD DEMOCRATIC
EXECUTIVE COMMITTEE**

Witness

By: _____
Name:
Title:
Date:

14th Ward Democratic Executive Committee RCO
1117 Mt. Vernon Street
Philadelphia, Pennsylvania 19123

November 30, 2019

Jack Conviser RA AICP
City Planner - Urban Design Division
Philadelphia City Planning Commission
1515 Arch Street
Philadelphia, PA 19102

Re: Required Neighborhood Notice and Meeting for Civic Design Review concerning
915-23 N. Broad Street, Council District #5,
CDR Hearing: December 3, 2019; 10:00 AM

Dear Mr. Conviser:

Please refer to our letter dated August 29, 2019. A Civic Design Reviewing hearing was held on September 3, 2019 wherein it was determined to conduct a second review at a later date based on unanswered concerns. Several conversations and meetings with the developer's representatives and the 14th Ward RCO were conducted wherein a second presentation of the proposed project cleared concerns the residents had. Especially, it is clear that all existing buildings will be completely demolished.

We reached an agreement that the proposed project will be built with a replica of a façade design used from one of the existing buildings which will be demolished. The replica will be used on the first floor inside of proposed project. The replica will be visible to the public entering on the Broad Street side of the building. The replica will also be visible to those walking by. Using the replica will show that the developer is being sensitive to the historic of the buildings in the area as well as those proposed for demolition.

Based on the second presentation of proposed design, the 14th Ward RCO is supporting proposed project with the following highlights.

1. The materials used on the building will be sensitive to the historic buildings in the area. .
2. The design will incorporate some historic elements (possibly from the building facades they are removing or the surrounding area).
3. Bricks presented to be used are acceptable and will give an appearance to be in continuity with the houses/buildings located nearby.
4. Garbage disposals to be installed in each apartment.
5. Out of public view trash receptacles to be located on the premises with easy accessibility to the residents.
6. Affordable rental units will be available.
7. No balconies on the front side of Broad Street or the back of the building.
8. Trash storage units to be installed in each apartment to hold a 30 gallon trash can.

9. Proposed off street parking will not have an adverse effect on the immediate community residents nor interfere with the flow of traffic.
10. Each floor will have a trash storage unit for tenants use.

In summation, this proposed project will not have an adverse effect on the density in this area or nearby. Currently, the design proposed off street parking area will not place an adverse effect on the impact community's on street parking availability nor the traffic flow considering safety of pedestrians as well as prevention of possible car accidents.

If there any questions, please do not hesitate to contact me. (215-605-5618)

Sincerely,
Diane Monroe
Diane Monroe
Chair, 14th Ward RCO



December 4, 2019

Ms. Christine Quinn
Permit Services, Licenses and Inspections
Municipal Services Building, 11th Floor
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

Eleanor Sharpe
Executive Director

Nancy Rogo Trainer, FAIA, AICP
Civic Design Review Chair

Daniel K. Garofalo
Civic Design Review Vice-Chair

Leonidas Addimando
Ashley Di Caro
Tavis Dockwiller, ASLA
Michael Johns, FAIA, NOMA, LEED-AP
Elise Vider

Re: Civic Design Review for 915-923 N Broad Street (Application No. 965939)

Dear Ms. Quinn:

Pursuant to Section 14-304(5) of the Philadelphia Zoning Code, the Civic Design Review (CDR) Committee of the City Planning Commission completed the required review of a proposed residential and commercial development at 915-23 N Broad Street.

The site is bound by North Broad Street to the west, Watts Street to the east and private parcels to the north and south. The project proposes to demolish the existing buildings and build 96,000 total gross square feet consisting of 70 dwelling units, 6,335 square feet of retail spaces and 14,838 square feet of commercial office spaces. The site is zoned CMX-4 and the Department of Licenses and Inspections has identified dimensional and use variances.

The project was reviewed at a prior CDR meeting which took place on September 3, 2019. At the meeting of December 3, 2019, the CDR Committee completed the Civic Design Review process and offered the following comments.

Registered Community Organization (RCO) comments

- The community is now very happy with the proposed project and their sensitivity to the historic buildings
- The density of the proposed project is not a concern
- The community has no concerns with the parking access shown in the project
- The community supports affordable housing units being placed into this project

CDR Committee Comments

The CDR committee was encouraged to see design improvements and better communications with the local community. Some specific comments include:

- Design team commended for meeting again with the community
- Plan has been improved from the first CDR meeting
- Consider creating more of an architectural base, such as a water table with a change in material

One Parkway Building
1515 Arch St.
13th Floor
Philadelphia, PA 19102

215-683-4615 Telephone
215-683-4630 Facsimile

www.phila.gov/cityplanning

- The CDR committee supports the incorporation of historic tilework
- Consider 3rd party sustainable design certification and put more effort into exploring LEED certification
- Though planters are better than no vegetation, street trees are preferable on Watts Street
- Street trees may be possible on Broad Street and the CDR committee urges further exploration
- Consider a trash chute leading into the garage area and designate internal routes for building servicing to Watts Street
- Spend more time developing how lobby will function, as it needs more articulation

The CDR committee incorporated PCPC staff comments, which included:

- To aid turning movements and clear traffic access, consider moving curb cut and garage to a location opposite T-intersection with Cambridge Street.
- Both the north and south elevations lack architectural articulation and are visible from public rights of way. Consider more architectural expression of construction joint lines, and other means to create a sense of scale.

In conclusion, the Civic Design Review process has been completed for this project. Please contact me if you have any questions about the committee's action.

Sincerely,



Eleanor Sharpe
Executive Director

cc: Nancy Rogo Trainer, Chair, Civic Design Review, nrt23@drexel.edu
Daniel Garofalo, Vice Chair, Civic Design Review, garofalod@rowan.edu
Councilmember Darrell Clarke, darrell.clarke@phila.gov
Mary Jones, Council office, mary.jones@phila.gov
Yao-Chang Huang, Sky Design Studio, sky@sky-ds.com
Dennis George, attorney, dgeorge@arangiogeorge.com
Vivian VanStory, Community Land Trust Corporation, cltc3@netzero.net
Barbara Pennock, West Girard Progress, bjchavous@gmail.com
Diana Monroe, 14th Ward Democratic Executive Committee, diana.davis@comcast.net
Bernhard Gorham, Richard Allen New Generation, diggstonya@gmail.com
Dave Fecteau, Philadelphia City Planning Commission, dave.fecteau@phila.gov
Shakir Cohen, Philadelphia Licenses and Inspections, Shakir.cohen@phila.gov
Chris Renfro, Streets Department, christopher.renfro@phila.gov
Casey Ross, Office of Transportation, Infrastructure and Sustainability, casey.ross@phila.gov
Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov

GEORGE ESQ DENNIS
2000 MARKET ST STE 1440
PHILADELPHIA PA 19103

ZONING BOARD OF ADJUSTMENT NOTICE - RE: DECISION

Calendar Number 37479	Date 01/24/20	Decision Date 01/22/20
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Premises 915 - 923 N BROAD ST	Decision GRANTED/PROV
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Proviso
*** REVISED PLAN 1 PAGE STAMPED TODAY ***

NOTE: ALL APPEALS FROM THIS DECISION ARE TO BE TAKEN TO THE COURT OF COMMON PLEAS OF PHILADELPHIA WITHIN 30 DAYS FROM THE DATE OF THIS DECISION

ZONING BOARD OF ADJUSTMENT

NOTICE OF DECISION

City of Philadelphia
ZONING BOARD OF ADJUSTMENT
One Parkway Building
1515 Arch Street - 18th Floor
Philadelphia, Pennsylvania 19102

APPLICATION #: 965939

DATE OF DECISION: 01/22/20

CAL #: 37479

ATTORNEY: DENNIS GEORGE, ESQUIRE
ARANGIO & GEORGE, LLP
2000 MARKET STREET SUITE 1440
PHILADELPHIA PA 19103

APPLICANT: DENNIS GEORGE, ESQUIRE
ARANGIO & GEORGE, LLP
2000 MARKET STREET SUITE 1440
PHILADELPHIA PA 19103

OWNER: Z REALTY LLC
915 N BROAD ST
PHILADELPHIA PA 19123-1013

PREMISES: 915 - 923 N BROAD ST

T H I S I S N O T A P E R M I T

The Zoning Board of Adjustment, having held a public hearing in the above numbered appeal, after proper public notice thereof, has decided that the request for (a) USE VARIANCE(S) is:

GRANTED WITH PROVISOS

ALL VARIANCES / CERTIFICATES / SPECIAL USE PERMITS GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J. F. K. BLVD., WITHIN THREE CALENDAR YEARS FROM THE DATE OF THIS DECISION.**
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
3. A NEW APPLICATION AND NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:

***** REVISED PLAN 1 PAGE STAMPED TODAY ****

By Order of the ZONING BOARD OF ADJUSTMENT
CAROL B. TINARI, Sec.

NOTE: All appeals from this decision are to be taken to the Court of Common Pleas of Philadelphia County within 30 days from the date of this decision.



CITY OF PHILADELPHIA

PHILADELPHIA HISTORICAL
COMMISSION

1515 Arch Street, 13th Floor
Philadelphia, Pennsylvania 19102
Tel: 215.686.7660

Robert Thomas, AIA
Chair

Jonathan E. Farnham, Ph.D.
Executive Director

17 January 2020

Z REALTY LLC
1138 SOUTH 6TH ST
PHILADELPHIA PA 19147

Re: Automobile Row Thematic Historic District

Dear Z REALTY LLC:

The Philadelphia Historical Commission, the City of Philadelphia's historic preservation agency, is pleased to inform you that it will consider establishing the Automobile Row Thematic Historic District. Your property at 915-23 N BROAD ST is included with a classification of Contributing as part of the historic district. Documentation of the proposed historic district, called a nomination, is available on the Historical Commission's website, www.phila.gov/historical.

The Historical Commission's advisory Committee on Historic Designation will consider the proposed Automobile Row Thematic Historic District at **9:30 a.m. on Wednesday, 18 March 2020** in Room 18-029 on the 18th floor of the municipal office building at 1515 Arch Street, which is also known as the One Parkway Building. The Historical Commission will review the proposed district and its committee's report at **9:00 a.m. on Thursday, 9 April 2020** in the same location, Room 18-029, 1515 Arch Street. You are invited to attend these meetings, which are open to the public. The meetings will provide the owners as well as other stakeholders and the public with opportunities to learn about historic preservation in Philadelphia and to participate in the Historical Commission's discussions about the historical significance and the merits of the proposed historic district. At the end of the discussion, the Historical Commission will decide whether to designate the historic district.

The Historical Commission seeks to safeguard the city's unique heritage and wealth of cultural resources as it encourages economic development, promotes healthy and sustainable communities, enhances property values, attracts new residents, businesses, and tourists, provides educational opportunities, and fosters civic pride. Under the City's historic preservation ordinance, Section 14-1000 of the Philadelphia Code, the Historical Commission is authorized to designate as historic and then promote the preservation of buildings, structures, sites, objects, interiors, and districts that are representative of and important to Philadelphia's heritage, traditions, and values. More than 23,000 properties illustrating Philadelphia's history from its earliest years to the recent past have been designated as historic and listed on the Philadelphia Register of Historic Places. Additional information about the Historical Commission is attached to this letter.

