

Civic Design Review Re-Submission
October 04, 2021

5000-5020 WARRINGTON AVE

Multi-Family Residential Development



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	CITY OF PHILADELPHIA - DEPARTMENT OF LICENSES AND INSPECTIONS	
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: 7/22/2021	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, 21 st 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 No X

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
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 adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Project complies. 1. Septa Bus Slop at 49th and Warrington (0.11 miles) 2. Septa Train Station, 49th Street Station, Media/Elwyn line (0.29 miles)
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Project complies. The provided unenclosed, uncovered parking is 40% of the site area. Because of the unique shape of the lot and per the request of the Community, the parking is located in the front yards of the proposed multi-family buildings.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	Project complies. Four (4) electrical vehicle spaces are provided, and one (1) compact space is provided. This is 5% of the total ninety-nine (99) provided parking spaces. All green vehicles spaces are located in preferred access locations to promote the utilization of green transport options.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building’s exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) ⁱ	Although no rear yard setback is required in the I-2 zoning district, a 7.1 FT setback is provided due to the rear yard's proximity to the elevated railway (West Chester and Philadelphia Railroad). The exterior envelope and windows will reduce exterior sound transmission to 60dBA.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	A bike share station is not proposed for this development. However, the thirty-four (35) required bike parking spaces are provided within the buildings.

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.	The project proposes native plants that do not require irrigation.
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	The development proposes 70.8% open space (52,952 SF), however, 29% of the open space is vegetated and/or pervious. The provided area is an improvement from the existing site coverage consisting of buildings, concrete and debris, and overgrown vegetation.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	The project is in conformance with PWD's stormwater requirements. Stormwater runoff generated from the proposed impervious areas is being directed to and managed by an on-site, underground detention basin. The basin will also include a downstream water quality device to provide filtration prior to the connection to the city's combined sewer system.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	The project proposes trees throughout the parking area and along street frontages to assist with reducing the heat island affect.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	The project is taking the UA Alternative path for compliance using the 2018 IECC.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	Yes, LEED v4 BD+C Multifamily Midrise - Silver or LEED v4 New Construction & Major Renovation - Silver (4 stories or more)

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	Not Applicable
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	Not Applicable
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Not Applicable

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

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

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

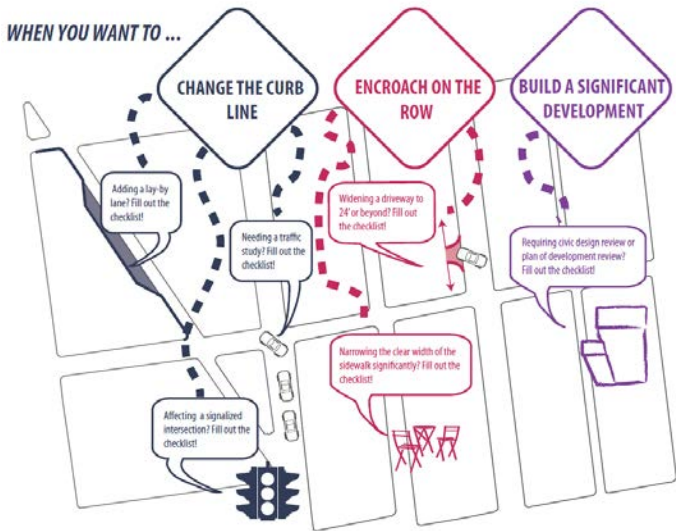
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards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

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

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

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT: DATE

FINAL STREETS DEPT REVIEW AND COMMENT: DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- ☐ This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.
- ☐ All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). “High Priority” Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- ☐ All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.
- ☐ Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ☐ ADA curb-ramp designs must be submitted to Streets Department for review
- ☐ Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
 - Placing of a new street;
 - Removal of an existing street;
 - Changes to roadway grades, curb lines, or widths; or
 - Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- PROJECT NAME
5000-5020 Warrington Ave - Proposed Residential Development
- DATE
08/11/2021
- APPLICANT NAME
Warrington Development Partners, LP. Attn: Polina Bakhtearov
- APPLICANT CONTACT INFORMATION
PBakhtearov@onyllc.com 917-885-4371
- 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.
- OWNER NAME
DO 2 WIN RE GROUP LLC
- OWNER CONTACT INFORMATION
PBakhtearov@onyllc.com
- ENGINEER / ARCHITECT NAME
Cornelius Brown, P.E. - Bohler Engineering PA, LLC (civil)
- ENGINEER / ARCHITECT CONTACT INFORMATION
cbrown@bohlereng.com 267-402-3400
- STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.

STREET	FROM	TO	COMPLETE STREET TYPE
<u>50th Street</u>	<u>Warrington Ave</u>	<u>Springfield Ave</u>	<u>City Neighborhood</u>
<u>Warrington Ave</u>	<u>S 51st Street</u>	<u>50th Street</u>	<u>Walkable Commercial Corridor</u>
<u>Springfield Ave</u>	<u>50th Street</u>	<u>West Chester and Philadelphia Railroad</u>	<u>Walkable Commercial Corridor</u>

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

APPLICANT: General Project Information

Additional Explanation / Comments: 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.

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



DEPARTMENTAL REVIEW: General Project Information

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) <small>Required / Existing / Proposed</small>	CITY PLAN SIDEWALK WIDTH <small>Existing / Proposed</small>
<u>Warrington Ave</u>	<u>12' / 18' / 18'</u>	<u>18' / 18'</u>
<u>50th Street</u>	<u>12' / 14.2' / 14.2'</u>	<u>14.2' / 14.2'</u>
<u>Springfield Ave</u>	<u>12'/18'</u>	<u>18'/18'</u>

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

STREET FRONTAGE	WALKING ZONE <small>Required / Existing / Proposed</small>
<u>Warrington Ave</u>	<u>6' / 12.7' / 12.2'</u>
<u>50th Street</u>	<u>6' / 4.8' / 8.6'</u>
<u>Springfield Ave</u>	<u>6'/15.8'</u>

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

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>33.4'</u>	<u>Warrington Ave</u>

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>18'</u>	<u>Warrington Ave</u>
<u>Curb Cut</u>	<u>24'</u>	<u>Warrington Ave</u>
<u>Curb Cut</u>	<u>24'</u>	<u>Warrington Ave</u>

COMPLETE STREETS HANDBOOK CHECKLIST

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PEDESTRIAN COMPONENT (continued)

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

YES ☒ NO ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

APPLICANT: Pedestrian Component

Additional Explanation / Comments: The proposed development will replace portions of the existing sidewalk to provide safe and comfortable access for pedestrians.

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

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BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

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

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH <small>Existing / Proposed</small>
<u>Warrington Ave</u>	<u>0' / 0'</u>
<u>50th Street</u>	<u>0' / 0'</u>
<u>Springfield Ave</u>	<u>0' / 0'</u>

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

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH <small>Recommended / Existing / Proposed</small>
<u>Warrington Ave</u>	<u>4' / 3.5' / 5.8'</u>
<u>50th Street</u>	<u>4' / 5.1' / 5.6'</u>
<u>Springfield Ave</u>	<u>4' / 2.2'</u>

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

Bicycle Parking

YES ☐

NO ☒

N/A ☐

Lighting

YES ☐

NO ☒

N/A ☐

Benches

YES ☐

NO ☒

N/A ☐

Street Trees

YES ☒

NO ☐

N/A ☐

Street Furniture

YES ☐

NO ☒

N/A ☐

DEPARTMENTAL APPROVAL

YES ☐

NO ☐

YES ☐

NO ☐

YES ☐

NO ☐

YES ☐

NO ☐

YES ☐

NO ☐

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

BUILDING & FURNISHING COMPONENT (continued)

21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)

YES ☒

NO ☐

N/A ☐

YES ☐

NO ☐

22. Does the design maintain adequate visibility for all roadway users at intersections?

YES ☒

NO ☐

N/A ☐

YES ☐

NO ☐

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: Street furnishing zones will be maintained.

