



# 4889 UMBRIA

## PHILADELPHIA, PA

04 FEBRUARY 2026

### CIVIC DESIGN REVIEW MEETING



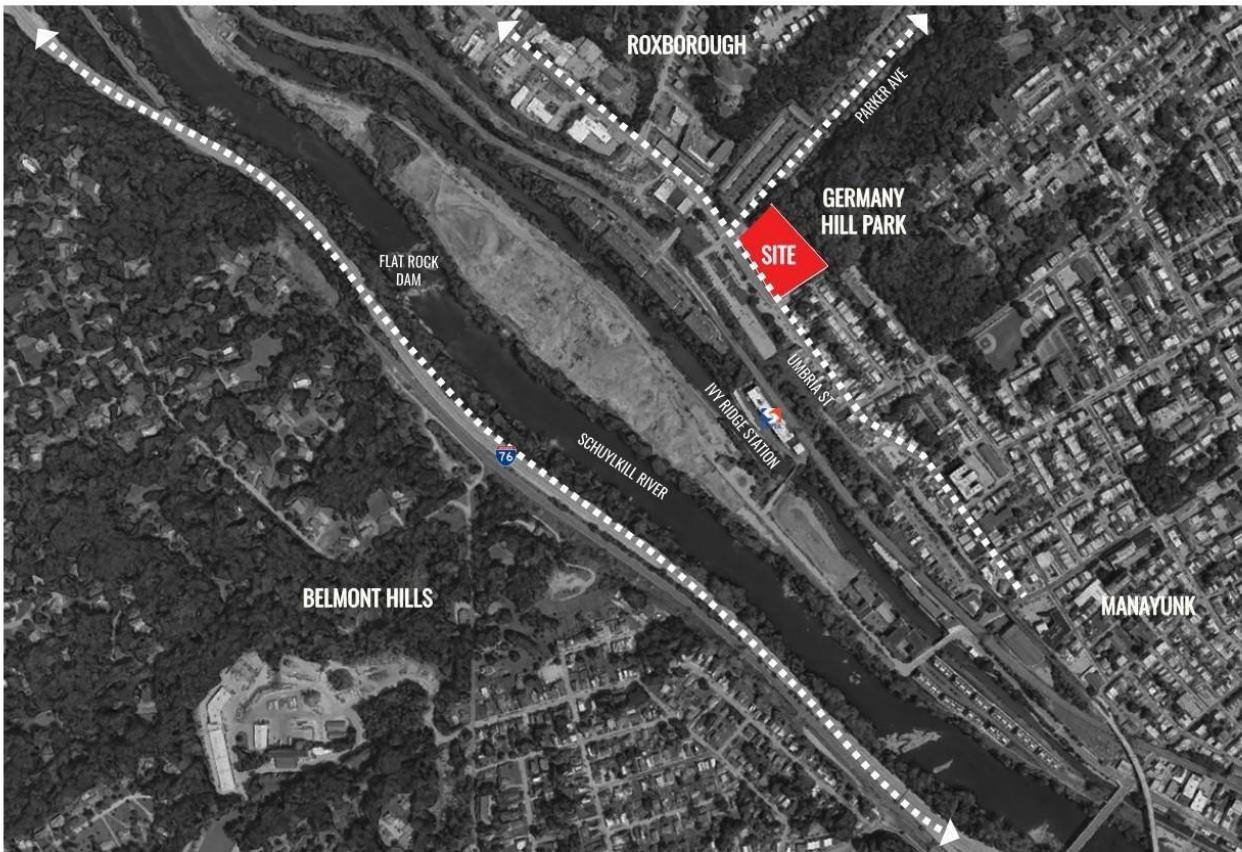
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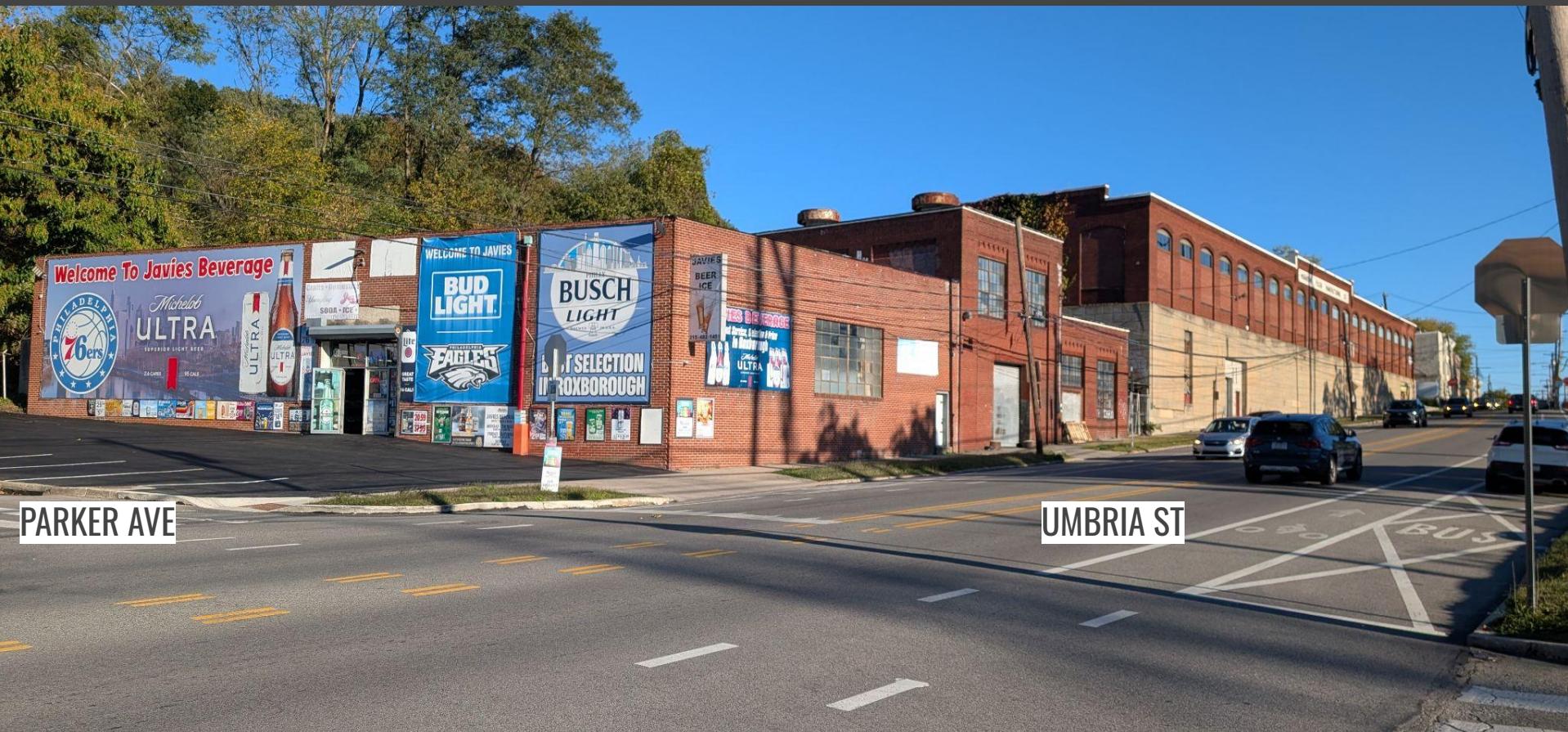


