

Civic Design Review Presentation  
June 7, 2022

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# 90 ROCHELLE AVE

Residential Development




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		CITY OF PHILADELPHIA	
<b>CIVIC DESIGN RESPONSE FORM</b>			
APPLICATION #: ZP-2021-000722		ADDRESS: 90 ROCHELLE AVE	APPLICANT: Rachael Pritzker DBA: Pritzker Law Group, LLC
AS REQUIRED BY 14-304 (3) (e) (.1) FOR REZONING OF ANY LAND IN CERTAIN MASTER PLAN DISTRICTS AS WELL AS TABLE 14-304-2 (CIVIC DESIGN REVIEW TRIGGERS, IDENTIFIED BELOW) OF THE PHILADELPHIA ZONING CODE, THE ABOVE REFERENCED PROPERTY REQUIRES CIVIC DESIGN REVIEW FOR THE FOLLOWING REASON(S):			
<u>THE PROPERTY:</u>		<u>THE PROPERTY AFFECTED:</u>	<u>THE APPLICATION:</u>
THE APPLICANT'S PROPERTY IS LOCATED IN <u>ANY DISTRICT</u> , EXCEPT AS PROVIDED IN 14-304 (5)(b)(.1)(.a)(.i)	<u>AND REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY</u>	<input 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
THE APPLICANT'S PROPERTY IS LOCATED IN <u>A COMMERCIAL, INDUSTRIAL, OR SPECIAL PURPOSE DISTRICT</u>	<u>2. Affects property in any Residential district, as defined by § 14-304(5)(b)(.2) (Affected Properties).</u>	<input checked="" type="checkbox"/>	1) INCLUDES MORE THAN 50,000 SQUARE FEET OF NEW GROSS FLOOR AREA
		<input checked="" type="checkbox"/>	2) INCLUDES MORE THAN 50 NEW DWELLING UNITS
		<input type="checkbox"/>	
Examiner's Signature: <i>Paulose Issac</i>		<input type="checkbox"/> Examiner's Phone: (215) 686 - 2563	Date: 6/22/2021
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.			

## 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-2021-000722

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

The trigger causing the project to require CDR is 50 or more new units.

### PROJECT LOCATION

**Planning District:** Lower Northwest **Council District:** 4

**Address:** 90 Rochelle Avenue  
Philadelphia, PA 19128

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

### CONTACT INFORMATION

**Applicant Name:** Rachael Pritzker **Primary Phone:** 610-505-8132

**Email:** rachael@pritzkerlg.com **Address:** 1635 Market Street,  
Suite 1600, Phila, PA 19103

**Property Owner:** CSW Rochelle Associates LLC **Developer:** Westrum Development Company  
**Architect:** JKRP Architects

### SITE CONDITIONS

**Site Area:** 1.291 acres

**Existing Zoning:** RSA-3 **Are Zoning Variances required?** Yes ☒ No ☐

#### Proposed Use:

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

13,975 sf, 90 unit (5 stories) apartment building

*Proposed # of Parking Units:*

15 total parking space (including 1 ADA and 2 electric vehicle spaces)

### COMMUNITY MEETING

**Community meeting held:** Yes ☐ No ☒

If yes, please provide written documentation as proof.

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

**Date:** Sept. 7th 2021 **Time:** 7pm

### ZONING BOARD OF ADJUSTMENT HEARING

**ZBA hearing scheduled:** Yes ☐ No ☐ NA ☐

If yes, indicate the date hearing will be held:

**Date:**



Civic Design Review Sustainable Design Checklist

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

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

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

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, bus stops and rail stations are located within 1/4 mile.
(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.	Yes, parking areas are 40% or less of the site area.
(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.	Yes
(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) <sup>i</sup>	A setback is used, about 75'-0".
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Yes

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.	Yes, the site will maintain on-site vegetation without irrigation. Please see Landscape Plan.
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.	Yes, please see Licenses & Inspections Concept Plan.
(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	No, stormwater design has been analyzed. However, the site will comply with all Philadelphia Water Department requirements.
(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.	Yes, both deciduous and evergreen trees have been provided in accordance with Zoning Section 14-705. Please see Landscape Plan.
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. <sup>ii</sup>	COMcheck
(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? <sup>iii</sup> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	No

	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. <sup>iv</sup>	No
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	No

<sup>i</sup> 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.

<sup>ii</sup> 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>

<sup>iii</sup> LEED 4.1, Optimize Energy Performance in LEED v4.1  
For Energy Star: [www.Energystar.gov](http://www.Energystar.gov)  
For Passive House, see [www.phius.org](http://www.phius.org)

<sup>iv</sup> 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

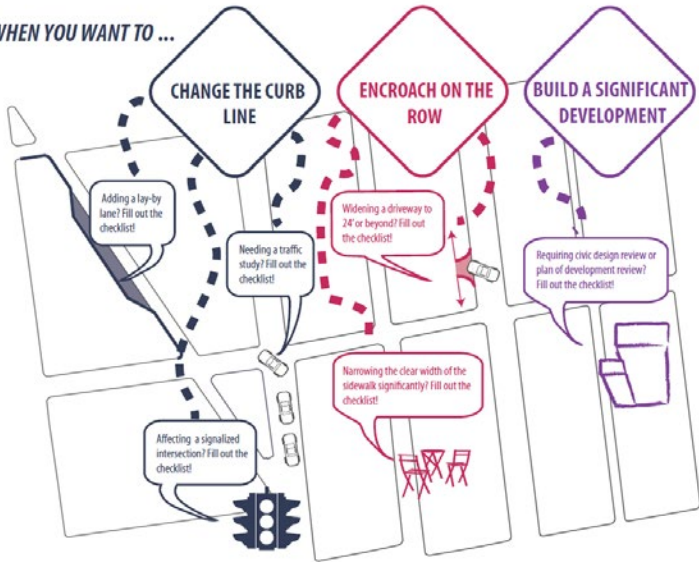
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards 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:
  - 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/STAIRWAYS
- 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/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

1. PROJECT NAME

90 Rochelle Avenue
2. DATE

6/3/2022
3. APPLICANT NAME

Commerce Pursuit Capital
5. PROJECT AREA: list precise street limits and scope

90 Rochelle Avenue (OPA 883631100)
4. APPLICANT CONTACT INFORMATION

1300 Virginia Drive, STE 215, Fort Washington, PA 19034
6. OWNER NAME

Same as Applicant
7. OWNER CONTACT INFORMATION

Same as Applicant
8. ENGINEER / ARCHITECT NAME

Carroll Engineering Corporation
9. ENGINEER / ARCHITECT CONTACT INFORMATION

949 Easton Road, Warrington, PA 18976
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at [www.phila.gov/map](http://www.phila.gov/map) under the “Complete Street Types” field. Complete Streets Types are also identified in Section 3 of the Handbook.

