



designblendz

CONTENTS

CDR PROJECT APPLICATION FORM	3
EXISTING SITE SURVEY	4
SITE LOCATION	5
SITE PHOTOS	6 - 8
SITE CONTEXT	9 - 10
EXISTING SITE CONDITIONS	11 - 13
PROJECT OVERVIEW	14
MASTER PLAN	15
LANDSCAPE PLAN	16
LANDSCAPE PLAN ENLARGEMENT 1	17
LANDSCAPE PLAN ENLARGEMENT 2	18
PLANTING SELECTIONS	19
PARKING RENDERING	20
GROUND LEVEL FLOOR PLAN	21
SITE ACCESS	22 - 26
SITE SECTIONS	27
SUSTAINABILITY QUESTIONNAIRE	28
FLOOR PLANS	29 - 32
ROOF DESIGN	33
BUILDING ELEVATIONS	34 - 36
EXTERIOR MATERIALS	37 - 38
COMPLETE STREETS HANDBOOK	39 - 45
CDR REFERRAL	46
ZONING NOTICE OF REFUSAL	47
ZONING SUBMISSION	48 - 50
RCO MEETING DOCUMENTATION	51

1832-46 Germantown Avenue
Philadelphia, PA 19122

Civic Design Review - 12/05/2023

Owner
Modern Construction Group
PO Box 3610
Philadelphia, PA 19125

Architect
Designblendz Architecture, LLP
4001 Main St, Suite 203,
Philadelphia, PA 19127

Civil Engineer
Aqua Economics
1391 Walton Rd,
Blue Bell, PA 19422

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-2023-002748**

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

Project is in a non-exempt district and affects properties in a Residential district, and project proposes more than 50 dwelling units and more than 50,000 s.f. of new GFA.

PROJECT LOCATION

Planning District: Lower North Council District: 7th (Lozada)

Address: 1832-46 GERMANTOWN AVE

PHILADELPHIA, PA, 19122-2134

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

CONTACT INFORMATION

Applicant Name: Christopher Class. RA Primary Phone: 215-995-0228

Email: Chris.class@designblendz.com Address: 4001 Main St, Suite 203

Philadelphia, PA, 19127

Property Owner: MCG Germantown LLC Developer MCG Germantown LLC

Architect: Designblendz Architecture LLP

SITE CONDITIONS

Site Area: 33,157 SF

Existing Zoning: RSA5 Are Zoning Variances required? Yes X No

Present Use: Vacant land

Proposed Use: Commercial / Residential Multi-Family Mixed-Use

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

Commercial: 1 Vacant Space proposed (±1,900 sf)

Multi-family Residential + Accessory uses: 89 dwelling units proposed (±94,100 sf)

***18 of the 89 units to be rented at costs that do not exceed 30% of gross monthly income for households making 40% of the area median income (AMI) for Philadelphia.

Proposed # of Parking Units: 34 Vehicular Parking Spaces, 30 Class 1A Bicycle Parking Spaces

COMMUNITY MEETING

Community meeting held: Yes X No

If yes, please provide written documentation as proof.

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

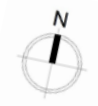
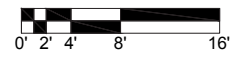
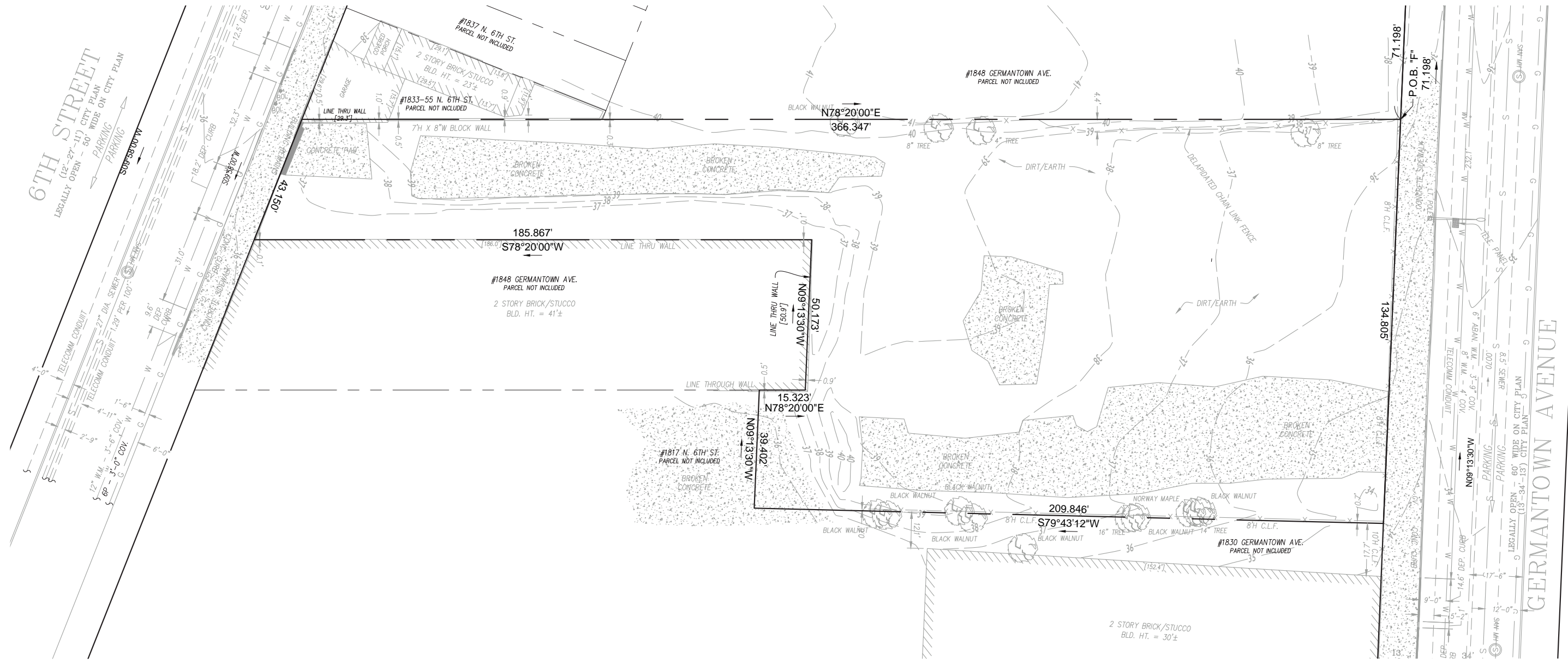
Date: Time:

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No X NA

If yes, indicate the date hearing will be held:

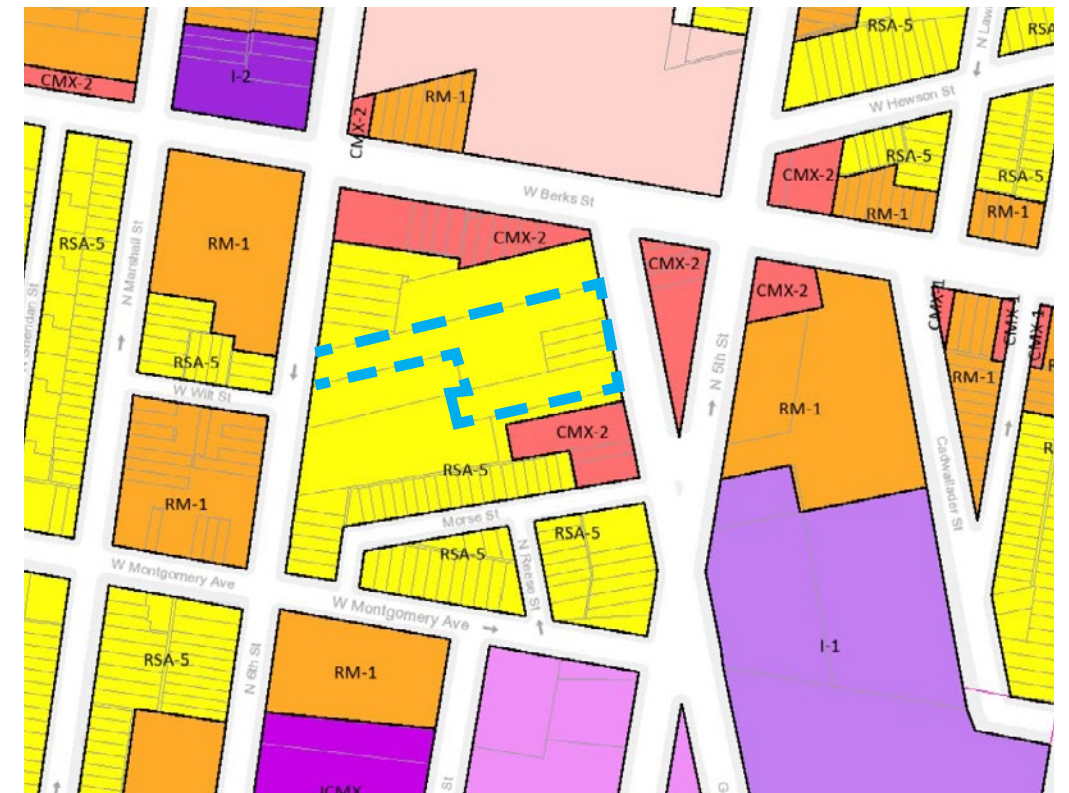
Date:



AQUA ECONOMICS
 1391 WALTON ROAD
 BLUE BELL, PA 19422
 (267) 885-9875
 KENNY@AQUAECONOMICS.COM

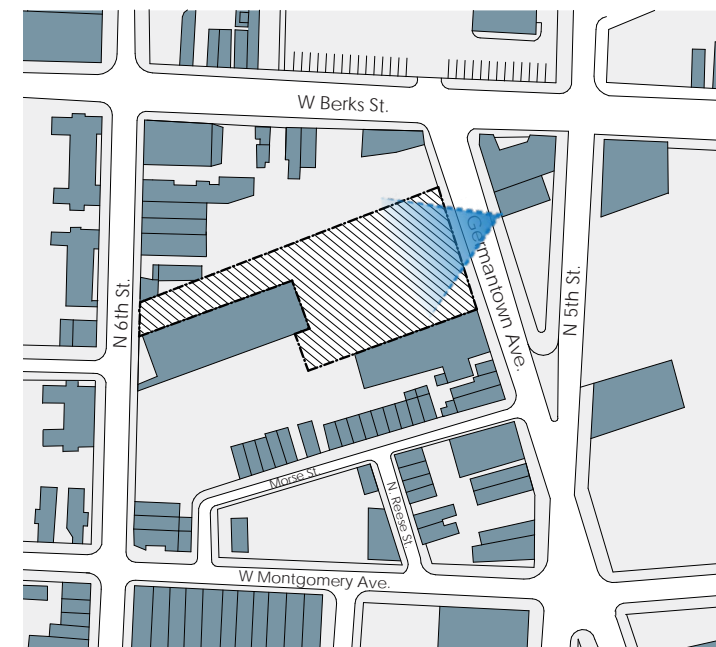
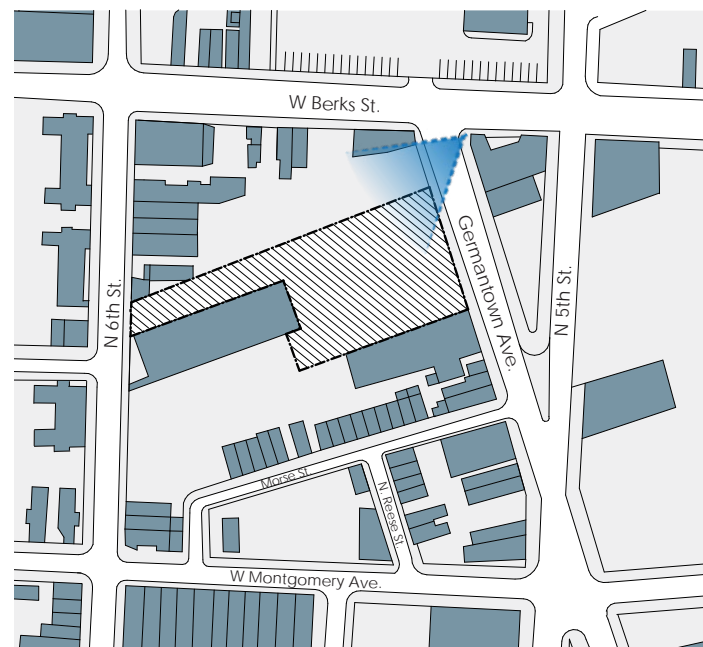


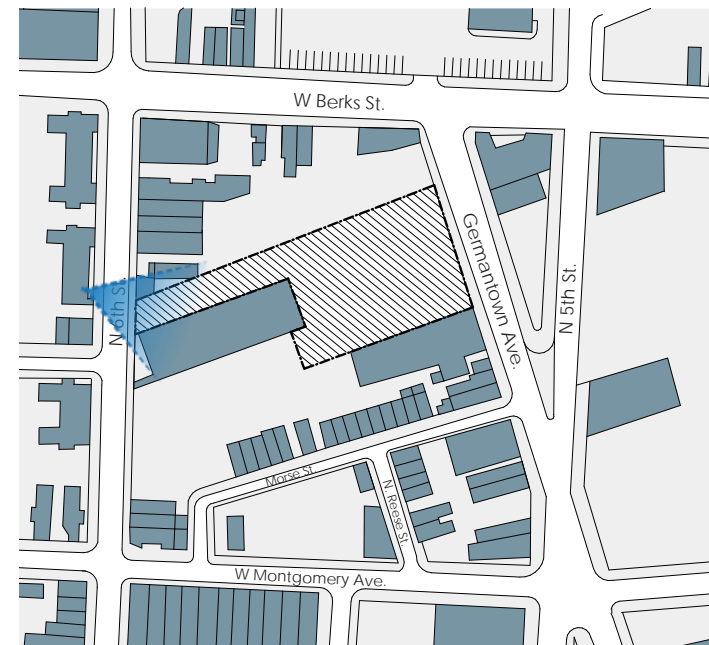
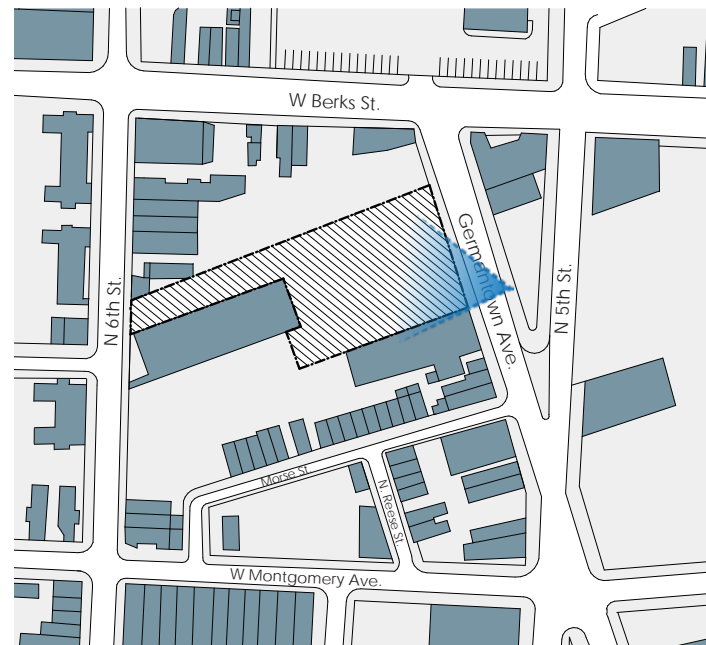
SITE AERIAL