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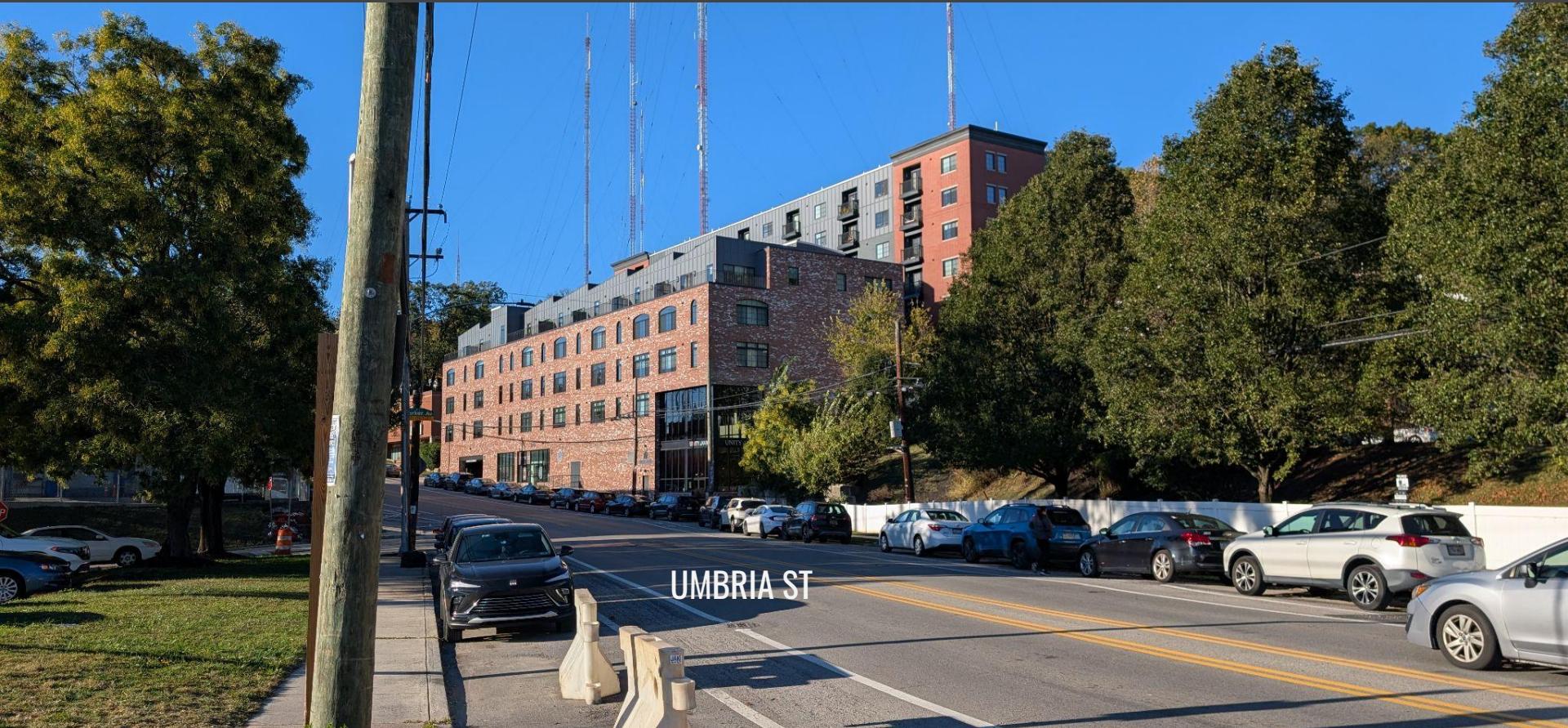
# EXISTING CONDITIONS - CORNER OF UMBRIA AND PARKER