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

STREET	FROM	TO	COMPLETE STREET TYPE
Rochelle Avenue	90	90	Lower Density Residential
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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 ☐

b. Street Furniture such as bus shelters, honor boxes, etc.

YES ☐ NO ☐ N/A ☒

c. Street Direction

YES ☒ NO ☐

d. Curb Cuts

YES ☒ NO ☐ N/A ☐

e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, 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: \_\_\_\_\_

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
90 Rochelle Avenue	≥10' / 4.9' / 4.9'	____ / ____
____	____ / ____ / ____	____ / ____
____	____ / ____ / ____	____ / ____
____	____ / ____ / ____	____ / ____

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

STREET FRONTAGE	WALKING ZONE Required / Existing / Proposed
90 Rochelle Avenue	≥5' / 4.9' / 4.9'
____	____ / ____ / ____
____	____ / ____ / ____
____	____ / ____ / ____

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
Driveway Entrance/Exit	30.26'	Front yard
____	____	____
____	____	____
____	____	____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway Entrance/Exit	30.00'	Front yard
____	____	____
____	____	____
____	____	____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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: \_\_\_\_\_

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments: \_\_\_\_\_

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

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

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
Doggie Daycare	8' / N/A
Apartment Building	N/A / >8'
_____	_____/_____
=====	=====

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

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
Doggie Daycare	3.0' / 2.5' / N/A
Apartment Building	3.0' / N/A / N/A
_____	_____/_____/_____
=====	=====

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 ☐

19. Does the design avoid tripping hazards?

YES ☒

NO ☐

N/A ☐

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

YES ☒

NO ☐

N/A ☐

DEPARTMENTAL APPROVAL

YES ☐

NO ☐

YES ☐

NO ☐

YES ☐

NO ☐

YES ☐

NO ☐

YES ☐

NO ☐

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

BUILDING & FURNISHING COMPONENT (continued)

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

YES ☒

NO ☐

N/A ☐

YES ☐

NO ☐

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

YES ☐

NO ☐

N/A ☒

YES ☐

NO ☐

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

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JCRP ARCHITECTS

06.07.2022

90 ROCHELLE 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>  
Class 1A Bike Racks, Flashing Beacons & Crosswalks
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
Apartment Building	17	N/A / N/A	N/A / N/A	0 / 30
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____

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       | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| ▪ Buffered Bike Lane           | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| ▪ Bicycle-Friendly Street      | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| ▪ Indego Bicycle Share Station | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" 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 ☐

DEPARTMENTAL  
APPROVAL

YES ☐ NO ☐  
YES ☐ NO ☐  
YES ☐ NO ☐  
YES ☐ NO ☐

APPLICANT: Bicycle Component  
Additional Explanation / Comments: \_\_\_\_\_

DEPARTMENTAL REVIEW: Bicycle Component  
Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

28. Does the design limit conflict among transportation modes along the curb? YES ☒ NO ☐
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? The proposed plan improves mobility for both pedestrians and bicycles with safe designated paths to and from the proposed apartment building.

DEPARTMENTAL  
APPROVAL

YES ☐ NO ☐  
YES ☐ NO ☐  
YES ☐ NO ☐  
YES ☐ NO ☐

APPLICANT: Curbside Management Component  
Additional Explanation / Comments: \_\_\_\_\_

DEPARTMENTAL REVIEW: Curbside Management Component  
Reviewer Comments:



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

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

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

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](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 <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/>
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

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

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 checked="" type="checkbox"/>	DEPARTMENTAL APPROVAL 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Bike Boxes	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" 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 checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

APPLICANT: Intersections & Crossings Component  
Additional Explanation / Comments: \_\_\_\_\_

DEPARTMENTAL REVIEW: Intersections & Crossings Component  
Reviewer Comments: \_\_\_\_\_

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT  
Additional Explanation / Comments: \_\_\_\_\_

DEPARTMENTAL REVIEW  
Additional Reviewer Comments: \_\_\_\_\_

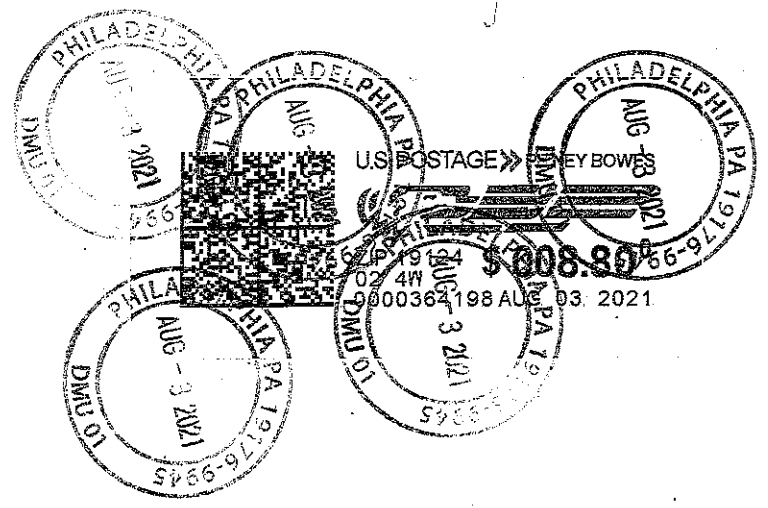


#115882



# Certificate of Bulk Mailing – Domestic

<b>Fee for Certificate</b>		Use Current Price List (Notice 123)	Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.  Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.  If payment of total fee due is being paid by Permit Imprint, include the PostalOne!® Transaction Number here: _____
Up to 1,000 pieces (1 certificate for total number)			
For each additional 1,000 pieces, or fraction thereof			
Duplicate Copy <input type="checkbox"/>			
Number of Identical Weight Pieces  36	Class of Mail  FC	Postage for Each Mailpiece Paid  <input checked="" type="checkbox"/> Verified	Number of Pieces to the Pound  28.17
Total Number of Pounds  1.30	Total Postage Paid for Mailpieces  18.36	Fee Paid  8.80	
Mailed For  90 ROCHELLE AVE.		Mailed By  VISTA	
<b>Postmaster's Certification</b>			
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.			
 (Postmaster or Designee)			



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

See Reverse for Instructions

**Notice from Zoning Applicants to RCOs and Neighbors (Coordinating RCO Has  
Scheduled the Public Community Meeting)**

Rachael J. Pritzker, Esq.  
Pritzker Law Group LLC  
1635 Market Street, 16th Floor Philadelphia, PA 19103  
rachael@pritzkerlg.com  
(610) 505-8132

July 28, 2021

Re: 90 Rochelle Ave, Philadelphia, PA 19128  
ZBA Hearing Nov 2, 2021 at 9:30 AM

Dear Registered Community Organization or Neighbor:

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

**Properties Description:** The property is an intermediate lot fronting on Rochelle Avenue, in the 4th Councilmanic District.

