



4889 UMBRIA

PHILADELPHIA, PA

04 FEBRUARY 2026

CIVIC DESIGN REVIEW MEETING

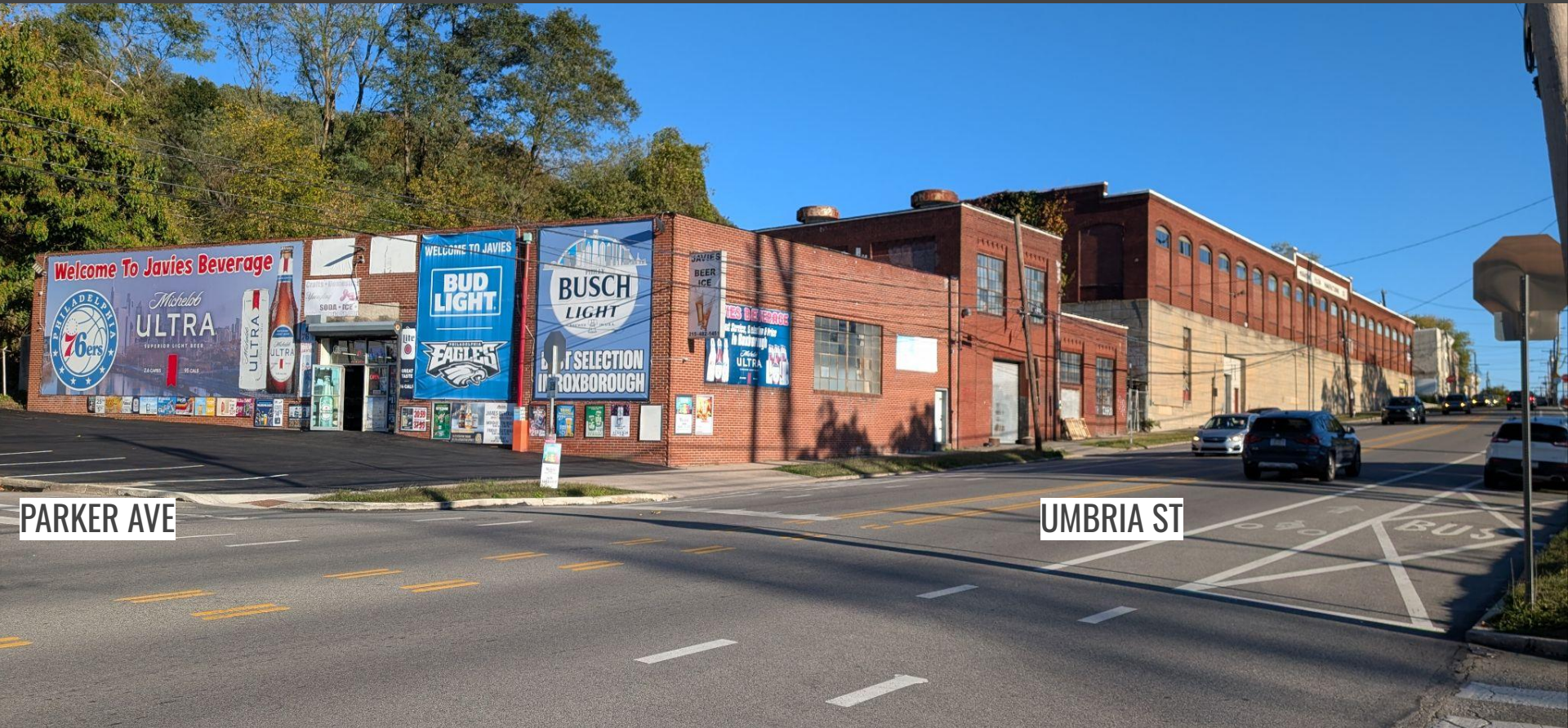




