460-74
N 2ND STREET

DEPARTMENT OF PLANNING AND DEVELOPMENT
CIVIC DESIGN REVIEW
CITY OF PHILADELPHIA





ARCHITECT:
Ingram/Sageser

CIVIL ENGINEER:
Ambric Technology

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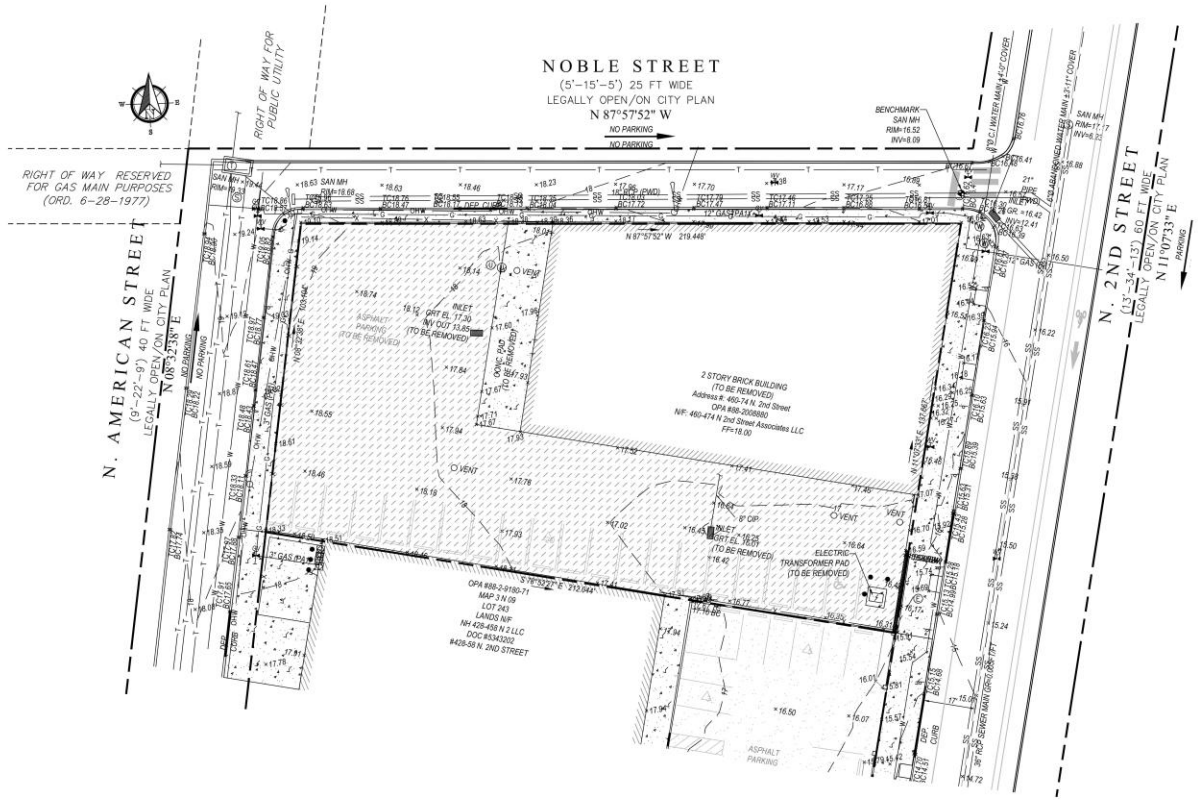
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PATH: E:\MGMT\412-474 NORTH 2ND STREET\PROJECT DRAWINGS\460-474 NORTH 2ND STREET.DWG





LOCATION MAP

LEGEND

PROPERTY LINE
R.O.W. LINE
ADJOINER LOT LINES
EXISTING EASEMENT
EXISTING SETBACK
EXISTING STREAM CENTERLINE
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EXISTING LIGHT
EXISTING PARKING METER

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7. Unresolved boundary disputes shall be referred to the City District Surveyor and Regulator.
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10. Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
11. Benchmark elevation, San. MH. 16.52' in Noble Street calculated based on Philadelphia City Plan datum. Benchmark is not set by city surveyor.

AMBRIC TECHNOLOGY CORPORATION
Consulting Engineers and Surveyors
100 Pine Street
Colwyn, PA 19023
(phone) 215-928-8930/484-257-0010
(fax) 215-928-8980/484-257-0016



N. 2ND STREET LOOKING NORTH



N. 2ND STREET LOOKING SOUTH



NOBLE STREET LOOKING EAST



N. AMERICAN STREET LOOKING NORTH

NOTES:
1. THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
2. ALL DIMENSIONS SHOWN ON PLAN ARE IN PHILADELPHIA DISTRICT STANDARD MEASURE UNLESS NOTED U.S. i.e. UNITED STATES STANDARD MEASURE. 100 FEET PHILADELPHIA DISTRICT STANDARD MEASURE = 100.25 FEET UNITED STATES STANDARD MEASURE.
3. ELEVATIONS SHOWN ON PLAN ARE PHILADELPHIA CITY DATUM. BENCH MARK IS SHOWN ON PLAN.
4. SUBJECT PREMISES IS NOT IN A FLOOD HAZARD AREA.

SURVEYOR'S CERTIFICATION:
THE LOCATION OF UNDERGROUND UTILITIES IS TAKEN FROM PUBLIC RECORDS AND FIELD LOCATION OF VENTS, VALVES, MANHOLES, INLETS ETC. THE EXTENT, EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXTENT AND EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH PENNA. ACT No.287.

PROJECT:
460-474 N. 2nd Street
Philadelphia, PA 19123
(6th Ward)

PLAN MADE FOR:
2nd Street Holdings, LLC
(Edward Topolewski)
P.O. Box 430
Bryn Mawr, PA 19010
Ph: 267-702-6468

REV.	DATE	REVISION
1	08/20/2026	REV. PER 06/30/2026 PWD LETTER
2	08/24/2026	REV. PER 07/01/2026 STREETS LETTER
3		
4		
5		
6		
7		
8		
9		

DESIGNED SMN
DRAWN SMN
CHECKED MAF
APPROVED MAF

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL A FINA
EXPIRES SEPTEMBER
Michael A Fina, P.E. PE084603

SHEET TITLE:
STREETS DEPARTMENT
EXISTING FEATURES PLAN

SCALE: 1" = 20'
PROJ. No.: 14240-ENG-26
DATE: 06/18/2026
SHEET NO. 1

PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL NO. 20261543970
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NONMEMBERS MUST BE CONTACTED DIRECTLY
PLAN REQUIRES THREE WORKING DAYS NOTICE BEFORE YOU EXCAVATE OR DEMOLISH
DELL (NOT TO SCALE)

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Ph: 267-702-6468
Email: eric@mgmtresidential.com

PWD TRACKING NO.: FY26-NORT-8522-01
UPR TRACKING NO.: UPR-FY26-NORT-XXXX

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLOTTED: 8/24/2026 9:16 pm BY: SHANE MCNEELA

