

DEPARTMENT OF PLANNING AND DEVELOPMENT
 CIVIC DESIGN REVIEW
CITY OF PHILADELPHIA



4401
RIDGE
AVENUE¹



DESIGN ARCHITECT:
STOKES Architecture + Design

ARCHITECT:
Ingram/Sageser

CIVIL ENGINEER:
Ambric Technologies

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DESIGN MATERIALS

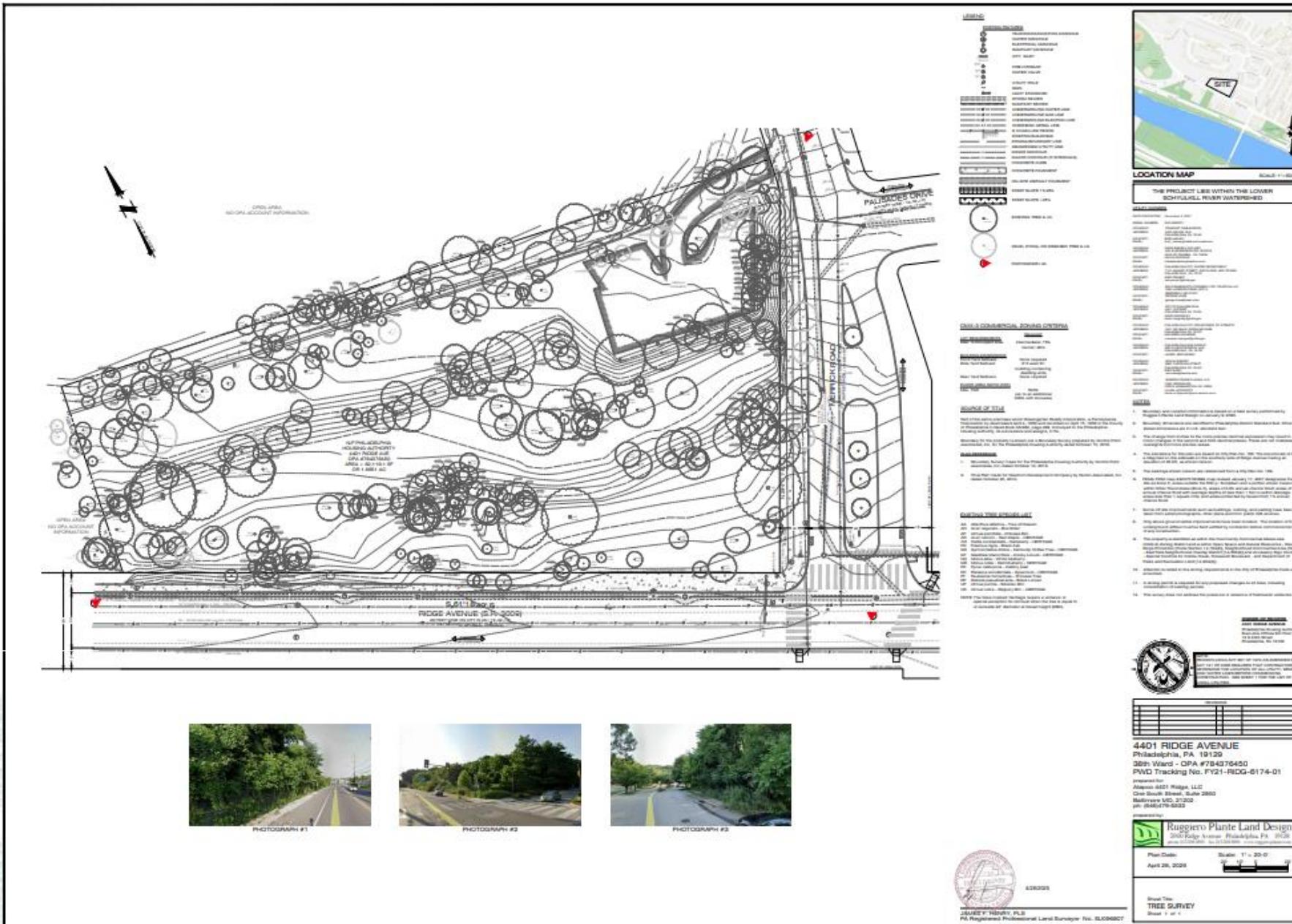
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EXISTING SITE SURVEY



EXISTING SITE

Vacant Overgrown Lot.

View from Ridge Ave. & Merrick Rd.



View from Merrick Rd.



View from rear of Merrick Rd.



View from Ridge Ave. towards Merrick Rd.



SITE CONTEXT



BIKE & SEPTA ACCESS





SITE CONTEXT/MASSING MODEL

STREET VIEW RENDERING
(Ridge Avenue & Merrick Road)



STREET VIEW RENDERING
(Ridge Avenue)



Merrick Road View



Ridge Avenue and Merrick Road
(Zoom of Commercial Area)



