



# 4889 UMBRIA

## PHILADELPHIA, PA

05 NOVEMBER 2025

### CIVIC DESIGN REVIEW MEETING







GERMANY HILL PARK

SMICK ST (not accessible)

OGLE ST

LEMONTE ST

LOVE CITY VINTAGE FURNITURE

PHILADELPHIA WOODWORKS

JAVIES BEVERAGE

UMBRIA ST

4889 UMBRIA STREET

PARKER ST

PENN VILLAGE

INDUSTRY LOFTS

IVY RIDGE STATION

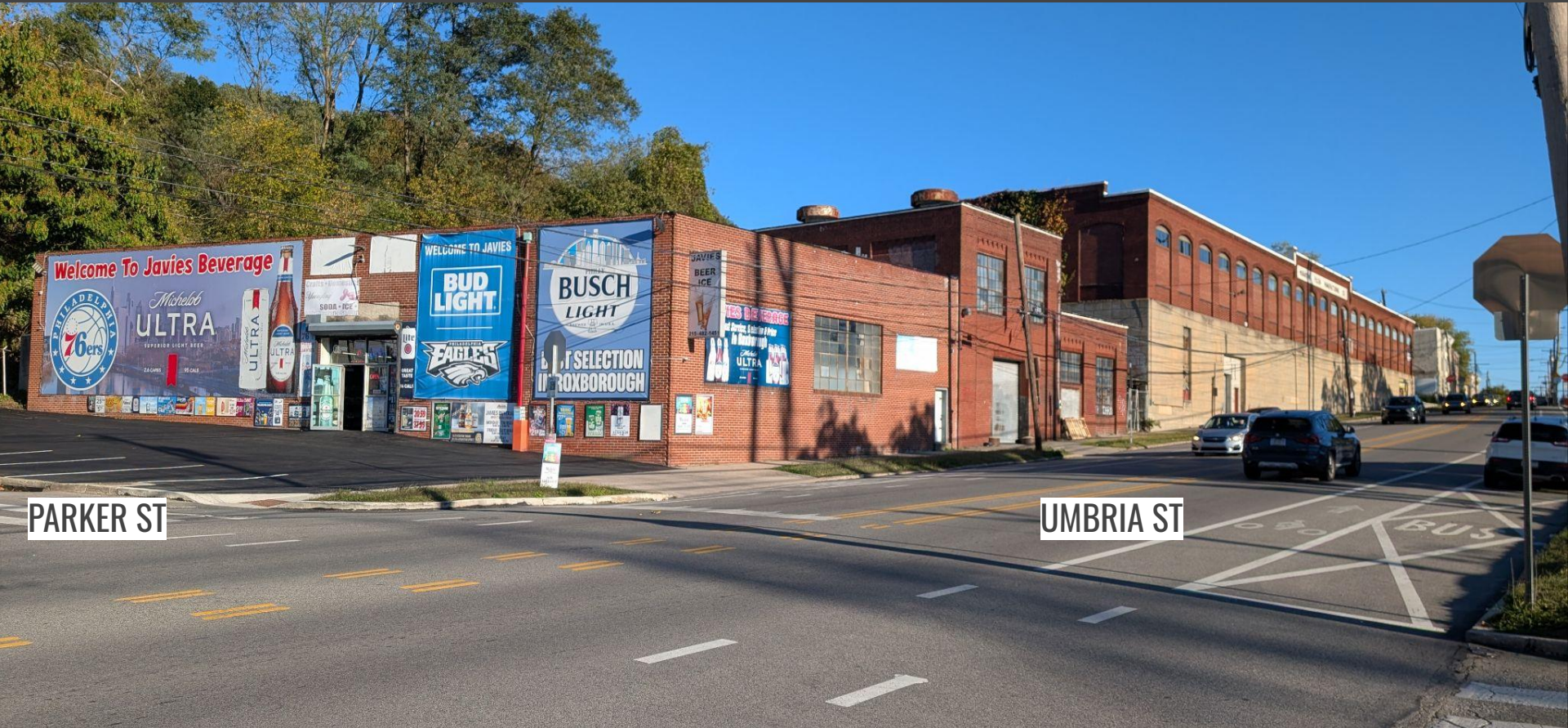
THE STATION AT MANAYUNK APARTMENTS

SCHUYLKILL RIVER TRAIL

SCHUYLKILL RIVER







PARKER ST

UMBRIA ST





UMBRIA ST









UMBRIA ST

LEMONTE ST



# EXISTING CONDITIONS - CORNER OF LEMONTE AND SMICK (ABANDONED)









**4889 UMBRIA STREET IS A NEW MULTI-FAMILY, BY-RIGHT DEVELOPMENT ZONED IRMX (INDUSTRIAL MIXED-USE).**

**THE PROJECT HAS A GROUND FLOOR RESIDENTIAL LOBBY, 2 LEVELS OF PARKING, 5 LEVELS OF RESIDENTIAL APARTMENT UNITS AND 4 EXISTING INDUSTRIAL BUILDINGS TO REMAIN**

**384 APARTMENTS:**

**UNIT MIX OF S, 1, 2 AND 3 BEDROOM UNITS**

**380 VEHICLE PARKING SPACES**

**128 BIKE PARKING SPACES**

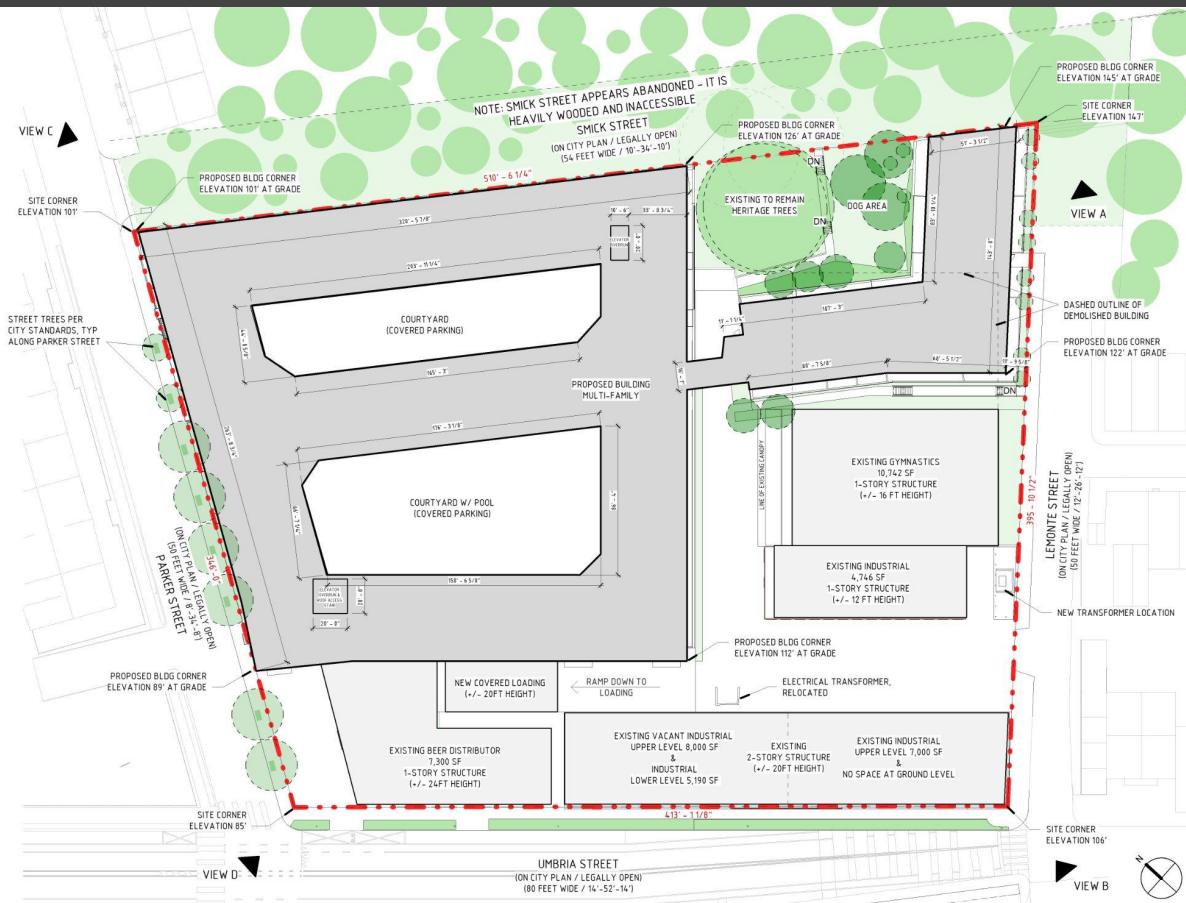
**353,390 SF RESIDENTIAL**

**141,007 SF PARKING**

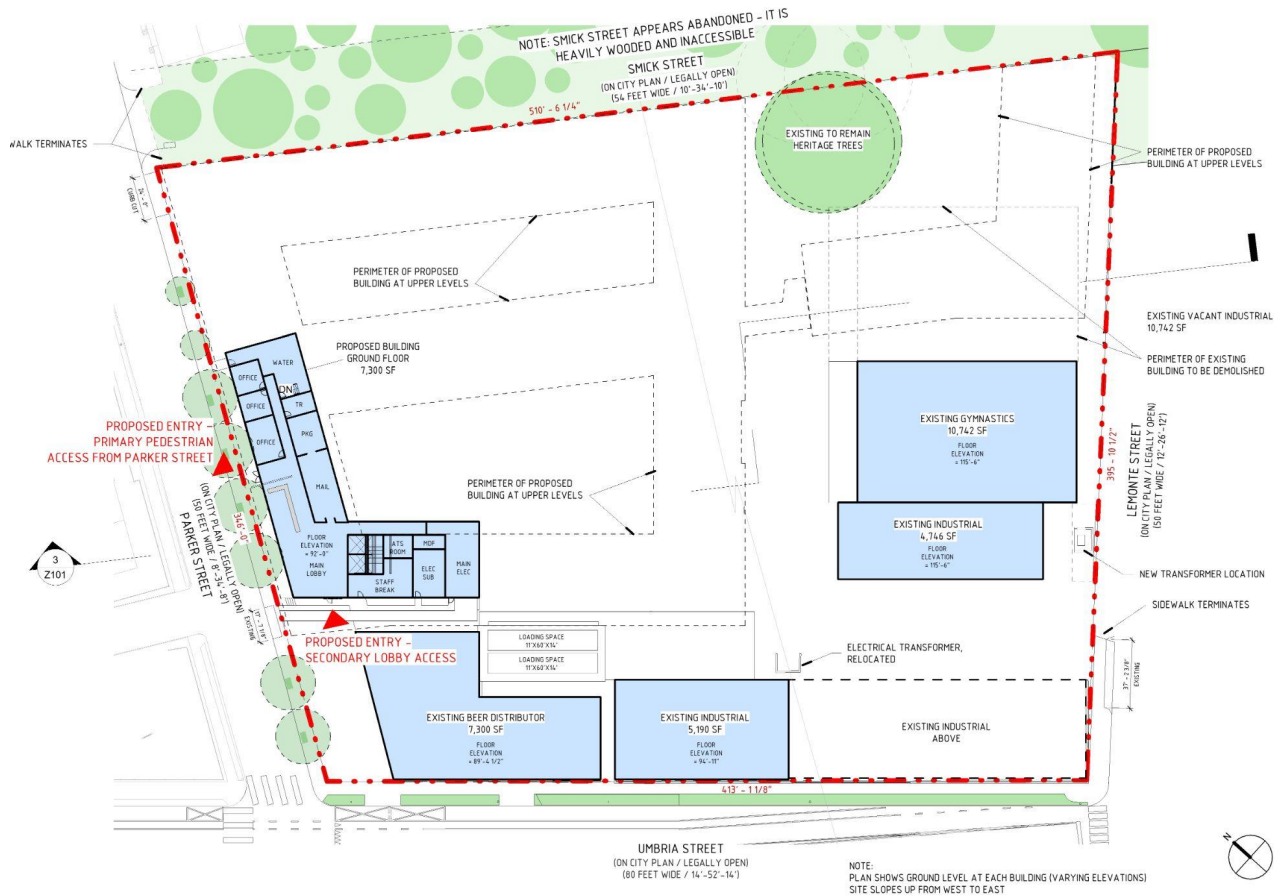
**36,678 SF OF EXISTING INDUSTRIAL TO REMAIN**



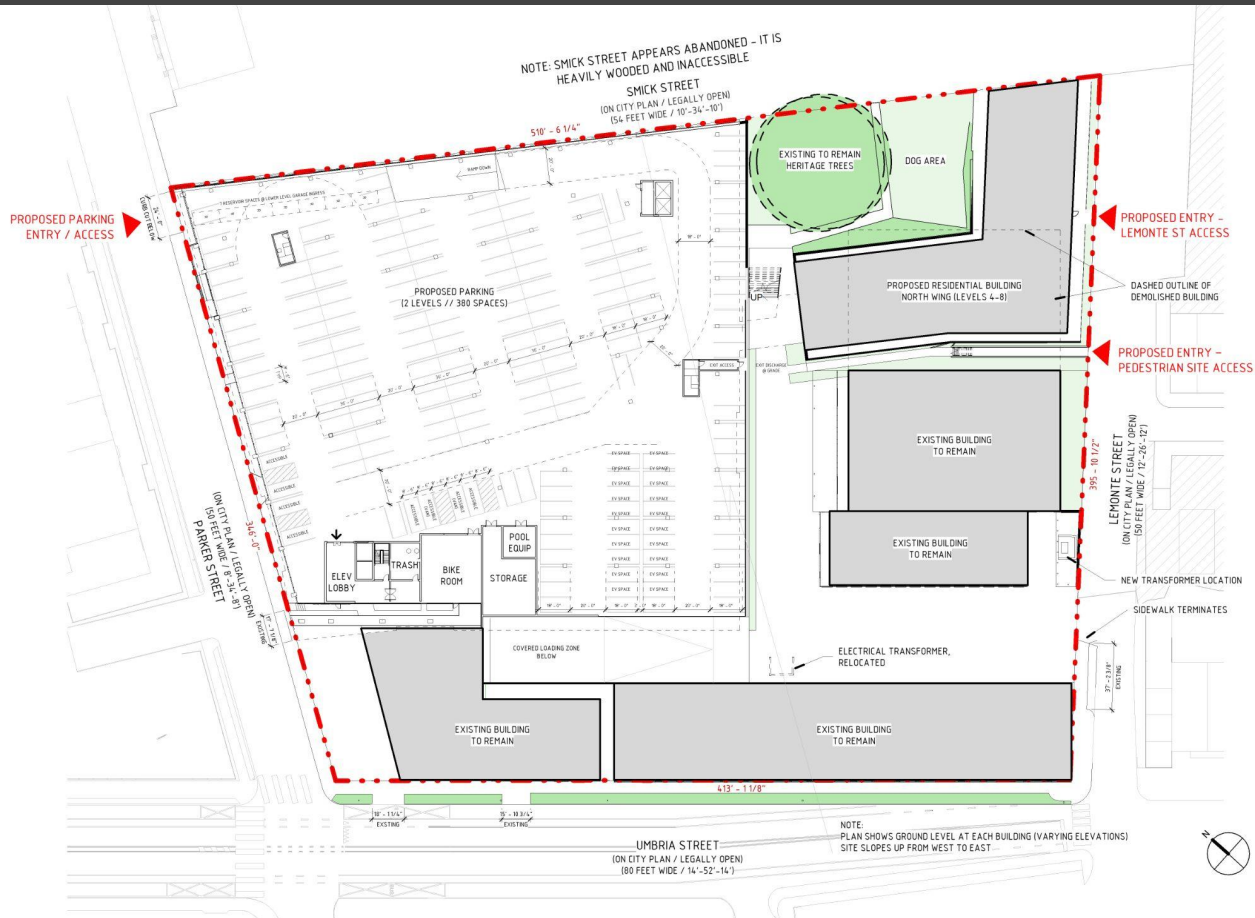






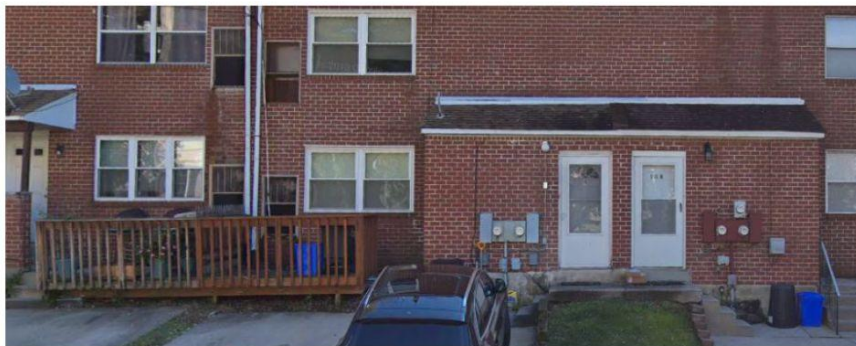












149 PARKER STREET (ACROSS SMICK)



4865 UMBRIA STREET (ACROSS LEMONTE)



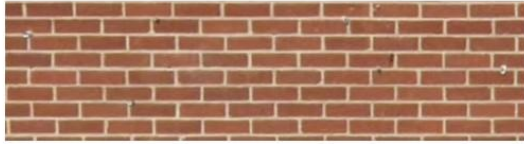
4891 UMBRIA STREET (ON SITE)