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EXISTING SITE



Intersection of N 2nd Street & Noble Street



Looking north on N 2nd Street

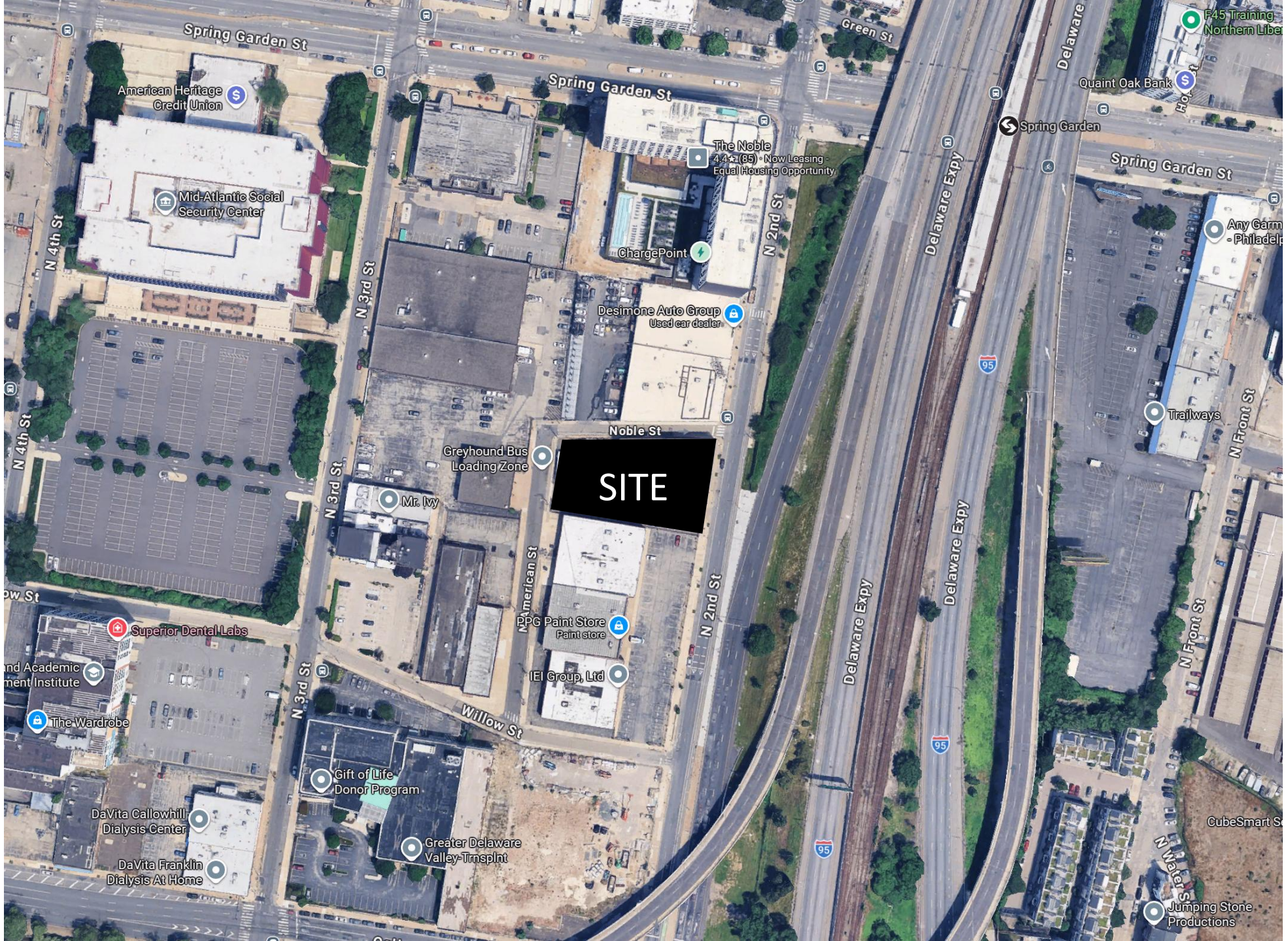


Intersection of Noble Street & N American Street

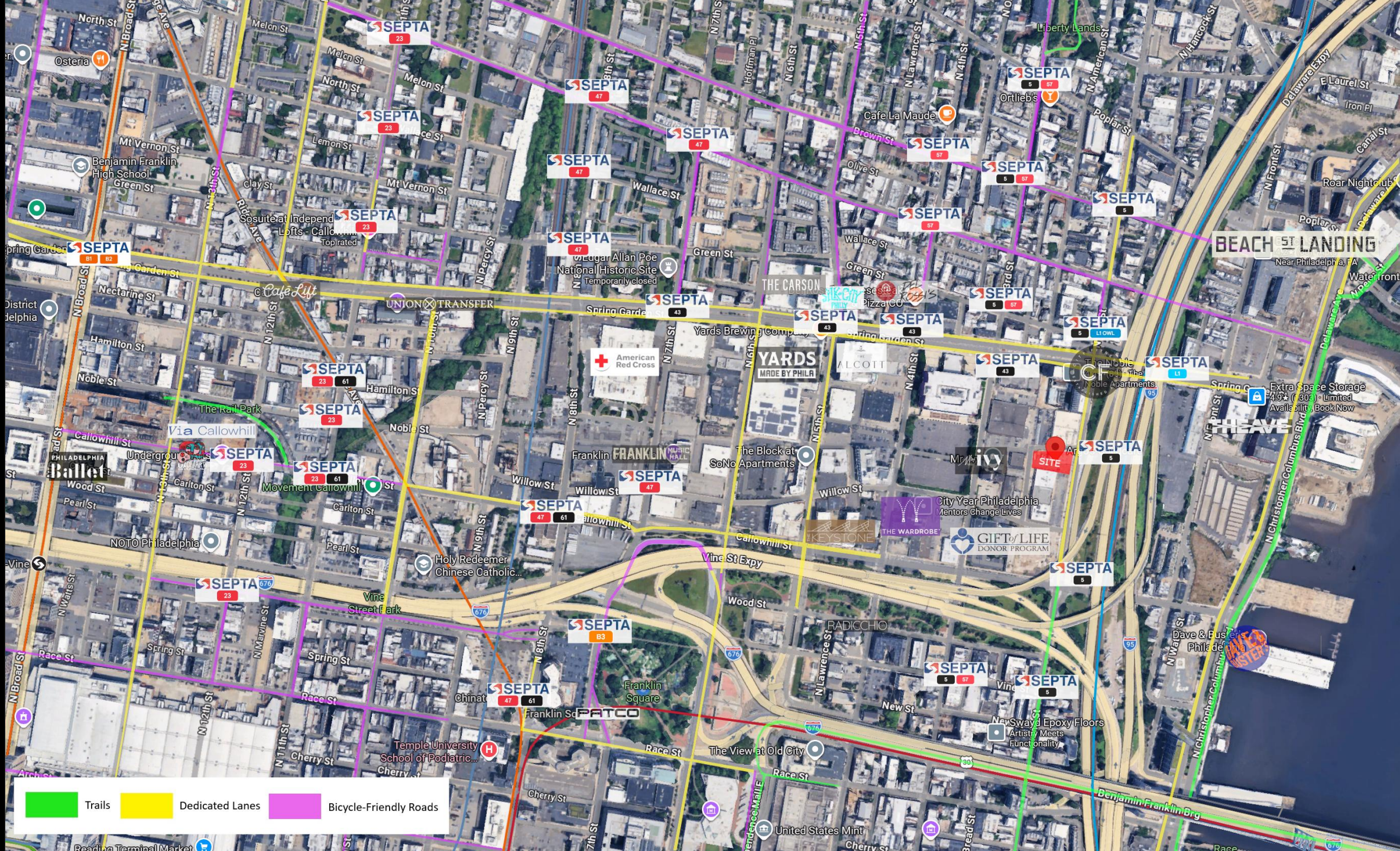


Looking North on N American Street

SITE CONTEXT

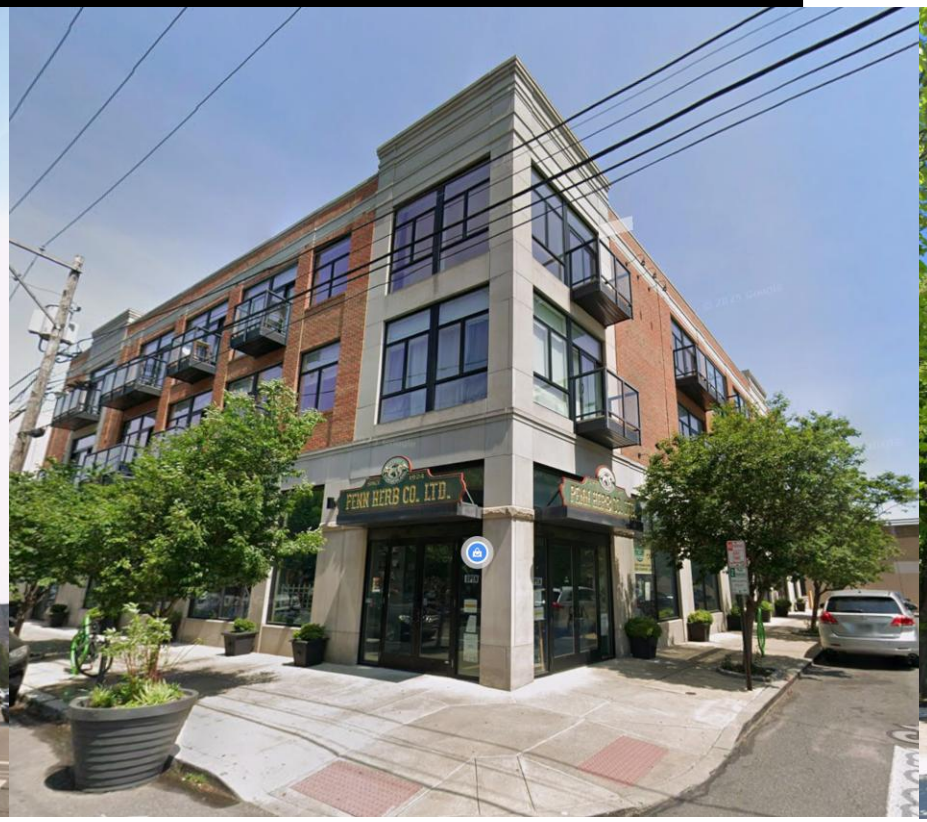


