

DEPARTMENT OF PLANNING AND DEVELOPMENT

CIVIC DESIGN REVIEW

CITY OF PHILADELPHIA





ARCHITECT:
Ingram/Sageser

CIVIL ENGINEER:
Ambric Technologies

TABLE OF CONTENTS

DESIGN MATERIALS

4	Existing Site Survey
5	Existing Site Context
6-7	Site Context/Massing Model
8	Street View Rendering
9	Zoning Plan / Landscape Plan
10-13	Detailed Floor Plans
14	Building Sections
15-18	Building Elevations and Material Pallet
19	Site Plan

ADMINISTRATIVE MATERIALS

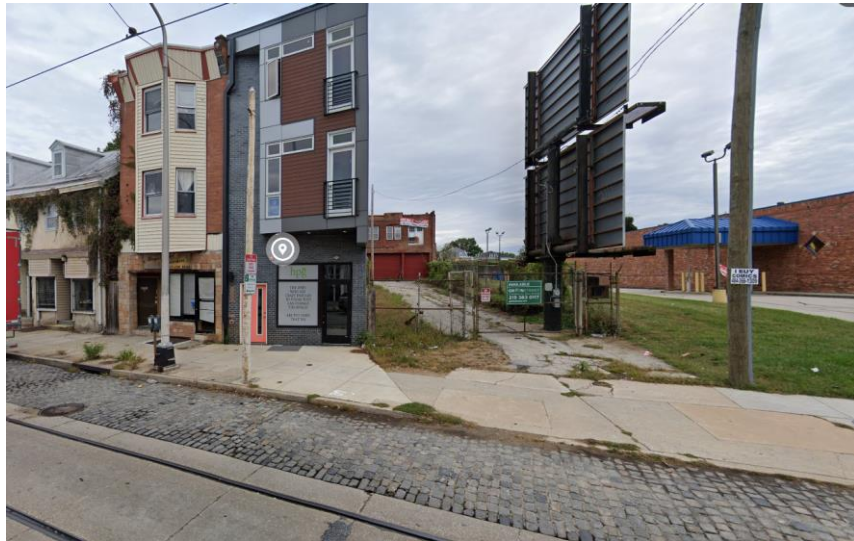
20	CDR Application Form
21	CDR Sustainability Questionnaire
22-25	Complete Streets Handbook Checklist
26	CDR Notices
27	Notice of RCO Meeting
28	Certificate of Mailing





EXISTING SITE

Existing Commercial Building.



View from Germantown Avenue – Close Up.



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

SITE CONTEXT





SITE CONTEXT/MASSING MODEL

STREET VIEW RENDERING
(Germantown Ave.)



