



4889 UMBRIA

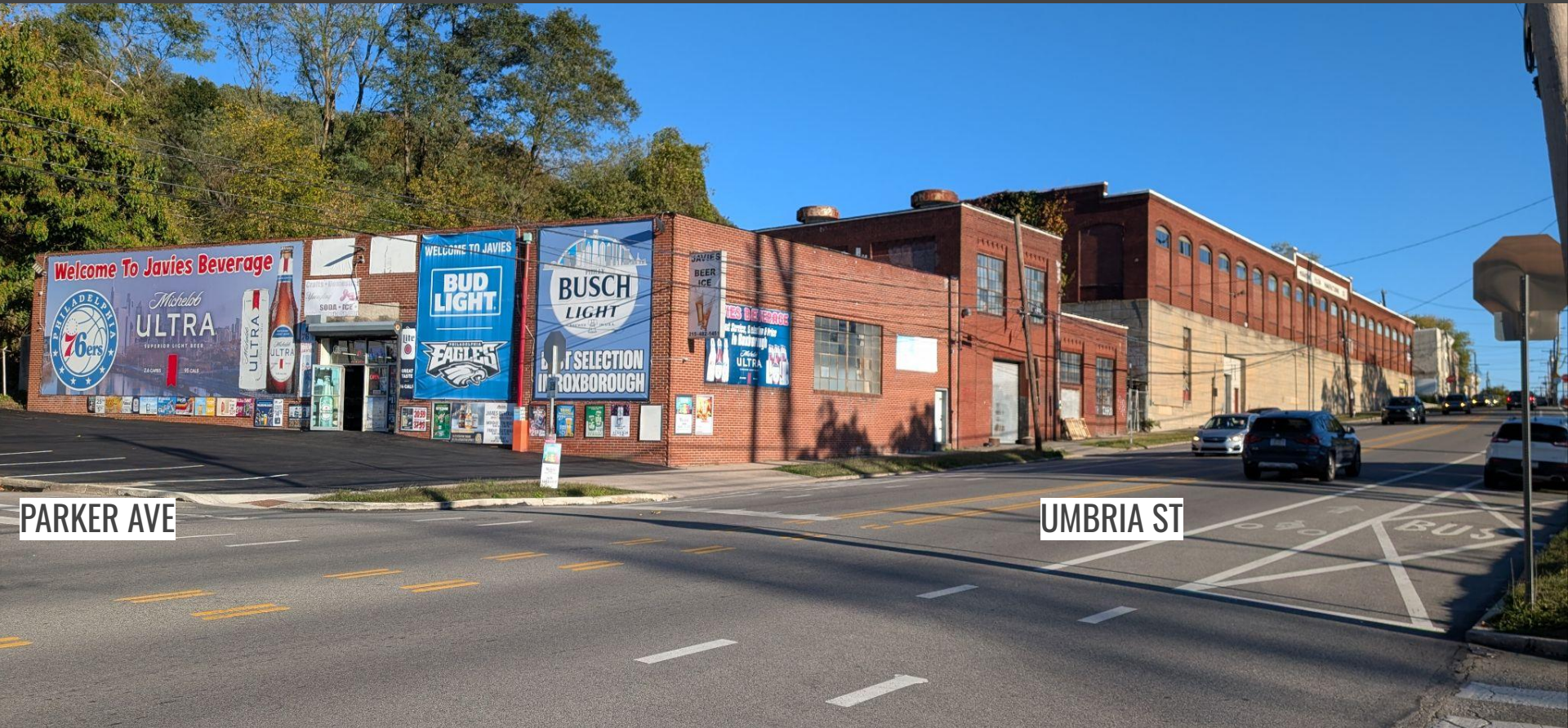
PHILADELPHIA, PA

05 NOVEMBER 2025

CIVIC DESIGN REVIEW MEETING







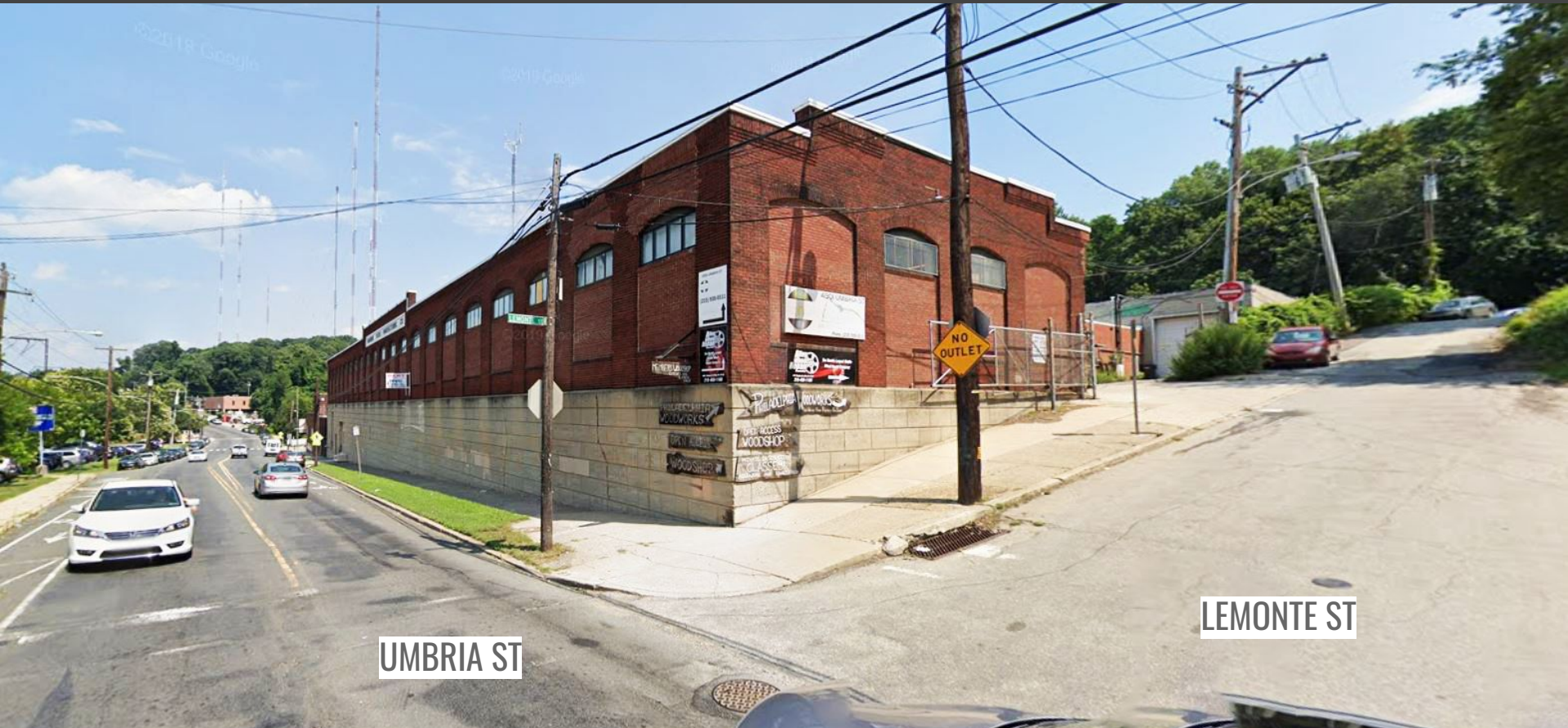
PARKER AVE

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

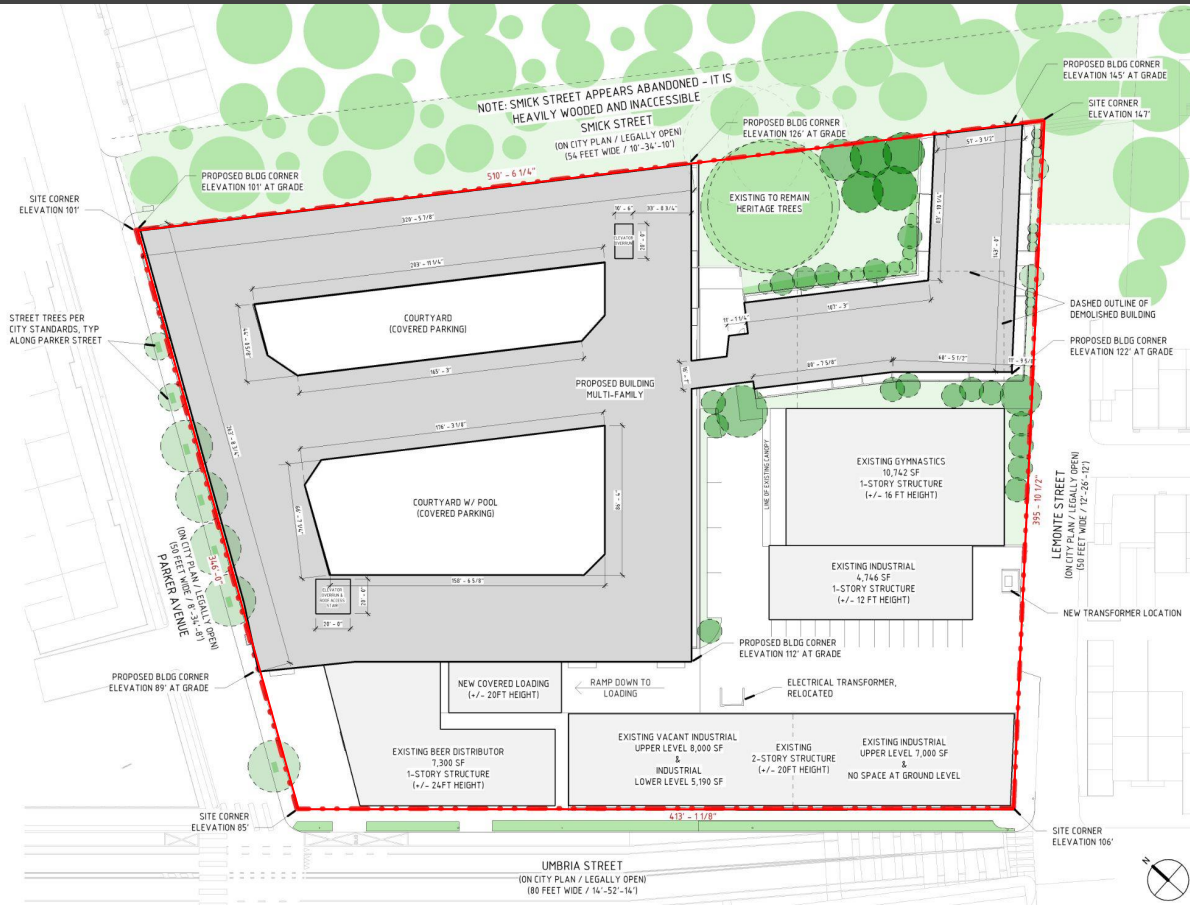
128 BIKE PARKING SPACES

353,390 SF RESIDENTIAL

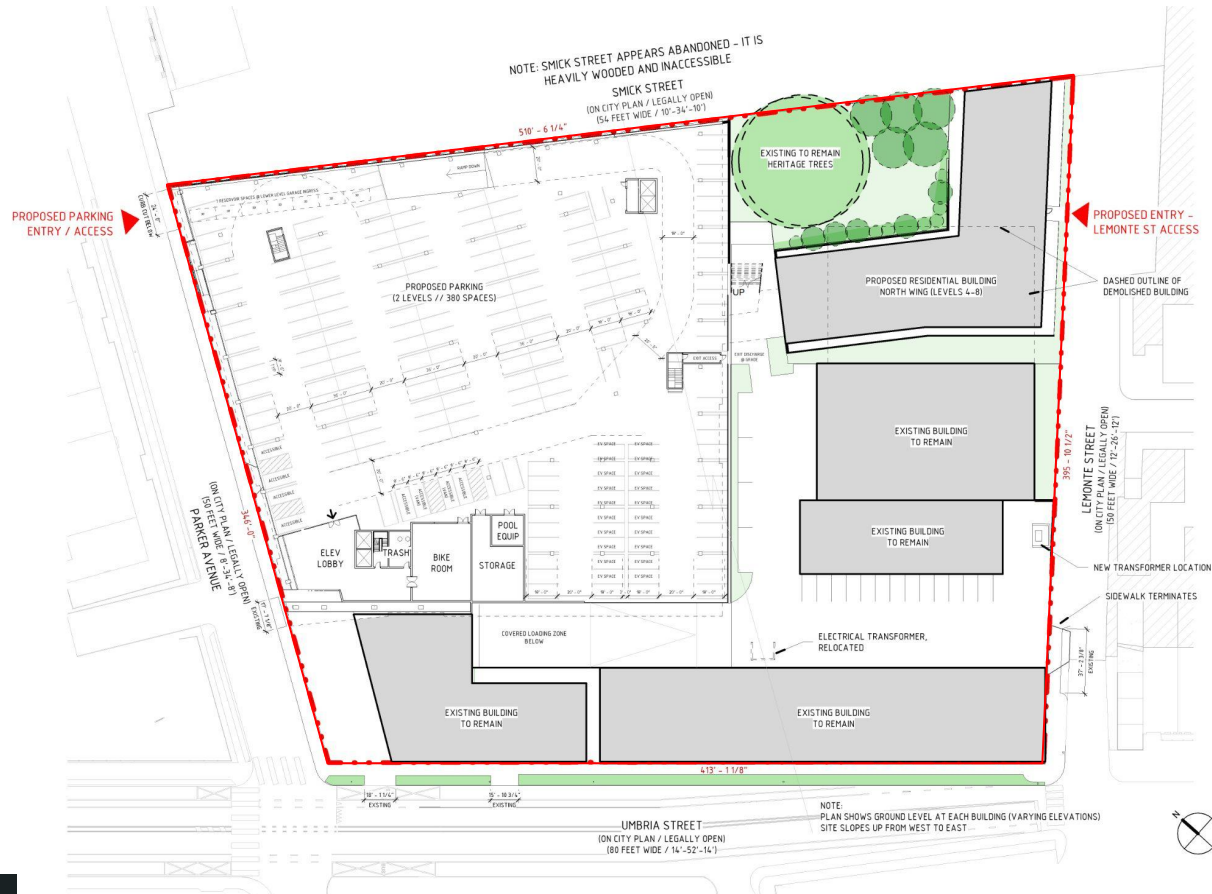
141,007 SF PARKING

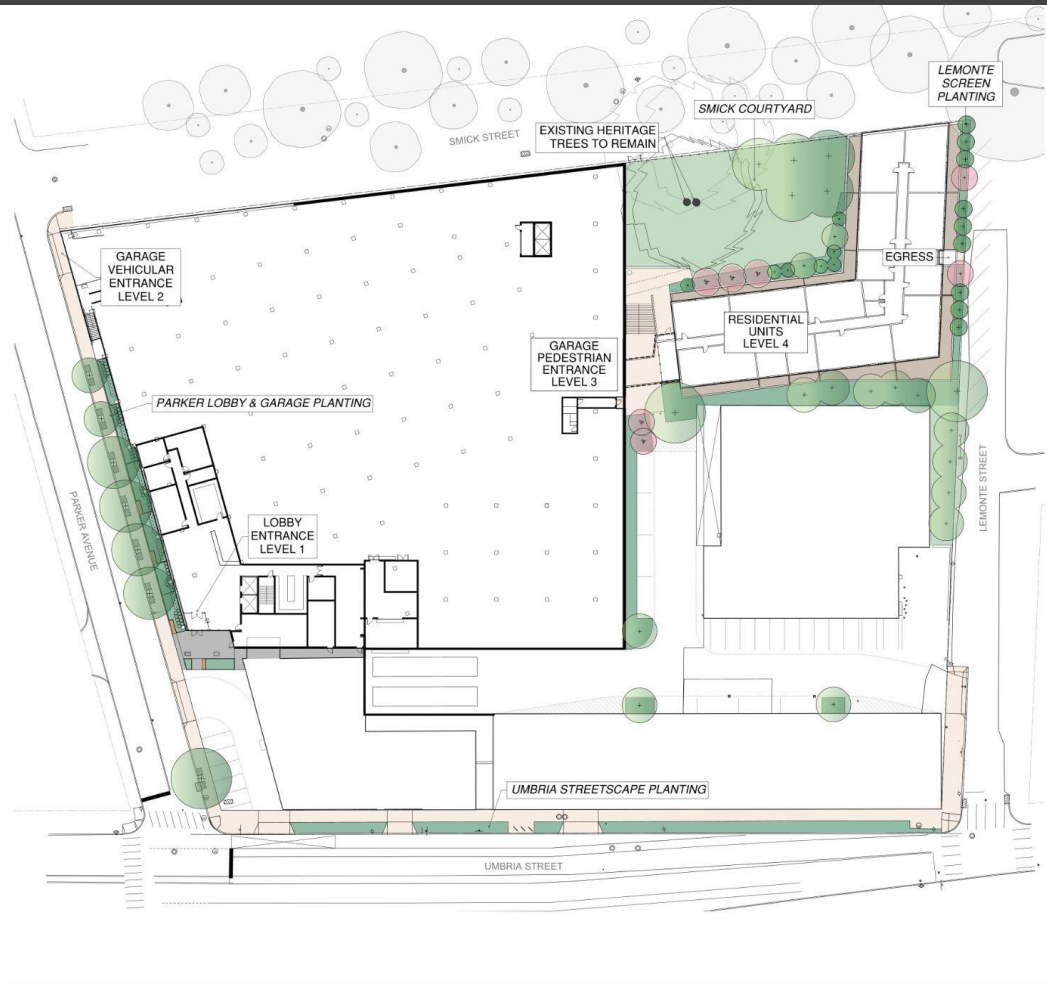
36,678 SF OF EXISTING INDUSTRIAL TO REMAIN