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

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8

JCRP ARCHITECTS

10.04.2021

5000-5020 WARRINGTON AVE
COMPLETE STREETS HANDBOOK CHECKLIST

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COMPLETE STREETS HANDBOOK CHECKLIST
 Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

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

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
5000 Warrington Avenue	35	0 / 0	0 / 0	0 / 35

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?
- | | | |
|---|--|--|
| <ul style="list-style-type: none"> Conventional Bike Lane Buffered Bike Lane Bicycle-Friendly Street Indego Bicycle Share Station | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/> |
|---|--|--|
26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES ☒ NO ☐ N/A ☐ YES ☐ NO ☐
27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES ☒ NO ☐ N/A ☐ YES ☐ NO ☐

APPLICANT: Bicycle Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST
 Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

- | | | | | |
|---|---|-----------------------------|------------------------------|---|
| | | | | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 28. Does the design limit conflict among transportation modes along the curb? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 29. Does the design connect transit stops to the surrounding pedestrian network and destinations? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 30. Does the design provide a buffer between the roadway and pedestrian traffic? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? | | | | YES <input type="checkbox"/> NO <input type="checkbox"/> |
- There will be no change in accessibility, visibility, connectivity, and/or attractiveness of public transit

APPLICANT: Curbside Management Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

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

33. What is the maximum AASHTO design vehicle being accommodated by the design? SU-40

34. Will the project affect a historically certified street? An [inventory of historic streets^{\(1\)}](#) is maintained by the Philadelphia Historical Commission.

35. Will the public right-of-way be used for loading and unloading 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?

YES ☐ NO ☒

YES ☐ NO ☒

YES ☒ NO ☐

YES ☐ NO ☐ N/A ☒

YES ☒ NO ☐ N/A ☐

YES ☒ NO ☐

DEPARTMENTAL
APPROVAL
YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

40. Does the design incorporate windows, storefronts, and other active uses facing the street?

YES ☒ NO ☐ N/A ☐

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

YES ☒ NO ☐ N/A ☐

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

YES ☒ NO ☐ N/A ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
N/A	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

				DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings? <i>If yes, City Plan Action may be required.</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?				YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Marked Crosswalks	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Signal Timing and Operation	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Bike Boxes	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>

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

DEPARTMENTAL REVIEW: Intersections & Crossings Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW
Additional Reviewer Comments: _____



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For each additional 1,000 pieces, or fraction thereof

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Pieces

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Paid

☐ Verified

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Pieces to the
Pound

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Total Number of
Pounds

9

Total Postage Paid
for Mailpieces

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Fee Paid

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Various

Mailed By

J. Klein

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(Postmaster or Designee)

PS Form 3606-D, January 2016 PSN 7530-17-000-5548

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08/30/2021

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Acceptance on
affixed (by rou

If payment of t
paid by Permit

PostalOne!® Transaction Number here:



See Reverse for Instructions

Jason Wistreich

From: Mark Harrell <mapowiz@aol.com>
Sent: Monday, August 30, 2021 2:06 PM
To: PBakhtearov@onyllc.com; MVaughn@onyllc.com; ESchneur@onyllc.com; RBennett@onyllc.com; DDixon@onyllc.com; arleigh@arrohconsulting.com; bhop115@gmail.com; joyt79@icloud.com; DFleming@onyllc.com; mmilner@onyllc.com; Kelsen@BlankRome.com; Jason Wistreich; Jerry Roller; mmichalak@bohlereng.com; aalbano@bohlereng.com; greg3957ben@icloud.com
Cc: cvwms57@aol.com
Subject: Re: 5000 Warrington :: RCO Meeting

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)

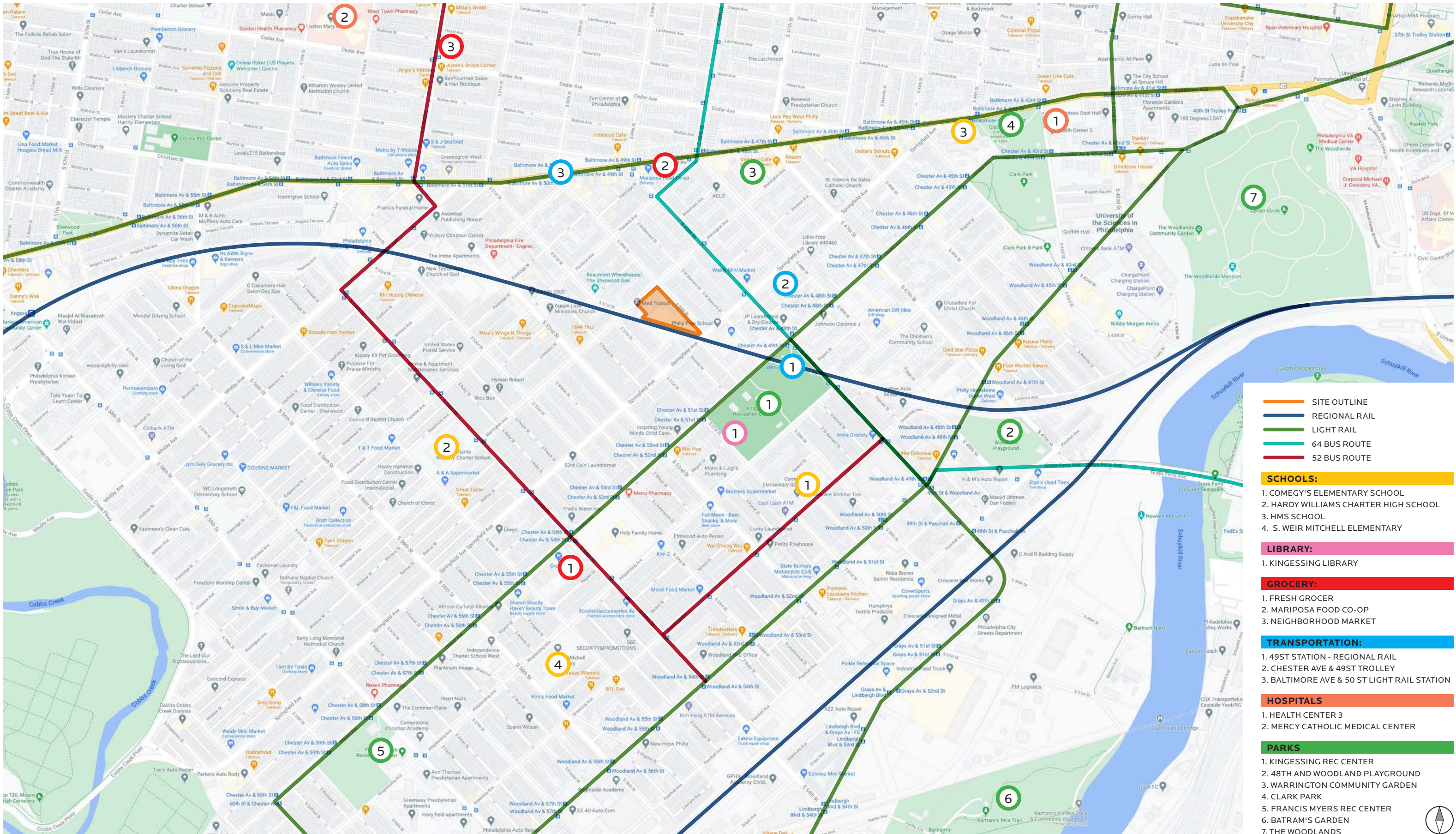
Dial by your location
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)