4901 UMBRIA STREET (ON SITE)



LEMONTE STREET (ON SITE)



BRICK



EXPANDED METAL MESH BALCONY GUARDS



FIBER CEMENT BOARD PANELS



COLOR 1

COLOR 2



BRICK SCREEN WALL



EXPANDED CORTEN METAL  
SCREEN WALL



ALUMINUM STOREFRONT





GERMANY HILL PARK

LEMONTE ST

OGLE ST

LOVE CITY VINTAGE  
FURNITURE

PHILADELPHIA WOODWORKS

JAVIES BEVERAGE

PARKER ST

UMBRIA ST



# UMBRIA STREET AND PARKER STREET CORNER



Umbria St

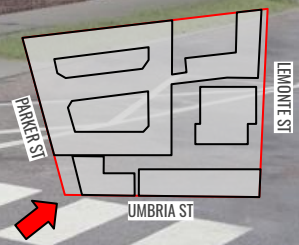
889  
UMBRIA PLACE

KEEPER  
DOOR  
102

DR

GMH

GENESIS

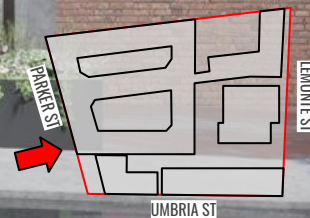


PARKER ST

UMBRIA ST

LEMONITE ST

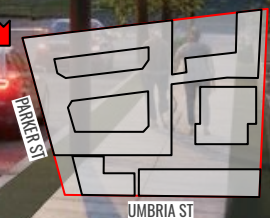


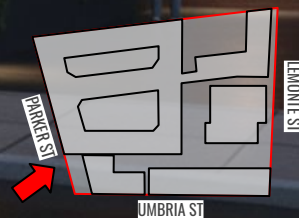




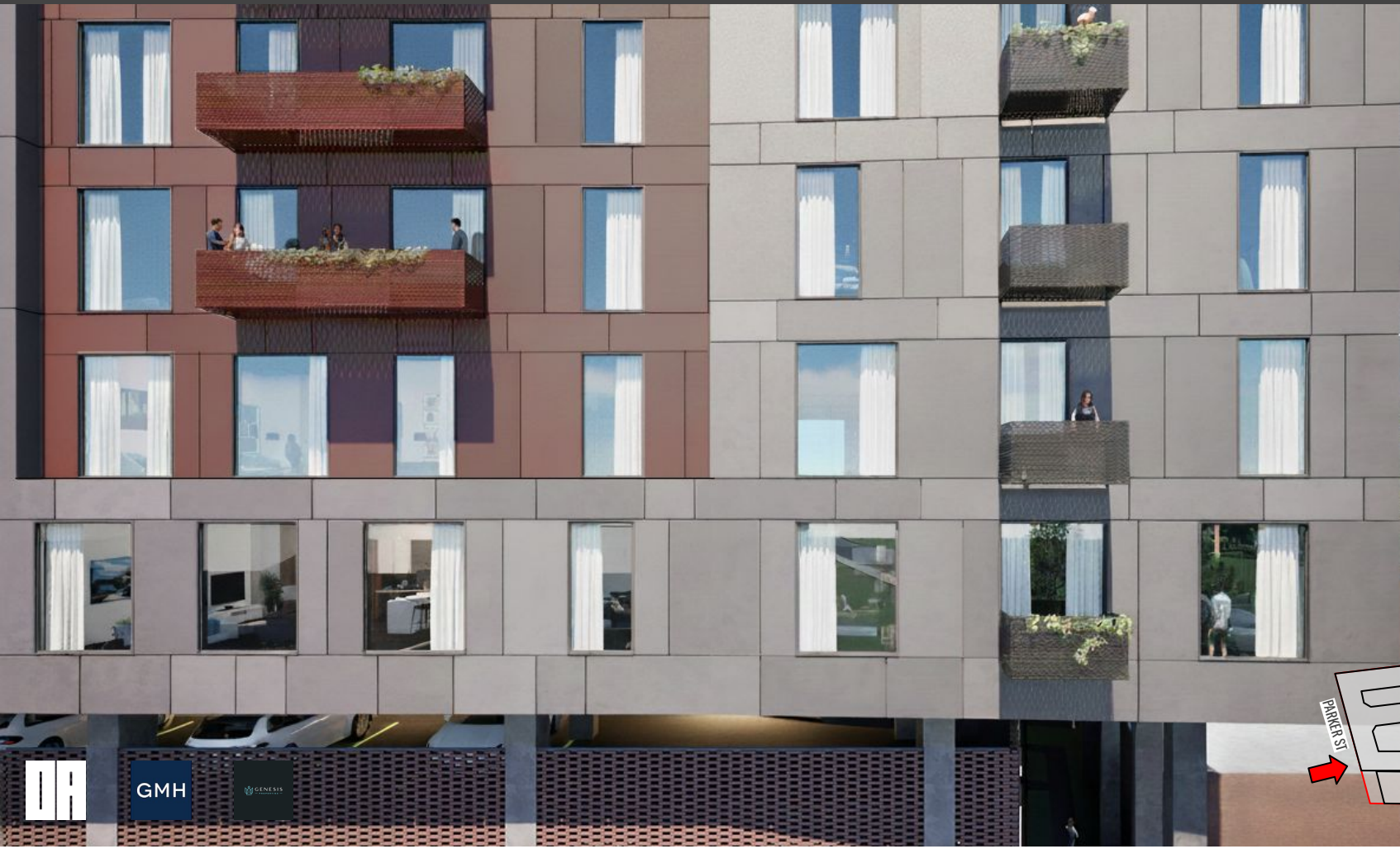






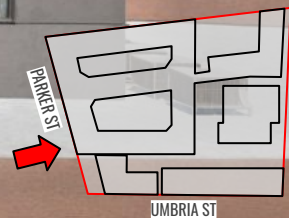






GMH

GENESIS

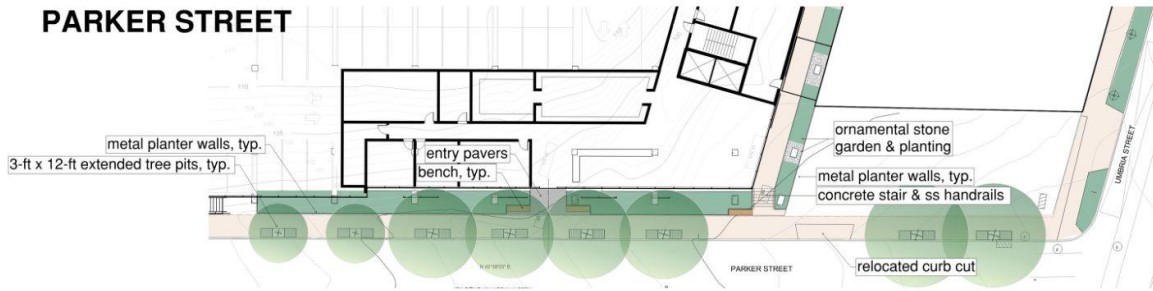




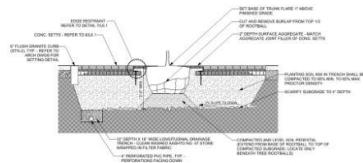




## PARKER STREET



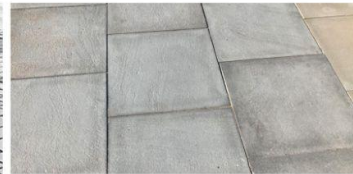
### STEEL PLANTER WALLS



### LOBBY ENTRANCE PAVERS



Unilock, EcoPria, 5-in x 10-in concrete paver on concrete sub slab



Alternate: Bluestone thermal paver, 18-in x 24-in x 2-in thick on concrete sub slab

### STREET TREE PAVEMENT OVER EXTENDED SOIL TRENCH (3-ft x 12-ft)



Unilock, Nordic Cobble, 4-in x 4-in concrete paver on Geopave support system (below)



Stone fines mulch at tree opening and in paver joints



# LEMONTE STREET

## RESIDENTIAL TERRACE SCREEN + PLANTING



Weathered steel screen on concrete curb or site wall, refer to grading plan and sections

Narrow plant bed, appr. 4-ft wide, appr. 12-ft clearance from face of building

## SCREEN PLANTING



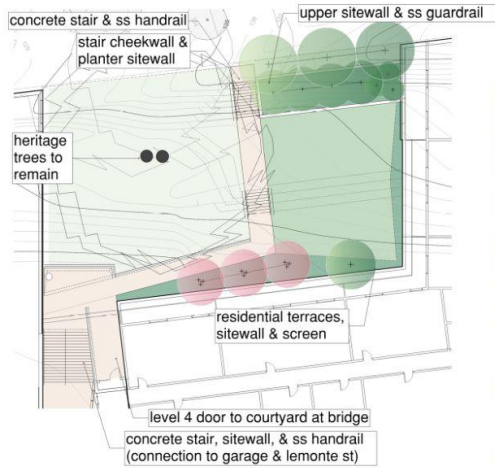
*Clematis virginiana*



*Liquidambar styraciflua* 'Slender Silhouette'



# SMICK COURTYARD



## TREES AT SITEWALL PLANTER



*Taxodium distichum*



*Carpinus betulus 'Frans Fontaine'*



*Magnolia grandiflora 'Little Gem'*

## RESIDENTIAL TERRACE SCREEN



Weathered steel screen on concrete curb or site wall, refer to grading plan and sections



*Clematis virginiana*



No-mow fescue, long at Heritage Trees / mowed as desired at dog run area



*Cercis canadensis*



## STREETSCAPE PLANTING



*Antennaria plantaginifolia*, Pussytoes



*Aronia melanocarpa* Low Scape Mound, Black Chokeberry



*Phlox subulata* 'Purple Beauty', Creeping Phlox



*Juniperus horizontalis* 'Andorra Compacta', Creeping Juniper



*Schizachyrium scoparium* 'Chameleon', Little Bluestem



*Aster novae-angliae* 'Purple Dome', New England Aster



*Penstemon x 'Prairie Dusk'*, Beardtongue



*Agastache x 'Pink Pearl'*, Anise Hyssop



*Nyssa sylvatica*, Black Tupelo



*Quercus alba*, White Oak



*Ulmus americana* 'Princeton', Elm



*Gleditsia triacanthos f. inermis* 'Skycole', Skyline Honey Locust



*Pycnanthemum muticum*,  
Blunt Mountainmint



*Erigeron pulchellus* var. *pulchellus*  
'Lynnhaven Carpet', Robin's Plantain



*Carex plantaginea*, Seersucker Sedge



*Carex pensylvanica*, Pennsylvania Sedge



*Carex radiata*, Eastern Star Sedge



*Polystichum acrostichoides*,  
Christmas Fern



*Ilex glabra* 'Gem Box', Inkberry Holly



*Betula nigra* 'Dura-Heat', River Birch

## LOBBY GARDEN

Heavy shade with dappled sun toward the front of the space. To include boulders and stone mulch throughout.







*Hydrangea petiolaris*, Climbing Hydrangea



*Clematis virginiana*, Virgin's Bower



## PARKER GARAGE PLANTER

Northwest orientation with shade and afternoon sun.



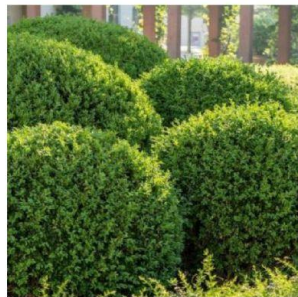
*Aster cordifolius* 'Avondale', Blue Wood Aster



*Gaultheria procumbens* Cherry Berries, Creeping Wintergreen



*Fothergilla gardenii*, Dwarf Fothergilla



*Ilex glabra* 'Gem Box', Inkberry Holly





# OOMBRA ARCHITECTS





DEPARTMENT OF PLANNING AND DEVELOPMENT  
**CIVIC DESIGN REVIEW**  
CITY OF PHILADELPHIA

**4889 UMBRIA STREET**  
PHILADELPHIA, PA 19127



**GENESIS  
PROPERTIES**

OCTOBER 2025



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GENESIS  
PROPERTIES

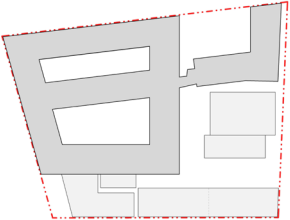




GENESIS  
PROPERTIES

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127

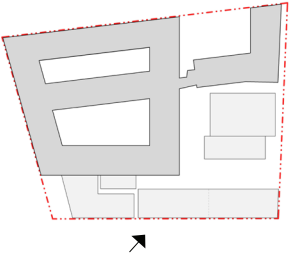




GENESIS  
PROPERTIES

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127



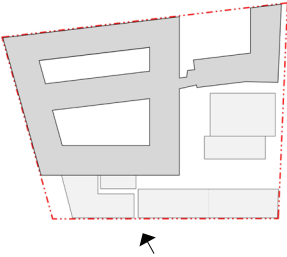


4889 UMBRIA STREET  
PHILADELPHIA, PA 19127



GENESIS  
PROPERTIES





4889 UMBRIA STREET  
PHILADELPHIA, PA 19127

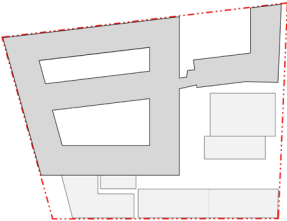


GENESIS  
PROPERTIES





UMBRIA ST

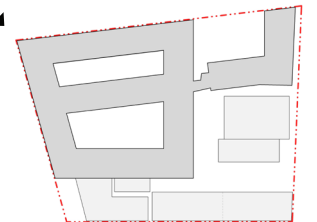


4889 UMBRIA STREET  
PHILADELPHIA, PA 19127

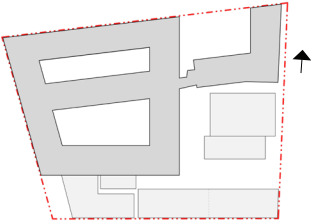


GENESIS  
PROPERTIES









GENESIS  
PROPERTIES

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127



## PROJECT SUMMARY



4889 UMBRIA STREET IS A NEW MULTI-FAMILY DEVELOPMENT ZONED IRMX. THE PROPOSED PROJECT HAS A GROUND FLOOR RESIDENTIAL LOBBY BELOW 2 LEVELS OF PARKING AND 5 LEVELS OF MULTI-FAMILY RESIDENTIAL.