MATERIALS LEGEND

- PROPERTY LINE
- CONCRETE
- UNIT PAVERS
- RESIDENCE TERRACE
- STONE FINES AT TREE TRENCH
- PAVERS ON SUPPORT SYSTEM AT TREE TRENCH

PLANTING LEGEND

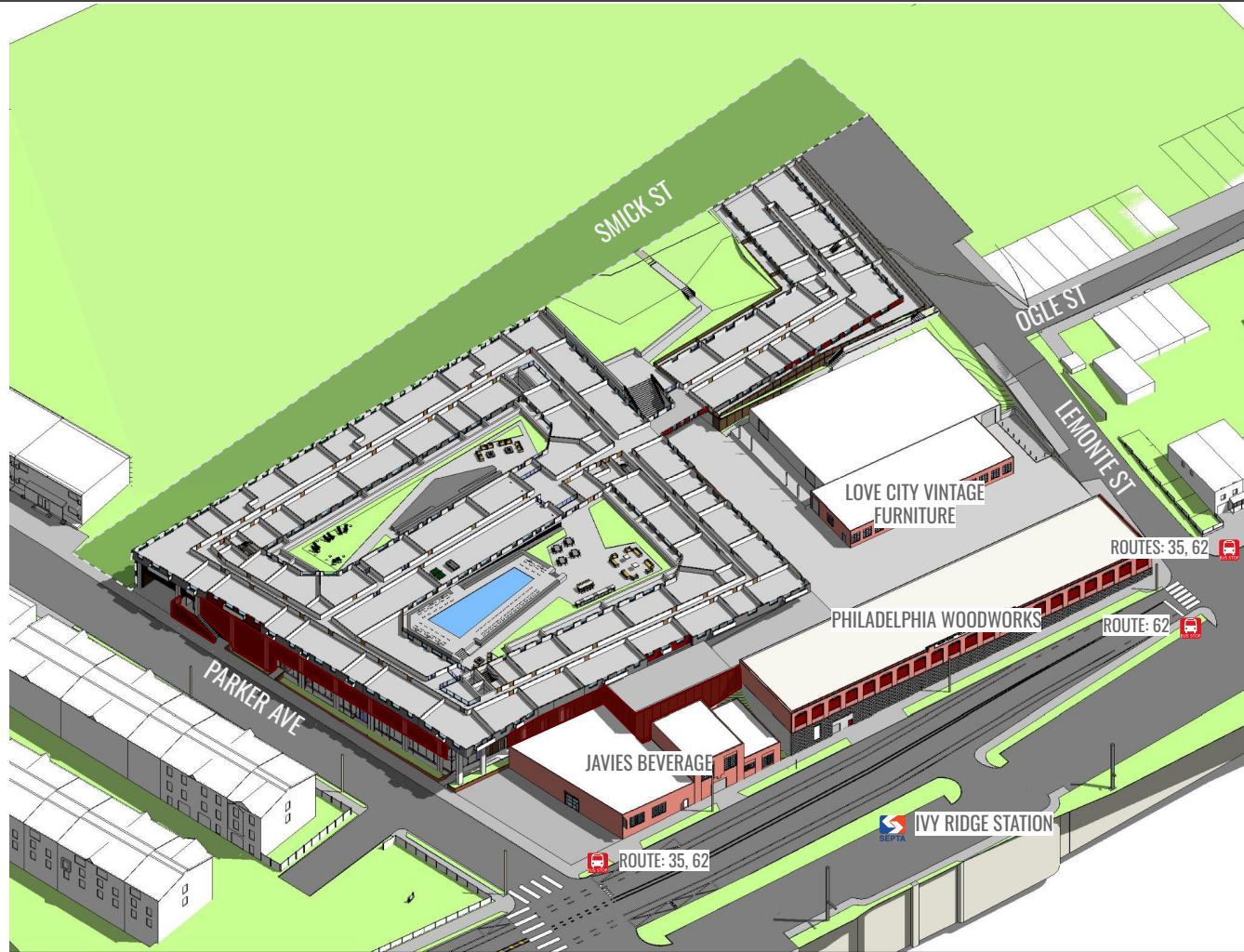
- EXISTING TREE TO REMAIN & BE PROTECTED
- EXISTING HERITAGE TREE TO REMAIN & BE PROTECTED
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREES:
- PROPOSED PLANT BEDS
- PROPOSED LAWN NO MOW FINE FESCUE



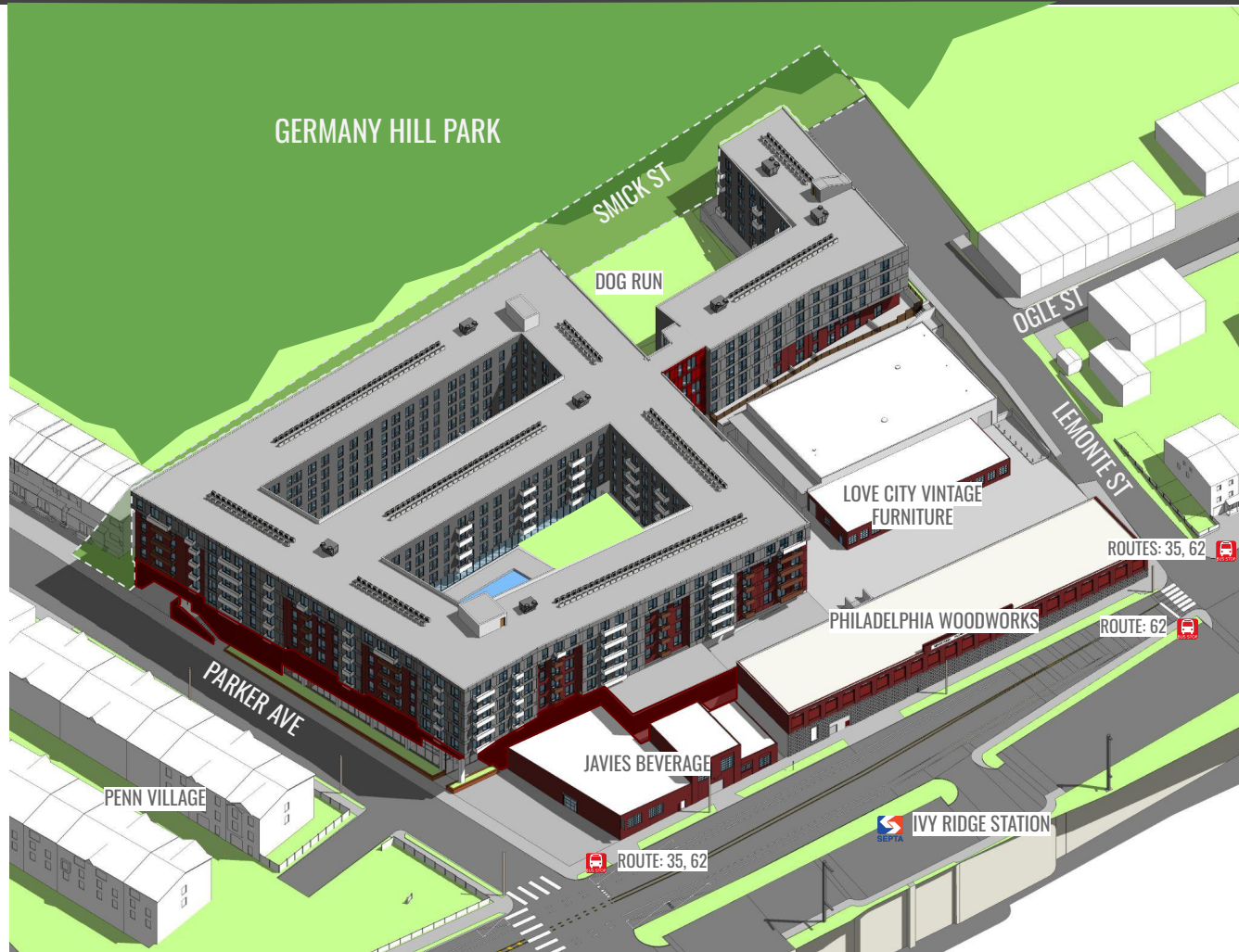


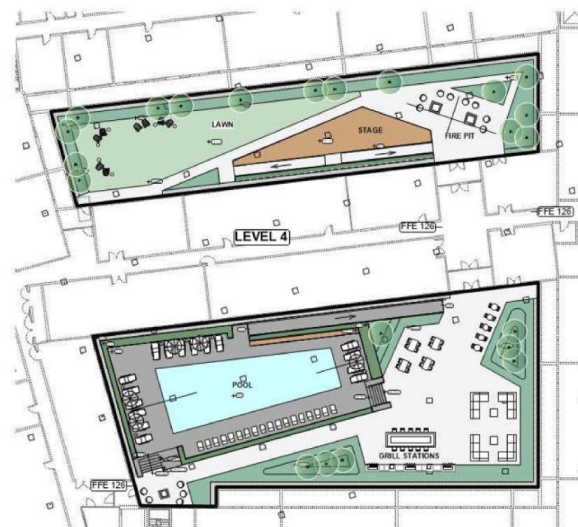










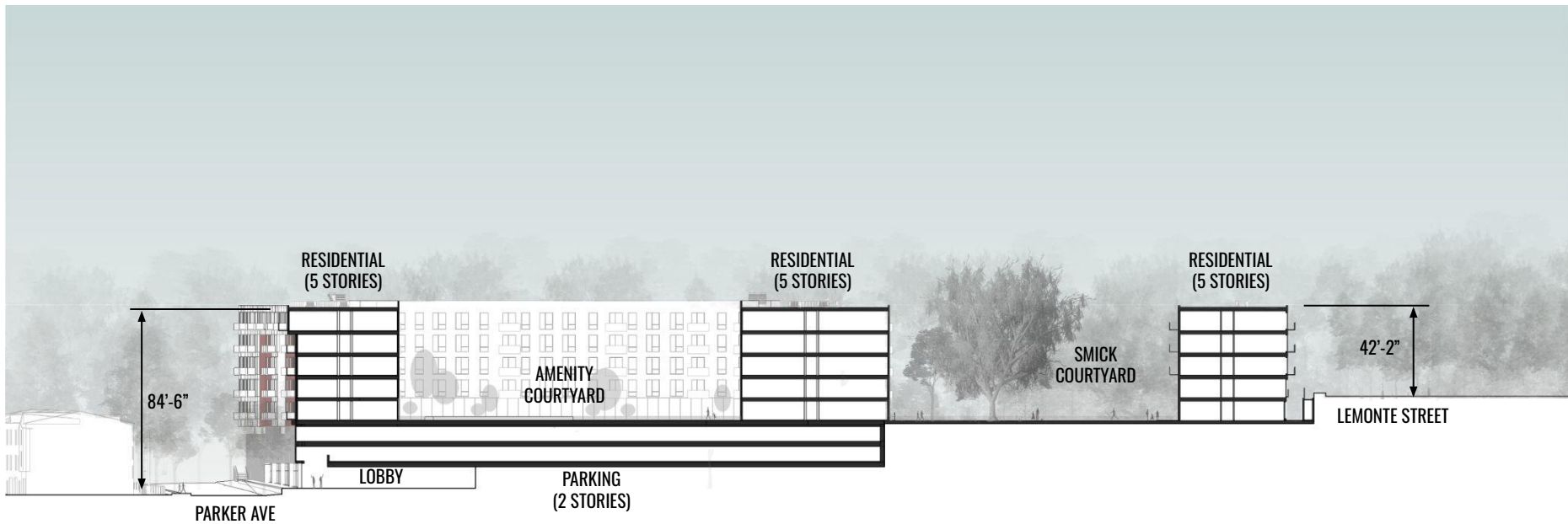


NORTH



SOUTH



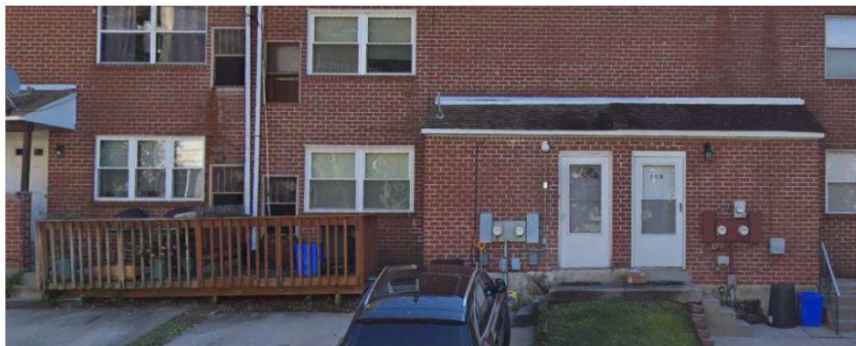












149 PARKER STREET (ACROSS SMICK)



4865 UMBRIA STREET (ACROSS LEMONTE)



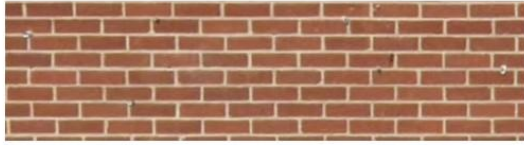
4891 UMBRIA STREET (ON SITE)



4901 UMBRIA STREET (ON SITE)



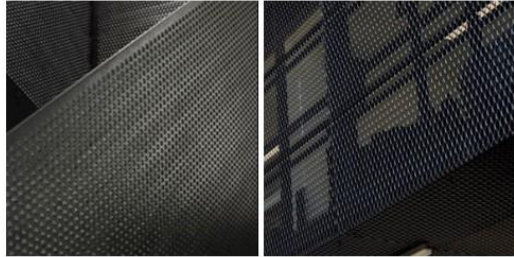
LEMONTE STREET (ON SITE)