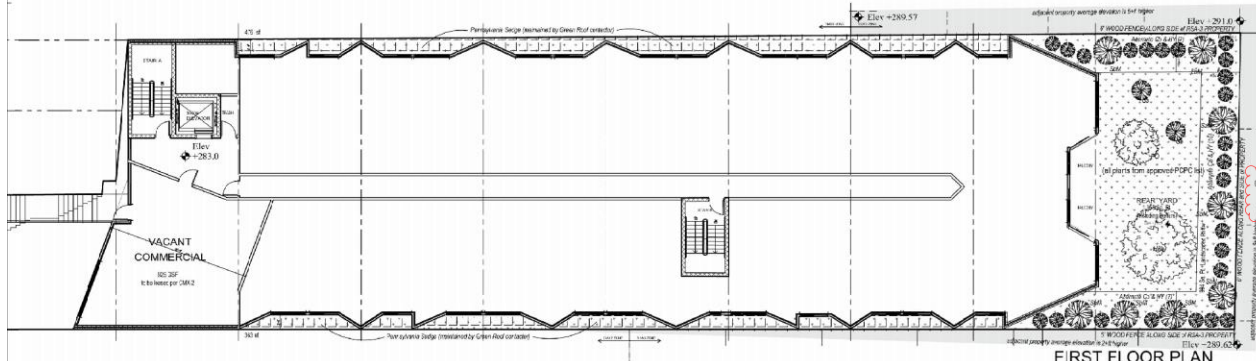
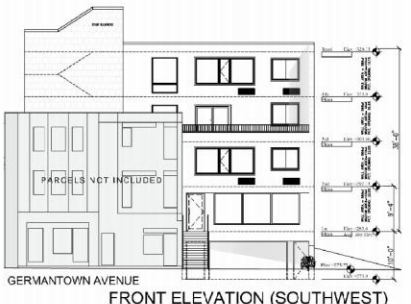
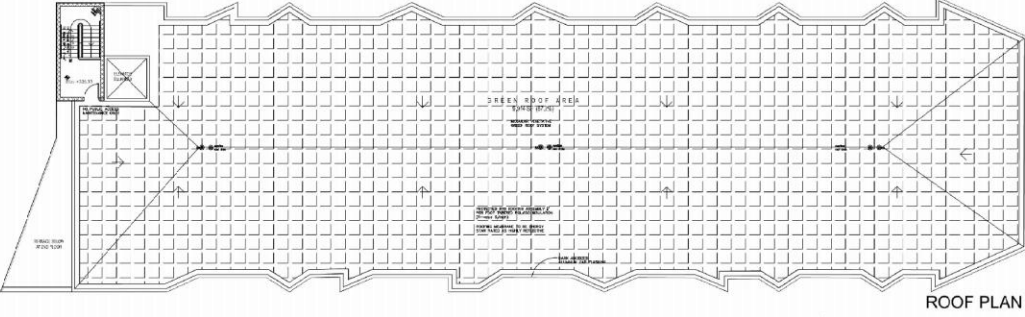
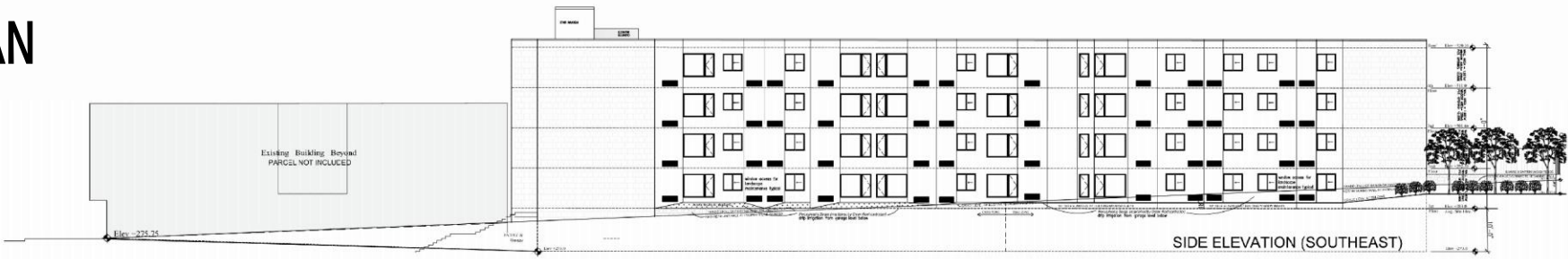
ZONING PLAN