**Project Description:** The project proposes the erection of a detached structure with a cellar having a maximum height of 65 feet and the erection of rear and side yard fences having a maximum height of 6 feet. The proposed use for the structure is multi-family household living to include 90 dwelling units. The existing masonry building will accompany the structure to continue to host the existing grooming and boarding business. The project also proposes a variety of off-street accessory surface parking which includes 20 automobile spaces, 2 ADA parking spaces, 1 van accessible space, 2 electric parking spaces, and 30 bicycle parking spaces.

Copies of the zoning application and any related documentation can be found at One Parkway Building, 1515 Arch Street, 18th Floor, Philadelphia, PA 19102.

Wissahickon Interested Citizens Association is the Coordinating RCO, and has scheduled a VIRTUAL PUBLIC MEETING in advance of a public hearing to discuss the project at the following date, time and place:

**Tuesday, September 7, 2021, at 7:00 pm**

**Zoom link:**

**<https://us02web.zoom.us/j/86865366934?pwd=eXpVaFJwMWWhyMTduKzVDUWVQdFFhUT09>**

**Meeting ID: 868 6536 6934 / Passcode: 508153**

**or dial in to: +1 929 205 6099 US (New York)**

**+1 301 715 8592 US (Washington DC)**

**+1 312 626 6799 US (Chicago)**

**Meeting ID: 868 6536 6934 / Passcode: 508153**

Please review the zoning posters for the date of the VIRTUAL PUBLIC HEARING to be held by the City of Philadelphia Zoning Board of Adjustment at Zoom webinar  
<https://zoom.us/join> ID 820 8829 2595 - Password 634842

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

Wissahickon Interested Citizens Association: [president@wissahickon.us](mailto:president@wissahickon.us)

Friends of the Wissahickon: [tittmann@fow.org](mailto:tittmann@fow.org)

Council Office - [Joshua.Cohen@phila.gov](mailto:Joshua.Cohen@phila.gov)

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,

Rachael J. Pritzker, Esq.

cc: Planning Commission - [rco.notification@phila.gov](mailto:rco.notification@phila.gov)

[RCOZBA@phila.gov](mailto:RCOZBA@phila.gov)

[Joshua.Cohen@phila.gov](mailto:Joshua.Cohen@phila.gov)

[president@wissahickon.us](mailto:president@wissahickon.us)

[tittmann@fow.org](mailto:tittmann@fow.org)

Civic Design Review Key Recommendations to Guide Second Submission

Licenses and Inspections Application Number: ZP-2021-000722  
Project Address and/or Title: 90 Rochelle Avenue  
Date of Civic Design Review: October 5, 2021

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

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

1) Registered Community Organization Comments

- a) Building is too and large out of character with this neighborhood  
The footprint of the building was reduced to address this comment. The unit count was decreased by 45% from 90 units to 50 units. The density was reduced from 56,246 sq. ft/1.291 acres for 90 units = 625 sq. ft/0.014 acres per 1 unit to 56,246 sq. ft/1.291 acres for 50 units = 1,245 sq. ft./ 0.026 acres per 1 unit. The building is located steps from the Wissahickon Train Station for the SEPTA Regional Rail and close by to other forms of public transportation. It's practical to consider the site for a Transit Oriented Development.
- i) Too high in comparison to neighborhood buildings  
The location of the building was revised to address this comment. The dimensions from the building to the adjacent property lines were increased from 8 feet and 8 feet to 48 feet and 106 feet, respectively. A larger multifamily building was constructed on the West end of Rochelle Avenue (at the intersection of Rochelle Avenue and Kalos Street). It is located immediately adjacent to and across the street from single family residential homes without a landscaping buffer.
- ii) Materials palette is too cold and inappropriate for this site  
The materials of the building were revised to be in context. The revised design is in compliance with the Wissahickon/NCO, in character with the adjacent single family residential homes and complements the (recently renovated by the Owner) existing commercial building also located on the site.
- iii) Building forms are too monolithic  
The design of the building was revised to address this comment.
- iv) Concerns with overly bright lighting common to Westrum developments  
The Owner will design the exterior lighting scheme to be contextual to this development, not based on their other developments.
- v) It would be visible from Rochelle Avenue and would become the backdrop for existing homes  
The location of the building was revised to partially address this comment.

- b) 20 proposed parking spaces is inappropriate for this site. There will be more cars than parking spaces and it will overwhelm the neighborhood  
The unit count and parking count were revised to address this comment. The unit count was decreased by 45% from 90 units to 50 units. The parking count was increased by 260% from 20 spaces to 52 spaces. The unit to parking ratio was changed from 1 unit to 4.5 parking spaces to 1 unit to 1 parking space.
- c) Concerns with ingress and egress
  - i) Wider sidewalks could conflict with current drives  
The existing site constraints aren't addressable.
  - ii) There are natural pinch points that create conflicts between pedestrians and vehicles  
The existing site constraints aren't addressable.
  - iii) Trash trucks and delivery vehicles do not have adequate turn-around space  
The layout of the parking lot was revised to address this comment.
  - iv) Support concerns from neighbors' testimony about access to neighboring streets and problems with parking access and congestion  
The layout of the parking lot was revised to address this comment.
- d) Concerns with steep slopes site isolation. They note that the site is near the 100 steps leading to the bike trail, but those steps are not very accessible. There is a question of how the residents of the project would access the bus transfer station and other destinations on Ridge Avenue.  
The existing site constraints aren't addressable.