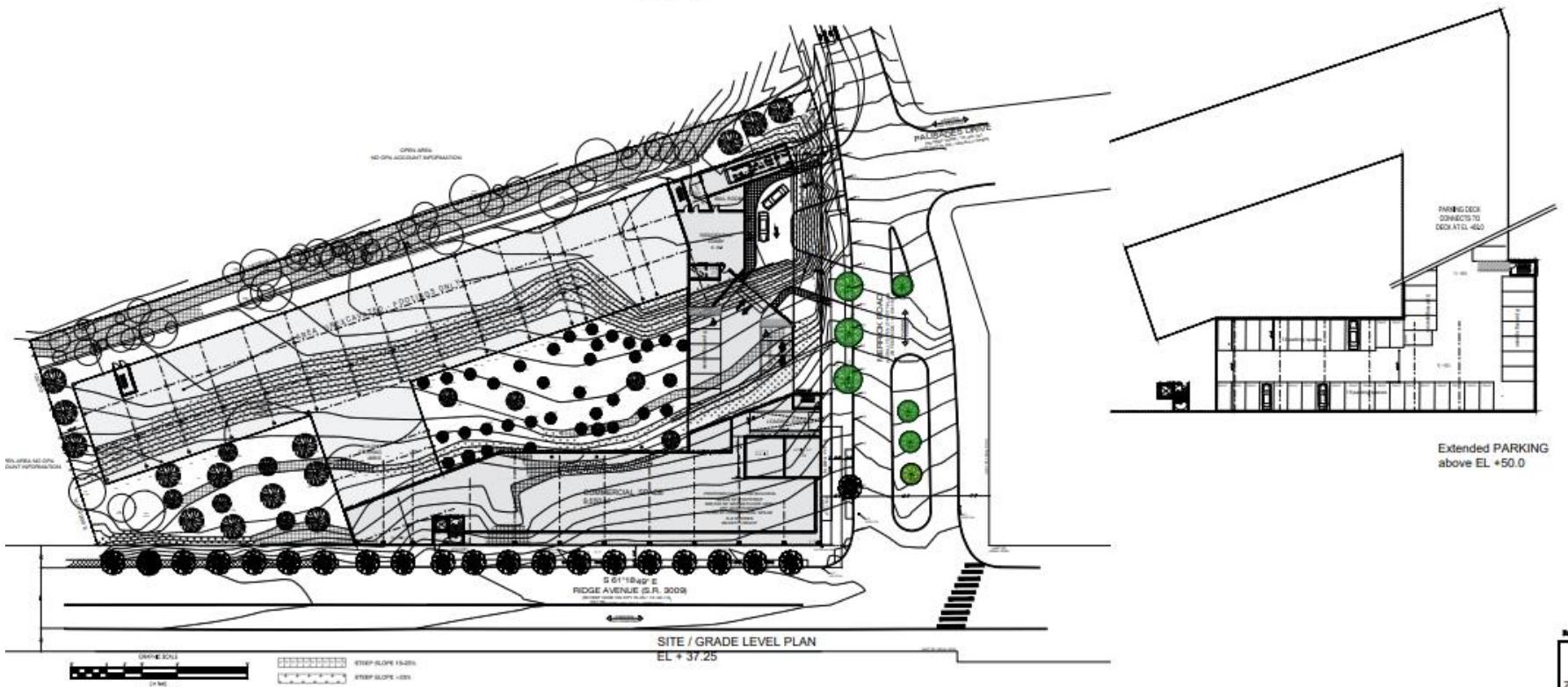
Ridge Avenue and Merrick Road



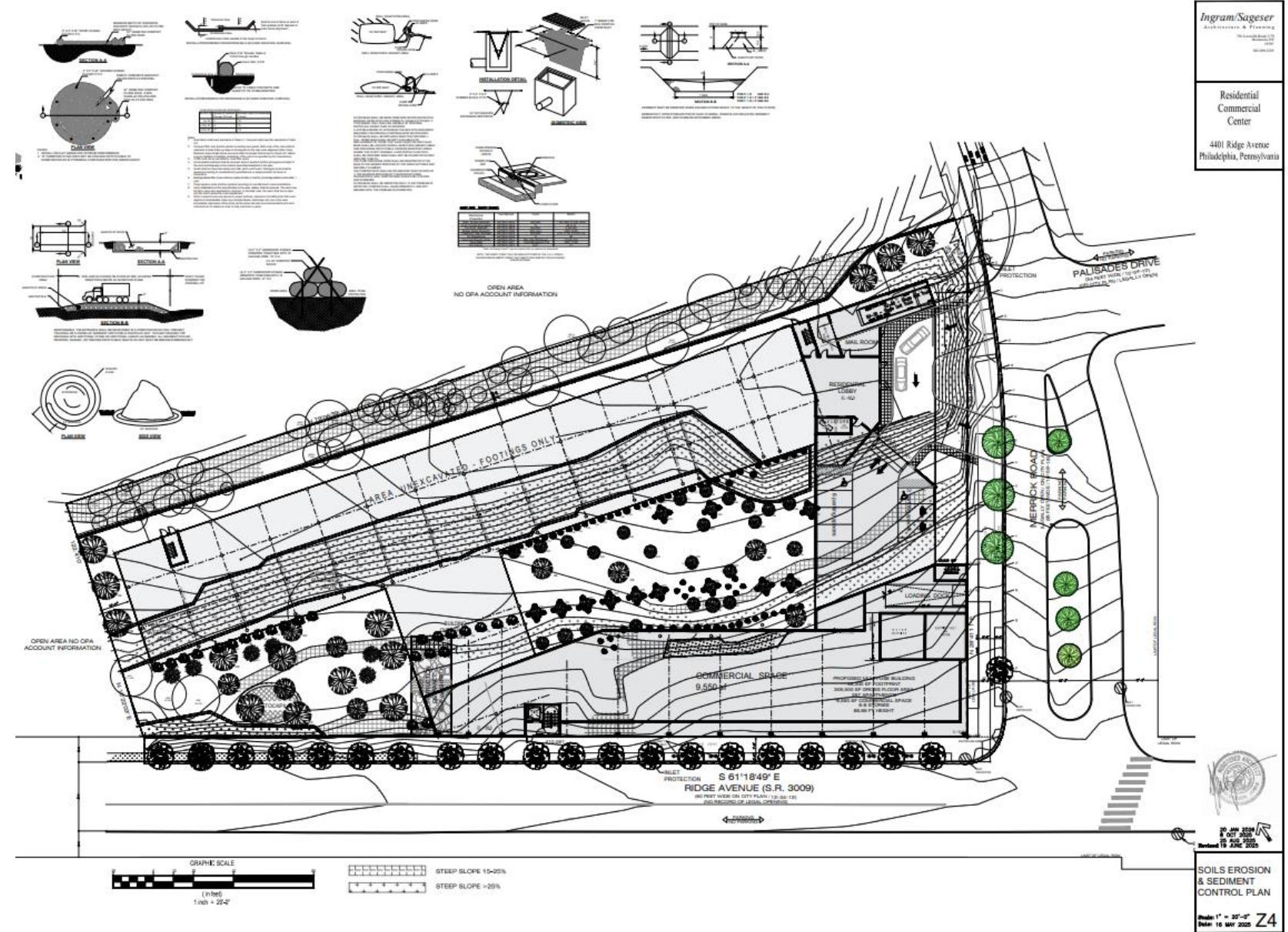
Aerial View



ZONING PLAN



ZONING PLAN



FIRST FLOOR & LANDSCAPE PLAN

PROPOSED GROUND COVER

KEY	SPECIES	QTY	SIZE	COLOR	NOTES
GR	Packera aurea GOLDEN RAGWORT	240	Flat	Evergreen Yellow flower	Full Shade beneath building overhang
FF	Tiarella cordifolia FOAMFLOWER	240	Flat	Evergreen White flower	Full Shade beneath building overhang
VM	Vinca Minor PERIWINKLE	240	Flat	Blue & Violet	Full Shade beneath building overhang