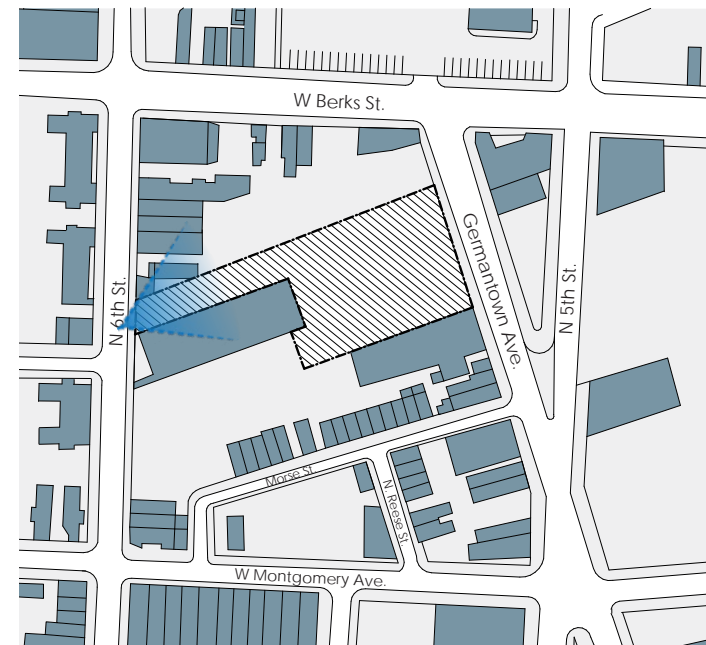


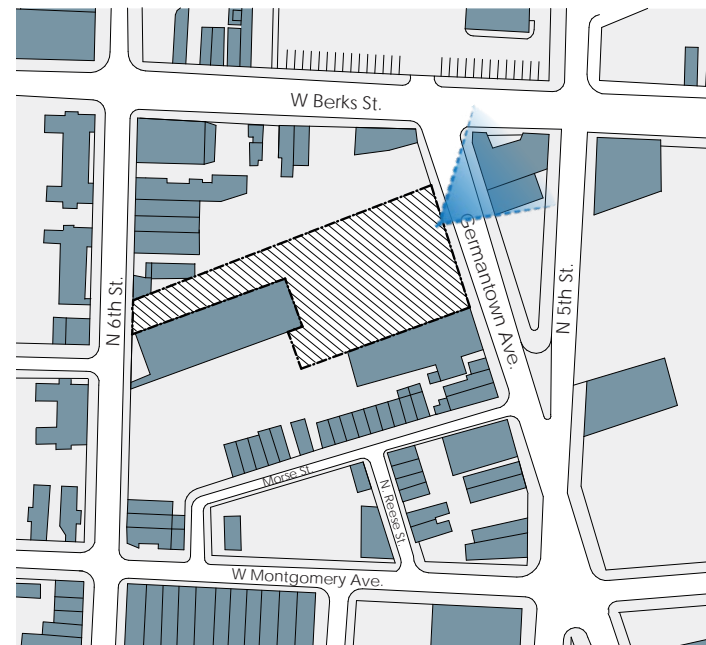
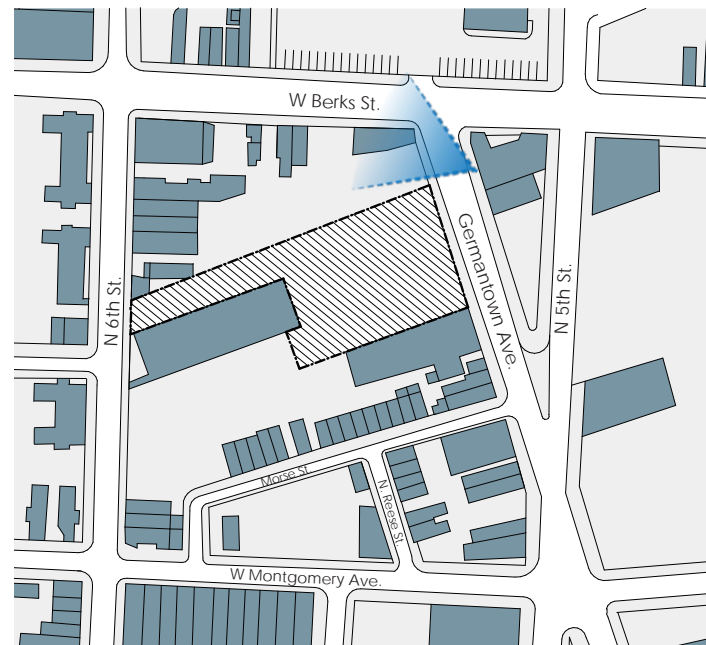
ZONING MAP

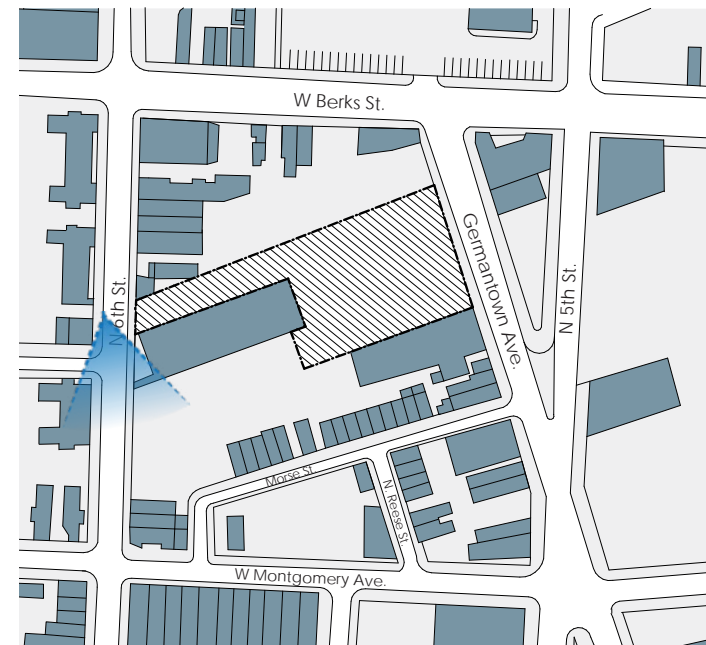
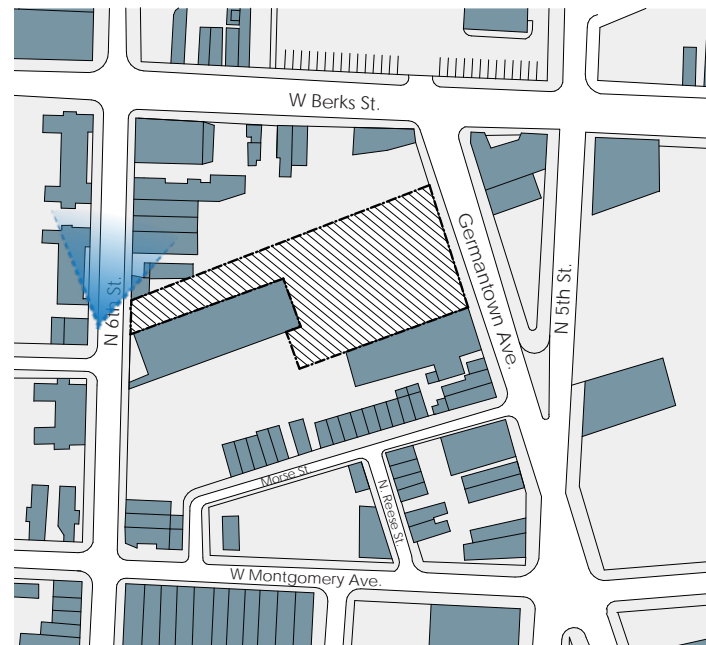
- IRMX INDUSTRIAL RESIDENTIAL MIXED-USE
- RSA-5 RESIDENTIAL SINGLE FAMILY ATTACHED
- RM-2 RESIDENTIAL MULTI-FAMILY
- CMX-1 NEIGHBORHOOD COMMERCIAL MIXED-USE
- SP-PO-A RECREATION
- ICMX INDUSTRIAL COMMERCIAL MIXED - USE

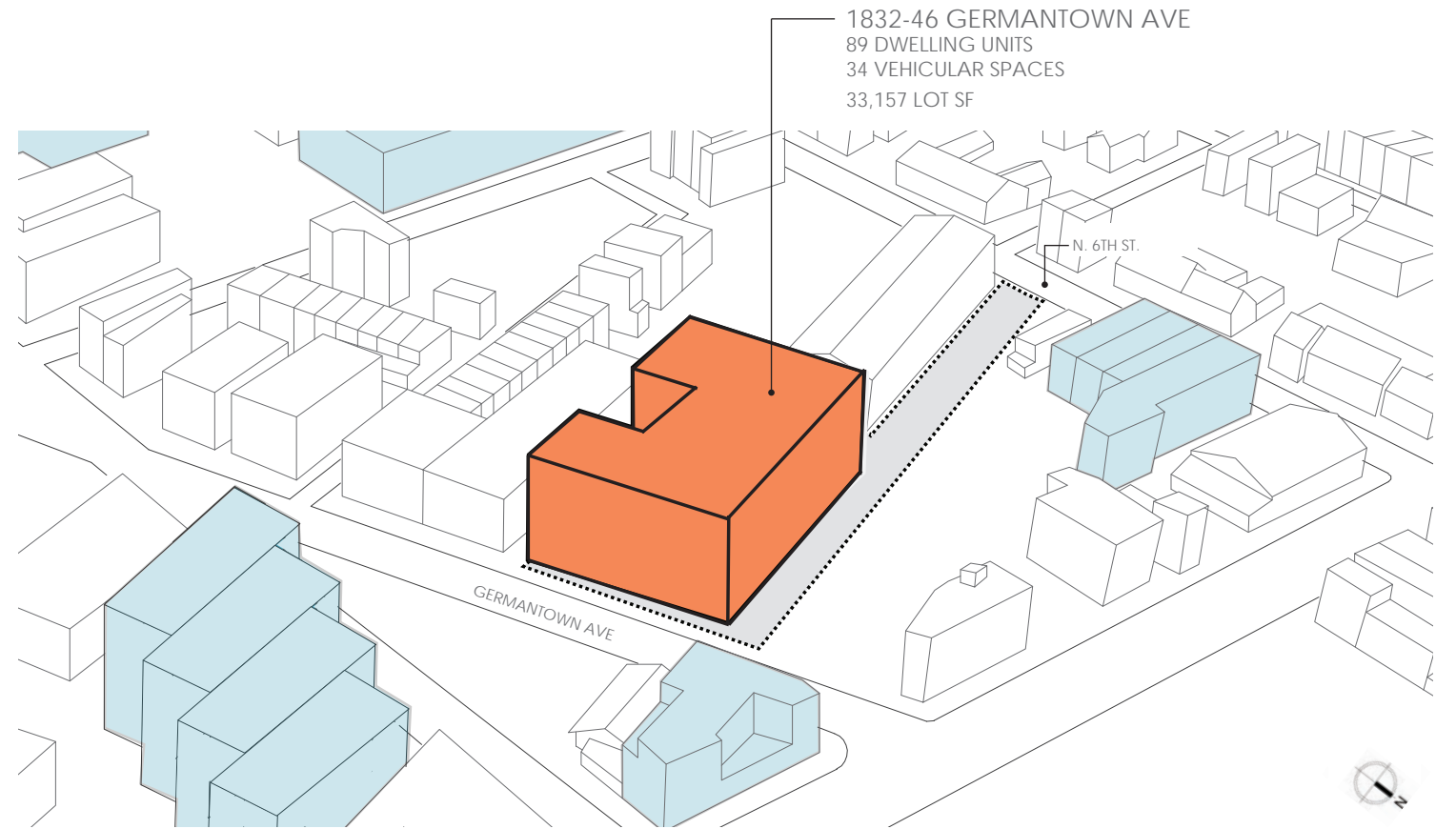
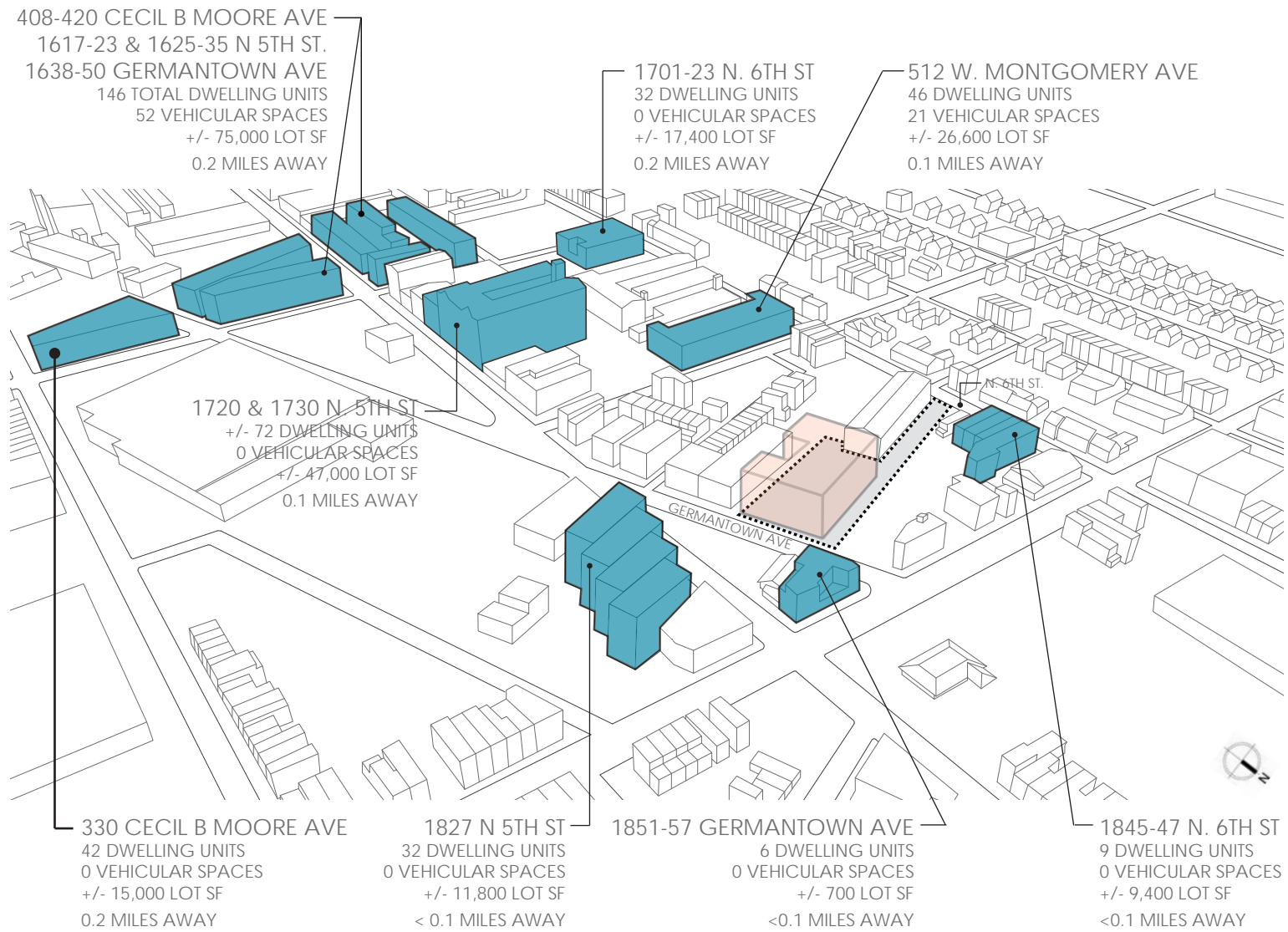










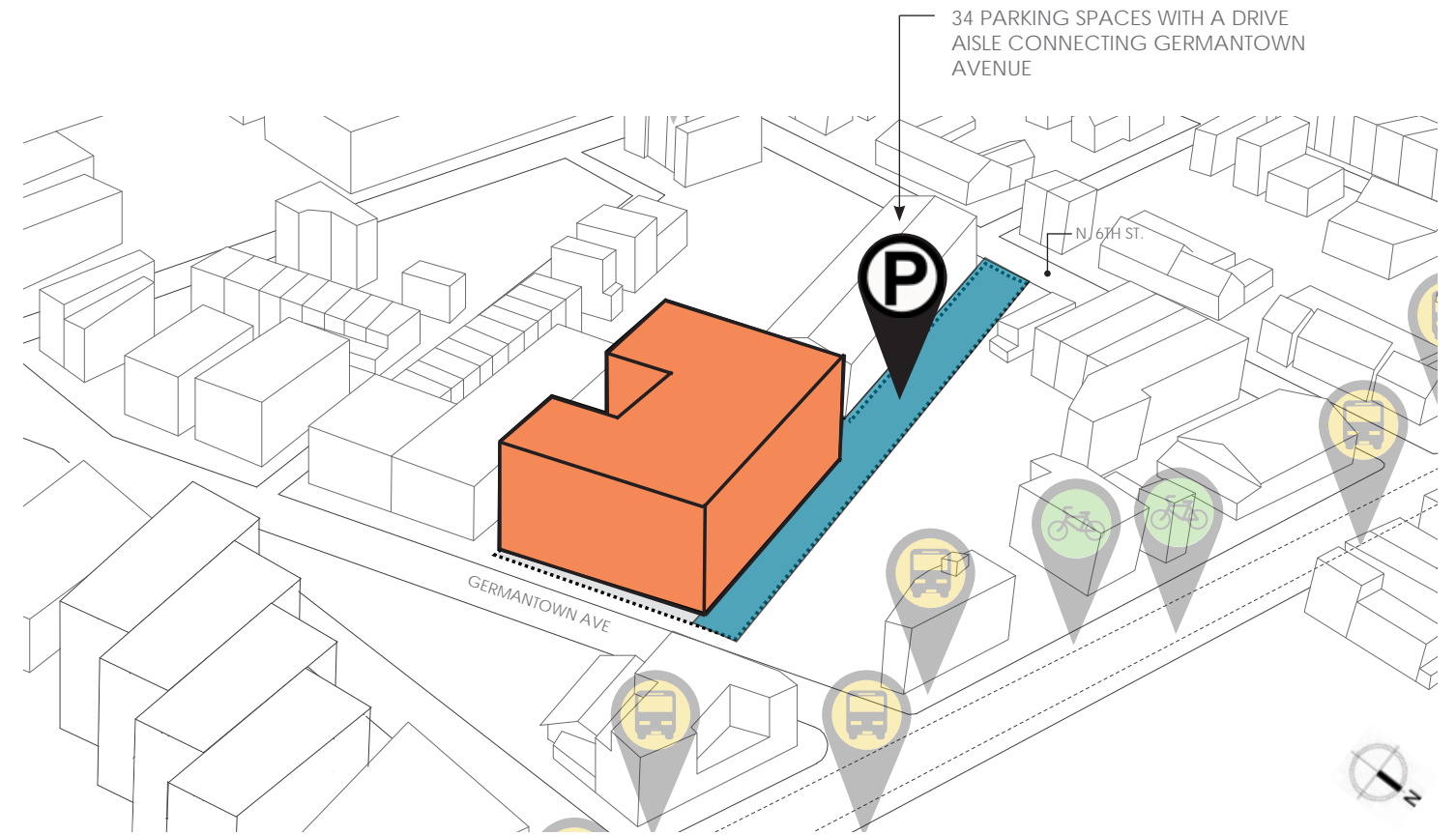
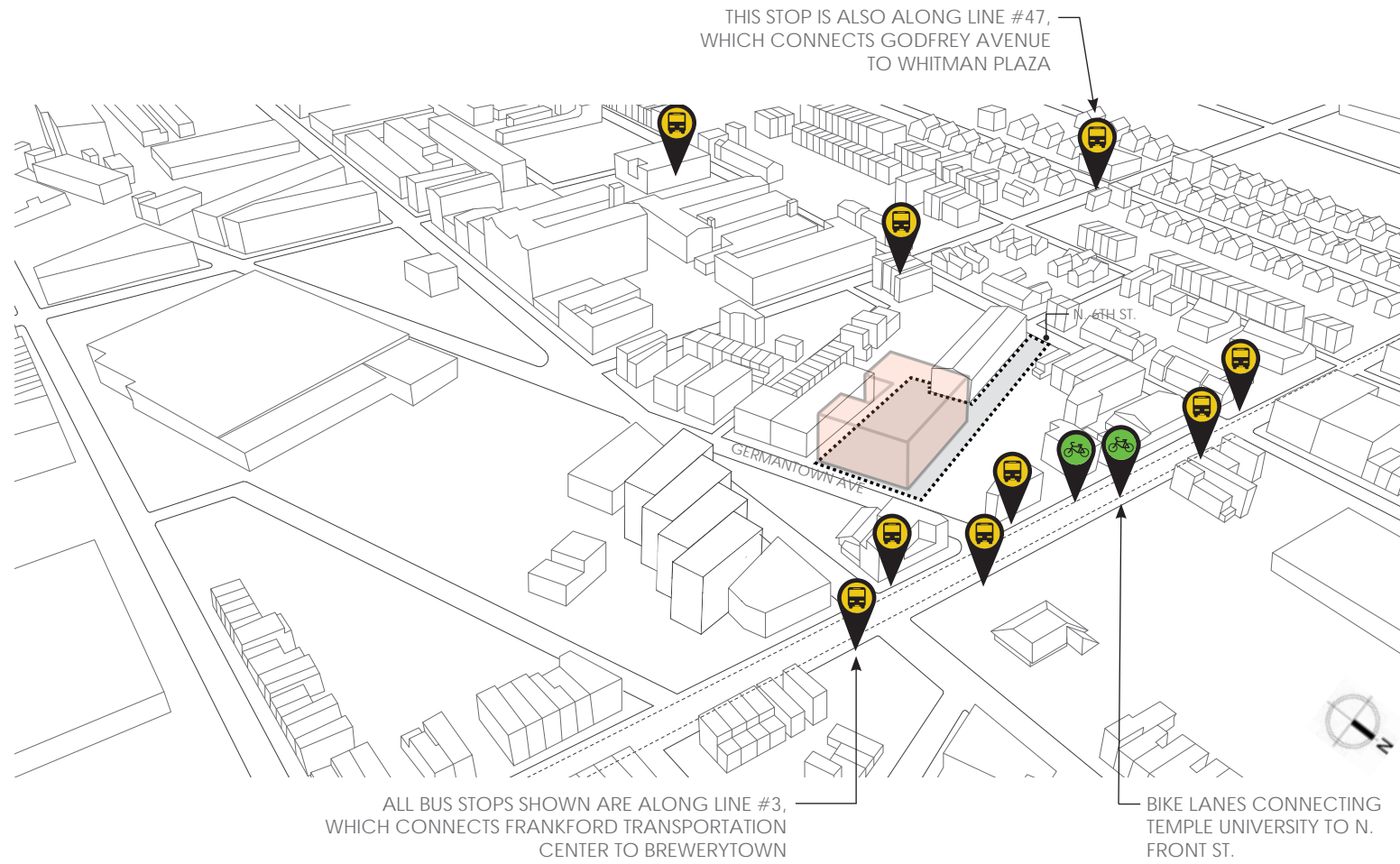


