Response to CDR Recommendations

Dear CDR Committee,

The following changes have been made to the original plan presented on May 3, 2022:

1. 24 On-site parking spaces have been added to eliminate the need for off-site parking.
2. Plantings have been changed at the rear of the project to allow for larger trees as requested.
3. Street planting and decorating will be done in accordance with the Streets department on the Ridge Avenue Right of Way.
4. The sidewalk has been extended inside the driveway to the bicycle room as requested.
5. A second lobby entrance has been added on Ridge Avenue as requested.

Thank you for your consideration and feedback on this project.

Regards,

6808 Ridge Holdings LLC
6808-16 RIDGE AVENUE

CIVIC DESIGN REVIEW
6808-16 RIDGE AVENUE

ARCHITECT: INGRAM/SAGESER

CIVIL ENGINEER: AMBRIC TECHNOLOGIES
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Existing Site Survey
Existing Site

Interior commercial mixed-use lot, formerly comprised of three office spaces.
Site Context

- Ivy Ridge Shopping Center
- Kelly Park
- Ivy Ridge Station (0.4 mi)
- Roxborough High School
- Coraas Park
- Green Woods Charter School

Site Location
Ground Floor Plan
Landscape Plan
Site Elevation

East Elevation
6810 Ridge Ave.

West Elevation

MATERIAL KEY

A  CEMENT BOARD SIDING GRAY
B  LIMESTONE BLOCK GRAY
C  STONE GRAY
D  BRICK BROWN/RED
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: 20-2021-0132/06
What is the trigger causing the project to require CDR Review? Explain briefly.
- This project is greater than 50,000 square feet and has more than 60 apartments

PROJECT LOCATION


Address: 6000 Ridge Avenue
Philadelphia PA 19128

SITE CONDITIONS

Site Area: 20,000

Existing Zoning: CMX-3.5 Are Zoning Variance required? Yes No x

Proposed Use:
90 residential apartment units, 1 Commercial, 24 parking Spaces and 27 Bicycle Parking; 77,796 square feet

COMMUNITY MEETING

Community meeting held: Yes No

If yes, please provide written documentation as proof.

Zoning Board of Adjustment Hearing

ZBA hearing scheduled: Yes No NA

If yes, indicate the date and time the community meeting will be held:

CONTACT INFORMATION

Applicant Name: Keith Klein Primary Phone: 215-515-1195

Email: keith@keloiplumbing.com Address: PO Box 86
Warrington PA 18976

Property Owner: 6000 Ridge Holdings LLC Developer: 6000 Ridge Holdings LLC

Architect: Ingmar Jewelry
Sustainability Questionnaire

Civic Design Review Sustainable Design Checklist

Sustainable Sites

Water Efficiency

Sustainable Sites

Energy and Atmosphere

Energy Commissioning and Energy Performance - Existing Buildings to the New Building Code

Energy Commissioning and Energy Performance - Going beyond the code

Railway Setbacks (excluding frontages facing today/light rail or enclosed suburban rail lines or subways)

[7] Pedestrian Site Surfaces


[8] Heat Island Reduction (including roofs)

[9] Green Vehicles


Railway Setbacks (excluding frontages facing today/light rail or enclosed suburban rail lines or subways)

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Railway Setbacks (excluding frontages facing today/light rail or enclosed suburban rail lines or subways)
**Complete Streets Handbook Checklist**

**INSTRUCTIONS**

This checklist is an important tool of the Philadelphia Complete Streets Handbook (the “Handbook”) and enables City staff to review projects for their compliance with the Handbook’s policies. The Handbook provides design guidance and does not supplant or replace local, county or state standards or policies established in the City Code, City Plan, or Manual on Uniform Traffic Control Devices (MUTCD).

The Philadelphia City Planning Commission reviews this checklist as a function of the City 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 design of projects affecting public rights-of-way. Departmental reviewers will use this checklist to ensure that submitted design incorporates complete streets considerations (see Section 22.3 of the Philadelphia Code). Applicants for projects that require City Design Review shall complete this checklist and submit it to the City Planning Commission for review, along with an electronic version.


---

### WHEN DO YOU NEED TO FILL OUT THE COMPLETE STREETS CHECKLIST?

**WHEN YOU WANT TO:**

- Change the existing street,
- Change the intersecting street, sidewalk, or alley,
- Add or widen a sidewalk or road,
- Add or modify pedestrian access or safety features,
- Add or modify bicycle facilities,
- Add or modify transit facilities.