Meeting ID: 867 2210 3718
Find your local number: <https://us02web.zoom.us/u/kewiTAHrrm>

-----Original Message-----

From: Polina Bakhtearov (Omni) <PBakhtearov@onyllc.com>
To: Mo Vaughn (Omni) <MVaughn@onyllc.com>; Eugene Schneur (Omni) <ESchneur@onyllc.com>; Rob Bennett (Omni) <RBennett@onyllc.com>; Donny Dixon (Omni) <DDixon@onyllc.com>; Arleigh Rowe <arleigh@arrohconsulting.com>; Bernard Hopkins (bhop115@gmail.com) <bhop115@gmail.com>; Joy Tate (joyt79@icloud.com) <joyt79@icloud.com>; David Fleming (Omni) <DFleming@onyllc.com>; Manana Milner (Omni) <mmilner@onyllc.com>; Kelsen, Peter <Kelsen@BlankRome.com>; Jason Wistreich <jwistreich@jkrparchitects.com>; Jerry Roller <jroller@jkrparchitects.com>; Marianne Michalak (mmichalak@bohlereng.com) <mmichalak@bohlereng.com>; Amanda Albano

	CITY OF PHILADELPHIA		
CIVIC DESIGN RESPONSE FORM			
APPLICATION # ZP-2021-007200		ADDRESS: 5000 WARRINGTON AVE	APPLICANT: PETER KELSEN
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):			
THE PROPERTY:		THE PROPERTY AFFECTED:	THE APPLICATION:
THE APPLICANT'S PROPERTY IS LOCATED IN <u>ANY DISTRICT</u> , EXCEPT AS PROVIDED IN 14-304 (5)(b)(.1)(.a)(.i)	<u>AND REGARDLESS WHETHER THERE IS</u> ANY AFFECTED PROPERTY	<input type="checkbox"/>	1) INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA
		<input type="checkbox"/>	2) INCLUDES MORE THAN 100 NEW DWELLING UNITS
		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
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.			



- SITE OUTLINE
- REGIONAL RAIL
- LIGHT RAIL
- 64 BUS ROUTE
- 52 BUS ROUTE

- SCHOOLS:**
1. COMEGY'S ELEMENTARY SCHOOL
 2. HARDY WILLIAMS CHARTER HIGH SCHOOL
 3. HMS SCHOOL
 4. S. WEIR MITCHELL ELEMENTARY