The designation of a property as historic provides benefits to the owner. There is, of course, the satisfaction derived from the ownership of a recognized historic landmark and from the trusteeship for the past and future that accompanies ownership. The owner of a designated property may call upon the Historical Commission's staff for historical and technical services

SKY

From: SKY
Sent: Tuesday, December 8, 2020 11:16 AM
To: preservation
Cc: Kim Chantry; lizhaotarget@yahoo.com; dgeorge@arangiogeorge.com
Subject: RE: Automobile Row Thematic Historic District meeting
Attachments: Approved_915 N Broad_Zoning Permit_965939.pdf; ZBA_approved_915 N Braod.pdf

Hi Allyson,

We may missed your email if you have emailed to us.

We would like to know the Historical Commission's direction for this property of 915 N Broad Street.

The approved Zoning permit is to demo the existing one story building and to erect the new 7 story building.

Now on the historical list, the 915 N Broad existing building is under "Pending" list of Register of Historic Place.

We would like to know our next step if we can just follow the approved zoning permit to process the building permit.

Or we need to keep the existing building to redesign the project.

For your information, please see the link below for RCO and CDR presentations in Oct 2019.

https://drive.google.com/file/d/1SeC4bZJia3PRN_Bp53ktdqPw_x0LEEO/view?usp=sharing

On Page 21, when we discussed with RCO, we have reserved the existing façade textures into our new residential lobby.

Thank you for your inputs.

Hsing-Yuan Chen, AIA, LEED AP
Partner

SKY DESIGN STUDIO

m: 646-236-0666

o: 610-896-3649

sky@sky-ds.com

www.sky-ds.com

1823 Spring Garden Street

Philadelphia, PA 19130

From: SKY
Sent: Tuesday, November 24, 2020 3:05 PM
To: preservation <preservation@Phila.gov>
Cc: Kim Chantry <Kim.Chantry@Phila.gov>; lizhaotarget@yahoo.com; dgeorge@arangiogeorge.com
Subject: RE: Automobile Row Thematic Historic District meeting

Hi Allyson,

We would like to know the status of "Nomination of Automobile Row".

The property owner received the attached Continuance Memo letter dated Sep 4, 2020, and it shows the postponed review of historic district nominations.

Also the property owner didn't receive any notice within 60 days by mails or emails. Will this Automobile Row be nominated historic district?

But the website has shown the property has been pending for historic places as of Nov 16, 2020 <https://www.phila.gov/media/20190828131556/Historic-Register-OPA-addresses.pdf>

We are not familiar with the nomination process, what will be Commission next step of Commission?

Thank you so much.

Philadelphia Historical Commission

Philadelphia Register of Histori

Address	Desig Date1	Desig Date2	District	District Date
235-37 N BROAD ST			Automobile Row	Pending
303 N BROAD ST	7/10/1986			
315-21 N BROAD ST	5/7/1981		Automobile Row	Pending
400 N BROAD ST	8/9/1995			
401 N BROAD ST	5/11/1994			
615 N BROAD ST	11/1/1973			
642-48 N BROAD ST	4/29/1987			
681 N BROAD ST			Automobile Row	Pending
683 N BROAD ST			Automobile Row	Pending
685 N BROAD ST			Automobile Row	Pending
687 N BROAD ST			Automobile Row	Pending
699 N BROAD ST	5/13/2005			
	11/2/1972			
704-12 N BROAD ST				
720-22 N BROAD ST			Automobile Row	Pending
800 N BROAD ST			Automobile Row	Pending
802 N BROAD ST			Automobile Row	Pending
804 N BROAD ST			Automobile Row	Pending
806 N BROAD ST			Automobile Row	Pending
808 N BROAD ST			Automobile Row	Pending
810 N BROAD ST			Automobile Row	Pending
812 N BROAD ST			Automobile Row	Pending
814-16 N BROAD ST	6/2/1983			
818 N BROAD ST			Automobile Row	Pending
830 N BROAD ST			Automobile Row	Pending
846 N BROAD ST			Automobile Row	Pending
858 N BROAD ST	6/29/1971			
900-04 N BROAD ST			Automobile Row	Pending
901-03 N BROAD ST			Automobile Row	Pending
911-13 N BROAD ST			Automobile Row	Pending
915-23 N BROAD ST			Automobile Row	Pending
1227-29 N BROAD ST			Automobile Row	Pending
1248 N BROAD ST			Automobile Row	Pending
1314-16 N BROAD ST	3/13/2015			
	9/7/1976			

Hsing-Yuan Chen, AIA, LEED AP
Partner

SKY DESIGN STUDIO

m: 646-236-0666
o: 610-896-3649
sky@sky-ds.com
www.sky-ds.com
1823 Spring Garden Street
Philadelphia, PA 19130

From: preservation <preservation@Phila.gov>
Sent: Monday, May 4, 2020 8:52 AM
To: SKY <sky@sky-ds.com>
Cc: Kim Chantry <Kim.Chantry@Phila.gov>; preservation <preservation@Phila.gov>
Subject: Fw: Automobile Row Thematic Historic District meeting

Good morning,

Thank you for contacting the Historical Commission regarding the proposed nomination. The new review date by the Committee on Historic Designation for the Automobile Row Historic District has not been determined. When it is rescheduled the property owner will be notified.

Let me know if you have additional questions. Thank you!

Allyson

Allyson Mehley
Historic Preservation Planner
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
P: 215-686-7660

From: SKY <sky@sky-ds.com>
Sent: Friday, May 1, 2020 4:08 PM
To: preservation <preservation@Phila.gov>
Cc: Lily Zhao <lizhaotarget@yahoo.com>; dgeorge@arangiogeorge.com <dgeorge@arangiogeorge.com>
Subject: RE: Automobile Row Thematic Historic District meeting

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Hi Kim,

Hope you are well.

Will Historical Commission arrange the Online Webex Meeting for this Automobile Row Thematic Historic District meeting?

If yes, please let us know.

Thank you.

Hsing-Yuan Chen, AIA, LEED AP
Partner

SKY DESIGN STUDIO

m: 646-236-0666
o: 610-896-3649
sky@sky-ds.com
www.sky-ds.com
1823 Spring Garden Street
Philadelphia, PA 19130

From: preservation <preservation@Phila.gov>
Sent: Tuesday, March 17, 2020 2:13 PM
To: SKY <sky@sky-ds.com>
Cc: Lily Zhao <lizhaotarget@yahoo.com>; dgeorge@arangiogeorge.com
Subject: RE: Automobile Row Thematic Historic District meeting at 9:30am on March 18

We wanted to make sure you received the prior email that the meeting scheduled for March 18th has been postponed to a later date, to be determined. Thank you for checking, and stay well.

Kim Chantry
Historic Preservation Planner II
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
P: 215-686-7660

From: SKY <sky@sky-ds.com>
Sent: Monday, March 16, 2020 10:06 AM
To: preservation <preservation@Phila.gov>
Cc: Lily Zhao <lizhaotarget@yahoo.com>; dgeorge@arangiogeorge.com
Subject: Automobile Row Thematic Historic District meeting at 9:30am on March 18

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Hi,
Do you still have this 9:30am Wednesday March 18 meeting for Automobile Row Thematic Historic?
Please let us know.
Thank you.

Hsing-Yuan Chen, AIA, LEED AP
Partner

SKY DESIGN STUDIO

m: 646-236-0666
o: 610-896-3649
sky@sky-ds.com
www.sky-ds.com
1823 Spring Garden Street
Philadelphia, PA 19130



Zoning Permit

Permit Number 965939

LOCATION OF WORK 915-17 N BROAD ST, Philadelphia, PA 19123-1013	PERMIT FEE \$408.00	DATE ISSUED 6/24/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX-4	

PERMIT HOLDER Z REALTY LLC	1138 SOUTH 06TH STREET PHILADELPHIA PA 19147
-------------------------------	--

APPLICANT YAO HUANG DBA: SKY DESIGN STUDIO PC	1823 Spring Garden Street Philadelphia, PA 19130USA
--	---

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE DEMOLITION OF EXISTING ONE-STORY STRUCTURE AND FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH BALCONIES AND PENTHOUSES AS PER APPROVED ZBA STAMPED PLANS.

APPROVED USE(S) Office - Business and Professional; Residential - Household Living - Multi-Family
--

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) *** REVISED PLAN 1 PAGE STAMPED TODAY ***

<p>i CONDITIONS AND LIMITATIONS:</p> <ul style="list-style-type: none"> • Permits, including Zoning Permits not involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, six (6) months from the date of issuance with the following exceptions: <ul style="list-style-type: none"> • 30-days or 10-days for Permits related to Unsafe or Imminently Dangerous properties respectively. • 3-years from issuance or date of decision by ZBA for Zoning Permits involving development. • 60-days for Plumbing, Electrical or Fire Suppression Rough-In Approvals. • Any Permit issued for construction or demolition is valid for no more than five (5) years. • All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
--

<p>i Post a copy of this permit in a conspicuous location along each frontage.</p> <p>Permit must be posted within 5 days of issuance.</p>



Zoning Permit

Permit Number 965939

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

915-23 N BROAD ST, Philadelphia, PA 19123-1013

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR USE AS VACANT COMMERCIAL SPACE AND THE CREATION OF TWENTY ONE (21) ACCESSORY PARKING SPACES INCLUDING ONE (1) VAN ACCESSIBLE SPACE AND TWENTY EIGHT (28) CLASS 1A BICYCLE SPACES AT THE FIRST FLOOR, BUSINESS AND PROFESSIONAL OFFICES AT THE SECOND FLOOR, AND SEVENTY (70) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) ABOVE.

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more info, visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.

MEMORANDUM

TO: HISTORICAL COMMISSION
FROM: JON FARNHAM, EXECUTIVE DIRECTOR
DATE: 4 SEPTEMBER 2020
SUBJECT: CONTINUANCES OF THE REVIEWS OF NOMINATIONS

At the August 2020 meeting, the Historical Commission resolved to end the practice of continuing the reviews of nominations to the “next in-person meeting” and directed the staff to begin to notify property owners that the Historical Commission would restart the reviews of nominations that had been continued in that manner. The staff is beginning to implement the Historical Commission’s directive. The staff would like to take this opportunity to provide the Commission with an accounting of the reviews of nominations that were continued or suspended owing to the COVID-19 shutdown, as well as those that had been postponed indefinitely for other reasons. The staff also requests that the Historical Commission direct it to draft rules related to continuing the reviews of nominations.

REVIEWS CONTINUED TO “NEXT IN-PERSON MEETING”

The Historical Commission has continued the reviews of three nominations to the “next in-person meeting,” two individual and one district. All three were continued at the May 2020 meeting, the first remote meeting after the shutdown in March and the cancellation of the March and April Committee on Historic Designation meetings and the April Historical Commission meeting. The nominations continued in this manner are:

- 1045-49 Sarah Street,
- 5250 Unruh Avenue, and
- the Jewelers’ Row Historic District.

All three nominations have been reviewed by the Committee on Historic Designation, and are awaiting reviews by the Historical Commission. The Sarah Street and Unruh Avenue reviews can be restarted easily, with emails to the owners. The Jewelers’ Row review is more complicated, in that it will require 50+ paper letters to the owners. However, now that the staff can access the offices at 1515 Arch Street, those letters can be sent relatively easily. Unless otherwise directed, the staff will schedule the Sarah Street and Unruh Avenue reviews for the October 2020 meeting of the Historical Commission and the Jewelers’ Row review for the December 2020 meeting, leaving the November meeting free for the review of matters on the October agenda of the Committee on Historic Designation.