- **RESIDENTIAL**
  - 384 UNITS
  - 118 STUDIOS
  - 174 1BR
  - 87 2BR
  - 5 3BR
- **PARKING**
  - 380 VEHICLE SPACES
  - 128 BICYCLE SPACES
- **BUILDING GROSS SF**
  - 353,390 GSF RESIDENTIAL
  - 141,007 GSF PARKING
  - 494,397 GSF TOTAL
- **INDUSTRIAL TO REMAIN**
  - 36,670 GSF



**GENESIS  
PROPERTIES**

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127

AREA REGULATIONS

IRMX - INDUSTRIAL RESIDENTIAL MIXED-USE  
ZONING OVERLAY: (FDO) FOURTH DISTRICT OVERLAY  
RCO: RIDGE PARK CIVIC ASSOCIATION & 21ST WARD DEMOCRATIC COMMITTEE

| ZONING TABULATION CHART                                                                                                                                                                |                                            |                                     |                                               |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------|-----------------------------------------------|----------------------|
| ZONING DISTRICT: IRMX (INDUSTRIAL RESIDENTIAL MIXED USE)<br>FDO: FOURTH DISTRICT OVERLAY - FOURTH DISTRICT AREA<br>RCO: RIDGE PARK CIVIC ASSOCIATION // 21ST WARD DEMOCRATIC COMMITTEE |                                            |                                     |                                               |                      |
|                                                                                                                                                                                        | REQ'D / ALLOWED                            | EXISTING                            | PROPOSED                                      | REFERENCE            |
| LOT AREA (CORNER LOT)                                                                                                                                                                  | --                                         | 171,748 SF                          | 171,748 SF                                    | --                   |
| OCCUPIED AREA                                                                                                                                                                          | 137,398 SF (80%)                           | 47,559 SF (27.7%)                   | 131,907 SF (76.8%)                            | 14-701-4             |
| OPEN AREA                                                                                                                                                                              | 34,350 SF (20%)                            | 124,189 SF (72.3%)                  | 39,841 SF (23.2%)                             | 14-701-4             |
| FRONT YARD DEPTH                                                                                                                                                                       | 0 MIN                                      | --                                  | 0                                             | 14-701-4             |
| SIDE YARD WIDTH                                                                                                                                                                        | 0 MIN                                      | --                                  | 0                                             | 14-701-4             |
| REAR YARD DEPTH                                                                                                                                                                        | 0 MIN                                      | --                                  | 0                                             | 14-701-4             |
| TOTAL GROSS FLOOR AREA                                                                                                                                                                 | 858,740 SF MAX                             | 53,720 SF EXIST<br>(10,742 SF DEMO) | 494,397 SF NEW<br>TOTAL NEW+EXIST= 537,375 SF | 14-701-4             |
| MAX BUILDING HEIGHT                                                                                                                                                                    | 72'-0" WITH BONUS                          | VARIES                              | 64'-3"                                        | 14-701-4<br>NOTE 5b  |
| IRMX USE:<br>NON-RES & NON-PARKING REQ'D                                                                                                                                               | 28,607 SF REQ'D ON SITE                    | 53,720 SF EXISTING ON SITE          | 42,978 SF PROPOSED (10,742 SF DEMO)           | 14-602-3<br>NOTE [3] |
| MIN PARKING SPACES<br>384 MULTI-FAMILY UNITS                                                                                                                                           | (3/10) =<br>115 SPACES REQ'D               | --                                  | 380 SPACES PROPOSED                           | 14-802-3             |
| MIN ACCESSIBLE PARKING SPACES<br>2% OF TOTAL                                                                                                                                           | 8 ACCESSIBLE,<br>2 OF WHICH ARE VAN SPACES | --                                  | 8 ACCESSIBLE,<br>2 OF WHICH ARE VAN SPACES    | 14-802-4             |
| MIN BICYCLE SPACES<br>1 per 3 RES UNITS                                                                                                                                                | 128 BIKES REQ'D                            | --                                  | 128 BIKES PROPOSED                            | 14-804               |
| MIN LOADING SPACES                                                                                                                                                                     | 2 SPACES                                   | --                                  | 2 SPACES                                      | 14-806-1             |

IRMX INDUSTRIAL RESIDENTIAL MIXED-USE

IRMX

Table 14-701-4: Dimensional Standards for Industrial Districts



|                       |                                      |
|-----------------------|--------------------------------------|
| Max. Occupied Area    | Lot: Intermediate 75%; Corner 80%[5] |
| Min. Front Yard Depth | 0 ft. [3]                            |
| Min. Side Yard Width  | 0 ft. [3]                            |
| Min. Rear Yard Depth  | 0 ft. [3]                            |
| Max. Height           | 60 ft. [4] [5]                       |
| Max. Floor Area Ratio | 500%*                                |

Table Notes:

- [3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.
- [4] In the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 38 ft. and the second 8 ft. of lot depth shall have a maximum building height of 60 ft.
- [5] In the IRMX district, if an industrial use accounts for a floor area equal to at least 50% of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, but not both, as follows:
- a. The maximum occupied area as a percentage of the lot shall be 85 percent for intermediate lots and 90 percent for corner lots; or
  - b. The maximum height shall be 72 ft., subject to compliance with table note [4], above, and subject to a maximum occupied area as a percentage of the lot of 50% for intermediate lots and 55% for corner lots for those portions of the building above 60 ft. in height.



GENESIS  
PROPERTIES





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: [redacted]

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

384 DWELLING UNITS PROPOSED

PROJECT LOCATION

Planning District: LOWER NW Council District: DISTRICT 4

Address: 4889 UMBRIA ST  
PHILADELPHIA PA 19127

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

CONTACT INFORMATION

Applicant Name: KEVIN MICHALS Primary Phone: 215.796.0023

Email: KEVIN@GENPROP.CO Address: 405 MURRAY LN  
MEDIA PA 19063

Property Owner: GENESIS PROP LLC Developer: GENESIS PROPERTIES  
Architect: OOMBRA ARCHITECTS



SITE CONDITIONS

Site Area: 171,748 SF

Existing Zoning: IRMX Are Zoning Variances required? Yes ☐ No ☒

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):  
384 RES UNITS (277,708 GSF) // PARKING (138,510 GSF) // RES AMENITY 16,519 GSF

Proposed # of Parking Units:  
380 PARKING SPACES

COMMUNITY MEETING

Community meeting held: Yes ☒ No ☐

If yes, please provide written documentation as proof.

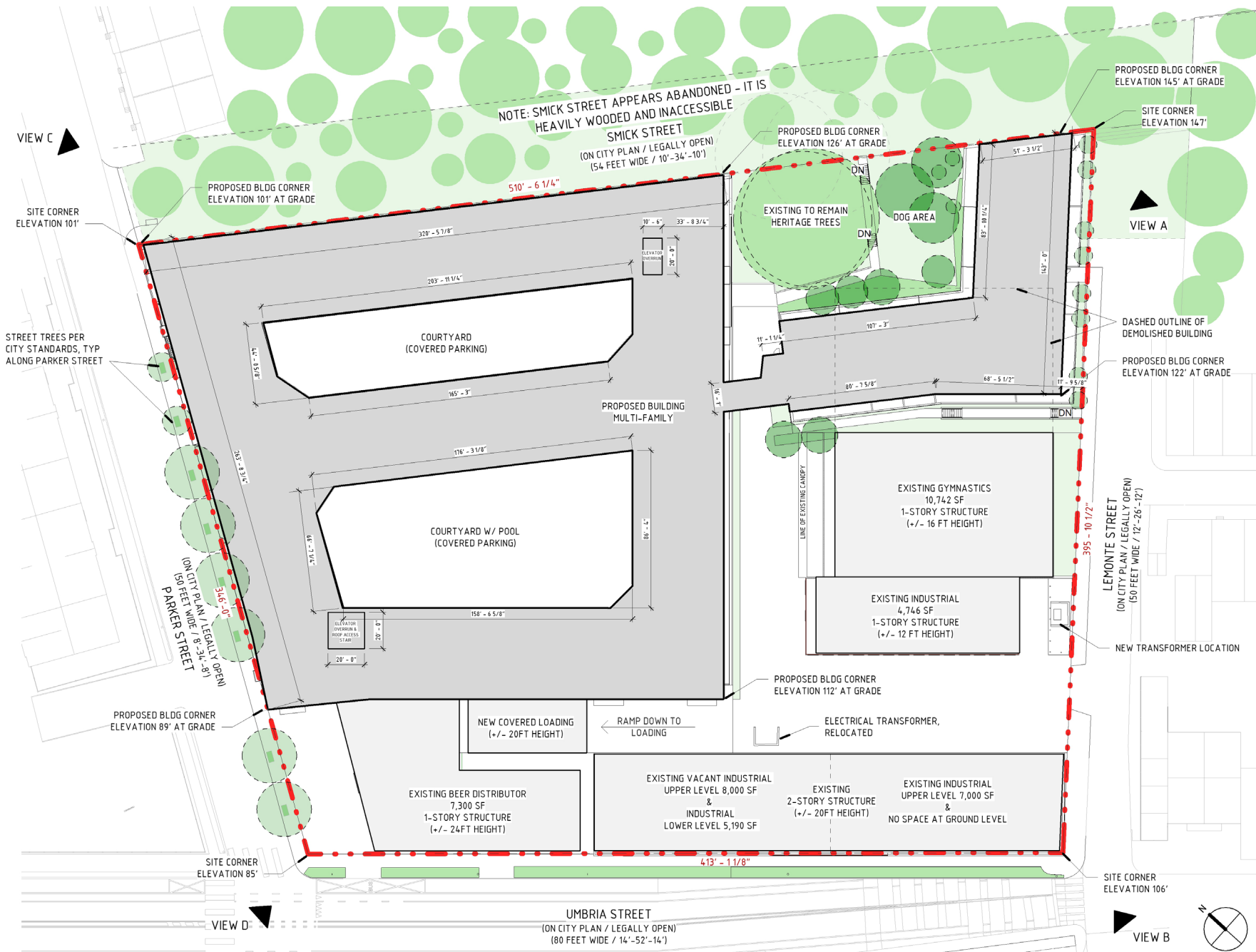
If no, indicate the date and time the community meeting will be held:  
Date: October 21, 2025 Time: 7:00 PM

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes ☐ No ☐ NA ☒

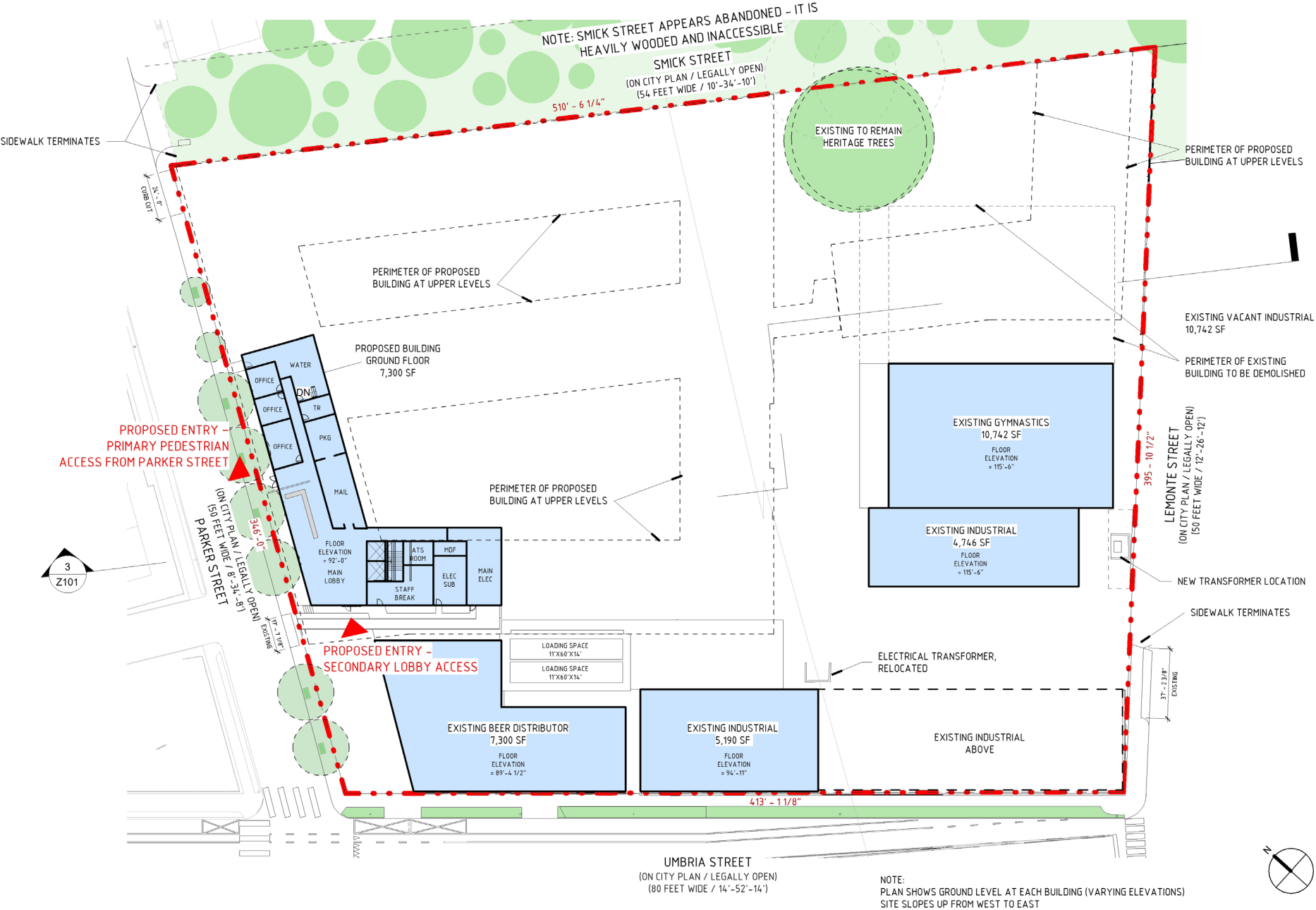
If yes, indicate the date hearing will be held:  
Date:





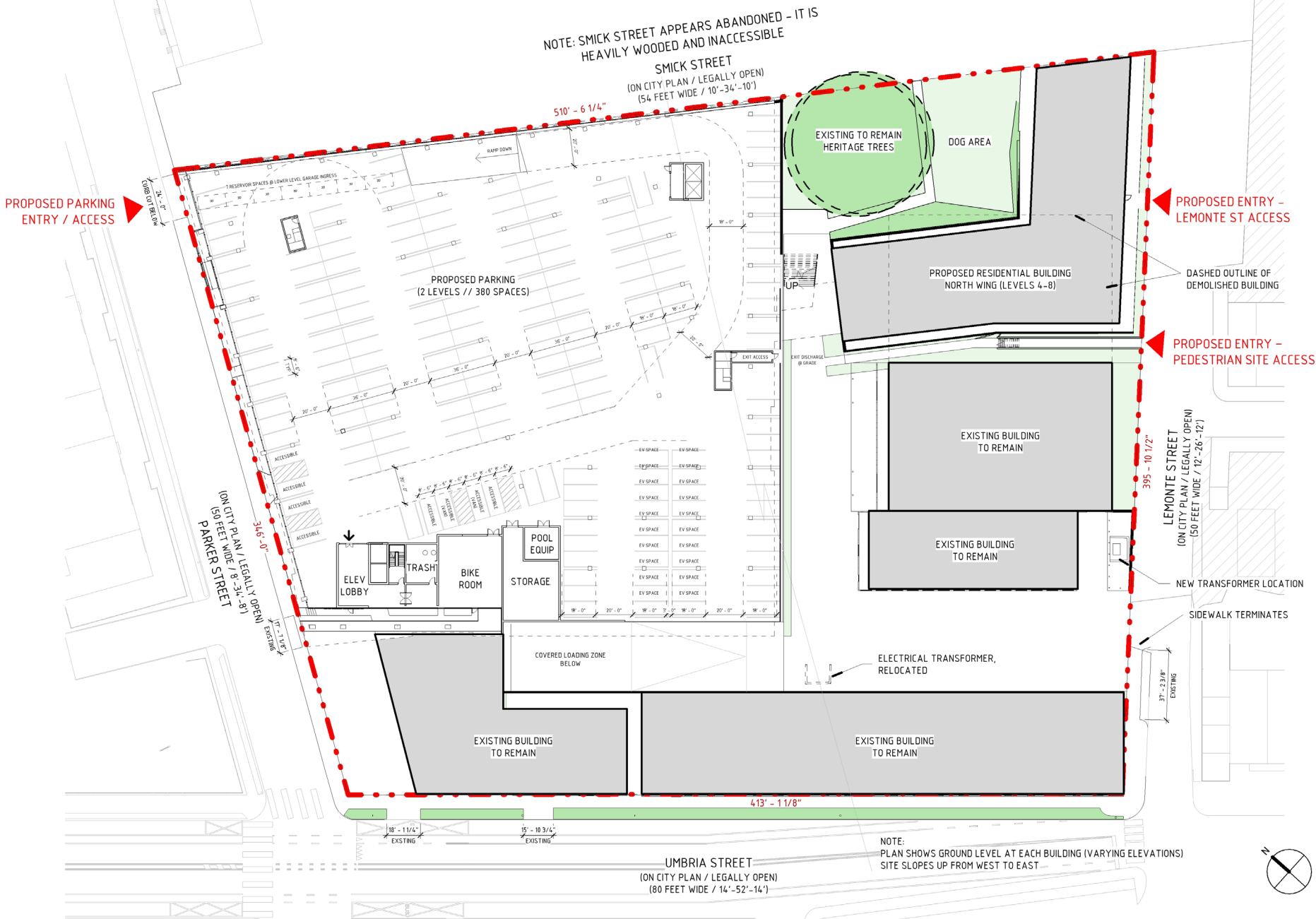
GENESIS  
PROPERTIES





GENESIS  
PROPERTIES

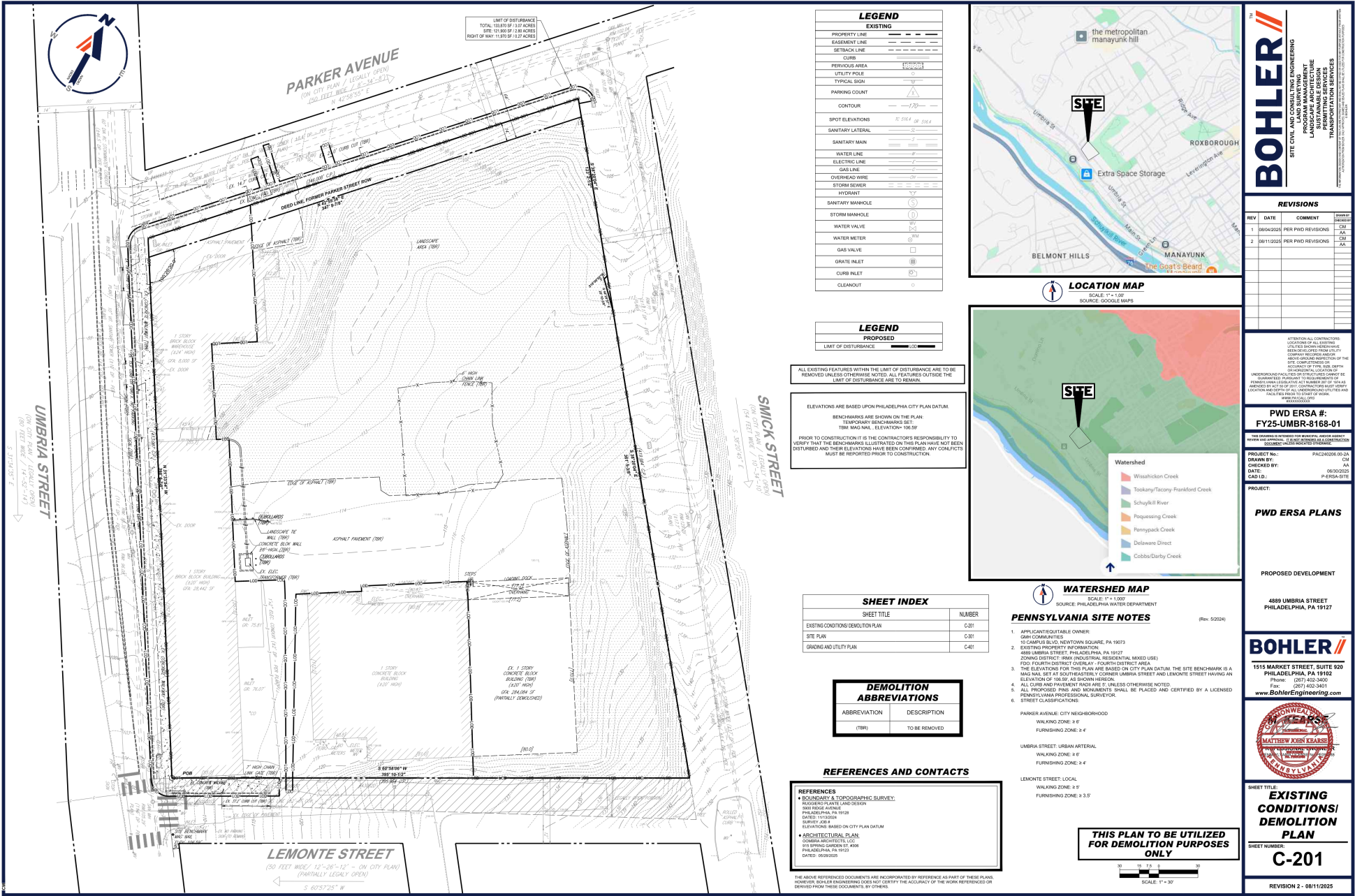
### ZONING - PARKING AT ELEVATION 118' (LEVEL 3 PLAN)



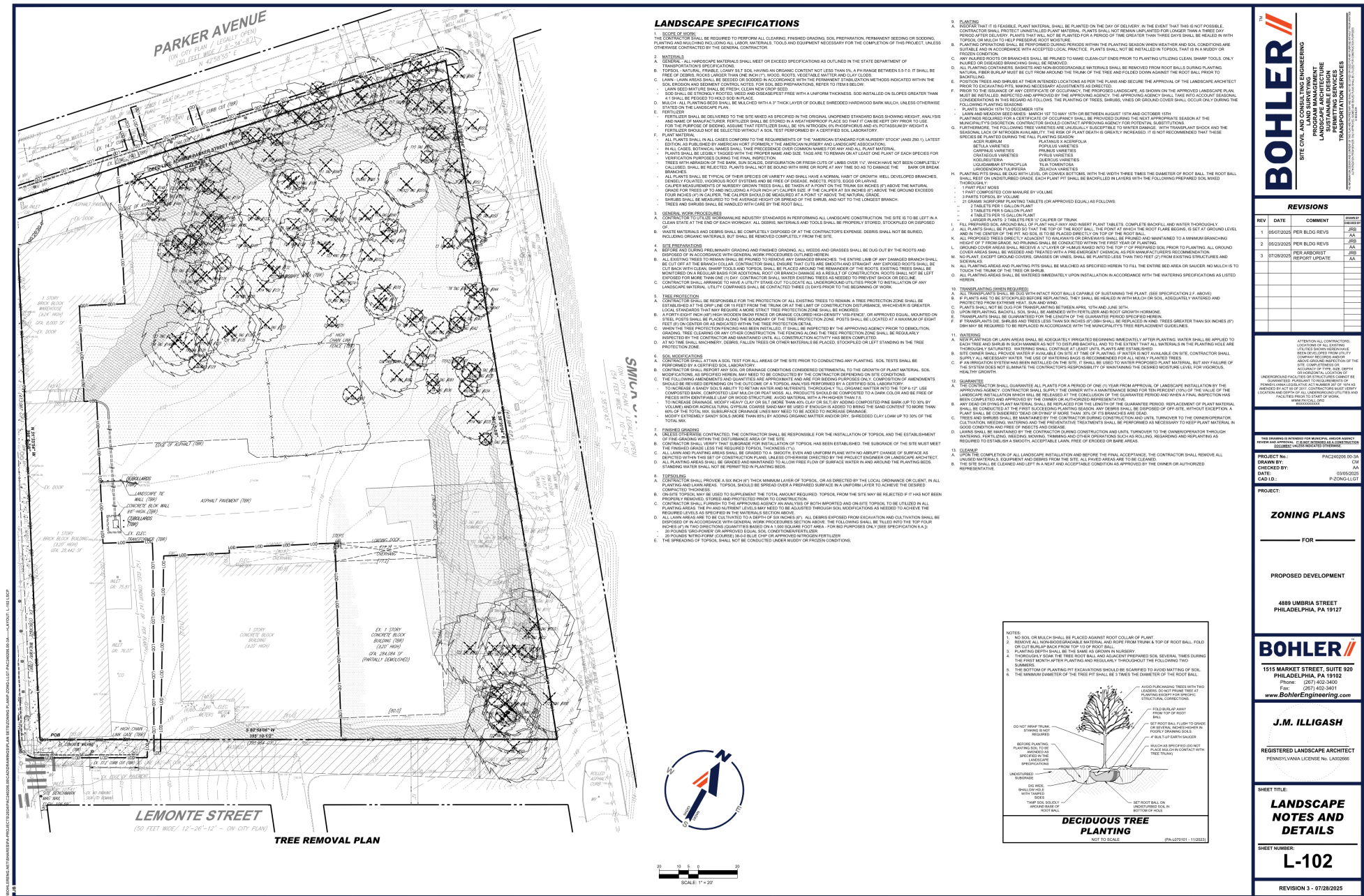
# GENESIS PROPERTIES

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127

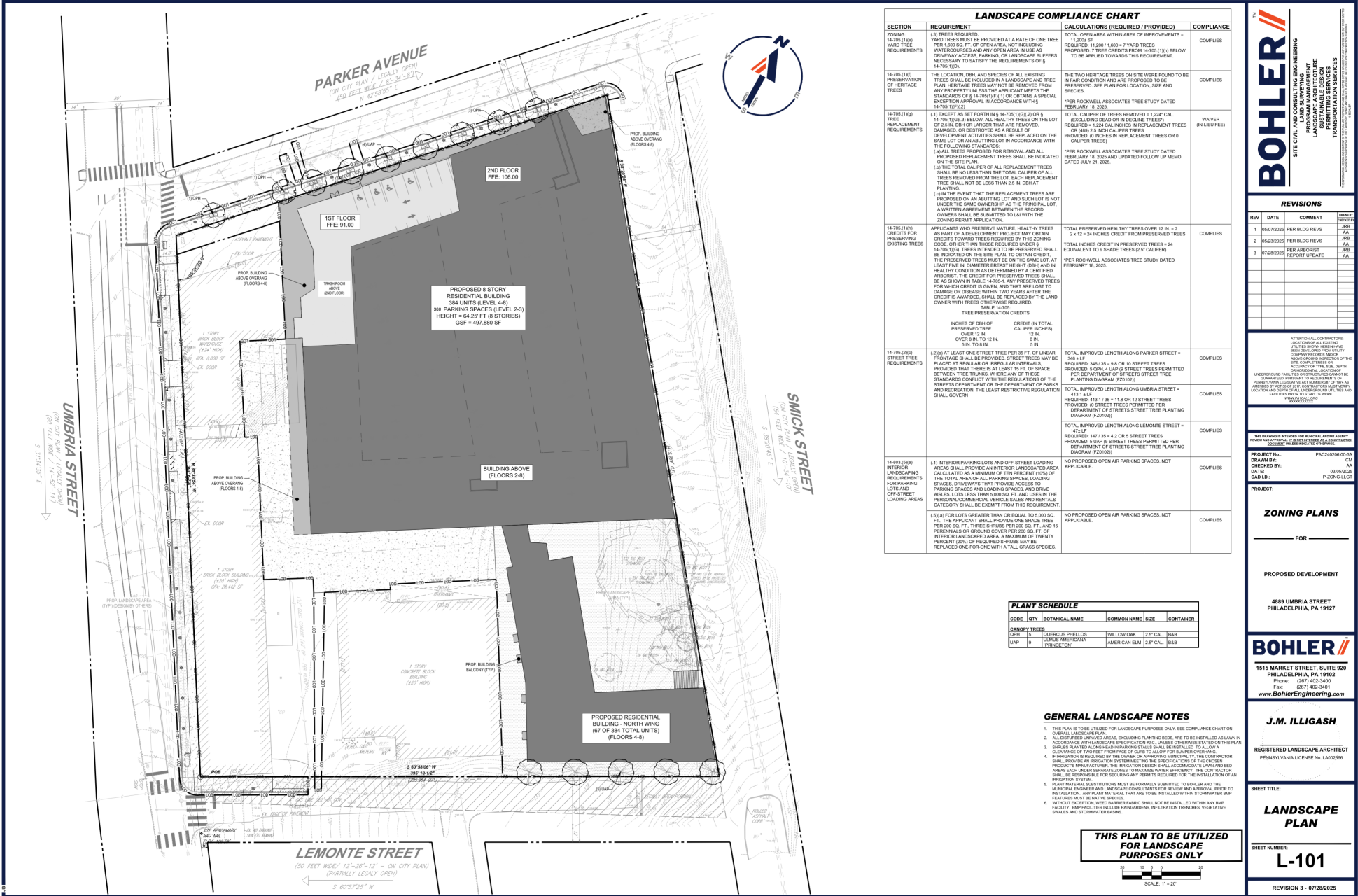




## TREE REMOVAL PLAN







**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROPOSED LANDSCAPE ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

| REVISIONS |            |                               |             |
|-----------|------------|-------------------------------|-------------|
| REV       | DATE       | COMMENT                       | DESIGNED BY |
| 1         | 05/07/2025 | PER BLDG REVS                 | AA          |
| 2         | 05/23/2025 | PER BLDG REVS                 | AA          |
| 3         | 07/28/2025 | PER ADOPTED RESOLUTION UPDATE | AA          |

ATTENTION: ALL CONTRACTORS LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FOR CONSTRUCTION OF ANY UTILITIES.

THIS DRAWING IS INTENDED FOR RECORD. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY THE ENGINEER OR ARCHITECT.