Ingram/Sageser
Architecture & Planning

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

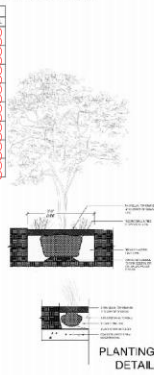
Germantown
Apartments

6225 Germantown Ave.
Philadelphia, PA



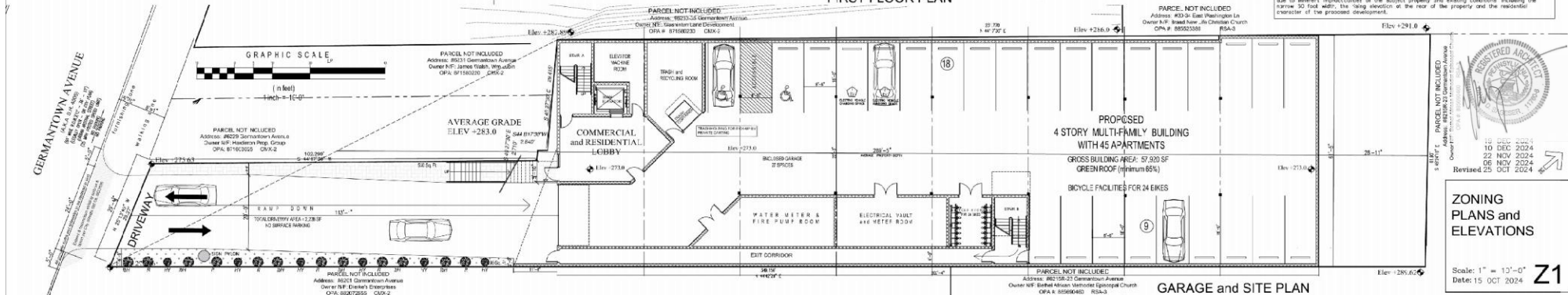
PLANTING SCHEDULE

PLANTING	SPACING	QUANTITY
Coriander (CB)	5' on center	12
Deep Purple Hydrangea (DPH)	5' on center or as shown	12
Heavy Holly (HH)	as shown	6
Phlox (PH)	as shown	6
Swiss Star Magnolia (SM)	as shown	6
3.75" Caliper	as shown	6
2.5" Caliper	as shown	6
1.5" Caliper	as shown	6
1.25" Caliper	as shown	6
1.0" Caliper	as shown	6
0.75" Caliper	as shown	6
0.5" Caliper	as shown	6
0.25" Caliper	as shown	6



ZONING SUMMARY

ZONE REGULATIONS	REQUIRED	PROPOSED
Maximum Occupied Area (sq ft)	12,500 sq ft	12,500 sq ft
Minimum Front Yard Depth (ft)	5 ft	5 ft
Minimum Side Yard Width (ft)	5 ft	5 ft
Minimum Rear Yard Depth (ft)	5 ft	5 ft
Maximum Height (ft)	35 ft	35 ft
Maximum Corner Height (ft)	35 ft	35 ft
Maximum Floor Area (sq ft)	12,500 sq ft	12,500 sq ft
Maximum Sealing Units	12,500 sq ft	12,500 sq ft
Roofing	Asph/Flt	Asph/Flt
Landscaping	Asph/Flt	Asph/Flt
Yard Trees	Asph/Flt	Asph/Flt
Tree Removal	Asph/Flt	Asph/Flt
Required Non-Residential Use	Asph/Flt	Asph/Flt