1 LOCAL MULTI-FAMILY DEVELOPMENT

-  PROJECT SITE
-  MULTI-FAMILY DEVELOPMENT NEARBY

2 1832-46 GERMANTOWN DEVELOPMENT

-  PROJECT SITE
-  MULTI-FAMILY DEVELOPMENT NEARBY
-  PROPOSED DESIGN



1

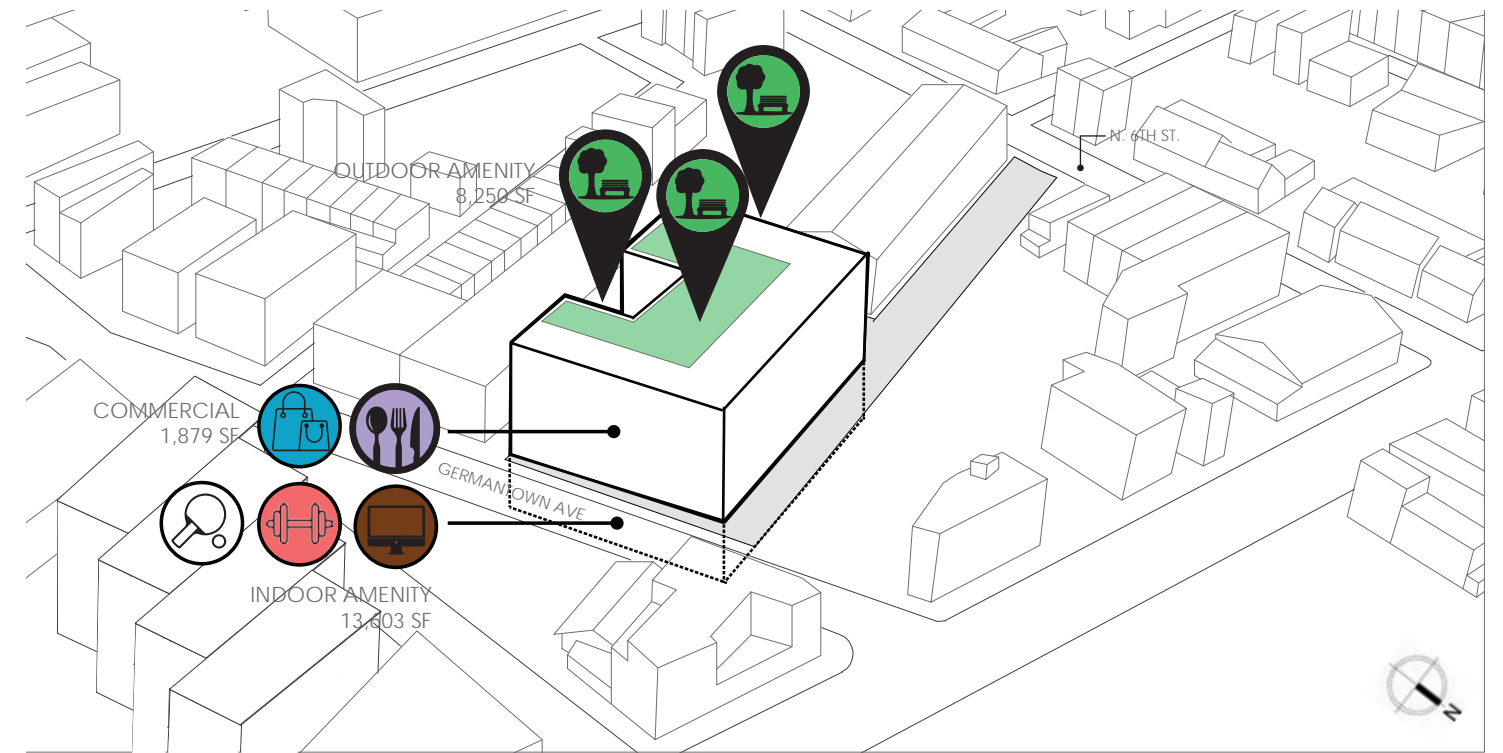
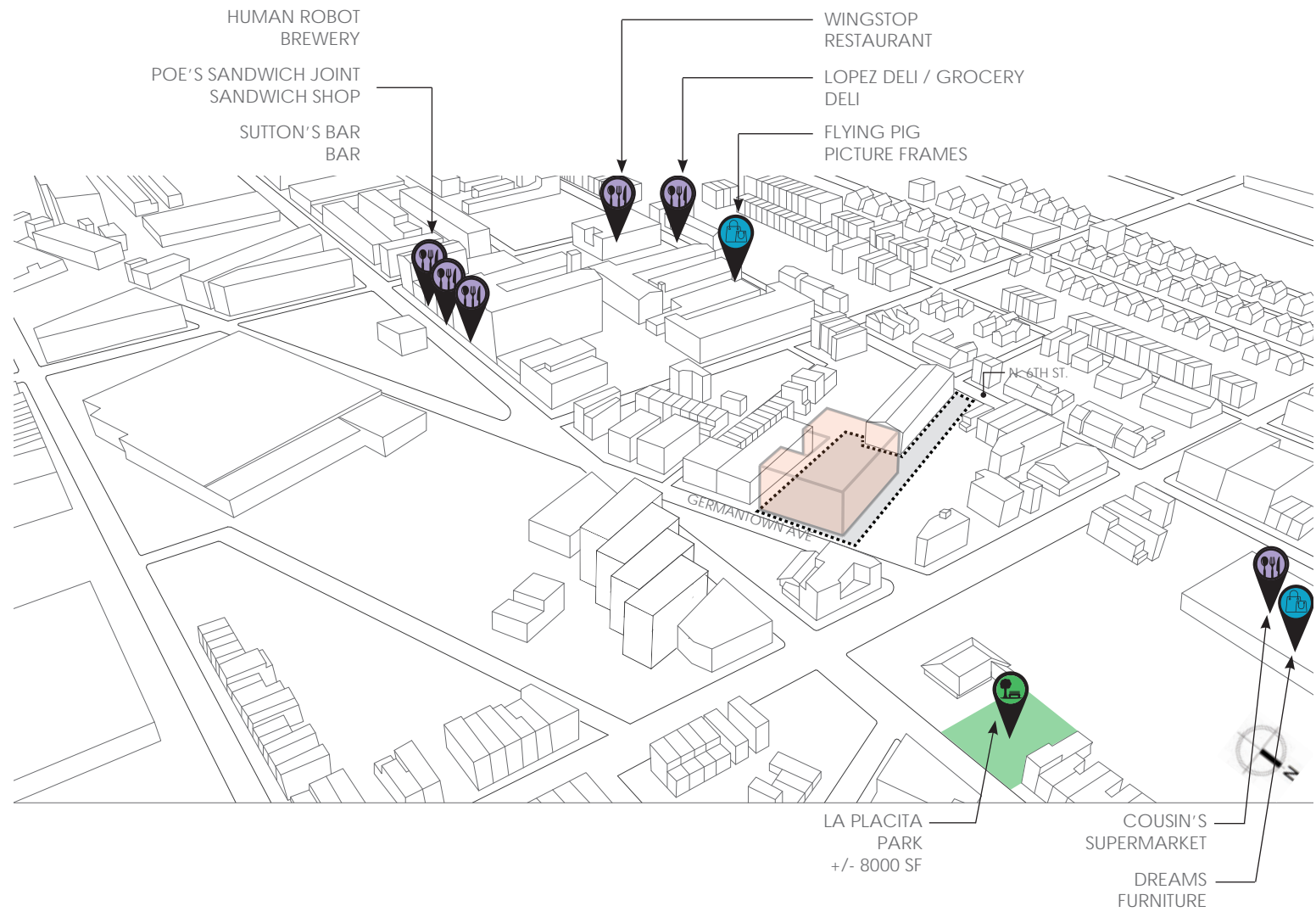
LOCAL PUBLIC TRANSIT

-  BUS STOP
-  BIKE LANE

2

1832-46 GERMANTOWN PARKING

-  PARKING LOT



1

LOCAL BUSINESSES & PARKS



DINING



SHOPPING



PARK / GREENSPACE

2

1832-46 GERMANTOWN AMENITIES



GAMES



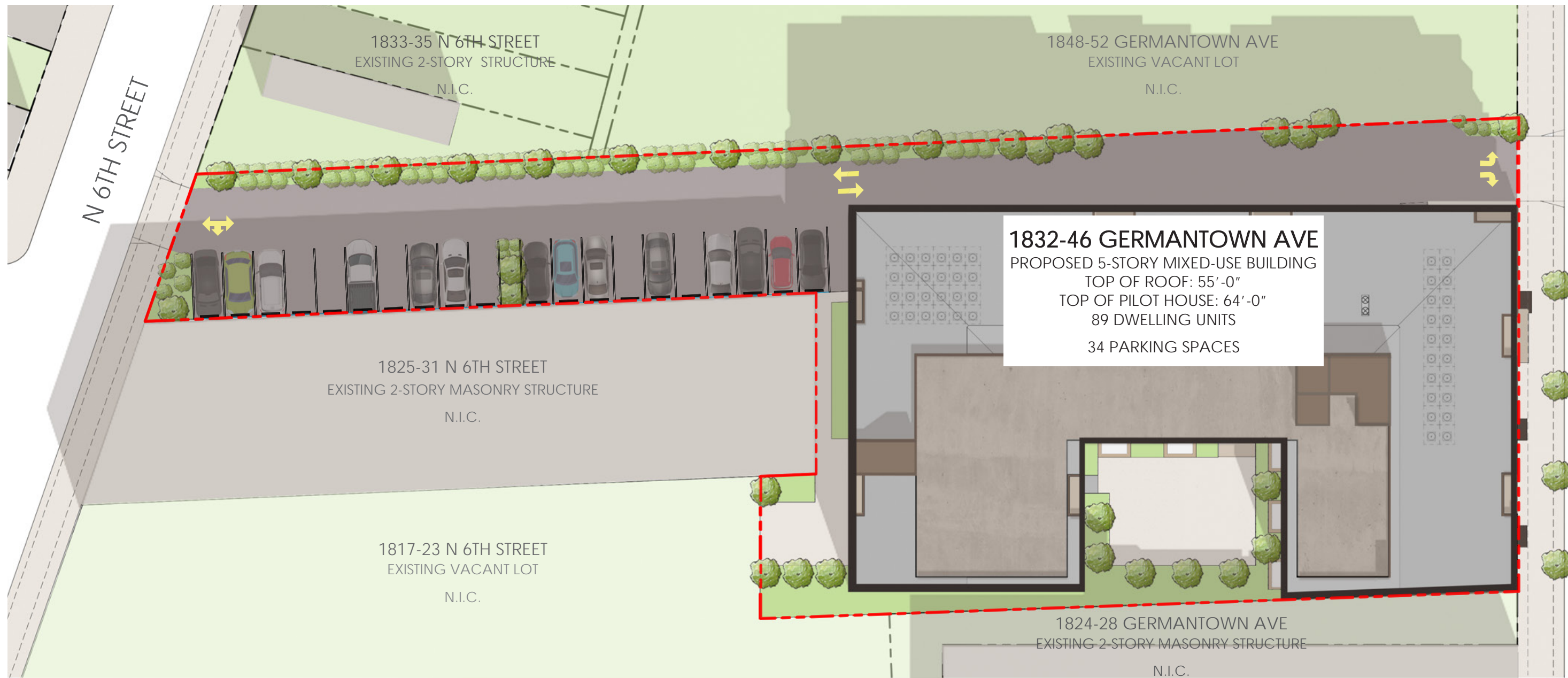
GYM

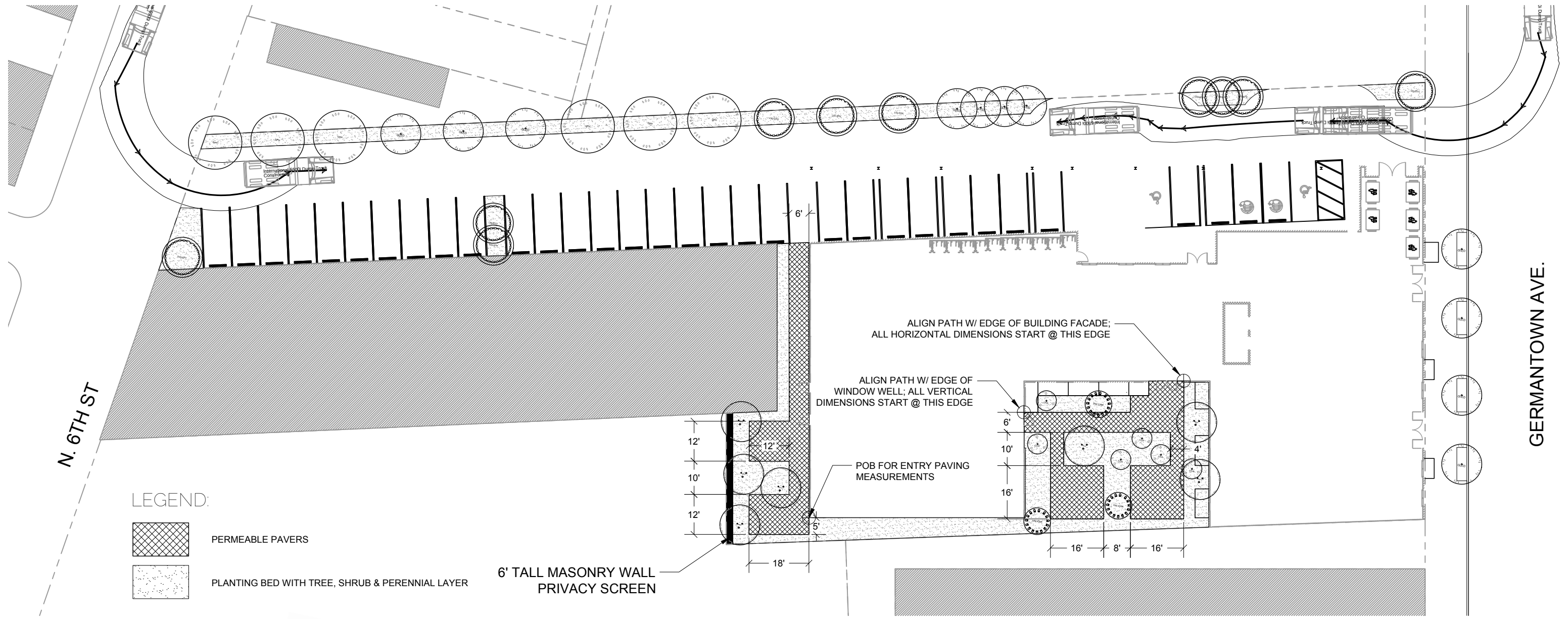


WORKSPACE

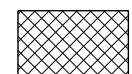



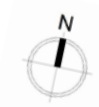
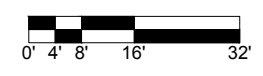
designblendz