PROJECT No.: PA240206-00-3A  
DRAWN BY: CH  
CHECKED BY: 03/05/2025  
DATE: P-2025-01-01  
CAD ID: P-2025-01-01

PROJECT:

**ZONING PLANS**

FOR

PROPOSED DEVELOPMENT

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127

**BOHLER**  
1515 MARKET STREET, SUITE 920  
PHILADELPHIA, PA 19102  
Phone: (215) 412-3400  
Fax: (215) 412-3401  
www.BohlerEngineering.com

**J.M. ILLIGASH**

REGISTERED LANDSCAPE ARCHITECT  
PENNSYLVANIA LICENSE NO. LA00266

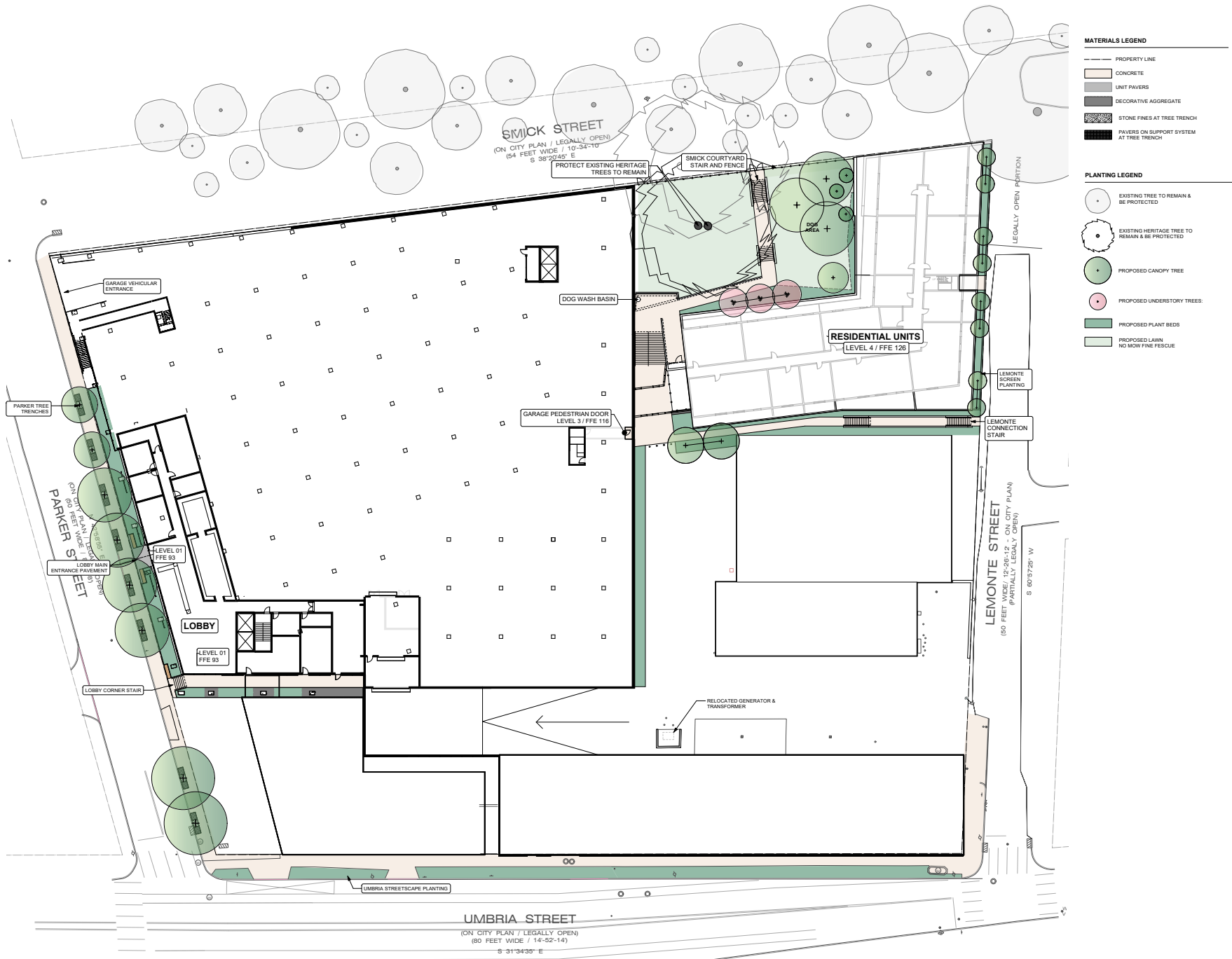
SHEET TITLE:

**LANDSCAPE PLAN**

SHEET NUMBER:

**L-101**

REVISION 3 - 07/28/2025

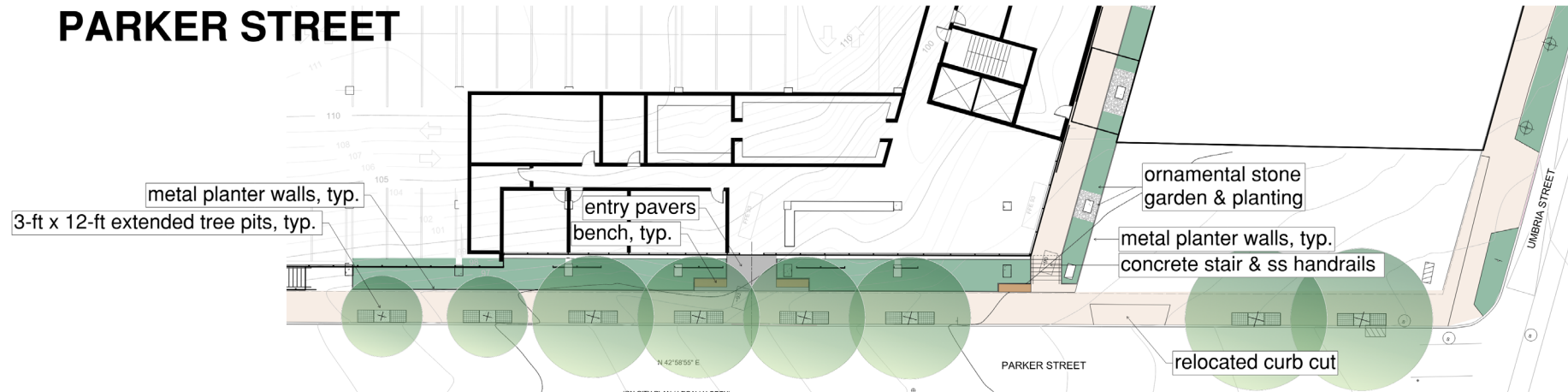


GENESIS  
PROPERTIES

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127



# PARKER STREET



## STEEL PLANTER WALLS



## LOBBY ENTRANCE PAVERS



Unilock, EcoPriora, 5-in x 10-in concrete paver  
on concrete sub slab



Alternate: Bluestone thermal paver,  
18-in x 24-in x 2-in thick on concrete sub slab

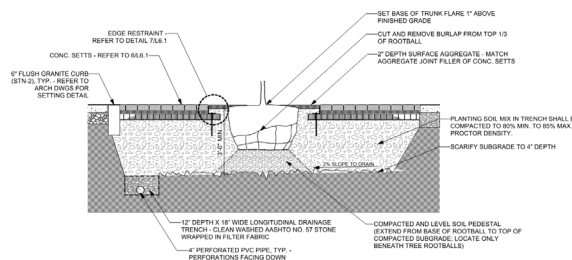
STREET TREE PAVEMENT OVER EXTENDED SOIL TRENCH (3-ft x 12-ft)



Unilock, Nordic Cobble, 4-in x 4-in concrete paver  
on Geopave support system (below)



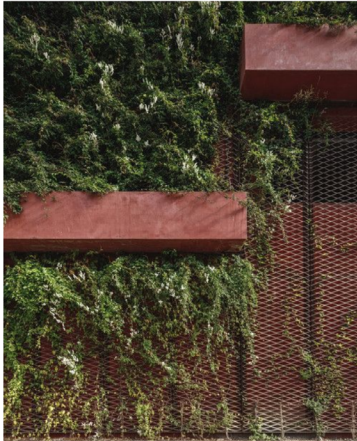
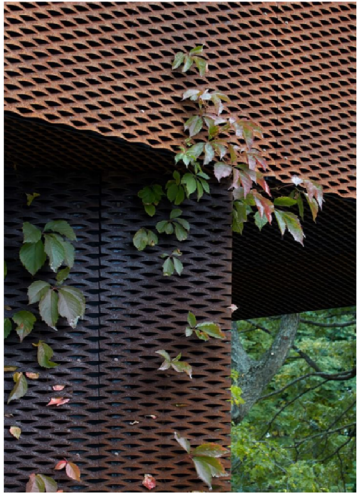
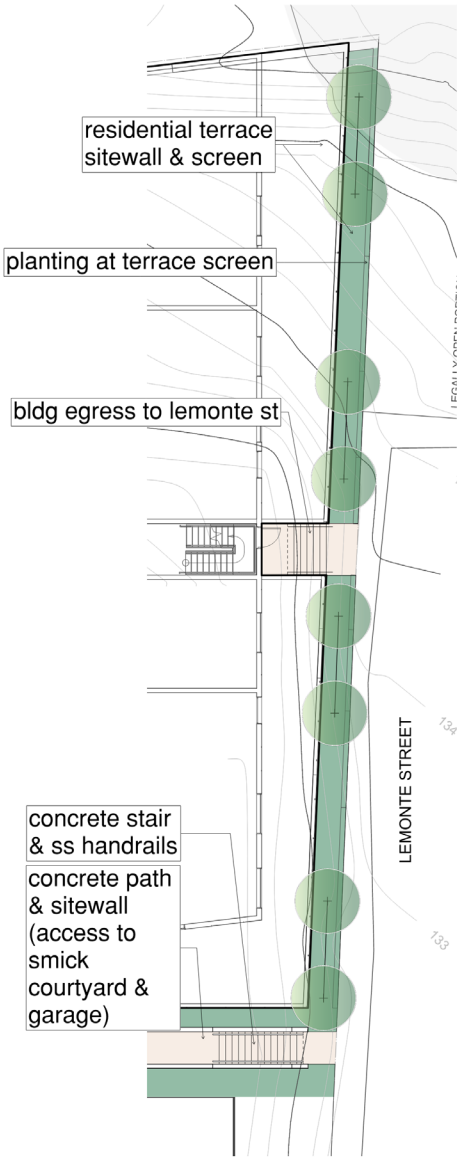
- Stone fines mulch at tree opening and in paver joints





LEMONTE STREET

RESIDENTIAL TERRACE SCREEN + PLANTING



Weathered steel screen on concrete curb or site wall, refer to grading plan and sections

Narrow plant bed, appr. 4-ft wide, appr. 12-ft clearance from face of building

SCREEN PLANTING



*Clematis virginiana*

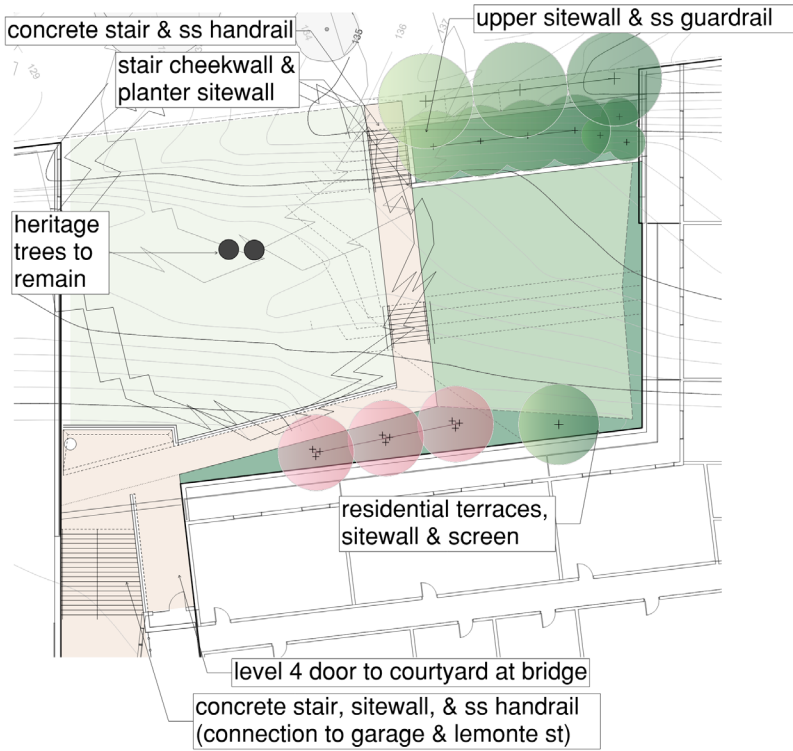


*Liquidambar styraciflua 'Slender Silhouette'*





SMICK COURTYARD



TREES AT SITEWALL PLANTER



*Taxodium distichum*

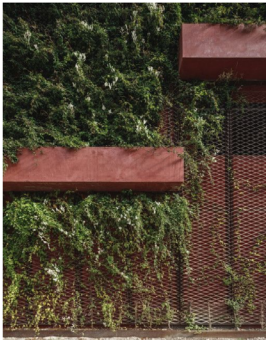


*Carpinus betulus 'Frans Fontaine'*

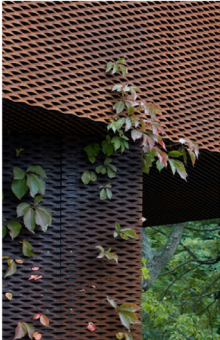


*Magnolia grandiflora 'Little Gem'*

RESIDENTIAL TERRACE SCREEN



Weathered steel screen on concrete curb or site wall, refer to grading plan and sections



*Clematis virginiana*



No-mow fescue, long at Heritage Trees / mowed as desired at dog run area



*Cercis canadensis*



STREETSCAPE PLANTING



*Antennaria plantaginifolia*, Pussytoes



*Aronia melanocarpa* Low Scape Mound, Black Chokeberry



*Phlox subulata* 'Purple Beauty', Creeping Phlox



*Juniperus horizontalis* 'Andorra Compacta', Creeping Juniper



*Schizachyrium scoparium* 'Chameleon', Little Bluestem



*Aster novae-angliae* 'Purple Dome', New England Aster



*Penstemon* x 'Prairie Dusk', Beardtongue



*Agastache* x 'Pink Pearl', Anise Hyssop



*Nyssa sylvatica*, Black Tupelo



*Quercus alba*, White Oak



*Ulmus americana* 'Princeton', Elm



*Gleditsia triacanthos* f. *inermis* 'Skycole', Skyline Honey Locust





*Pycnanthemum muticum*,  
Blunt Mountainmint



*Erigeron pulchellus* var. *pulchellus*  
'Lynnhaven Carpet', Robin's Plantain



*Carex plantaginea*, Seersucker Sedge



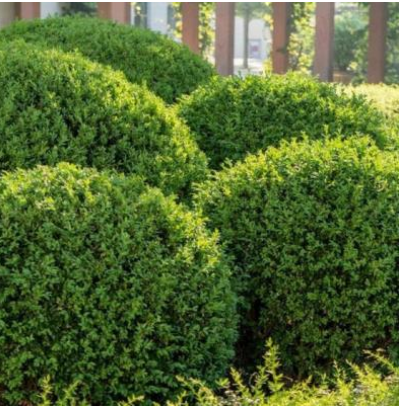
*Carex pensylvanica*, Pennsylvania Sedge