---

### INSTRUCTIONS (continued)

**APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:**

- This checklist is designed to be filled out electronically, in a Microsoft Word format. Please submit the Word version of the checklist. Text fonts will expand automatically as you type.
- All plans submitted for review must survive the criteria of the Handbook, City Code, and Building Code (as defined in Section 1.3 above). Projects with significant impacts (as defined in Table 3 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- All plans submitted for review must survive the criteria of the Street Code, including but not limited to tree, soil, stormwater, and fire hydrant requirements.
- Any project that calls for the development and installation of modest, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- All final design must be submitted to the 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 https://www.phila.gov/page/completed-regional-review.htm.

### Complete Streets Review Submission Requirements

- **EXISTING CONDITIONS SITE PLAN:** should be at an identified standard engineering scale
  - PHYSICAL DIMENSIONS
  - CURB OUTS/DRAWDOWNS/KEEP LINES
  - TREE PLANTS/PLANTERS
  - BIKE LANE/STORAGE AREAS
  - TRANSIT SHELTERS/TIE-INS
- **PROPOSED CONDITIONS SITE PLAN:** should be at an identified standard engineering scale
  - PHYSICAL DIMENSIONS, INCLUDING MEASUREMENTS OF WALKWAYS, LANDSCAPING, AND BUILDING ZONES AND PARCELS
  - PROPOSED CURB OUTS/DRAWDOWNS/KEEP LINES
  - PROPOSED CURB OUTS/BIKE LANE
  - BIKE LANE/STORAGE AREAS
  - TRANSIT SHELTERS/TIE-INS

**APPLICANTS PLEASE NOTE:** Only full-size, reduced site plans will be accepted. Additional plans may be required and will be requested if necessary.
Complete Streets Handbook Checklist

**GENERAL PROJECT INFORMATION**

1. PROJECT NAME: Complete Streets
2. LOCATION: Philadelphia City Planning Commission
3. APPLICANT NAME: City of Philadelphia
4. PROJECT AREA: Complete Streets
5. PROJECT CONTACT INFORMATION: P.O. Box 260, Phila, PA 19101
6. OWNER NAME: City of Philadelphia
7. OWNER CONTACT INFORMATION: P.O. Box 260, Phila, PA 19101
8. ENGINEER / ARCHITECT NAME: Michael Bux, P.E.
9. ENGINEER / ARCHITECT CONTACT INFORMATION: 915 Pine Street, Philadelphia, PA 19107

10. STREET網絡: Let the streets speak to the project. Complete Streets Types can be found at more philosopher than
under the “Complete Streets Type” field. Complete Streets Types are also identified in Section 2 of the Handbook.

Also available from: https://www3.phila.gov/phmc/getdocument/594bd73f500c4f75801a32f2/594bd73f500c4f75801a32f2

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
   b. Street furniture such as bus shelters, flower boxes, etc.
   c. Street lights and signs
   d. Curb cuts
   e. Utilities, including tree groves, vault covers, manholes, junction boxes, etc.
   f. Building extensions into the sidewalk, such as stairs and stoops

12. PEDESTRIAN COMPONENT (Handbook Section 4.3)
   - Required sidewalk widths are listed in Section 4.3 of the Handbook.

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Typical Sidewalk Width (Building Line to Curb)</th>
<th>City Plan Sidewalk Width (Anchored by storm sewers)</th>
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<tr>
<td>Sidewalk A</td>
<td>14’ / 22’ / 22’</td>
<td>14’ / 22’</td>
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13. When the sidewalk design, does it create an enhance a pedestrian environment that provides safe and comfortable access for all pedestrians all times of the day?

APPLICABLE Pedestrian Component
Additional Explanation / Comments:

14. APPLICABLE Concept:
   - Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Pedestrian Component
Reviewer / Comments:

15. Excessive Interventions: The vehicle intrusions into the sidewalk. Examples include but are not limited to: driveways, bay boxes, etc. Driveways and bay boxes are addressed in sections 4.6.1 and 4.6.8, respectively, of the Handbook.

APPLICABLE: General Project Information
Additional Explanation / Comments:

DEPARTMENTAL REVIEW: General Project Information
Complete Streets Handbook Checklist

BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

14. BUILDING ZONE: Is 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, and, or in front of the building, measured from 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.

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

16. Identify proposed “high priority” building and furnishing zone design treatments that are incorporated into the design plan, where such permits (see Handbook Table 12). Are the following treatments identified and dimensioned on the plan?

17. Does the design avoid “joking hazards”?

18. Does the design avoid pinch points? Pinch points are locations where the existing zone width is less than the required width identified in Item 13, or required an exception.

