Civic Design Review Re-Submission
October 04, 2021

5000-5020 WARRINGTON AVE
Multi-Family Residential Development
# TABLE OF CONTENTS

## ADMINISTRATIVE MATERIALS

<table>
<thead>
<tr>
<th>Page</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Referral sent from L&amp;I to PCPC</td>
</tr>
<tr>
<td>4</td>
<td>CDR Application Form</td>
</tr>
<tr>
<td>5</td>
<td>CDR Sustainability Questionnaire</td>
</tr>
<tr>
<td>6–12</td>
<td>Complete Streets Handbook Checklist</td>
</tr>
<tr>
<td>13</td>
<td>Proof of Mailings for Community Meeting</td>
</tr>
<tr>
<td>14</td>
<td>Registered Community Organization Letter</td>
</tr>
<tr>
<td>15</td>
<td>Response to comments given at first review</td>
</tr>
</tbody>
</table>

## DESIGN MATERIALS

<table>
<thead>
<tr>
<th>Page</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>16–17</td>
<td>Site Context</td>
</tr>
<tr>
<td>18-19</td>
<td>Photographs</td>
</tr>
<tr>
<td>20</td>
<td>Existing Site Survey</td>
</tr>
<tr>
<td>21</td>
<td>Proposed Site Plan</td>
</tr>
<tr>
<td>22</td>
<td>Ground Floor Plan</td>
</tr>
<tr>
<td>23</td>
<td>Typical Floor Plan</td>
</tr>
<tr>
<td>24</td>
<td>Landscape Plan</td>
</tr>
<tr>
<td>25</td>
<td>Typical Unit Plans</td>
</tr>
<tr>
<td>26-27</td>
<td>Building Elevations</td>
</tr>
<tr>
<td>28</td>
<td>Site Sections</td>
</tr>
<tr>
<td>29-33</td>
<td>Renderings</td>
</tr>
<tr>
<td>34</td>
<td>3D Massing Model</td>
</tr>
<tr>
<td>35</td>
<td>Building Materials</td>
</tr>
</tbody>
</table>
# CDR Notification to Phila. Planning Commission

## Examiner Information

**Name:** CHELI DAHAL  
**Phone Number:** (215) 686-2483  
**Email:** CHELI.R.DAHAL@PHILA.GOV

## Project/Property Information

**Date of Civic Design Review Determination:** 7/30/2021  
**Site Address:** 5000 Warrington Ave

| Square Footage Being Added (145,474 SF) | Number of Dwelling Units Being Added: 100 Units |

## The Refusal Was Issued

### Applicant Information

**Name:** PETER KELSEN, ESQ  
**Address:** 130 N 18TH ST, ONE LOGAN SQUARE, PHILADELPHIA, PA 19103

---

**Please be advised that this form shall be sent to:**

Gary Jastrzab, Executive Director of PCPC (Gary.Jastrzab@Phila.Gov)  
David Schaaf, Director of Urban Design Division (David.Schaaf@Phila.Gov)
CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER: ZP-2021-07200

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

1. The project proposes more than 100,000 sq.ft. of new gross floor area.

2. The project will house more than 100 new dwelling units.

PROJECT LOCATION

Planning District: University Southwest
Council District: 3

Address: 5000 Warrington Avenue
Philadelphia, PA 19143

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

CONTACT INFORMATION

Applicant Name: Polina Bakhteiarov
Omni America LLC

Primary Phone: 917-885-4371

Email: PBakhteiarov@onyllc.com
Address: 909 Third Avenue, 21st Floor
New York, New York 10022

Property Owner: DO 2 WIN RE GROUP LLC
Developer: Omni America

Architect: JKRP Architects

SITE CONDITIONS

Site Area: 74,779 sq.ft.
Existing Zoning: I-2 Are Zoning Variances required? Yes X No

Proposed Use:
Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units): Permit for the relocation of lot lines to consolidate parcels into a single lot; For the erection of two structures, 72 feet tall (Building A and Building B), 55,000 sq. ft. (10,917 sq. ft. per story x 6 stories = 65,502 sq. ft. for Building A and Building B) for use as 104 multi-family dwelling units (51 units for Building A and 54 units for building B) (Affordable Housing Program) with two loading spaces, residential lobby, a community room, and uses customarily incidental to the same. The Proposed # of Parking Units: 100 vehicle spaces (5 ADA spaces), 34 bicycle parking spaces.