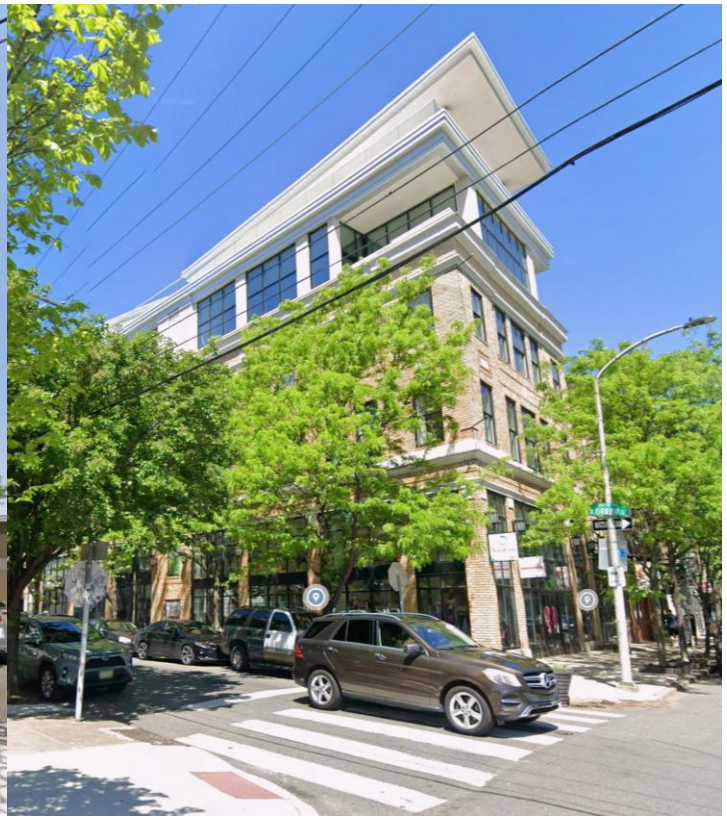
BIKE, SEPTA, ACCESSIBILITY



SURROUNDING ARCHITECTURE





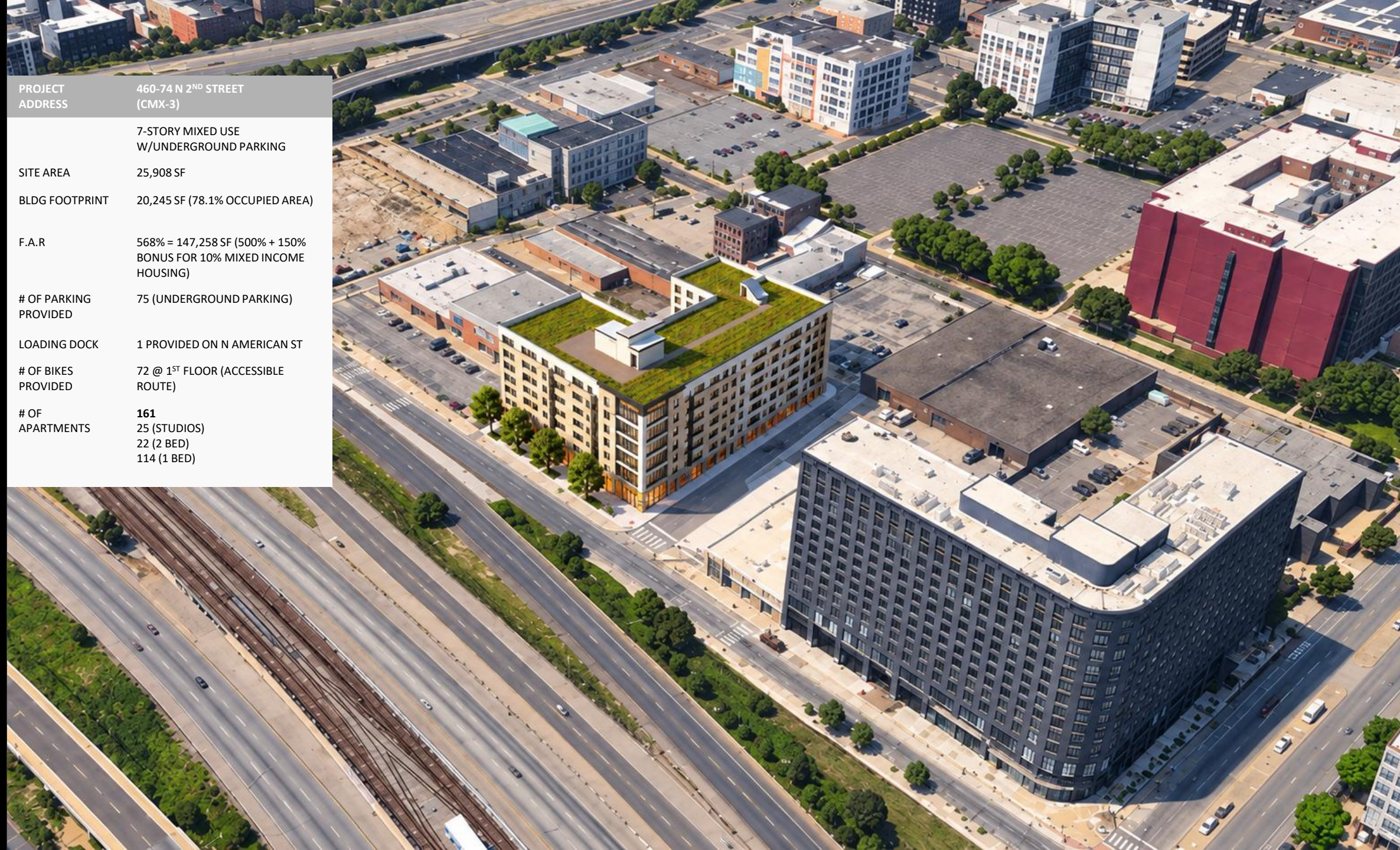






SITE CONTEXT/MASSING MODEL

PROJECT ADDRESS	460-74 N 2ND STREET (CMX-3)
	7-STORY MIXED USE W/UNDERGROUND PARKING
SITE AREA	25,908 SF
BLDG FOOTPRINT	20,245 SF (78.1% OCCUPIED AREA)
F.A.R	568% = 147,258 SF (500% + 150% BONUS FOR 10% MIXED INCOME HOUSING)
# OF PARKING PROVIDED	75 (UNDERGROUND PARKING)
LOADING DOCK	1 PROVIDED ON N AMERICAN ST
# OF BIKES PROVIDED	72 @ 1ST FLOOR (ACCESSIBLE ROUTE)
# OF APARTMENTS	**161** 25 (STUDIOS) 22 (2 BED) 114 (1 BED)



STREET VIEW RENDERING
(INTERSECTION OF N 2ND STREET & NOBLE STREET)



STREET VIEW RENDERING
(MAIN ENTRANCE ON N 2ND STREET.)