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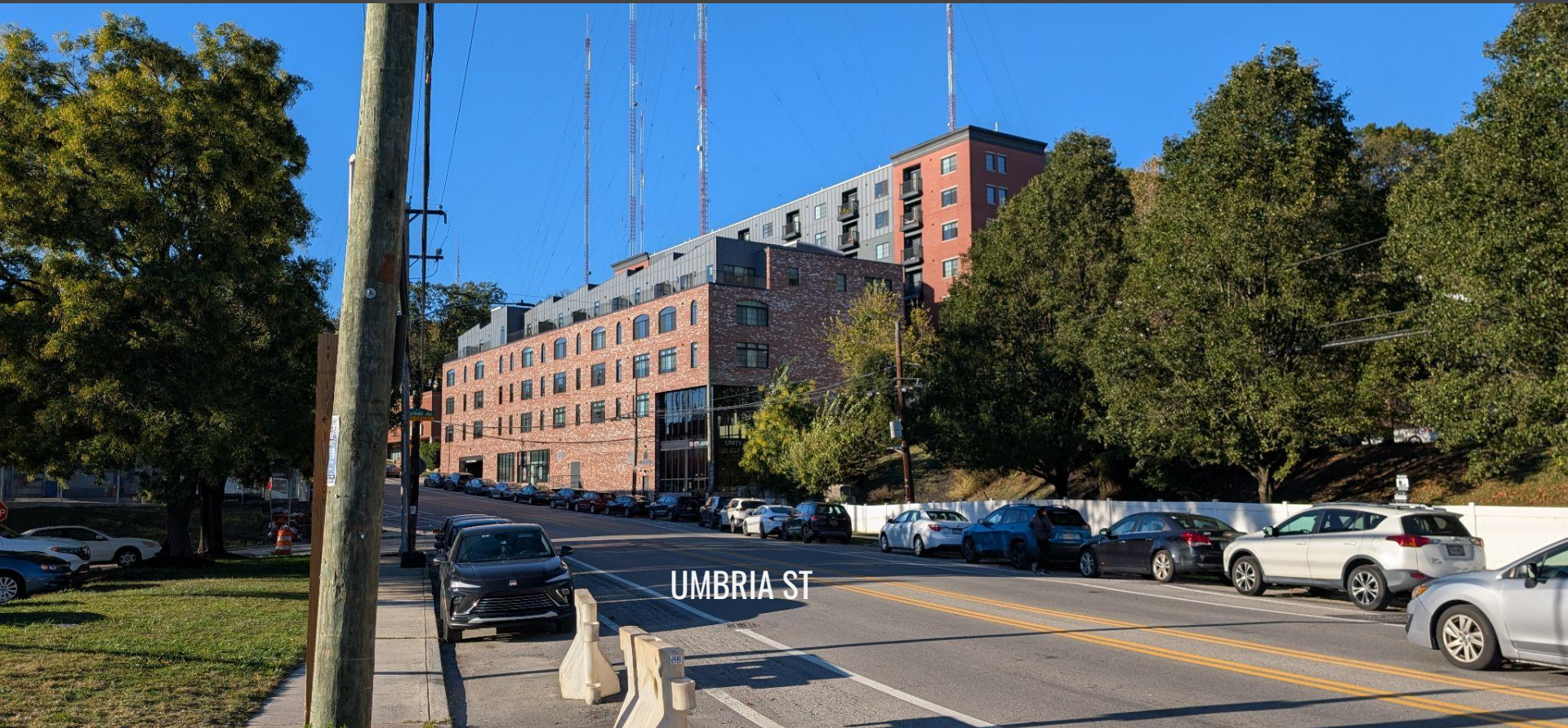