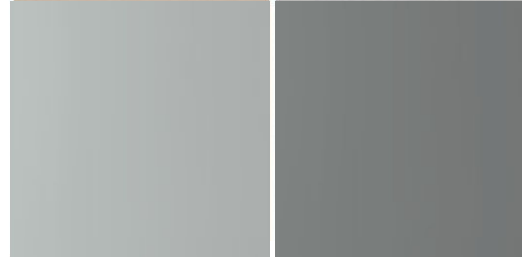
BRICK



FIBER CEMENT BOARD PANELS



EXPANDED METAL MESH BALCONY GUARDS



LIGHT GRAY

MEDIUM GRAY



BRICK SCREEN WALL



EXPANDED CORTEN METAL
SCREEN WALL



ALUMINUM STOREFRONT



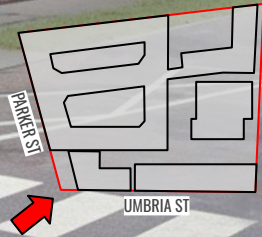
UMBRIA STREET AND PARKER AVENUE CORNER



Umbria St

UMBRIA PLACE

BARTON
BOOK
192



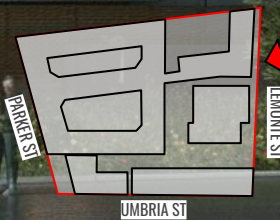
PARKER ST

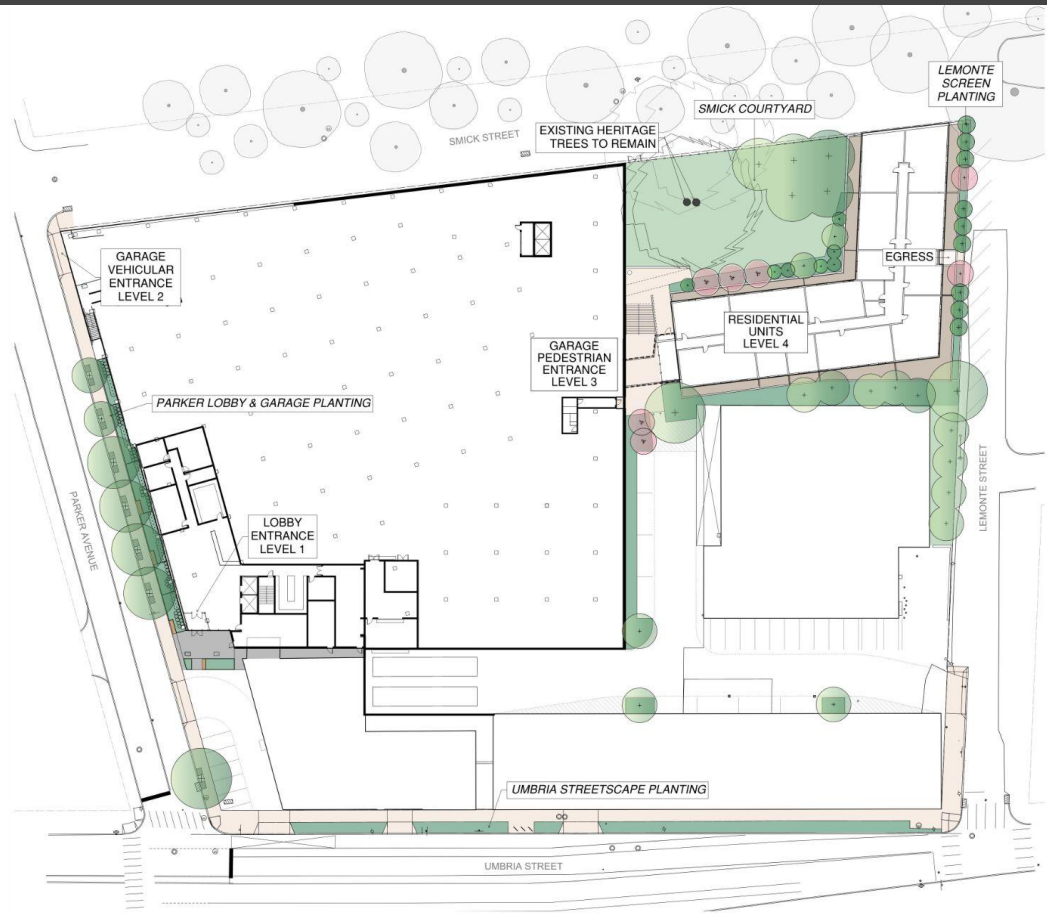
LEMONTE ST

UMBRIA ST









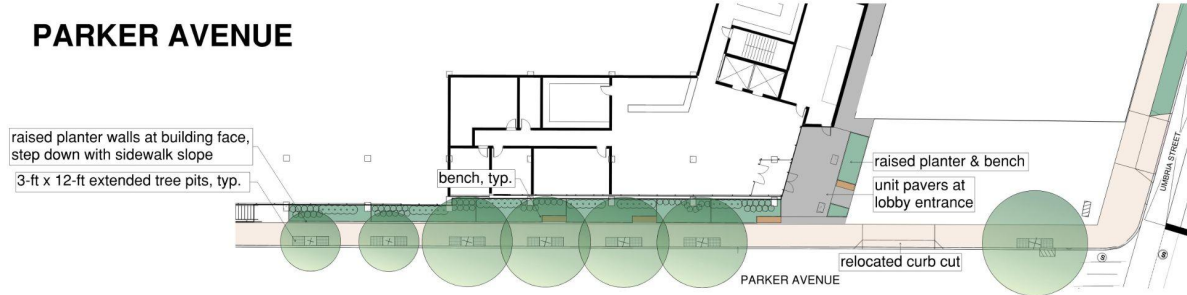
MATERIALS LEGEND

- PROPERTY LINE
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- EXISTING TREE TO REMAIN & BE PROTECTED
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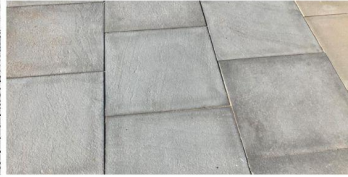
PARKER AVENUE



LOBBY ENTRANCE PAVERS

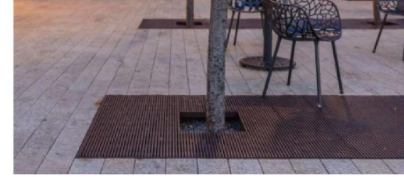


Unilock, EcoPria, 5-in x 10-in concrete paver on concrete sub slab



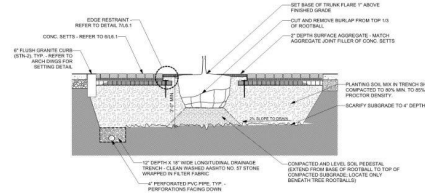
Alternate: Bluestone thermal paver, 18-in x 24-in x 2-in thick on concrete sub slab

EXTENDED TREE GRATES



Alternate to street tree pavement below:
Urban Accessories, Jamison 3ft x 8ft iron tree grate

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



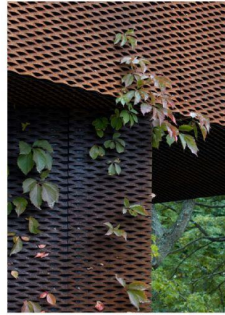
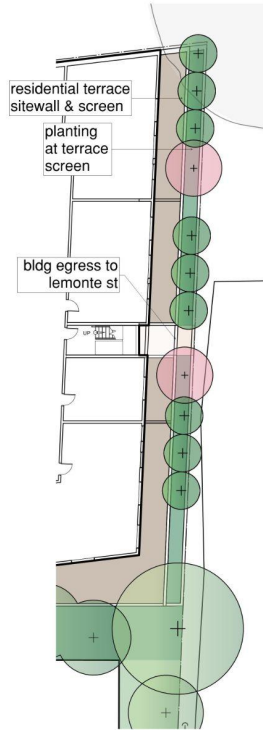
Unilock, Nordic Cobble, 4-in x 4-in concrete paver on Geopave support system (below)



Stabilized stone fines mix at tree opening and polymeric sand 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



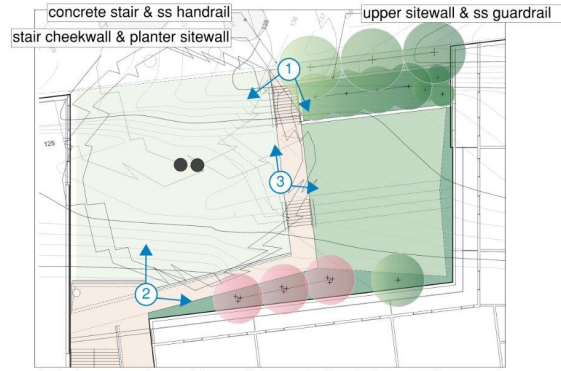
Achillea 'Moonshine'



Liquidambar styraciflua 'Slender Silhouette'



SMICK COURTYARD



Includes outer site retaining wall & guardrail and planter wall to contain existing slope and maximize flat usable lawn area and partially enclose the area for dogs.



PARKER & UMBRIA 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

STREET TREES



Nyssa sylvatica, Black Tupelo



Quercus alba, White Oak



Ulmus americana 'Princeton', Elm



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

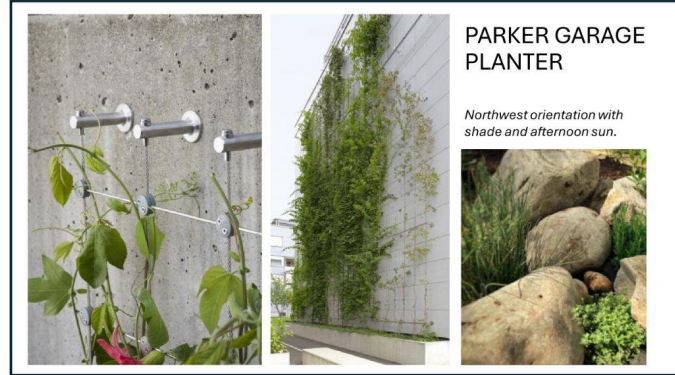
PARKER GARAGE PLANTERS



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

SUPPLEMENTAL MATERIALS (APPENDIX)



**GENESIS
PROPERTIES**

OCTOBER 2025

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4889 UMBRIA STREET
PHILADELPHIA, PA 19127



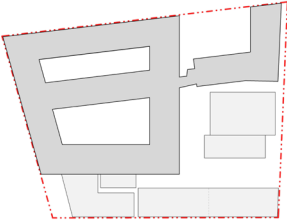
GENESIS
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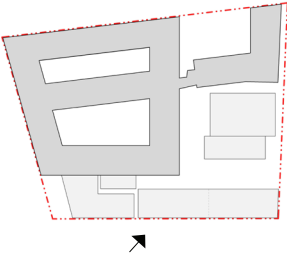
**GENESIS
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GENESIS
PROPERTIES

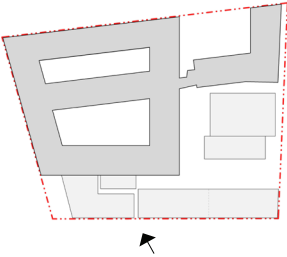
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PHILADELPHIA, PA 19127



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PHILADELPHIA, PA 19127



GENESIS
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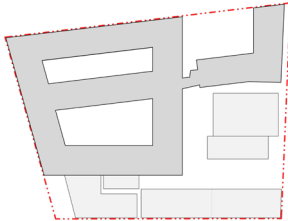
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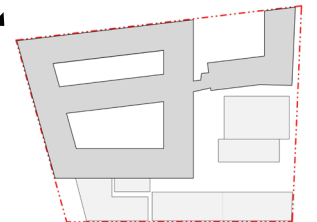
UMBRIA ST



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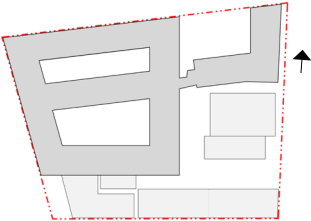


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PROPERTIES



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4889 UMBRIA STREET
PHILADELPHIA, PA 19127



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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) FDO: FOURTH DISTRICT OVERLAY - FOURTH DISTRICT AREA 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 (10,742 SF DEMO)	494,397 SF NEW TOTAL NEW+EXIST= 537,375 SF	14-701-4
MAX BUILDING HEIGHT	72'-0" WITH BONUS	VARIES	64'-3"	14-701-4 NOTE 5b
IRMX USE: 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 NOTE [3]
MIN PARKING SPACES 384 MULTI-FAMILY UNITS	(3/10) = 115 SPACES REQ'D	--	380 SPACES PROPOSED	14-802-3
MIN ACCESSIBLE PARKING SPACES 2% OF TOTAL	8 ACCESSIBLE, 2 OF WHICH ARE VAN SPACES	--	8 ACCESSIBLE, 2 OF WHICH ARE VAN SPACES	14-802-4
MIN BICYCLE SPACES 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

OCTOBER 30, 2025 (FOLLOW -UP)

ZONING BOARD OF ADJUSTMENT HEARING

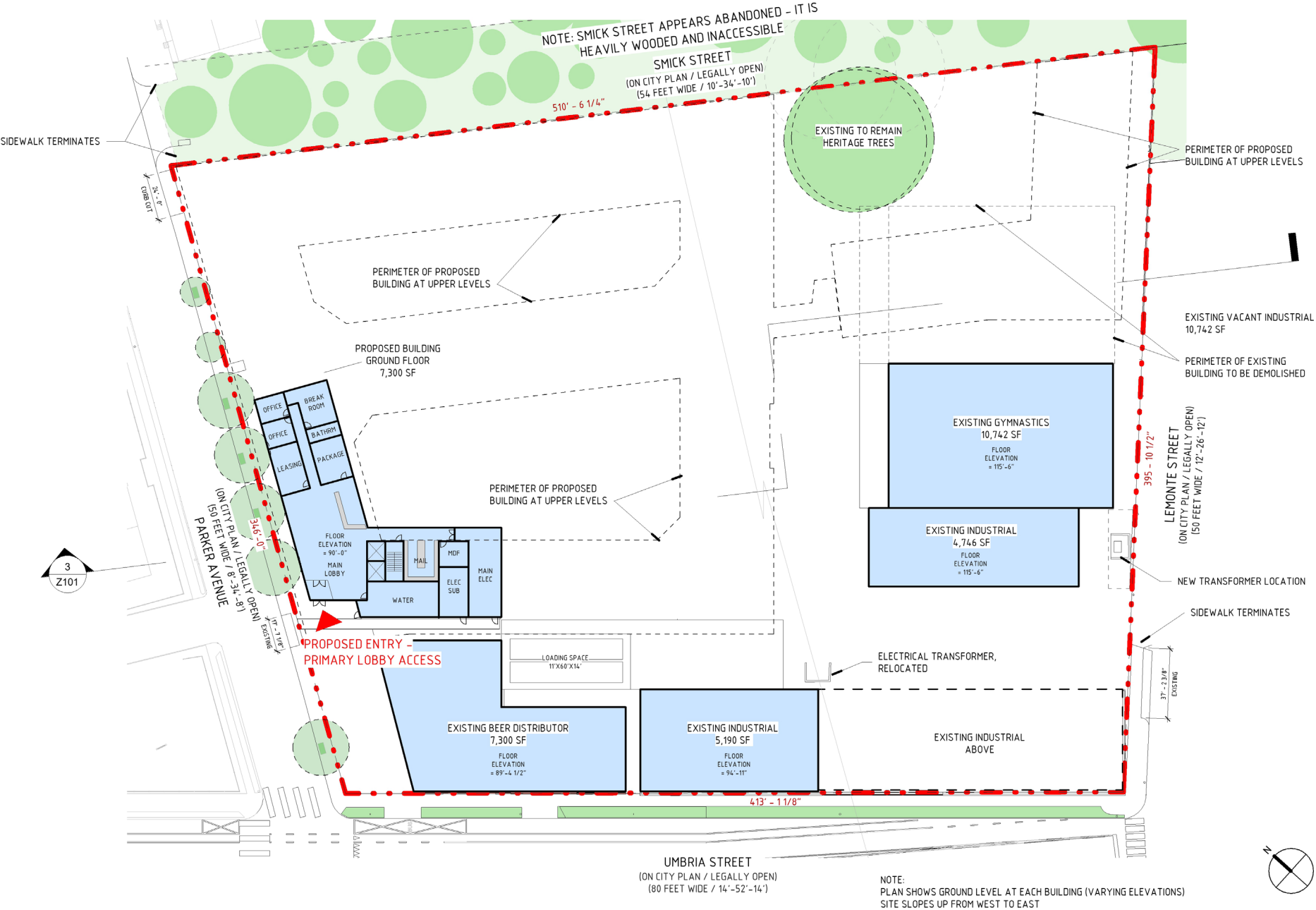
ZBA hearing scheduled: Yes ☐ No ☐ NA ☒

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



GENESIS
PROPERTIES

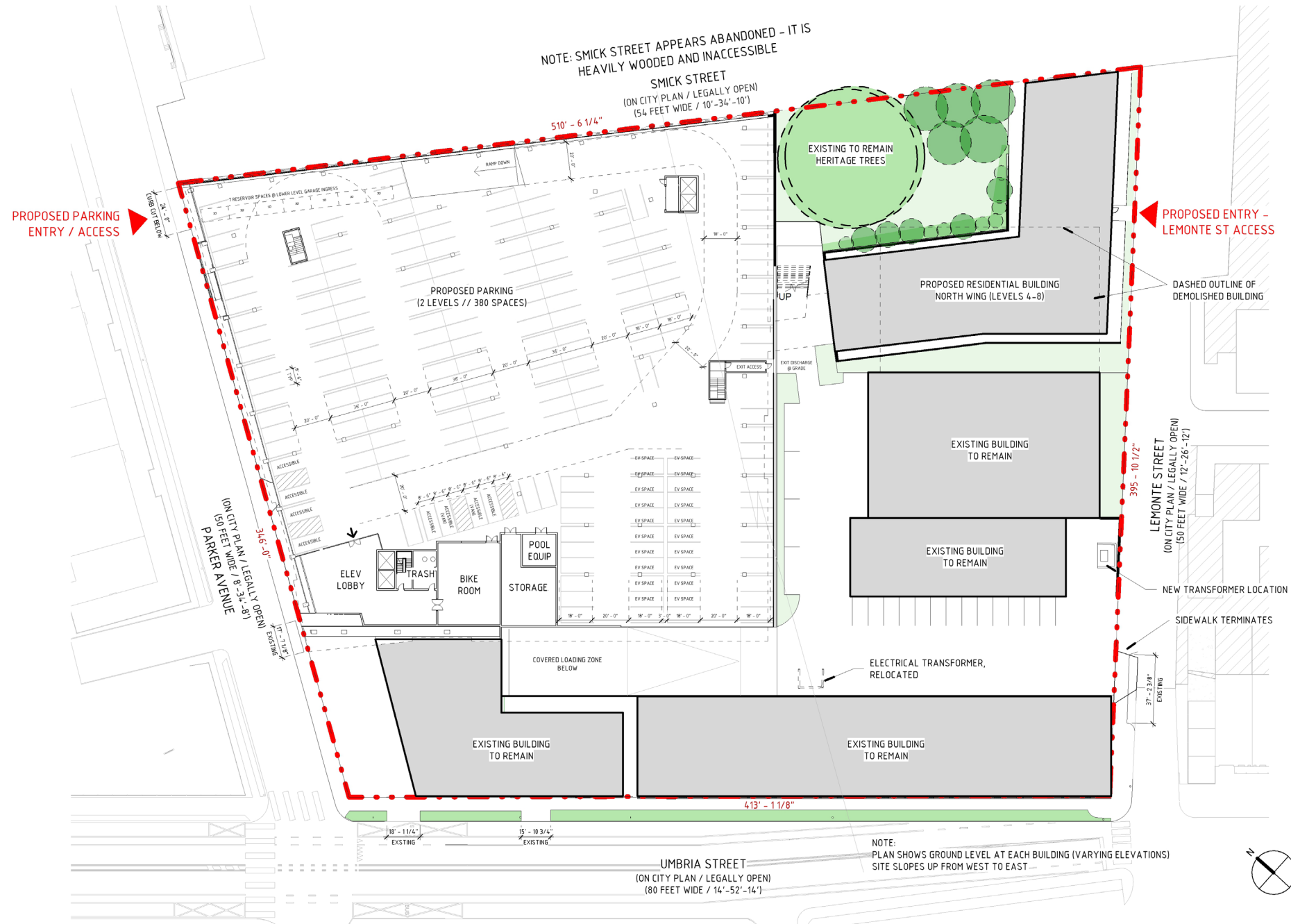
ZONING - GROUND LEVEL PLAN



GENESIS
PROPERTIES

4889 UMBRIA STREET
PHILADELPHIA, PA 19127

ZONING - PARKING PLAN (LEVEL 3)



GENESIS PROPERTIES

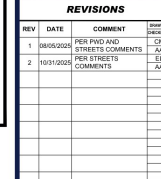
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BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LAND DEVELOPMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING
UTILITIES SHOWN HEREON HAVE
BEEN DEVELOPED FROM UTILITY
COMPANY RECORDS AND/OR
ABOVE-GROUND INSPECTION OF THE
SITE. COMPLETENESS OR
ACCURACY OF TYPE, SIZE, DEPTH
OR HORIZONTAL LOCATION OF
UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE
GUARANTEED. IN ACCORDANCE WITH THE REQUIREMENTS OF
PENNSYLVANIA LEGISLATIVE ACT NUMBER 60 OF 2004 AS
AMENDED BY ACT 60 OF 2017, CONTRACTORS MUST VERIFY
LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND
FACILITIES PRIOR TO START OF WORK.