2) Site Design Comments (including Complete Streets)

- a) The committee notes that there have been many community comments and concerns  
See responses to comments 1 and 2.
- b) Site conditions, including steep slopes and street connections result in the lack of easy pedestrian access to neighboring areas  
See responses to comments 1 and 2.
  - i) This may mean that additional parking is needed to accommodate reasonable travel to and from the site  
Provided. See responses to comments 1 and 2.
  - ii) Consider parking under the building  
Provided. See responses to comments 1 and 2.
- c) The sloping nature of the neighborhood already presents some challenges to accessibility and hard to consider  
The existing site constraints aren't addressable.

- d) The siting of the building may not mean that it will loom over the property. The applicant is encouraged to provide views from Ridge Avenue as it crosses the Wissahickon Creek, from Bike trail adjacent the creek, from the Bus Transfer Station Site and from Wissahickon Station.  
See responses to comments 1 and 2.
- e) For sidewalks and walkways, widen the sidewalk to 6' in width on Rochelle Avenue and interior walkways are too narrow and should be widened  
See responses to comments 1 and 2.
- f) The building is placed too close the property lines. The sideyards should be larger to support vegetative screening of size between the proposed building, adjacent housing lots, and the Wissahickon Park  
See responses to comments 1 and 2.

3) Building Design Comments

- a) The design shows no respect for the architectural and neighborhood character of the surrounding community  
See responses to comments 1 and 2.
- b) Housing is not inappropriate for this site, but a less dense development with a different architectural approach is needed  
See responses to comments 1 and 2.
  - i) Pitched roofs with living space within them could make the project conform much more to the local context  
See responses to comments 1 and 2.
  - ii) To address the concerns of the community, architectural style needs to be considered  
See responses to comments 1 and 2.

- c) Consider changes to the unit types, thereby reducing unit count and the need for parking  
See responses to comments 1 and 2.

4) Parking Design Comments

- a) See site design comments  
No response provided.

5) Sustainability Comments

- a) Consider green roofs. More attention to rainwater detention should be a feature of the site.  
The Owner will take this under consideration.
- b) Staff encourages the pursuit of more metrics and third-party certification  
The Owner will take this under consideration.











AERIAL VIEW

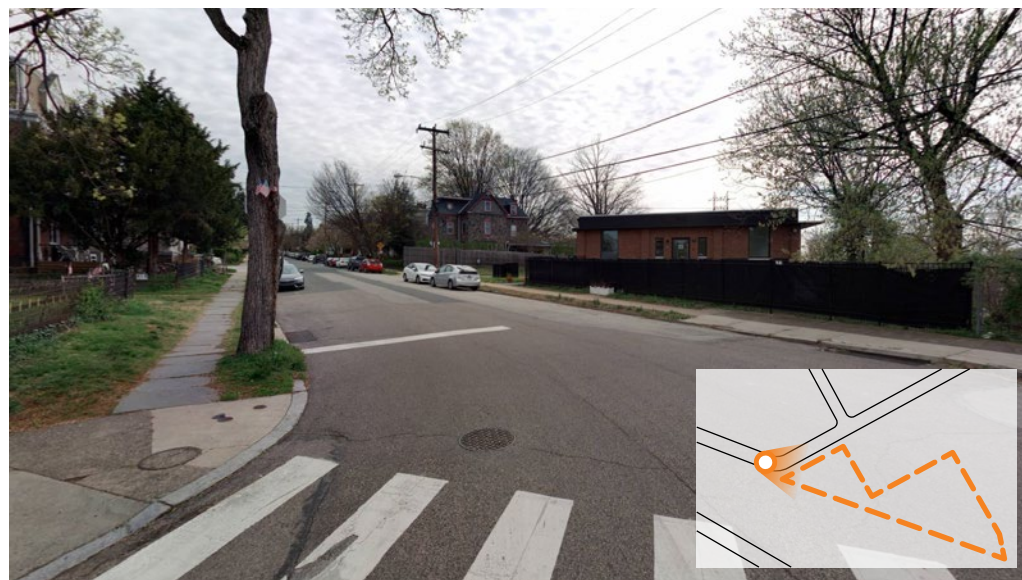


AERIAL VIEW - LOOKING NORTH EAST

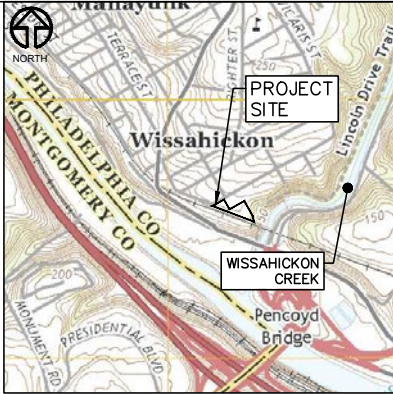
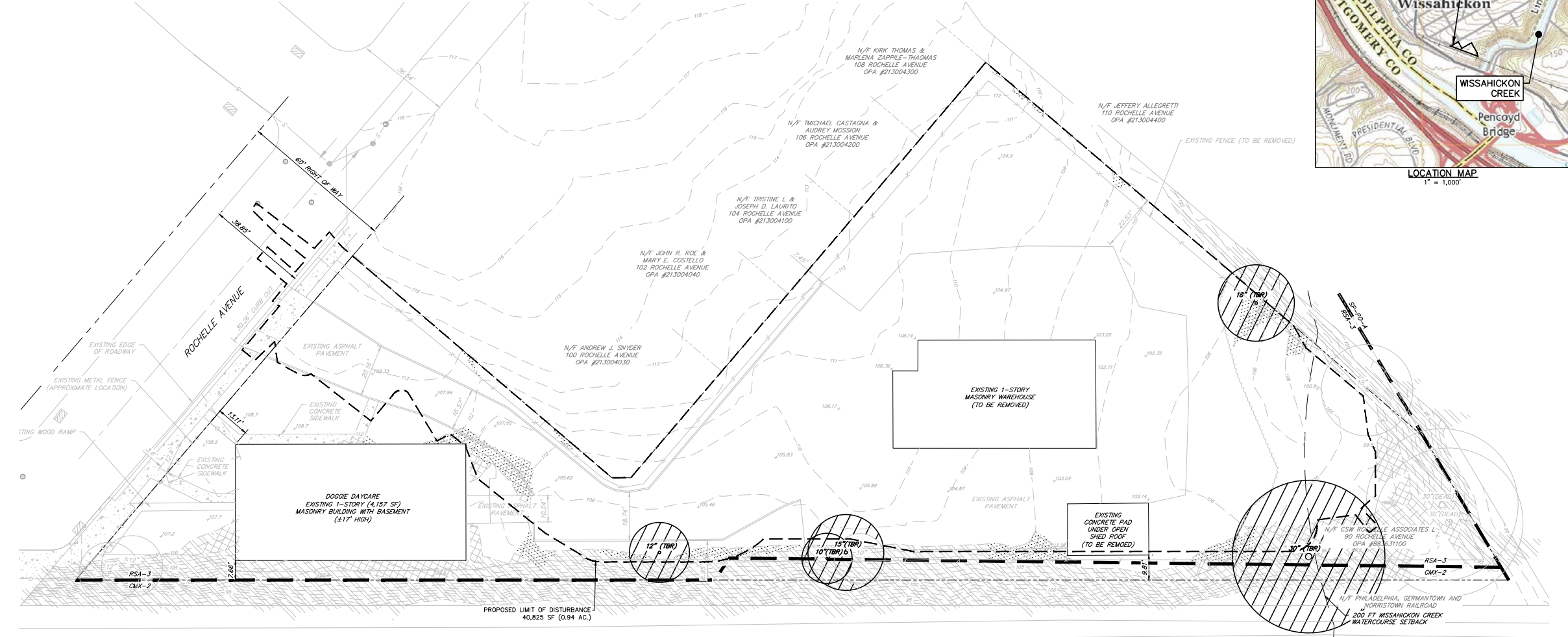