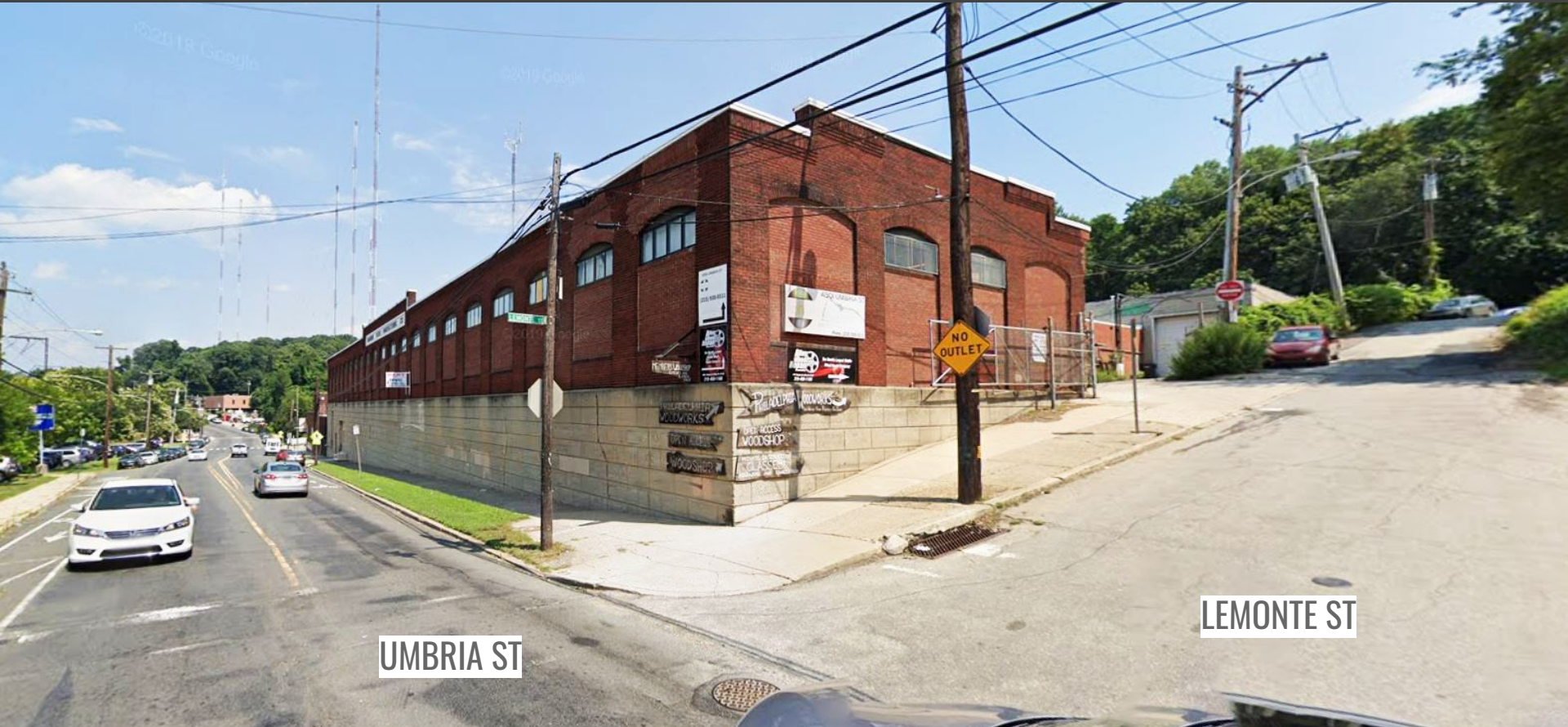
PARKER AVE

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 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**



- **FACADE**

- 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 FACADE, 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
- FACADE MATERIAL AND MASSING UPDATES FOR MORE CONTEXTUAL SENSITIVITY, REQUESTS BY NEIGHBORS AND CDR STAFF