PROPOSED SHRUB SCHEDULE

KEY	SPECIES	QTY	SIZE	COLOR	NOTES
HY	Hydrangea quercifolia OAKLEAF HYDRANGEA	60	3 gal	White flower	Part shade location only
YW	Taxus baccata 'Repandens' DWARF ENGLISH YEW	59	3 gal	Evergreen	

PROPOSED TREE SCHEDULE

KEY	SPECIES	QTY	SIZE	COLOR	NOTES	TOTAL DBH
RB	Betula nigra 'Heritage' HERITAGE RIVER BIRCH	21	2" Cal.	Green	Multi-stem	42.0"
KO	Cornus kousa KOUSA DOGWOOD	27	2" Cal.	Pink Flower	Multi-stem	54.0"
SB	Amelanchier laevis ALLEGHENY SERVICEBERRY	14	2" Cal.	White Flower	Multi-stem	28.0"
AH	Carpinus caroliniana AMERICAN HORNBEAM	24	2" Cal.	Green	Street Tree	48.0"

DBH:
TOTAL EXISTING DBH: 2,176.0"
TOTAL RETAINED DBH: 349.0"
TOTAL PROPOSED DBH: 172.0"

STREET TREE REQUIREMENT	REQUIRED	PROPOSED
MINIMUM Street Trees 1/35ft	19	24
MINIMUM space between tree trunks	15 ft	25 ft avg

