

DEPARTMENT OF PLANNING AND DEVELOPMENT
CIVIC DESIGN REVIEW
CITY OF PHILADELPHIA



6225
GERMANTOWN
AVENUE



ARCHITECT:
Ingram/Sageser

CIVIL ENGINEER:
Ambric Technologies

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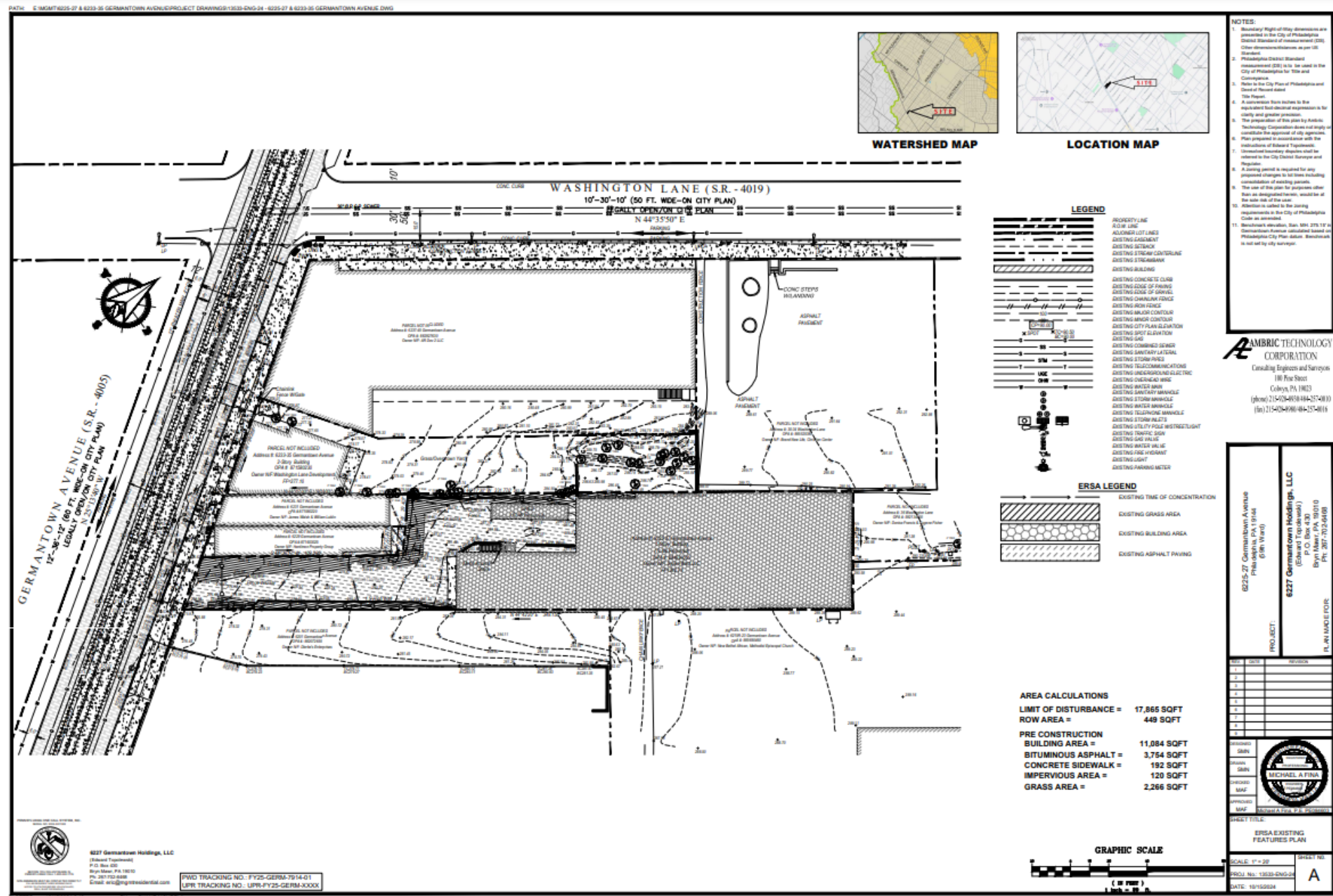
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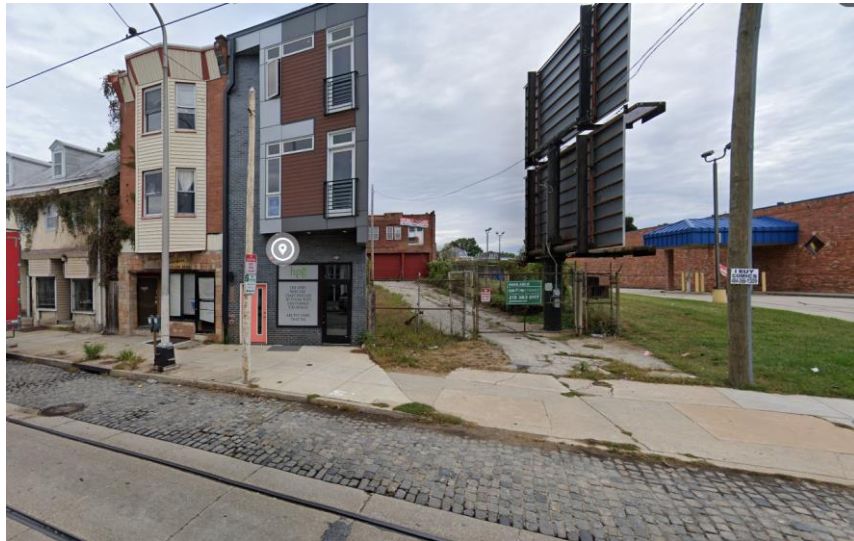


EXISTING SITE SURVEY



EXISTING SITE

Existing Commercial Building.