- **UMBRIA STREET:**

- CLARIFIED PLANTINGS PROPOSED ALONG SIDEWALK

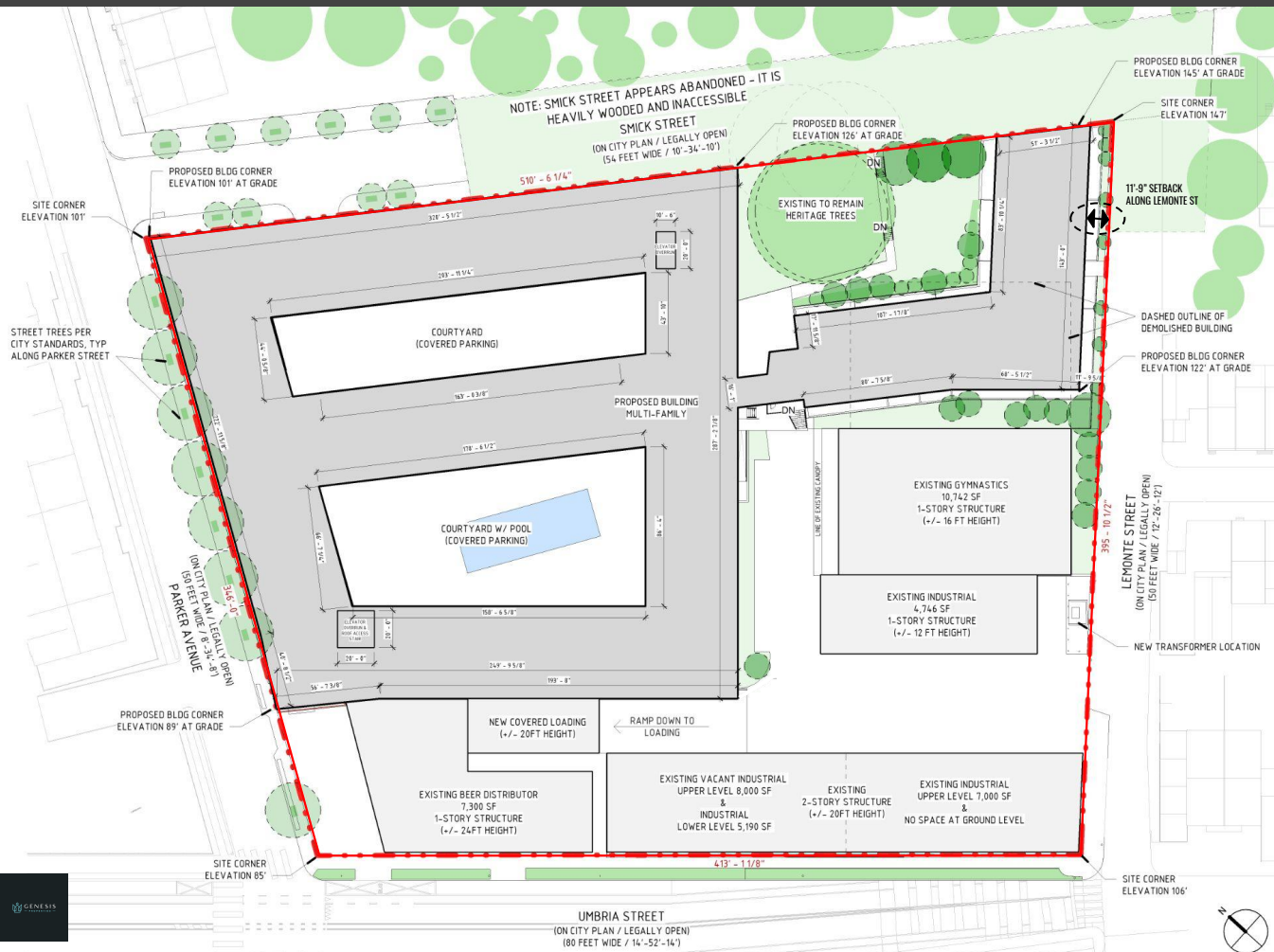
- **COURTYARDS**

- 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**

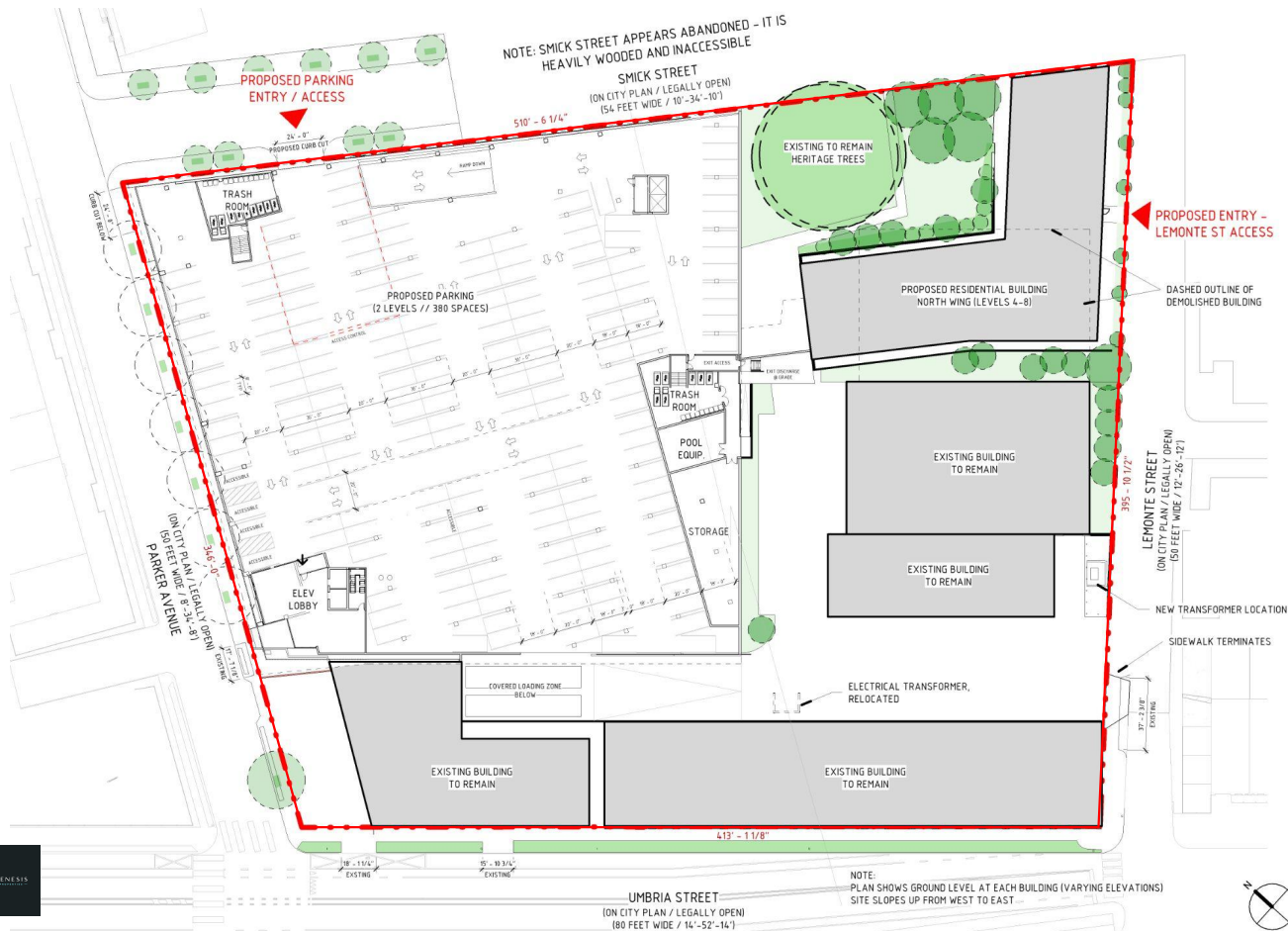
- UNIT COUNT REDUCED FROM 384 TO 369
- BICYCLE SPACES REDUCED ACCORDINGLY





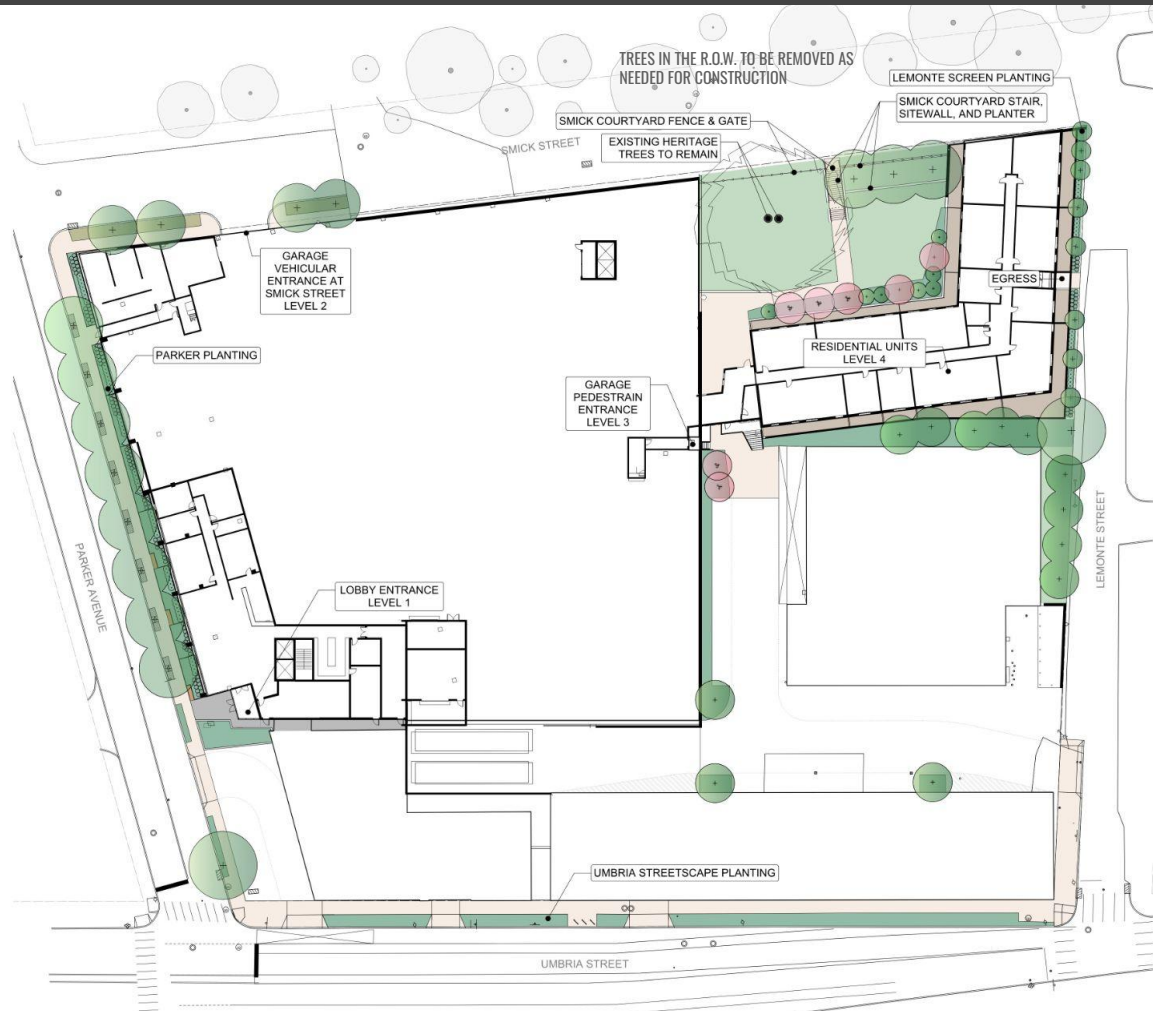


NOTE:
PLAN SHOWS GROUND LEVEL AT EACH BUILDING (VARYING ELEVATIONS)
SITE SLOPES UP FROM WEST TO EAST