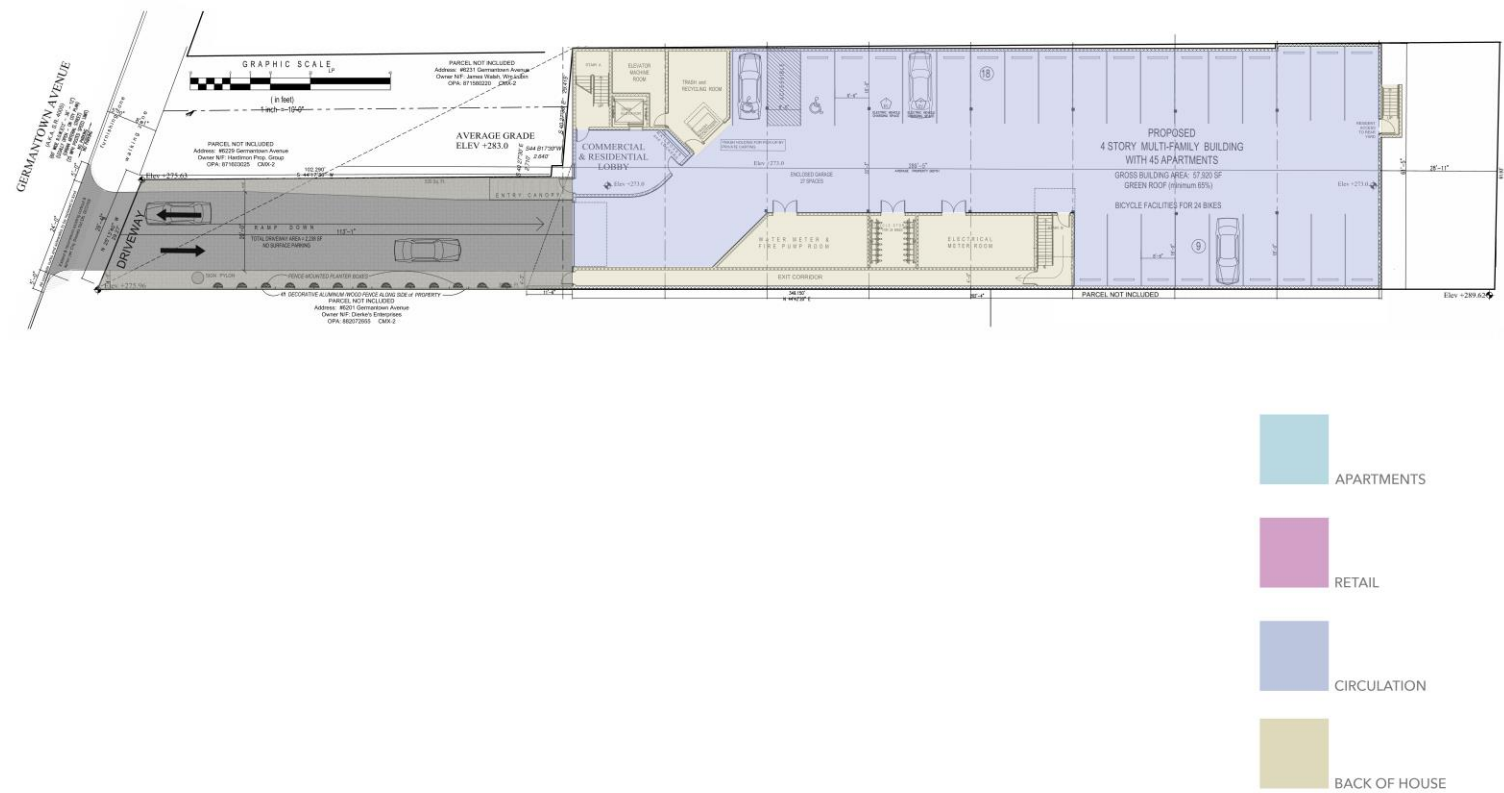


ZONING
PLANS and
ELEVATIONS

Scale: 1" = 10'-0"
Date: 15 OCT 2024

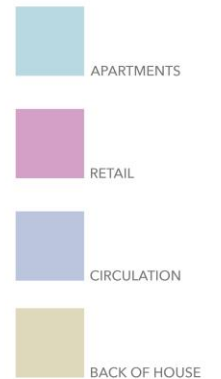
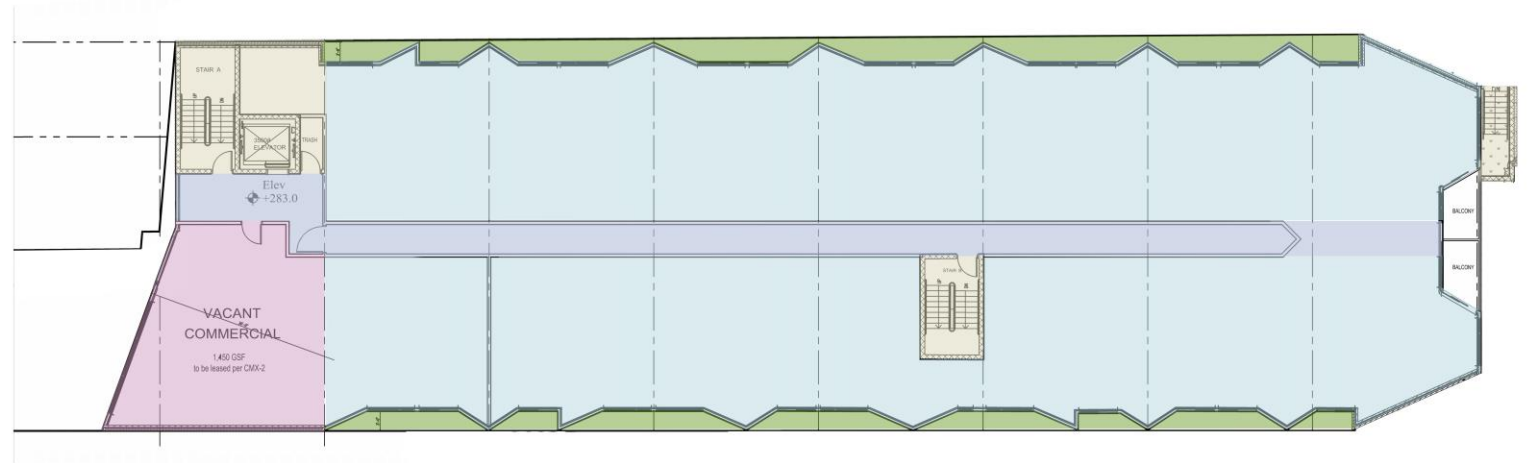
Z1