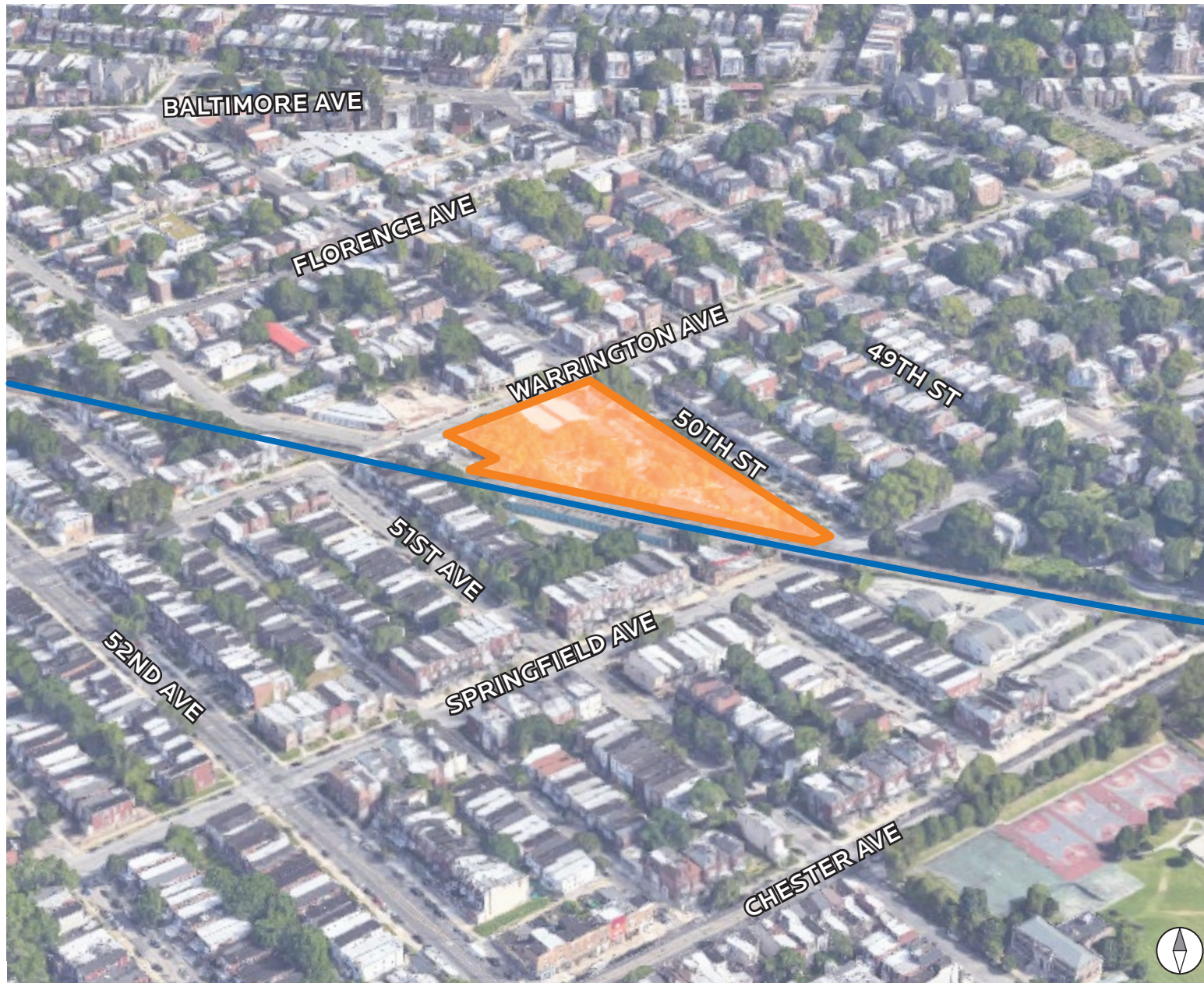
- LIBRARY:**
1. KINGESSING LIBRARY

- GROCERY:**
1. FRESH GROCER
 2. MARIPOSA FOOD CO-OP
 3. NEIGHBORHOOD MARKET

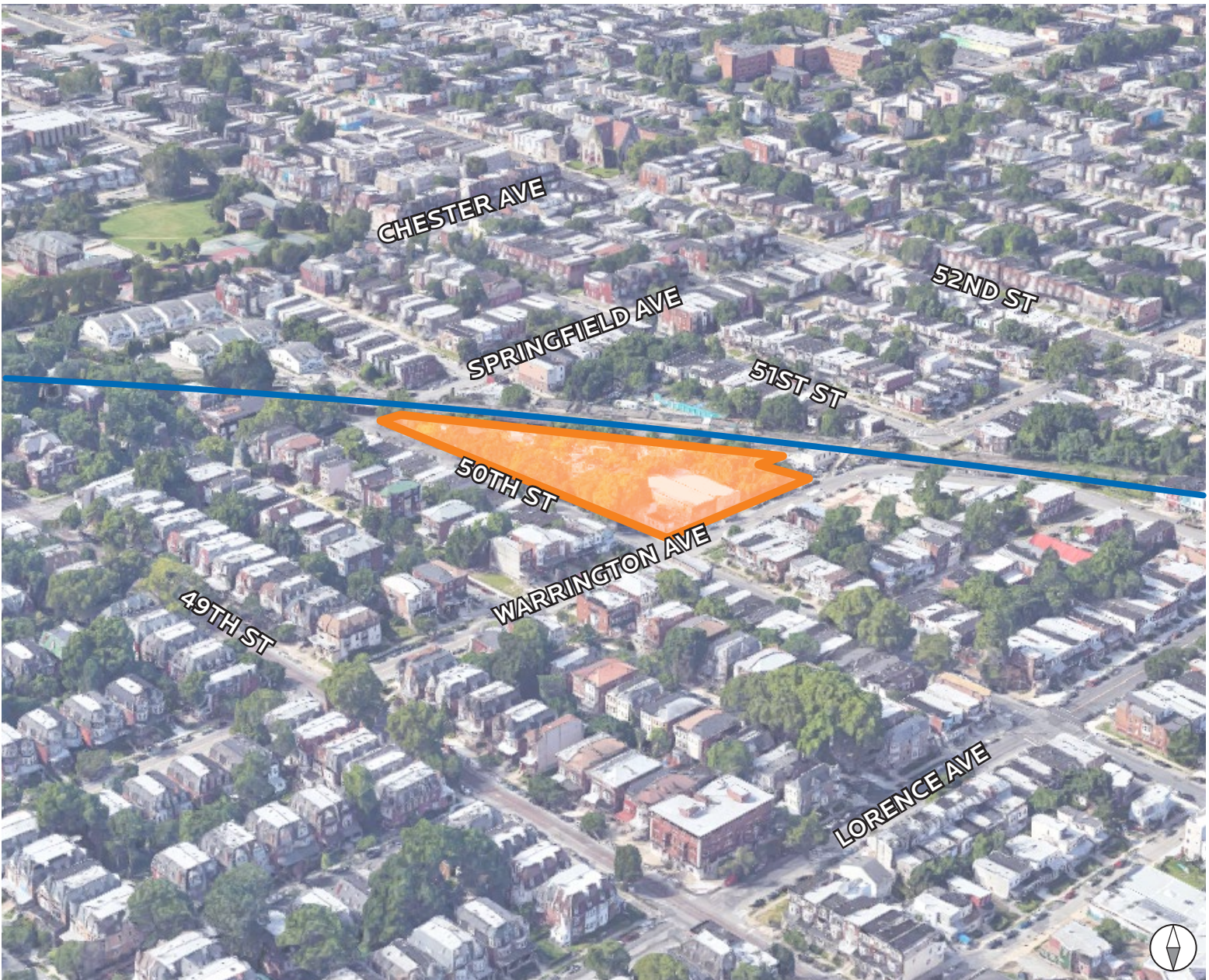
- TRANSPORTATION:**
1. 49ST STATION - REGIONAL RAIL
 2. CHESTER AVE & 49ST TROLLEY
 3. BALTIMORE AVE & 50 ST LIGHT RAIL STATION

- HOSPITALS**
1. HEALTH CENTER 3
 2. MERCY CATHOLIC MEDICAL CENTER

- PARKS**
1. KINGESSING REC CENTER
 2. 48TH AND WOODLAND PLAYGROUND
 3. WARRINGTON COMMUNITY GARDEN
 4. CLARK PARK
 5. FRANCIS MYERS REC CENTER
 6. BATRAM'S GARDEN
 7. THE WOODLANDS