*Carex radiata*, Eastern Star Sedge



*Polystichum acrostichoides*,  
Christmas Fern



*Ilex glabra* 'Gem Box', Inkberry Holly



**LOBBY GARDEN**

*Heavy shade with dappled sun toward the front of the space. To include boulders and stone mulch throughout.*



*Betula nigra* 'Dura-Heat', River Birch





*Hydrangea petiolaris*, Climbing Hydrangea



*Clematis virginiana*, Virgin's Bower



PARKER GARAGE  
PLANTER

*Northwest orientation with  
shade and afternoon sun.*



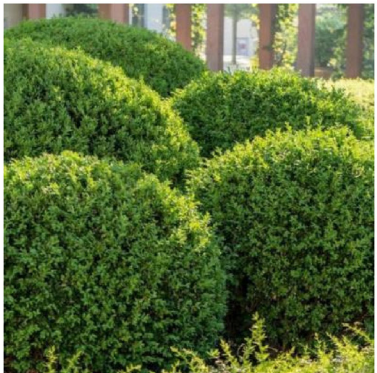
*Aster cordifolius* 'Avondale',  
Blue Wood Aster



*Gaultheria procumbens* Cherry Berries,  
Creeping Wintergreen

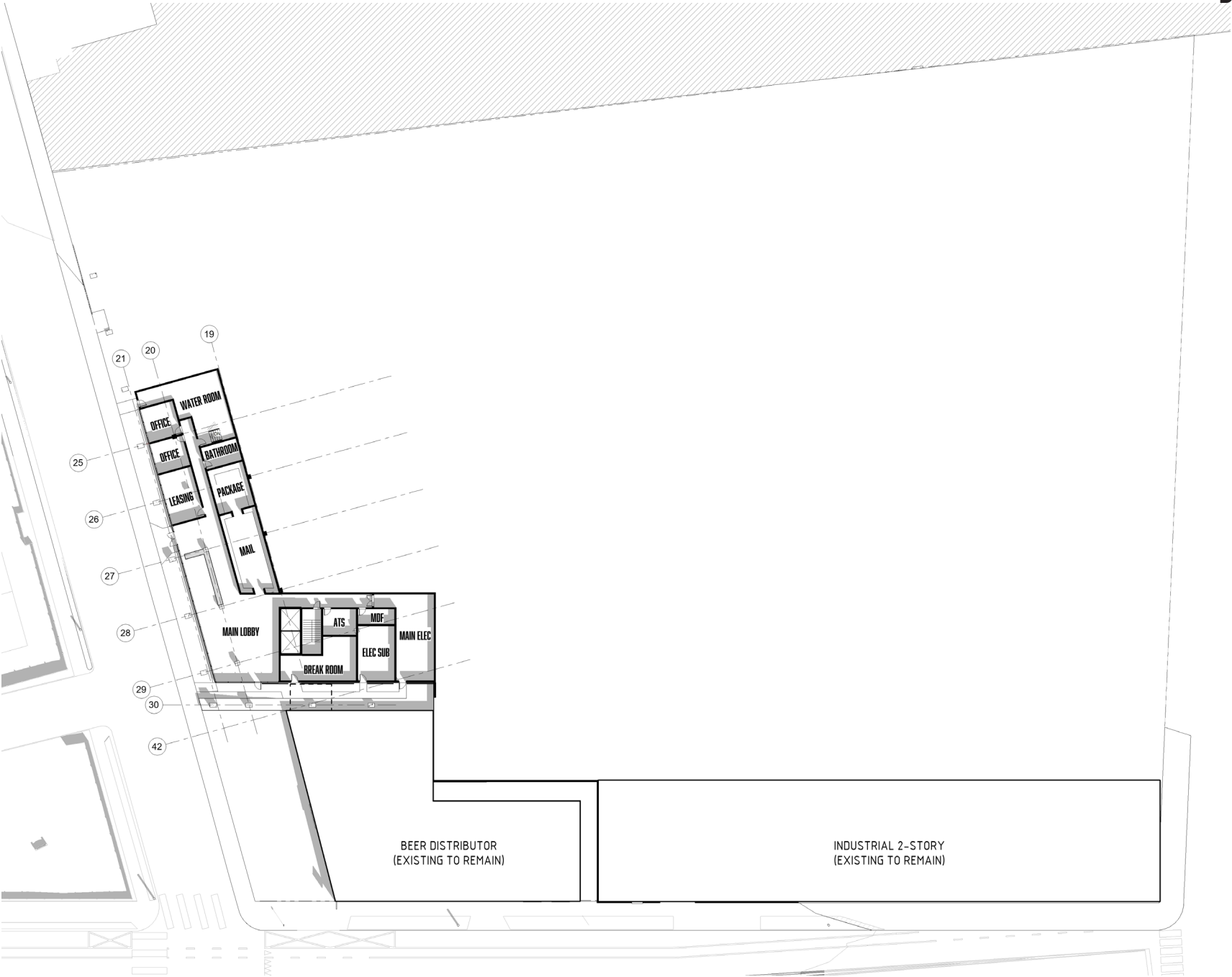


*Fothergilla gardenii*, Dwarf Fothergilla



*Ilex glabra* 'Gem Box', Inkberry Holly





GENESIS  
PROPERTIES

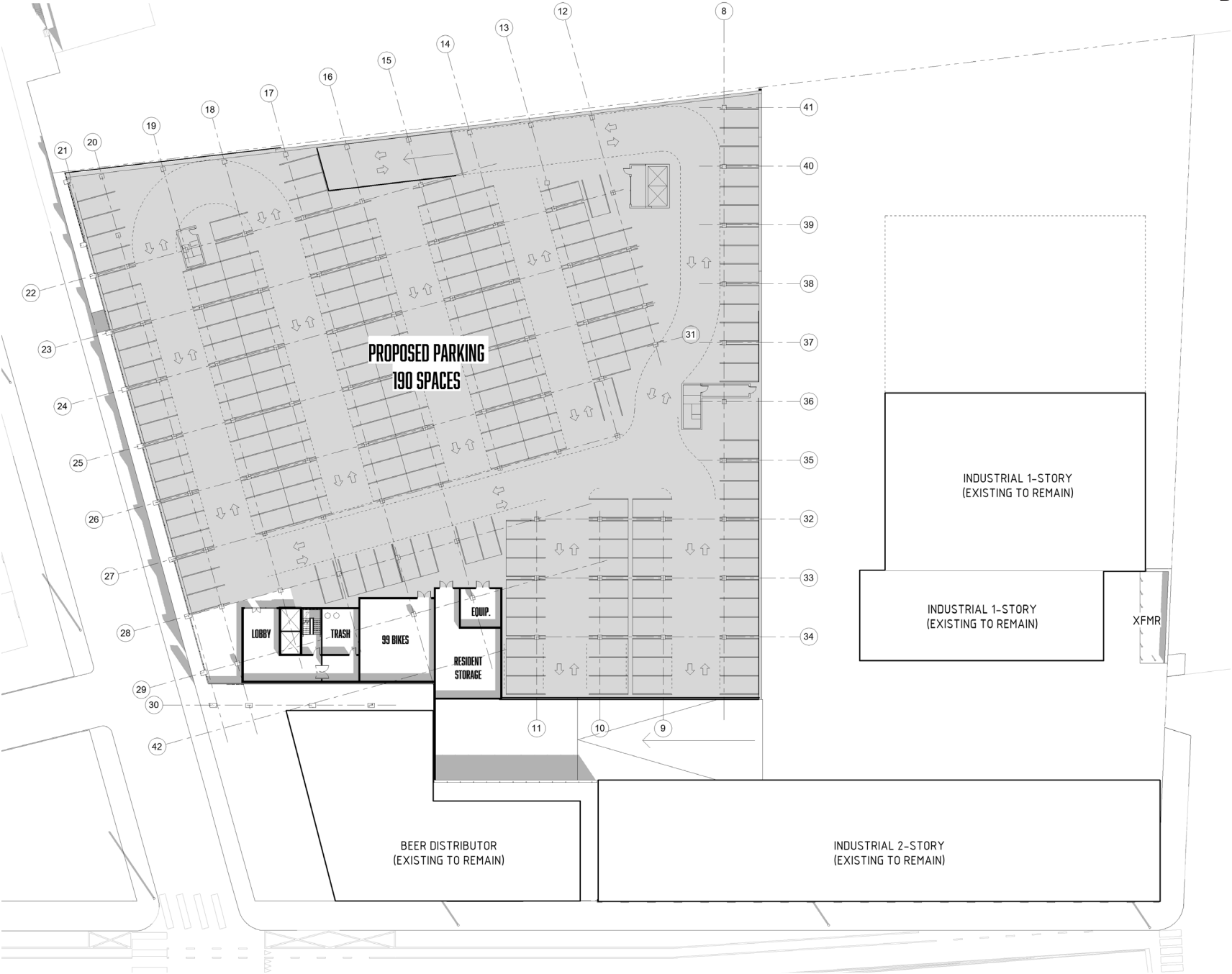
4889 UMBRIA STREET  
PHILADELPHIA, PA 19127