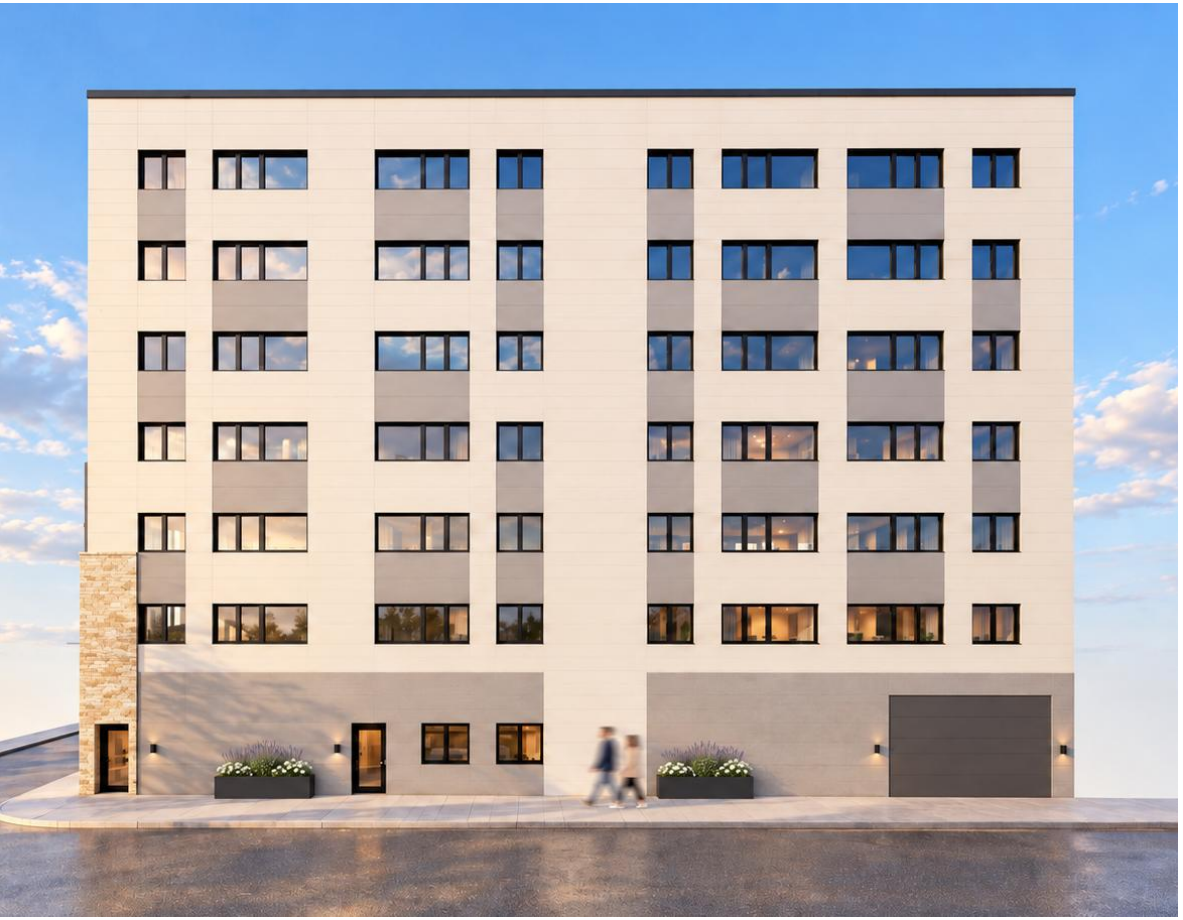




FRONT FAÇADE (EAST) – N 2ND STREET

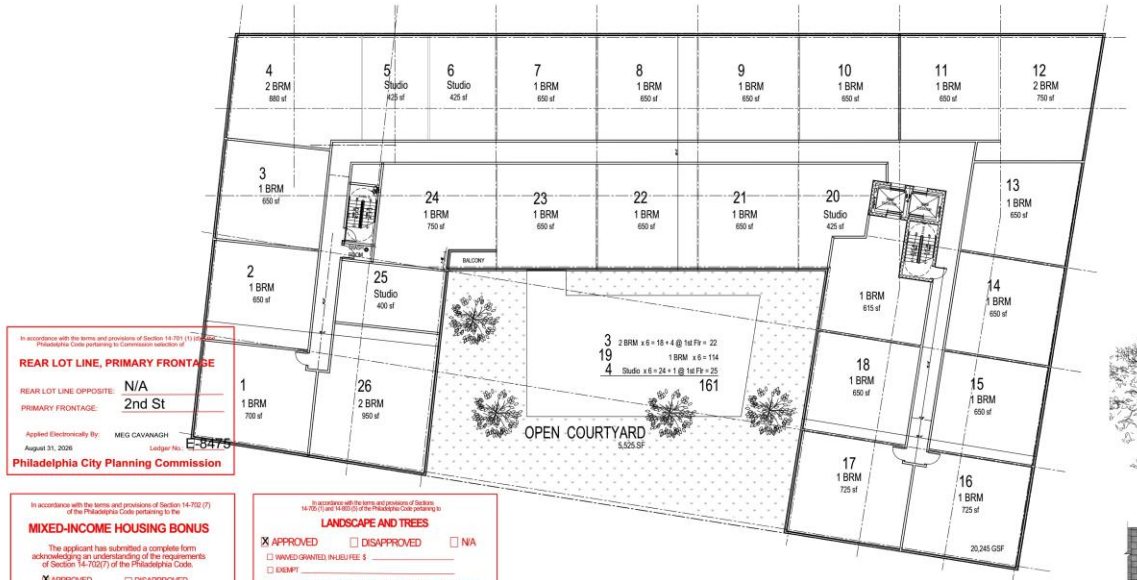


FRONT FAÇADE (NORTH) – NOBLE STREET

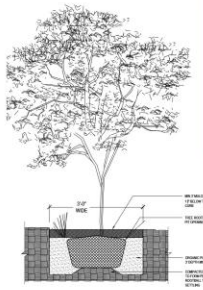


FRONT FAÇADE (WEST) – N AMERICAN STREET

ZONING PLAN



TYPICAL FLOOR PLAN
FLOORS 2 thru 7



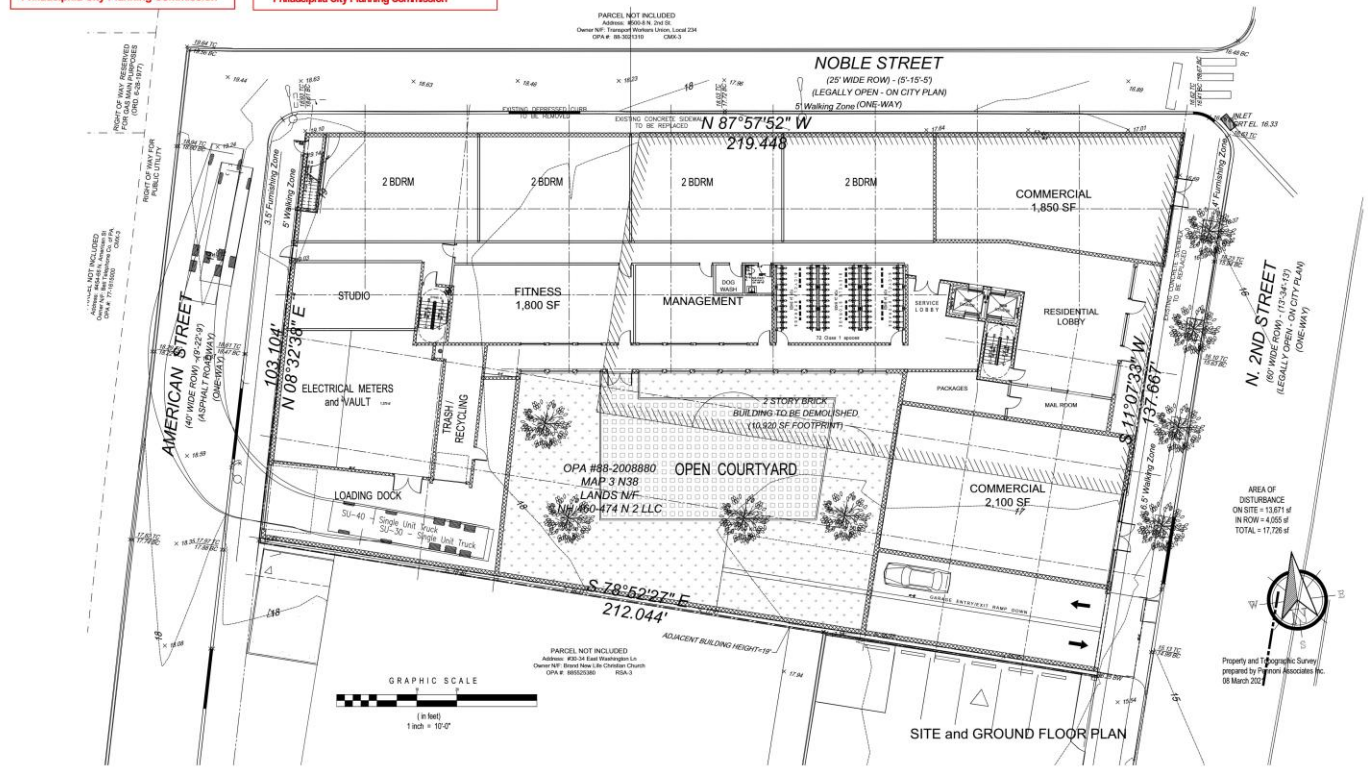


LOCATION KEY MAP

Ingram/Sageser
Architecture & Planning
728 Lancaster Road, C179
Hockessin, DE
19707
302-509-2228

460-74 North 2nd St.
Apartments
460-74 N. 2nd Street
Philadelphia, PA

REGISTERED ARCHITECT



SITE and GROUND FLOOR PLAN

Property and Topographic Survey prepared by Pennoni Associates Inc. 08 March 2021