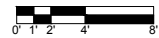
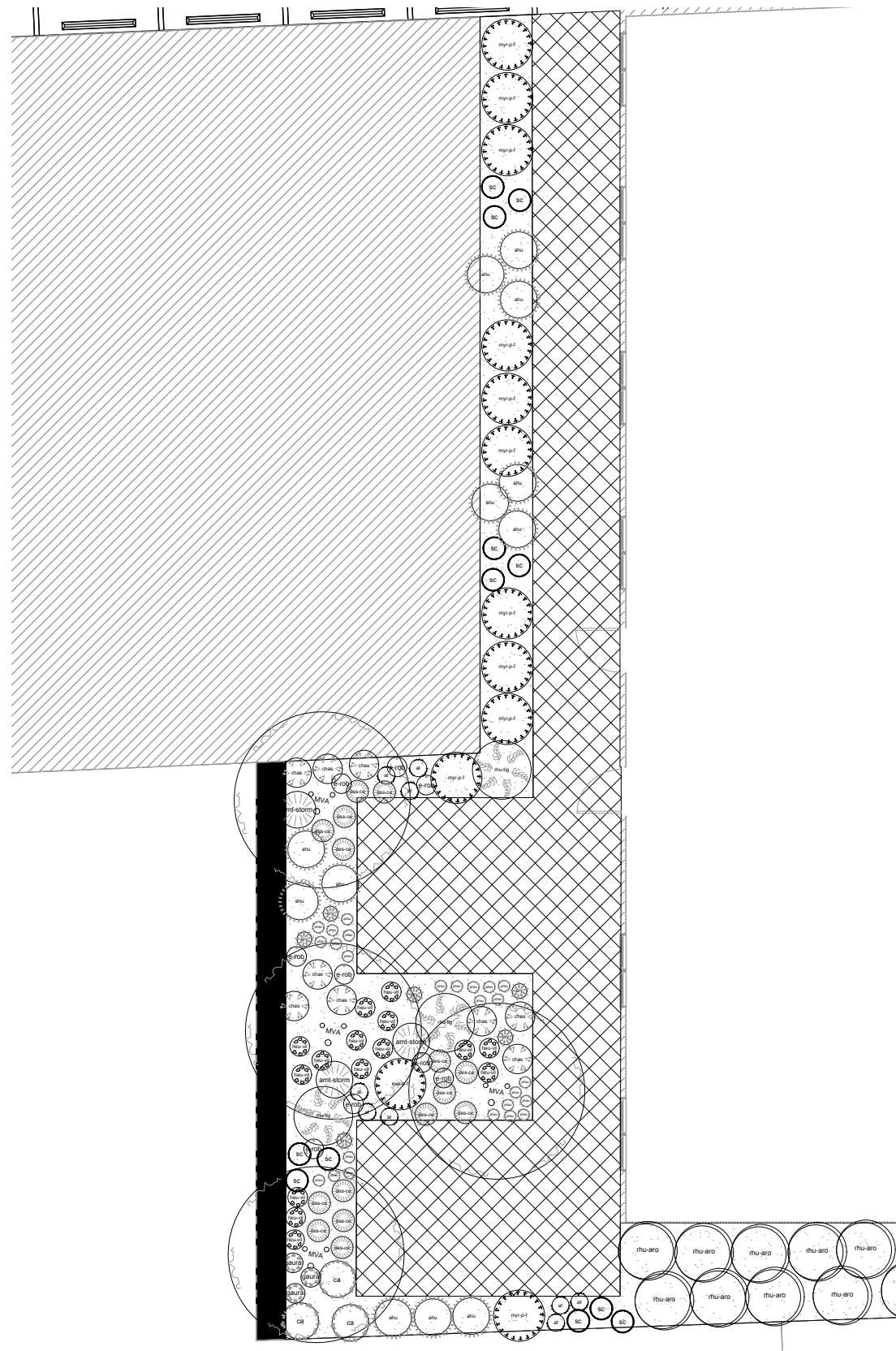


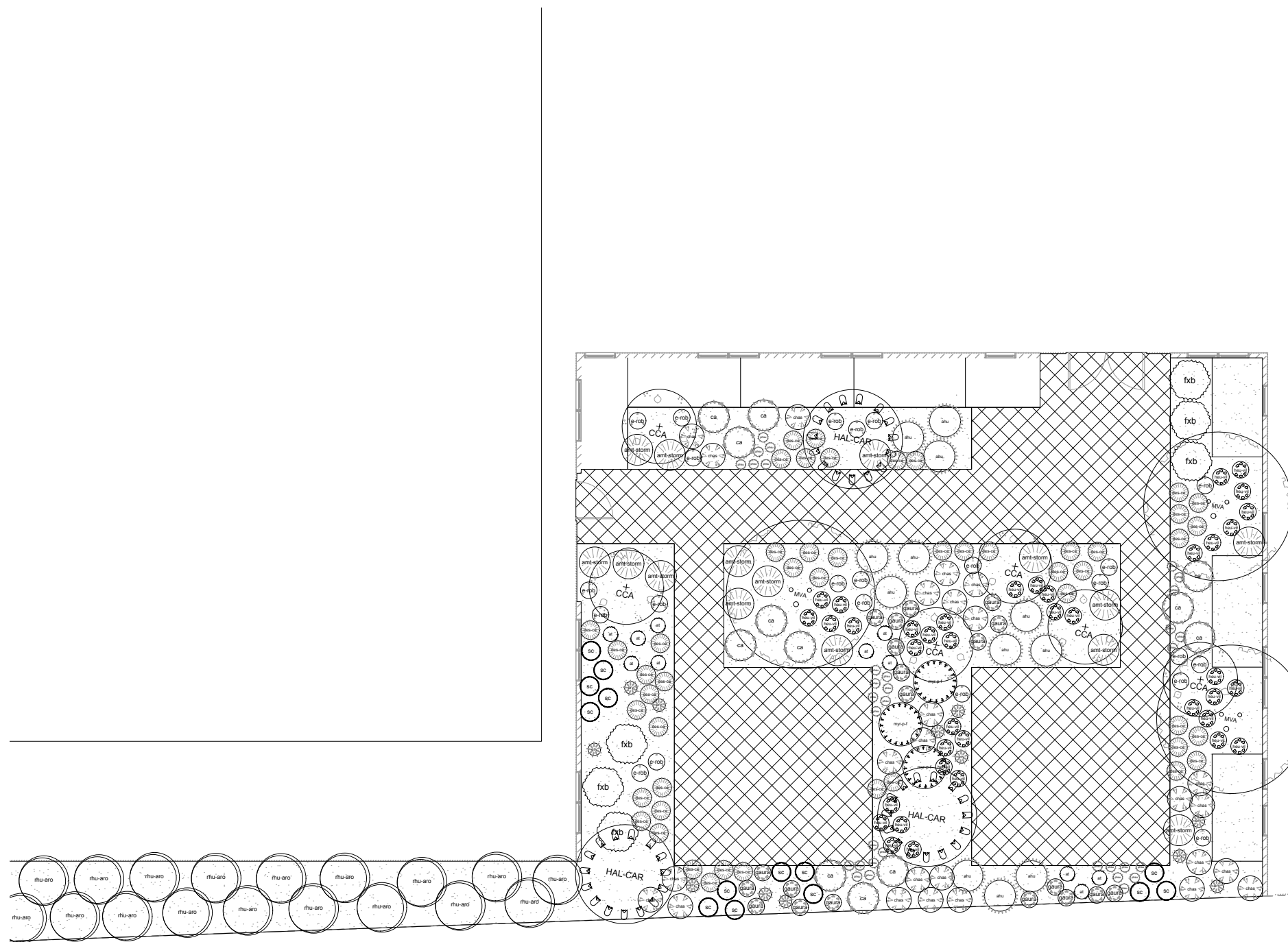


LEGEND:

-  PERMEABLE PAVERS
-  PLANTING BED WITH TREE, SHRUB & PERENNIAL LAYER









TREE:
QUERCUS PHELLOS
WILLOW OAK



TREE:
GLEDITSIA TRIACANTHOS 'SKYLINE'
HONEY LOCUST



TREE:
LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'
SWEETGUM



TREE:
CERCIS CANADENSIS 'RISING SUN'
REDBUD



TREE:
MAGNOLIA VIRGINIANA 'MOONGLOW'
SWEETBAY MAGNOLIA



TREE:
HALESIA CAROLINA
CAROLINA SILVERBELL



SHRUB:
MYRICA PENNSYLVANICA
NORTHERN BAYBERRY



SHRUB:
RHUS AROMATICA 'GRO-LOW'
FRAGRANT SUMAC



SHRUB:
CLETHRA ALNIFOLIA 'TOM'S COMPACT'
SWEETPEPPER BUSH



SHRUB:
FOTHERGILLA GARDENII 'BLUE MIST'
DWARF FOTHERGILLA



SHRUB:
RHUS TYPHINA 'TIGER EYES'
STAGHORN SUMAC



PERENNIAL:
AMSONIA HUBRICHTII
THREADLEAF BLUESTAR



PERENNIAL:
GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'
BEEBLOSSOM



PERENNIAL:
PHLOX SUBULATA 'SNOWFLAKE'
MOSS PHLOX



PERENNIAL:
CHASMANTHIUM LATIFOLIUM
NORTHERN SEA OATS



PERENNIAL:
SCHIZACHYRIUM SCOPARIUM 'STANDING
OVATION'
LITTLE BLUESTEM



PERENNIAL:
HEUCHERA VILLOSA 'AUTUMN BRIDE'
HAIRY ALUMROOT



PERENNIAL:
ASCLEPIAS TUBEROSA
BUTTERFLY MILKWEED



PERENNIAL:
AMSONIA TABERNAEMONTANA 'STORM CLOUD'
EASTERN BLUESTAR



PERENNIAL:
ERYNGIUM YUCCIFOLIUM
RATTLESNAKE MASTER



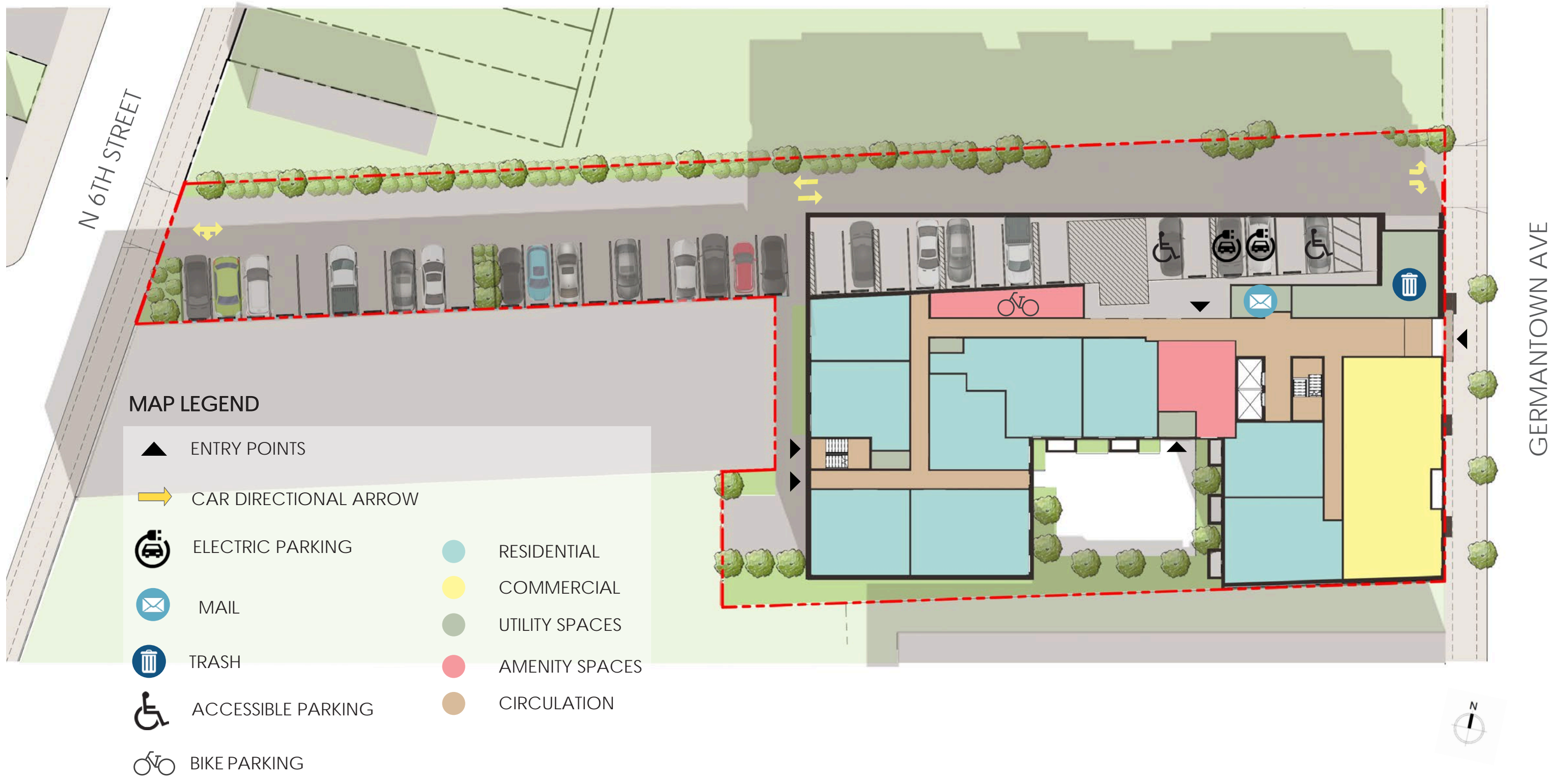
PERENNIAL:
DESCHAMPSIA CESPITOSA
FEATHERY HAIRGRASS



PERENNIAL:
EUPHORBIA AMYGDALOIDES 'ROBBIAE'
WOOD SPURGE

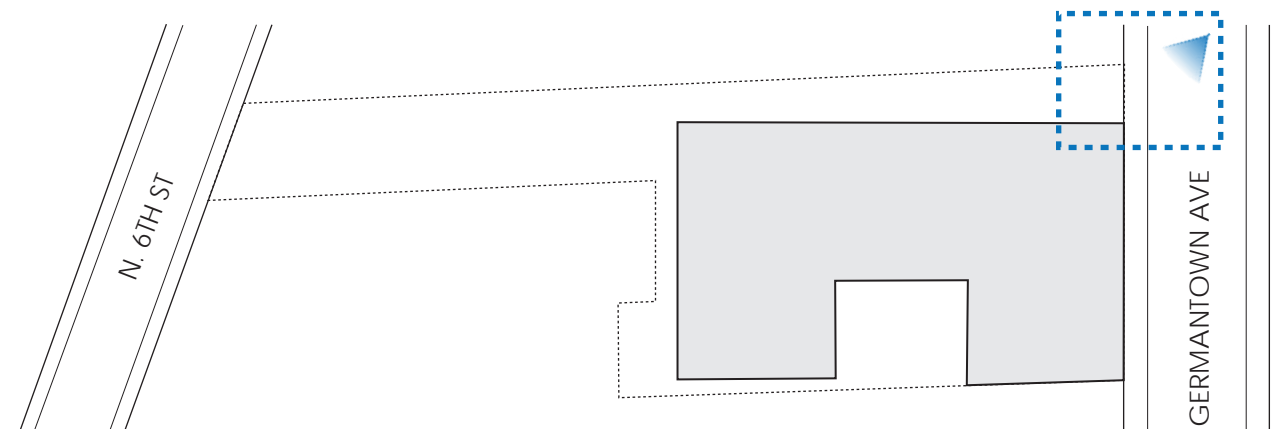
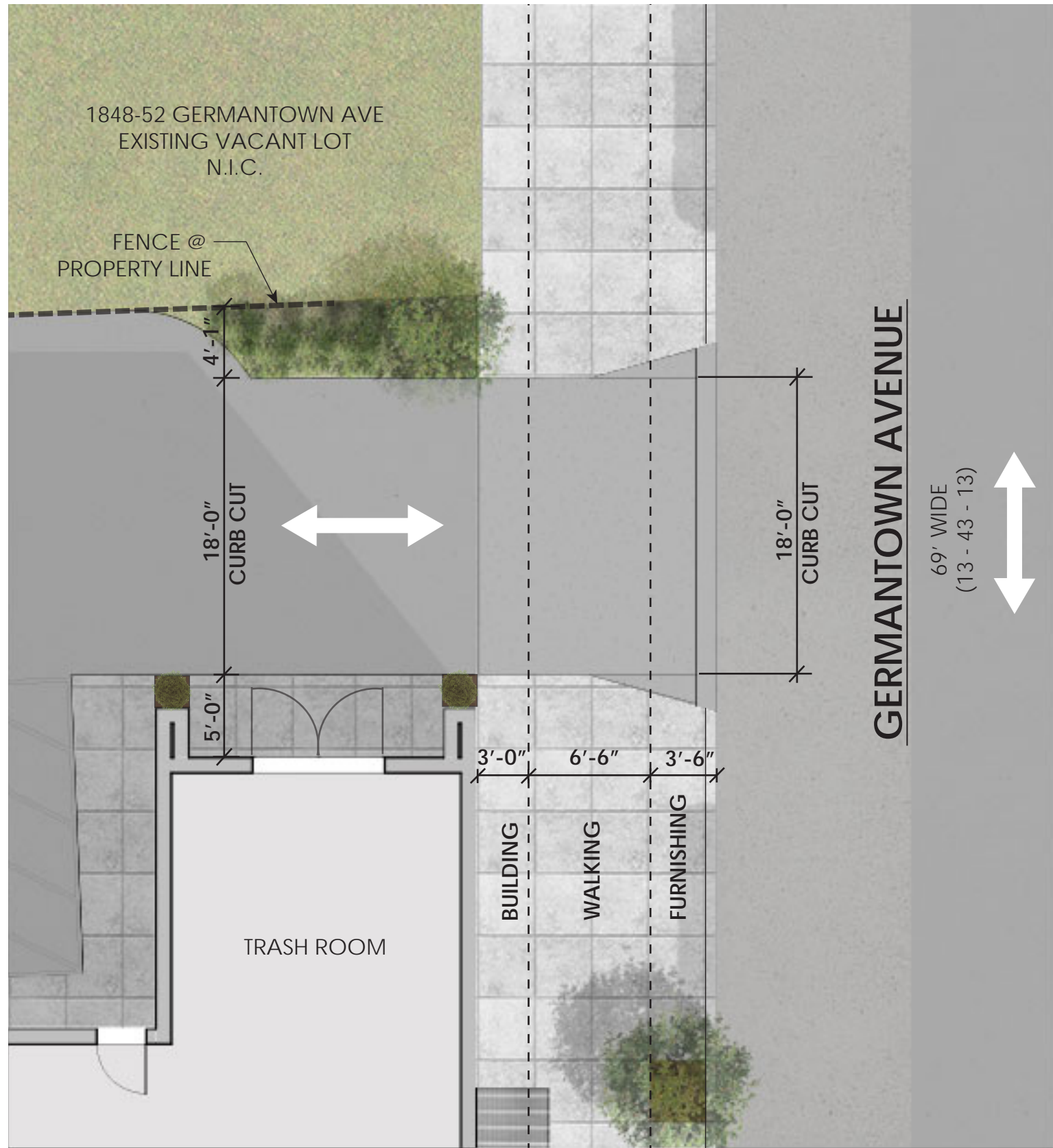


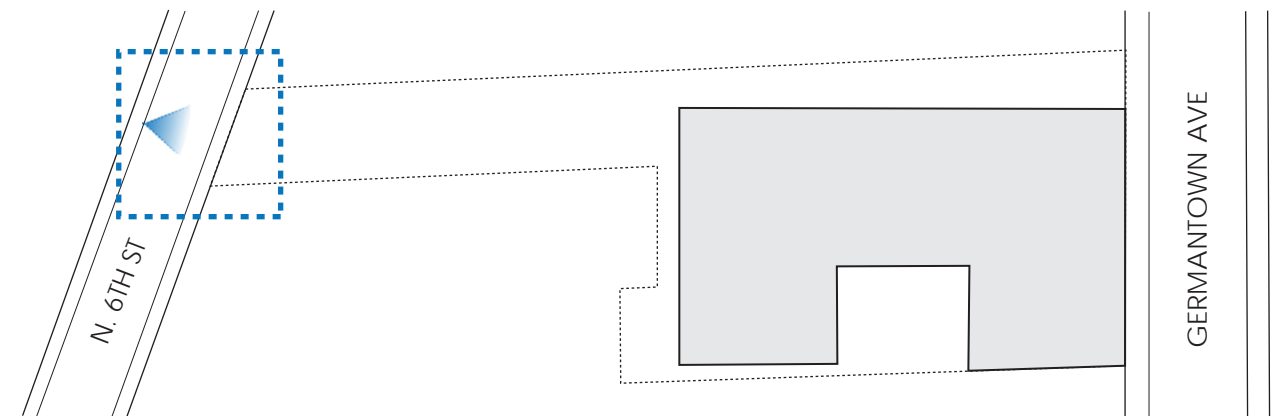
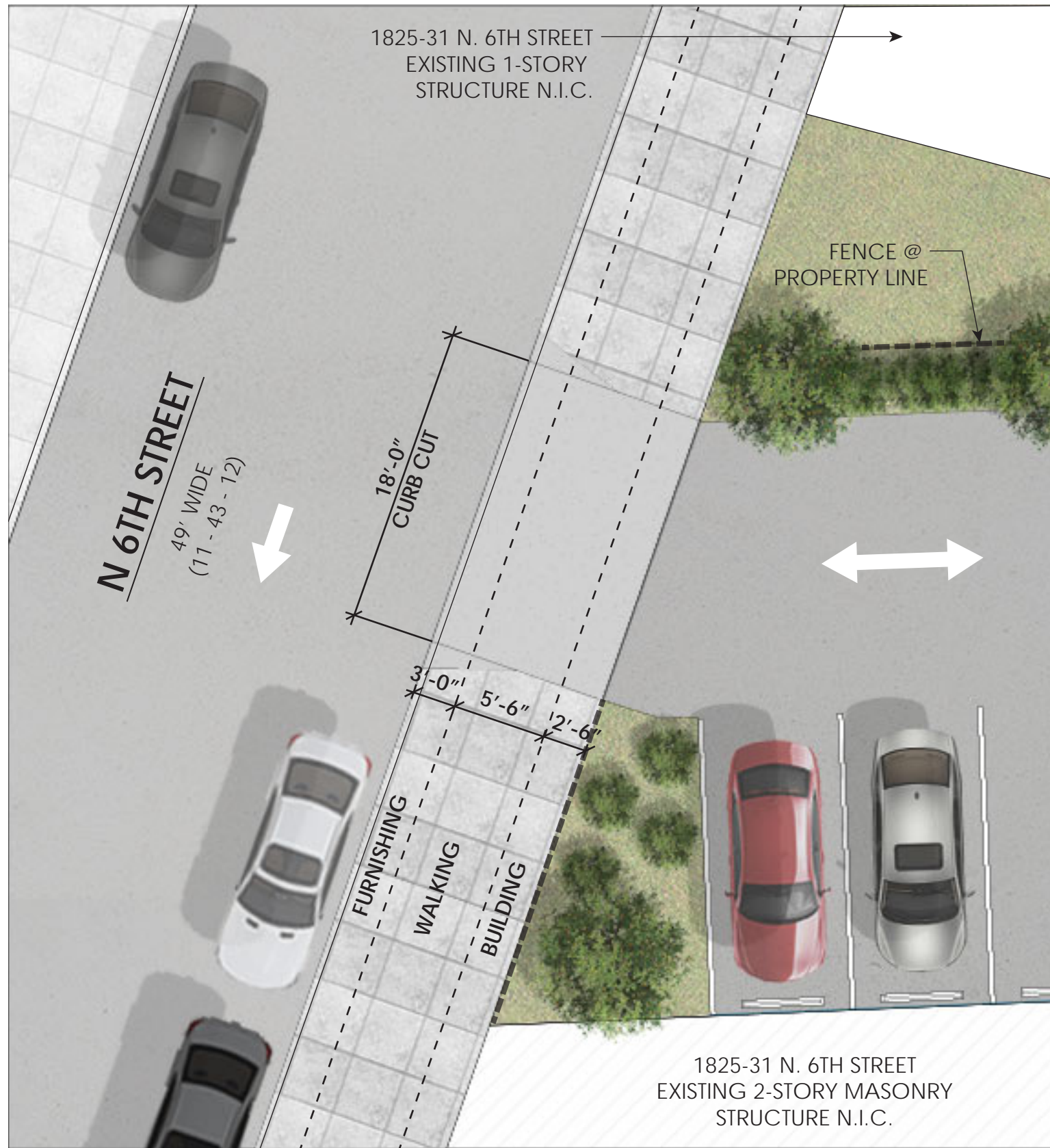


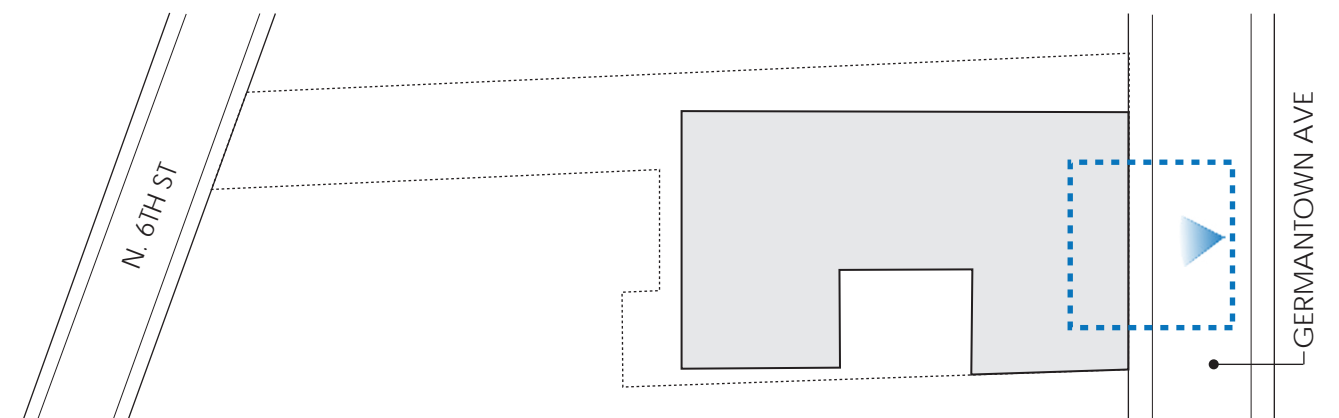
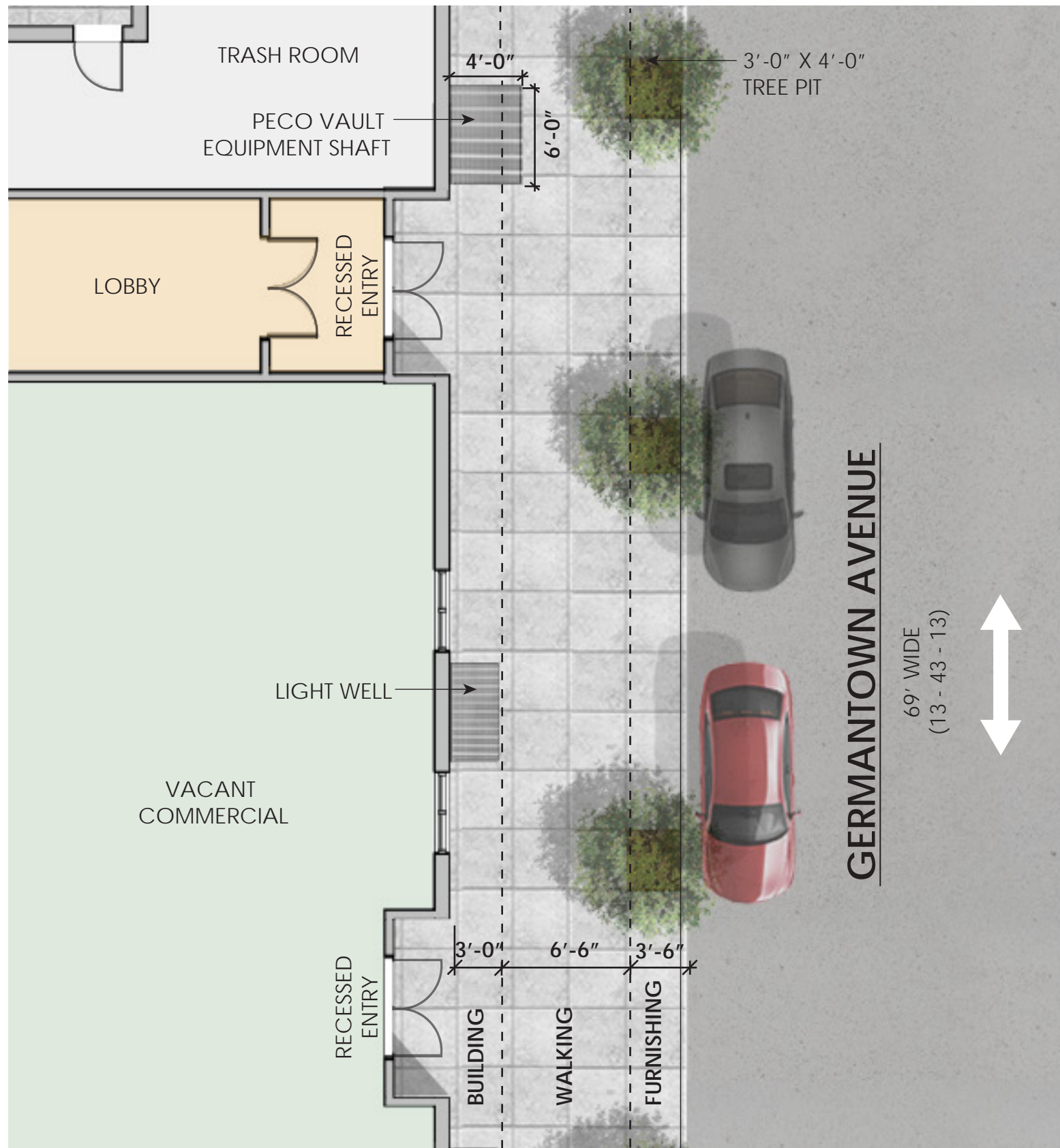


GROUND LEVEL FLOOR PLAN

CIVIC DESIGN REVIEW

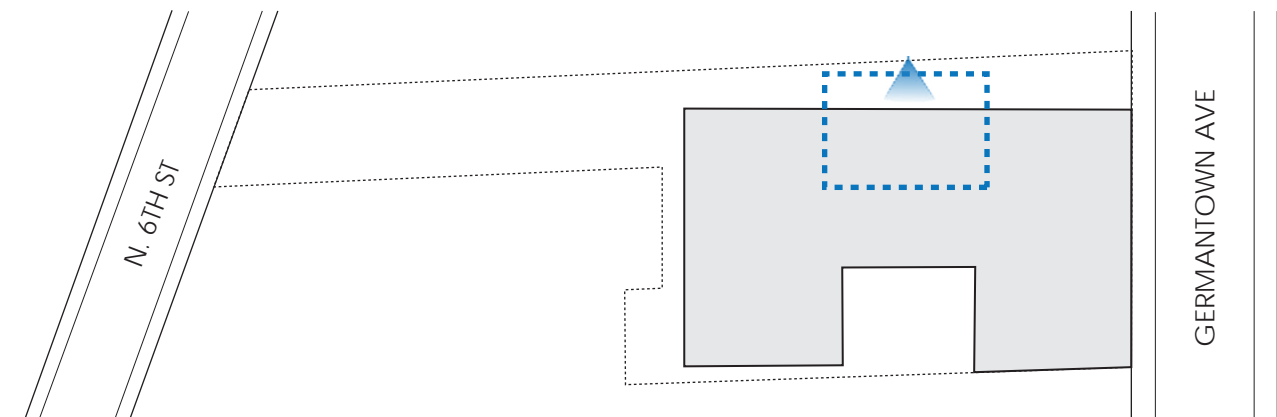
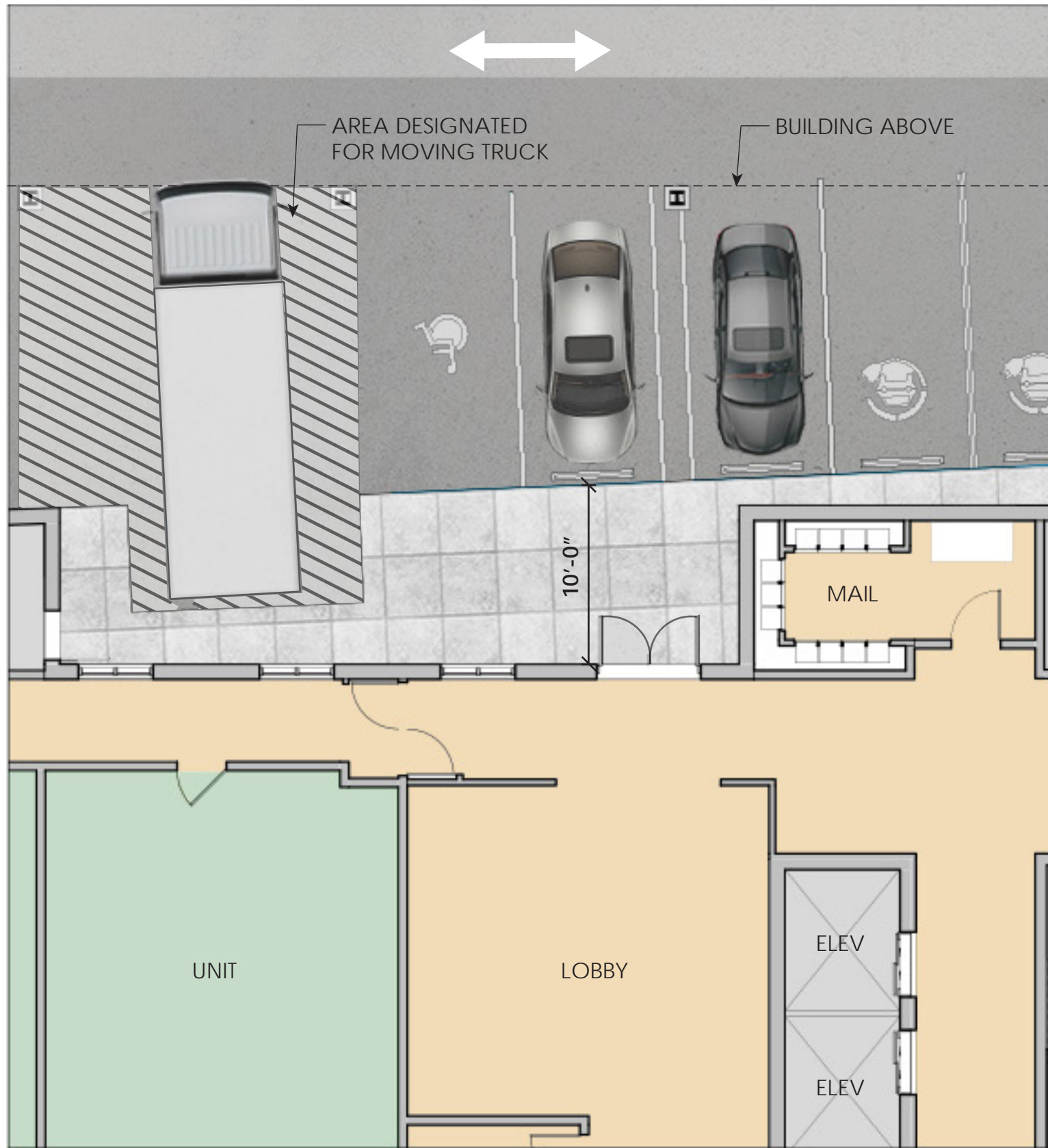