View from Germantown Avenue – Close Up.



View from Germantown Avenue – With Rite Aide Lot and Driveway Perspective

SITE CONTEXT





SITE CONTEXT/MASSING MODEL

STREET VIEW RENDERING

(Germantown Ave.)



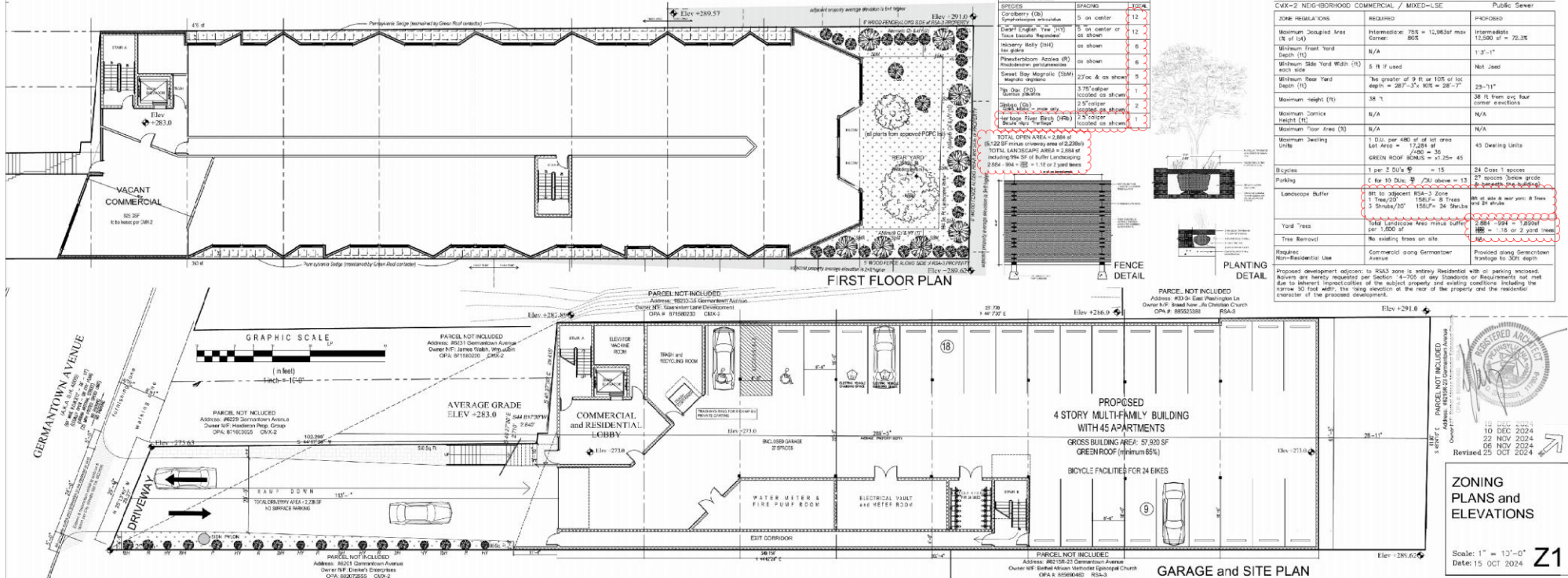
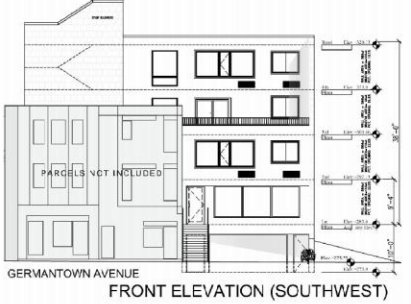
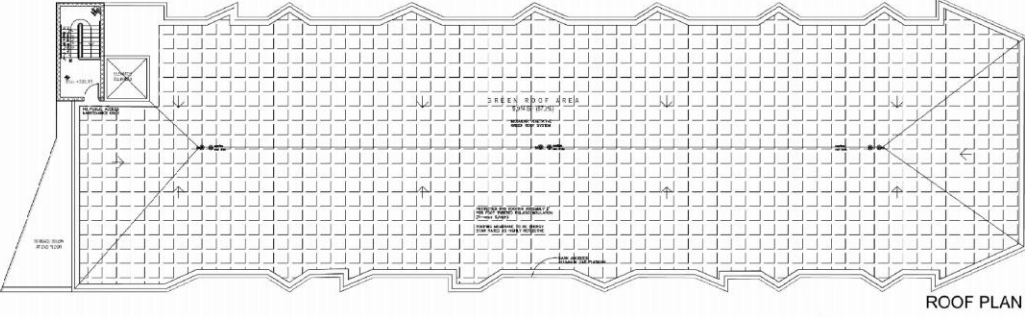
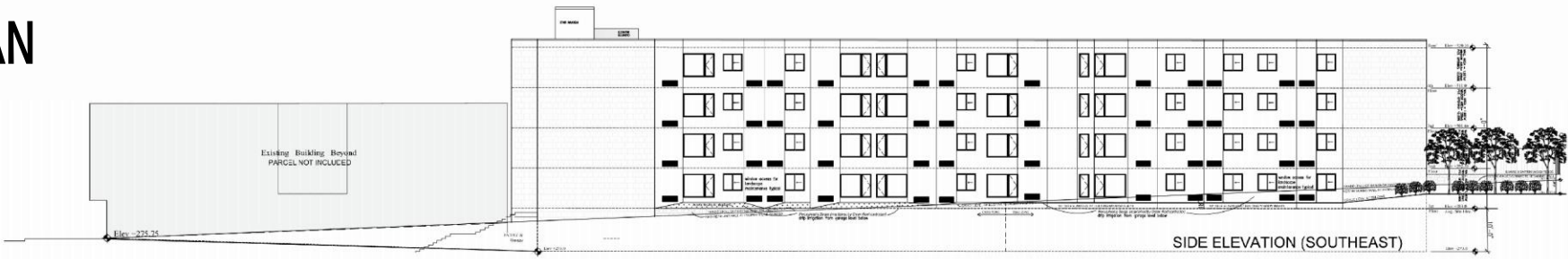
ZONING PLAN