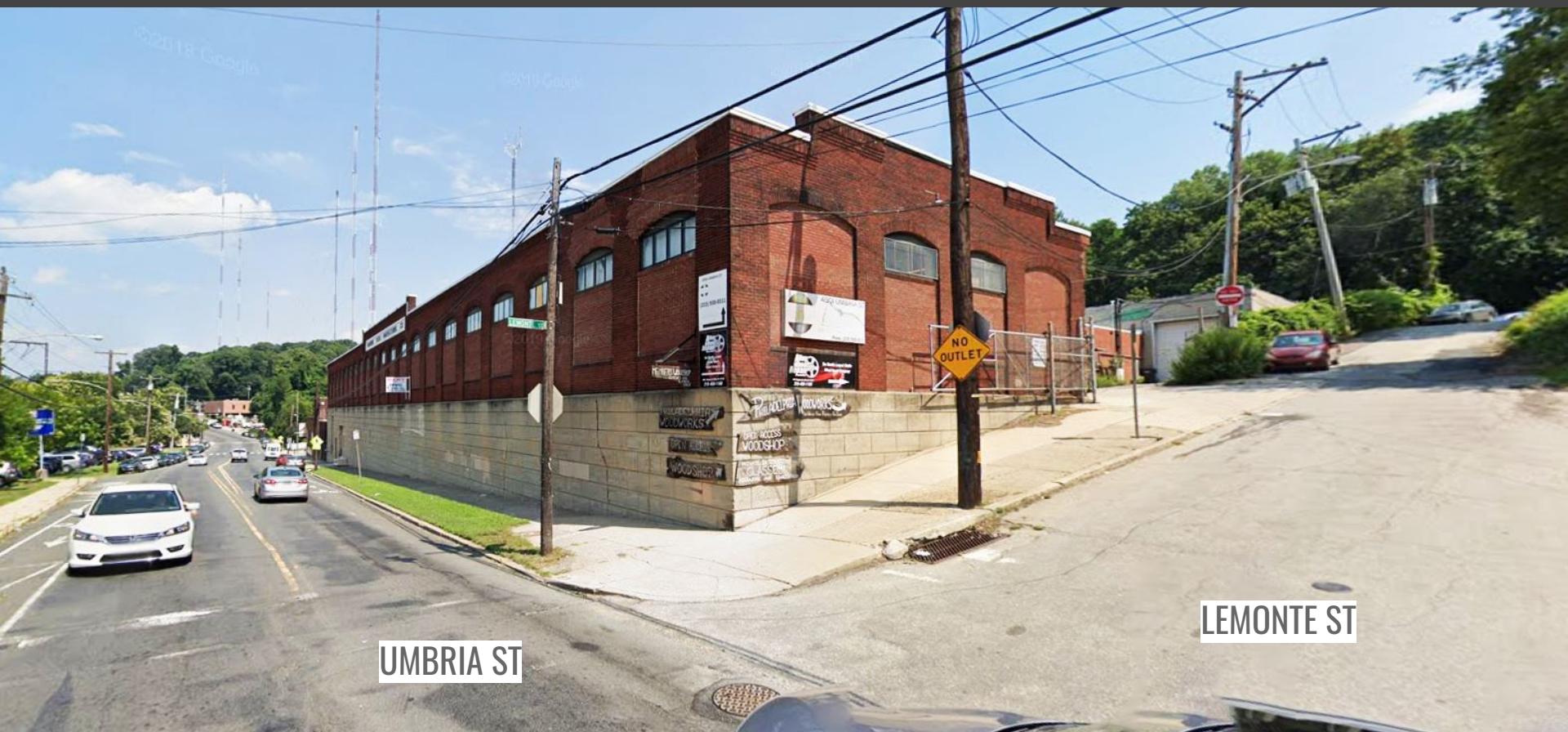


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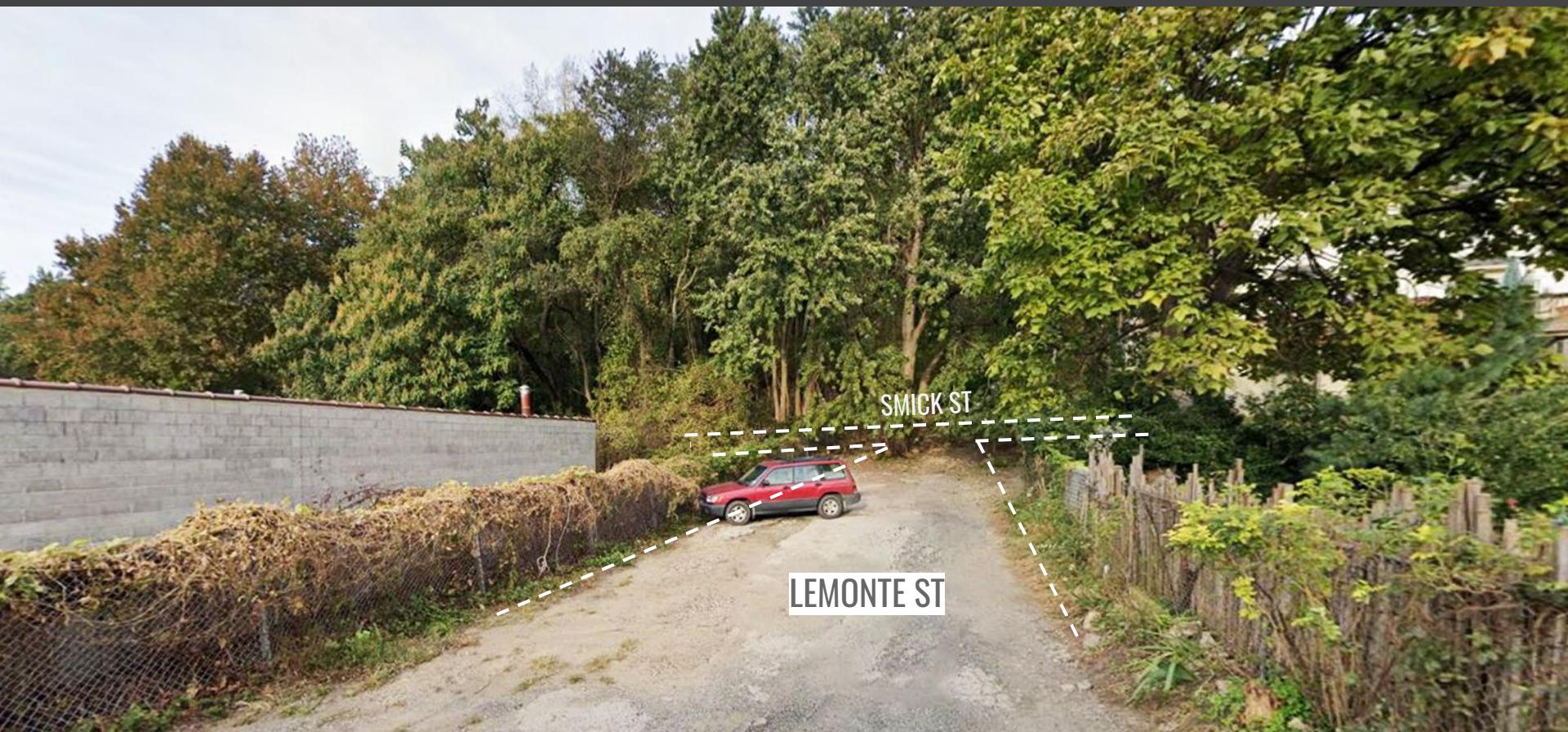




## EXISTING CONDITIONS - INDUSTRIAL BUILDINGS ON UMBRIA



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



GENESIS

# EXISTING CONDITIONS - CORNER OF PARKER 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 ONSITE TO REMAIN**

**369 APARTMENTS:**

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

**380 VEHICLE PARKING SPACES**

**123 BIKE PARKING SPACES**

**353,390 SF RESIDENTIAL**

**141,007 SF PARKING**

**42,978 SF EXISTING TO REMAIN**



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**FAÇADE**

- PARKER & UMBRIA CORNER - ADDED BRICK OVER ENTRANCE
- LEMONTE STREET - ADDED BRICK AND ACCENT PANELS
- LEMONTE STREET - DIVIDED VERTICAL MASSING ELEMENTS
- OVERALL - ADDED RED ACCENT CEMENT BOARD PANELS BETWEEN WINDOWS AT BALCONIES