COMMUNITY MEETING

Community meeting held: Yes X No
If yes, please provide written documentation as proof.
If no, indicate the date and time the community meeting will be held:
Date: September 20, 2021 Time: 6:00 PM

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes X No NA
If yes, indicate the date hearing will be held:
Date: November 2, 2021 Time: 2:00 PM
Civic Design Review Sustainable Design Checklist

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

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

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

Water Efficiency

(6) Outdoor Water Use

Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.

Sustainable Sites

(7) Permeable Site Surfaces

Provides vegetated and/or porous open space that is 30% greater than the site’s Open Area, as defined by the zoning code. Vegetated and/or green roofs, can be included in this calculation.

Civic Sustainable Design Checklist – Updated September 3, 2019

10.04.2021

1. Septa Bus Stop at 49th and Warrington (1.17 miles)
2. Media/Elwyn line (0.29 miles)
3. 49th Street, 2. Septa Train Station, 49th Street (0.11 miles)

Energy Commissioning and Management Regulations

The project is in compliance with City and site’s requirements. Stormwater runoff generated from the proposed impervious area is being directed to and managed by an on-site, underground, detention basin. The project also includes a stormwater quality design to address any runoff from the site to the city’s contended sewer system.

Energy and Atmosphere

(10) Energy Commissioning and Energy Performance – Affluence to the New Building Code

POC notes that as of April 2, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.1-2016. POC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC.

(11) Energy Commissioning and Energy Performance – Going beyond the code

Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? *

+ Reduce energy consumption by achieving 10% energy savings or more from an established baseline using

Innovation

(14) Innovation

Any other sustainable measures that could positively impact the public realm

Page 5

SUSTAINABILITY QUESTIONNAIRE

Civic Sustainable Design Checklist – Updated September 3, 2019

ACHIEVING LEED AND ENERGY STAR

ASHRAE standard 90.1-2016 (LEED v4.1 metric).
+ LEED certification in Energy Star for Multifamily New Construction (MFNC).
+ Achieve Passiv House Certification

Indoor Air Quality and Transportation

Any sites within 5000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy.

On-Site Renewable Energy

Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.


# LEED 4.1, Optimize Energy Performance in LEED v4.1

For Energy Star: www.energystar.gov

For Passive House, see www.phius.org

Section 99.04.504.6 “Filters” of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways

1. Septa Bus Stop at 49th and Warrington (1.17 miles)
2. Media/Elwyn line (0.29 miles)
3. 49th Street, 2. Septa Train Station, 49th Street (0.11 miles)
COMPLETE STREETS HANDBOOK CHECKLIST
Philadelphia City Planning Commission

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

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


INSTRUCTIONS (continued)
APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

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

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

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

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

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

 Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at http://www.philadelphiastreets.com/survey-and-design-bureau/city-plans-unit. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
  o Placing of a new street;
  o Removal of an existing street;
  o Changes to roadway grades, curb lines, or widths; or
  o Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:
• EXISTING CONDITIONS SITE PLAN, should be at an identified standard engineering scale
  o FULLY DIMENSIONED
  o CURB CUTS/DRIVEWAYS/LAYBY LANES
  o TREE PITS/LANDSCAPING
  o BICYCLE RACKS/STATIONS/STORAGE AREAS
  o TRANSIT SHELTERS/STARWAYS

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

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

1. **PROJECT NAME**
   5000-5020 Warrington Ave - Proposed Residential Development

2. **DATE**
   08/11/2021

3. **APPLICANT NAME**
   Warrington Development Partners, LP. Attn: Polina Bakhteiarov

4. **APPLICANT CONTACT INFORMATION**
   PBakhteiarov@onyllc.com 917-881-4371

5. **PROJECT AREA:** list precise street limits and scope
   Total consolidated area is 74,779.5 SF (PDS) or 1.717 AC. Surrounded by Warrington Avenue, 50th Street, and Springfield Avenue.

6. **OWNER NAME**
   DO 2 WIN RE GROUP LLC

7. **OWNER CONTACT INFORMATION**
   PBakhteiarov@onyllc.com

8. **ENGINEER / ARCHITECT NAME**
   Cornelius Brown, P.E. - Bohler Engineering PA, LLC (civil)

9. **ENGINEER / ARCHITECT CONTACT INFORMATION**
   cbrown@bohlereng.com 267-402-3400

10. **STREETS:** List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.