POSTPONED REVIEWS OF HISTORIC DISTRICT NOMINATIONS

The Historical Commission indefinitely postponed the reviews of nominations for five historic districts that were in the pipeline at the time of the shutdown. In each case, the owners had been notified of the upcoming reviews, but the reviews had not commenced; no public meetings had been held. The table below provides details about these reviews.

Historic District	Number of Properties	Notice Date	CHD Date	PHC Date
Central Mt. Airy Commercial	51	11/15/2019	4/15/2020	5/8/2020
3611-31 Spring Garden Street	11	1/7/2020	3/18/2020	4/9/2020
Carnegie Libraries	20	1/9/2020	3/18/2020	4/9/2020
Automobile Row Thematic	30	1/17/2020	3/18/2020	4/9/2020
French Village	24	2/11/2020	4/15/2020	5/8/2020

Restarting the reviews of these proposed districts will require 60-day notice to all property owners, two letters each, as well as posting in a newspaper and signs in the districts. The review the first of these historic district nominations could restart as early as the Committee on Historic Designation meeting in December 2020, with additional district nominations considered by the Committee and then the Commission in early 2021. The Historical Commission’s direction would be appreciated.

HISTORIC DISTRICTS IN THE QUEUE

In addition to Jewelers’ Row and the five notified but postponed districts, the Historical Commission has several historic district nominations awaiting processing, which are summarized in the table below.

Historic District	Submission Date	Number of Properties
Washington Square West	2009	1509
Dagit Twins	2/4/2019	6
Disston-Tacony Industrial Waterfront	8/28/2019	42
Drexel/Govett	11/12/2019	95
Chestnut Street East Commercial	2/17/2020	44
Manheim Square	7/23/2020	5

OTHER INDEFINITELY CONTINUED REVIEWS

In addition to the reviews of nominations postponed owing to the COVID-19 shutdown, the Historical Commission has continued two nominations reviews indefinitely, to “future” meetings, with the understanding that either the property owners or nominators can request to restart the reviews. In all cases when a nomination is continued, the property remains under the Historical Commission’s jurisdiction. When a nomination is continued at the property owner’s request or with the property owner’s consent, the time limit to act on a nomination to allow for the full review of a permit application is tolled. At its May 2018 meeting, the Historical Commission continued the review of the nomination for 801-15 N. 4th Street and 319 Brown Street, St. Agnes Church, School, and Rectory, to a future meeting of the Historical Commission. At its October 2018 meeting, the Historical Commission continued the review of the nomination for 208-10 Rex Avenue to a future Committee on Historic Designation meeting. The property owner in the Rex Avenue case requested the continuance to allow time for the exploration of reuses for the property. The staff assumes that these reviews should be restarted as well, but of course would appreciate the Historical Commission’s guidance.

PAST EXPERIENCES WITH INDEFINITE CONTINUANCES

The continued review of the nomination for 5900 and 5920 City Avenue has been cited as a basis for declining to continue other reviews indefinitely. Interested parties have claimed that the Historical Commission and/or its staff were negligent by allowing the continuance to persist for years. While mistakes were made with that case, the case does not support the claim that indefinite continuances are inherently flawed. In that case, both the nominator and the property owner requested that the Historical Commission hold the nomination in abeyance. No one else, not preservation advocates or community members, advocated for the review of the nomination. The staff had authored the nomination at the request of the nominator, a near neighbor, who sought to block the expansion of university housing, but the staff did not fully support a designation because the structure on the site was in very poor condition and its reuse seemed infeasible. The nomination was not forgotten; instead, it did not have a champion. Owing to

unusual circumstances, the nominator was unable to withdraw the nomination. The staff should have declined to author the nomination initially, owing to the condition of the structure, and should have stepped in as the author of the nomination later in the process and withdrawn it, but did not, with the misguided hope that a preservation solution would arise. Granting the continuance was not the mistake; authoring a nomination for a dilapidated building for a third party with motivations other than preservation and then failing to withdraw the abandoned nomination were mistakes, for which the staff takes full responsibility.

THE VALUE OF CONTINUING REVIEWS OF NOMINATIONS

Requests to continue the reviews of nominations have become a burden recently. The requests not only take up precious time at Historical Commission and Committee on Historic Designation meetings, but also consume staff time and render scheduling unnecessarily complex. However, despite the added burden imposed by managing continuance requests, continuances requested by property owners should generally be granted, to ensure that owners have time to investigate and understand the histories of their properties, the designation process, and the implications of designation before they are faced with reviews at public meetings. In nearly every case, the property owner is not expecting the Historical Commission's notice letter announcing a review; it arrives unforeseen. The typical owner of a nominated property has only 30 or 60 days to receive, digest, and respond to the notification from the Historical Commission; additional time is often needed. As long as the property owner acknowledges that the Historical Commission's jurisdiction persists throughout the continuance period and that the permit application review clock is tolled during the continuance period, reasonable continuance requests from property owners should always be granted. The property owner's interest in the property always, inherently exceeds that of the nominator, preservation advocate, and community member. Ignoring the hierarchy of interest for a moment, at a minimum, the granting of a continuance request from an owner ensures that the eventual designation will be more easily defended on appeal because the argument that the owner did not have an opportunity to prepare and participate fully in the review will have been blunted. On the other hand, nomination review continuance requests from third parties should typically be denied unless the property owner concurs. Continuing the review of a nomination without the property owner's concurrence denies the property owner a timely review and invites the possibility of a deemed approved permit application.

REQUEST TO DRAFT RULES DELEGATING CONTINUANCE AUTHORITY TO THE STAFF

To overcome some of the burden of managing continuance requests for nominations, the staff suggests that the Historical Commission adopt rules delegating the authority to grant reasonable continuance requests to the staff. Moving the continuance request offline, outside of the public meetings of the Historical Commission and Committee on Historic Designation would not only save time during the meetings for more pressing matters and reduce time spent by the staff on clerical work related to administering the requests, it would also open up space at meetings to consider additional nominations. As long as the property owner acknowledges that the Historical Commission's jurisdiction persists throughout the continuance period, the continuance poses no risks to historic resources, and in fact may benefit other historic resources by streamlining the designation process. At the Historical Commission's direction, the staff will work with the Law Department to draft proposed rules delegating some nomination continuance decisions to the staff.

SUMMARY

The staff suggests the following course of action:

- 1045-49 Sarah Street—schedule for the October Historical Commission meeting,
- 5250 Unruh Avenue—schedule for the October Historical Commission meeting,

- 801-15 N 4th Street and 319 Brown Street—schedule for the October Historical Commission meeting,
- 208-10 Rex Avenue— schedule for the December Committee on Historic Designation meeting,
- Jewelers' Row Historic District—schedule for the December Historical Commission meeting,
- Postponed historic district nominations—schedule in order of original notice date for Committee on Historic Designation meetings, one district per meeting, beginning with December Committee on Historic Designation meeting, and
- The staff and Law Department to draft rules delegating some nomination continuance authority to the staff, with an initial draft to be reviewed at the November Historical Commission meeting.

**915-923
N BROAD ST**





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: 965939

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

Table 14-304-2: Case 2 the property is located in the district that affects residential district AND creates more than 50,000 sq.ft. and creates more than 50 additional dwelling units

PROJECT LOCATION

Planning District: Central Council District: 5
Address: 915-923 N BROAD ST
PHILADELPHIA, PA 19123
Is this parcel within a Master Plan District? Yes ___ No

CONTACT INFORMATION

Applicant Name: YAO-CHANG HUANG Primary Phone: 610-896-3649
Email: sky@sky-ds.com Address: 1823 Spring Garden St
Philadelphia, PA 19107
Property Owner: Z REALTY LLC Developer: Z REALTY LLC
Architect: SKY DESIGN STUDIO PC (YAO-CHANG HUANG)

SITE CONDITIONS

Site Area: 16,000 SF
Existing Zoning: CMX-4 Are Zoning Variances required? Yes ___ No

SITE USES


Present Use: 1ST FLOOR: (3) COMMERCIAL SPACES
Proposed Use:
Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):
1ST FLOOR: (1)EMPTY COMMERCIAL SPACE [6,335 SF], RESIDENTIAL LOBBY [1,110 SF],
(21)CAR PARKING & (24)BIKE PARKING [6,749 SF],
2ND FLOOR: OFFICE/ BUSINESS [14,838 SF]
3RD-7TH FLOOR: (70) DWELLING UNITS [63,182 SF]
Proposed # of Parking Units:
(21) CAR PARKING
(24) BIKE PARKING


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: JUL. 18. 2019 Time: 6:30 PM

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No ___ NA ___
If yes, indicate the date hearing will be held:
Date: SEP.18.2019 9:30 AM

NOTICE OF:		CITY OF PHILADELPHIA		DATE OF REFUSAL:	APPLICATION #:
<input type="checkbox"/> REFUSAL	DEPARTMENT OF LICENSES & INSPECTIONS		05/01/2019		965939
<input checked="" type="checkbox"/> REFERRAL	Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102		ZONING DISTRICT(S): CMX-4 CENTER CITY COMMERCIAL MIXED-USE		
ADDRESS/LOCATION: 915-23 N BROAD ST. PHILADELPHIA, PA 19123					
APPLICANT: YAO CHANG HUANG (DESIGN PROFESSIONAL)		ADDRESS: 1823 SPRING GARDEN ST PHILADELPHIA, PA 19130			
APPLICATION FOR: FOR THE ERECTION OF A ADDITION ABOVE AN EXISTING 1-STORY ATTACHED STRUCTURE WITH BALCONIES AND PENTHOUSES. FOR USE AS VACANT COMMERCIAL SPACE AND THE CREATION OF TWENTY ONE (21) ACCESSORY PARKING SPACES INCLUDING ONE (1) VAN ACCESSIBLE SPACE AND TWENTY EIGHT (28) CLASS 1A BICYCLE SPACES AT THE FIRST FLOOR, BUSINESS AND PROFESSIONAL OFFICES AT THE SECOND FLOOR, AND SEVENTY (70) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) ABOVE. SIZE AND LOCATION AS SHOWN IN APPLICATION AND PLANS.					
PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ONLINE AT WWW.PHILA.GOV)					
CODE REFERENCE:		PROPOSED USE IS REFUSED FOR THE FOLLOWING:			
§ 14-803(f)(c)(4),(b)		WHEREAS THE PROPOSED USE, TWENTY ONE (21) ACCESSORY PARKING SPACES WITHIN A GARAGE, REQUIRES SPECIAL EXCEPTION APPROVAL FROM THE ZONING BOARD OF ADJUSTMENT IN THE CMX-4 ZONING DISTRICT.			
1. USE REFUSAL.					
FEE TO FILE APPEAL - \$300					
NOTES TO ZBA:					
NO SIGNS THIS APPLICATION.					
CC: OWNER: Z REALTY LLC 612 WASHINGTON AVE UNIT 1 PHILADELPHIA, PA 19147				SHIKUR COHEN PLANS EXAMINER	
				05/01/2019 DATE	
NOTICE TO APPLICANT: AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, ONE PARKWAY BUILDING, 1515 ARCH STREET - 18 TH FLOOR, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.					