**PARKER AVE:**

- GROUND FLOOR LOBBY ENLARGED BY 1,080 SF
- RELOCATED VEHICLE ENTRANCE
- ELIMINATED EGRESS STAIR
- ADDED CURB-SIDE LOADING/DELIVERY ZONE NEAR LOBBY
- PARKER & SMICK CORNER - SOFTENED FAÇADE, MORE BRICK

**SMICK STREET**

- PROPOSED PARTIAL SMICK STREET IMPROVEMENT FROM PARKER AVE
- PROVIDE CODE REQUIRED FIRE TRUCK ACCESS
- PROVIDE ACCESS TO RELOCATED RESIDENT PARKING ENTRANCE

**LEMONTE STREET**

- ADDED PLANTINGS FOR MORE PRIVACY AND NEIGHBOR SCREENING REQUESTS
- FAÇADE MATERIAL AND MASSING UPDATES FOR MORE CONTEXTUAL SENSITIVITY, REQUESTS BY NEIGHBORS AND CDR STAFF

**UMBRIA STREET:**

- CLARIFIED PLANTINGS PROPOSED ALONG SIDEWALK

**COURTYARDS**

- SET BACK FENCE AT SMICK COURTYARD FOR PUBLIC/PRIVATE BUFFER ZONE ALONG PROPERTY LINE
- ADDED DOG WASH AT BRIDGE
- RELOCATED SITE STAIR TO SOUTH SIDE OF BRIDGE (TOPOGRAPHICAL CONFLICT WITH STAIR UNDER BRIDGE AS PREVIOUSLY SHOWN)