Ingram/Sageser
Architecture & Planning

725 Locust Rd, C79
Hicksville, NY 11801
631-209-1229

Germantown
Apartments

6225 Germantown Ave.
Philadelphia, PA



ZONING SUMMARY		
CMX-2	NEIGHBORHOOD COMMERCIAL / MIXED-USE	PUBLIC Sewer
ZONING REGULATIONS		
Maximum Occupied Area (sq ft)	Maximum 125,000 sq ft	Maximum 125,000 sq ft
Minimum Front Yard Depth (ft)	5 ft	10 ft
Minimum Side Yard Width (ft)	5 ft	10 ft
Minimum Rear Yard Depth (ft)	5 ft	10 ft
Maximum Height (ft)	35 ft	35 ft
Maximum Corner Height (ft)	35 ft	35 ft
Maximum Floor Area (sq ft)	125,000 sq ft	125,000 sq ft
Maximum Sealing Units	125,000 sq ft	125,000 sq ft
Roofing	Asphalt/Flt	Asphalt/Flt
Landscaping	1 tree/250 sq ft	1 tree/250 sq ft
Yard Trees	1 tree/250 sq ft	1 tree/250 sq ft
Tree Removal	1 tree/250 sq ft	1 tree/250 sq ft
Required Non-Residential Use	Commercial/Industrial	Commercial/Industrial