CITY OF PHILADELPHIA			
CIVIC DESIGN RESPONSE FORM			
APPLICATION #: 965939		ADDRESS: 915-23 N BROAD ST.	
APPLICANT: YAO CHANG HUANG			
AS REQUIRED BY 14-304 (3) (e) (1)-(4) 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):			
THE PROPERTY:	THE PROPERTY AFFECTED:	THE APPLICATION:	
THE APPLICANT'S PROPERTY IS LOCATED IN ANY DISTRICT, EXCEPT AS PROVIDED IN 14-304 (5)(b)(1)	AND REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY	<input type="checkbox"/>	1) INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA, EXCLUDING ANY FLOOR AREA WITHIN AN EXISTING STRUCTURE.
		<input type="checkbox"/>	2) INCLUDES MORE THAN 100 ADDITIONAL DWELLING UNITS, EXCLUDING ANY DWELLING UNITS WITHIN AN EXISTING STRUCTURE.
THE APPLICANT'S PROPERTY IS LOCATED IN ANY DISTRICT, EXCEPT AS PROVIDED IN 14-304 (5)(b)(1)	AND THE PROPERTY AFFECTS: PROPERTY IN ANY RESIDENTIAL DISTRICT AS DEFINED BY 14-304 (5)(b)(2)	<input checked="" type="checkbox"/>	1) INCLUDES MORE THAN 50,000 SQUARE FEET OF NEW GROSS FLOOR AREA, EXCLUDING ANY FLOOR AREA WITHIN AN EXISTING STRUCTURE.
		<input checked="" type="checkbox"/>	2) INCLUDES MORE THAN 50 ADDITIONAL DWELLING UNITS, EXCLUDING ANY DWELLING UNITS WITHIN AN EXISTING STRUCTURE.
Examiner's Signature: 		Examiner's Phone: (215) 686-2771	
		Date: 5/6/2019	
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) 683-6615 for more information.			

Z Realty LLC
612 Washington Avenue, Unit 1
Philadelphia, PA 19147

July 11, 2019

Re: 915-23 N. Broad Street, Philadelphia, PA 19123

Dear Registered Community Organization or Neighbor:

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

Property Description:

915-23 N. Broad Street, Philadelphia, PA 19123. Located on North Broad Street between W. Girard Ave. and Poplar St. Zoning District – CMX-4.

Project Description:

For the erection of an addition above an existing 1-story attached structure with balconies and penthouses. For use as vacant commercial space and the creation of twenty one (21) accessory parking spaces including one (1) van accessible space and twenty eight (28) class 1A bicycle spaces at the first floor, business and professional offices at the second floor, and seventy (70) dwelling units (multi-family household living) above.

Summary of Refusal:

Attached is a copy of the Referral.

14th Ward Democratic Executive Committee, as Coordinating RCO has scheduled a **PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time and location:

Public Meeting Date & Time: July 18, 2019 – 6:30 p.m.

Location: St. Paul's Baptist Church – 1000 Wallace Street, Philadelphia, PA 19123

***Please note the change of address from the previous letter.**

Please note this Public Meeting is only in regards to the Civic Design Review Hearing. The applicant and the coordinating RCO have not yet set the date, time, and place of a public meeting for the Zoning Board of Adjustment Hearing. The meeting to discuss the Zoning Board of Adjustment proposal will be convened by the coordinating RCO. Another letter will be sent via regular mail informing you of the date, time, location, and coordinating RCO holding the meeting.

Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia **Civic Design Review Committee located at 1515 Arch Street, 18th Floor, Philadelphia, PA 19102** on the issue.

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

District Council #5 – Jeffrey Young@phila.gov – 215-686-3442; 215-686-3443

Community Land Trust Corporation – cllc3@netzero.net – 215-232-3822

14th Ward Democratic Executive Committee – diana.davis@comcast.net – 215-605-5618

ZBA Appeal File Date: May 29, 2019
OR
CDR Referral Date: May 6, 2019

West Girard Progress – bichavous@gmail.com – 215-763-5671

Richard Allen New Generation – nardbound@icloud.com – 215-317-2741

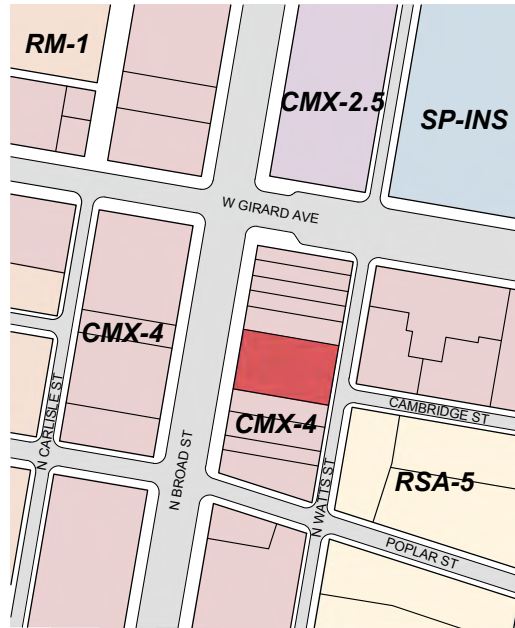
If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely,
Dennis George, Esq.
Attorney for Applicant

cc: *District Council Office contact – jeffery.young@phila.gov*
Planning Commission - rcn.notification@phila.gov
Community Land Trust Corporation – cllc3@netzero.net
14th Ward Democratic Executive Committee – diana.davis@comcast.net
West Girard Progress – bichavous@gmail.com
Richard Allen New Generation – nardbound@icloud.com
Civic Design Review Committee at CDR@phila.gov

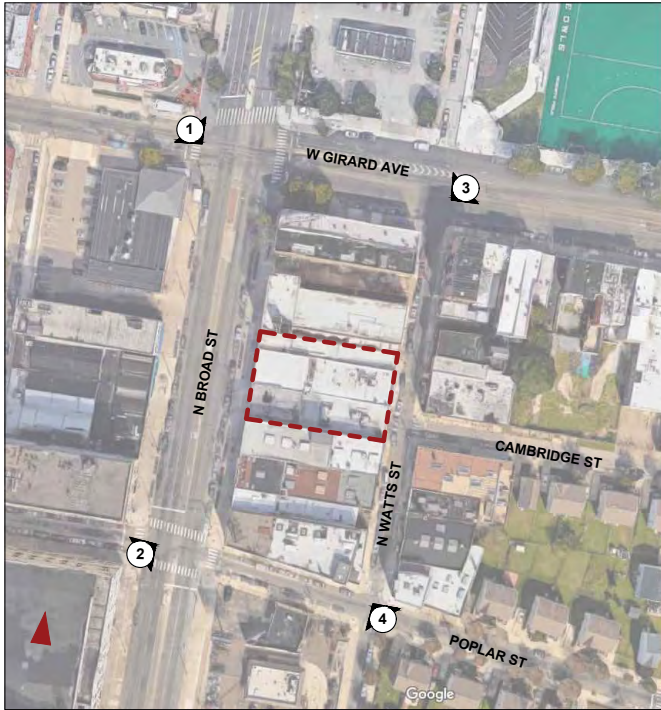


LACATION ON MAP



ZONING MAP

ZONING DATA		CMX-4
ADDRESS	915-923 N BROAD ST	
ZONING DISTRICT	CMX-4	
OVERLAY DISTRICT	CTR- CENTER CITY OVERLAY DISTRICT	
SCOPE OF WORK	6 STORY ADDITION TO EXISTING 1 STORY STRUCTURE	
USE REGULATION		
1ST FLOOR	COMMERCIAL (RETAIL) & PARKING	
2ND FLOOR	BUSINESS (OFFICE)	
3RD-7TH FLOOR	MULTI-HOUSING (70 UNITS)	
DEVELOPMENT STANDARD		
	ALLOWED/ REQUIRED	PROPOSED
MAX OCCUPIED AREA	100%	100%
MIN SIDE YARD WIDTH	N/A	N/A
MAX FLOOR AREA	500%	500% (79,972 SF)
PARKING		
	ALLOWED/ REQUIRED	PROPOSED
CAR PARKING	3 SPACES PER 10 UNIT (70 UNITS)	21 SPACES
BIKE STORAGE	1 SPACE PER 3 UNIT (70 UNITS)	24 SPACES
SKY PLANE REQUIREMENTS		
100' & WIDER STREET (N BROAD ST) 1		
< 125' = 100% ALLOWED		
0'- 74' = 100% ALLOWED		