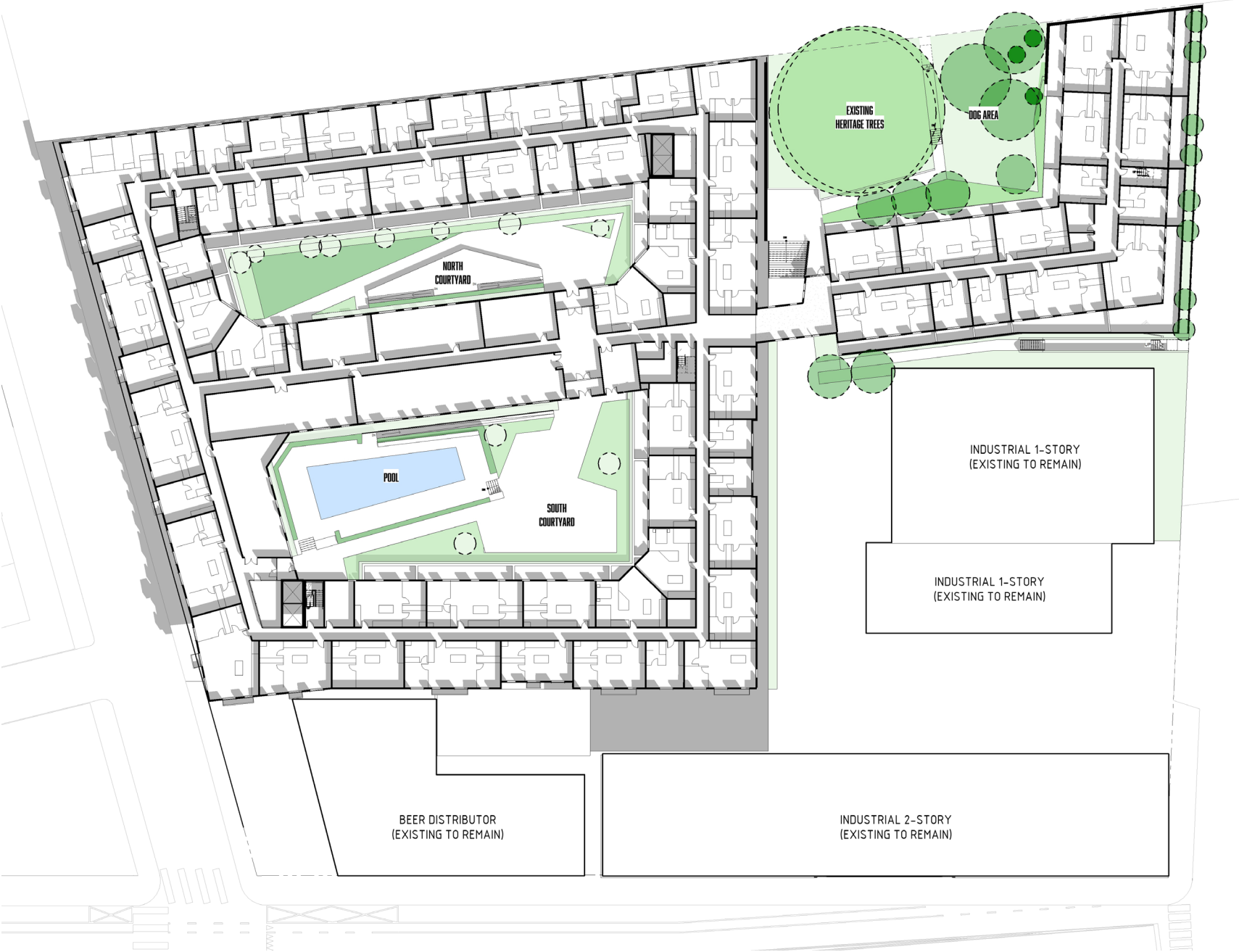
GENESIS  
PROPERTIES

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127





GENESIS  
PROPERTIES

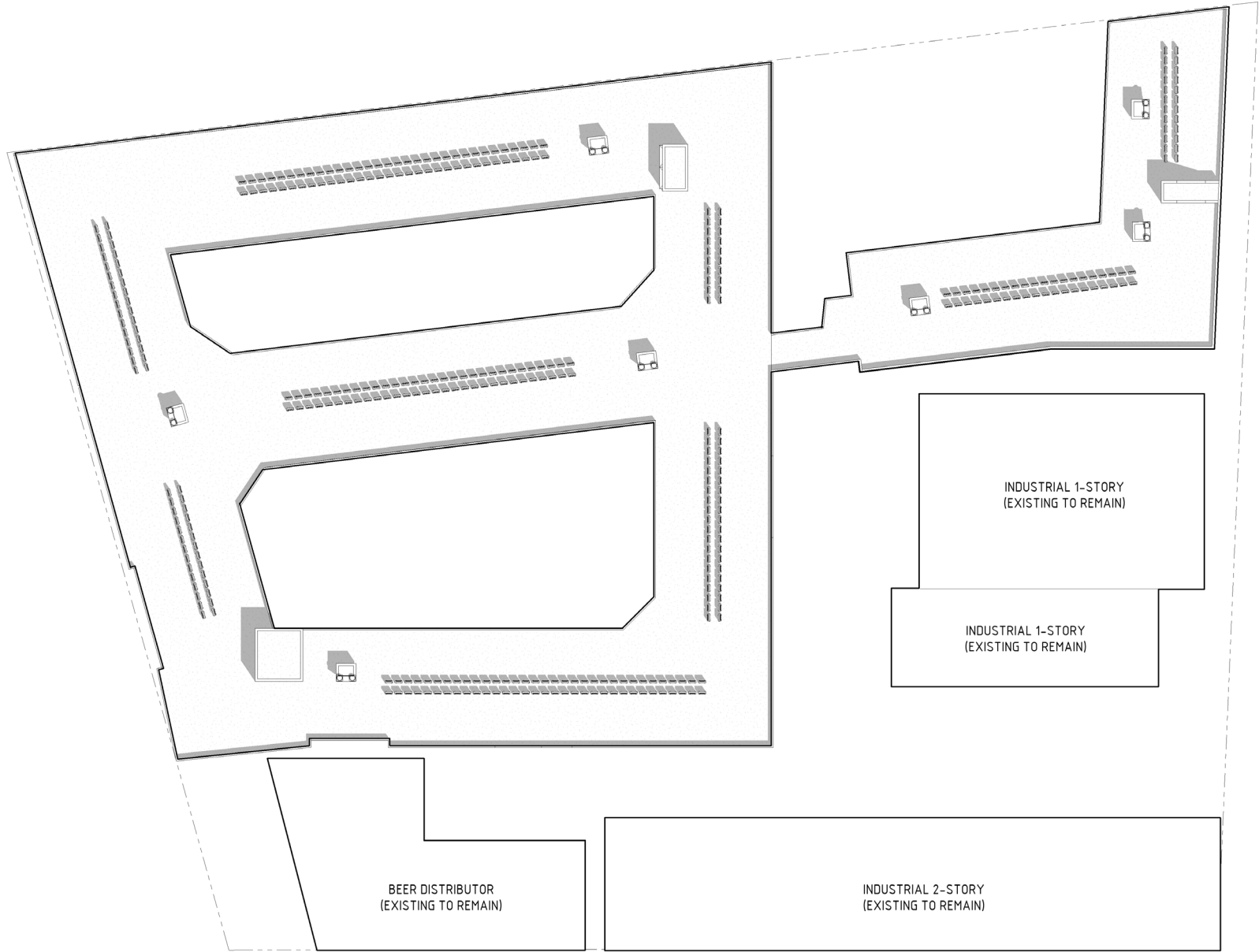


GENESIS  
PROPERTIES

4889 UMBRIA STREET  
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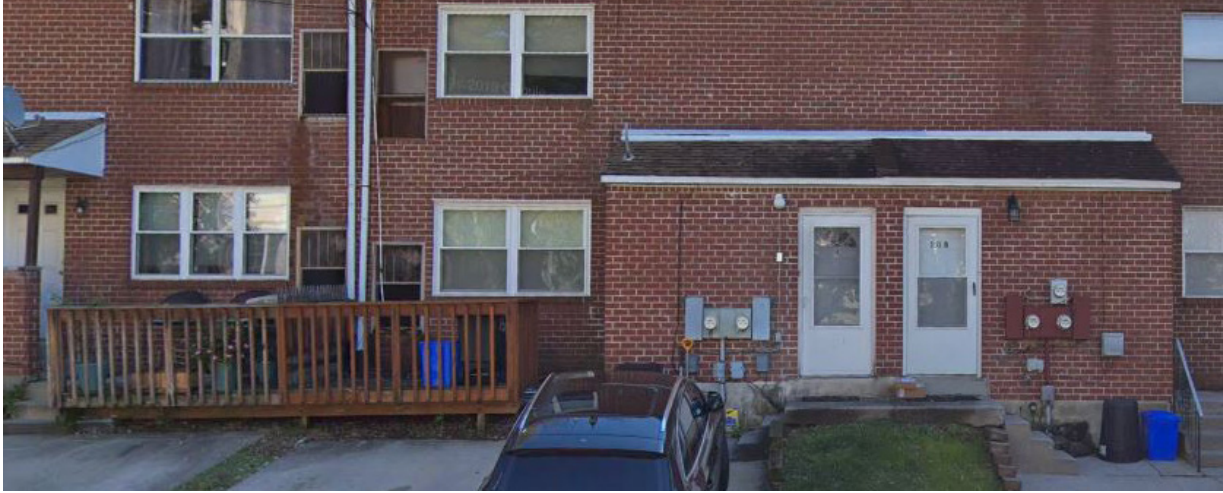




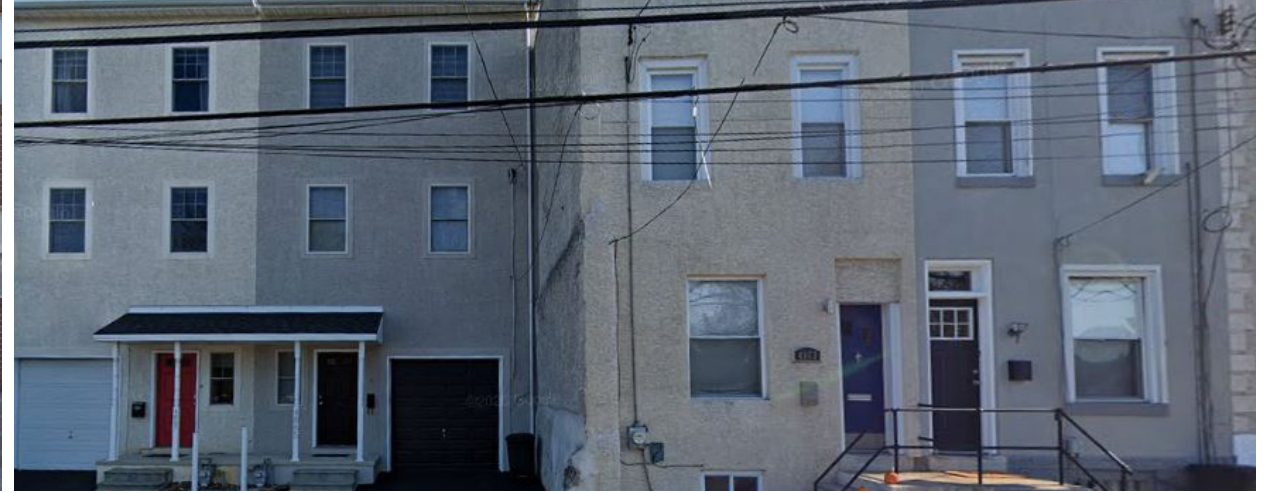
GENESIS  
PROPERTIES



## MATERIAL CONTEXT IMAGES



149 PARKER STREET (ACROSS SMICK)



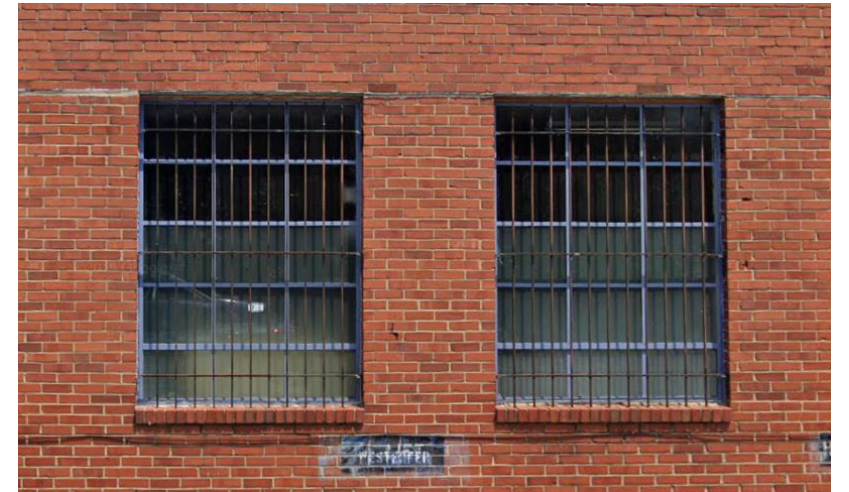
4865 UMBRIA STREET (ACROSS LEMONTE)



4891 UMBRIA STREET (ON SITE)



4901 UMBRIA STREET (ON SITE)



LEMONTE STREET (ON SITE)



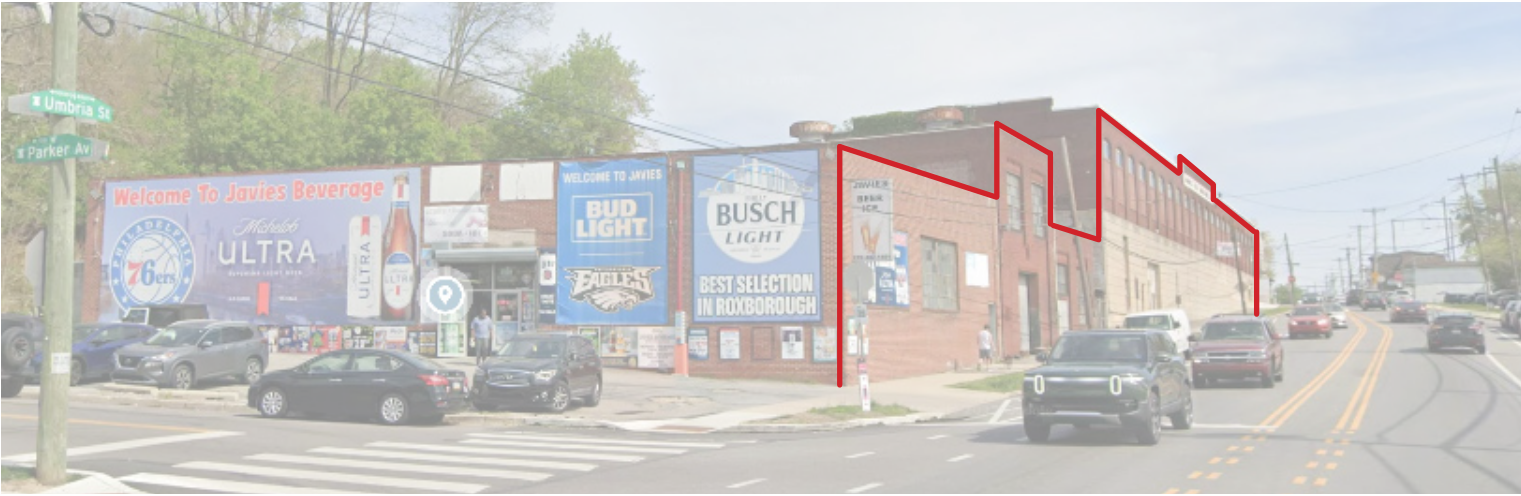
**GENESIS  
PROPERTIES**

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127





ADJACENT DEVELOPMENT



UMBRIA STREET FRONTAGE



GENESIS  
PROPERTIES



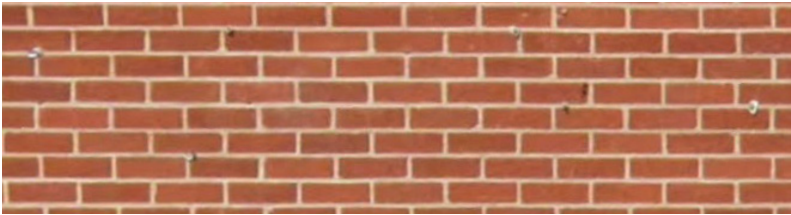


GENESIS  
PROPERTIES

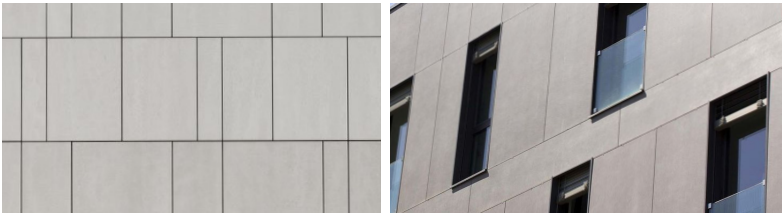
4889 UMBRIA STREET  
PHILADELPHIA, PA 19127



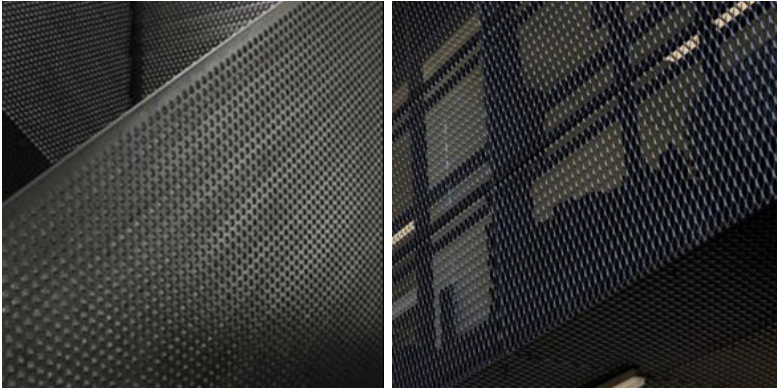
PROPOSED MATERIALS



BRICK



FIBER CEMENT BOARD PANELS

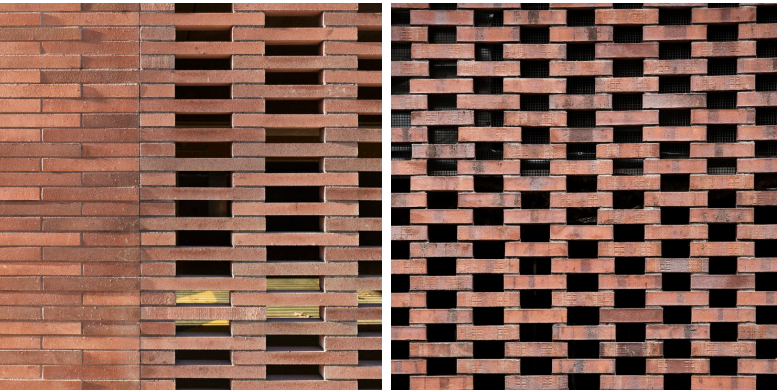


EXPANDED METAL MESH BALCONY GUARDS

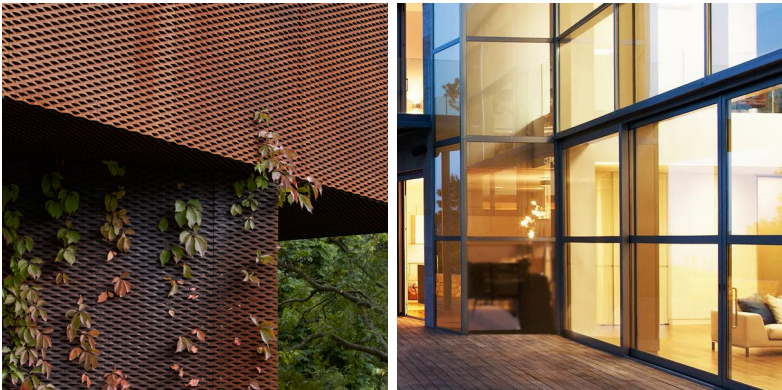


COLOR 1

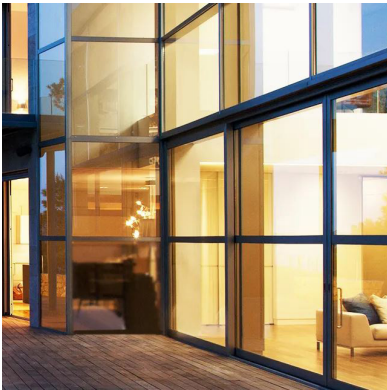
COLOR 2



BRICK SCREEN WALL



EXPANDED CORTEN METAL  
SCREEN WALL



ALUMINUM STOREFRONT



GENESIS  
PROPERTIES

4889 UMBRIA STREET  
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GENESIS  
PROPERTIES

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GENESIS  
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**GENESIS  
PROPERTIES**