ZONING SUMMARY

OPA 882008880

CMX–3 — COMMERCIAL MIXED USE — Public Sewer

ZONE REGULATIONS	REQUIRED	PROPOSED
Maximum Occupied Area (% of lot)	25,908 SF 80% Corner Lot = 20,726 SF	20,245 SF = 78.1%
Minimum Front Yard Depth (ft)	None Required	0 ft
Minimum Side Yard Width (ft)	8ft (if used)	0 ft
Minimum Rear Yard Depth (ft)	None Required	0 ft
Maximum Height (ft)	No Limit	
Maximum Floor Area (%) FAR	500% =129,540 SF 150% Bonus for 10% Mixed Income Housing	568% = 147,258 GSF
Required Parking	1 Space for every 3 Dwelling Units 162 / 3 = 54 Spaces 1 Space per 2,000sf non-residential 11,500 / 2,000 = 6 Spaces	75 SPACES (0.47/APT) including: 3 Handicap 4 EV 15 Compact
Bicycles	1 per 3 DU's 162 / 3 = 54 Commercial (1 per every 10,000 GSF) = 1	Total Required = 55 Total Provided = 72
Required Loading	For GFA from 100,000–150,000SF 1 LOADING SPACES	1 LOADING SPACES
Parking Lot Landscaping	10% of Parking & Driveways 1 Shade Tree/200sf 3 Shrubs/200sf Groundcover	No On–Grade Parking
Site Landscaping Area	1 tree per 1,600 sf	5,663sf/1,600sf= 4 Req'd 4 TREES PROVIDED
Street Tree Requirement	MINIMUM Street Trees 1/35ft 4 Trees Req'd Minimum 15ft spacing	138 ft Street Frontage on N.2nd St.(Noble & American are too narrow. 4 provided

SITE LANDSCAPING REQUIREMENT	REQUIRED	PROPOSED
Existing Trees on Site	NO TREES OR LANDSCAPING CURRENTLY ON SITE	
Site Landscaping Area (Courtyard)	1 tree per 1,600 sf	5,525sf/1,600sf= 4 Trees

YARD TREE REQUIREMENTS:
- "Yard trees must be provided at a rate of one tree per 1,600 sq. ft. of open area, not including watercourses and any open area in use as driveway access, parking, or landscape buffers necessary to satisfy the requirements of § 14-709(1)(d..."

STREET TREE REQUIREMENT	REQUIRED	PROPOSED
ONLY NORTH 2nd STREET IS WIDE ENOUGH TO ALLOW STREET TREES (137ft FRONTAGE)		
MINIMUM Street Trees 1/35ft	4	4
MINIMUM space between tree trunks	15 ft	35 ft avg

Revised 7 JULY 2026

PROPOSED TREE SCHEDULE

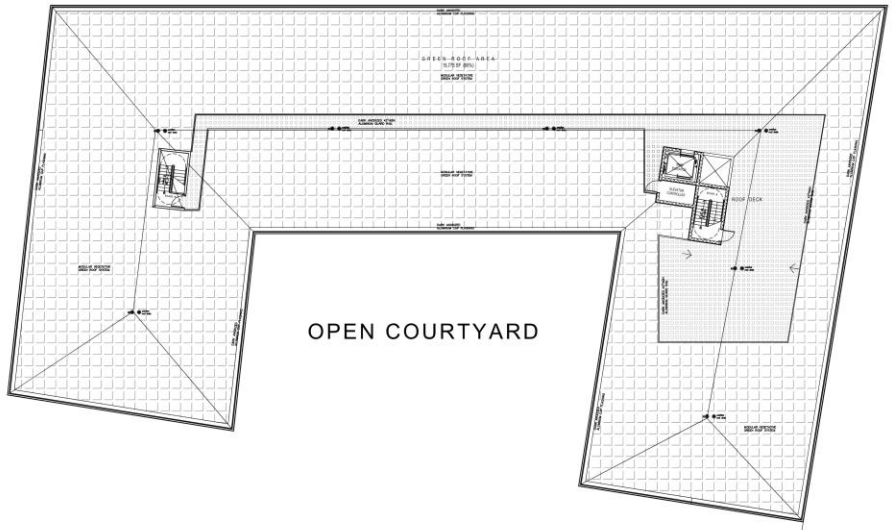
KEY	SPECIES	QTY	SIZE	COLOR	NOTES	TOTAL DBH
KO	Cornus kousa KOUSA DOGWOOD	2	2" Cal.	Pink Flower	Multi-stem	6.0"
SB	Amelanchier laevis ALLEGHENY SERVICEBERRY	2	2" Cal.	White Flower	Multi-stem	6.0"
AH	Carpinus caroliniana AMERICAN HORNBEAM	4	2" Cal.	Green	Street Tree	8.0"
DBH	TOTAL EXISTING DBH: 0.0" TOTAL RETAINED DBH: 0.0" TOTAL PROPOSED DBH: 8.0"					170.0"

ZONING PLANS

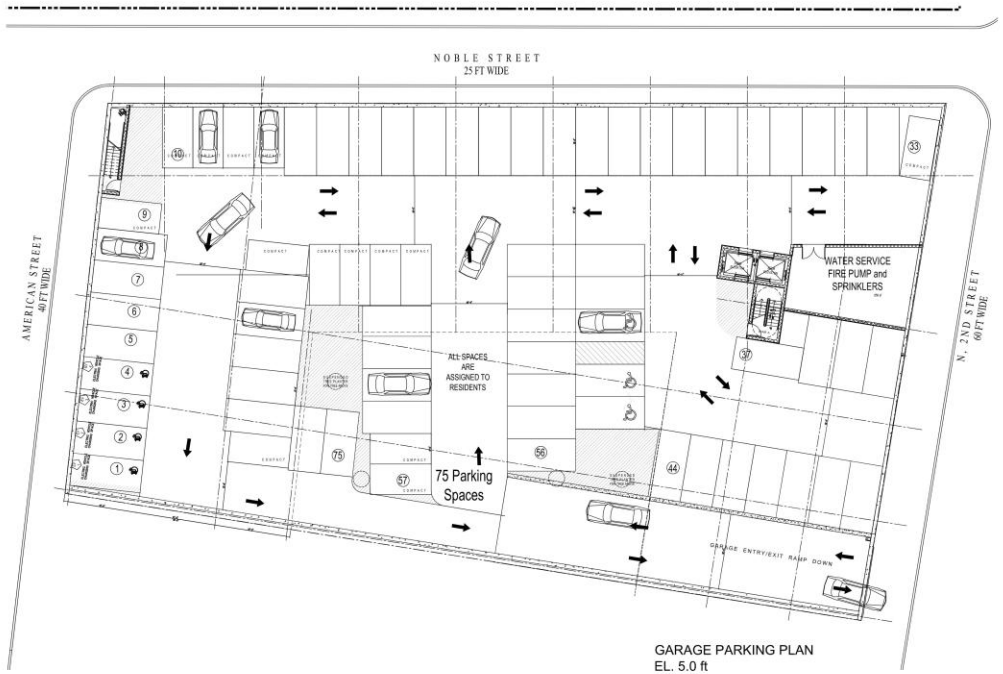
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Date: 18 JUNE 2026