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING SOUTH



LOOKING NORTH EAST ON WARRINGTON AVE



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 SOUTH EAST ON 50TH ST



LOOKING NORTH WEST ON 50TH ST

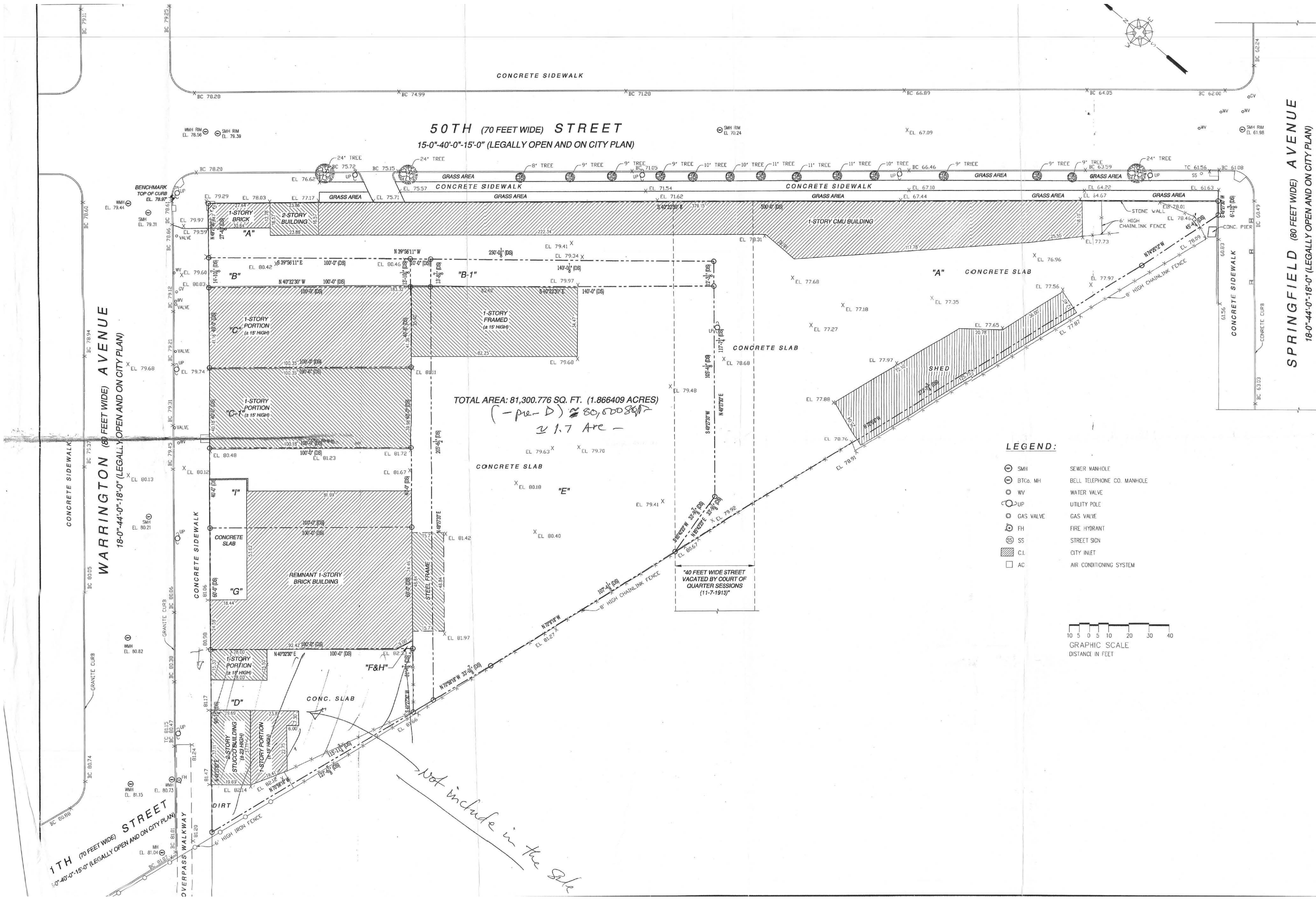


LOOKING SOUTH ON 50TH ST



LOOKING WEST AT 50TH ST & SPRINGFIELD AVE

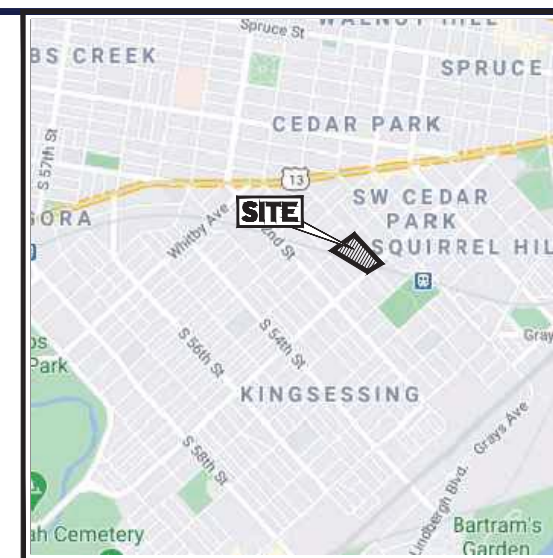
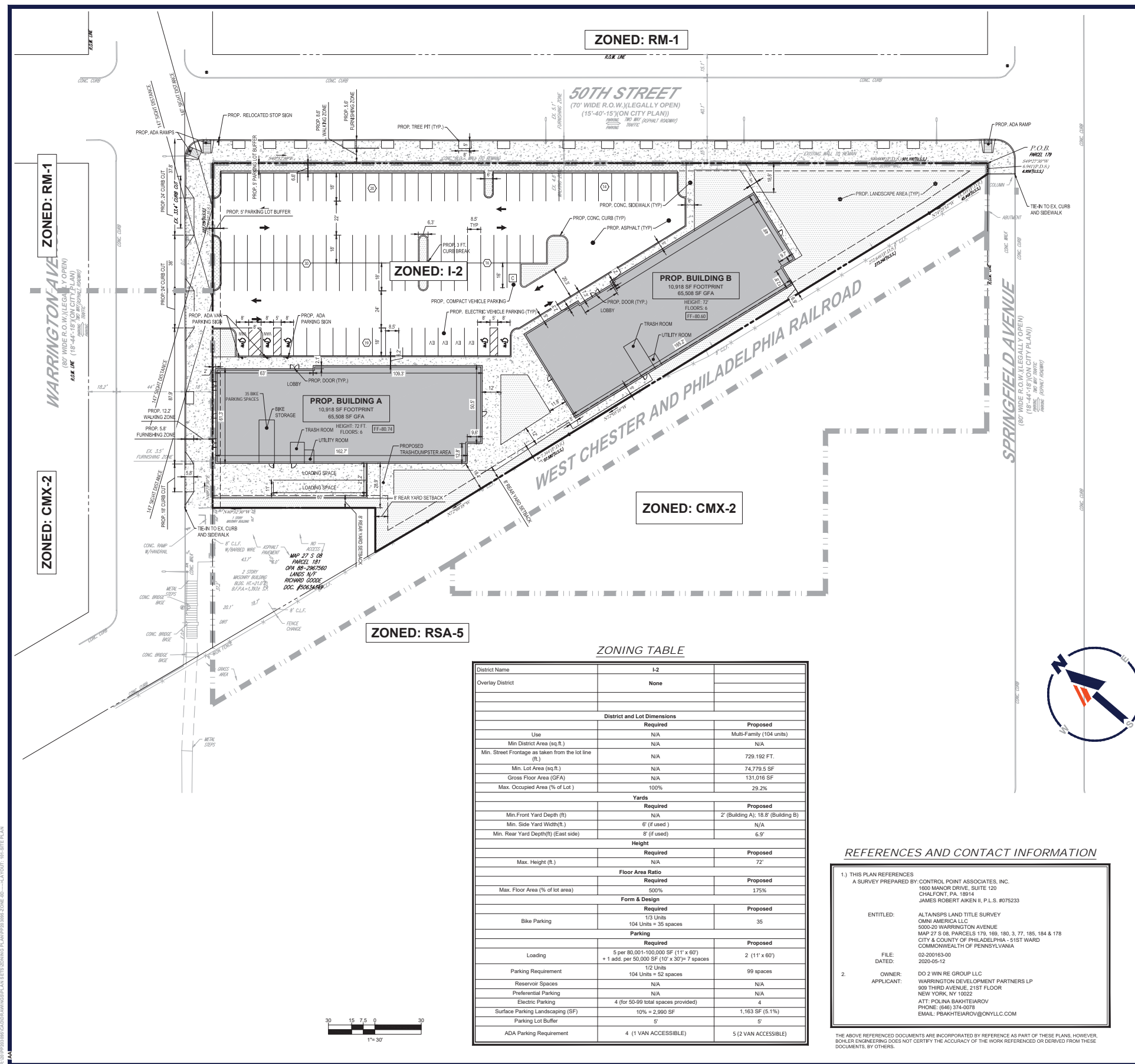




1. ALL DISTANCES ARE IN (US) UNITED STATES STANDARD OF MEASUREMENT EXCEPT AS NOTED (DS) DISTRICT STANDARD OF MEASUREMENT OF THE CITY OF PHILADELPHIA.

AMBRIC TECHNOLOGY CORPORATION
Consulting Engineers and Surveyors
100 Pine Street
Colwyn, PA 19023
(phone) 215-928-8930/484-257-0010
(fax) 215-928-8980/484-257-0016

PROJECT:		PLAN OF PROPERTY	
		50TH ST. AND WARRINGTON AVE. PHILADELPHIA, PA.	
OWNER:		DO TO WIN PROPERTY	
		50TH ST. AND WARRINGTON AVE. PHILADELPHIA, PA.	
REV.	DATE	REVISION	
DESIGNED			
DRAWN			
PA			
CHECKED			
BD/DDM			
APPROVED			
DDM			
SHEET TITLE:			
PLAN OF PROPERTY			
SCALE: 1" = 20' 00"		SHEET NO.	
PROJ. NO.: S06-4559		1	
DATE: 08/21/04			






















GENERAL NOTES




























- 1.) SITE DATA: 5000-5020 WARRINGTON AVENUE
CITY OF PHILADELPHIA, 19143
PHILADELPHIA COUNTY, PENNSYLVANIA
- 2.) ZONING DATA: ZONED: I-2: MEDIUM INDUSTRIAL
EXISTING USE: OFFICE, CONTRACTOR'S YARDEQUIPMENT
PROPOSED USE: MULTIPLE FAMILY
- 3.) BOHLER ENGINEERING BUSINESS PROJECT NUMBER IS 6872030.
- 4.) ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- 5.) TRASH ENCLOSURE LOCATED OUTSIDE BUILDING. TRASH PICK-UP WILL BE VIA PRIVATE HAULER.
- 6.) STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
- 7.) ALL PLANTINGS SHALL BE IN ACCORDANCE WITH P.C.P.C. GUIDELINES.
- 8.) ALL CURB RADIUS SHALL BE 5.0 FEET UNLESS OTHERWISE NOTED.
- 9.) DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
- 10.) WATERSHED DISTRICT: LOWER SCHUYLKILL RIVER WATERSHED B; MANAGEMENT DISTRICT A
- 11.) AREY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (BASE FLOOD DETENTION WILL BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- 12.) PLAN PREPARED AS PER INSTRUCTIONS OF CLIENT.
- 13.) PWD PROJECT ERSA #FV21-WARR-4385-01.