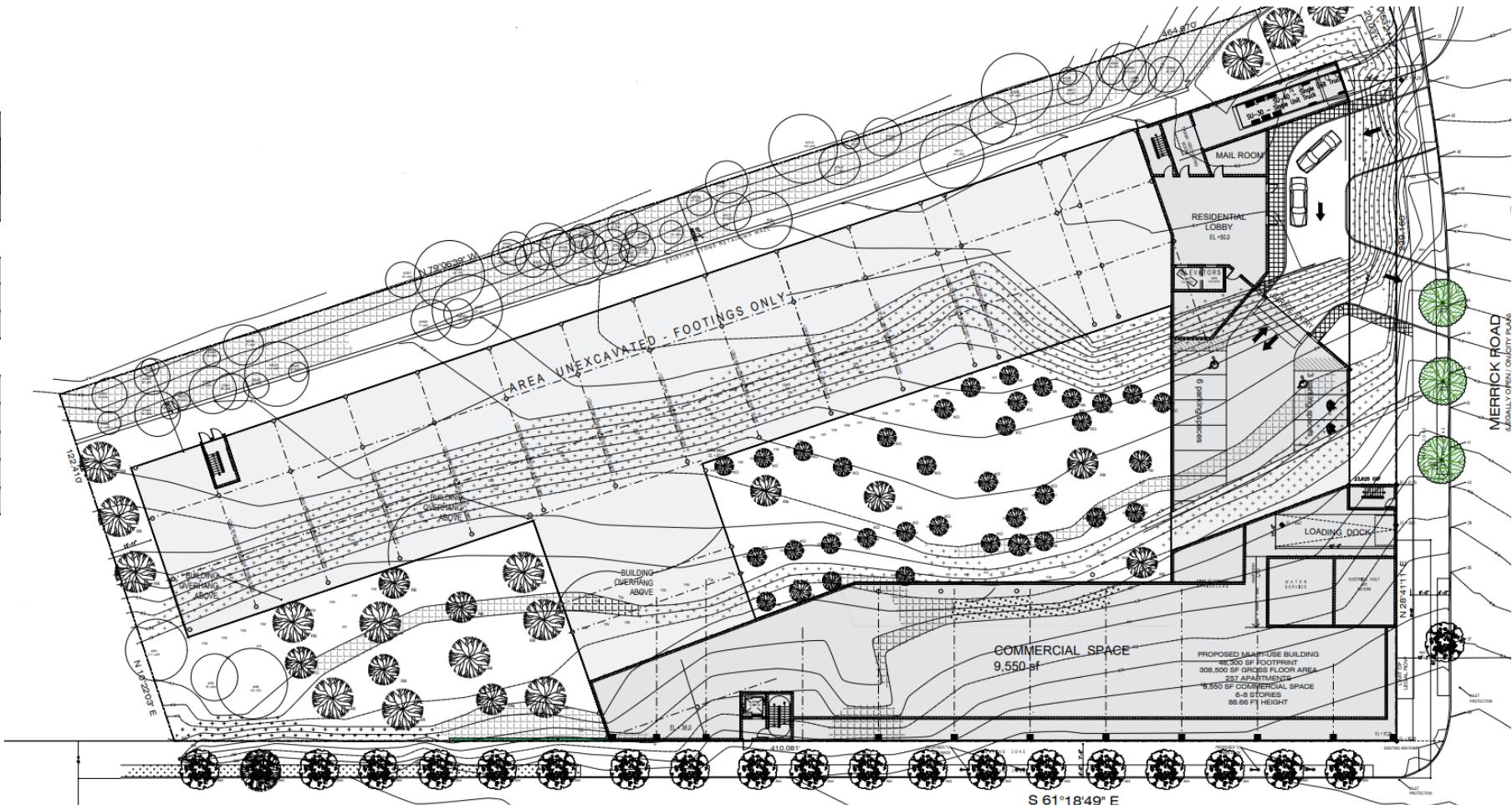
PARKING LANDSCAPE AREA

10% minimum of Parking, Driveways and Loading

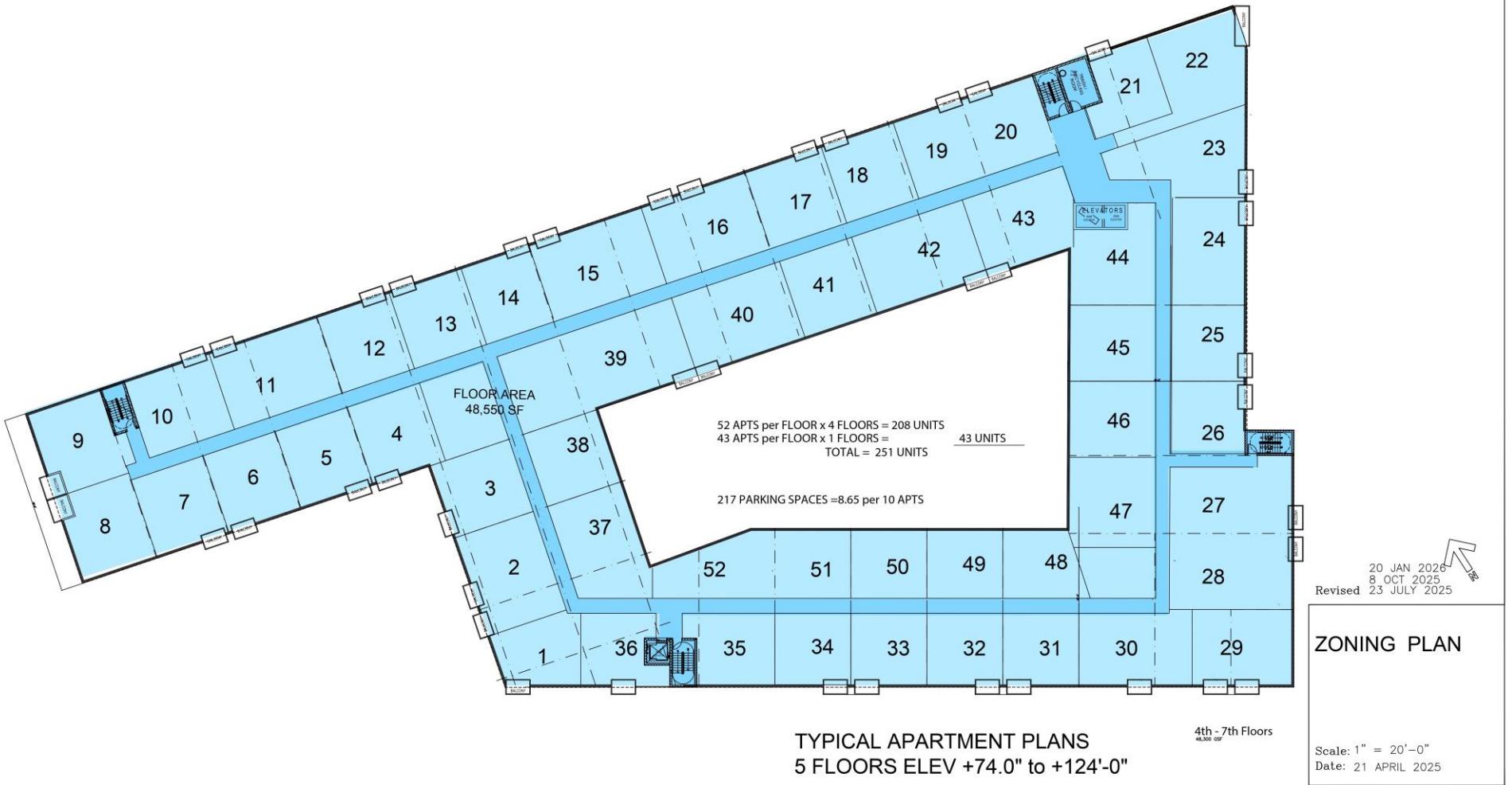
No On-Grade Parking
Driveways or Loading