1
LOOKING
SOUTH-EASTWARD
TOWARDS SITE



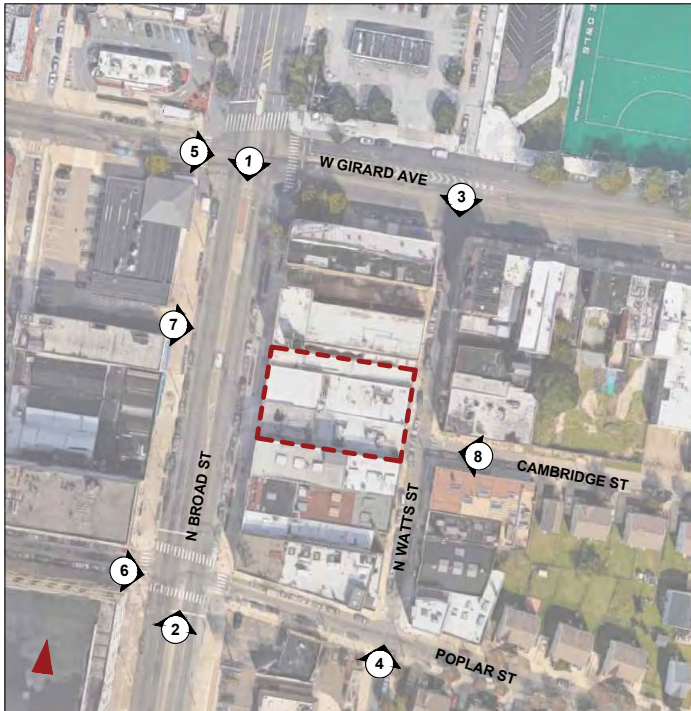
2
LOOKING
NORTH-EASTWARD
TOWARDS SITE



3
LOOKING
SOUTH-WESTWARD
TOWARDS SITE



4
LOOKING
NORTH-WESTWARD
TOWARDS SITE



1
LOOKING
SOUTHWARD
ON BROAD ST



2
LOOKING
NORTHWARD
ON BROAD ST



3
LOOKING
SOUTHWARD
ON N WATTS ST



4
LOOKING
NORTHWARD
ON N WATTS ST



5
LOOKING
EASTWARD
ON W GIRARD AVE



6
LOOKING
EASTWARD
ON POPLAR ST

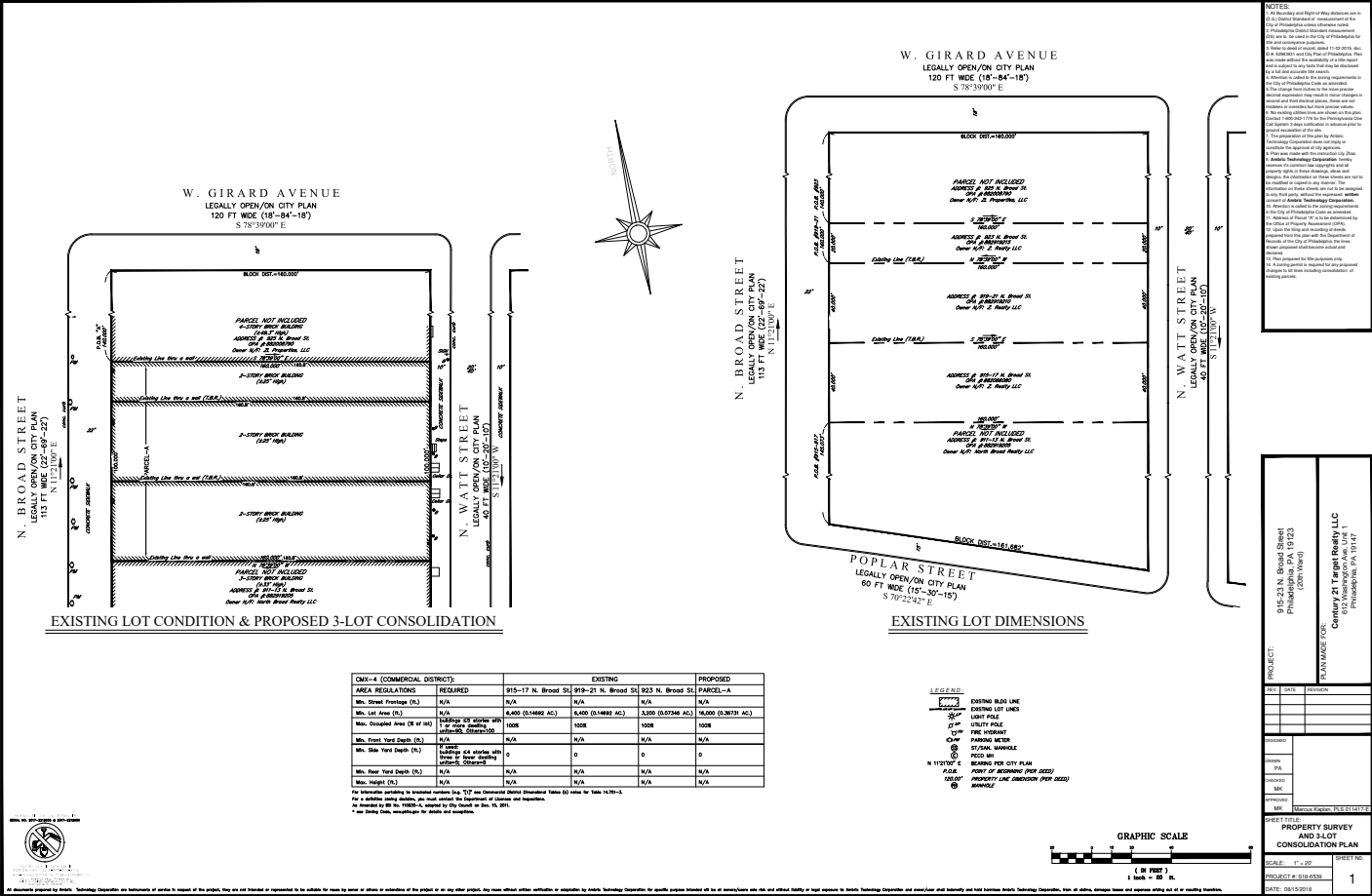


7
LOOKING
ACROSS BROAD ST
IN FRONT OF SITE



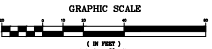
8
LOOKING
WESTWARD
ON CAMBRIDGE ST





CMX-4 (COMMERCIAL DISTRICT)	REQUIRED	EXISTING	PROPOSED
AREA REGULATIONS	REQUIRED	915-17 N. Broad St 919-21 N. Broad St 923 N. Broad St	PARCEL-A
Min. Street Frontage (ft)	N/A	N/A	N/A
Min. Lot Area (sq. ft.)	N/A	6,400 (0.14662 AC)	3,500 (0.07946 AC)
Min. Occupied Area (sq. ft.)	14,400 (0.32736 AC)	N/A	N/A
Min. Street Yard Depth (ft)	N/A	N/A	N/A
Min. Side Yard Depth (ft)	5	0	0
Min. Rear Yard Depth (ft)	N/A	N/A	N/A
Min. Height (ft)	N/A	N/A	N/A

- LEGEND:**
- EXISTING ROAD LINE
 - EXISTING LOT LINES
 - LIGHT POLE
 - UTILITY POLE
 - FIRE HYDRANT
 - PARKING METER
 - STREET MANHOLE
 - TREE
 - BEARING PER CITY PLAN
 - POINT OF BEGINNING (PER DEED)
 - PROPERTY LINE DIMENSION (PER DEED)
 - MANHOLE



NOTES:

1. All bearings and distances are as shown.
2. All bearings and distances are as shown.
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13. All bearings and distances are as shown.
14. All bearings and distances are as shown.
15. All bearings and distances are as shown.

PROJECT:
915-23 N. Broad Street
Philadelphia, PA 19102

CONSULTANT:
Century 21 Target Realty LLC
612 Washington Ave. Unit 11
Philadelphia, PA 19107

PROPERTY SURVEY AND SLOT CONSOLIDATION PLAN

SCALE: 1" = 30'

PROJECT # 24-00003

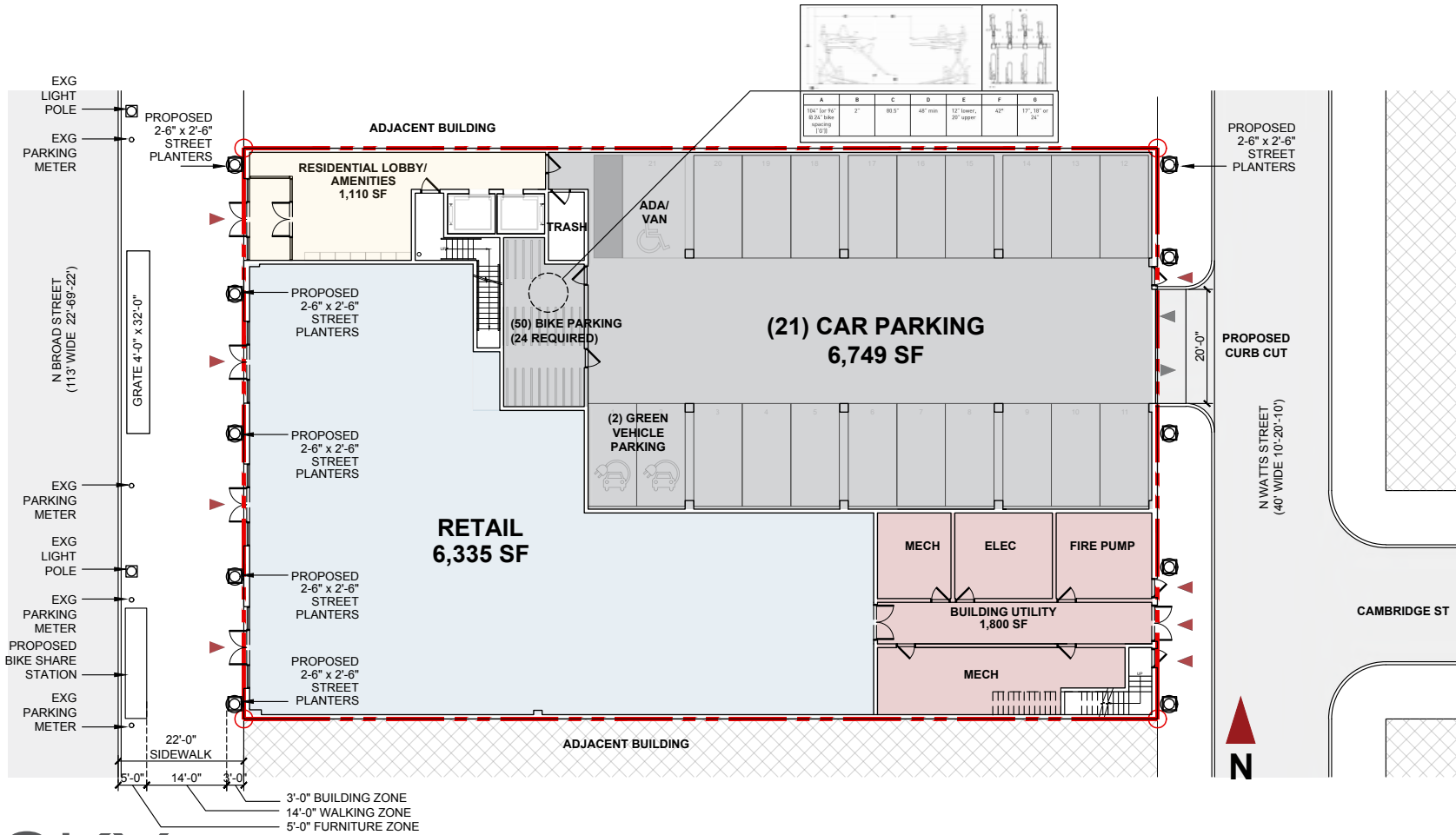
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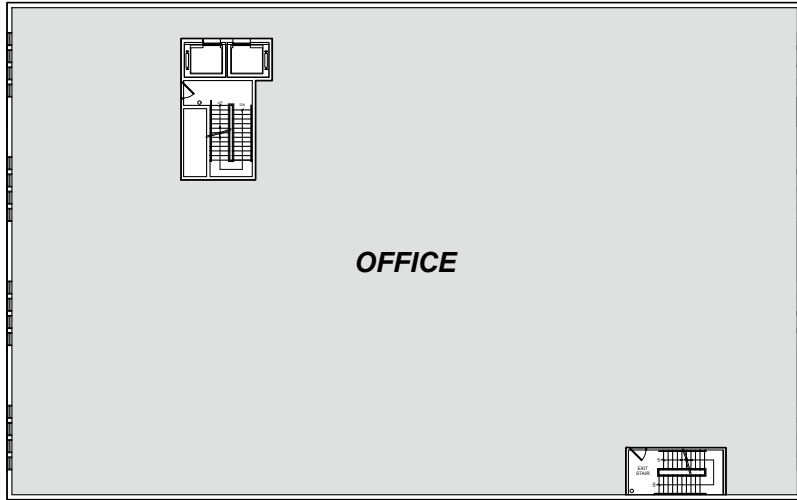
SHEET NO. 1