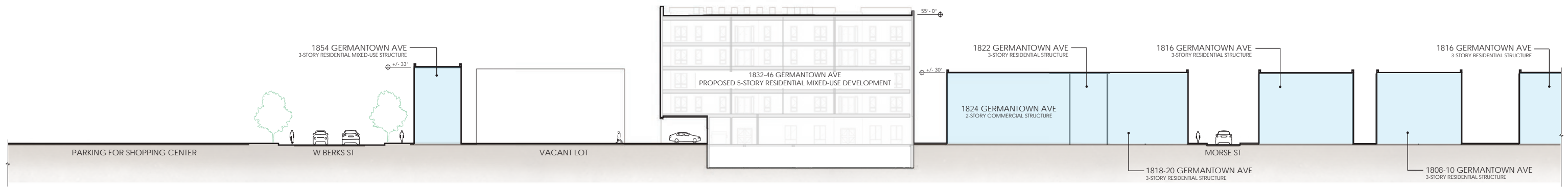




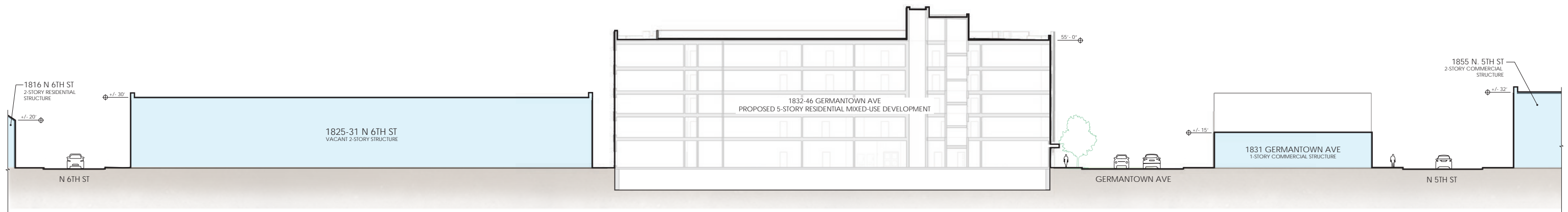


designblendz





SECTION B



SECTION A



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 stop at intersection of Berks St & Germantown Avenue
(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, uncovered 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, 5% designated for electric vehicles only
(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	Yes, property is approx 1,700 ft from active rail line. Sound to be monitored to determine if reduction is required
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, Indego currently has a bike station at intersection of W Berks and Germantown. If Indego provides letter of intent the design team expects to provide

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.	No, it is expected that irrigation of interior landscape area will be required
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, 35% provided
(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, expect to conform to PWD stormwater requirements only
(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.	No
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	Yes, 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, 10% increase in envelope performance from baseline

	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}	Yes, not within 1000 ft
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No, not planned at this time, solar panels will be evaluated during design
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Yes, low flow plumbing fixtures expected

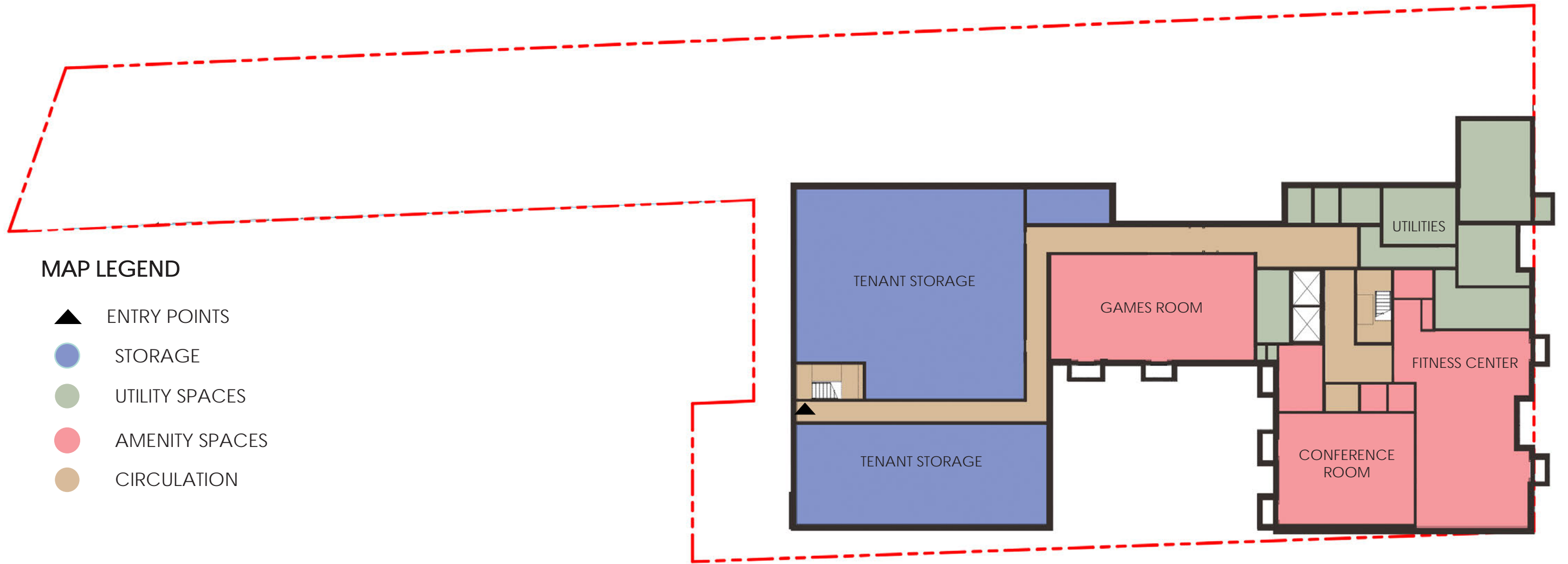
ⁱ Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

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

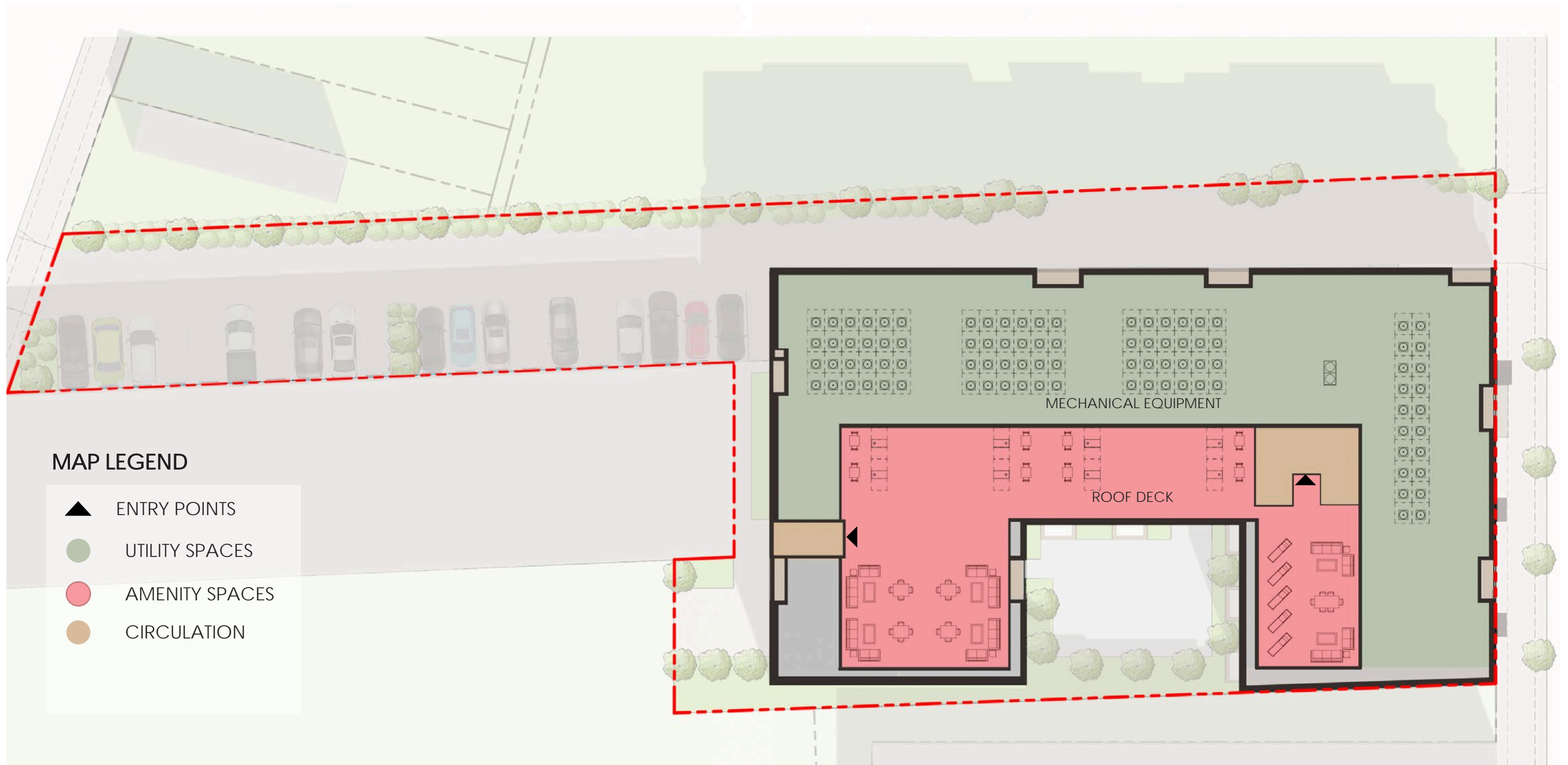


MAP LEGEND

- ▲ ENTRY POINTS
- STORAGE
- UTILITY SPACES
- AMENITY SPACES
- CIRCULATION







MAP LEGEND

- ▲ ENTRY POINTS
- UTILITY SPACES
- AMENITY SPACES
- CIRCULATION



designblendz



MATERIALS

1



FACE BRICK
GLEN - GERY
"VINTAGE BLACK"

2



HPL WALL PANEL
TRESPA
"ALUMINUM GREY"

3



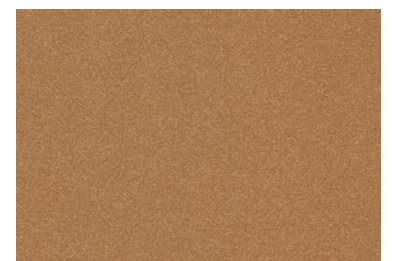
FIBER CEMENT SIDING
JAMES HARDIE
"NIGHT GREY"

4



VINYL SIDING
CERTAINTEED
"CHARCOAL GRAY"

5



METAL FASCIA BOARD
TRESPA
"COPPER YELLOW"



MATERIALS

1



FACE BRICK
GLEN - GERY
"VINTAGE BLACK"

2



HPL WALL PANEL
TRESPA
"ALUMINUM GREY"

3



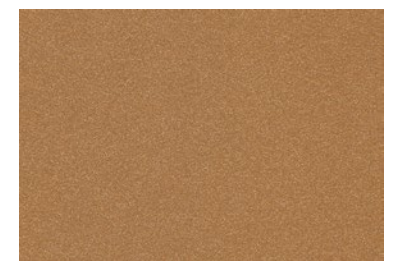
FIBER CEMENT SIDING
JAMES HARDIE
"NIGHT GREY"

4



VINYL SIDING
CERTAINTEED
"CHARCOAL GRAY"

5



METAL FASCIA BOARD
TRESPA
"COPPER YELLOW"



MATERIALS

1



FACE BRICK
GLEN - GERY
"VINTAGE BLACK"

2



HPL WALL PANEL
TRESPA
"ALUMINUM GREY"

3



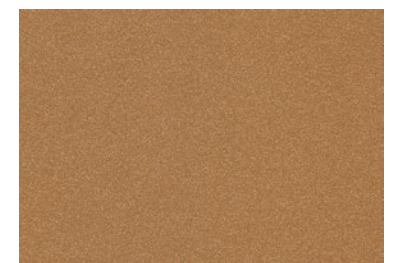
FIBER CEMENT SIDING
JAMES HARDIE
"NIGHT GREY"

4



VINYL SIDING
CERTAINTEED
"CHARCOAL GRAY"

5



METAL FASCIA BOARD
TRESPA
"COPPER YELLOW"



MATERIALS

1



FACE BRICK
GLEN - GERY
"VINTAGE BLACK"

2



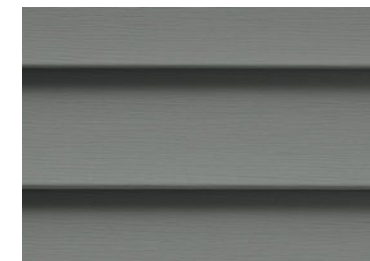
HPL WALL PANEL
TRESPA
"ALUMINUM GREY"

3



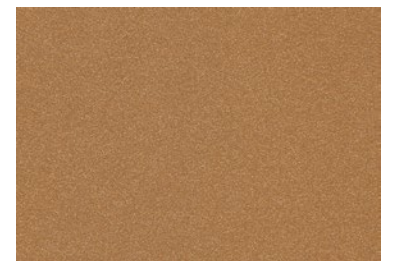
FIBER CEMENT SIDING
JAMES HARDIE
"NIGHT GREY"

4



VINYL SIDING
CERTAINTED
"CHARCOAL GRAY"

5



METAL FASCIA BOARD
TRESPA
"COPPER YELLOW"



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



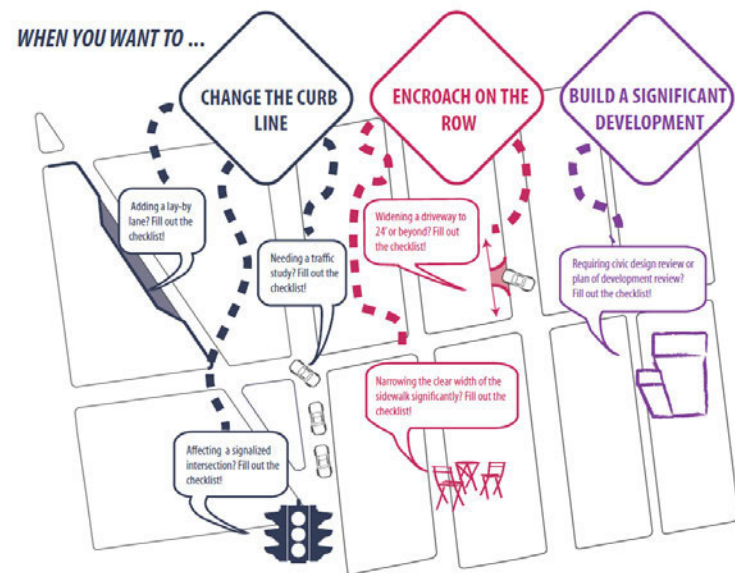
INSTRUCTIONS

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?