1 Tree per 1,600sf
= 25,578 sf / 1,600
= 16 Trees

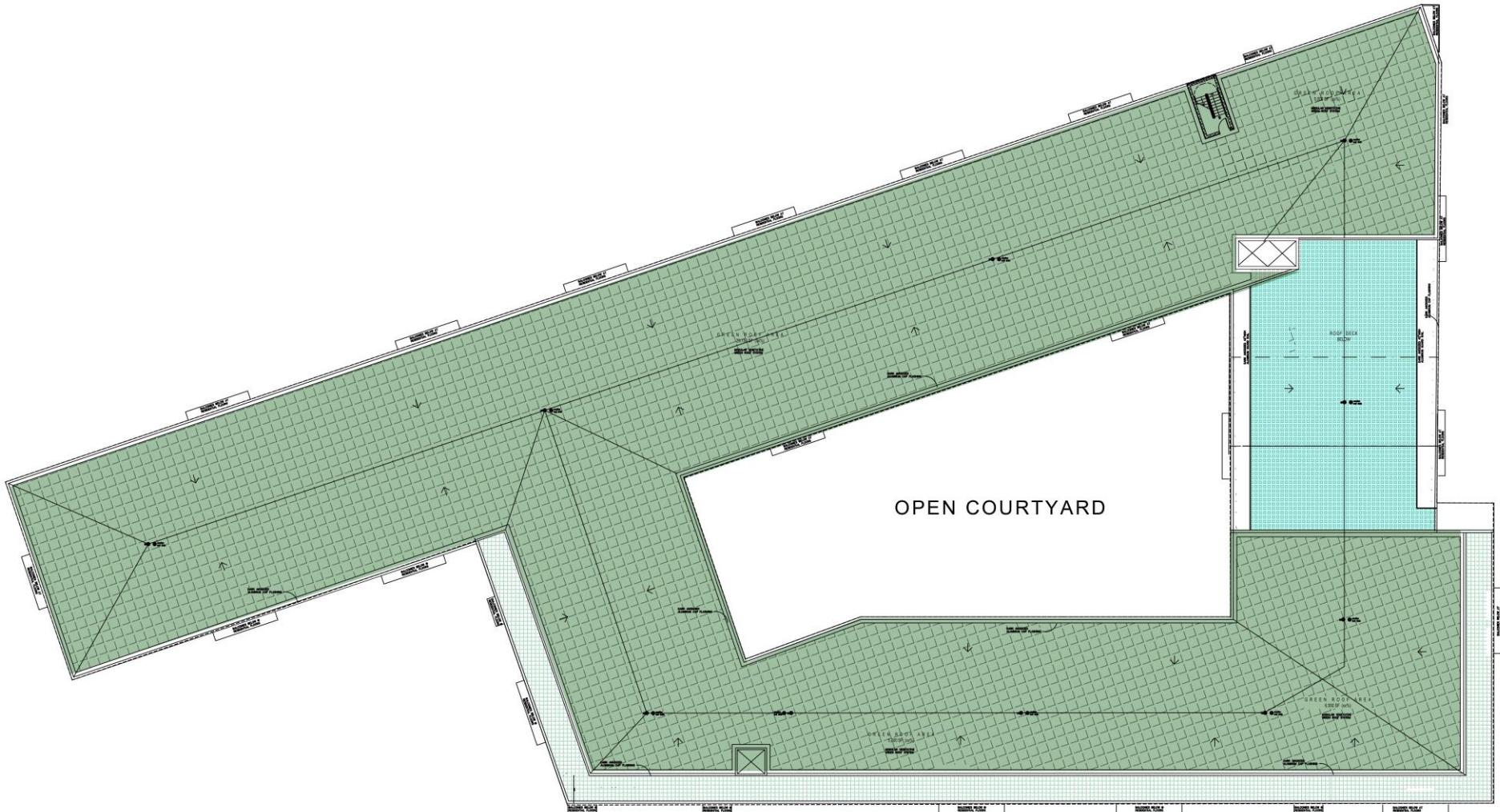
86 Trees



Apartments

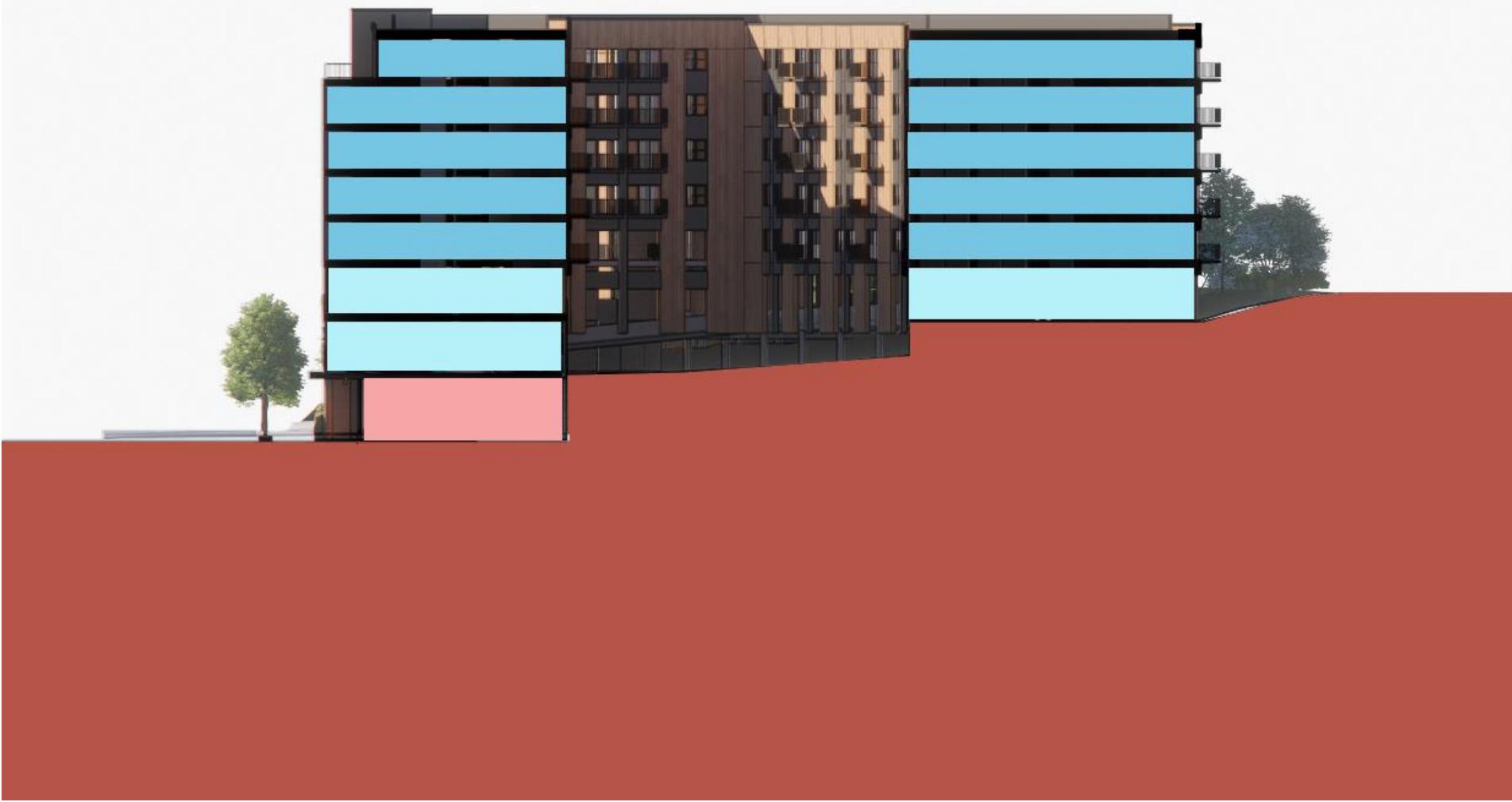


ROOF PLAN



ROOF PLAN

BUILDING SECTION (Merrick Road)



MATERIAL SELECTIONS



NORTH ELEVATION



South ELEVATION



EAST ELEVATION



WEST ELEVATION (Ridge Ave.)



CDR APPLICATION FORM



CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER: **ZP-2025-003990**

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

This project is greater than 50,000 sqft

PROJECT LOCATION

Planning District: _____ Council District: _____

Address: **4401 Ridge Avenue Philadelphia**

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: **Eric Marshall** Primary Phone: **267-702-6468**

Email: **eric@kynadvisors.com** Address: **PO Box 430 Bryn Mawr PA 19010**

Property Owner: **4401 Ridge LLC** Developer: **4401 Ridge LLC**
Architect: **Dart Sageser**



SITE CONDITIONS

Site Area: **82,279 sqft**

Existing Zoning: **CMX3** Are Zoning Variances required? Yes No _____

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

260 Residential apartments and one vacant commercial space

Proposed # of Parking Units:

217 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: **2/18/26** Time: **7:00pm**

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No _____ NA _____

If yes, indicate the date hearing will be held:

Date: **March 25, 2026**

SUSTAINABILITY QUESTIONNAIRE

Civic Sustainable Design Checklist – Updated September 3, 2019

Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptions 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 1/4-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, this project is across the street from the 1, 61, 82 and 445 SEPTA bus line, 1,500 feet from the East Falls Train Station.
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes, all parking is inside the building. There is not any surface exposed parking.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	Yes, EV charging spaces are included.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) ⁱ	NA
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No bike share, but 96 bike spaces are provided.