AERIAL VIEW - LOOKING WEST









**Carroll Engineering Corporation**

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101 Lansdowne Drive, Suite 225  
Malvern, PA 19355  
Phone: 484-873-7073

[www.carrollengineering.com](http://www.carrollengineering.com)

**EXISTING FEATURES PLAN**

90 ROCHELLE AVENUE  
SITUATED IN  
CITY OF PHILADELPHIA, PENNSYLVANIA,  
PREPARED FOR  
COMMERCE PURSUIT CAPITAL  
1300 VIRGINIA DRIVE, SUITE 215  
FORT WASHINGTON, PA 19034

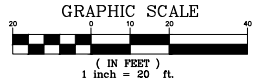
STEEP SLOPE DISTURBANCE	
EXISTING STEEP SLOPES 15-25%	2,137 SF
EXISTING STEEP SLOPES >25%	6,482 SF
TOTAL EXISTING STEEP SLOPES	8,619 SF
ALLOWABLE DISTURBANCE OF STEEP SLOPES (0.0%)	0 SF
STEEP SLOPES (TO BE DISTURBED) (V)	1,330 SF

- SURVEY NOTES**
- LEGAL DESCRIPTION, TITLE AND PLAN REFERENCES FROM "RUGGED PLANTIE LAND DESIGN "ALTA/NSPS LAND TITLE SURVEY", DATED MAY 8, 2017.
  - ADDITIONAL SUPPLEMENTAL TOPOGRAPHY TAKEN FROM PADS (HTTP://MAPS.PSEE.PS.EDU/IMAGER/NAVIGATOR/)
  - ACCORDING TO FEMA MAP NUMBER 4207570089G, REVISED JANUARY 17, 2007, THE SITE IS WITHIN ZONE X.
  - NO UTILITIES HAVE BEEN SURVEYED.
  - EXISTING PMD INFRASTRUCTURE FROM "ROCHELLE AVENUE, SUMAC STREET TO MANAYUNK AVENUE 1E", CREATED BY PMD, DATED 02-28-13.

- NOTES**
- SITE IS LOCATED WITHIN THE LOWER SCHUAKILL RIVER WATERSHED, CLASSIFIED IN PENNSYLVANIA CODE TITLE 25, CHAPTER 93 AS MF (MIGRATORY FISH) & TSF (TROUT STOCKING).
  - PROPOSED DISCHARGES ARE TO EXISTING FLOW PATH AND WILL NOT INCREASE PEAK FLOWS OR RUNOFF VOLUMES.

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- EXISTING WATERCOURSE SETBACK
- EXISTING ZONING DESIGNATION
- EXISTING STEEP SLOPES (>25%)
- EXISTING STEEP SLOPES (15-25%)
- EXISTING STEEP SLOPES (>15%) TO BE DISTURBED
- EXISTING FENCE
- EXISTING TREE
- EXISTING TREE (TO BE REMOVED)
- PROPOSED LIMIT OF DISTURBANCE



DATE	03/25/2022
CADD FILE	2016660103
JOB NO	201666
DSG BY	SGM
DWN BY	SGM
CKD BY	JLK
SCALE	1" = 20'
DRAWER NUMBER	-
SHEET	2 OF 3 SHEETS
DRAWING NUMBER	V-101