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



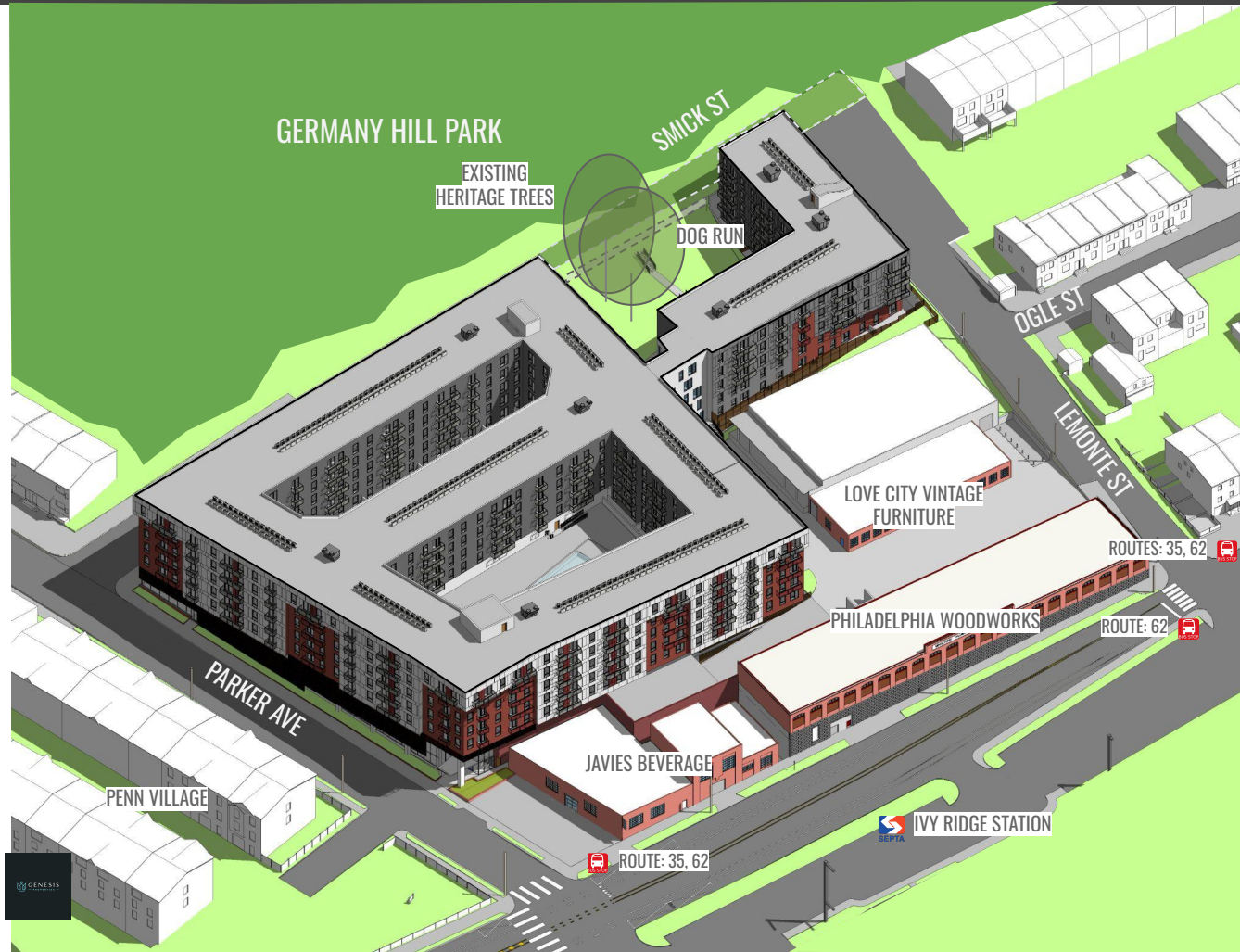










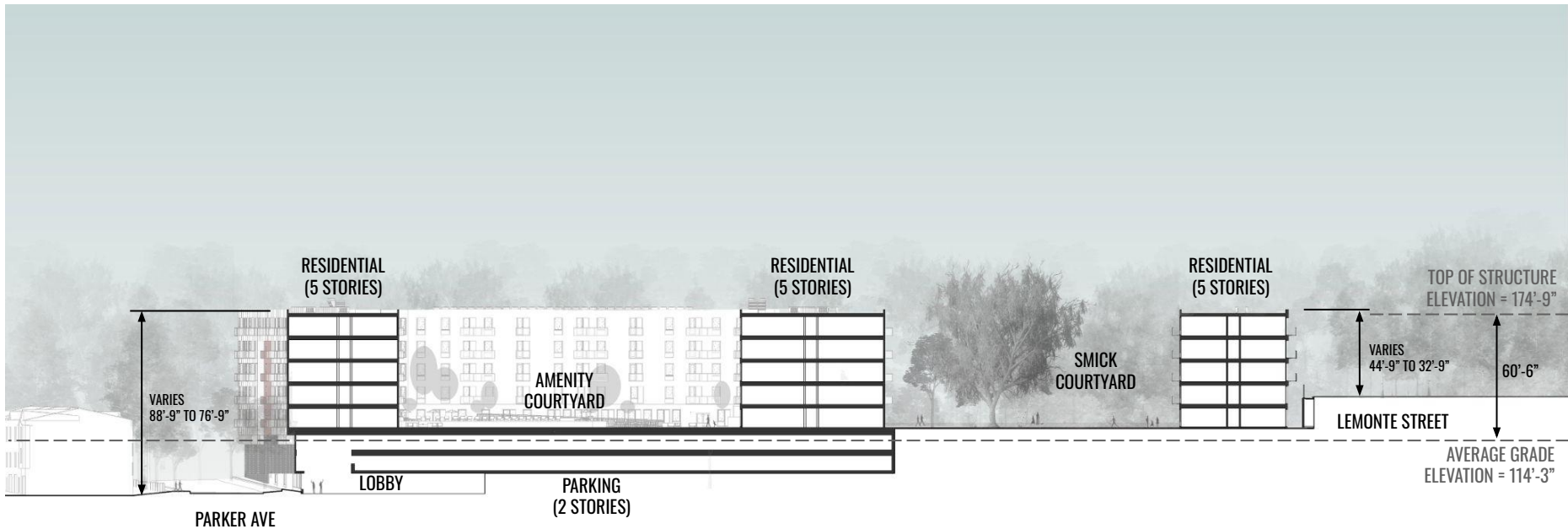


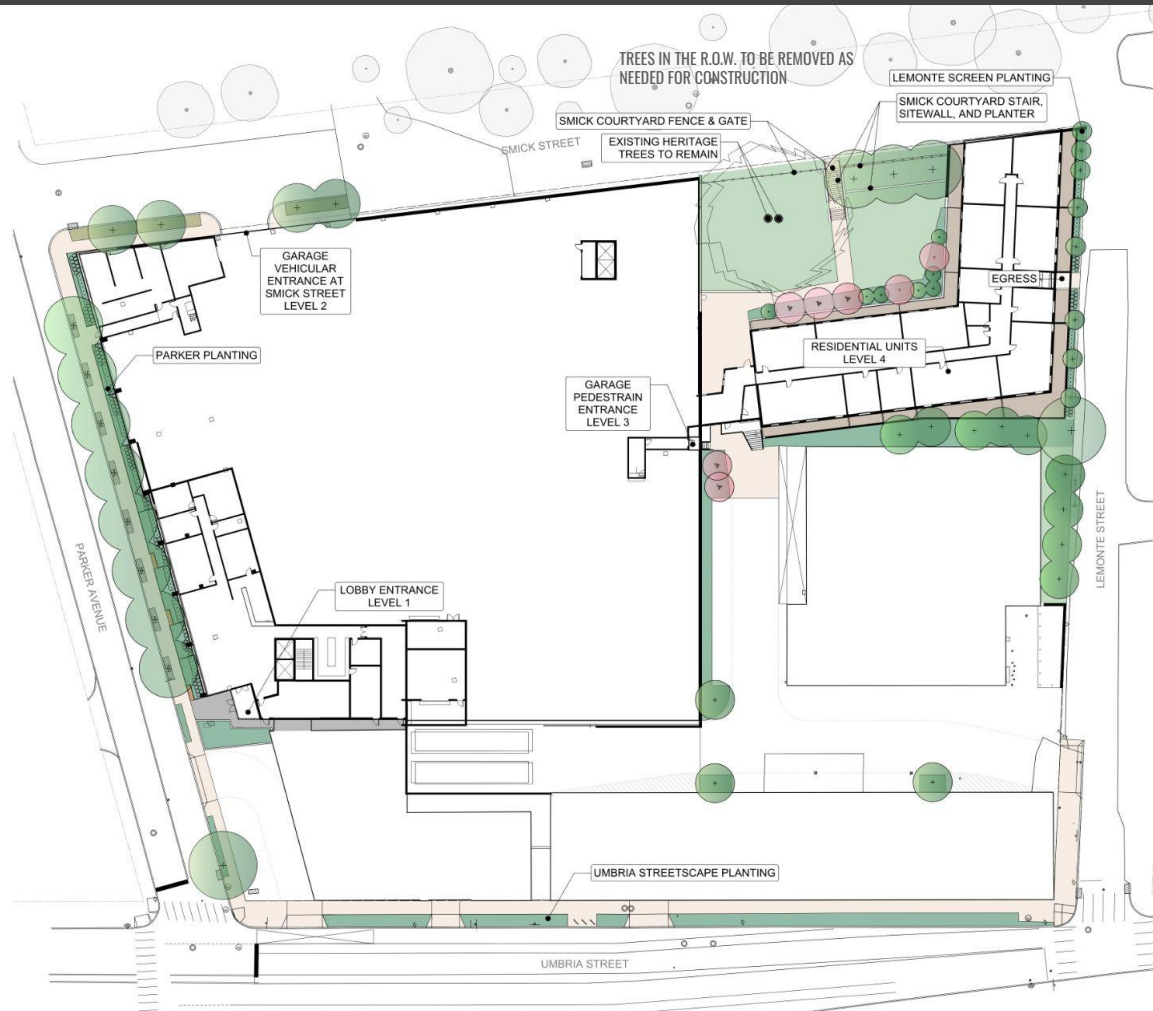












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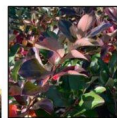
PARKER & UMBRIA STREETSCAPE PLANTING



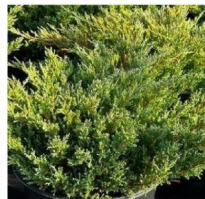
Antennaria plantaginifolia, Pussytoes



Phlox subulata 'Purple Beauty',
Creeping Phlox



Aronia melanocarpa Low Scape