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Civic Sustainable Design Checklist – Updated September 3, 2019

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.	Native landscaping to be used and no irrigation will be required.
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	Yes, a green roof is being installed.
(8) Rainwater Management		
(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 SRB-29, B) Shading by trees, structures, or solar panels.	Exposed areas will have native vegetation and the building will have green roof.
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	Following the latest code for compliance.
(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? ⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	This building will exceed Energy Star requirements.

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Civic Sustainable Design Checklist – Updated September 3, 2019

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	NA
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	NA
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	NA

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/ll/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet-Final.pdf>
and the "What Code Do I Use" information sheet:
<https://www.phila.gov/ll/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

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COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



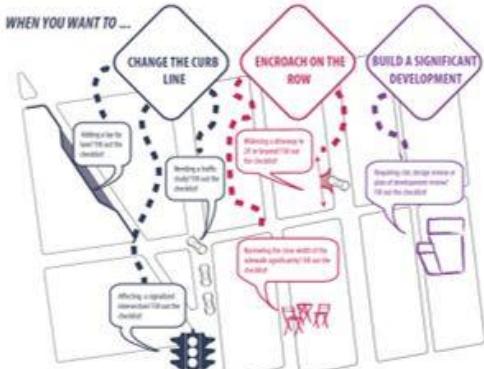
INSTRUCTIONS

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

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

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

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



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.philadelphiastreets.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



GENERAL PROJECT INFORMATION

1. PROJECT NAME
4401 Ridge Avenue
2. DATE
01/15/2026
3. APPLICANT NAME
4401 Ridge Holdings, LLC
4. APPLICANT CONTACT INFORMATION
P.O. Box 430, Bryn Mawr, PA 19010
5. OWNER NAME
Edward Topolewski
6. OWNER CONTACT INFORMATION
P.O. Box 430, Bryn Mawr, PA 19010
7. ENGINEER / ARCHITECT NAME
Michael Fina
8. ENGINEER / ARCHITECT CONTACT INFORMATION
Ambric Technology Corporation, 100 Pine Street, Colwyn, PA 19023

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/datasetdetails/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
Partial Ridge Avenue	Merrick Road	School House Lane	Urban Arterial
Partial MerrickRoad	Ridge Avenue	Falls Circle	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 N/A
- b. Street Furniture such as bus shelters, honor boxes, etc. YES NO N/A
- c. Street Direction YES NO N/A
- 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:

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST
Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
Ridge Avenue	13' / 13' / 13'	13' / 13'
Merrick Road	18' / 18' / 18'	18' / 18'
	/ / /	/ / /

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
Ridge Avenue	6.5' / 6.5' / 6.5'
Leverington Avenue	9' / 9' / 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
N/A		

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway	20'	Merrick Road
Driveway	91'	Merrick Road

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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 N/A

DEPARTMENTAL APPROVAL

APPLICANT: Pedestrian Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Pedestrian Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST
Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

21. Do street trees and/or plants comply with street installation standards in section 4.17.8.4.4? YES NO N/A

22. Does the design maintain adequate visibility for all roadway users at intersections? YES NO N/A

APPLICANT: Building & Furnishing Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Building & Furnishing Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

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

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
Ridge Avenue	2.5' / 2.5'
Merrick Road	6' / 6'
	/ /

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
Ridge Avenue	4' / 4' / 4'
Leverington Avenue	3' / 3' / 3'
	/ / /

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

DEPARTMENTAL APPROVAL
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>

19. Does the design avoid tripping hazards?

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



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/bikePdftna12.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
4401 Ridge Avenue	88	9 / 9	9 / 9	9 / 96
		/ / /	/ / /	/ / /

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 as dimensioned on the plan?

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

DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>

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: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST																													
Philadelphia City Planning Commission																													
																													
CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)																													
DEPARTMENTAL APPROVAL																													
28. Does the design limit conflict among transportation modes along the curb?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	<input type="checkbox"/> YES																									
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	<input type="checkbox"/> YES																									
30. Does the design provide a buffer between the roadway and pedestrian traffic?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES																									
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	<input type="checkbox"/> YES																									
<p>Existing curb and sidewalks along Ridge Avenue and Merrick Road will be reconstructed. The new sidewalks will promote pedestrian safety along the Urban Arterial Route of Ridge Avenue to existing bus stops located at the intersection of Ridge Avenue & Merrick Road.</p>																													
APPLICANT: Curbside Management Component																													
Additional Explanation / Comments: _____																													
DEPARTMENTAL REVIEW: Curbside Management Component																													
Reviewer Comments: _____																													
VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)																													
DEPARTMENTAL APPROVAL																													
32. If lane changes are proposed, identify existing and proposed lane widths and the design speed for each street frontage:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	<input type="checkbox"/> YES																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">STREET</th> <th style="text-align: left;">FROM</th> <th style="text-align: left;">TO</th> <th style="text-align: left;">LANE WIDTHS Existing / Proposed</th> <th style="text-align: left;">DESIGN SPEED</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>_____</td> <td>_____</td> <td>_____ / _____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____ / _____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____ / _____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____ / _____</td> <td>_____</td> </tr> </tbody> </table>					STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED	N/A	_____	_____	_____ / _____	_____	_____	_____	_____	_____ / _____	_____	_____	_____	_____	_____ / _____	_____	_____	_____	_____	_____ / _____	_____
STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED																									
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33. What is the maximum AASHTO design vehicle being accommodated by the design?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A	<input type="checkbox"/> YES																									
34. Will the project affect a historically certified street? An inventory of historic streets ⁽¹⁾ is maintained by the Philadelphia Historical Commission.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A	<input type="checkbox"/> YES																									
35. Will the public right-of-way be used for loading and unloading activities?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> N/A	<input type="checkbox"/> YES																									
36. Does the design maintain emergency vehicle access?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	<input type="checkbox"/> YES																									
37. Where new streets are being developed, does the design connect and extend the street grid?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES																									
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	<input type="checkbox"/> YES																									
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	<input type="checkbox"/> YES																									
APPLICANT: Vehicle / Cartway Component																													
Additional Explanation / Comments: _____																													
DEPARTMENTAL REVIEW: Vehicle / Cartway Component																													
Reviewer Comments: _____																													

(1) http://www.philadelphiastreets.com/images/uploads/documents/Historical_Street_Paving.pdf

COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; if not, go to question No. 48.