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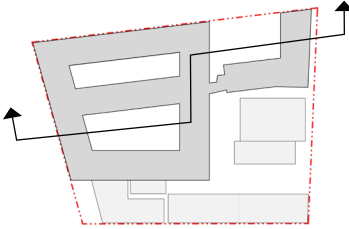
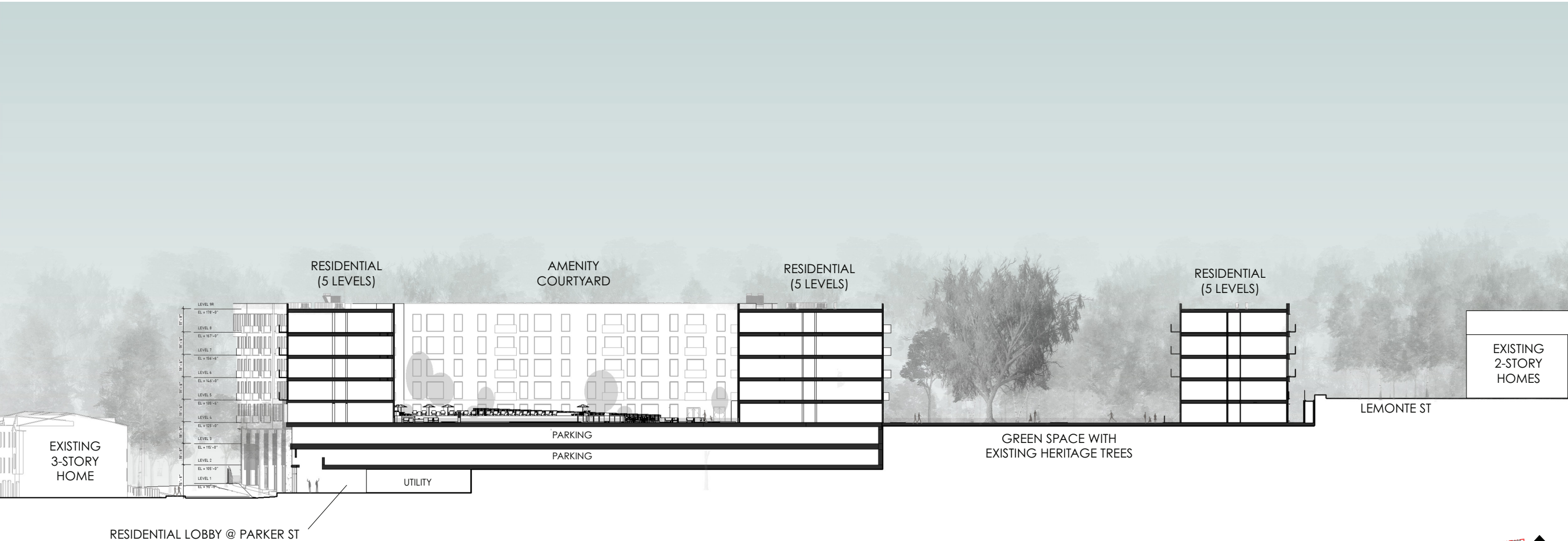


**GENESIS  
PROPERTIES**

4889 UMBRIA STREET  
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SITE SECTION - LOOKING EAST



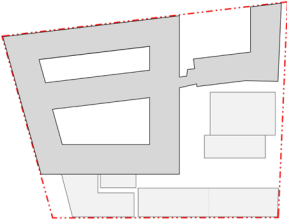
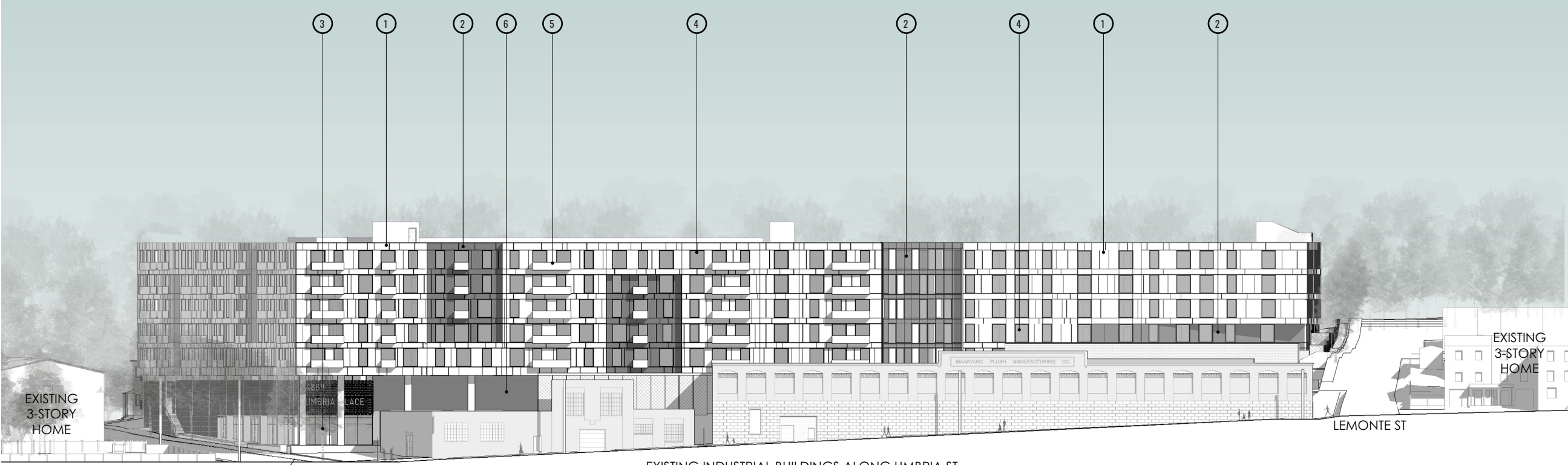
GENESIS  
PROPERTIES

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127



UMBRIA STREET ELEVATION

- 1 FIBER CEMENT BOARD PANEL - COLOR 1
- 2 FIBER CEMENT BOARD PANEL - COLOR 2
- 3 ALUMINUM STOREFRONT
- 4 INSULATED WINDOW SYSTEM - DARK BRONZE
- 5 EXPANDED METAL MESH BALCONY GUARD
- 6 BRICK SCREEN WALL



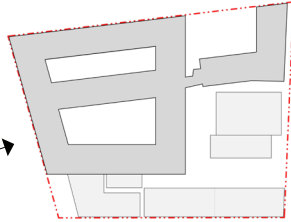
GENESIS  
PROPERTIES

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127



PARKER STREET ELEVATION

- 1 FIBER CEMENT BOARD PANEL - COLOR 1
- 2 FIBER CEMENT BOARD PANEL - COLOR 2
- 3 ALUMINUM STOREFRONT
- 4 INSULATED WINDOW SYSTEM - DARK BRONZE
- 5 EXPANDED METAL MESH BALCONY GUARD
- 6 BRICK SCREEN WALL



GENESIS  
PROPERTIES

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127

LEMONTE STREET ELEVATION

- 1 FIBER CEMENT BOARD PANEL - COLOR 1
- 2 FIBER CEMENT BOARD PANEL - COLOR 2
- 3 ALUMINUM STOREFRONT
- 4 INSULATED WINDOW SYSTEM - DARK BRONZE
- 5 EXPANDED METAL MESH BALCONY GUARD
- 6 EXPANDED CORTEN METAL SCREEN WALL



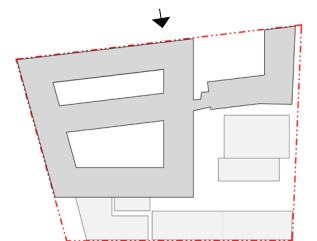
GENESIS  
PROPERTIES

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127



# SMICK STREET ELEVATION

- ① FIBER CEMENT BOARD PANEL - COLOR 1
- ② FIBER CEMENT BOARD PANEL - COLOR 2
- ③ ALUMINUM STOREFRONT
- ④ INSULATED WINDOW SYSTEM - DARK BRONZE
- ⑤ EXPANDED METAL MESH BALCONY GUARD
- ⑥ BRICK SCREEN WALL



**GENESIS  
PROPERTIES**

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127

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.                                                                                                                          | The residential lobby of the proposed building is situated within a 100-meter walking distance of the Ivy Ridge Station (rail) as well as the Parker & Umbria bus stop for the 35 & 62.                                                                                                                                                              |
| (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.                                                                                                                                                                | All proposed parking is proposed to be screened and under the building.                                                                                                                                                                                                                                                                              |
| (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.                                                           | 20 EV-Only Parking Spaces are proposed.<br>20/380 Total Spaces = 5.2% EV Spaces                                                                                                                                                                                                                                                                      |
| (4) Railway Setbacks<br>(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)¹ | The property does not directly front on a railway, but the sound generated by the rail across Umbria Street will be taken into account in specifications and detailing. The proposed building is set back from Umbria Street by 80ft. The approximate distance between the Umbria facade of the proposed building and the existing railway is 400ft. |
| (5) Bike Share Station                                                                                                | Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.                                                                                                                                                                                                               | Bike share station not proposed.                                                                                                                                                                                                                                                                                                                     |





| 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.                                                                                                                                                                                                                                                             | Temporary water will be used only for the duration of plant establishment (typically 1-2 growing seasons). All proposed plantings will be drought tolerant.                                                                                                                                              |
| 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.                                                                                                                                                                                                                                | The site's (zoning) open area = 39,841 SF<br>The proposed pervious/vegetated open space = 13,110 SF (33% of open area).<br>Additionally, planters in the courtyard of the proposed building equal about 3,300 SF for a total of 16,410 SF (41% of open area). There is no green roof proposed.           |
| (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           | The project conforms to the stormwater requirements of the Philadelphia Water Department.                                                                                                                                                                                                                |
| (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.                                                                                                                                                                                                  | Nine (9) street trees are proposed for this site, which will reduce the heat island effect for the adjacent sidewalk within the Right-of-Way. All proposed parking is located interior to the building. Further, the layout was designed to maintain / avoid disturbance of the existing heritage trees. |
| Energy and Atmosphere                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                          |
| (10) Energy Commissioning and Energy Performance - Adherence to the New Building Code | PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. <sup>ii</sup> | The project will follow the Philadelphia Energy Conservation Code, based on the 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? <sup>iii</sup><br>●Reduce energy consumption by achieving 10% energy savings or more from an established baseline using                                                                                                                                                              | The proposed building is a highly efficient all-electric building. The building will be conditioned with high efficiency split systems and VRF as well as having central makeup-air handlers. Lighting is anticipated to be LED type.                                                                    |

|                                            | ASHRAE standard 90.1-2016 (LEED v4.1 metric).<br>●Achieve certification in Energy Star for Multifamily New Construction (MFNC).<br>●Achieve Passive House Certification                                                                                             |                                                                                                                                                                                                                                                                                          |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (12) Indoor Air Quality and Transportation | Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. <sup>iv</sup> | N/A - The proposed building is located about 1,800 feet from I-76, the nearest highway.                                                                                                                                                                                                  |
| (13) On-Site Renewable Energy              | Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.                                                                                                                                                           | No on-site energy generation is proposed.                                                                                                                                                                                                                                                |
| Innovation                                 |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                          |
| (14) Innovation                            | Any other sustainable measures that could positively impact the public realm.                                                                                                                                                                                       | 1. Pocket Park at proposed building lobby.<br>2. Landscaped screen wall and seating wall along Parker Street's pedestrian edge.<br>3. With the proposed increased occupancy of the site, it is anticipated that this will sustain and grow use of existing industrial buildings on site. |

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

<sup>ii</sup> Title 4 The Philadelphia Building Construction and Occupancy Code  
See also, “The Commercial Energy Code Compliance” information sheet:  
<https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf>  
and the “What Code Do I Use” information sheet:  
<https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

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

<sup>iv</sup> Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



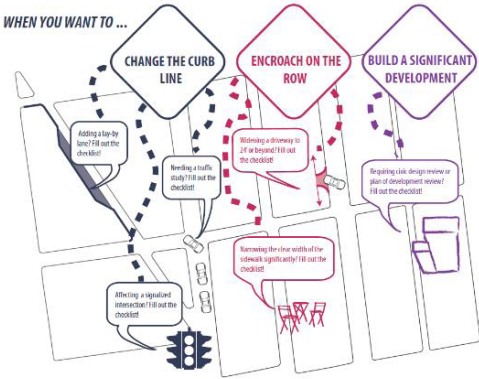
INSTRUCTIONS

This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards or policies established in the City Code, City Plan, or Manual on Uniform Traffic Control Devices (MUTCD).

The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects affecting public rights-of-way. Departmental reviewers will use this checklist to confirm that submitted designs incorporate complete streets considerations (see §11-901 of The Philadelphia Code). Applicants for projects that require Civic Design Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review, along with an electronic version.

The Handbook and the checklist can be accessed at <http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx>

WHEN DO I NEED TO FILL OUT THE COMPLETE STREETS CHECKLIST?



PRELIMINARY PCPC REVIEW AND COMMENT: \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL STREETS DEPT REVIEW AND COMMENT: \_\_\_\_\_ DATE \_\_\_\_\_

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- ☐ This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.
- ☐ All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). “High Priority” Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- ☐ All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.
- ☐ Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ☐ ADA curb-ramp designs must be submitted to Streets Department for review
- ☐ Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
  - Placing of a new street;
  - Removal of an existing street;
  - Changes to roadway grades, curb lines, or widths; or
  - 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
  - FULLY DIMENSIONED
  - CURB CUTS/DRIVEWAYS/LAYBY LANES
  - TREE PITS/LANDSCAPING
  - BICYCLE RACKS/STATIONS/STORAGE AREAS
  - TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
  - FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
  - PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
  - PROPOSED TREE PITS/LANDSCAPING
  - BICYCLE RACKS/STATIONS/STORAGE AREAS
  - 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

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: The proposed development will replace the existing sidewalk along the Parker Ave frontage to provide safe and comfortable access for pedestrians and building tenants. No new building access is provided along Lemonte Street or Umbria Street.

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

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<br>Existing / Proposed |
|-----------------------|----------------------------------------------------|
| <u>Parker Ave</u>     | <u>0 / 0</u>                                       |
| <u>Umbria Street</u>  | <u>0 / 0</u>                                       |
| <u>Lemonte Street</u> | <u>0 / 0</u>                                       |

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<br>Recommended / Existing / Proposed |
|-----------------------|--------------------------------------------------------------------|
| <u>Parker Ave</u>     | <u>4 / 0 / 3</u>                                                   |
| <u>Umbria Street</u>  | <u>4 / 7 / 7</u>                                                   |
| <u>Lemonte Street</u> | <u>3.5 / 2.9 / 2.9</u>                                             |

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 ☒

DEPARTMENTAL APPROVAL  
YES ☐ NO ☐

19. Does the design avoid tripping hazards?

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

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 ☒

YES ☐ NO ☐

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: There is no proposed building zone. Furnishing zones are required for street trees along Parker Ave. The existing furnishing zone along Umbria Street and Lemonte Street are to remain.

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

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<br>Existing / Proposed | ON SIDEWALK<br>Existing / Proposed | OFF-STREET<br>Existing / Proposed |
|---------------------------|-----------------|----------------------------------|------------------------------------|-----------------------------------|
| <u>4889 Umbria Street</u> | <u>128</u>      | <u>0 / 0</u>                     | <u>0 / 0</u>                       | <u>0 / 128</u>                    |

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 ☐

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?

YES ☒ NO ☐ N/A ☐

YES ☐ NO ☐

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

YES ☒ NO ☐ N/A ☐

YES ☐ NO ☐

APPLICANT: Bicycle Component

Additional Explanation / Comments: The existing bike lane along Umbria Street is to be maintained. The required bike parking spaces for the use are provided internal to the building.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

GENESIS PROPERTIES

4889 UMBRIA STREET  
PHILADELPHIA, PA 19127



**Philadelphia City Planning Commission**



## DEPARTMENTAL

- APPROVAL
- YES ☐ NO ☐

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

Reviewer Comments:

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

DEPARTMENTAL

- APPROVAL \_\_\_\_\_

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

Reviewer Comments:

(1) [http://www.philadelphiastreet.com/images/uploads/documents/Historical\\_Street\\_Paving.pdf](http://www.philadelphiastreet.com/images/uploads/documents/Historical_Street_Paving.pdf)

**Philadelphia City Planning Commission**



## DEPARTMENTAL

- APPROVAL  
YES ☐ NO ☐

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

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

## COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



### ADDITIONAL COMMENTS

APPLICANT

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

DEPARTMENTAL REVIEW

Additional Reviewer Comments:

- DEPARTMENTAL
- 
- APPROVAL

**APPLICANT: Intersections & Crossings Component**

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Intersections &amp; Crossings Component

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