ZONING
PLANS and
ELEVATIONS

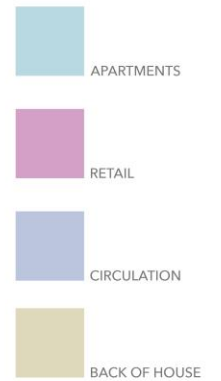
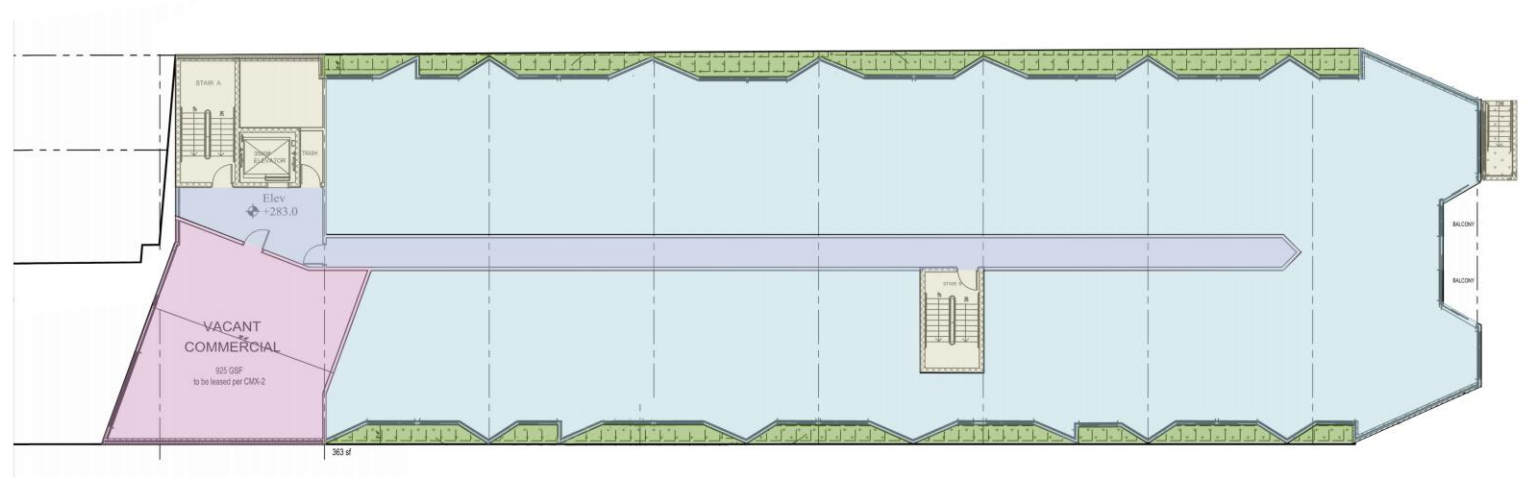
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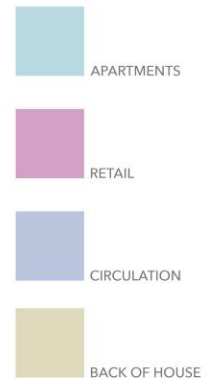
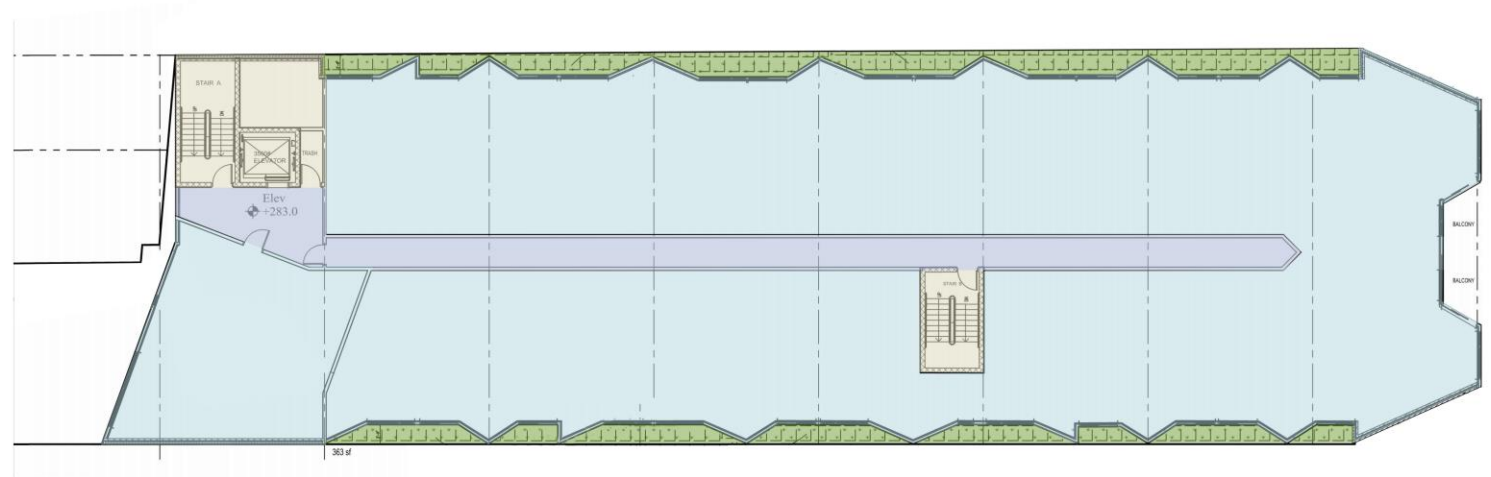
1ST PLAN

6225 Germantown Ave.
1st Floor Plan



2-4 PLAN

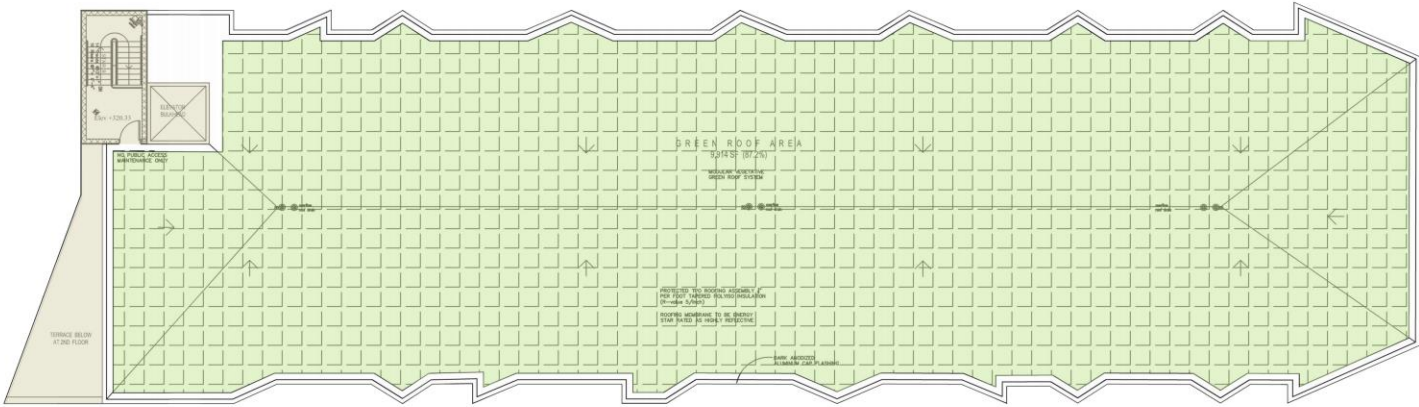
6225 Germantown Ave.
2nd - 4th Floor Plan