<table>
<thead>
<tr>
<th>STREET</th>
<th>FROM</th>
<th>TO</th>
<th>COMPLETE STREET TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>50th Street</td>
<td>Warrington Ave</td>
<td>Springfield Ave</td>
<td>City Neighborhood</td>
</tr>
<tr>
<td>Warrington Ave</td>
<td>51st Street</td>
<td>50th Street</td>
<td>Walkable Commercial Corridor</td>
</tr>
<tr>
<td>Springfield Ave</td>
<td>50th Street</td>
<td>West Chester and Philadelphia Railroad</td>
<td>Walkable Commercial Corridor</td>
</tr>
</tbody>
</table>

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
   a. Parking and loading regulations in curb lanes adjacent to the site
      - YES ☑ NO ☐ N/A ☐
   b. Street furniture such as bus shelters, honor boxes, etc.
      - YES ☑ NO ☐ N/A ☐
   c. Street direction
      - YES ☑ NO ☐ N/A ☐
   d. Curb cuts
      - YES ☑ NO ☐ N/A ☐
   e. Utilities, including tree grates, vault covers, manholes, junction boxes, signage, lights, poles, etc.
      - YES ☑ NO ☐ N/A ☐
   f. Building extensions into the sidewalk, such as stairs and stoops
      - YES ☑ NO ☐ N/A ☐

**APPLICANT: General Project Information**

Additional Explanation / Comments: The project proposes a multi-family residential development with 104 units. The site will also contain related site amenities and improvements including parking, driveway access, designated loading areas, lighting, landscaping, utilities, and stormwater management facilities.
### 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.

<table>
<thead>
<tr>
<th>STREET FRONTAGE</th>
<th>TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)</th>
<th>CITY PLAN SIDEWALK WIDTH (BUILDING LINE TO CURB)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warrington Ave</td>
<td>12' / 18' / 18'</td>
<td>18' / 18'</td>
</tr>
<tr>
<td>50th Street</td>
<td>12' / 14.2' / 14.2'</td>
<td>14.2' / 14.2'</td>
</tr>
<tr>
<td>Springfield Ave</td>
<td>12'/18'</td>
<td>18'/18'</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>STREET FRONTAGE</th>
<th>WALKING ZONE WIDTH (BUILDING LINE TO CURB)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warrington Ave</td>
<td>6' / 12.7' / 12.7'</td>
</tr>
<tr>
<td>50th Street</td>
<td>6' / 8.6' / 8.6'</td>
</tr>
<tr>
<td>Springfield Ave</td>
<td>6'/15.8'</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>INTRUSION TYPE</th>
<th>INTRUSION WIDTH</th>
<th>PLACEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Curb Cut</td>
<td>33' F</td>
<td>Warrington Ave</td>
</tr>
</tbody>
</table>

#### PROPOSED VEHICULAR INTRUSIONS

<table>
<thead>
<tr>
<th>INTRUSION TYPE</th>
<th>INTRUSION WIDTH</th>
<th>PLACEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Curb Cut</td>
<td>18'</td>
<td>Warrington Ave</td>
</tr>
<tr>
<td>Curb Cut</td>
<td>24'</td>
<td>Warrington Ave</td>
</tr>
<tr>
<td>Curb Cut</td>
<td>24'</td>
<td>Warrington Ave</td>
</tr>
</tbody>
</table>

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?

- [ ] YES
- [x] NO

### DEPARTMENTAL REVIEW: Pedestrian Component

- Additional Explanation / Comments: The proposed development will replace portions of the existing sidewalk to provide safe and comfortable access for pedestrians.
### BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

16. BUILDING ZONE: list the MAXIMUM, existing and proposed Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

<table>
<thead>
<tr>
<th>STREET FRONTAGE</th>
<th>MAXIMUM BUILDING ZONE WIDTH</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing / Proposed</td>
</tr>
<tr>
<td>Warrington Ave</td>
<td>1' / 0'</td>
</tr>
<tr>
<td>50th Street</td>
<td>1' / 0'</td>
</tr>
<tr>
<td>Springfield Ave</td>
<td>1' / 0'</td>
</tr>
</tbody>
</table>

17. FURNISHING ZONE: list the MINIMUM, recommended, existing, and proposed Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