ZONING TABLE		
District Name	I-2	
Overlay District	None	
District and Lot Dimensions		
	Required	Proposed
Use	N/A	Multi-Family (104 units)
Min. Min. District Area (sq.ft.)	N/A	N/A
Min. Street Frontage as taken from the lot line (ft.)	N/A	729.192 Ft.
Min. Lot Area (sq.ft.)	N/A	74,779.5 SF
Gross Floor Area (GFA)	N/A	131,016 SF
Max. Occupied Area (% of Lot)	100%	29.21%
Yards		
	Required	Proposed
Min. Front Yard Depth (ft)	N/A	2' (Building A); 18.8' (Building B)
Min. Side Yard Width(ft.)	6' (if used)	N/A
Min. Rear Yard Depth(ft) (East side)	8' (if used)	6.9'
Height		
	Required	Proposed
Max. Height (ft.)	N/A	72'
Floor Area Ratio		
	Required	Proposed
Max. Floor Area (% of lot area)	500%	175%
Form & Design		
	Required	Proposed
Bike Parking	1/3 Units 104 Units = 35 spaces	35
Parking		
	Required	Proposed
Loading	5 per 80,001-100,000 SF (11' x 60') + 1 add. per 50,000 SF (10' x 30')= 7 spaces	2 (11' x 60')
Parking Requirement	1/2 Units 104 Units = 52 spaces	99 spaces
Reservor Spaces	N/A	N/A
Preferential Parking	N/A	N/A
Electric Parking	4 (for 50-99 total spaces provided)	4
Surface Parking Landscaping (SF)	10% = 2,990 SF	1,163 SF (5.1%)
Parking Lot Buffer	5'	5'
ADA Parking Requirement	4 (1 VAN ACCESSIBLE)	5 (2 VAN ACCESSIBLE)

REFERENCES AND CONTACT INFORMATION

- 1.) THIS PLAN REFERENCES
A SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 120
CHALFONT, PA. 18814
JAMES ROBERT AIKEN II, P.L.S. #075233
- ENTITLED: ALTNAPS LAND TITLE SURVEY
OMNI AMERICA LLC
5000-20 WARRINGTON AVENUE
MAP 27 S 08, PARCELS 179, 169, 180, 177, 185, 184 & 178
CITY & COUNTY OF PHILADELPHIA - 51ST WARD
COMMONWEALTH OF PENNSYLVANIA
- FILE: 02-200163-00
DATED: 2020-05-12
2. OWNER: DO 2 WIN RE GROUP LLC
APPLICANT: WARRINGTON DEVELOPMENT PARTNERS LP
899 THIRD AVENUE, 21ST FLOOR
NEW YORK, NY 10022
ATT: POLINA BAKHTIAROV
PHONE: (646) 374-0078
EMAIL: PBAKHTIAROV@QNYLLC.COM

LEGEND	
PROPOSED	
BUILDING	
LANDSCAPE AREA	
5' LANDSCAPE BUFFER	
SIDEWALK	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
EASEMENT LINE	
SETBACK LINE	
ACCESSIBLE SYMBOL	
ELECTRIC VEHICLE PARKING	
SIGN	
BOLLARD	
PARKING COUNT	
AREA LIGHT	
DRAINAGE INLET	
MANHOLE	
CLEANOUT	
FIRE HYDRANT	

<h1>LEGEND</h1>	
EXISTING	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
GUIDE RAIL	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
ACCESSIBLE SYMBOL	
CONCRETE MONUMENT/ IRON PIN	 
SIGN	
PARKING COUNT	
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	 
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	 
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	

[illegible][illegible]

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PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION

PROJECT No.:	PP2030
DRAWN BY:	
CHECKED BY:	
DATE:	2021.06
CAD I.D.:	PP203095-ZONE-1

ZONING PLANS

FOR
**WARRINGTON
DEVELOPMENT
PARTNERS LP**

**PROPOSED RESIDENTIAL
DEVELOPMENT**

5000-5020 WARRINGTON AVE
PHILADELPHIA, PA 19143
PHILADELPHIA COUNTY

BOHLER //
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

C. BROWN
PROFESSIONAL ENGINEER
CORNELIUS BROWN
PENNSYLVANIA LICENSE NO. PE003311
DELAWARE LICENSE NO. 11003
NEW JERSEY LICENSE NO. 24680141400

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

101

REVISION 1 - 10-01-21

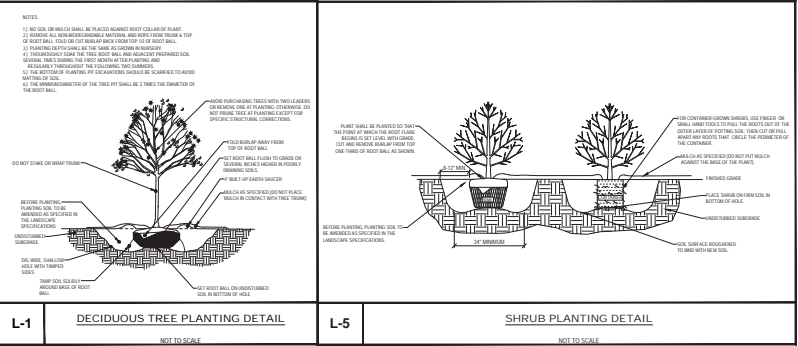


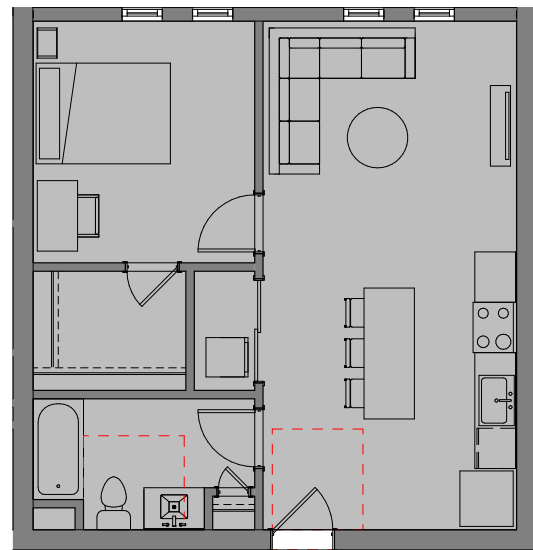


TOTAL

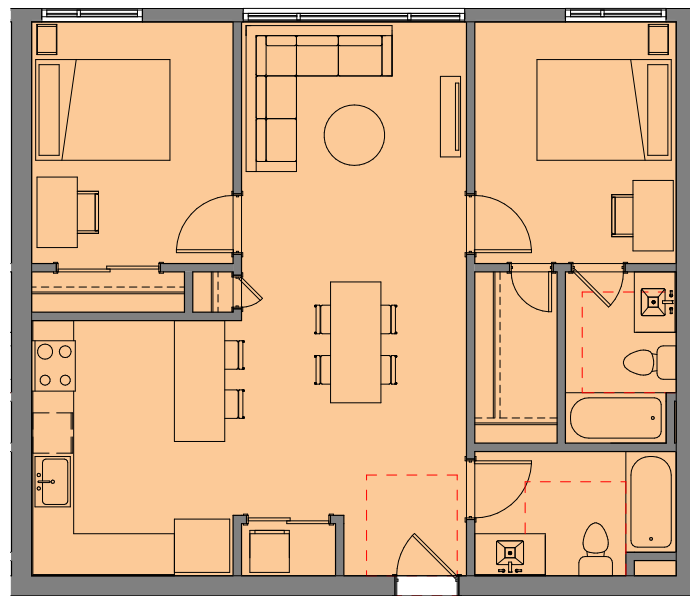
1 BEDROOM UNIT	655 SF X 10 UNITS = 6,550 SF
2 BEDROOM UNIT	940 SF X 60 UNITS = 56,400 SF
3 BEDROOM	1170 SF X 34 UNITS = 39,780 SF
AMENITY / BUILDING SERVICES	
CIRCULATION / STAIRS / ELEVATORS	
GREEN SPACE	