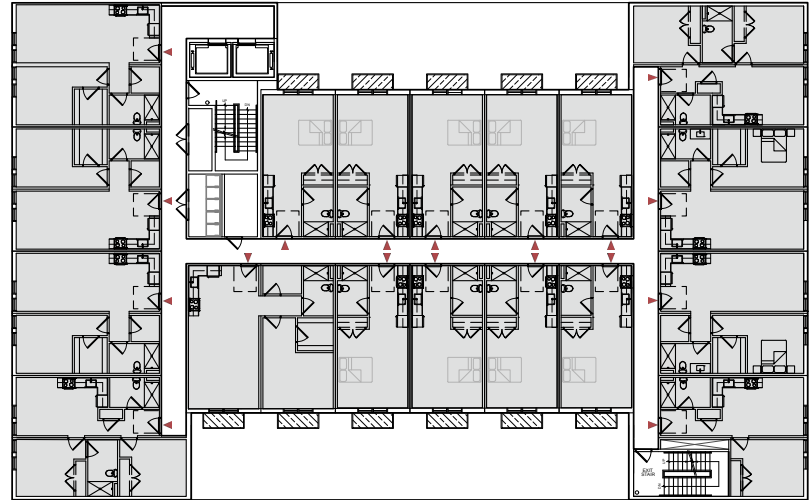
EXISTING SITE SURVEY

CIVIC DESIGN REVIEW

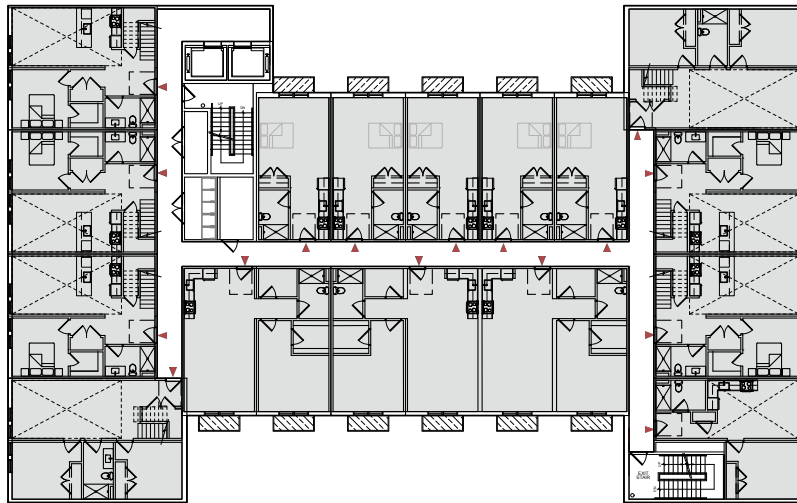




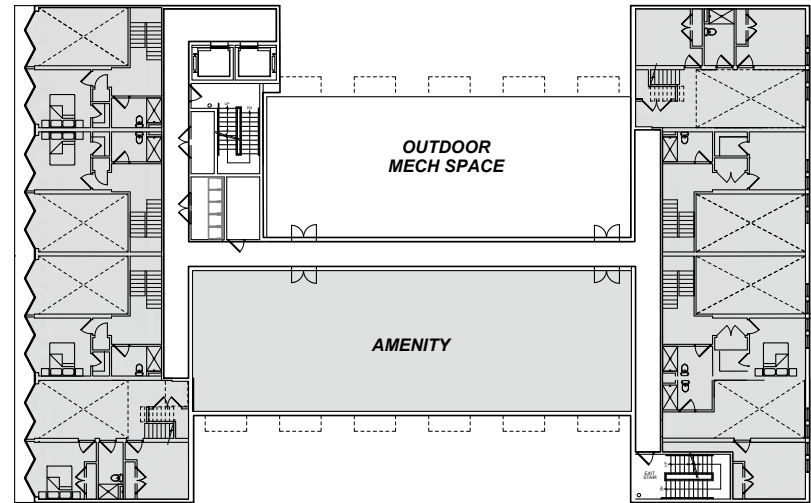
2ND FLOOR PLAN



3RD-5TH FLOOR PLAN



**6TH FLOOR PLAN-
LOWER LEVEL OF
LOFT UNITS**

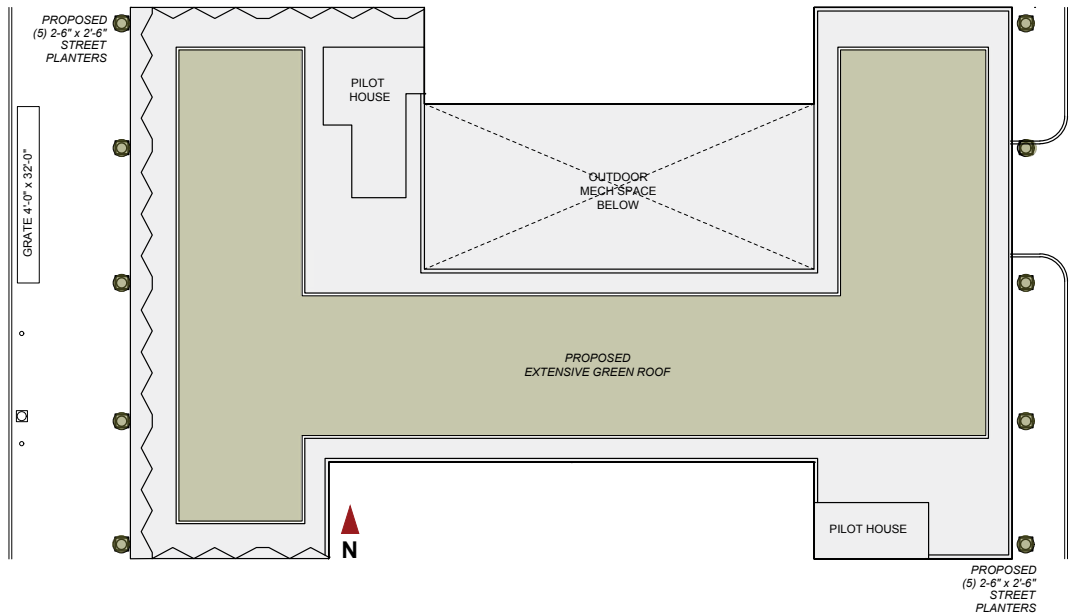


**7TH FLOOR PLAN-
UPPER LEVEL OF
LOFT UNITS**

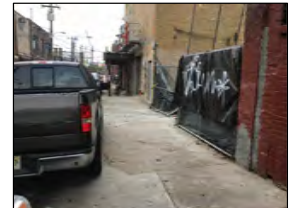
EXTENSIVE GREEN ROOF



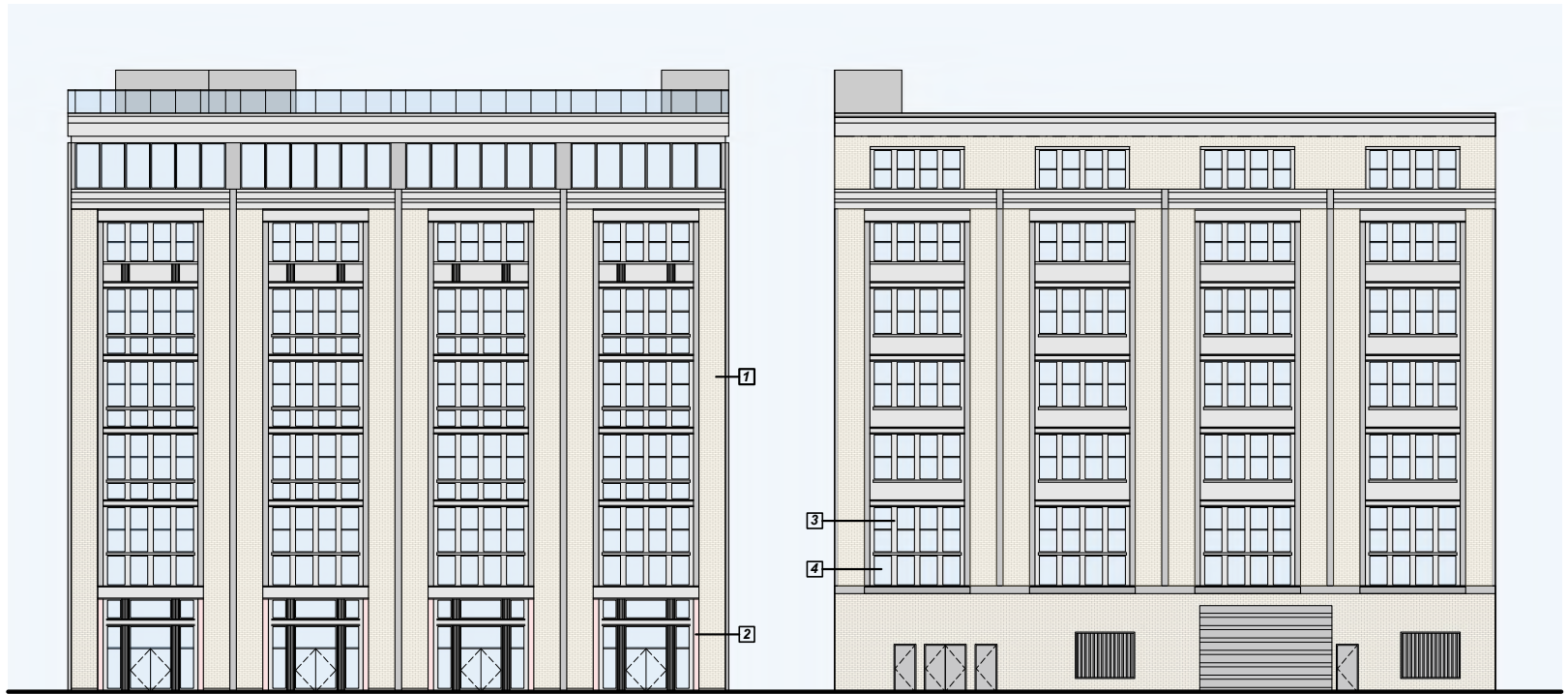
STREET PLANTERS



BACK STREET CONDITION
N WATTS STREET



N WATTS STREET
CONDITION UNSUITABLE FOR STREET TREES



FRONT ELEVATION ON
N BROAD ST

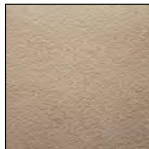
REAR ELEVATION ON
N WATTS ST



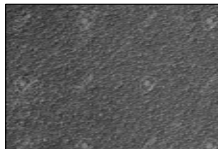


SOUTH ELEVATION

1
BEIGE
STUCCO



2
DARK GREY
STUCCO



3
GREY
METAL PANELS



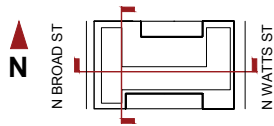
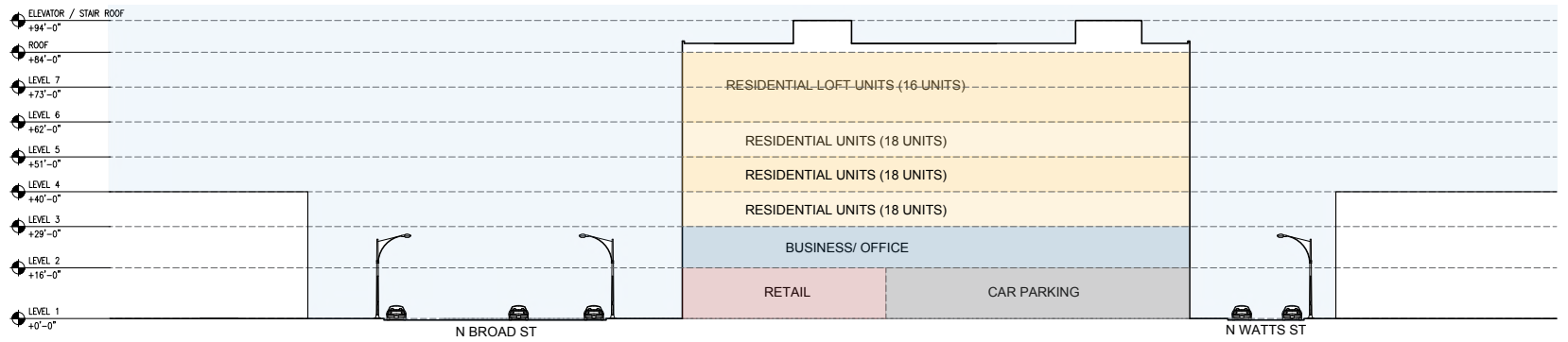
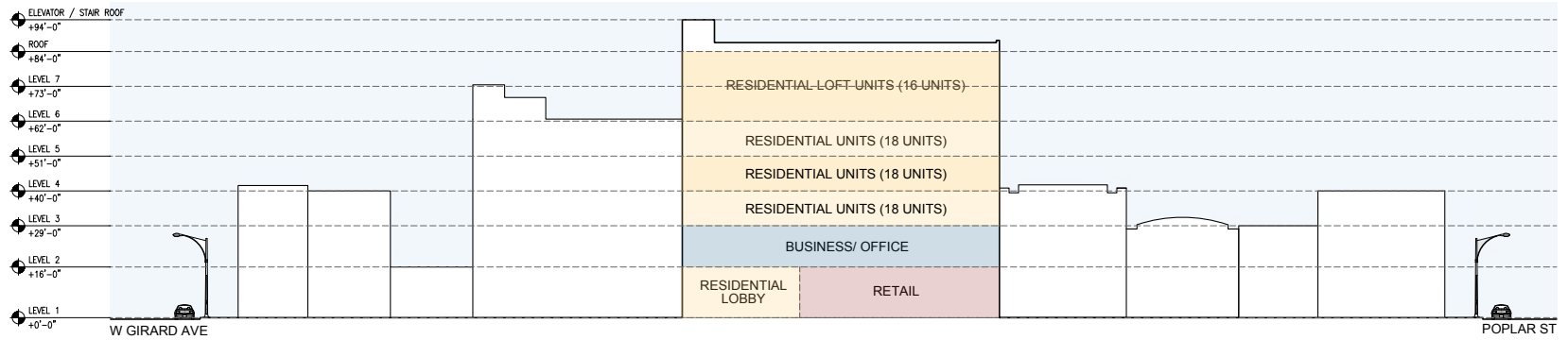
4
LOW-E
GLAZING





NORTH ELEVATION







FRONT VIEW
ACROSS STREET



LOOKING NORTHWARD ON
N BROAD ST

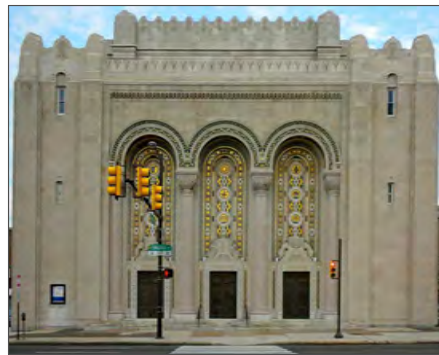
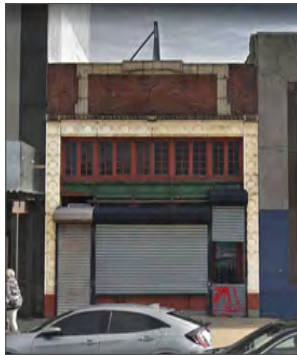
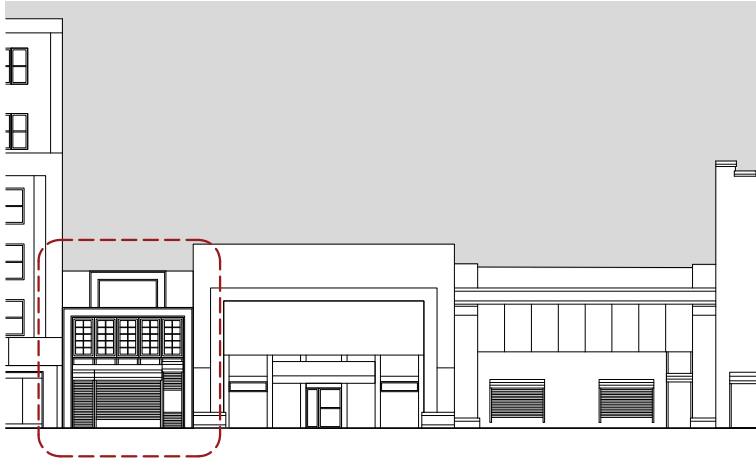




FRONT VIEW
ACROSS STREET

SKY
SKY DESIGN STUDIO

RENDERS- AERIAL VIEW
CIVIC DESIGN REVIEW



COMMENTS