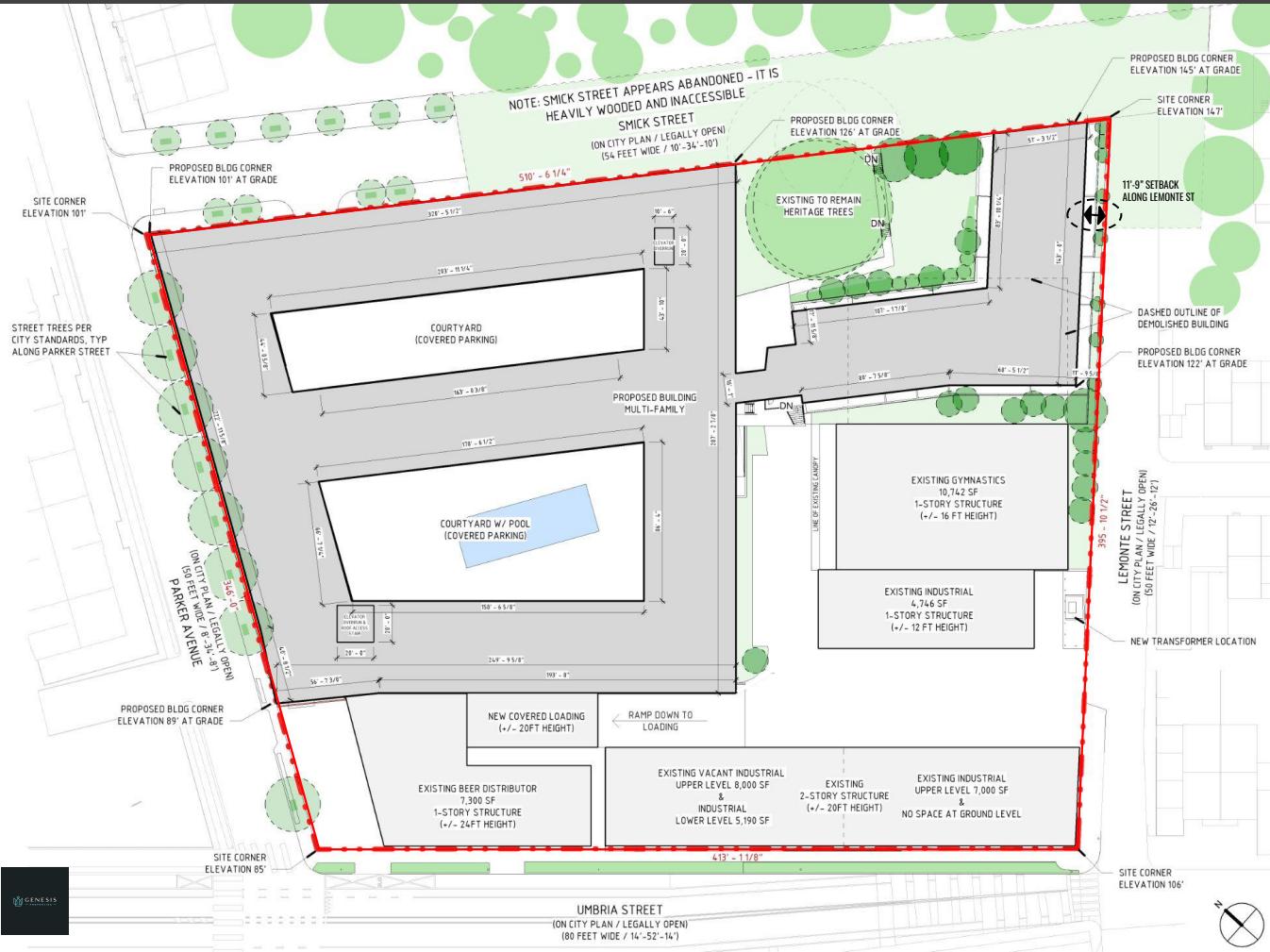
**UNITS**

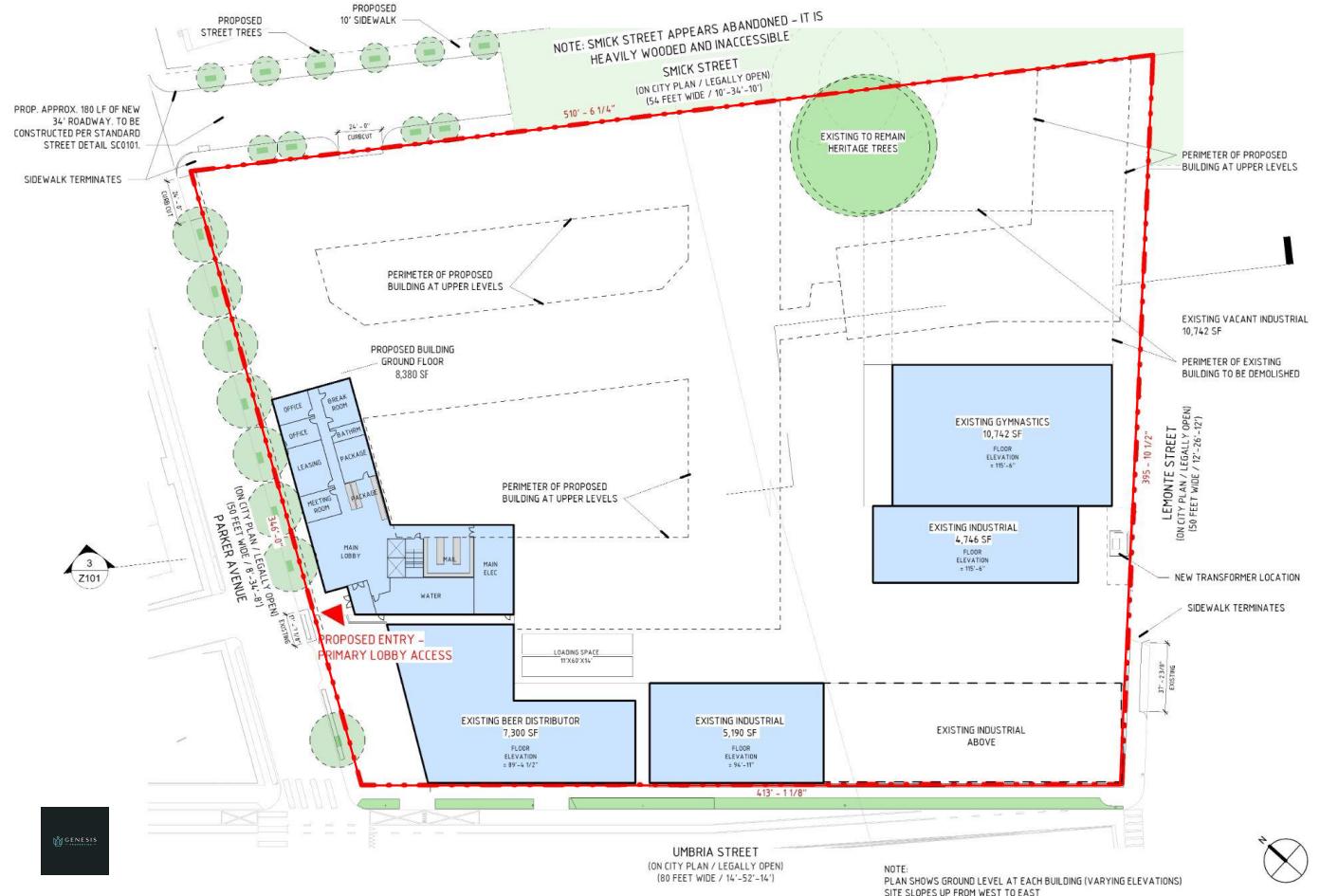
- UNIT COUNT REDUCED FROM 384 TO 369
- BICYCLE SPACES REDUCED ACCORDINGLY