104 UNITS = 102,730 LEASABLE SF

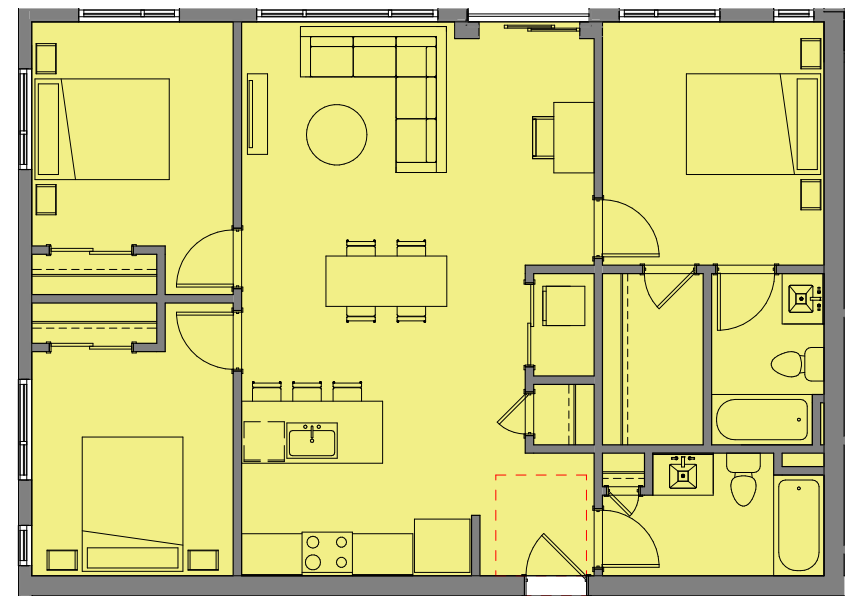




1 1 BEDROOM UNIT LAYOUT
1/4" = 1'-0"



2 2 BEDROOM UNIT LAYOUT
1/4" = 1'-0"



3 3 BEDROOM UNIT LAYOUT
1/4" = 1'-0"

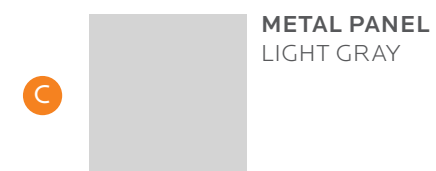


3 BUILDING A SOUTH ELEVATION
SK-3 3/32" = 1'-0"



4 BUILDING A EAST ELEVATION
SK-3 3/32" = 1'-0"

MATERIAL KEY



1 BUILDING A NORTH ELEVATION
SK-3 3/32" = 1'-0"



2 BUILDING A WEST ELEVATION - WARRINGTON AVE
SK-3 3/32" = 1'-0"



3 BUILDING B SOUTH ELEVATION
SK-4 3/32" = 1'-0"



2 BUILDING B NORTH ELEVATION
SK-4 3/32" = 1'-0"

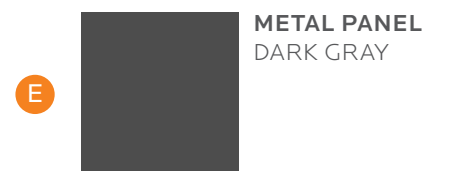
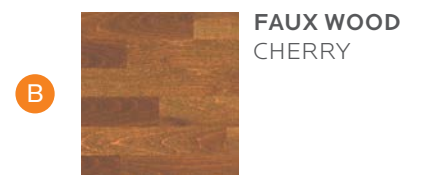
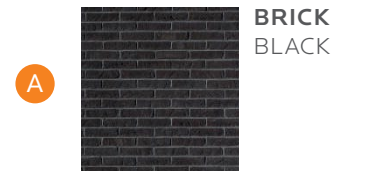


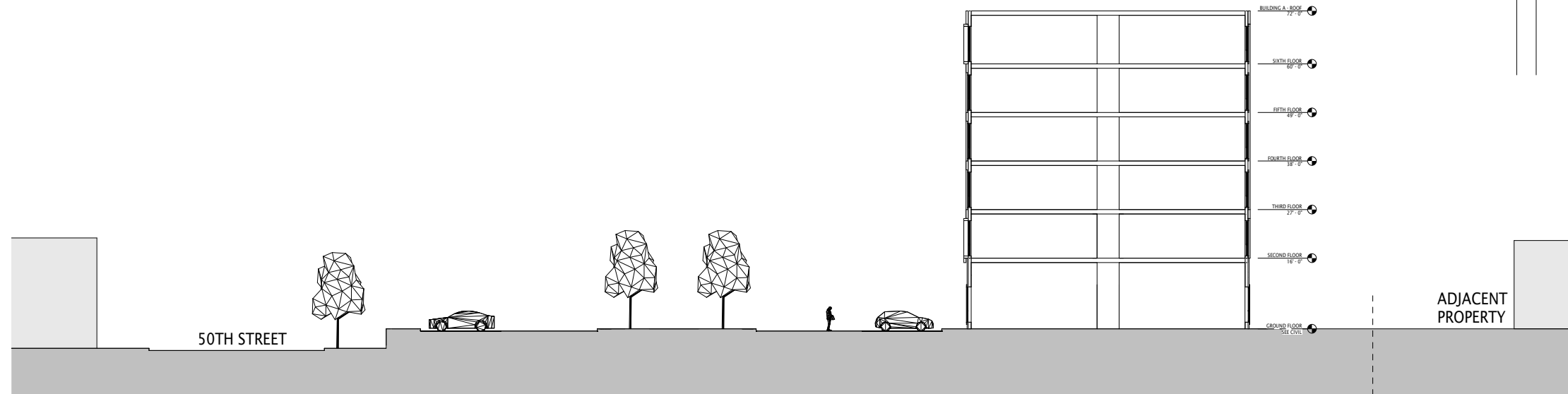
4 BUILDING B WEST ELEVATION
SK-4 3/32" = 1'-0"