<table>
<thead>
<tr>
<th>STREET FRONTAGE</th>
<th>MINIMUM FURNISHING ZONE WIDTH</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Recommended / Existing / Proposed</td>
</tr>
<tr>
<td>Warrington Ave</td>
<td>4' / 3.5' / 5.8'</td>
</tr>
<tr>
<td>50th Street</td>
<td>4' / 3.5' / 5.8'</td>
</tr>
<tr>
<td>Springfield Ave</td>
<td>4' / 3.5'</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Departmental Approval</th>
<th>Bicycle Parking</th>
<th>Lighting</th>
<th>Benches</th>
<th>Street Trees</th>
<th>Street Furniture</th>
</tr>
</thead>
<tbody>
<tr>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
</tbody>
</table>

19. Does the design avoid tripping hazards?

YES [ ] NO [ ] N/A [ ]

20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception.

YES [ ] NO [ ] N/A [ ]
**COMPLETE STREETS HANDBOOK CHECKLIST**

Philadelphia City Planning Commission

### BICYCLE COMPONENT (Handbook Section 4.5)


N/A

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

<table>
<thead>
<tr>
<th>BUILDING / ADDRESS</th>
<th>REQUIRED SPACES</th>
<th>ON-STREET Existing / Proposed</th>
<th>ON SIDewALK Existing / Proposed</th>
<th>OFF-STREET Existing / Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>5000 Warrington Avenue</td>
<td>15</td>
<td>0 / 2</td>
<td>0 / 2</td>
<td>0 / 35</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>DEPARTMENTAL APPROVAL</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conventional Bike Lane</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
</tr>
<tr>
<td>Buffered Bike Lane</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
</tr>
<tr>
<td>Bicycle-Friendly Street</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
</tr>
<tr>
<td>Indego Bicycle Share Station</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
</tr>
</tbody>
</table>

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?

YES NO N/A

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

YES NO N/A

### CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

28. Does the design limit conflict among transportation modes along the curb?

YES NO N/A

29. Does the design connect transit stops to the surrounding pedestrian network and destinations?

YES NO N/A

30. Does the design provide a buffer between the roadway and pedestrian traffic?

YES NO N/A

31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?

There will be no change in accessibility, visibility, connectivity, and/or attractiveness of public transit

### DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

APPLICANT: Curbside Management Component

Additional Explanation / Comments:

APPLICANT: Bicycle Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:
**COMPLETE STREETS HANDBOOK CHECKLIST**
Philadelphia City Planning Commission

### VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, identify existing and proposed lane widths and the design speed for each street frontage:

<table>
<thead>
<tr>
<th>STREET</th>
<th>FROM</th>
<th>TO</th>
<th>LANE WIDTH</th>
<th>DESIGN SPEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

33. What is the maximum AASHTO design vehicle being accommodated by the design?

34. Will the project affect a historically certified street? An inventory of historic streets is maintained by the Philadelphia Historical Commission.

35. Will the public right-of-way be used for lighting and landscaping activities?

36. Does the design maintain emergency vehicle access?

37. Where new streets are being developed, does the design connect and extend the street grid?

38. Does the design support multiple alternative routes to and from destinations as well as within the site?

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?

### URBAN DESIGN COMPONENT (Handbook Section 4.8)

| 40. Does the design incorporate windows, storefronts, and other active uses facing the street? |
|--------------------------------------------|--------------------------------------------|--------------------------------------------|
| YES □ NO □ N/A □                          | YES □ NO □ N/A □                          | YES □ NO □ N/A □                          |

41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?

42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?

### DEPARTMENTAL APPROVAL:

- **APPLICANT:** Vehicle / Cartway Component
  - Additional Explanation / Comments:

- **DEPARTMENTAL REVIEW:** Vehicle / Cartway Component
  - Reviewer Comments:

- **APPLICANT:** Urban Design Component
  - Additional Explanation / Comments:

- **DEPARTMENTAL REVIEW:** Urban Design Component
  - Reviewer Comments:

---

**COMPLETE STREETS HANDBOOK CHECKLIST**

**Philadelphia City Planning Commission**

**INTERSECTIONS & CROSSINGS COMPONENT** (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; if not, go to question No. 48.