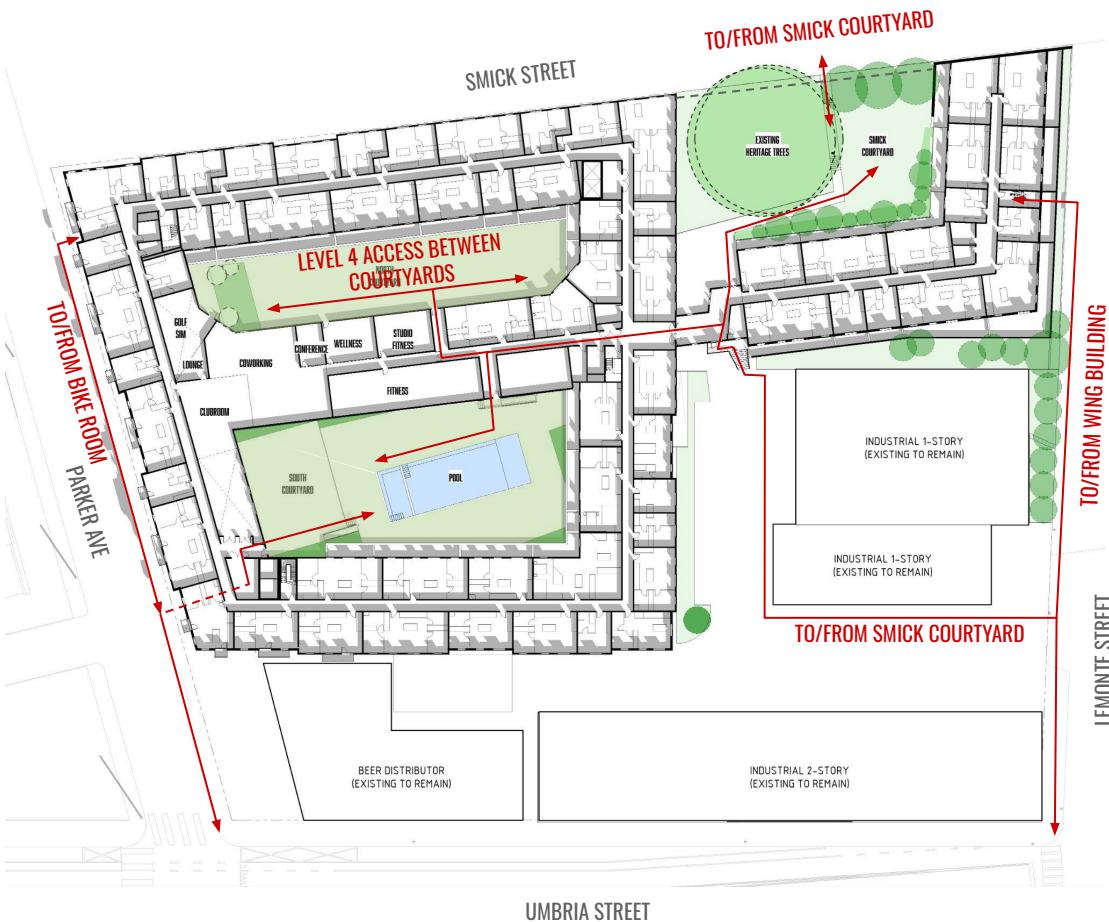
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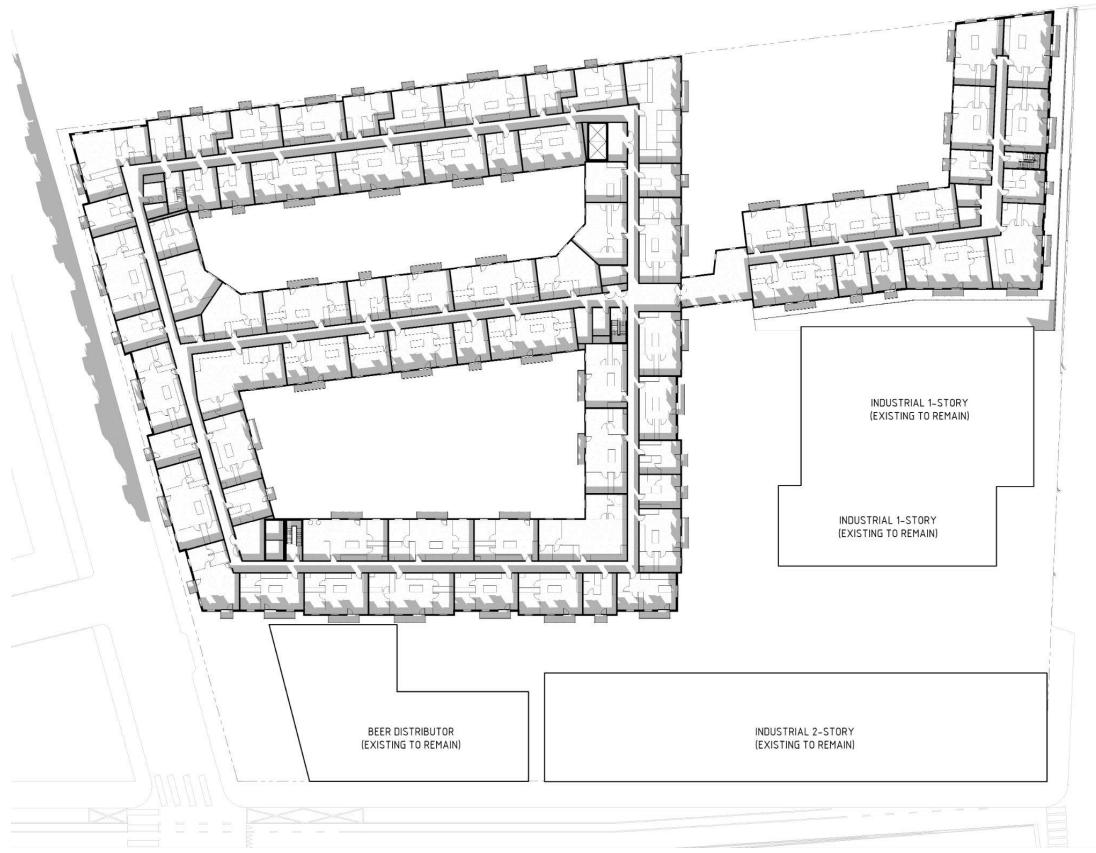