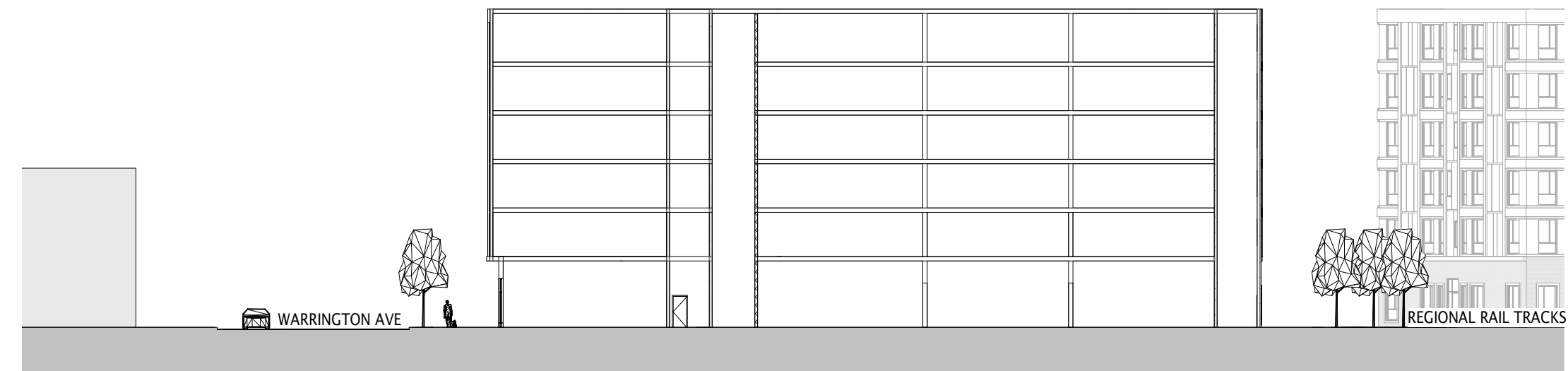
1 BUILDING B EAST ELEVATION
SK-4 3/32" = 1'-0"

MATERIAL KEY

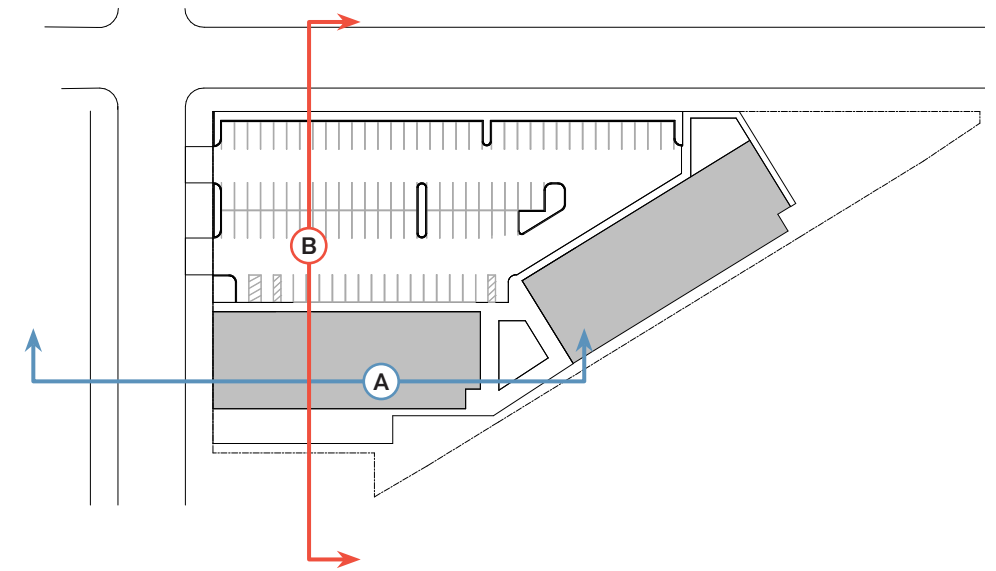




SITE SECTION B



SITE SECTION A







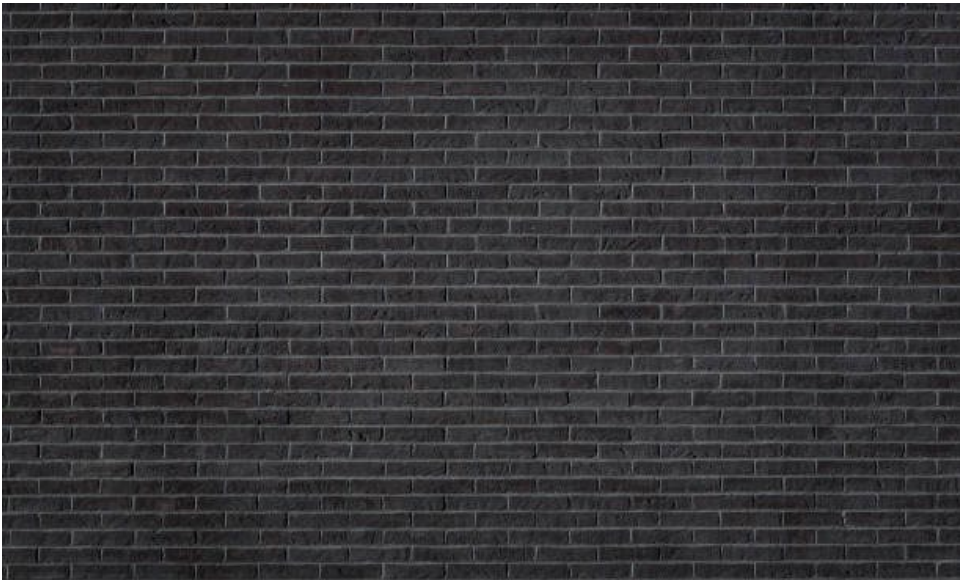




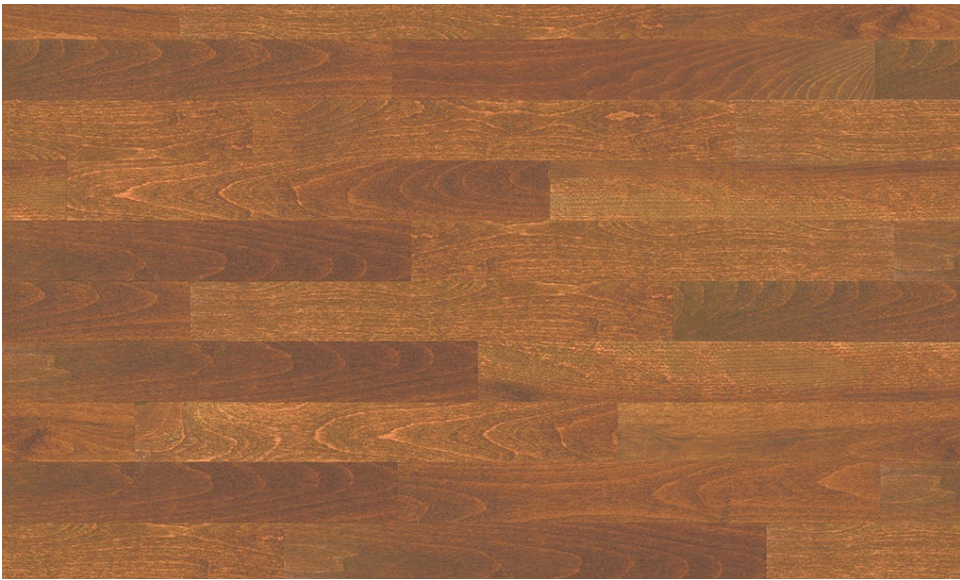




BLACK BRICK



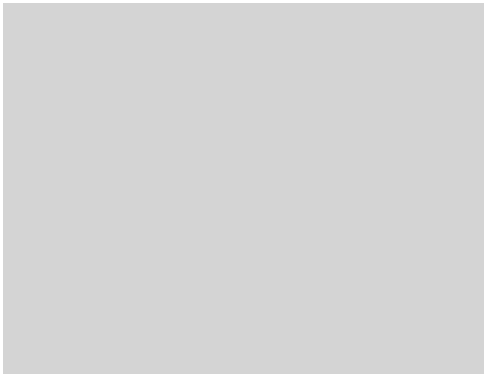
FAUX WOOD SIDING



METAL PANEL 1



METAL PANEL 2



METAL BANDS