6225 Germantown Ave.
Garage Plan



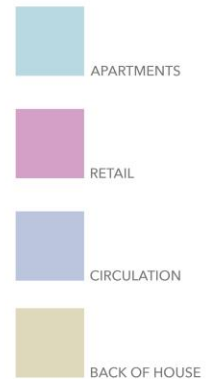
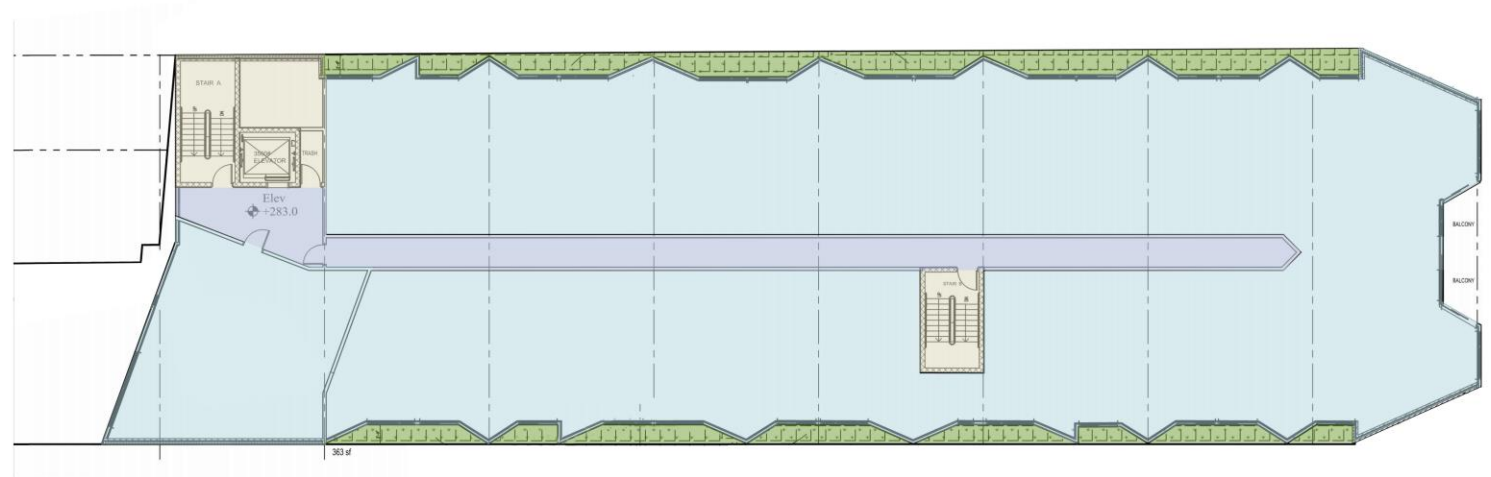
1ST PLAN