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PROJECT No.: PAC240206-00-
DRAWN BY: C
CHECKED BY:
DATE: 06/30/20
CAD: B. TONG, TO

PROJECT:

ZONING PLANS

FOR
GMH
COMMUNITIES
PROPOSED DEVELOPMENT

4889 UMBRIA STREET
PHILADELPHIA, PA 19127

BOHLER//

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



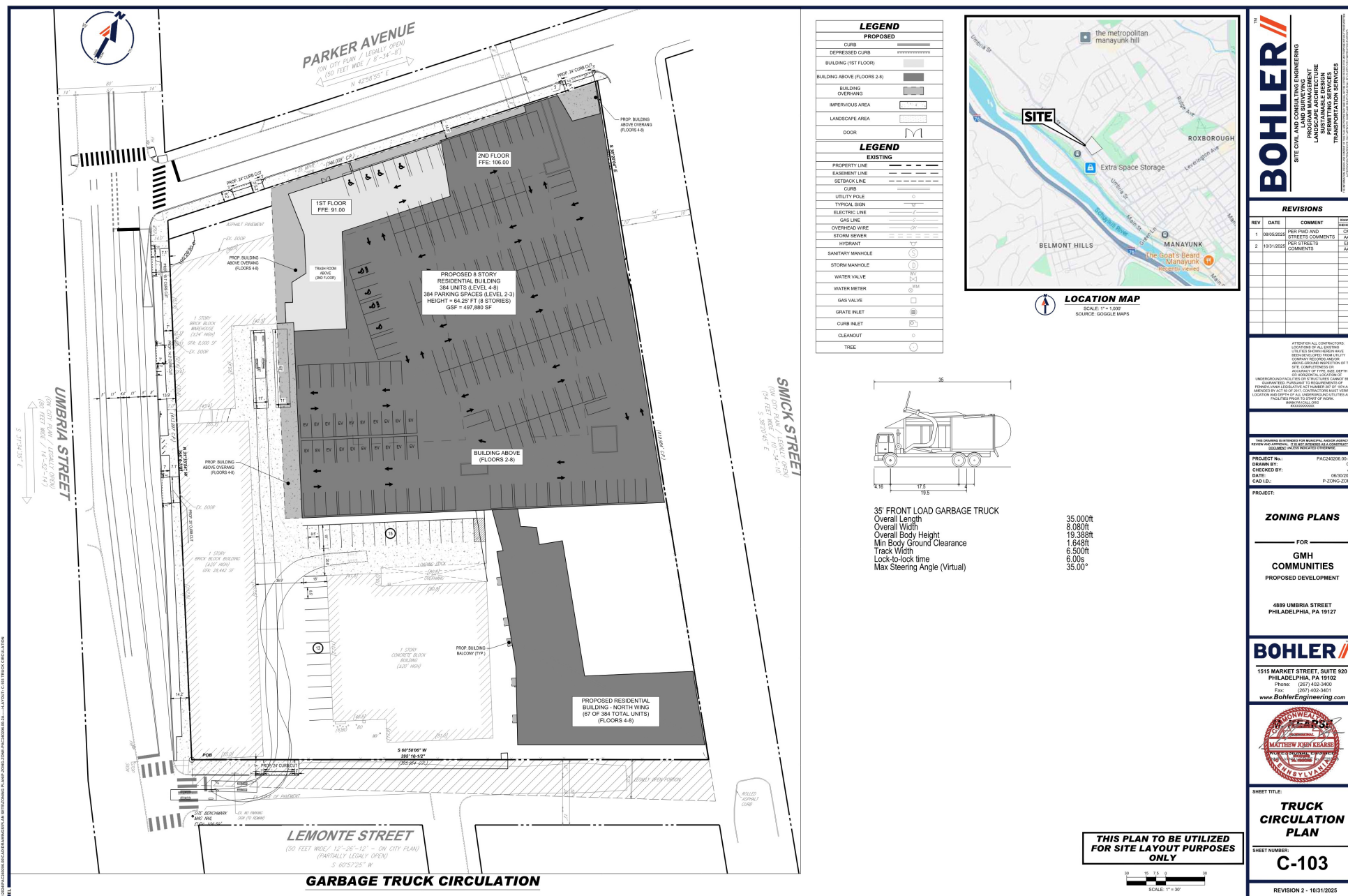
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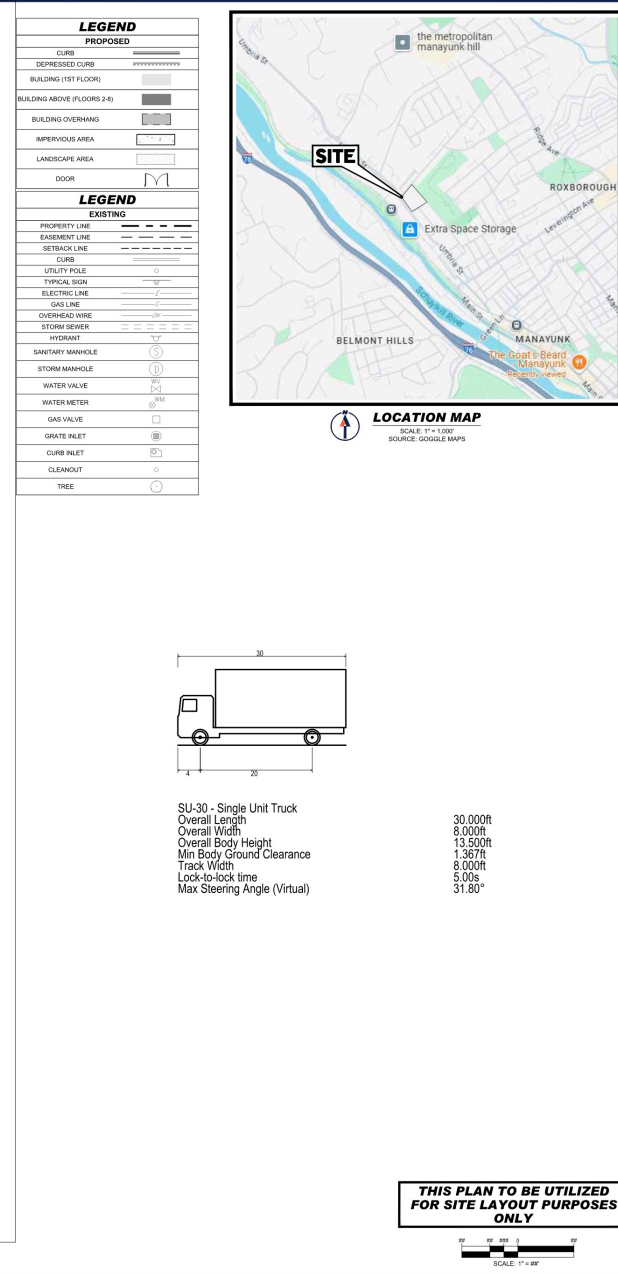
VEHICLE CIRCULATION PLAN

SHEET NUMBER: _____

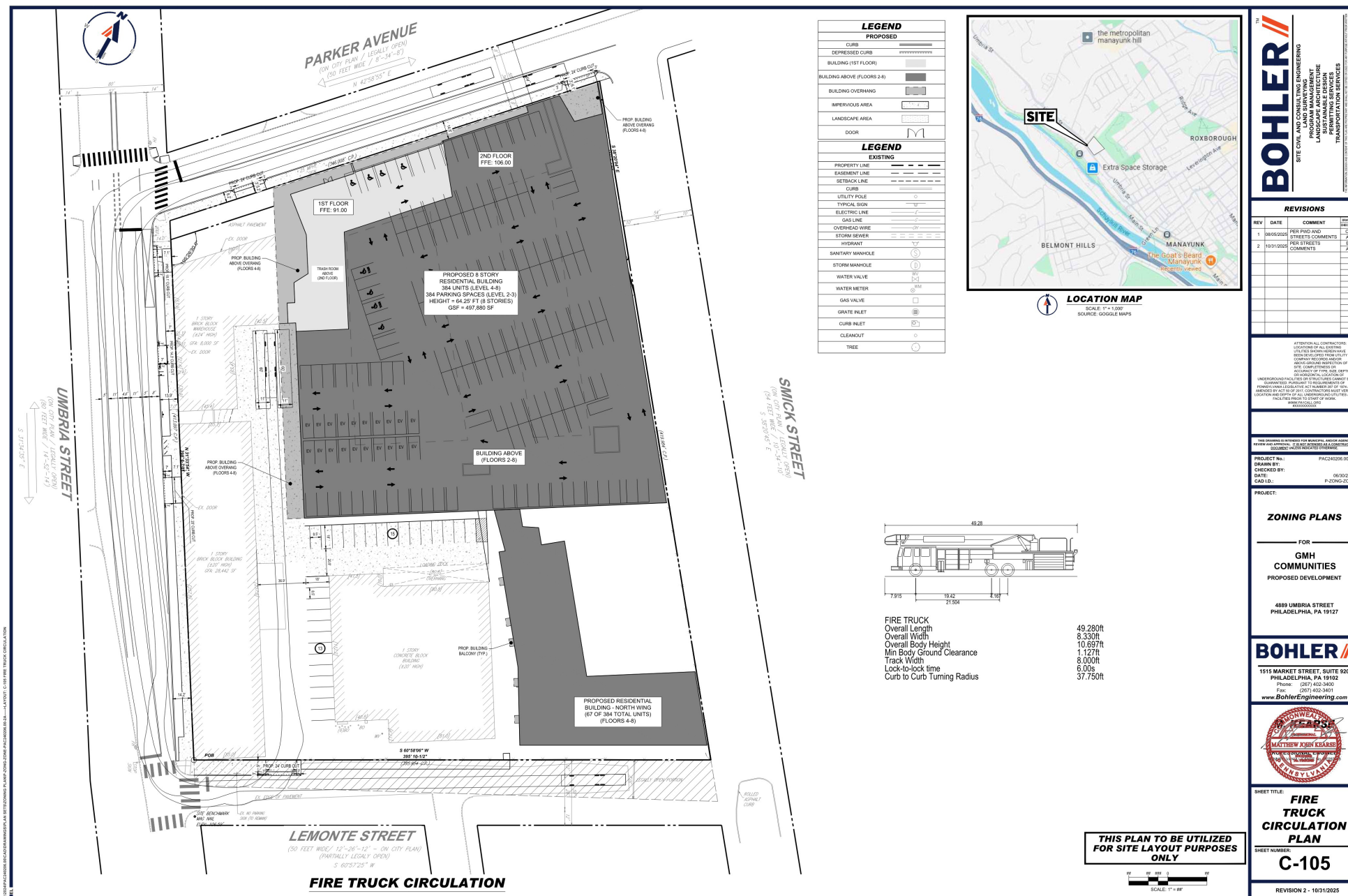
C-102

REVISION 2 - 10/31/2025



[illegible]

CIVIL - CIRCULATION PLAN



[illegible]

ATTENTION ALL CONTRACT LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM THE COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION. SITE COMPLETENESS OR ACCURACY OF TYPE, SIZE, OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CAN NOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 2017, AMENDED BY ACT 56 OF 2017, CONTRACTORS MUST LOCATOR AND DEPTH OF ALL UNDERGROUND UTILITIES. FACILITIES PRIOR TO START OF WORK.

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DATE:	03
CAD I.D.:	P-ZON

PROJECT:

ZONING PLANS

FOR

PROPOSED DEVELOPMENT

4889 UMBRIA STREET
PHILADELPHIA, PA 19127

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**1515 MARKET STREET, SUITE 200
PHILADELPHIA, PA 19102**
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

J.M. ILLIGASH

REGISTERED LANDSCAPE ARCHITECT

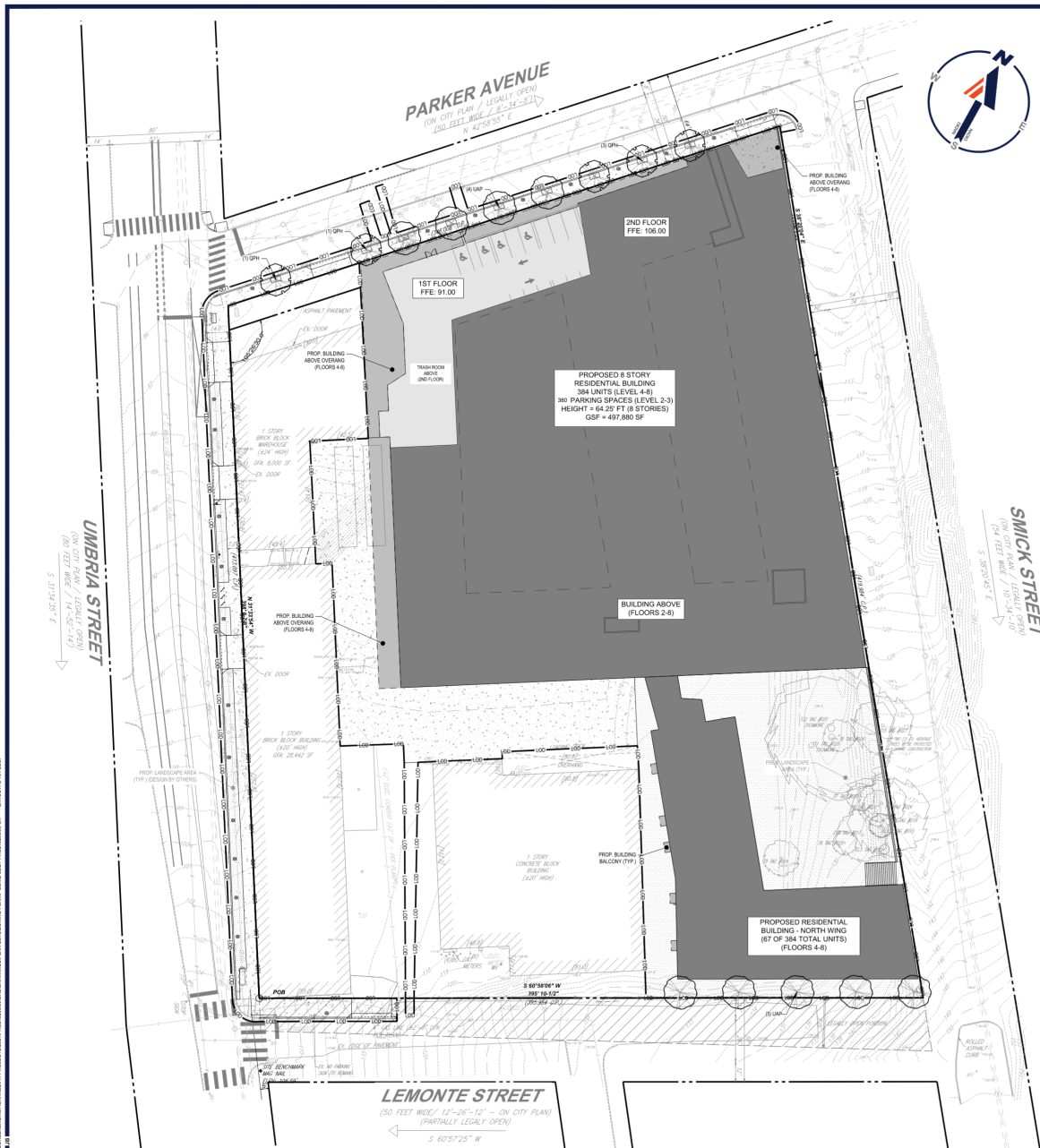
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-101