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# BUILDING PLAN - TYP RESIDENTIAL LEVEL



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## MATERIALS LEGEND

- PROPERTY LINE
- CONCRETE
- UNIT PAVERS
- TERRACE PAVEMENT
- PAINTED PAVEMENT
- EXTENDED TREE GRATE
- BENCH

## PLANTING LEGEND

- EXISTING TREE TO REMAIN & BE PROTECTED
- EXISTING HERITAGE TREE TO REMAIN & BE PROTECTED
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED PLANT BEDS
- PROPOSED LAWN
- VEGETATED STORMWATER MANAGEMENT



# GROUND FLOOR AXONOMETRIC VIEW



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# LEVEL 02 PARKING AXONOMETRIC VIEW



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# LEVEL 03 PARKING AXONOMETRIC VIEW



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GENESIS

# TYPICAL RESIDENTIAL LEVEL AXONOMETRIC VIEW



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# FULL BUILDING AXONOMETRIC VIEW



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# NORTH ELEVATION (PARKER AVE)



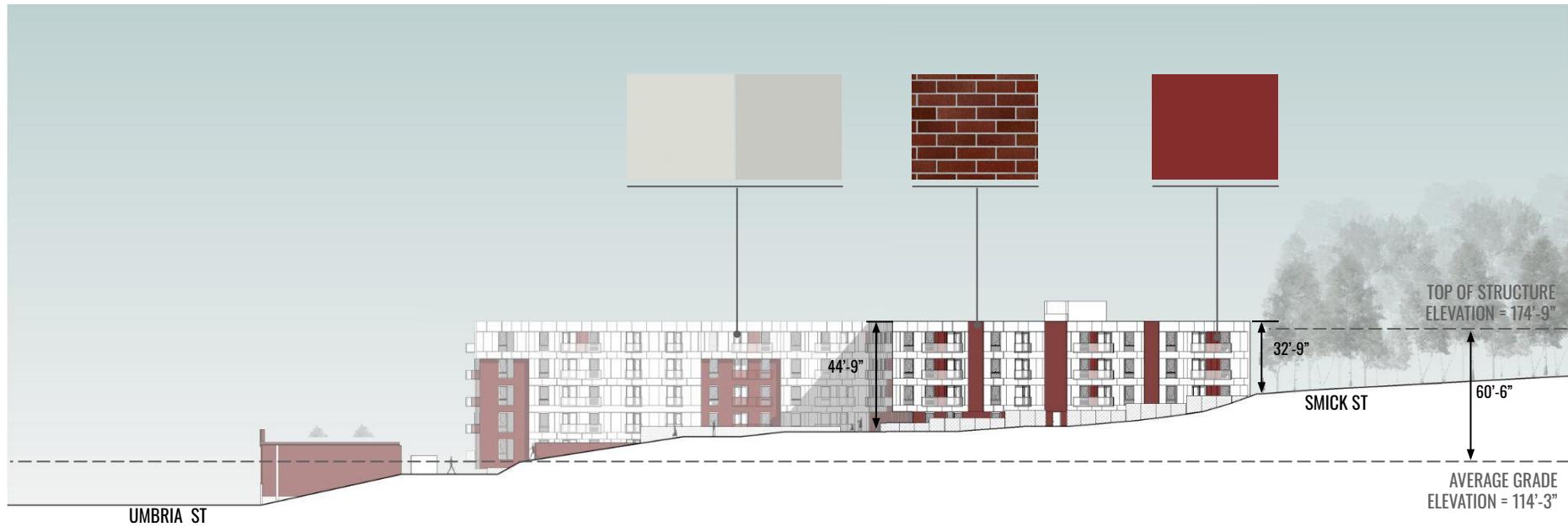
# WEST ELEVATION (UMBRIA STREET)