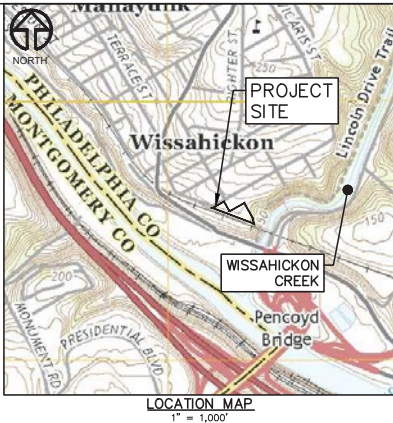
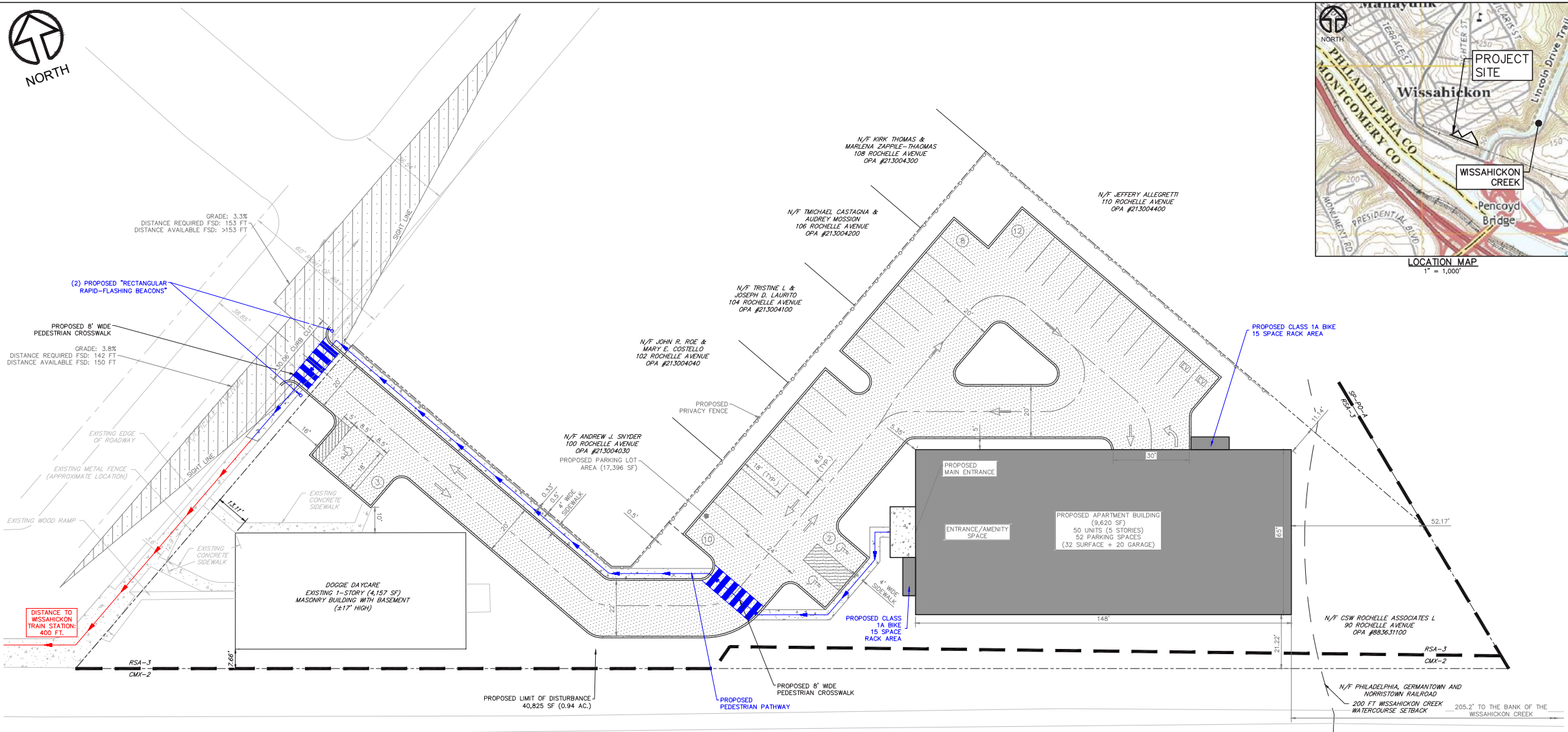
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06.07.2022

# 90 ROCHELLE AVE EXISTING SITE SURVEY



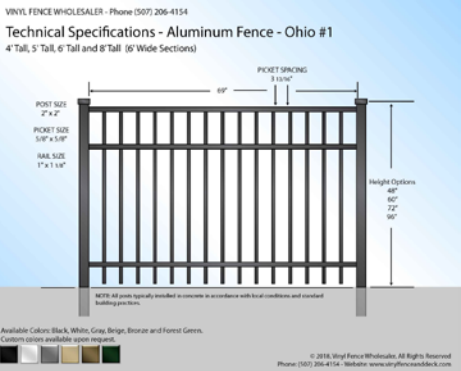
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LICENSES & INSPECTIONS CONCEPT PLAN

90 ROCHELLE AVENUE  
SITUATED IN  
CITY OF PHILADELPHIA, PENNSYLVANIA,  
PREPARED FOR  
COMMERCE PURSUIT CAPITAL  
1300 VIRGINIA DRIVE, SUITE 215  
FORT WASHINGTON, PA 19034

- LIST OF REQUESTED VARIANCES
- SECTION 602(3) RESIDENTIAL DISTRICTS  
TABLE 14-602-1A: BUILDING TYPES ALLOWED IN RESIDENTIAL DISTRICTS 327\*  
• MULTI FAMILY NOT PERMITTED
  - SECTION 14-701(2) RESIDENTIAL DISTRICT DIMENSIONAL  
TABLE 14-701-1: DIMENSIONAL STANDARDS FOR LOWER DENSITY RESIDENTIAL DISTRICTS 369\*  
• MAXIMUM BUILDING HEIGHT OF 38 FEET
  - SECTION 14-803 MOTOR VEHICLE PARKING STANDARDS  
TABLE 14-803-1: DIMENSIONAL STANDARDS FOR PARKING SPACES AND AISLES  
• MINIMUM 24 FEET WIDE DRIVE AISLES



ALUMINUM FENCE DETAIL  
N.T.S.

CITY OF PHILADELPHIA - ZONING						
1 OWNER/APPLICANT		6 TABLE 14-701-1: DIMENSIONAL STANDARDS FOR LOW DENSITY RESIDENTIAL DISTRICTS				
ADDRESS		MINIMUM LOT WIDTH (FT)		REQUIRED	EXISTING	PROPOSED
1300 VIRGINIA DR STE 215		25.00		160.99		160.99
FORT WASHINGTON PA 19034		MINIMUM LOT AREA (SF)		2,250	56,246	56,246
OPA NUMBER		MINIMUM OPEN AREA (% OF LOT)		50.00%	85.61%	75.51%
883631100						
2 ZONING DISTRICT		7 TABLE 14-802-1: REQUIRED PARKING IN RESIDENTIAL DISTRICTS				
RSA-3 (RESIDENTIAL SINGLE FAMILY ATTACHED 3)		MULTI-FAMILY 1 SPACE PER UNIT - 50 UNITS		REQUIRED	EXISTING	PROPOSED
		DOGGIE DAYCARE: ANIMAL SERVICES		50	N/A	52
		ELECTRIC VEHICLE SPACES		2	N/A	2
		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
		ELECTRIC VEHICLE SPACES		2	N/A	2
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		ELECTRIC VEHICLE SPACES		2	N/A	2
		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
		ELECTRIC VEHICLE SPACES		2	N/A	2
		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
		ELECTRIC VEHICLE SPACES		2	N/A	2
		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
		ELECTRIC VEHICLE SPACES		2	N/A	2
		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
		ELECTRIC VEHICLE SPACES		2	N/A	2
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		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
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		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
		ELECTRIC VEHICLE SPACES		2	N/A	2
		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
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		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
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		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
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		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
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		ELECTRIC VEHICLE SPACES		2	N/A	2
		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
		ELECTRIC VEHICLE SPACES		2	N/A	2
		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
		ELECTRIC VEHICLE SPACES		2	N/A	2
		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
		ELECTRIC VEHICLE SPACES		2	N/A	2
		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
		ELECTRIC VEHICLE SPACES		2	N/A	2
		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
		ELECTRIC VEHICLE SPACES		2	N/A	2
		DOGGIE DAYCARE: ANIMAL SERVICES		0	3	0
		ELECTRIC VEHICLE				