Z1

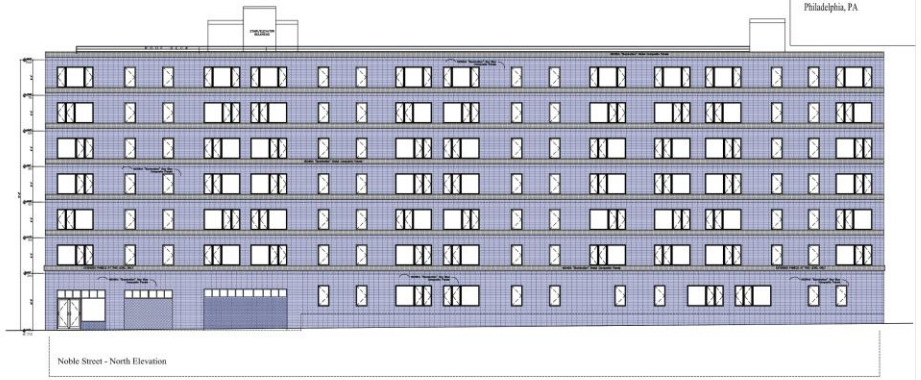
ZONING PLAN



ROOF PLAN



GARAGE PARKING PLAN
EL. 5.0 ft



Noble Street - North Elevation



North American Street - West Elevation



North Second Street - East Elevation

Ingram/Sageser
Architecture & Planning

Residential Building

460 - 74 North 2nd Street
Philadelphia, PA

Revised 7 JULY 2026

PLANS
and
ELEVATIONS

Scale: 1" = 10 FT
Date: 18 JUNE 2026

Z2

LANDSCAPE MASTER PLAN

1



COMMUNITY GREEN ROOF

2



COMMUNITY ROOF DECK

3



AMERICAN HORNBEAM
STREET TREES



LANDSCAPE/STREETSCAPE



1 EXTERIOR PLANTERS ALONG THE BUILDING FRONTAGE COMPLEMENTING THE CONTEMPORARY ARCHITECTURE



2 AMERICAN HORNBEAM STREET TREES/TREE PIT



3 BIKE RACKS

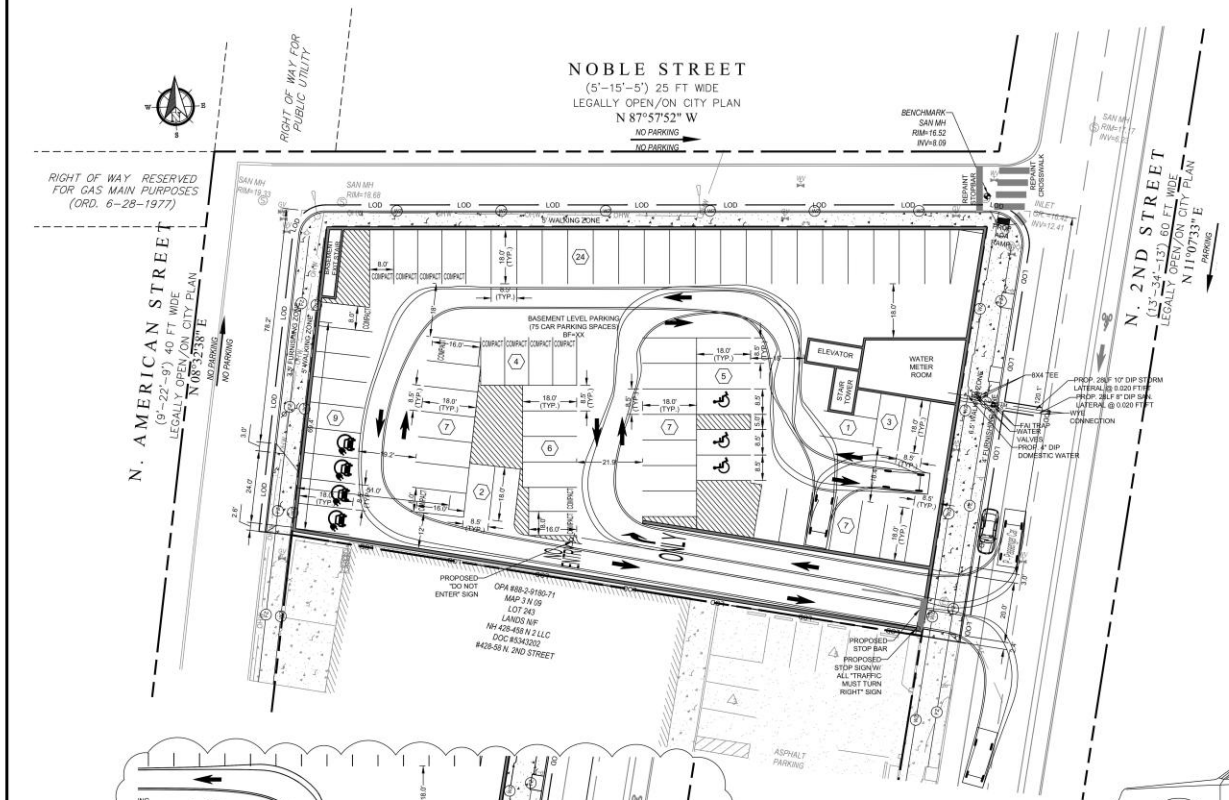


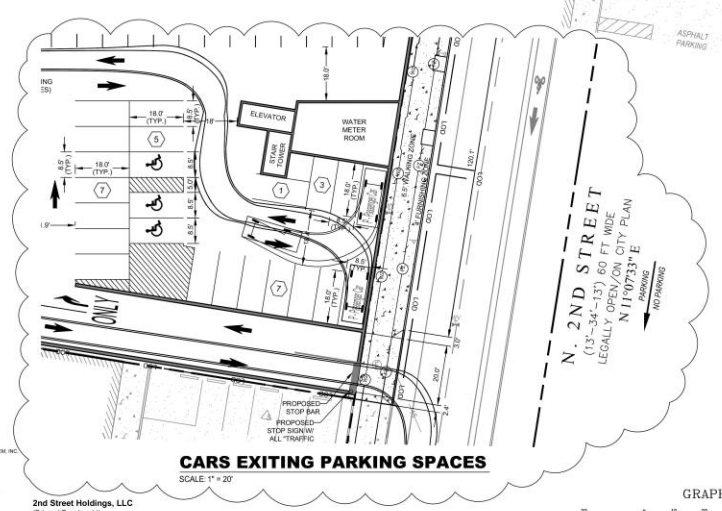
4 EXTERIOR WALL SCONCES IN MATTE BLACK, COMPLEMENTING THE CONTEMPORARY FAÇADE DESING AND FRAMING EVERY KEY ENTRANCE OF THE BUILDING



STREETS DETAILS

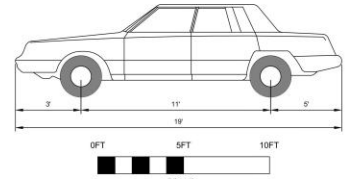
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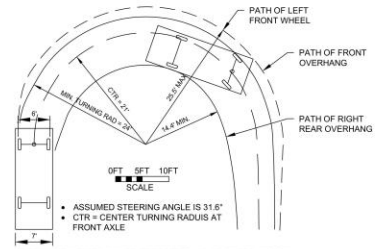




CARS EXITING PARKING SPACES

SCALE: 1" = 20'