6225 Germantown Ave.
1st Floor Plan



2-4 PLAN

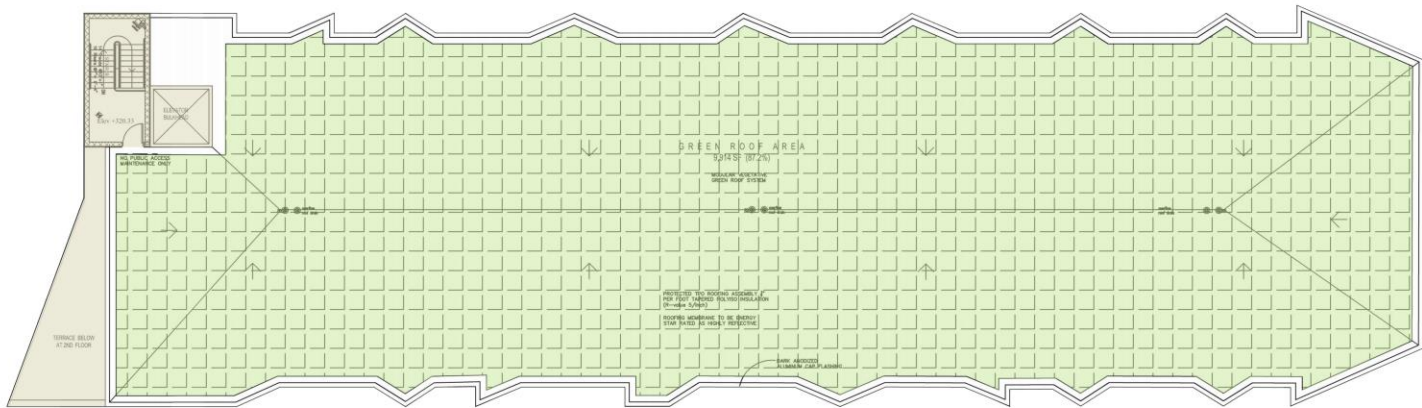
6225 Germantown Ave.
2nd - 4th Floor Plan



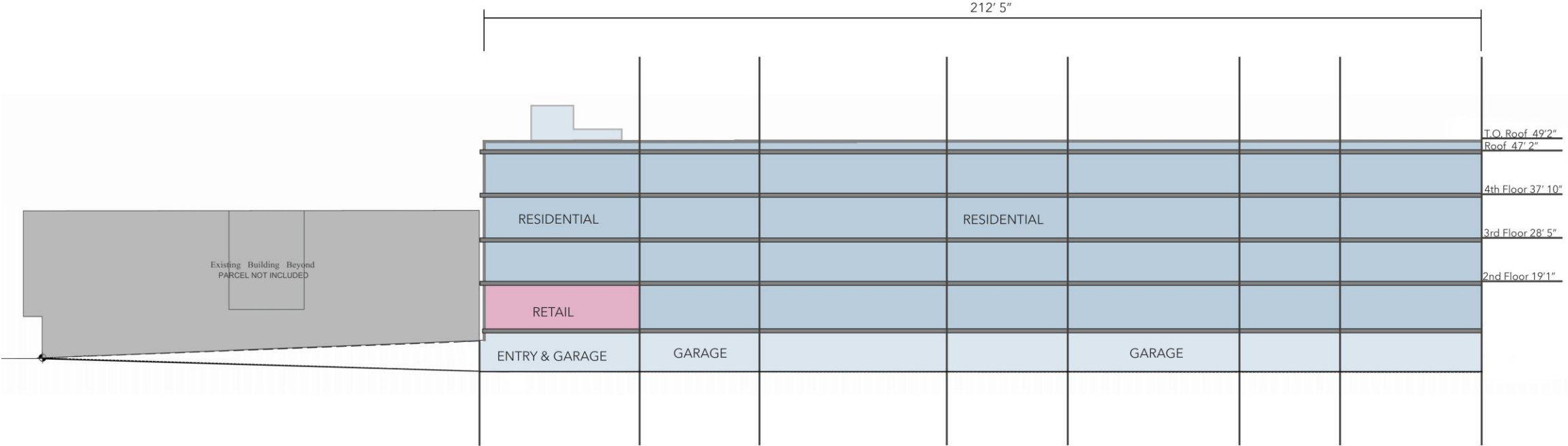
ROOF PLAN

6225 Germantown Ave.

Roof Plan



FLOOR ELEVATIONS



BUILDING SECTION (NORTH)



MATERIAL KEY	
A	CEMENT BLOCK Warm Gray
B	STONE GRAY
C	BRICK TAN
D	METAL PANEL WHITE

North Elevation
6225 Germantown Ave
Philadelphia, PA 19144

BUILDING SECTION (NORTHWEST)



Northwest Elevation
6225 Germantown Ave
Philadelphia, PA 19144

BUILDING SECTION (SOUTH)



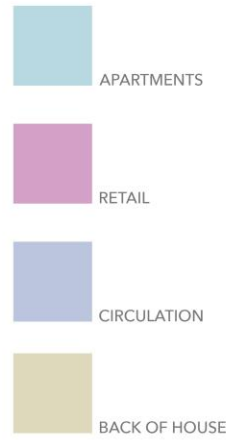
South Elevation
6225 Germantown Ave
Philadelphia, PA 19144