<table>
<thead>
<tr>
<th>SIGNAL LOCATION</th>
<th>EXISTING CYCLE LENGTH</th>
<th>PROPOSED CYCLE LENGTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

44. Does the design minimize the signal cycle length to reduce pedestrian wait time?  
45. Does the design provide adequate clearance time for pedestrians to cross streets?  
46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings?  
47. Identify “High Priority” intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following “High Priority” design treatments identified and dimensioned on the plan?  
   - Marked Crosswalks
   - Pedestrian Refuge Islands
   - Signal Timing and Operation
   - Bike Boxes

48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?  
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?

DEPARTMENTAL APPROVAL:

- YES
- NO
- N/A

APPLICANT: Intersections & Crossings Component  
Additional Explanation / Comments: __________

DEPARTMENTAL REVIEW: Intersections & Crossings Component  
Reviewer Comments: __________
Certificate of Bulk Mailing — Domestic

Fee for Certificate

Use Current Price List (Notice 123)

Duplicate Copy

Number of Identical Weight Pieces

Class of Mail

Postage for Each Mailpiece

Number of Pieces to the Pound

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.

Acceptance or Affixed (by you)

If payment of is paid by Permit Postage

PostagePaid

Transaction Number

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

[Signature]

Various

J. Klein

PS Form 3806-D, January 2019 PSN 7592-17-000-6548

5000-5020 WARRINGTON AVE
PROOF OF MAILINGS FOR COMMUNITY MEETING

Page 13
Good Afternoon All,

The 51st Ward RCO Committee has scheduled the ZBA Community Meeting for 5000 Warrington Avenue for Monday, September 20, 2021, at 6:00 pm. The Zoom information for the meeting is as follows:

51st Ward Democratic Committee is inviting you to a scheduled Zoom meeting.

Topic: 51st Ward RCO Community Meeting - 5000 Warrington Avenue
Time: Sep 20, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/86722103718

Meeting ID: 867 2210 3718
One tap mobile
+13017158592,86722103718# US (Washington DC)
+13126266799,86722103718# US (Chicago)

Dial by your location
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)

Meeting ID: 867 2210 3718
Find your local number: https://us02web.zoom.us/u/kewiTAHrrm
CITY OF PHILADELPHIA

CIVIC DESIGN RESPONSE FORM

APPLICATION #: ZP-2021-007200
ADDRESS: 5000 WARRINGTON AVE
APPLICANT: PETER KELSEN


<table>
<thead>
<tr>
<th>THE PROPERTY</th>
<th>THE PROPERTY AFFECTED</th>
<th>THE APPLICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1) INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2) INCLUDES MORE THAN 100 NEW DWELLING UNITS</td>
</tr>
</tbody>
</table>

THE APPLICANT’S PROPERTY IS LOCATED IN ANY DISTRICT, EXCEPT AS PROVIDED IN 14-304 (3)(a)(1)(i)(ii)(iii)(iv)(v)
AND REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY

Examiner’s Signature: CHELI DAHAL
Examiner’s Phone: (215) 686 - 2483
Date: 7/22/2021

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.
LOOKING NORTH EAST ON WARRINGTON AVE

LOOKING NORTH EAST AT WARRINGTON AVE & 50TH ST

LOOKING SOUTH AT WARRINGTON AVE & 50TH ST

LOOKING SOUTH EAST AT WARRINGTON AVE & 50TH ST

LOOKING NORTH WEST ON 50TH ST

LOOKING SOUTH ON 50TH ST

LOOKING WEST AT 50TH ST & SPRINGFIELD AVE

5000-5020 WARRINGTON AVE
SITE PHOTOS
BUILDING A ELEVATIONS

SEE CIVIL

GROUND FLOOR
SECOND FLOOR
THIRD FLOOR
FOURTH FLOOR
FIFTH FLOOR
SIXTH FLOOR
BUILDING A - ROOF

BRICK
BLACK

FAUX WOOD
CHERRY

METAL PANEL
LIGHT GRAY

METAL ACCENT
GRAY

METAL PANEL
DARK GRAY
5000-5020 WARRINGTON AVE
SITE SECTIONS

SITE SECTION A

SITE SECTION B

50TH STREET

WARRINGTON AVE

ADJACENT PROPERTY

REGIONAL RAIL TRACKS

5000 WARRINGTON
02-20-011

OMNI AMERICA LLC
909 3RD AVE, 21ST FLOOR
NEW YORK, NY 10022

5000-5020 WARRINGTON AVE
SITE SECTIONS

JKRPARCHITECTS.COM
ARCHITECTS
2021.09.02

100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331

10.04.2021