1. PRESERVE EXISTING CERAMIC TILES
2. INTEGRATE FACADE OF NEARBY TEMPLE

DESIGN SOLUTION



COMMENT: EXISTING STORE FRONTAGES CREATES DISORDER

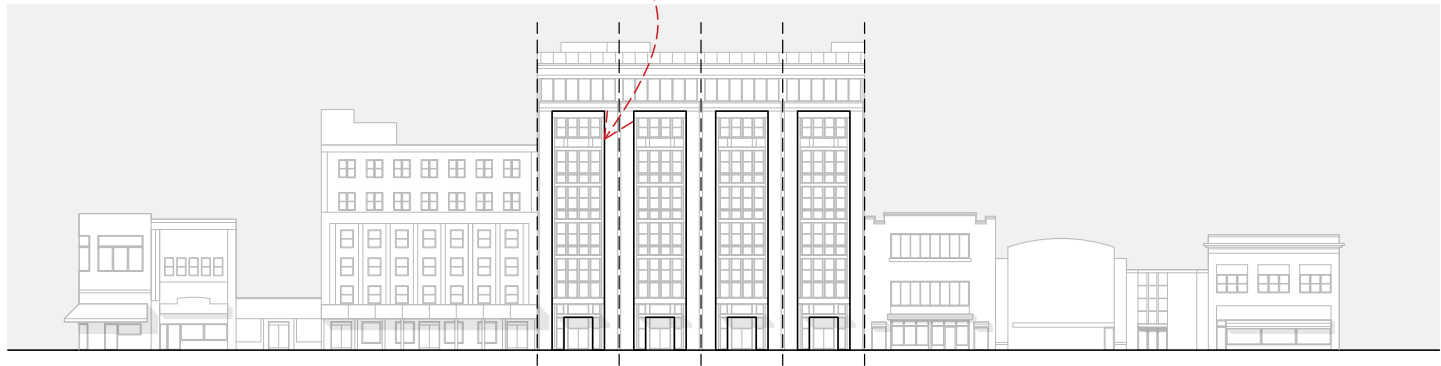


DESIGN SOLUTION: INTRODUCE ORDERLY HORIZONTAL ELEMENTS

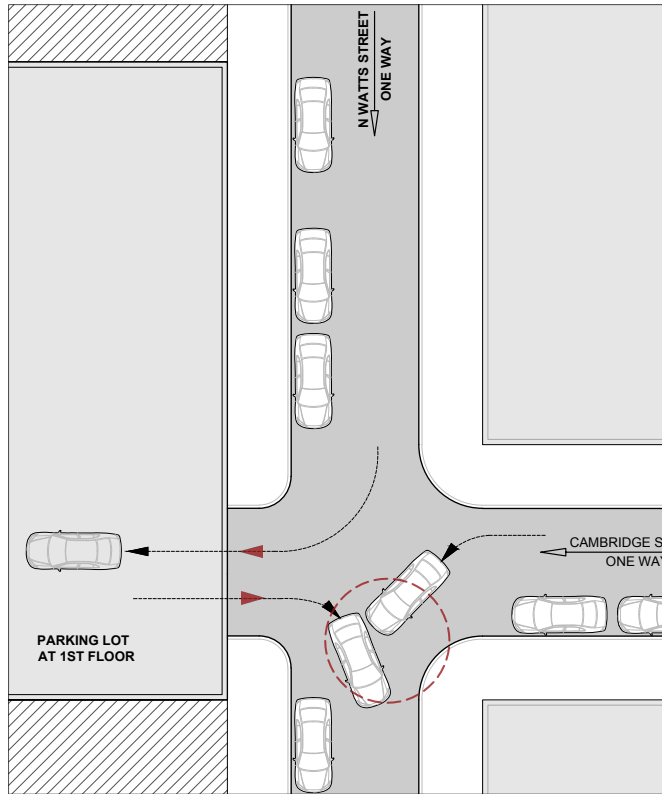


COMMENT: PRESERVE EXISTING FACADE LANGUAGE

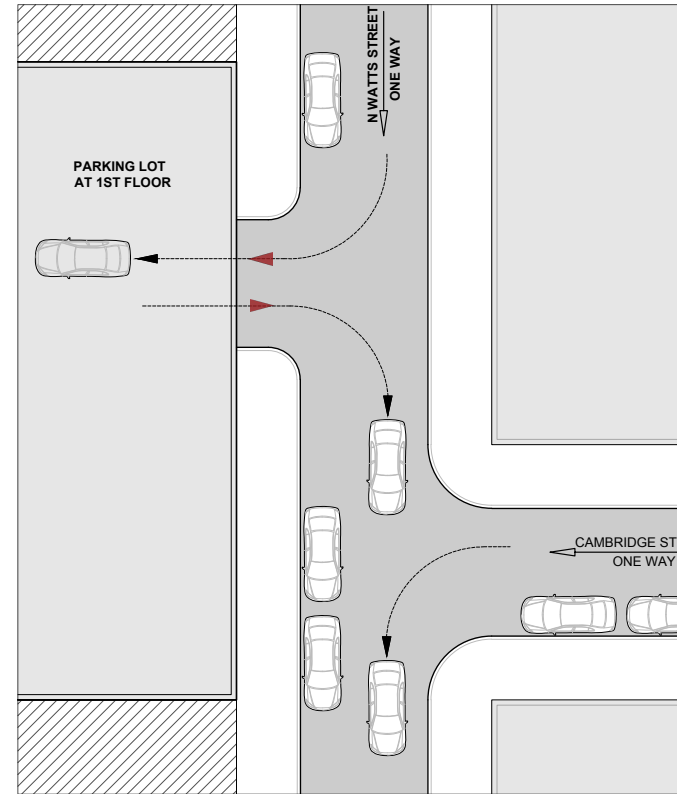
x4



DESIGN SOLUTION: UTILIZE EXISTING AS MODULE TO DEVELOP NEW DESIGN



SUGGESTION: MOVE PARKING ENTRY/ EXIT TO FACE CAMBRIDGE ST



ORIGINAL DESIGN: AVOIDS CONGESTION OF TRAFFIC FLOW



LEED v4 for BD+C: New Construction and Major Renovation
Project Checklist

Project Name: 915 N Broad St
Date:

Y	?	N	Credit		
			0	Integrative Process	1

8	3	0	Location and Transportation	16	
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		0	Credit	High Priority Site	2
2			Credit	Surrounding Density and Diverse Uses	5
3	2		Credit	Access to Quality Transit	5
	1		Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

5	1	0	Sustainable Sites	10	
			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
		0	Credit	Site Development - Protect or Restore Habitat	2
		0	Credit	Open Space	1
2	1		Credit	Rainwater Management	3
1			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