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

1

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

2

COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

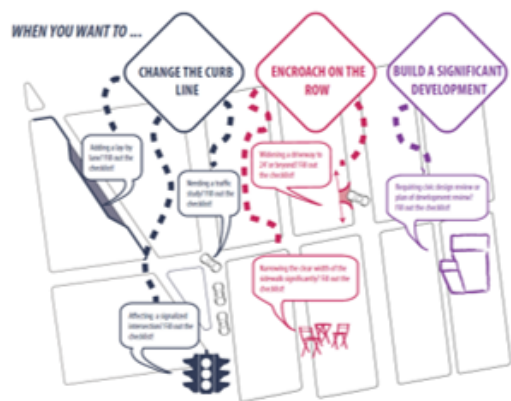
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

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) <i>Required / Existing / Proposed</i>	CITY PLAN SIDEWALK WIDTH <i>Existing / Proposed</i>
<u>Germantown Avenue</u>	12' / 12' / 12'	12' / 12'

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 <i>Required / Existing / Proposed</i>
<u>Germantown Avenue</u>	6' / 6' / 6'

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>Driveway</u>	22'	<u>Germantown Avenue</u>

PROPOSED VEHICULAR INTRUSIONS		
INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	19.3'	<u>Leverington Avenue</u>

4

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?
- YES ☒ NO ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

APPLICANT: Pedestrian Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

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

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH <i>Existing / Proposed</i>
<u>Germantown Avenue</u>	2' / 2'

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 <i>Recommended / Existing / Proposed</i>
<u>Germantown Avenue</u>	4' / 4' / 4'

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
- Lighting
- Benches
- Street Trees
- Street Furniture

YES ☒ NO ☐ N/A ☐

YES ☒ NO ☐ N/A ☐

YES ☒ NO ☐ N/A ☐

YES ☒ NO ☐ N/A ☐

YES ☒ NO ☐ N/A ☐

YES ☒ NO ☐ N/A ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

19. Does the design avoid tripping hazards?

YES ☒ NO ☐ N/A ☐

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

YES ☒ NO ☐ N/A ☐

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)
- YES ☐ NO ☐ N/A ☒
22. Does the design maintain adequate visibility for all roadway users at intersections?
- YES ☐ NO ☐ N/A ☒

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

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 <i>Existing / Proposed</i>	ON SIDEWALK <i>Existing / Proposed</i>	OFF-STREET <i>Existing / Proposed</i>
<u>6225 Germantown Avenue</u>	15	0 / 0	0 / 0	0 / 24

25. Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?

- Conventional Bike Lane
- Buffered Bike Lane
- Bicycle-Friendly Street
- Indego Bicycle Share Station

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?
- YES ☒ NO ☐ N/A ☐

27. Does the design provide convenient bicycle connections to residences, [work places](#), and other destinations?
- YES ☒ NO ☐ N/A ☐

APPLICANT: Bicycle Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

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 <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"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?		YES <input type="checkbox"/> NO <input type="checkbox"/>

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	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 checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
35. Will the public right-of-way be used for loading and unloading activities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
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"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

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

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

26

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.: thieman555@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

One tap mobile

+13052241968,,84760003655#,,,,*12345# US

+13092053325,,84760003655#,,,,*12345# US

Dial by your location


- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +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>

CERTIFICATE OF MAILING



UNITED STATES
POSTAL SERVICE®

Name and Address of Sender

Richard C. DeMarco, Esquire
2005 Market Street, 16th Floor
Philadelphia, PA 19103

Check type of mail or service

☒ Adult Signature Required
☐ Certified Mail
☐ Collect on Delivery (COD)
☐ Insured Mail
☐ Priority Mail

☐ Priority Mail Express
☐ Registered Mail
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

Address (Name, Street, City, State, & ZIP CodeTM)