**SCIENTIFIC NAME:**  
QUERCUS ALBA (Qa)  
**COMMON NAME:**  
WHITE OAK  
**QUANTITY:** 7



**SCIENTIFIC NAME:**  
ACER SACCHARUM (As)  
**COMMON NAME:**  
GREEN MOUNTAIN SUGAR MAPLE  
**QUANTITY:** 6



**SCIENTIFIC NAME:**  
CERCIS CANADENSIS (Cc)  
**COMMON NAME:**  
EASTERN RED BUD  
**QUANTITY:** 4

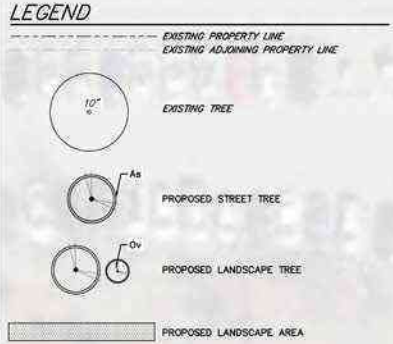


**SCIENTIFIC NAME:**  
ILEX OPACA (Io)  
**COMMON NAME:**  
AMERICAN HOLLY  
**QUANTITY:** 8

ZONING & PLANNING ORDINANCE - SECTION 14-705						
EXISTING PLANT LIST			TO BE REMOVED PLANT LIST			TREE PRESERVATION CREDITS
SIZE (IN)	QUANTITY	CALIPER (IN)	SIZE (IN)	QUANTITY	CALIPER (IN)	
10	2	20	10	1	10	8
12	3	36	12	1	12	16
15	1	15	15	1	15	0
18	2	36	18	1	18	12
30	3	* 90	30	1	30	0
11		197		5	85	36

\* INCLUDES (2) DEAD 30" CALIPER TREES

TABLE 14-705-2: TREE PRESERVATION CREDITS	
Caliper of Preserved Tree (in.)	Credit (in total DBH)
Over 12 in. DBH	12 in. DBH
Over 8 in. to 12 in. DBH	8 in. DBH
5 in. to 8 in. DBH	5 in. DBH

 | LANDSCAPE GUIDELINES                                   |          |          |                     |        |  | |--|----------|----------|---------------------|--------|--| | REPLACEMENT PLANT LIST                                 |          |          | PROPOSED PLANT LIST |        |  | | PLANT NAME SCIENTIFIC/COMMON                           | KEY      | QUANTITY | SIZE                | HEIGHT |  | | DECIDUOUS TREES  |          |          |                     |        |  | | QUERCUS ALBA "WHITE OAK"                               | Qa       | 7        | 3" MINIMUM CALIPER  | < 30'  |  | | ACER SACCHARUM "GREEN MOUNTAIN SUGAR MAPLE"            | As       | 7        |                     | > 45'  |  | | CERCIS CANADENSIS "EASTERN RED BUD"                    | Cc       | 4        |                     | < 30'  |  | | DIAMETER BREAST HEIGHT (DBH) TO BE REPLACED            |          | 49       |                     |        |  | | PROPOSED DIAMETER BREAST HEIGHT (DBH)                  |          | 54       |                     |        |  | | PROPOSED PLANT LIST                                    |          |          |                     |        |  | | PLANT NAME SCIENTIFIC/COMMON                           | KEY      | QUANTITY | SIZE                | HEIGHT |  | | EVERGREEN TREES  |          |          |                     |        |  | | THUJA OCCIDENTALIS "ARBORVITAE"                        | To       | 19       | 3" MINIMUM CALIPER  | > 40'  |  | | JUNIPERUS VIRGINIANA "EASTERN RED CEDAR"               | Jv       | 22       | 3" MINIMUM CALIPER  | 25-30' |  | | ILEX OPACA "AMERICAN HOLLY"                            | Io       | 22       |                     |        |  | | STREET TREE REQUIREMENTS                               |          |          |                     |        |  | | 1 STREET TREE PER 35 LF OF STREET FRONTAGE             | REQUIRED | PROPOSED |                     |        |  | |  | 4.6      | 5        |                     |        |  | | PROPOSED PLANT LIST                                    |          |          |                     |        |  | | PLANT NAME SCIENTIFIC/COMMON                           | KEY      | QUANTITY | SIZE                | HEIGHT |  | | DECIDUOUS TREES  |          |          |                     |        |  | | CERCIS CANADENSIS "EASTERN RED BUD"                    | Cc       | 5        | 3" MINIMUM CALIPER  | < 30'  |  | |  | REQUIRED | PROPOSED |                     |        |  | | MINIMUM 10% LANDSCAPE AREA WITHIN INTERIOR PARKING LOT | 1,740    | 2,427    |                     |        |  | | INTERIOR PARKING LOT AREA (SF)                         | 17,396   |          |                     |        |  | |