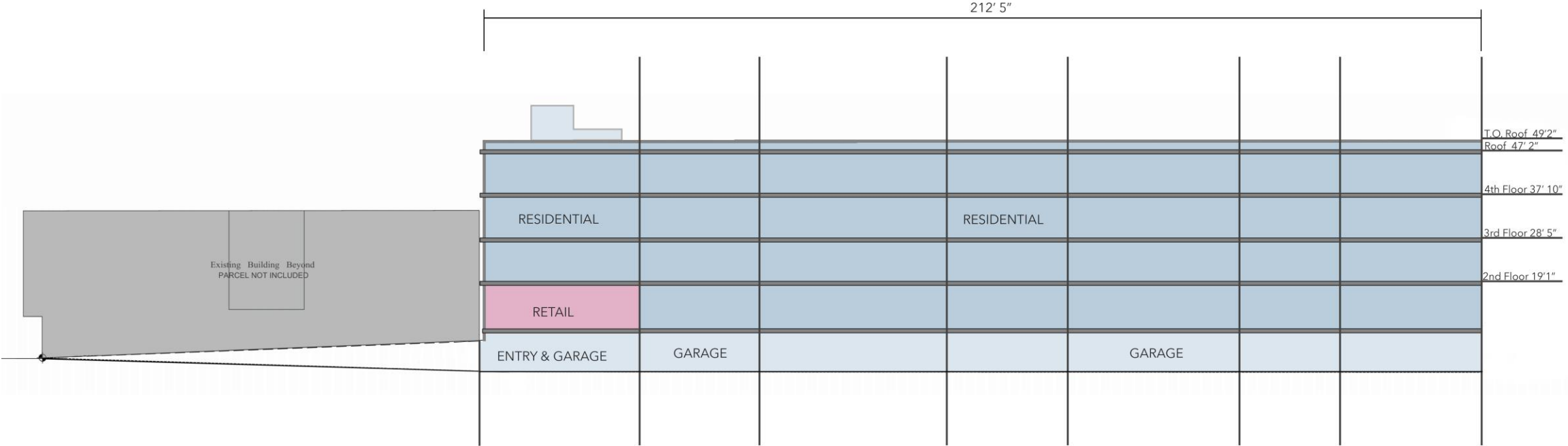
ROOF PLAN

6225 Germantown Ave.

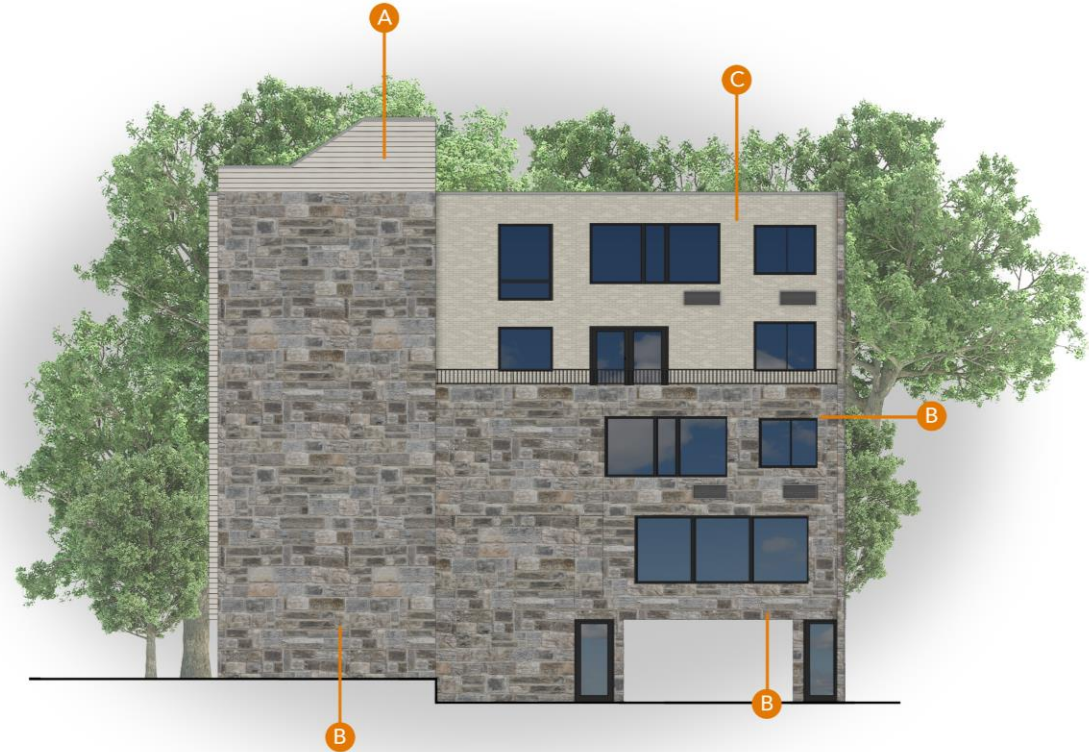
Roof Plan



FLOOR ELEVATIONS



BUILDING SECTION (NORTH)