REVISION 3 - 07/28/2025



SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
ZONING (4-107.10) YARD TYPE REQUIREMENTS	(3) REQUIREMENTS SHALL BE PROVIDED AT A RATE OF ONE TREE PER 1,000 SQ. FT. OF OPEN AREA, NOT INCLUDING PARKING AREAS, AND ANY OPEN AREA MUST BE DRIVEWAY ACCESS, PARKING, OR LANDSCAPE FEATURES NECESSARY TO SATISFY THE REQUIREMENTS OF § 14-705.10(d).	TOTAL OPEN AREA WITH AREA OF IMPROVEMENTS = 5,000 SQ. FT. REQUIRED: 1,000 / 1,000 = 1 YARD TREES PROVIDED: 7 TREE CREDITS FROM § 14-705.10(b) BELOW TO BE APPLIED TOWARDS THIS REQUIREMENT.	COMPLIES
14-705.10(f) PRESERVATION OF HERITAGE TREES	THE LOCATION, DICH AND SPECIES OF ALL EXISTING TREES SHALL BE INCLUDED IN A LANDSCAPE AND TREE PLAN. REPLACEMENT TREES MAY NOT BE RECEIVED FOR ANY PROPERTY UNLESS THE APPLICANT MEETS THE STANDARDS OF § 14-705.10(f) 1) OR OBTAIN A SPECIAL EXCEPTION APPROVAL IN ACCORDANCE WITH § 14-705.10(f) 2).	TOTAL HERITAGE TREES ON SITE WERE FOUND TO BE IN FAIR CONDITION AND ARE PROPOSED TO BE PRESERVED. SEE PLAN FOR LOCATION, SIZE AND SPECIES. *PER ROCKWELL ARCHITECTS TREE STUDY DATED FEBRUARY 15, 2020.	COMPLIES
14-705.10(f)(3) PRESERVATION REQUIREMENTS	(1) EXCEPT AS SET FORTH IN § 14-708.10(d)(2) OR § 14-708.10(d)(3), REPLACEMENT TREES SHALL BE PROVIDED AT A RATE OF 2.0 INCH CALIPER FOR EACH 1.0 INCH OF 2.0 INCH CALIPER TREES THAT ARE REMOVED. REPLACEMENT TREES MUST BE PROVIDED FOR ALL DEVELOPMENT ACTIVITIES SHALL BE REPLACED ON THE REPLACEMENT SITE IN ACCORDANCE WITH THE FOLLOWING STANDARDS: (A) REPLACEMENT TREES PROPOSED FOR REMOVAL AND ALL PROPOSED REPLACEMENT TREES SHALL BE INDICATED ON THE SITE PLAN. (B) THE TOTAL CALIPER OF ALL REPLACEMENT TREES SHALL BE NO LESS THAN THE TOTAL CALIPER OF TREES REMOVED FROM THE LOT. EACH REPLACEMENT TREE SHALL NOT BE LESS THAN 2.0 INCH DBH AT 4.5 FEET. (C) IN THE EVENT THAT THE REPLACEMENT TREES ARE PROPOSED ON AN ADJUTING LOT AND SUCH LOT IS NOT UNDER THE SAME OWNERSHIP AS THE LOT FROM WHICH THE TREES WERE REMOVED, A WRITTEN AGREEMENT BETWEEN THE RECIPIENT OWNERS SHALL BE SUBMITTED TO LAH WITH THE REPLACEMENT TREE PREPARATION CREDITS.	TOTAL CALIPER OF TREES REMOVED = 122" CAL. (EXCLUDING 20" OR 4" DECLINE TREES) REPLACEMENT = 122" CAL. INCHES IN REPLACEMENT TREES OR 40" DBH 2.0 INCH CALIPER TREES PROVIDED: 6 INCHES IN REPLACEMENT TREES OR 40" CALIPER TREES *PER ROCKWELL ARCHITECTS TREE STUDY DATED FEBRUARY 18, 2020 AND UPDATED FOLLOW UP MEMO DATED JULY 21, 2020	WAIVER (UNLIEF)
14-705.10(f)(3) CREDITS FOR EXISTING TREES	APPLICANTS WHO PRESERVE NATURAL, HEALTHY TREES AS PART OF A DEVELOPMENT PROJECT MAY OBTAIN REPLACEMENT TREE CREDITS REQUIRED TO BE PROVIDED. CREDIT OTHER THAN THOSE REQUIRED UNDER § 14-705.10(f)(3) SHALL BE PROVIDED TO THE APPLICANT. REPLACEMENT TREES INTENDED TO BE PRESERVED SHALL BE INDICATED ON THE SITE PLAN TO OBTAIN CREDIT. REPLACEMENT TREES MUST BE PROVIDED FOR ALL DEVELOPMENT ACTIVITIES SHALL BE REPLACED ON THE REPLACEMENT SITE IN ACCORDANCE WITH THE FOLLOWING STANDARDS: (A) REPLACEMENT TREES PROPOSED FOR REMOVAL AND ALL PROPOSED REPLACEMENT TREES SHALL BE INDICATED ON THE SITE PLAN. (B) THE TOTAL CALIPER OF ALL REPLACEMENT TREES SHALL BE NO LESS THAN THE TOTAL CALIPER OF TREES REMOVED FROM THE LOT. EACH REPLACEMENT TREE SHALL NOT BE LESS THAN 2.0 INCH DBH AT 4.5 FEET. (C) IN THE EVENT THAT THE REPLACEMENT TREES ARE PROPOSED ON AN ADJUTING LOT AND SUCH LOT IS NOT UNDER THE SAME OWNERSHIP AS THE LOT FROM WHICH THE TREES WERE REMOVED, A WRITTEN AGREEMENT BETWEEN THE RECIPIENT OWNERS SHALL BE SUBMITTED TO LAH WITH THE REPLACEMENT TREE PREPARATION CREDITS.	TOTAL PRESERVED HEALTHY TREES 10 IN DB = 2 2 x 12 = 24 INCHES CREDIT FROM PRESERVED TREES	COMPLIES
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PLANT SCHEDULE

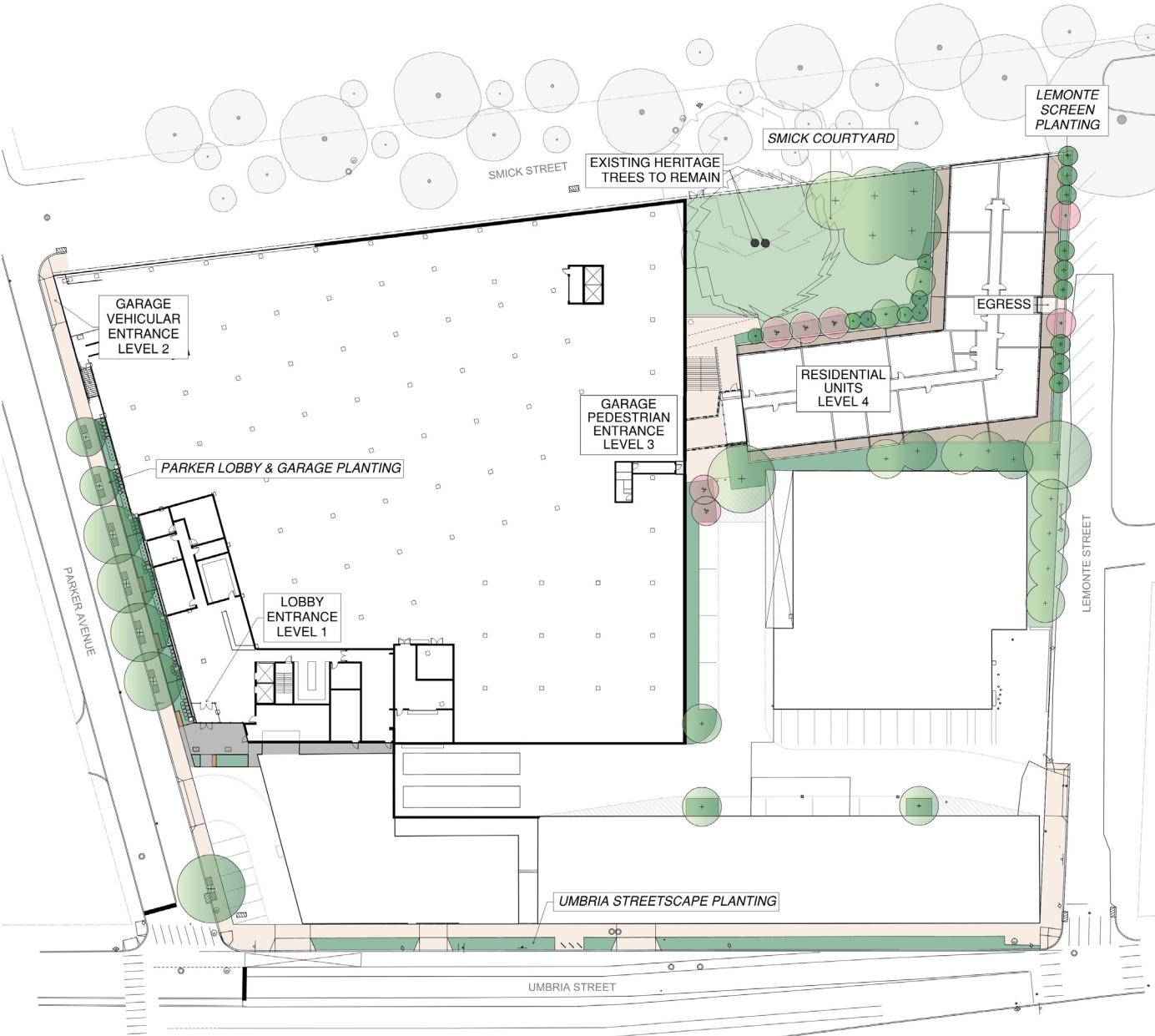
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
QPH	5	QUERCUS PHELLOS	WILLOW OAK	2.5' CAL	B&B
UAP	9	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2.5' CAL	B&B

GENERAL LANDSCAPE NOTES

- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES AND DOES NOT CONSTITUTE A GUARANTEE OF COMPLIANCE WITH ANY LOCAL, STATE OR FEDERAL LANDSCAPE PLAN.
2. ALL DISCLOSED UNPAVED AREAS, INCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN OR TURF GRASS. THE IRRIGATION SYSTEM, UNLESS OTHERWISE SPECIFIED, SHALL BE INSTALLED AS FOLLOWS:
3. SHRUBS PLANTED ALONG EXISTING PARKING STALLS SHALL BE INSTALLED TO ALLOW A GRASS STRIP TO BE MAINTAINED BETWEEN THE SHRUBS AND THE PARKING STALLS.
4. IRRIGATION IS REQUIRED BY THE OWNER OR APPROVED MUNICIPALITY. THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN EACH ZONE AND EACH AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
5. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHRER AND THE OWNER FOR REVIEW AND APPROVAL. ANY SUBSTITUTIONS MUST BE APPROVED PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT IS TO BE INSTALLED WITHIN STORMWATER BMP OR OTHER STORMWATER MANAGEMENT STRUCTURES SHALL BE INSTALLED AS FOLLOWS:
6. WITHOUT EXCEPTION, NODD BARRIER PRAIRIE SHALL NOT BE INSTALLED WITH ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES, STORMWATER DETENTION BASINS, ETC.

**THIS PLAN TO BE UTILIZED
FOR LANDSCAPE
PURPOSES ONLY**





MATERIALS LEGEND

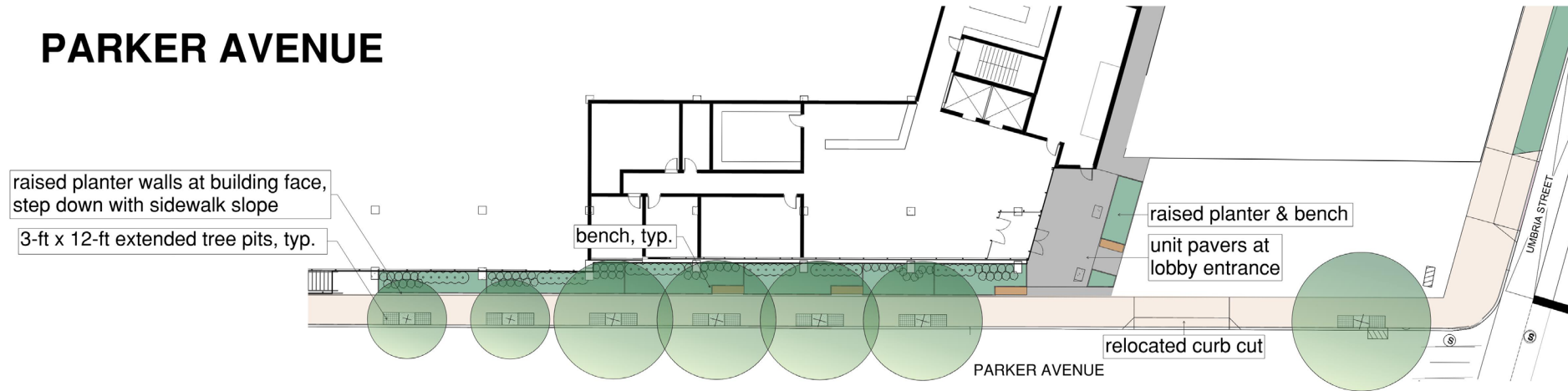
- PROPERTY LINE
- CONCRETE
- UNIT PAVERS
- RESIDENCE TERRACE
- STONE FINES AT TREE TRENCH
- PAVERS ON SUPPORT SYSTEM AT TREE TRENCH

PLANTING LEGEND

- EXISTING TREE TO REMAIN & BE PROTECTED
- EXISTING HERITAGE TREE TO REMAIN & BE PROTECTED
- PROPOSED CANOPY TREE
- PROPOSED UNDERSTORY TREES:
- PROPOSED PLANT BEDS
- PROPOSED LAWN NO MOW FINE FESCUE



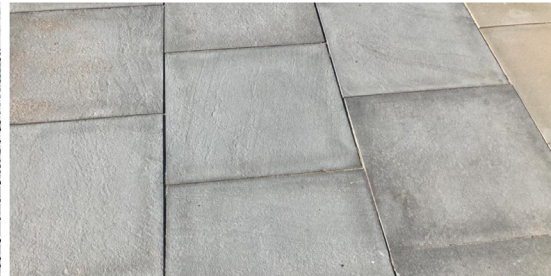
PARKER AVENUE



LOBBY ENTRANCE PAVERS



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

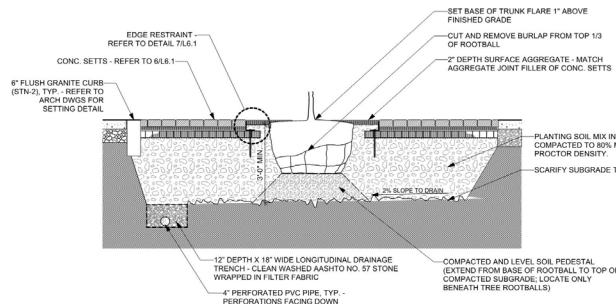


Alternate: Bluestone thermal paver, 18-in x 24-in x 2-in thick on concrete sub slab

EXTENDED TREE GRATES



Alternate to street tree pavement below:
Urban Accessories, Jamison 3ft x 8ft iron tree grate



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



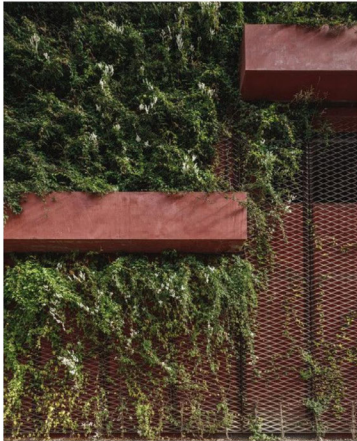
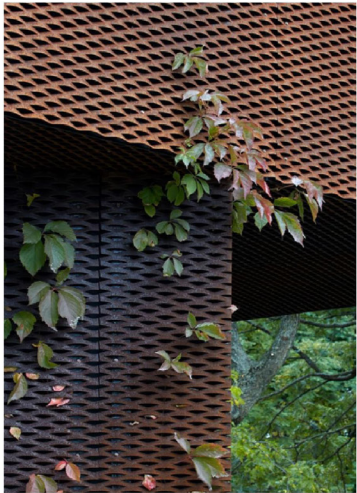
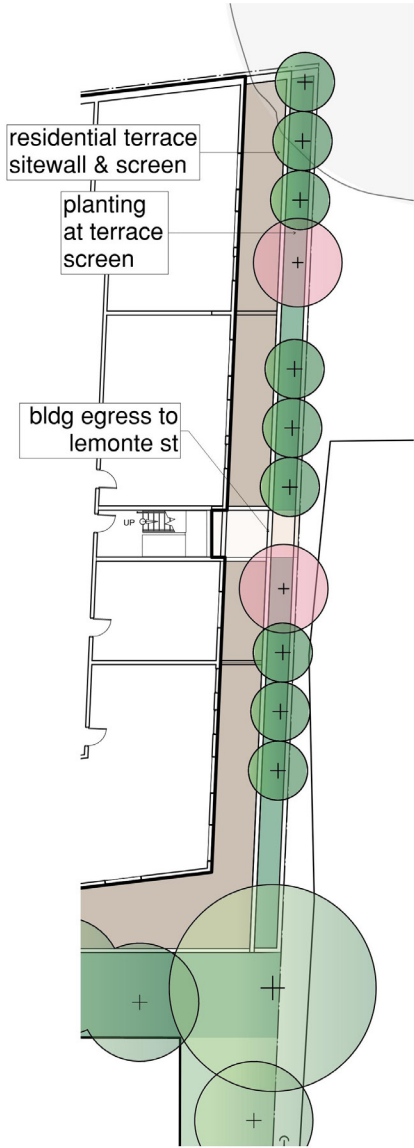
Unilock, Nordic Cobble, 4-in x 4-in concrete paver on Geopave support system (below)