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH

44. Does the design minimize the signal cycle length to reduce pedestrian wait time? YES NO N/A DEPARTMENTAL APPROVAL YES NO

45. Does the design provide adequate clearance time for pedestrians to cross streets? YES NO N/A DEPARTMENTAL APPROVAL YES NO

46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings? YES NO N/A DEPARTMENTAL APPROVAL YES NO

If yes, City Plan Action may be required.

47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan? YES NO

- Marked Crosswalks YES NO N/A DEPARTMENTAL APPROVAL YES NO
- Pedestrian Refuge Islands YES NO N/A DEPARTMENTAL APPROVAL YES NO
- Signal Timing and Operation YES NO N/A DEPARTMENTAL APPROVAL YES NO
- Bike Boxes YES NO N/A DEPARTMENTAL APPROVAL YES NO

48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections? YES NO N/A DEPARTMENTAL APPROVAL YES NO

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: _____



Civic Design Review Notification to Philadelphia City Planning Commission

This form must be completed by the L&I plans examiner to notify PCPC that an application under review requires Civic Design Review (CDR).

The L&I plans examiner must forward this completed form to the applicant, the Community Group Notification (RCO@Phila.gov), and the Civic Design Review (CDR@Phila.Gov) and must also upload a copy to eCLIPSE.

Application Details

Identify the permit number, location of work and name of applicant.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

ZP-21012151-00039910

Address 4401 RIDGE AVE, Philadelphia, PA 19129-1733

Specific Location or Additional Parcels

Applicant Name Eric Marshall

Applicant's Relationship to property:

Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Date of Notification to PCPC: 11 / 18 / 25

Plans Examiner

Provide the name and contact information of the plans examiner reviewing the application.

2

Name Chanwoo Jung

Email Address chanwoo.jung@phila.gov

Phone Number 215-686-2564

CDR Triggers

Provide applicable application details related to the CDR determination.

See §14-304(5) and Table 14-304.2 for additional details.

3

Zoning District(s): CMX-3

Affects property in a residential district, as defined by §14-304(5)(b)(2) Yes No

Application includes new construction or an expansion that creates 311,100 square footage of new GFA.

Application includes new construction or an expansion that creates 260 additional dwelling units.

Plan Review Results

Provide details regarding the outcome of the plan review

4

Will the application result in a by-right permit? Yes No

If yes, skip the questions below.

If no, has the applicant been issued a refusal / referral prior to completing CDR? Yes No

If yes, include the refusal / referral with this Notification and forward to the email addresses listed below.

If no, use the space below to outline the refusals / referrals that are anticipated:

Code Section(s):	Reason for Refusal / Referral:
§14-704(2)(b)(2)	THE PROPOSED EARTH MOVING ACTIVITY IS EXPRESSLY PROHIBITED ON THOSE PORTIONS OF THE LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER FOR THE SEEP SLOPE PROTECTION.

Notice of: Refusal Referral

Application Number: ZP-2025-003990	Zoning District(s): CMX3	Date of Refusal: 11/13/2025
Address/Location: 4401 RIDGE AVE, Philadelphia, PA 19129-1733 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Eric Marshall	Applicant Address: 150 N Radnor Chester Rd St. Davids, PA 19087	Civic Design Review? Y

Application for:

FOR THE ERECTION OF A SEMI-DETACHED EIGHT (8) STORY STRUCTURE WITH A ROOF DECK (RESIDENTIAL USE ONLY) ACCESSED BY TWO (2) INDIVIDUAL ROOF DECK ACCESS STRUCTURES WITH AN ELEVATOR OVERUN; FOR USE AS MULTI-FAMILY (TWO-HUNDRED SIXTY (260) DWELLING UNITS) HOUSEHOLD LIVING AND ONE (1) VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) AT THE GROUND FLOOR; TO INCLUDE TWO-HUNDRED SEVENTEEN (217) ACCESSORY PARKING SPACES, INCLUDING EIGHT (8) ADA VAN ACCESSIBLE PARKING SPACES, NINE (9) EV SPACE, FORTY-TWO (42) COMPACT PARKING SPACES, TWO (2) ACCESSORY OFF-STREET LOADING SPACES; AND NINTY-SIX (96) ACCESSORY CLASS 1A BICYCLE PARKING SPACES LOCATED ALONG AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

CODE REFERENCE	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:
§14-704(2)(b)(.2)	THE PROPOSED EARTH MOVING ACTIVITY IS EXPRESSLY PROHIBITED ON THOSE PORTIONS OF THE LOT WHERE THE SLOPE OF LAND IS 25% OR GREATER FOR THE SEEP SLOPE PROTECTION.

ONE (1) ZONING REFUSAL,

FEE TO FILE APPEAL: \$ 300

NOTES TO THE ZBA:

SEE A/P # ZP-2020-009878, CAL # MI-2021-000336; ZBA GRANTED A VARIANCE FOR THE ERECTION OF A STRUCTURE WITH ROOF DECKS AND ROOF DECK ACCESS STRUCTURES. FOR USE AS 185 DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) AND VACANT COMMERCIAL SPACE WITH 189 PARKING SPACES (SIX (6) ACCESSIBLE SPACES, TEN (10) ELECTRIC SPACES, TEN (10) COMPACT SPACES) AND 62 CLASS 1A BICYCLE SPACES, 11/03/2021.