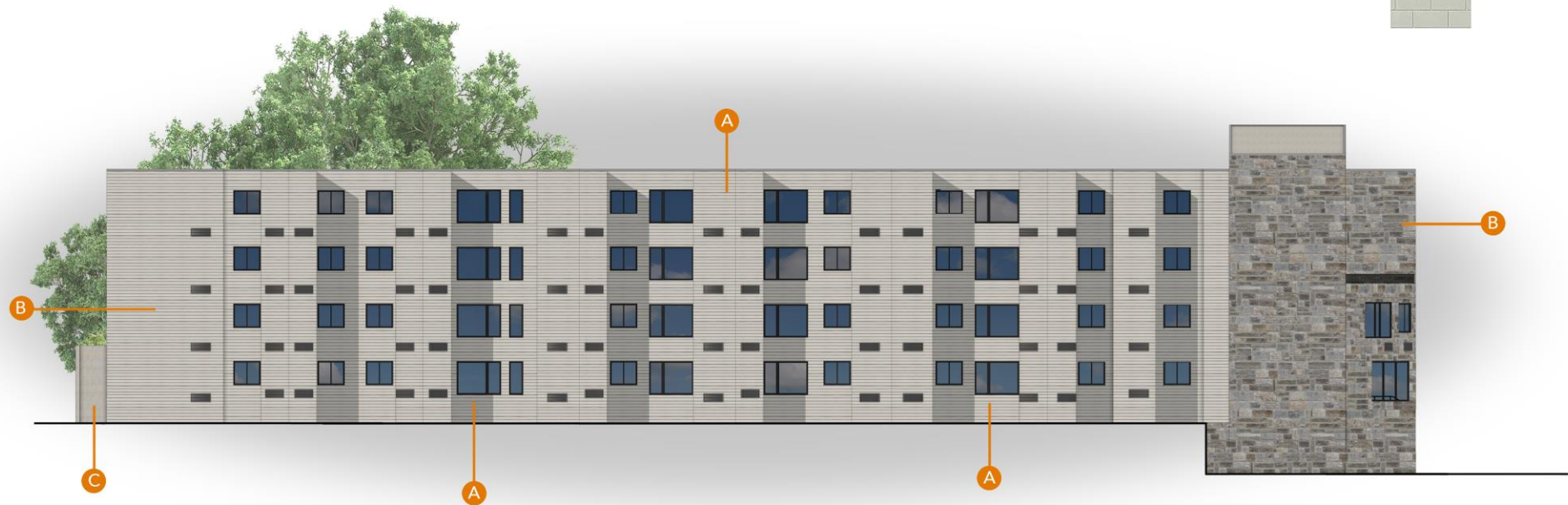


MATERIAL KEY	
A	CEMENT BOARD Warm Gray
B	STONE GRAY
C	BRICK TAN

North Elevation
6225 Germantown Ave
Philadelphia, PA 19144

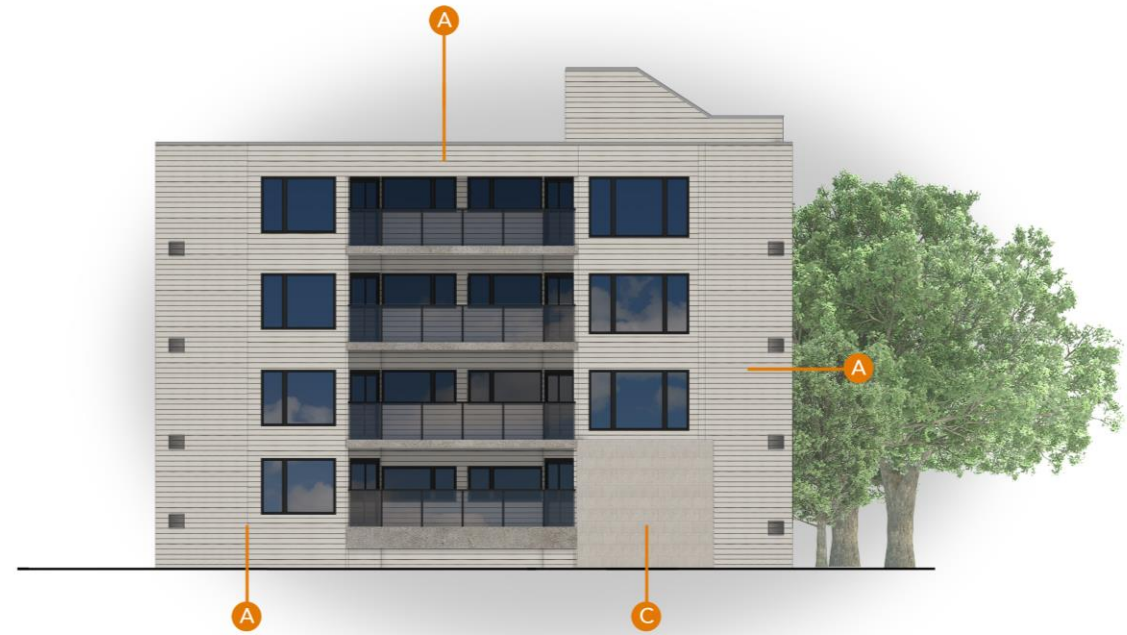
BUILDING SECTION (NORTHWEST)