Mound, Black Chokeberry



Juniperus horizontalis 'Andorra
Compacta', Creeping Juniper



Nyssa sylvatica, Black Tupelo



Quercus alba, White Oak



Ulmus americana 'Princeton', Elm



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

STREET TREES



Schizachyrium scoparium 'Chameleon',
Little Bluestem



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

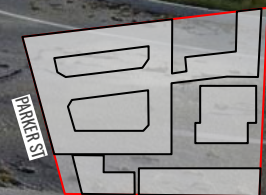


Penstemon x 'Prairie Dusk', Beardtongue



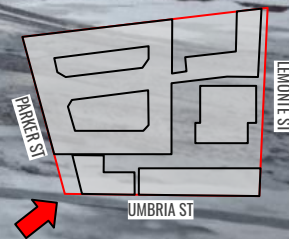
Agastache x 'Pink Pearl',
Anise Hyssop

UMBRIA STREET AND PARKER AVENUE CORNER

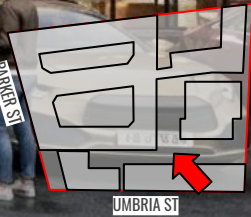


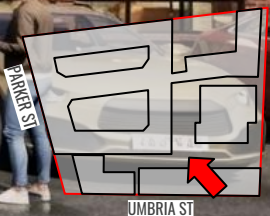
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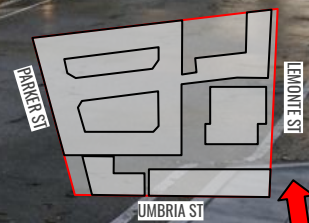
PARKER ST

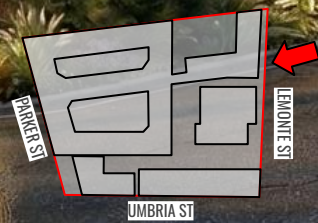












An architectural rendering of a modern, multi-story residential or commercial building. The building features a mix of light-colored concrete panels and dark brickwork. It has several balconies with glass railings, some of which are occupied by people. The building is surrounded by lush landscaping, including tall evergreen trees and various shrubs. In the foreground, a wet, reflective street shows the silhouettes of a few people walking. The sky is a soft, hazy blue with some light clouds, suggesting a late afternoon or early morning setting. The overall tone is professional and aspirational.

OOMBRA ARCHITECTS