Parcel Owner:

PHILA HOUSING AUTHORITY

Zoning Overlay District:

/NCA Neighborhood Commercial Area Overlay District - East Falls Neighborhood//FDO Fourth District Overlay District - Fourth District Area//NIS Narcotics Injection Sites Overlay District/Accessory Sign Controls - Special Controls for Cobbs Creek, Roosevelt Boulevard, and Department of Parks and Recreation Land//DORMismatchReview/Open Space and Natural Resources - Steep Slope Protection



CHANWOO JUNG

11/13/2025

NOTICE OF RCO MEETING

NOTICE OF COMMUNITY MEETING

Richard C. DeMarco, Esquire
E-mail: rdeMarco@zarwin.com

2005 Market Street, 16th Floor
Philadelphia, PA 19103
www.zarwin.com
January 27, 2026

Re: ZONING NOTICE PURSUANT TO PHILA. ZONING CODE § 14-303(12) OF 'CIVIC DESIGN REVIEW' PROCESS - 4401 RIDGE AVENUE, PHILADELPHIA PA.

Dear Registered Community Organization and Property Owners:

This is a notice of an upcoming online public meeting to discuss the project described below. All Registered Community Organizations (RCOs) that have geographic boundaries containing the project property and all community members are welcome to attend.

- The Property, 4401 Ridge Avenue Philadelphia PA is approximately 82,279 square feet in area and fronts along Merrick Road, with the building at the intersection of Merrick Road and Ridge Avenue. The Property is zoned CMX-3 Commercial.
- The Application is for the erection of a eight-story mixed-use structure with first floor commercial space and 260 dwelling units on the floors above. There are 217 dedicated parking spaces and 96 bicycle spaces as per submitted plans.
- A single zoning variance is required for the project for impacting a steep slope which has a slope of 25%. The project also requires "Civic Design Review" since it has more than 50 dwelling units and has more than 50,000 new square feet of floor area (notification is attached).

The *East Falls Community Council* as Coordinating RCO has scheduled a **virtual (ZOOM) PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time, and location:

Public Meeting Date & Time: February 18, 2026, at 7:00 P.M.
Location: Zoom meeting information: Please refer to the second page of this notice for the zoom login information

The date of the **PUBLIC HEARING** to be held by the City of Philadelphia Civic Design Review Committee is to be determined. For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

East Falls Community Council: hilary.j.langer@gmail.com
East Falls Forward: director@eastfalls.com
Office of Councilman Curtis Jones Jr.: joshua.cohen@phila.gov

If you have received this notice as the owner, managing agent or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely,

Richard C DeMarco

cc: Office of Councilman Jones c/o joshua.cohen@phila.gov
Planning Commission – rco.notification@phila.gov
Civic Design Review Committee – CDR@phila.gov
Duane Bumb; Senior Deputy Director of Commerce- Duane.Bumb@phila.gov
Altoro Hall; Manufacturing and Advanced Industries- Altoro.Hall@phila.gov

CERTIFICATE OF MAILING

<p style="text-align: center;">U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only</p> <p style="text-align: center;">For delivery information, visit our website at www.usps.com.</p> <p style="text-align: center;">OFFICIAL USE</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td colspan="2">Certified Mail Fee</td> </tr> <tr> <td colspan="2">\$ 5.30</td> </tr> <tr> <td colspan="2">Extra Services & Fees (check box, add fee to total postage and fees)</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Return Receipt (handcopy) \$ 0.00</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Return Receipt (electronic) \$ 0.00</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Certified Mail Restricted Delivery \$ 0.00</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Adult Signature Required \$ 0.00</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00</td> </tr> <tr> <td colspan="2">Postage</td> </tr> <tr> <td colspan="2">\$ 0.78</td> </tr> <tr> <td colspan="2">Total Postage and Fees</td> </tr> <tr> <td colspan="2">\$ 6.08</td> </tr> <tr> <td colspan="2">Sent To</td> </tr> <tr> <td colspan="2">Street and Apt. No., or PO Box No. 44</td> </tr> <tr> <td colspan="2">City, State, ZIP+4</td> </tr> </table> <p style="text-align: center;">PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	Certified Mail Fee		\$ 5.30		Extra Services & Fees (check box, add fee to total postage and fees)		<input type="checkbox"/> Return Receipt (handcopy) \$ 0.00		<input type="checkbox"/> Return Receipt (electronic) \$ 0.00		<input type="checkbox"/> Certified Mail Restricted Delivery \$ 0.00		<input type="checkbox"/> Adult Signature Required \$ 0.00		<input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00		Postage		\$ 0.78		Total Postage and Fees		\$ 6.08		Sent To		Street and Apt. No., or PO Box No. 44		City, State, ZIP+4		<p style="text-align: center;">U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only</p> <p style="text-align: center;">For delivery information, visit our website at www.usps.com.</p> <p style="text-align: center;">Philadelphia, PA 19129</p> <p style="text-align: center;">OFFICIAL USE</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td colspan="2">Certified Mail Fee</td> </tr> <tr> <td colspan="2">\$ 5.30</td> </tr> <tr> <td colspan="2">Extra Services & Fees (check box, add fee to total postage and fees)</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Return Receipt (handcopy) \$ 0.00</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Return Receipt (electronic) \$ 0.00</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Certified Mail Restricted Delivery \$ 0.00</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Adult Signature Required \$ 0.00</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00</td> </tr> <tr> <td colspan="2">Postage</td> </tr> <tr> <td colspan="2">\$ 0.78</td> </tr> <tr> <td colspan="2">Total Postage and Fees</td> </tr> <tr> <td colspan="2">\$ 6.08</td> </tr> <tr> <td colspan="2">Sent To</td> </tr> <tr> <td colspan="2">Street and Apt. No., or PO Box No. 44</td> </tr> <tr> <td colspan="2">City, State, ZIP+4</td> </tr> </table> <p style="text-align: center;">PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</p>	Certified Mail Fee		\$ 5.30		Extra Services & Fees (check box, add fee to total postage and fees)		<input type="checkbox"/> Return Receipt (handcopy) \$ 0.00		<input type="checkbox"/> Return Receipt (electronic) \$ 0.00		<input type="checkbox"/> Certified Mail Restricted Delivery \$ 0.00		<input type="checkbox"/> Adult Signature Required \$ 0.00		<input type="checkbox"/> Adult Signature Restricted Delivery \$ 0.00		Postage		\$ 0.78		Total Postage and Fees		\$ 6.08		Sent To		Street and Apt. No., or PO Box No. 44		City, State, ZIP+4	
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