MATERIAL KEY	
A	CEMENT BOARD SIDING Warm Gray
B	STONE GRAY
C	LIMESTONE BLOCK GRAY



Northwest Elevation
6225 Germantown Ave
Philadelphia, PA 19144

BUILDING SECTION (SOUTH)



MATERIAL KEY

A		CEMENT Warm Gray
B		STONE GRAY
C		LIMESTONE GRAY

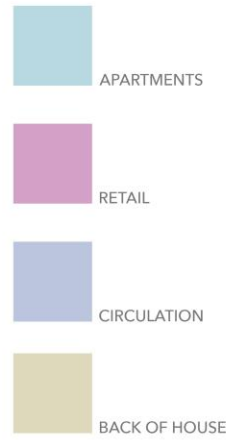
South Elevation
6225 Germantown Ave
Philadelphia, PA 19144

BUILDING SECTION (SOUTHEAST)



Southeast Elevation
6225 Germantown Ave
Philadelphia, PA 19144

Site Plan



6225 Germantown Ave
Philadelphia, PA 19144
Site Plan

CDR APPLICATION FORM



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:

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

Project exceeds 50,000 gross square feet of new floor area.

PROJECT LOCATION

Planning District: _____ Council District: 8th

Address: 6225-27 Germantown Avenue
Philadelphia, PA 19144

Is this parcel within an Opportunity Zone?	Yes	No	Uncertain
If yes, is the project using Opportunity Zone Funding?	Yes	No	
		<u> </u>	

CONTACT INFORMATION

Applicant Name: Edward Topolewski Primary Phone: 267-702-6468

Email: eric@mgmtresidential.com Address: PO Box 430
Bryn Mawr, PA 19010

Property Owner: <u>6227 Germantown Holdings LLC</u>	Developer: <u>6227 Germantown Holdings LLC</u>
Architect: <u>Ingram/Sageser</u>	

SITE CONDITIONS

Site Area: 17,416 Sq. Ft.

Existing Zoning: CMX-2 Are Zoning Variances required? Yes No X

Proposed Use:

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

925 Sq. Ft. Commercial Unit

38,515 Sq. Ft. Residential Units

12,213 Sq. Ft. Basement Parking/Utility/Storage

Proposed # of Parking Units: Twenty-Seven (27)

COMMUNITY MEETING

Community meeting held: Yes No X

If yes, please provide written documentation as proof.

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

Date: _____ Time: _____

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA X

If yes, indicate the date hearing will be held:

Date: _____

SUSTAINABILITY QUESTIONNAIRE

Civic Sustainable Design Checklist – Updated September 3, 2019

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, SEPTA Bus Route 23 is located 170 feet from the property.
(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 is located at basement level.
(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, there are two (2) proposed electric vehicle designated parking spaces.
(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	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, but there will be an enclosed bike storage room

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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.	Landscaping will be native planting from the PCPC approved list.
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, the building will incorporate a green roof and landscaped areas.
(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	Yes, the stormwater will be managed by the green roof and porous paver block driveway.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	The green roof coupled with the landscaped areas will reduce the heat island effect.
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	Exceeds building energy code.
(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	No.

Civic Sustainable Design Checklist – Updated September 3, 2019

	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}	N/A
(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.	All electric building. No fossil fuels will be used.

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

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COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

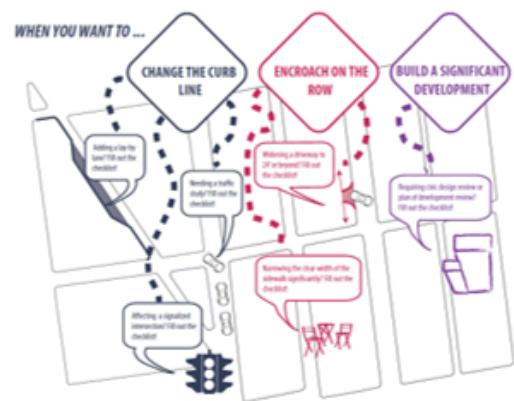
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

- PROJECT NAME
6225 Germantown Avenue
- DATE
01/06/2025
- APPLICANT NAME
6227 Germantown Holdings, LLC
- APPLICANT CONTACT INFORMATION
P.O. Box 430, Bryn Mawr, PA 19010
- OWNER NAME
Edward Topolewski
- OWNER CONTACT INFORMATION
P.O. Box 430, Bryn Mawr, PA 19010
- ENGINEER / ARCHITECT NAME
Michael Fina
- ENGINEER / ARCHITECT CONTACT INFORMATION
Ambric Technology Corporation, 100 Pine Street, Colwyn, PA 19023
- 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/dataset/details/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Partial Germantown Avenue</u>	<u>E. Tulpehocken St.</u>	<u>E. Washington Ln.</u>	<u>Urban Arterial</u>