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.phila.gov/citystreets.com/resources-and-design-bureau/city-plan-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 Requirement⁶:

- 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

⁶APPLICANTS 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

- | | |
|---|--|
| <p>1. PROJECT NAME
<u>1832-46 Germantown Ave</u></p> <p>3. APPLICANT NAME
<u>Andres Rolon</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>modernconstructiongroup@gmail.com, (215) 806-9041</u></p> <p>6. OWNER NAME
<u>MCG GERMANTOWN LLC</u></p> <p>8. OWNER CONTACT INFORMATION
<u>modernconstructiongroup@gmail.com, (215) 806-9041</u></p> <p>9. ENGINEER / ARCHITECT NAME
<u>AquaEconomics, LLC</u></p> <p>10. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>PAUL@AQUAECONOMICS.COM</u></p> <p>11. 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.
Also available here: http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/</p> | <p>2. DATE
<u>6-8-2023</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>On N. 6th St (43.150' of Frontage): W Berks St to W Montgomery Ave.</u>
<u>On Germantown Ave (134.805' of Frontage): W Berks St to N 5th St.</u></p> |
|---|--|

STREET	FROM	TO	COMPLETE STREET TYPE
<u>N. 6th St</u>	<u>W Berks St</u>	<u>W Montgomery Ave</u>	<u>City Neighborhood</u>
<u>Germantown Ave</u>	<u>W Berks St</u>	<u>N 5th St</u>	<u>City Neighborhood</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: _____

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) <small>Required / Existing / Proposed</small>	CITY PLAN SIDEWALK WIDTH <small>Existing / Proposed</small>
<u>6th St</u>	<u>12</u> / <u>11</u> / <u>11</u>	<u>11</u> / <u>11</u>
<u>Germantown Ave</u>	<u>12</u> / <u>13.2</u> / <u>13.2</u>	<u>13</u> / <u>13</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>6th St</u>	<u>6</u> / <u>8.5</u> / <u>6</u>
<u>Germantown Ave</u>	<u>6.6</u> / <u>10.5</u> / <u>7</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>18.2'</u>	<u>N. 6th St</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>18'</u>	<u>N 6th St</u>
<u>Curb Cut</u>	<u>18'</u>	<u>Germantown Ave</u>
_____	_____	_____

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 <input type="checkbox"/> NO <input type="checkbox"/>

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
6th St	0	3
Germantown Ave	0	3
_____	____	____

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
6th St	4	2.5	2
Germantown Ave	4	2.7	3
_____	____	____	____

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 <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> | DEPARTMENTAL APPROVAL
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"/>
YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| ▪ Lighting | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | |
| ▪ Benches | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> | |
| ▪ Street Trees | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | |
| ▪ Street Furniture | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | |
| 19. Does the design avoid tripping hazards? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | |
| 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 <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | |

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:

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>

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
1832-46 Germantown Ave	30	0 / 0	0 / 0	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?

<ul style="list-style-type: none"> ▪ Conventional Bike Lane ▪ Buffered Bike Lane ▪ Bicycle-Friendly Street ▪ Indego Bicycle Share Station 	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	DEPARTMENTAL APPROVAL 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 DEPARTMENTAL APPROVAL YES NO

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES NO N/A DEPARTMENTAL APPROVAL 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> | DEPARTMENTAL APPROVAL 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"/> | DEPARTMENTAL APPROVAL 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"/> | DEPARTMENTAL APPROVAL 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? All sidewalk and curbs along the frontage will be replaced thus improving the accessibility, visibility, connectivity, and attractiveness of the site. | | DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/> |

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? <u>SU-30</u> | 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 inventory of historic streets⁽¹⁾ is maintained by the Philadelphia Historical Commission. | YES <input type="checkbox"/> | NO <input checked="" 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"/> |
| 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"/> |
| 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"/> |
| 38. Does the design support multiple alternative routes to and from destinations as well as within the site? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <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"/> |

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 <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input 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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

			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 checked="" type="checkbox"/>	N/A <input 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: _____

Civic Design Review Notification to Philadelphia City Planning Commission

This form must be completed by the L&I plans examiner to notify PCPC that an application under review requires Civic Design Review (CDR).

The L&I plans examiner must forward this completed form to the applicant, the Community Group Notification (RCO@Phila.gov), and the Civic Design Review (CDR@Phila.Gov) and must also upload a copy to eCLIPSE.

Application Details

Identify the permit number, location of work and name of applicant.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

Permit Number: ZP-2|0|2|3|2|7|4|8|_|_|
Address: 1832-46 germantown ave
Specific Location or Additional Parcels: _____
Applicant Name: Designblendz architecture , LLP
Applicant's Relationship to property:
 Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson
Date of Notification to PCPC: 6 / 9 / 2023

Plans Examiner

Provide the name and contact information of the plans examiner reviewing the application.

2

Name: Roland Ngaba
Email Address: roland.ngaba@phila.gov **Phone Number:** 215-646-2456

CDR Triggers

Provide applicable application details related to the CDR determination.

See §14-304(5) and Table 14-304.2 for additional details.

3

Zoning District(s): RSA-5
 Affects property in a residential district, as defined by §14-304(5)(b)(2) Yes No
 Application includes new construction or an expansion that creates 96,300 square footage of new GFA.
 Application includes new construction or an expansion that creates 89 additional dwelling units.

Plan Review Results

Provide details regarding the outcome of the plan review

4

Will the application result in a by-right permit? Yes No
 If yes, skip the questions below.
 If no, has the applicant been issued a refusal / referral prior to completing CDR? Yes No
 If yes, include the refusal / referral with this Notification and forward to the email addresses listed below.
 If no, use the space below to outline the refusals / referrals that are anticipated:

Code Section(s):	Reason for Refusal / Referral:
Table 14-602-1	Multi-family household living is expressly prohibited in the RSA-5 zoning district.
Table 14-602-1	The proposed commercial use is expressly prohibited in the RSA-5 zoning district.
section 14-803-.(1)(c)(.1)	Accessory parking for any multi-family use in an attached or semi-detached building shall be prohibited unless it can be accessed from a shared driveway, alley, or rear street on which no on-street parking is permitted on the side of the rear street directly abutting the lot.

Plan Review Results (cont'd)

Provide details regarding the outcome of the plan review

4

Code Section(s):	Reason for Refusal / Referral:

Note to Applicant: Plans that are submitted to L&I are considered final. Any changes made to the plans must be a result of the CDR process. If any changes are proposed, the [Civic Design Review Revision Form](#) must be submitted with the revised plans. Any changes that are not a result of the CDR process may require the submission of a new application.

Notice of: Refusal Referral


Application Number: ZP-2023-002748	Zoning District(s): RSA5, RSA5	Date of Refusal: 10/10/2023
Address/Location: 1832-46 GERMANTOWN AVE T-F-203431, Philadelphia, PA 19122-2134 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	Civic Design Review? Y

Application for:

For the erection of a semi-detached structure with a roof deck and roof deck access structures (2). Sizes and locations as shown in the plan. For use as multi-family household living for eighty-nine (89) dwelling units, one (1) vacant commercial space (separate use registration permit required prior to occupancy) and thirty-four (34) parking spaces to include one (1) accessible parking space, one (1) van accessible parking space and two (2) electric parking spaces. Thirty (30) class 1a bicycle parking spaces to be provided.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
14-803(1)(c)(.1)	Additional Parking Regulations for RSA-5, RM-1 and CMX-2.	In the RSA-5, RM-1, and CMX-2 districts, accessory parking for any single-family, two-family or multi-family use in an attached or semi-detached building shall be prohibited unless it can be accessed from a shared driveway, alley, or rear street on which no on-street parking is permitted on the side of the rear street directly abutting the lot.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, multi-family household living for eighty-nine (89) dwelling, is expressly prohibited in the RSA-5 residential zoning district.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, commercial space for business support, eating and drinking establishment, personal services, visitor accommodations, commissaries and catering services is expressly prohibited in the RSA-5 residential zoning district.


 Roland Ngaba
 PLANS EXAMINER

10/10/2023
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Notice of: Refusal Referral

Application Number: ZP-2023-002748	Zoning District(s): RSA5, RSA5	Date of Refusal: 10/10/2023
Address/Location: 1832-46 GERMANTOWN AVE T-F-203431, Philadelphia, PA 19122-2134 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC	Applicant Address: 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	Civic Design Review? Y

Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Whereas the proposed building height of 64 ft is expressly prohibited in the RSA-5 residential zoning district.
----------------	---	---


EIGHT (8) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

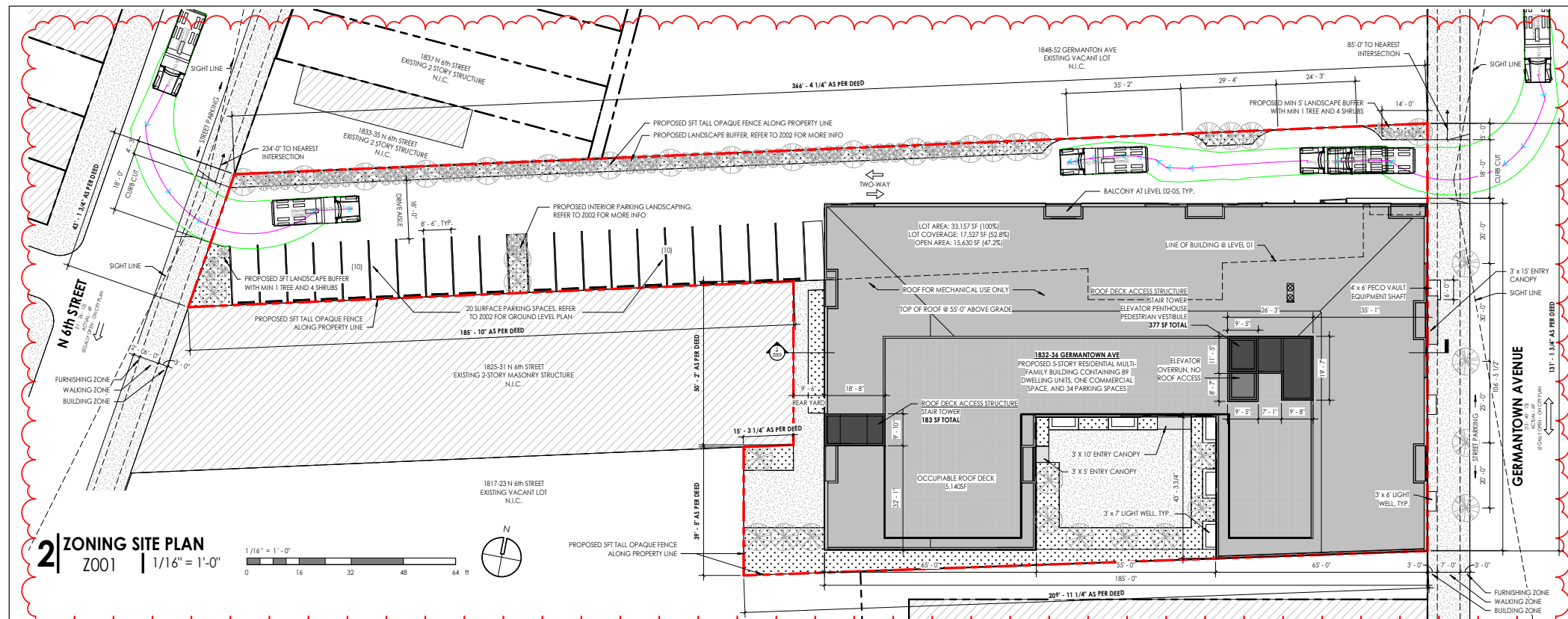
N/A

Parcel Owner:

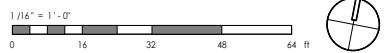

 Roland Ngaba
 PLANS EXAMINER

10/10/2023
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.



2 | ZONING SITE PLAN
Z001 | 1/16" = 1'-0"



ZONING REGULATIONS	REQUIRED	PROPOSED	VARIANCE
USE TYPE:	SEE TABLE 14-602-1	MIXED-USE	YES
MINIMUM LOT WIDTH:	16'-0"	131'-0"	NO
MINIMUM LOT AREA:	960 SQ FT	83,157 SF	NO
MAX OCCUPIED AREA:	INTERMEDIATE: 75% CORNER LOT 80%	17,444 SF (52.1%)	NO
MINIMUM FRONT YARD DEPTH:	BASED ON SETBACKS OF ABUTTING LOTS	0'-0"	NO
MINIMUM SIDE YARD WIDTH:	(PERMITTED RESIDENTIAL USE): 5'-0" PER YARD	5'-0"	NO
MINIMUM REAR YARD DEPTH:	9'-0"	9'-0"	NO
MAXIMUM HEIGHT:	38'-0"	64'-0"	YES
MINIMUM SETBACK OF STORIES ABOVE THE SECOND STORY:	8'-0"	N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	5'-0"	35'-0"	NO
VEHICLE PARKING:	0 REQUIRED	34 SPACES	YES
BICYCLE PARKING:	0 REQUIRED	30 SPACES (1/3 UNITS)	NO
STREET TREES:	0 REQUIRED	4 TREES (1 / 35' FRONTAGE)	NO

OVERLAY DISTRICTS - I/MIN - MIXED INCOME NEIGHBORHOODS OVERLAY DISTRICT

PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

DESCRIPTION - NEW CONSTRUCTION 5-STORY MIXED-USE BUILDING CONTAINING 89 RESIDENTIAL DWELLING UNITS AND 1 VACANT COMMERCIAL SPACE, 34 VEHICULAR PARKING SPACES, 30 BICYCLE PARKING SPACES, AND OCCUPIABLE ROOF DECK PER PLANS. AFFORDABLE DWELLING UNITS TO BE PROVIDED AS NOTED.

14-533. /MIN - MIXED INCOME NEIGHBORHOODS OVERLAY DISTRICT

14-533.(3)(a) 15% OF ALL DWELLING UNITS SHALL BE PROVIDED AND MAINTAINED AS AFFORDABLE.

14-533.(3)(b) AN ADDITIONAL 5% OF ALL DWELLING UNITS SHALL BE PROVIDED AND MAINTAINED AS AFFORDABLE, OR

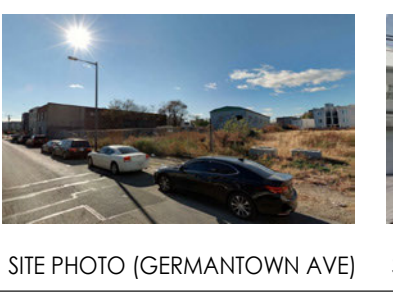
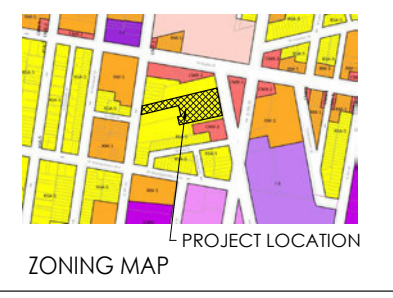
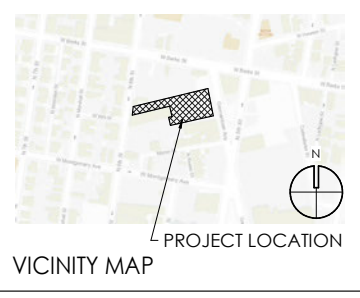
14-533.(3)(1)(i) A WAIVER FOR THE ADDITIONAL 5% CAN BE GRANTED WITH A BINDING AGREEMENT WITH THE CITY FOR A PAYMENT IN-LIEU OF THE SUM NUMBER OF DWELLING UNITS x \$10,900

14-533.(4)(a) AFFORDABLE RENTAL UNITS SHALL HAVE TOTAL MONTHLY COSTS THAT DO NOT EXCEED 30% OF GROSS MONTHLY INCOME FOR HOUSEHOLDS EARNING UP TO 40% OF THE AREA MEDIAN INCOME.

20% = PROPOSED 18 AFFORDABLE DWELLING UNITS.
UNITS WILL BE OF EQUIVALENT DESIGN, QUALITY, AND CONSTRUCTION AS MARKET-RATE UNITS.



1 | PERSPECTIVE (SHOWN FOR REFERENCE ONLY)
Z001



DESIGNBLENDZ ARCHITECTURE, LLP
4001 MAIN ST., SUITE 310
PHILADELPHIA, PA 19127
1 | 215.995.0228

CLIENT
MODERN CONSTRUCTION GROUP

COPYRIGHT RESERVED
COPYRIGHT 2023 BY DESIGNBLENDZ ARCHITECTURE, LLP. 4001 MAIN ST., SUITE 310, PHILADELPHIA, PA 19127. PHONE NUMBER 215-995-0228. ALL RIGHTS RESERVED. THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF DESIGNBLENDZ ARCHITECTURE, LLP, AND MAY NOT BE REPRODUCED EITHER IN OR WHOLLY, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGNBLENDZ ARCHITECTURE, LLP. WRITTEN DIMENSIONS ON THE DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ALL SHOP DRAWINGS MUST BE SUBMITTED TO DESIGNBLENDZ ARCHITECTURE, LLP FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.