Stabilized stone fines mix at tree opening and polymeric sand 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



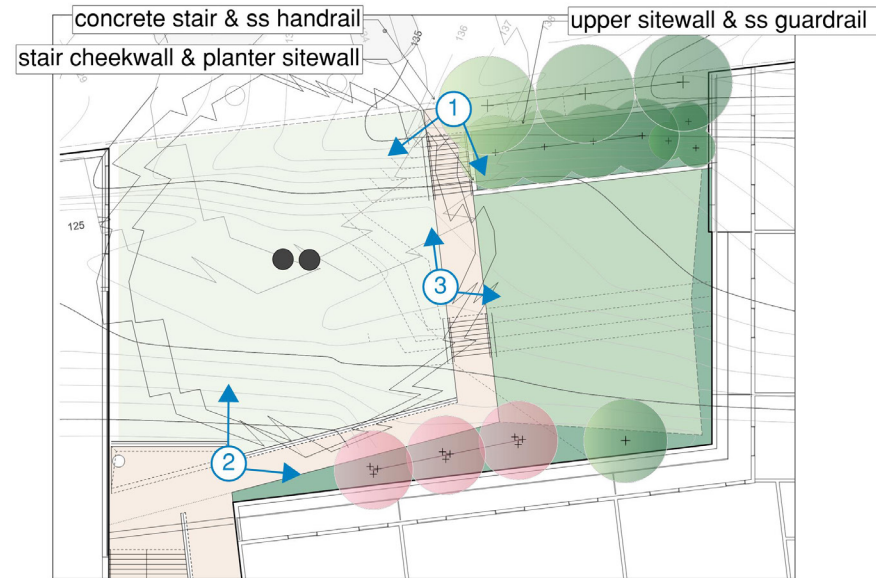
Achillea 'Moonshine'



Liquidambar styraciflua 'Slender Silhouette'



SMICK COURTYARD



Includes outer site retaining wall & guardrail and planter wall to contain existing slope and maximize flat usable lawn area and partially enclose the area for dogs.



PARKER & UMBRIA
STREETSCAPE
PLANTING

STREET TREES



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

PARKER
LOBBY & GARAGE
PLANTERS

North-West Orientation
shade tolerant, sun tolerant, layering plants



E

Ilex glabra 'Gem Box',
Dwarf Inkberry Holly



spring bloom
fall foliage

Fothergilla gardenii, Dwarf Fothergilla



late summer
fall bloom

Aster cordifolius 'Avondale', Blue Wood Aster



late spring
early summer
bloom

Allium sphaerocephalon,
Drumstick Allium



late spring
early summer
bloom

E

Alchemilla mollis, Lady's Mantle



late spring
bloom
groundcover

E

Antennaria plantaginifolia,
Pussytoes

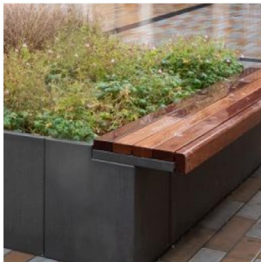


Dryopteris marginalis, Evergreen Wood Fern

PLANTER WALLS
Planters along Parker step down with the sidewalk grade.



Masonry planters



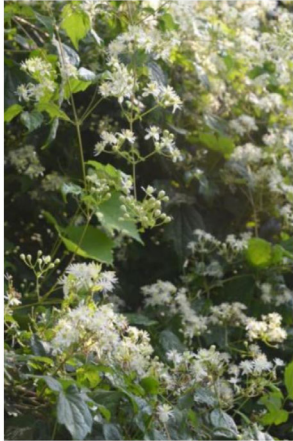
Metal powder-coat planters



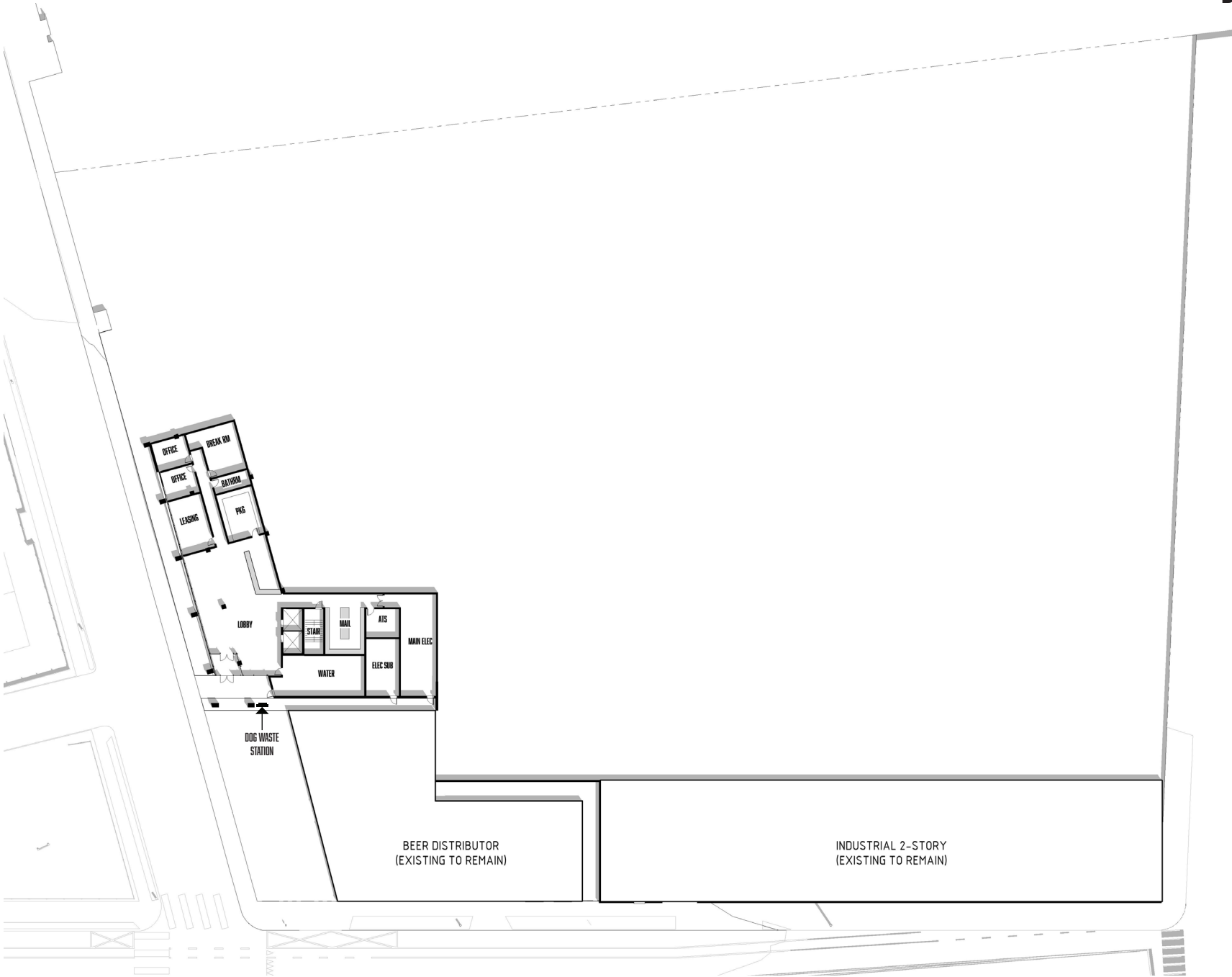
Weathered steel planters with built-in bench



Landscape boulder and stone garden at corner stair planter



Clematis virginiana, Virgin's Bower



GENESIS
PROPERTIES

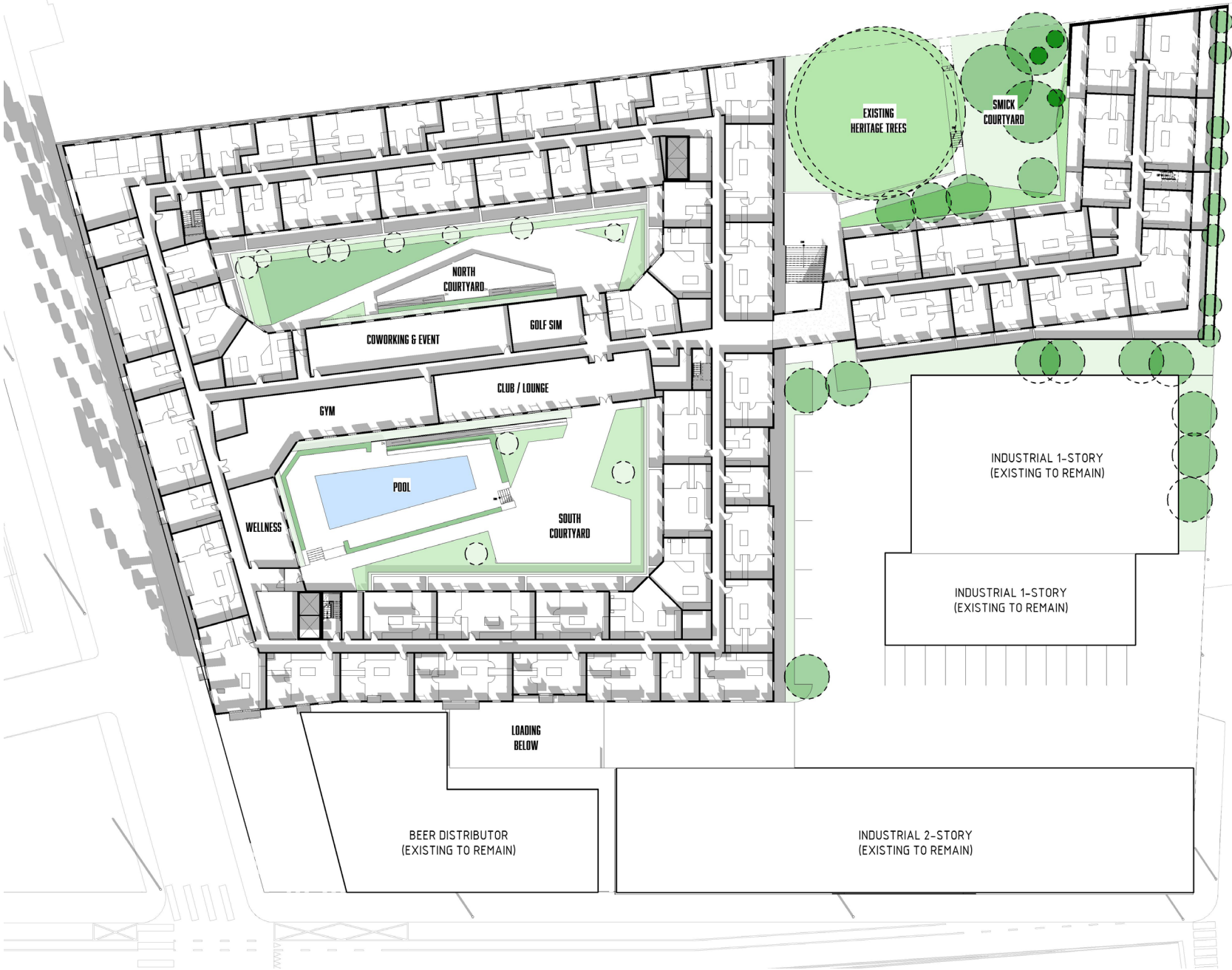


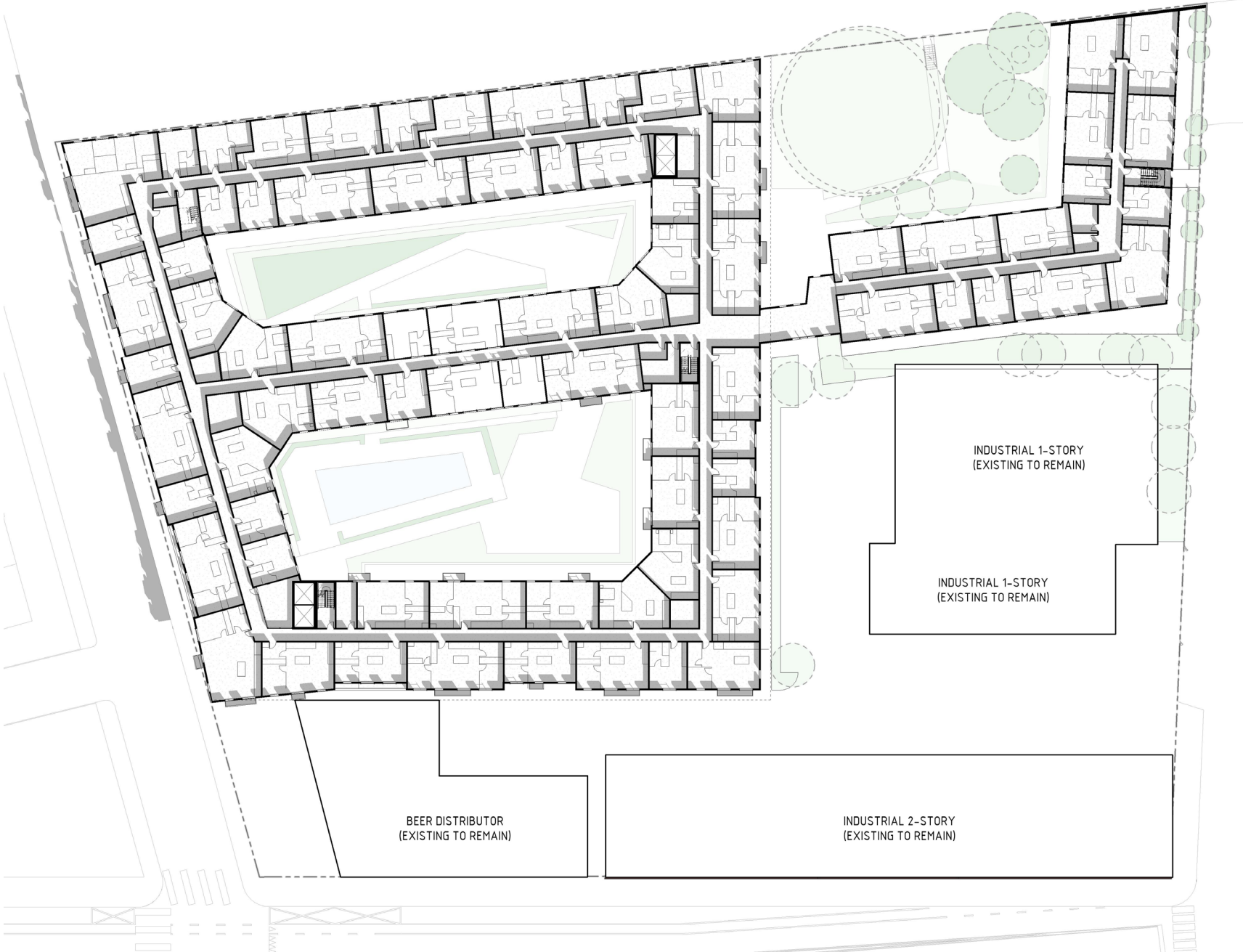
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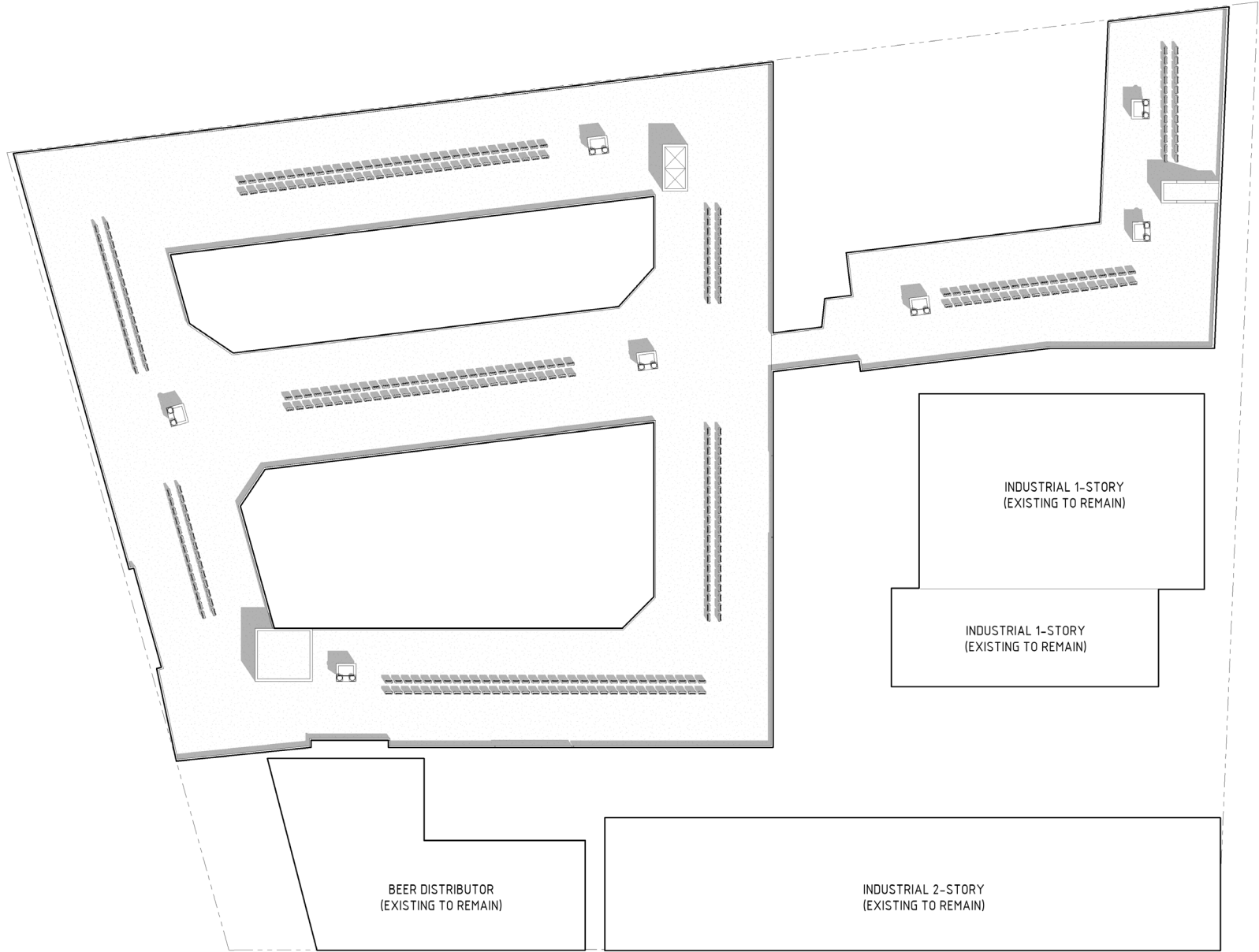
4889 UMBRIA STREET
PHILADELPHIA, PA 19127