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
- Parking and loading regulations in curb lanes adjacent to the site YES ☒ NO ☐
 - Street Furniture such as bus shelters, honor boxes, etc. YES ☒ NO ☐ N/A ☐
 - Street Direction YES ☒ NO ☐
 - Curb Cuts YES ☒ NO ☐ N/A ☐
 - Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. YES ☒ NO ☐ N/A ☐
 - 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

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? YES ☐ NO ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

Existing curb and sidewalk along Germantown Avenue will be reconstructed. The new sidewalks will promote pedestrian safety along the Urban Arterial Route of Germantown Avenue to existing bus stops located northwest of the site at the intersection of Germantown Avenue & E. Washington Lane and southeast of the site at the intersection of Germantown Avenue & E. Tulpehocken Street.

APPLICANT: Curbside Management Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

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

33. What is the maximum AASHTO design vehicle being accommodated by the design? Passenger Car
34. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission. YES ☒ NO ☐
35. Will the public right-of-way be used for loading and unloading activities? YES ☐ NO ☒
36. Does the design maintain emergency vehicle access? YES ☒ NO ☐
37. Where new streets are being developed, does the design connect and extend the street grid? YES ☐ NO ☐ N/A ☒
38. Does the design support multiple alternative routes to and from destinations as well as within the site? YES ☒ NO ☐ N/A ☐
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? YES ☒ NO ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

40. Does the design incorporate windows, storefronts, and other active uses facing the street? YES ☒ NO ☐ N/A ☐
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)? YES ☒ NO ☐ N/A ☐
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site? YES ☒ NO ☐ N/A ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Urban Design Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

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 ☐ NO ☐ N/A ☒ DEPARTMENTAL APPROVAL YES ☐ NO ☐
45. Does the design provide adequate clearance time for pedestrians to cross streets? YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐
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? YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐
- If yes, City Plan Action may be required.
47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?
- | | | | | | |
|-------------------------------|------------------------------|-----------------------------|---|------------------------------|-----------------------------|
| ▪ Marked Crosswalks | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" 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 ☐ NO ☐ N/A ☒ YES ☐ NO ☐
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety? YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐

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:

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

Application Details

1

Date of Notification to PCPC: 12 30 2024

2

3

4

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NOTICE OF RCO MEETING

Richard C. DeMarco, Esquire
E-mail: rcdemarco@zarwin.com

NOTICE OF COMMUNITY MEETING

2005 Market Street, 16th Floor
Philadelphia, PA 19103
www.zarwin.com
March 5, 2025

Re: ZONING NOTICE PURSUANT TO PHILA. ZONING CODE § 14-303(12) OF 'CIVIC DESIGN REVIEW' PROCESS – 6225-27 GERMANTOWN AVENUE, PHILADELPHIA PA.

Dear Registered Community Organization and Property Owners:

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

- The Property, 6225-27 Germantown Avenue Philadelphia PA is approximately 17,865 square feet in area and fronts along Germantown Avenue, with the nearest cross street E. Washington Avenue. There are existing structures on the property which will be demolished. The Property is zoned CMDX-2 Commercial.
- The Application is for the erection of a four-story mixed-use structure with first floor commercial space and 45 dwelling units on floors 1-4. There is onsite parking for 27 vehicles and there are 32 bicycle spaces as per submitted plans.
- Conditional zoning approval for the proposal has been issued, along with a notification that the project requires "Civic Design Review" since it has more than 50,000 new square feet of floor area (notification is attached).

The 59th Democratic Ward Registered Community Organization as Coordinating RCO has scheduled a **virtual (ZOOM) PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time, and location:

Public Meeting Date & Time: April 8, 2025, at 6:30 P.M.

Location: Zoom meeting information: Please refer to page 2 of this notice

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

59th Democratic Ward: patwjones@gmail.com
Faith Community Development Corporation: plainjohngraves@gmail.com
Chew and Belfield Neighbors Club Inc.: jesus4620032004@yahoo.com
KECO Inc.: thiemman555@gmail.com
Office of Councilwoman Cindy Bass: Charles.Richardson@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,

Richard C DeMarco

cc: Office of Councilwoman Bass c/o charles.richardson@phila.gov
Planning Commission – rc.notification@phila.gov
Civic Design Review Committee – CDR@phila.gov
Duane Bumb; Senior Deputy Director of Commerce- Duane.Bumb@phila.gov
Altoro Hall; Manufacturing and Advanced Industries- Altoro.Hall@phila.gov

RCO Meeting Information:

<https://us06web.zoom.us/j/84760003655?pwd=xDNauCFmuqbh1zbbqBivID93ERFRAX.1>

Meeting ID: 847 6000 3655

Passcode: 12345

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- +1 346 248 7799 US (Houston)

Meeting ID: 847 6000 3655

Passcode: 12345

Find your local number: <https://us06web.zoom.us/j/84760003655?pwd=xDNauCFmuqbh1zbbqBivID93ERFRAX.1>

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6.	6232 40 GERMANTOWN AVE PHILADELPHIA PA 19144																
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Form 3877, April 2015 (Page 1 of 2)

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