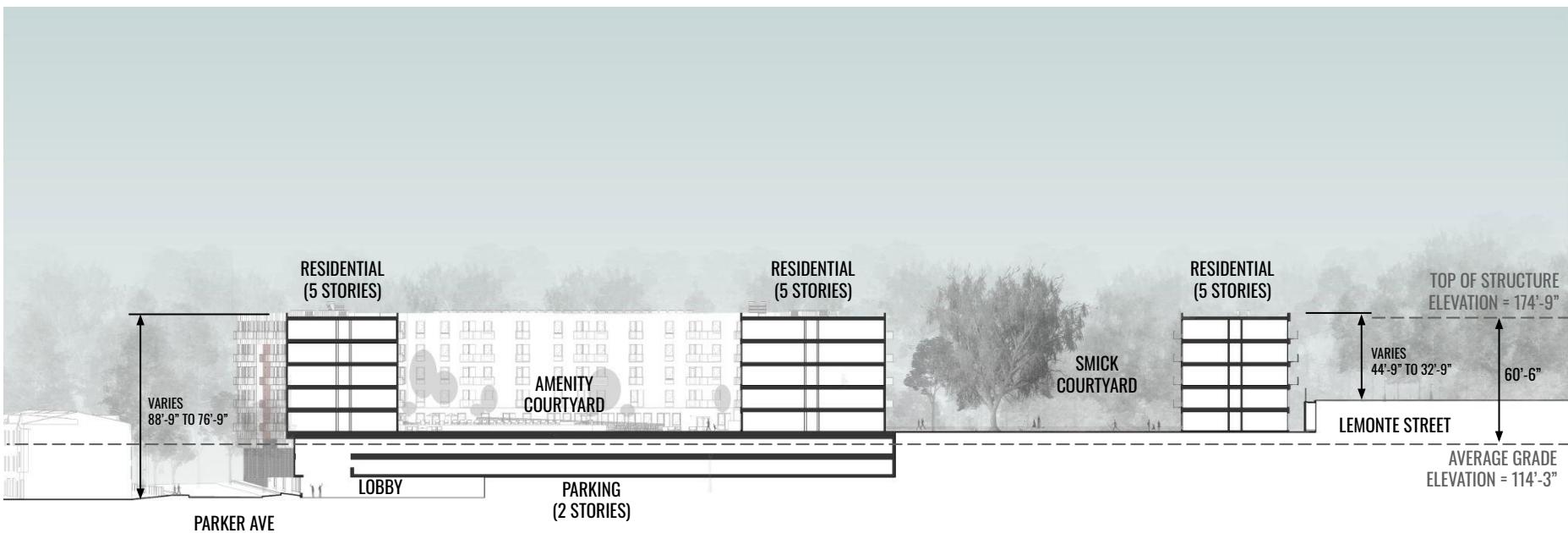


# EAST ELEVATION (SMICK STREET)



# SOUTH ELEVATION (LEMONTE STREET)







## MATERIALS LEGEND

- PROPERTY LINE
- CONCRETE
- UNIT PAVERS
- TERRACE PAVEMENT
- PAINTED PAVEMENT
- EXTENDED TREE GRATE
- BENCH

## PLANTING LEGEND

- EXISTING TREE TO REMAIN & BE PROTECTED
- EXISTING HERITAGE TREE TO REMAIN & BE PROTECTED
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- PROPOSED LAWN
- VEGETATED STORMWATER MANAGEMENT

## PARKER & UMBRIA STREETSCAPE PLANTING



*Antennaria plantaginifolia*, Pussytoes



*Aronia melanocarpa* Low Scape  
Mound, Black Chokeberry



*Nyssa sylvatica*, Black Tupelo

*Quercus alba*, White Oak

*Ulmus americana* 'Princeton', Elm

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



*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



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# UMBRIA STREET AND PARKER AVENUE CORNER



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PARKER ST

UMBRIA ST

LEMONITE ST

# UMBRIA STREET AND PARKER AVENUE CORNER



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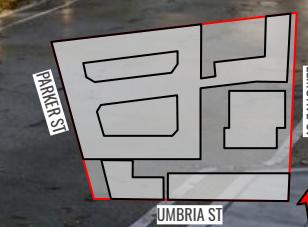
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# PARKER AVENUE











# OOMBRA ARCHITECTS