GENESIS
PROPERTIES

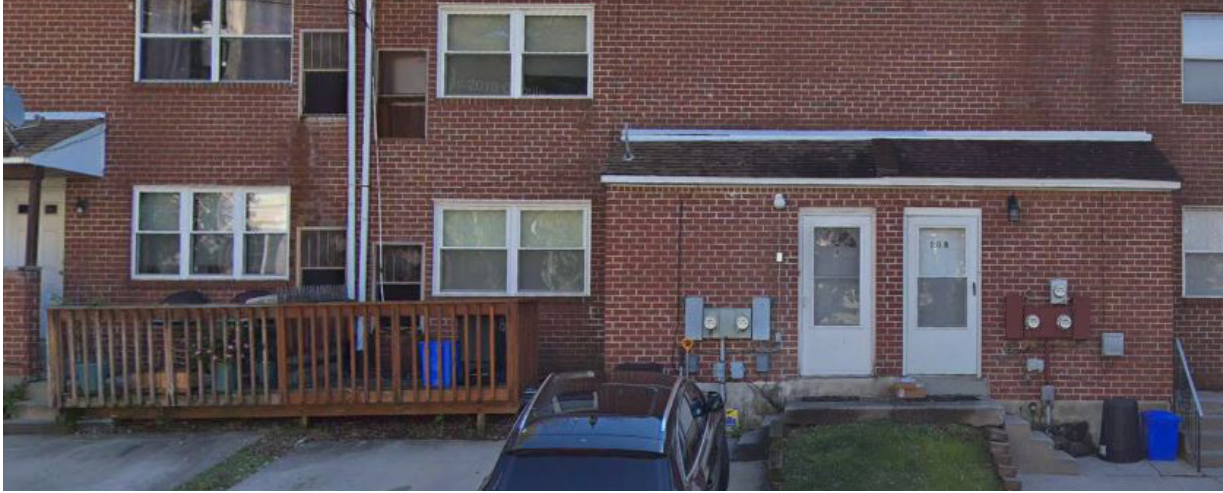




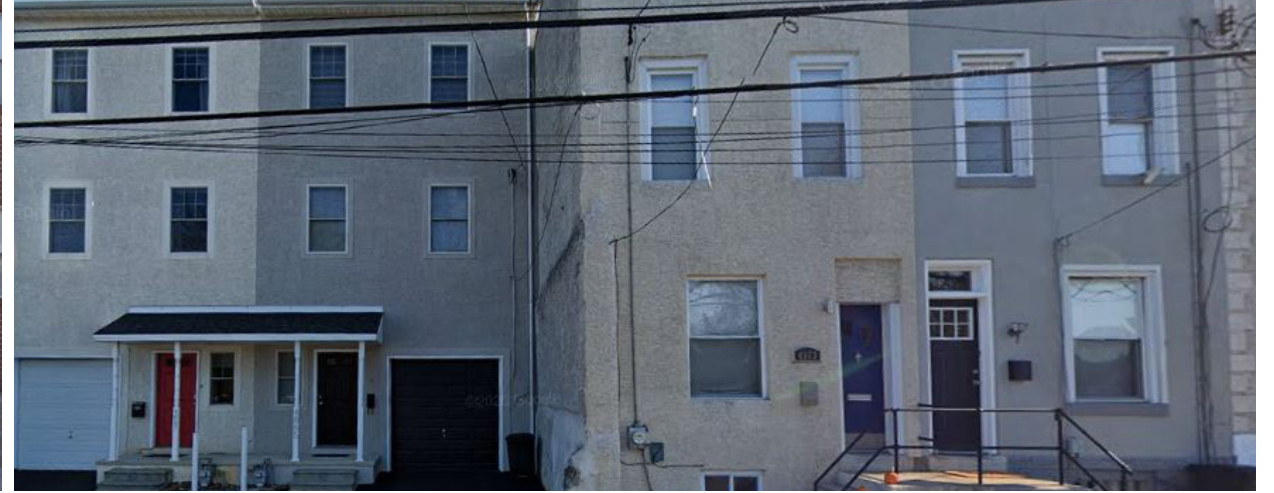


GENESIS
PROPERTIES

MATERIAL CONTEXT IMAGES



149 PARKER STREET (ACROSS SMICK)



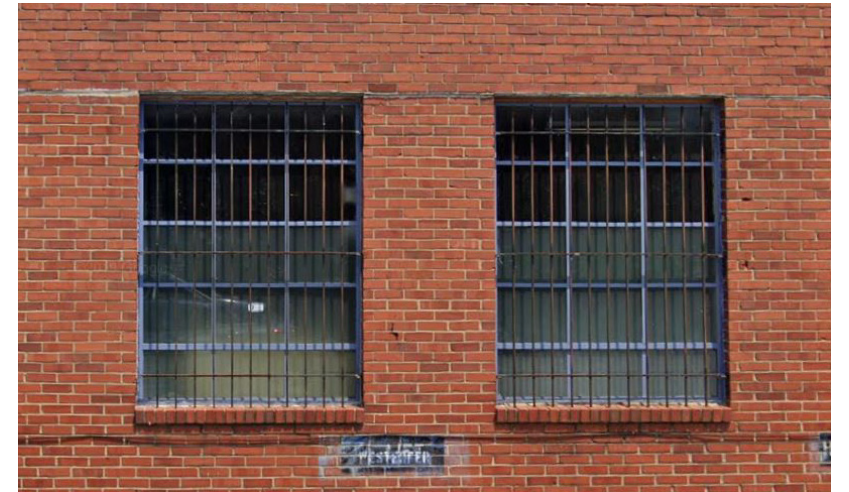
4865 UMBRIA STREET (ACROSS LEMONTE)



4891 UMBRIA STREET (ON SITE)



4901 UMBRIA STREET (ON SITE)



LEMONTE STREET (ON SITE)

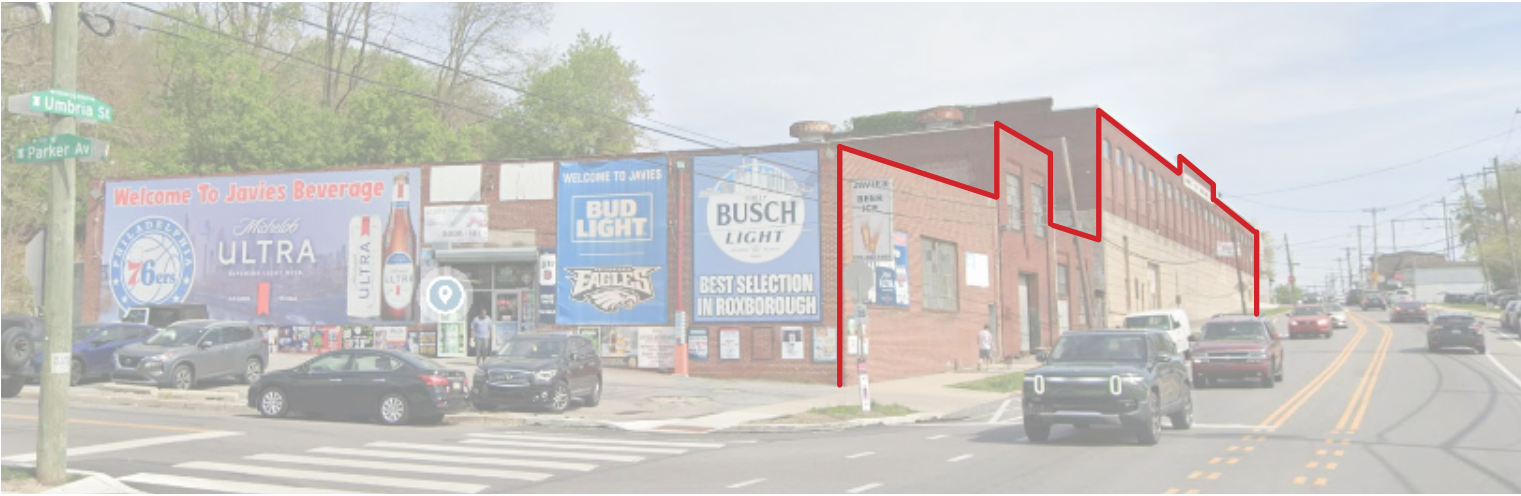


**GENESIS
PROPERTIES**

4889 UMBRIA STREET
PHILADELPHIA, PA 19127



ADJACENT DEVELOPMENT

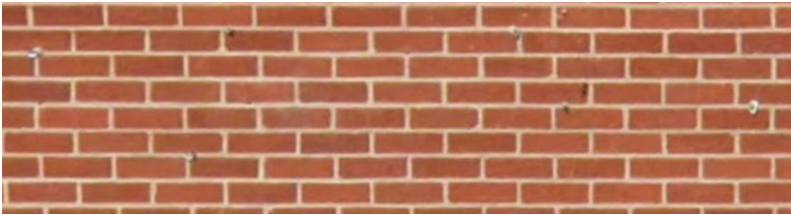


UMBRIA STREET FRONTAGE

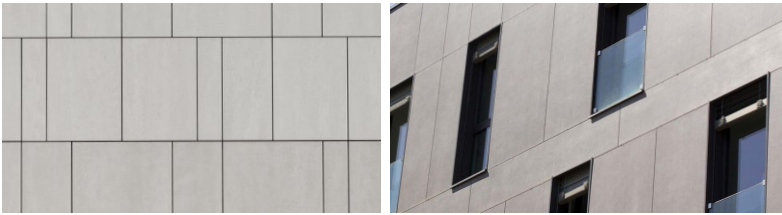


GENESIS
PROPERTIES

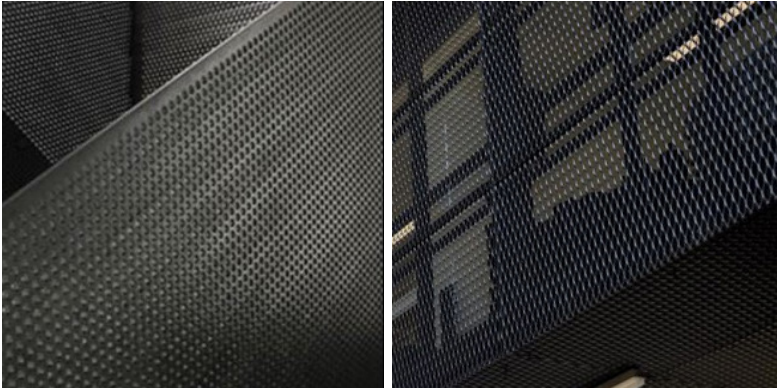
PROPOSED MATERIALS



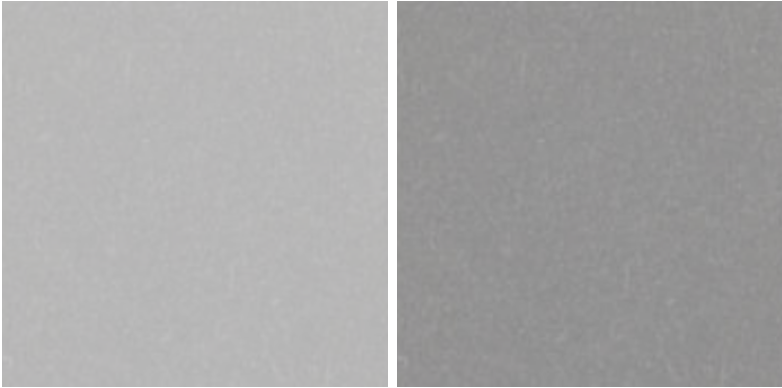
BRICK



FIBER CEMENT BOARD PANELS

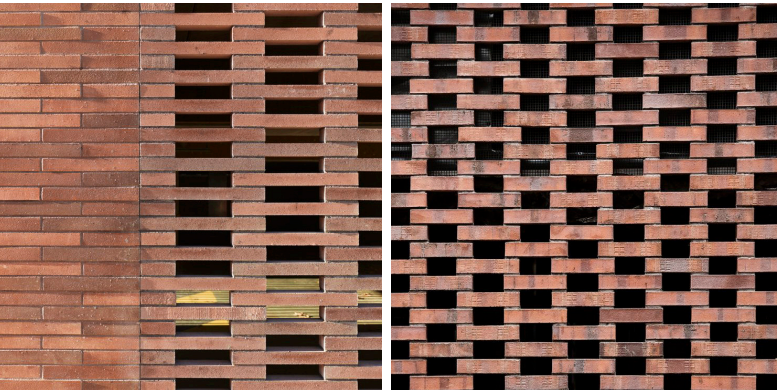


EXPANDED METAL MESH BALCONY GUARDS

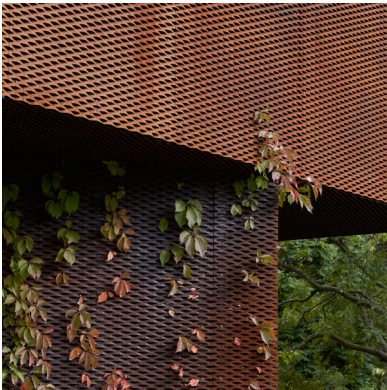


LIGHT GRAY

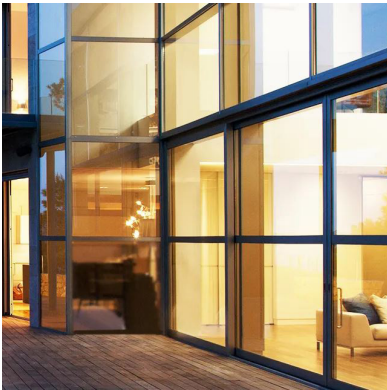
MEDIUM GRAY



BRICK SCREEN WALL



EXPANDED CORTEN METAL
SCREEN WALL



ALUMINUM STOREFRONT



GENESIS
PROPERTIES

4889 UMBRIA STREET
PHILADELPHIA, PA 19127



GENESIS
PROPERTIES

4889 UMBRIA STREET
PHILADELPHIA, PA 19127



**GENESIS
PROPERTIES**

4889 UMBRIA STREET
PHILADELPHIA, PA 19127



**GENESIS
PROPERTIES**

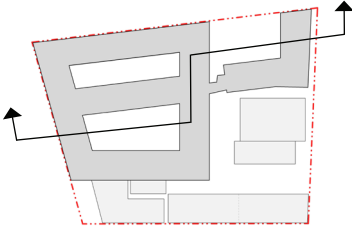
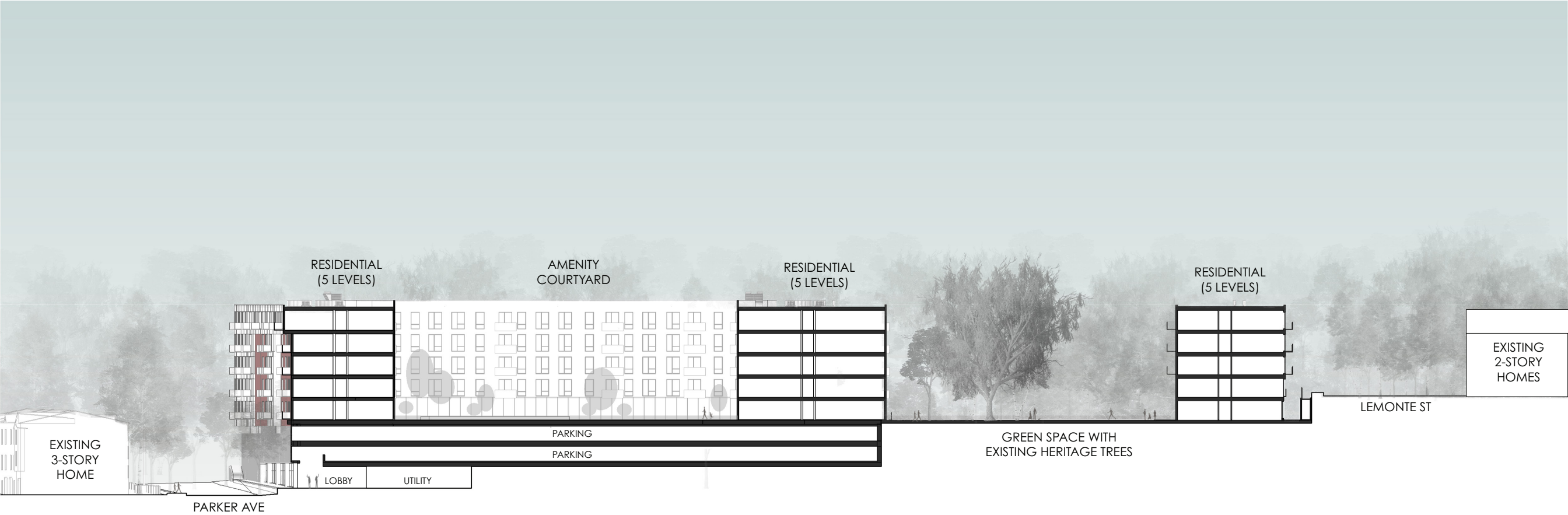
4889 UMBRIA STREET
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**GENESIS
PROPERTIES**