3	3	0	Water Efficiency	11	
			Prereq	Outdoor Water Use Reduction	Required
			Prereq	Indoor Water Use Reduction	Required
			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
2	1		Credit	Indoor Water Use Reduction	6
		0	Credit	Cooling Tower Water Use	2
	1		Credit	Water Metering	1

9	6	0	Energy and Atmosphere	33	
			Prereq	Fundamental Commissioning and Verification	Required
			Prereq	Minimum Energy Performance	Required
			Prereq	Building-Level Energy Metering	Required
			Prereq	Fundamental Refrigerant Management	Required
3	1		Credit	Enhanced Commissioning	6
3	2		Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
1	1		Credit	Demand Response	2
		0	Credit	Renewable Energy Production	3
	1		Credit	Enhanced Refrigerant Management	1
1	1		Credit	Green Power and Carbon Offsets	2

6	5	0	Materials and Resources	13	
			Prereq	Storage and Collection of Recyclables	Required
			Prereq	Construction and Demolition Waste Management Planning	Required
2	1		Credit	Building Life-Cycle Impact Reduction	5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1	1		Credit	Construction and Demolition Waste Management	2

8	3	0	Indoor Environmental Quality	16	
			Prereq	Minimum Indoor Air Quality Performance	Required
			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
1	1		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1			Credit	Interior Lighting	2
1			Credit	Daylight	3
		0	Credit	Quality Views	1
1			Credit	Acoustic Performance	1

1	1	0	Innovation	6	
	1	0	Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

1	0	0	Regional Priority	4	
1			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

41	22	0	TOTALS	Possible Points: 110
-----------	-----------	----------	---------------	-----------------------------

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



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

Location and Transportation		
Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes The project is a block from Girard, on N. Broad Street. There are multiple bus, trolley and subway lines within easy walking distance.
Reduced Parking Footprint	All new parking areas to be located in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes. Entry of building parking is located on the rear side (N Watts St side)
Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	Yes, proposed (2) green vehicle parking space
Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	This is a possibility within the Street R.O.W

Sustainable Sites		
Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	Yes. Green roof and street planters are designated in drawing
Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A)Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications the PWD Stormwater Management Regulations	Project Conforms to requirements of PWD
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.	Not applicable

Philadelphia City Planning Commission

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

Water Efficiency		
Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, reduce the watering requirements to at least 50% from the calculated baseline for the site's peak watering month.	Yes, on-site vegetation will be maintained without irrigation.

Energy and Atmosphere		
Energy Commissioning	Acquire a separate, independent commissioning service to insure that the energy related systems are installed, calibrated, and perform as intended.	Project will pursuit independent commissioning
Energy Performance	The project will reduce energy consumption by: Achieving 10% energy saving or more from an established baseline using ASHRAE standard 90.1-2010, OR by conforming to ASHRAE Advanced Energy Design Guide for Commercial Buildings.	Project will pursuit 10% reduced energy consumption.
On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	Not Provided

Innovation		
Innovation	Any other sustainable measures that could positively impact the public realm.	Not Provided

Philadelphia City Planning Commission

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

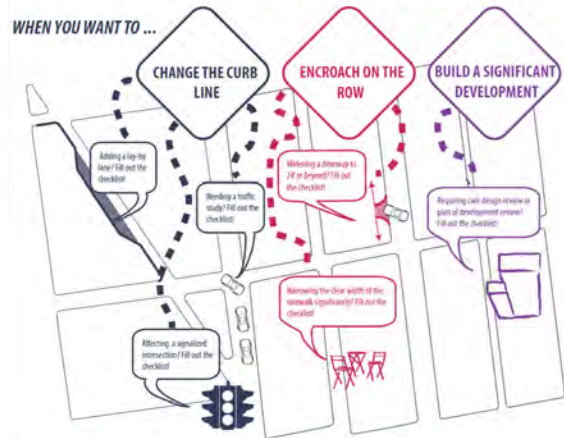
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets during the planning and/or design of projects affecting the public right-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 or Plan of Development Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review.

The Handbook can be accessed at <http://philadelphiastreet.com/complete-streets.aspx>.

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

WHEN YOU WANT TO ...



1

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS ARE ADVISED TO NOTE:

- This checklist is designed to be filled out electronically. Text fields will expand automatically as you type.
- This checklist is estimated to take 60–90 minutes to complete for applicants familiar with the Handbook.
- Answering "No" or "Not Applicable" (N/A) to questions in this checklist does not result in an automatic denial of approval. Applicants shall provide adequate explanation and comments to justify any such responses in the space provided at the end of the checklist.
- 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.
- The coordination of all changes to the placement of street furniture (including but not limited to bus shelters, street signs and hydrants) is the responsibility of the developer throughout all phases of the project, from planning and design to construction management.
- ADA curb-ramp designs must be submitted to the City 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://philadelphiastreet.com/pds/City_Plan_Application.pdf. 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.

2

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|--|--|
| <p>1. PROJECT NAME
915-923 N BROAD ST</p> <p>3. APPLICANT NAME
YAO-CHANG HUANG</p> <p>4. APPLICANT CONTACT INFORMATION
610.896.3649</p> <p>6. OWNER NAME
Z REALTY LLC</p> <p>7. OWNER CONTACT INFORMATION
267-303-3688</p> <p>8. ENGINEER / ARCHITECT NAME
YAO-CHANG HUANG</p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
610-896-3649</p> <p>10. STREETS: List the streets associated with the project. Complete Street Types can be found at www.phila.gov/map under the "Transportation and Utilities" field. Complete Street Types are also identified in Section 3 of the Handbook.</p> | <p>2. DATE
AUG. 20, 2019</p> <p>5. PROJECT AREA: list precise street limits and scope
Project area is on N Broad Street and N Watts Street between W Girard Ave and Poplar Street. Lot Area is 16,000 SF</p> |
|--|--|

STREET	FROM	TO	COMPLETE STREET TYPE
N BROAD ST	POPLAR ST	W GIRARD ST	CIVIC/ CEREMONIAL STREET
N WATTS ST	POPLAR ST	W GIRARD ST	LOCAL
POPLAR ST	N BROAD ST	N WATTS ST	CITY NEIGHBORHOOD STREET
W GIRARD ST	N BROAD ST	N WATTS ST	URBAN ARTERIAL

11. Does the Existing Conditions site survey clearly identify the following existing conditions?
- | | | |
|---|---|--|
| 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"/> |
| 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
Reviewer Comments: _____

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
N BROAD ST	20'	22' / 22'	22'	22'
N WATTS ST	10'	10' / 10'	10'	10'
_____	_____	_____ / _____	_____	_____
_____	_____	_____ / _____	_____	_____

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
N BROAD ST	10'	19' / 19'
N WATTS ST	5'	5' / 5'
_____	_____	_____ / _____
_____	_____	_____ / _____

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 WIDTH	PLACEMENT
NONE	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS	INTRUSION WIDTH	PLACEMENT
CURB CUT	20'	N WATTS ST
_____	_____	_____
_____	_____	_____
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

15. Does the design limit block lengths to 500 feet or less? YES NO N/A DEPARTMENTAL APPROVAL YES NO
16. When considering the overall design, does the design create a pedestrian environment that provides safe and comfortable access for all pedestrians? 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)

17. 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
N BROAD ST	3'	3'
N WATTS ST	NO MIN	NO MIN
_____	_____	_____
_____	_____	_____

18. 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
N BROAD ST	5'	5'	5'
N WATTS ST	3.5'	3.5'	3.5'
_____	_____	_____	_____
_____	_____	_____	_____

19. 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 NO N/A DEPARTMENTAL APPROVAL YES NO
 - Lighting YES NO N/A DEPARTMENTAL APPROVAL YES NO
 - Benches YES NO N/A DEPARTMENTAL APPROVAL YES NO
 - Street Trees YES NO N/A DEPARTMENTAL APPROVAL YES NO
 - Street Furniture YES NO N/A DEPARTMENTAL APPROVAL YES NO
20. Does the design avoid tripping hazards? YES NO N/A
21. 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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

22. 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
23. Does the design maintain adequate visibility for all roadway users at intersections? YES NO YES NO
24. When considering the overall design of the Building & Furnishing Component, does the design enhance the pedestrian environment? YES NO 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)

25. 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>
26. 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 SIDEWALK OR STREET		OFF-STREET	
		Existing / Proposed	Existing / Proposed	Existing / Proposed	Existing / Proposed
915-923 N BRAOD ST	24	0	0		28
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

27. 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
 - Buffered Bike Lane YES NO N/A
 - Bicycle-Friendly Street YES NO N/A
28. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES NO
29. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES NO

DEPARTMENTAL APPROVAL
YES NO
YES NO
YES NO
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)

<p>30. Does the design limit conflict among transportation modes along the curb? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>31. 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"/></p> <p>32. 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"/></p> <p>33. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? The plan does not directly affect the attractiveness of public transit, but will include planter boxes to beautify the sidewalk of pedestrians heading to the Broad Street line and bus lines.</p>	<p>DEPARTMENTAL APPROVAL</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p>
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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)

34. For each street frontage, identify existing and proposed lane widths and the design speed.

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

<p>35. What is the maximum AASHTO design vehicle being accommodated by the design? N/A</p> <p>36. 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"/></p> <p>37. Does the design plan incorporate roadway medians (a "high priority" vehicle / cartway design treatment for some street types)? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p><i>*Any proposed median may require a maintenance agreement with the Streets Department.</i></p> <p>38. Does the design facilitate safe and accessible, deliveries to local industries and businesses? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>39. Will the public right-of-way be used for loading and unloading activities? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>40. Does the design maintain emergency vehicle access? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>41. 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"/></p> <p>42. 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"/></p> <p>43. 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"/></p>	<p>DEPARTMENTAL APPROVAL</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p>
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APPLICANT: Vehicle / Cartway Component
 Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component
 Reviewer Comments: _____

(1) <http://www.phila.gov/historical/PDF/Historic%20Street%20Paving%20District%20Inventory.pdf>

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

<p>44. Does the design incorporate windows, storefronts, and other active uses facing the street? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>45. Does the proposed project have a Philadelphia Water Department (PWD) Work Number? If so, please provide. _____</p> <p>46. List the stormwater management and drainage features incorporated into the design of the Right of Way (see Section 4.8.4). _____ YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>47. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>48. Does the design provide direct, safe, and accessible connections between transit stops and building access points and destinations within the site? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p>	DEPARTMENTAL APPROVAL	YES <input type="checkbox"/> NO <input type="checkbox"/>
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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)

49. Identify Existing and Proposed Signal Cycle lengths

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

<p>50. Does the design minimize the signal cycle length to reduce pedestrian wait time? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>51. Does the design provide adequate clearance time for pedestrians to cross streets? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>52. 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 checked="" type="checkbox"/></p> <p>53. 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?</p> <ul style="list-style-type: none"> • Marked Crosswalks YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> • Pedestrian Refuge Islands YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> • Signal Timing and Operation YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> • Bike Boxes YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> <p>54. Does the plan simplify complex intersections where possible? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>55. Does the design reduce vehicle speeds and increase visibility at intersections? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>56. Overall, do intersection designs limit conflicts between modes and promote pedestrian and bicycle safety? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p>	DEPARTMENTAL APPROVAL	YES <input type="checkbox"/> NO <input type="checkbox"/>
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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: _____