**SCIENTIFIC NAME:**  
THUJA OCCIDENTALIS (To)  
**COMMON NAME:**  
ARBORVITAE  
**QUANTITY:** 20



**SCIENTIFIC NAME:**  
JUNIPERUS VIRGINIANA (Jv)  
**COMMON NAME:**  
EASTERN RED CEDAR  
**QUANTITY:** 20







WEST ELEVATION



SOUTH ELEVATION

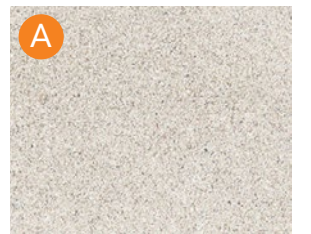


EAST ELEVATION



NORTH ELEVATION

## MATERIAL KEY



**CAST STONE**  
NATURAL



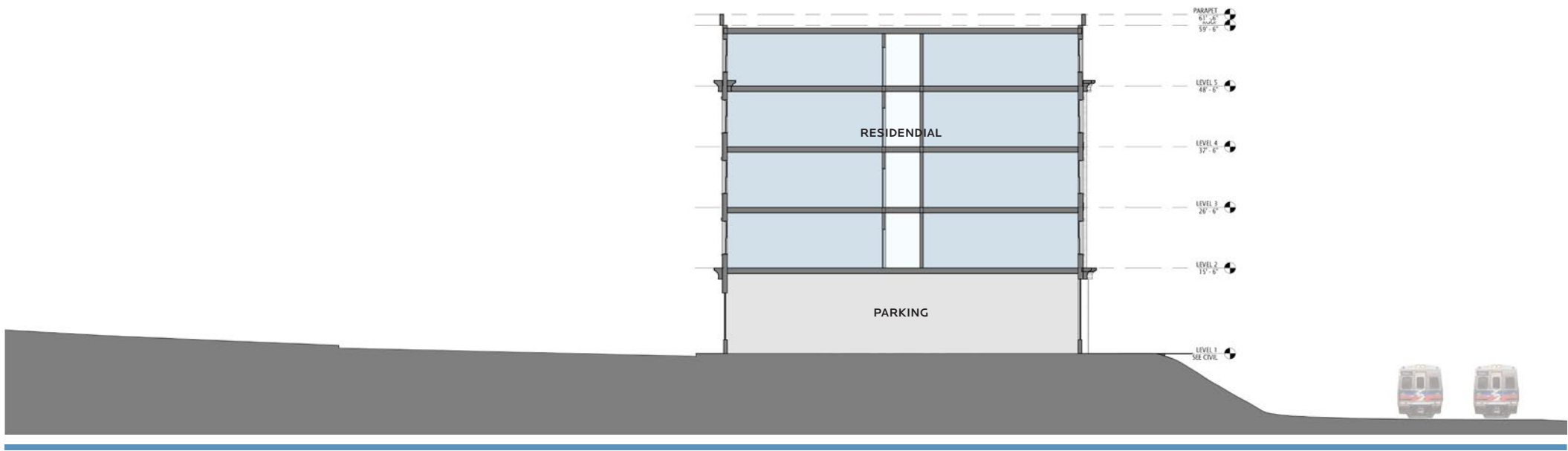
**BRICK**  
CLASSIC RED



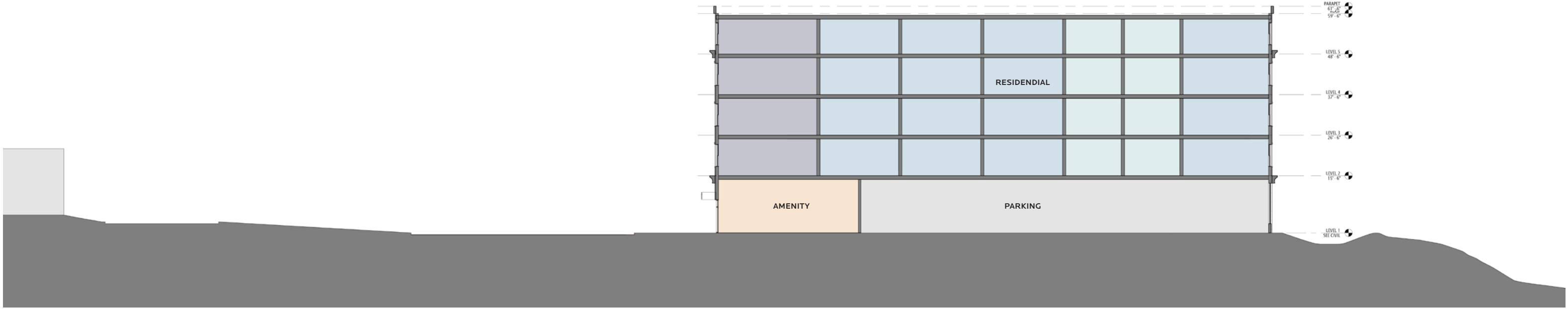
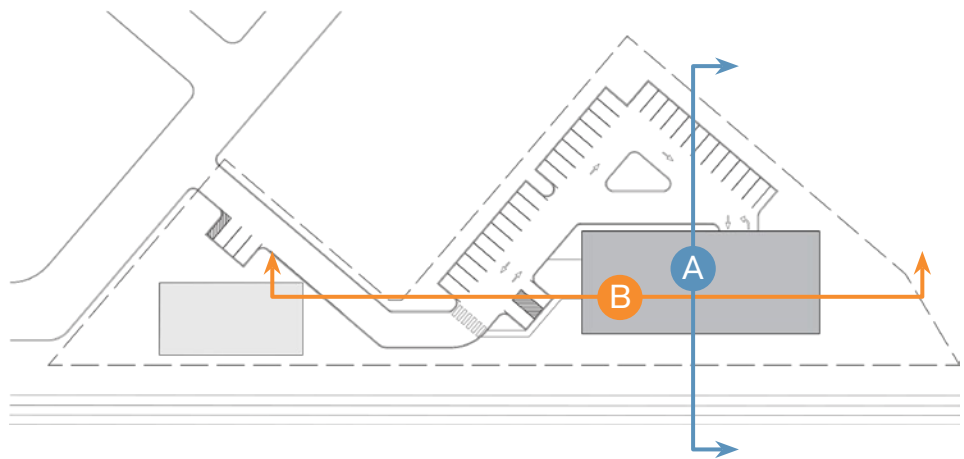
**STACKED STONE**  
CLADDING  
SLATE GREY



**STANDING SEAM**  
METAL PANEL  
DARK BRONZE



SITE SECTION A



SITE SECTION B

















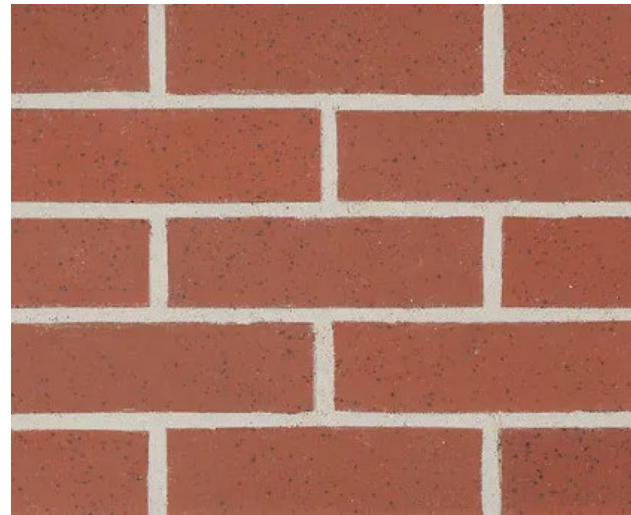








**CAST STONE**  
NATURAL



**BRICK**  
CLASSIC RED



**STACKED STONE CLADING**  
SLATE GREY



**STANDING SEAM METAL PANEL**  
DARK BRONZE