4889 UMBRIA STREET
PHILADELPHIA, PA 19127

SITE SECTION - LOOKING EAST

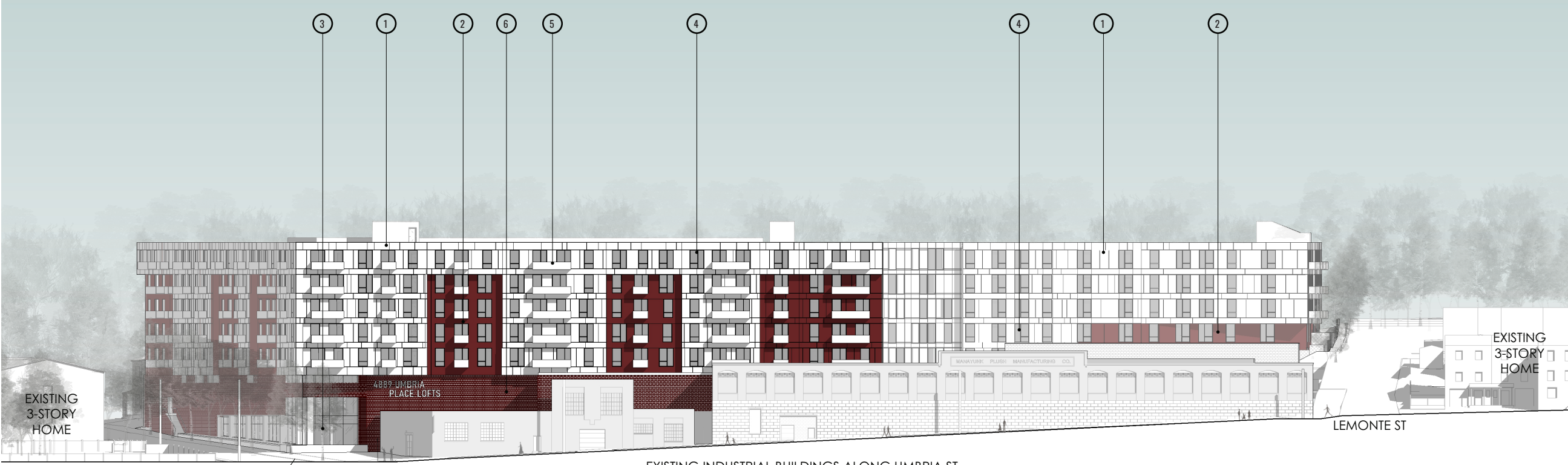


GENESIS
PROPERTIES

4889 UMBRIA STREET
PHILADELPHIA, PA 19127

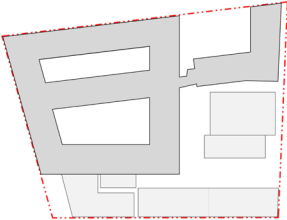
UMBRIA STREET ELEVATION

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



RESIDENTIAL LOBBY @ PARKER ST

EXISTING INDUSTRIAL BUILDINGS ALONG UMBRIA ST



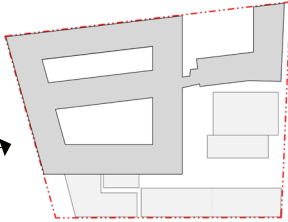
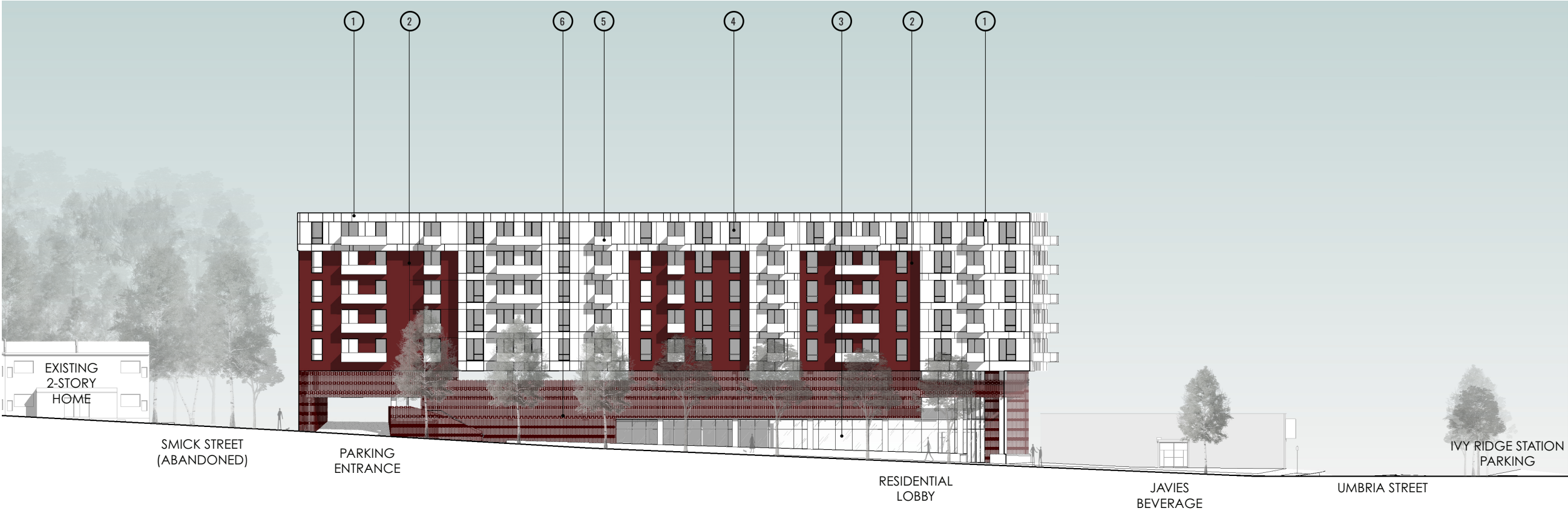
4889 UMBRIA STREET
PHILADELPHIA, PA 19127



GENESIS
PROPERTIES

PARKER STREET ELEVATION

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

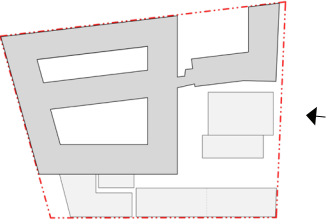


GENESIS
PROPERTIES

4889 UMBRIA STREET
PHILADELPHIA, PA 19127

LEMONTE STREET ELEVATION

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

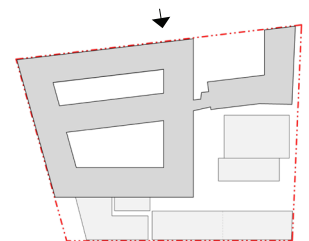


GENESIS
PROPERTIES

4889 UMBRIA STREET
PHILADELPHIA, PA 19127

SMICK STREET ELEVATION

- ① FIBER CEMENT BOARD PANEL
- ② BRICK
- 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. 20/380 Total Spaces = 5.2% EV 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) 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 The proposed pervious/vegetated open space = 13,110 SF (33% of open area). 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. ⁱⁱ	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? ⁱⁱⁱ ●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). ●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 - 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. 2. Landscaped screen wall and seating wall along Parker Street's pedestrian edge. 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.

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



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

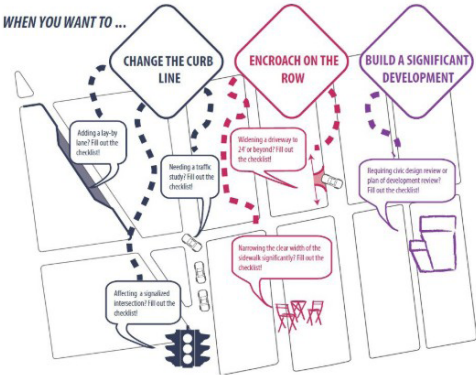
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards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

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

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

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT: _____ DATE _____

FINAL STREETS DEPT REVIEW AND COMMENT: _____ DATE _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- ☐ This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.
- ☐ All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). “High Priority” Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- ☐ All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.
- ☐ Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ☐ ADA curb-ramp designs must be submitted to Streets Department for review
- ☐ Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
 - 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



GENESIS
PROPERTIES

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

1. PROJECT NAME

4889 Umbria
2. DATE

06/06/2025
3. APPLICANT NAME

Genesis Acquisitions 10
5. PROJECT AREA: list precise street limits and scope

171,748 SF total project site, bounded by three (3) streets: Parker Ave, Umbria Street, and Lemonte Street
4. APPLICANT CONTACT INFORMATION

Kevin Michals; kevin@genprop.co
6. OWNER NAME

Genesis Acquisitions 10
7. OWNER CONTACT INFORMATION

Kevin Michals; kevin@genprop.co
8. ENGINEER / ARCHITECT NAME

Matthew Kearse, PE - Bohler
9. ENGINEER / ARCHITECT CONTACT INFORMATION

aalbano@bohlereng.com; 267-402-3400
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook. Also available here: <http://metadata.phila.gov/home/dataset/details/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
Parker Ave	Umbria Street	Smick Street	City Neighborhood
Umbria Street	Parker Ave	Lemonte Street	Urban Arterial
Lemonte Street	Umbria Street	No Outlet	Local
11. Does the Existing Conditions site survey clearly identify the following existing conditions with dimensions?

a. Parking and loading regulations in curb lanes adjacent to the site

YES ☒ NO ☐

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

YES ☒ NO ☐ N/A ☐

c. Street Direction

YES ☒ NO ☐

d. Curb Cuts

YES ☒ NO ☐ N/A ☐

e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc.

YES ☒ NO ☐ N/A ☐

f. Building Extensions into the sidewalk, such as stairs and stoops

YES ☐ NO ☐ N/A ☒

APPLICANT: General Project Information

Additional Explanation / Comments: The project proposes a 494,397 SF GFA, 384 unit multi-family building. The existing buildings on site are of industrial and warehouse use, and are to remain on the property.

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
Parker Ave	12 / 8 / 8	8 / 8
Umbria Street	12 / 14 / 14	14 / 14
Lemonte Street	10 / 11.9 / 11.9	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 Required / Existing / Proposed
Parker Ave	6 / 0 / 8
Umbria Street	6 / 2 / 7
Lemonte Street	5 / 11.9 / 11.9

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Curb-cut	18.1	Umbria Street
Curb-cut	15.9	Umbria Street
Curb-cut	20.8	Umbria Street
Curb-cut	37.2	Lemonte Street

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Curb-cut	21.2	Parker Ave



GENESIS
PROPERTIES

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PEDESTRIAN COMPONENT (continued)

DEPARTMENTAL APPROVAL

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 ☐

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:

13. The walking zone shouldn't be the entirety of the sidewalk.

Applicant Response: The Lemone Street walking zone has been updated to 9 FT, per the plan.

OMP: Provide sidewalk along entire frontage of Parker Street and Lemonte Street.

Applicant Response: Sidewalk is provided along the entire frontage of Parker Street. Lemonte Street sidewalk will be constructed to the curb out. The only access to the building along Lemonte Street will be for emergencies.

BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

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

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
Parker Ave	0 / 0
Umbria Street	0 / 0
Lemonte Street	0 / 0

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

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
Parker Ave	4 / 0 / 3
Umbria Street	4 / 7 / 7
Lemonte Street	3.5 / 2.9 / 2.9

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 ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

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:

17. Applicant Response: The Lemonte walking zone width has been updated so that the walking zone (9 FT) + the furnishing zone (2.9 FT) equals the entire sidewalk with (11.9 FT)

17. Furnishing and walking zones totals should equal the width of the sidewalk.

18. Consider transit amenities for the bus stop.

18. Applicant Response: THE BUS STOP DESIGN WILL BE DISCUSSED FURTHER WITH SEPTA.

21. Street trees should be added to Umbria.

21. Applicant Response: THERE IS AN EXISTING ELECTRICAL LINE RUNNING THE LENGTH OF UMBRIA STREET. STREET TREES ARE NOT FEASIBLE GIVEN THE SEPARATION GUIDELINES OF STREETS DETAILF20102.

BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
4889 Umbria Street	128	0 / 0	0 / 0	0 / 128

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 ☐

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:

OMP:

24. For bike storage, ensure you are fully complying with Section 14-804 of the Philadelphia Code. Unable to tell from the plans/renderings how the bike room is to be accessed, but ensure the racks meet the security and accessibility requirements in the code.

24. Applicant Response: Bike racks provided will follow Philadelphia requirements for secure storage and locking. The bike room is located on an accessible route to the adjacent street. Plan has been revised to clarify access.

25. Green conflict striping in bicycle lanes across driveways along the site.

25. Applicant Response: WILL COMPLY.

GENESIS PROPERTIES

4889 UMBRIA STREET
PHILADELPHIA, PA 19127

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

**URBAN DESIGN COMPONENT (Handbook Section 4.8)**

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

APPLICANT: Urban Design Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component
Reviewer Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component
Reviewer Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component
Reviewer Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component
Reviewer Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component
Reviewer Comments: _____

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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 ☐

45. Does the design provide adequate clearance time for pedestrians to cross streets?

YES ☐ NO ☐ N/A ☐

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 ☐

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 ☐ NO ☐ N/A ☐

▪ Pedestrian Refuge Islands

YES ☐ NO ☐ N/A ☐

▪ Signal Timing and Operation

YES ☐ NO ☐ N/A ☐

▪ Bike Boxes

YES ☐ NO ☐ N/A ☒

48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?

YES ☐ NO ☐ N/A ☒

49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?

YES ☐ NO ☐ N/A ☒

DEPARTMENTAL APPROVAL

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: _____

Streets: SR 2025-029922

Streets has been working with the developer about the placement of construction equipment on the Legally open/Physically wooded Smick Street. Parks and Recreation also have been working with the developer regarding the potential future use of the 4800 block of Smick Street.

Streets had a Developer Services meeting regarding Smick Street only and not for the development itself. There will need to have a follow up Developer Services for this development prior to the building submission.

Traffic Engineering will request a TIS. It was not said formally during the Developer Services meeting held on 7/9/2025, but given the number of units, and the location this will be triggered.

Street Lighting requested temporary lighting to be provided for Smick Street during construction. Smick Street currently does not have on-street lighting.

Parks and Recreation has requested a boundary survey be done on the 4800 block of Smick Street. Streets Surveys unit and PPR permits have been working with the developer to provide a proper survey and limit of work.

Streets Requested the extension of the sidewalk along Lemonte St, but the developer said that Lemonte sidewalk was not in the scope of work.

There was some concern about the amount of curb cuts being proposed off of Umbria St and Parker St. The CDR plan only shows one off of Umbria where the Streets Zoning approval shows 3 (which matches the Conditional Zoning Approval listed under ZP-2025-003040C.

GENESIS
PROPERTIES

4889 UMBRIA STREET
PHILADELPHIA, PA 19127