1.	46 E WASHINGTON LN PHILADELPHIA PA 19144																
2.	6218 BAYNTON ST PHILADELPHIA PA 19144																
3.	50 E WASHINGTON LN PHILADELPHIA PA 19144																
4.	21 E TULPEHOCKEN ST PHILADELPHIA PA 19144																
5.	6226 BAYNTON ST PHILADELPHIA PA 19144																
6.	6232 40 GERMANTOWN AVE PHILADELPHIA PA 19144																
7.	30-34 E WASHINGTON LN PHILADELPHIA PA 19144																
11	19 E TULPEHOCKEN ST PHILADELPHIA PA 19144																

Postage (Extra Service) Fee

Handling Charge

Actual Value if Registered

Value

Sender if COD

Fee

Fee

Fee

Fee

Fee

Fee

Fee

Fee

Fee

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Handing Charge - If Registered and over \$50.00 in value

Handing Charge - If Registered and over \$50.00 in value

Handing Charge - If Registered and over \$50.00 in value

Handing Charge - If Registered and over \$50.00 in value

Handing Charge - If Registered and over \$50.00 in value

Handing Charge - If Registered and over \$50.00 in value

Handing Charge - If Registered and over \$50.00 in value

Handing Charge - If Registered and over \$50.00 in value

Number of Pieces

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

Form 3877, April 2015 (Page 1 of 2)

PSN 7530-02-000-9088

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.

U.S. POSTAGE PAID

LAFAYETTE HILL, PA 19444

MAR 12 2025

AMOUNT

\$5.20

S2324F508242-2

LAFAYETTE HILL PA 19444-8900

MAR 12 2025

USPS

Civic Design Review Key Recommendations to Guide Second Submission

Licenses and Inspections Application Number: ZP-2024-010741

Project Address and/or Title: 6225 Germantown Avenue

Response to Comments, 5/29/25

Registered Community Organization Comments (59th Democratic Ward RCO)

1 Billboard is a distraction to the culture of the corridor.

2 Work with the community to make the project align with the culture of the neighborhood.

3 The building's height could impact light and air access to the surrounding structures. Consider reducing the number of stories.

Site Design Comments (including Complete Streets)

4 There are small gestures that can really make this project shine like an awning for the front entrance.

An Awning was added to the ground level main entry

5 The sidewalk and driveway into the building is unwelcoming and narrow.

- Design the driveway as a shared pedestrian and auto space.
- It could be used to manage stormwater.
- Reconsider the fence along the property line. It is adding to the unwelcome nature of the entrance.

Fencing was revised to have a warmer and more welcoming look. Points were removed from the fencing and hanging planters were added to the fence to create a warmer look.

The driveway is part of the stormwater management and will utilize porous paving blocks, which will have a more ornate look and a lighter grey coloring unlike black asphalt. The rendering is updated to show this change.

6 There are concerns with the driveway entrance into the garage. There are multiple blind spots and conflict points.

Revisions have been made to the entry since the original zoning design with a softened angle when first entering the building to create a wider visual path for pedestrians and vehicles.

7 There are concerns with loading, deliveries, and trash removal with the current

site design.

8 Consider moving the bike parking closer to the lobby.

The bike room was moved from the rear of the garage to the middle, but needed to account for mechanical room constraints, preventing it from being brought closer to the entrance.

9 Can the billboard be removed entirely? If not, can it be relocated to allow for more pedestrian space?

It cannot be relocated and has a long term lease with the billboard company with Clearchannel.

- One of the two billboard faces billboards is not used. Can it be used as a public art amenity?

10 Add walkway indicators in the garage for pedestrian safety

11 The rear green yard green space is underutilized in the current design. Consider making it more of an amenity for residents.

Building Design Comments

12 Use higher quality materials for all facades.

13 Consider ways to make to front facade to have more hierarchy.

Changes were made to the front façade to highlight the commercial retail space with paneling and brick and stone.

14 The angled elements along the facade seem like it will make for odd conditions in the residential units.

15 The retail space does not seem like it is viable. It is accessed by a shared lobby and is quite confusing for an entrance. Explore ways to resolve this.

16 The egress options from the building seem unresolved.

17 The green roof could be a building amenity and a green space that the residents could use.

We cannot offer the roof with an amenity deck as it would force us out of compliance with PWD stormwater requirements.

Sustainability Comments

18 Consider adding solar panels.

The roof needs to be fully exposed for stormwater management compliance.