PROJECT ADDRESS
1832-46 GERMANTOWN AVENUE,
PHILADELPHIA, PA, 19122

REVISION	DATE	BY	APPD
B ZONING REVISION	SK	CC	2023.03.04
A ISSUE FOR ZONING	JT	CC	2023.03.10
SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT
1832-46 GERMANTOWN AVENUE

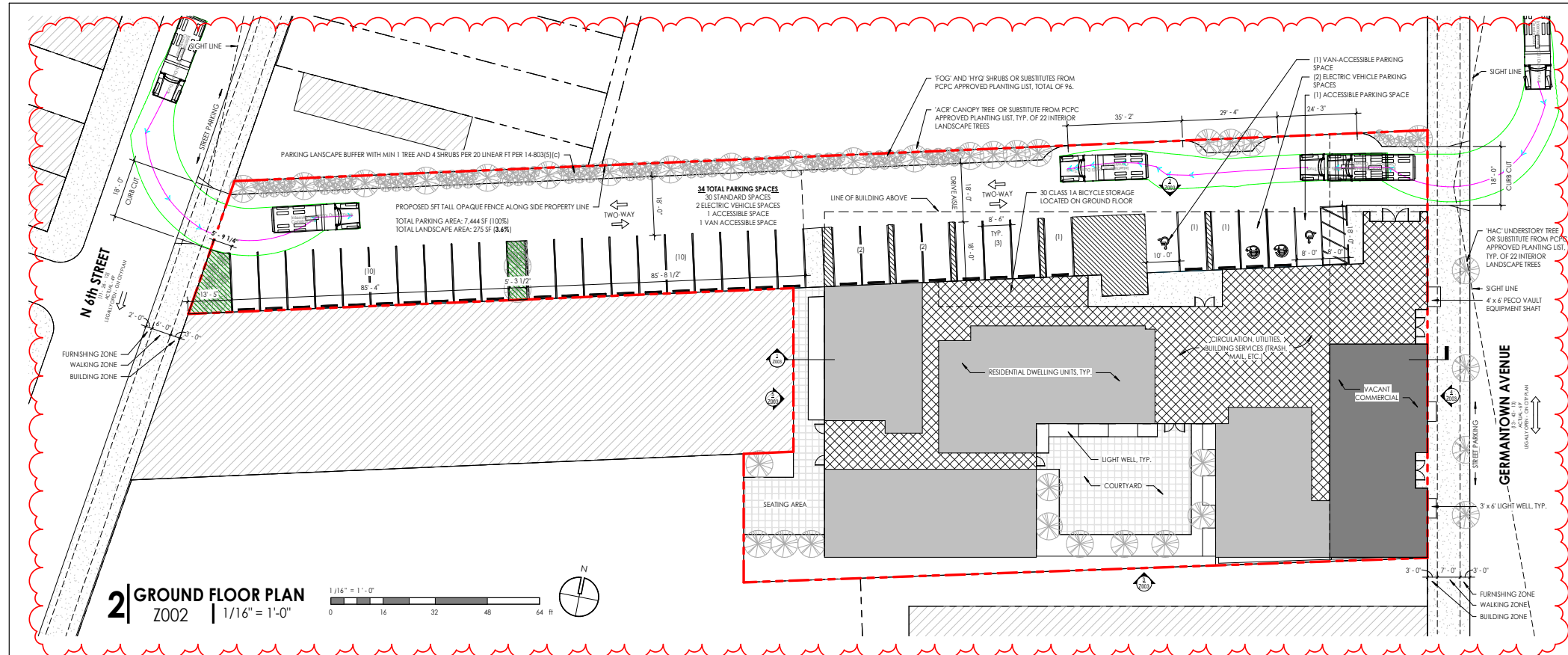
SHEET TITLE
ZONING SITE PLAN

PROJECT NO
19013105

DRAWING NO
Z001

REVISION
B

SCALE
As indicated



2 | GROUND FLOOR PLAN
2002 | 1/16" = 1'-0"



INTERIOR LANDSCAPE PLANTING SCHEDULE						
QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	CAL.	SIZE	NOTE
22	ACER RUBRUM	RED MAPLE	40'-60'	Z'-3'	B&B	FULL HEAD, SINGLE LEADER
48	FOTHERGILLA GARDENI	DWARF FOTHERGILLA	1'-6" - 3'-0"	-	3 GAL	FULL WELL BRANCHED
48	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	1'-6" - 3'-0"	-	3 GAL	FULL WELL BRANCHED

STREET TREE PLANTING SCHEDULE						
QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	CAL.	SIZE	NOTE
4	HALESIA TETRAPTERA	CAROLINA SILVERBELL	UP TO 60'	Z'-3'	B&B	FULL HEAD, SINGLE LEADER

LANDSCAPE INFORMATION				
LANDSCAPE REGULATIONS	REQUIRED	PROPOSED	COMPLIES	
14-705.1(1)(a) LANDSCAPE BUFFERING BETWEEN DIFFERENT ZONING DISTRICTS	8'-0" WIDE BUFFER, MIN 4' HT FENCE, WALL, OR BERM, 1 TREE PER 20 LINEAR FEET, 3 SHRUBS PER 20 LINEAR FEET	N/A	N/A	N/A
14-705.1(1)(b) YARD TREE REQUIREMENTS	1 TREE PER 1,000 SF OF OPEN AREA*	N/A	N/A	WAIVER REQ
14-705.2(2) STREET TREES, LOTS GREATER THAN 5,000 SQ FT:	1 TREE PER 35' OF LINEAR FRONTAGE	4'-1" WIDE BUFFER 19 TREES 84 SHRUBS	YES	WAIVER REQ
14-803.1(5)(c) PERIMETER SCREEN FROM ADJUTING RESIDENTIAL DISTRICT	8'-0" WIDE BUFFER, MIN 5' HT FENCE, WALL, OR BERM, 1 TREE PER 20 LINEAR FEET, 4 SHRUBS PER 20 LINEAR FEET	4'-1" WIDE BUFFER 19 TREES 84 SHRUBS	YES	WAIVER REQ
14-803.1(5)(c) PERIMETER SCREEN FROM PUBLIC STREETS FOR PARKING LOTS	5'-0" WIDE BUFFER 1 TREE PER 20 LINEAR FEET, 4 SHRUBS PER 20 LINEAR FEET OR LOTS < 5,000 SQ FT 3'-0" TALL, MIN. DECORATIVE MASONRY WALL	5'-0" WIDE BUFFER 1 TREE 4 SHRUBS	YES	WAIVER REQ
14-803.1(5)(b) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS AND OFF STREET LOADING AREAS ON LOTS GREATER THAN OR EQUAL TO 5,000 SQ FT	MIN 10% OF TOTAL PARKING AREA, MINIMUM OF 225 SQ FT, 8'-0" WIDE BUFFER, 1 SHADE TREE PER 200 SQ FT, 3 SHRUBS PER 200 SQ FT, AND 15 PERENNIALS OR GROUND COVER PER 200 SQ FT.	275 SF INT. LANDSCAPE (3.6%) 3 SHADE TREES 15 SHRUBS GROUND COVER	YES	WAIVER REQ
14-803.1(5)(b) INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS AND OFF STREET LOADING AREAS ON LOTS LESS THAN 5,000 SQ FT	ONE SHADE TREE PER FIVE PARKING SPACES	N/A	N/A	N/A

PERMITTED PLANTING SELECTIONS - (SEE PLAN FOR LOCATION)

CANOPY TREES
[ACR] ACER RUBRUM "RED MAPLE"
[QAL] QUERCUS ALBA "WHITE OAK"

UNDERSTORY TREES
[AMA] AMELANCHIER GRADIFLORA "SERVICEBERRY"
[CWF] CHAMAENIDIUM VIRGINICUS "WHITE FRINGETREE"
[CRF] CRATAEGUS FLAVA "YELLOWLEAF HAWTHORN"
[HAC] HALESIA TETRAPTERA "CAROLINA SILVERBELL"

EVERGREEN TREES
[ILO] ILEX OPACA "AMERICAN HOLLY"
[MAY] MAGNOLIA VIRGINIANA "SWEEBAY MAGNOLIA"

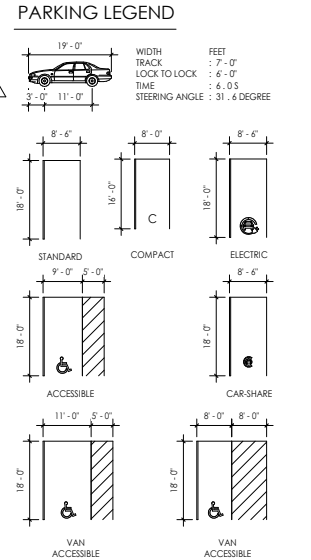
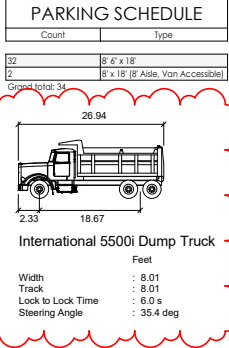
SHRUBS
[ARA] ARONIA ARBUTIFOLIA "RED CHOCHEBERRY"
[CLA] CLETHRA ALNIFOLIA "SWEET PEPPERBUSH"
[FOG] FOTHERGILLA GARDENI "DWARF FOTHERGILLA"
[HYQ] HYDRANGEA QUERCIFOLIA "OAKLEAF HYDRANGEA"

PERENNIALS
AGASTACHE "BLUE FORTUNE" "ANISE HYSSOP"
ALLIUM CERNUUM "NOODLING ONION"
ECHINACEA PURPUREA "PURPLE CONEFLOWER"
EROPHYLLUM LANATUM "WOOLLY SUNFLOWER"
SOLIDAGO SPECIOSA "SNOWY GOLDENROD"
SYMPHYOTRICHUM OBLONGIFOLIUM "OCTOBER SKIES" "AROMATIC ASTER"

PARKING LANDSCAPE & SCREENING NOTES

INTERIOR LANDSCAPING: REQUIRED = 7,441 X 10% = 744.1 SF. PROPOSED = 275 SF (3.6%) PER SECT. 14-705.1(1)(b)

INTERIOR LANDSCAPING TREES PROVIDED: 1 PER EVERY 200 SF OF INTERIOR LANDSCAPING: REQUIRED = 275/200 = 1.375 TREES PROPOSED = 2 TREES



DESIGNBLENDZ ARCHITECTURE, LLP
4001 MAIN ST. SUITE 310
PHILADELPHIA, PA 19127
1 | 215.995.0228

CLIENT
MODERN CONSTRUCTION GROUP

COPYRIGHT RESERVED
COPYRIGHT 2022 BY DESIGNBLENDZ ARCHITECTURE, LLP. 4001 MAIN ST. SUITE 310, PHILADELPHIA, PA 19127, PHONE NUMBER 215-995-0228. ALL RIGHTS RESERVED. THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF DESIGNBLENDZ ARCHITECTURE, LLP AND MAY NOT BE REPRODUCED EITHER IN OR WHOLLY, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGNBLENDZ ARCHITECTURE, LLP. WRITTEN DIMENSIONS ON THE DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ALL SHOP DRAWINGS MUST BE SUBMITTED TO DESIGNBLENDZ ARCHITECTURE, LLP FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.



PROJECT ADDRESS
1832-46 GERMANTOWN AVENUE,
PHILADELPHIA, PA, 19122

REVISION	DATE	BY	APPD
B ZONING REVISION	SK	CC	2023.05.04
A ISSUE FOR ZONING	JT	CC	2023.03.10
SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

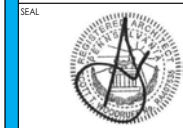
PROJECT
1832-46 GERMANTOWN AVENUE

SHEET TITLE
ZONING GROUND FLOOR PLAN

PROJECT NO
19013105

REVISION
B

SCALE
1/16" = 1'-0"



B	ZONING REVISION	SK	CC	2023.05.04
A	ISSUE FOR ZONING	JF	CC	2023.03.10
	SUBMISSIONS & REVISIONS	BY	APPO	YYYY.MM.DD

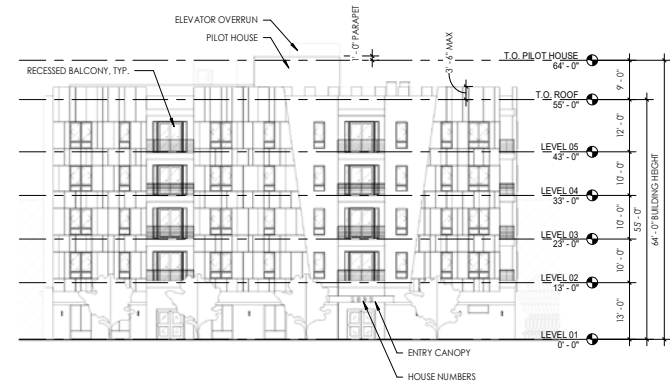
PROJECT
1832-46 GERMANTOWN AVENUE

SHEET TITLE
ZONING ELEVATIONS

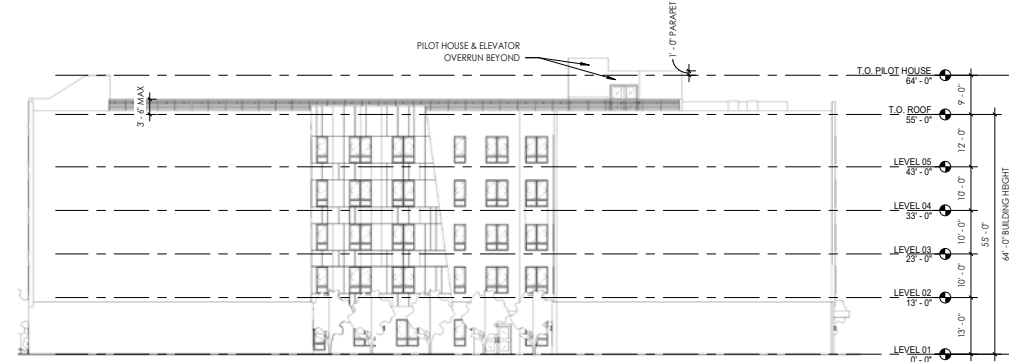
PROJECT NO	DRAWING NO
19013105	
REVISION	Z003
B	
SCALE	1/16" = 1'-0"



5 | REAR ELEVATION
 Z003 | 1/16" = 1'-0"



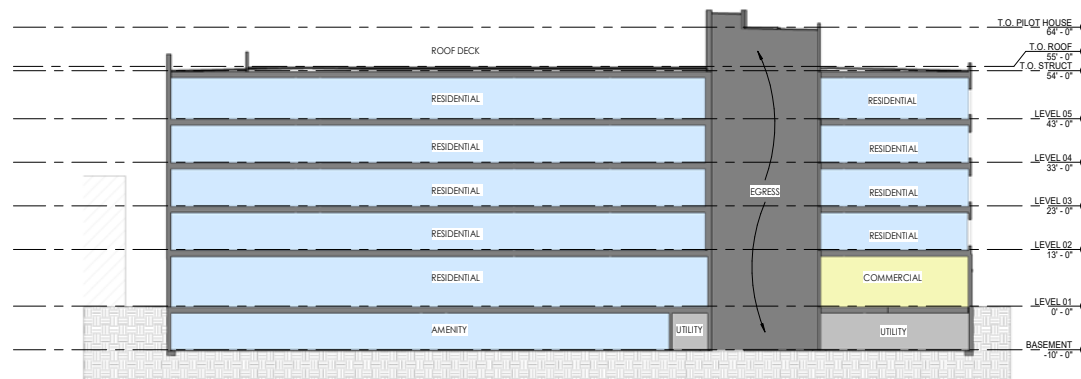
4 | GERMANTOWN AVE ELEVATION
 Z003 | 1/16" = 1'-0"



3 | PROPERTY LINE SIDE ELEVATION
 Z003 | 1/16" = 1'-0"



2 | DRIVE AISLE ELEVATION
 Z003 | 1/16" = 1'-0"



1 | SECTION
 Z003 | 1/16" = 1'-0"



190303.11.10.07 AM

ORIGINAL SHEET - ARCH D (24x36")



Brandon Savran <brandon@pritzkerlg.com>

Fwd: CDR RCO Notice: 1832-46 Germantown Ave

Marco Gorini <marco.l.gorini@gmail.com> Mon, Oct 30, 2023 at 1:11 PM
To: RCO <RCO@phila.gov>
Cc: "brian@designblendz.com" <brian@designblendz.com>, CDR <CDR@phila.gov>, Sloane Folks <Sloane.Folks@phila.gov>, "okna420c@gmail.com" <okna420c@gmail.com>, "rco@southkensingtoncommunity.org" <rco@southkensingtoncommunity.org>, "Barbara Chavous-Pennock, CEO" <bjchavous@gmail.com>, Brandon Savran <brandon@pritzkerlg.com>

Good afternoon,
Confirming by way of this email that a community meeting to collect neighbor feedback for CDR was held on October 25, at 6:30 at [1525 N American St](#). SKCP will compile the feedback into a letter to share with PCPC and the CDR board prior to their hearing date.
SKCP will hold a second meeting with the applicant to review and vote on the variance request in the next few months.
Best,
Marco

On Fri, Jul 21, 2023 at 12:31 PM RCO <RCO@phila.gov> wrote:

Dear Applicant and RCOs:

A zoning permit application has been filed for [1832-46 Germantown Ave](#), which has triggered Civic Design Review.

Instructions for completing the RCO and neighbor notice requirements are attached to this e-mail.

The Coordinating RCO for this project is South Kensington Community Partners
rco@southkensingtoncommunity.org

All affected RCOs for this project are copied on this message, and are listed below:

- Olde Kensington Neighborhood Association okna420c@gmail.com
- South Kensington Community Partners rco@southkensingtoncommunity.org
- West Girard Progress bjchavous@gmail.com

Additional attachments include

- A message from PCPC regarding RCO meetings for CDR and virtual meetings.
- A one-page overview of the CDR process.
- A template to be used for neighbor notice, recently revised to include modifications for virtual RCO meetings and updated notice regulations
- The conditional permit or refusal/referral, if applicable and available.

As a reminder, the completion of a Project Information Form (PIF) is required for all CDR projects. The PIF form can be found [HERE](#)

Once this project is scheduled for review by the Civic Design Review committee, you can find more information, including the date of review, [HERE](#)

Please read the information carefully, and kindly let us know at rco@phila.gov if you have any questions.

Thank you.

This e-mail reflects the work of the PCPC staff and is not necessarily a recommendation of the appointed City Planning Commission or the Mayoral Administration.

--
Marco Gorini

[617-869-0225](tel:617-869-0225)
marco.l.gorini@gmail.com