BIKE COMPONENT (Handbook Section 4.6)

22. List amenities of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, listed online at http://www2.epa.gov/bicycle-plan.

23. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code: Section 14-604.

DEPARTMENTAL APPROVAL

APPLICANT: Building & Furnishing Component
Additional Explanation / Comments:

APPLICANT: Bicycle Component
Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component
Review Comments:

DEPARTMENTAL REVIEW: Bicycle Component
Review Comments:

DEPARTMENTAL REVIEW: Curbside Management Component
Review Comments:

DEPARTMENTAL APPROVAL

DEPARTMENTAL REVISION

CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)
CDR Notices

CITY OF PHILADELPHIA

CIVIC DESIGN RESPONSE FORM

APPLICATION #: PER-2021-01236
APPLICATION: 8463 KISSNER DR
APPLICANT: Jm KISSNER DRN, KISSNER & CO PLUMBING INC

ADDRESS: 8463 KISSNER DR

AS REQUIRED BY 14-201.3(3)(c) FOR REZONING OF ANY LAND IN CERTAIN MASTER PLANNING DISTRICTS AS WELL AS T14-080.2.CIVIC DESIGN REVIEW TRIGGERS.
IDENTIFYING REGION OF THE PHILADELPHIA ZONING CODE, THE ADOPTED REFERENCE PROPERTY REQUIRES CIVIC DESIGN REVIEW FOR THE FOLLOWING REASON:

THE PROPERTY

THE PROPERTY AFFECTED

THE APPLICATION

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

□

2) INCLUDES MORE THAN 150 NEW DWELLING UNITS

□

3) REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY

□

4) INCLUDES MORE THAN 50 NEWLY CONSTRUCTED UNITS

□

5) AFFECTS PROPERTY IN ANY Residential District, as defined by 14-201.3(3)(c)

□

□

Examiner’s Signature: Pauline Hara
Examiner’s Phone: (215) 686-2563
Date: 7/10/2022

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, 10th Floor
2525 Arch Street, Philadelphia, PA, 19104.
Please contact (215) 686-4630 for more information.
NOTICE OF COMMUNITY MEETING

February 14, 2022

Re: ZONING NOTICE PURSUANT TO PHILA. ZONING CODE § 14-38(12) OF ‘CIVIC DESIGN REVIEW’ PROCESS - 680 RIDGE AVENUE, PHILADELPHIA, PA.

Dear Registered Community Organization and Property Owners:

This is a notice of an upcoming online public meeting to discuss the project described below. All Registered Community Organizations (RCOs) that have geographic boundaries containing the project property and all community members are welcome to attend.

- The Property, 680 Ridge Avenue Philadelphia PA is 20,388 square feet in area and fronts along Ridge Avenue, with the nearest cross street Parkside Avenue. There are existing structures on the property which will be demolished. The Property was zoned C2-3 Commercial when the application was filed.

- The Application is for the erection of a five-story mixed-use structure with first floor commercial space and 50 dwelling units on the floors above. There are twenty-five (25) accessory parking spaces within a surface parking area and 27 bicycle spaces as per submitted plans.

- Conditional zoning approval for the proposal has been issued, along with a notification that the project requires “Civic Design Review” since it has more than 50 dwelling units and has more than 30,000 sq. feet of floor area (notification is attached).

Ridge Park Civic Association is the coordinating RCO and has scheduled an ONLINE PUBLIC MEETING (ZOOM) in advance of a public hearing to discuss this project on March 8, 2022, at 7 p.m. Here is the login information for the Ridge Park meeting:

Join Zoom Meeting
https://zoom.us/j/9477579664?pwd=8Fm8g8k02N63v7T7nT78vT78vT78v
Meeting ID: 947 757 9664
Passcode: Rqu7pR
Open log-in method
+13122056799, +14157753464, +1202889614 (US (Chicago))
+1202889614 (US (New York))
+1202889614 (US (DC))
+13462487599 (Hosted)
+16034806032 (San Jose)
+16502158782 (Tucson)

The date of the PUBLIC HEARING is to be held by the City of Philadelphia Civic Design Review Committee is to be determined. For reference, contact information for all affiliated Registered Community Organizations and the District Counsel/Project is provided as follows:

Office of Councilman Curtis Jones Jr: jabascarbenga@sbcglobal.net
Ridge Park Civic Association: ridgeparkcivicassoc.com
Friends of the Woodlands: fow@ridgeparkcivicassoc.com

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

Sincerely,

Richard C. DeMarco
Certificate of Mailing