MINIMUM TURNING PATH FOR PASSENGER CAR (P) DESIGN VEHICLE

SCALE: NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



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- EXISTING LIGHT
- EXISTING PARKING METER
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED SIDEWALK
- PROPOSED PAINT STRIPE
- PROPOSED LIMIT OF DISTURBANCE
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- PROPOSED HALF FOOT CONTOUR
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- PROPOSED WATER LINE
- PROPOSED TELEPHONE LINE
- PROPOSED STORM LATERAL
- PROPOSED STORM PIPES
- PROPOSED UNDERGROUND BASIN
- PROPOSED FENCE
- PROPOSED FIRE LINE
- PROPOSED SEWER LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED ELECTRIC LINE
- PROPOSED FURNISHING ZONE
- PROPOSED WALKING ZONE
- PROPOSED BUILDING ZONE
- PROPOSED SPLASH BLOCK
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLETS
- PROPOSED FLOW LINES
- PROPOSED WATER METER PIT
- PROPOSED LIGHT POLE
- PROPOSED SIGN POST
- PROPOSED WHEEL STOP
- PROPOSED CLEANOUT
- PROPOSED CURB STOP
- PROPOSED FRESH AIR INTAKE
- FINISHED FLOOR ELEVATION
- PROPOSED TREE

AMBRIC TECHNOLOGY CORPORATION
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DESIGNED SMN
DRAWN SMN
CHECKED MAF
APPROVED MAF

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL A FINA
ENGINEER
Michael A Fina, P.E. PE084603

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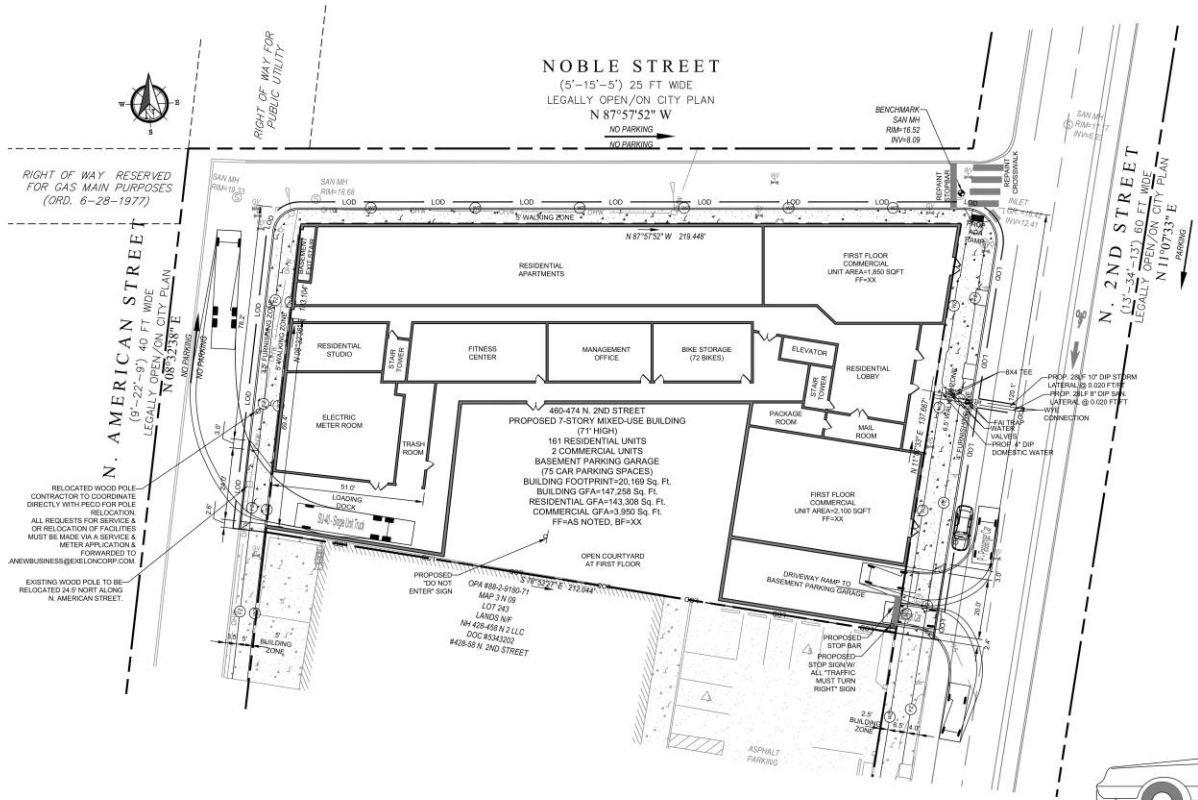
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UPR TRACKING NO.: UPR-FY26-NORT-XXXX

PLOTTED: 8/24/2026 9:16 pm BY: SHANE MCNEELA

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PATH: E:\MGMT\412-474 NORTH 2ND STREET\PROJECT DRAWINGS\460-474 NORTH 2ND STREET.DWG

STREETS DETAILS


NOBLE STREET
(5'-15'-5') 25 FT WIDE
LEGALLY OPEN/ON CITY PLAN
N 87°57'52" W
NO PARKING
RIGHT OF WAY RESERVED FOR GAS MAIN PURPOSES (ORD. 6-28-1977)
RIGHT OF WAY FOR PUBLIC UTILITY
N. AMERICAN STREET
(9'-22'-9') 40 FT WIDE
LEGALLY OPEN/ON CITY PLAN
N 08°25'38" E
N. 2ND STREET
(15'-34'-13') 60 FT WIDE
LEGALLY OPEN/ON CITY PLAN
N 11°07'33" E
460-474 N. 2ND STREET
PROPOSED 7-STORY MIXED-USE BUILDING
(71' HIGH)
161 RESIDENTIAL UNITS
2 COMMERCIAL UNITS
BASEMENT PARKING GARAGE
(75 CAR PARKING SPACES)
BUILDING FOOTPRINT=20,169 Sq. Ft.
BUILDING GFA=147,258 Sq. Ft.
RESIDENTIAL GFA=143,308 Sq. Ft.
COMMERCIAL GFA=3,950 Sq. Ft.
FF=AS NOTED, BF=XX
RESIDENTIAL APARTMENTS
FIRST FLOOR COMMERCIAL UNIT AREA=1,950 SQFT FF=XX
RESIDENTIAL STUDIO
FITNESS CENTER
MANAGEMENT OFFICE
BIKE STORAGE (72 BIKES)
ELEVATOR
RESIDENTIAL LOBBY
ELECTRIC METER ROOM
TRASH ROOM
PACKAGE ROOM
MAIL ROOM
FIRST FLOOR COMMERCIAL UNIT AREA=2,100 SQFT FF=XX
OPEN COURTYARD AT FIRST FLOOR
DRIVEWAY RAMP TO BASEMENT PARKING GARAGE
LOADING DOCK
314S-Single Unit
BENCHMARK
SAN MH
RIM=16.52
INV=8.09
REPAINT CROSSWALK
INLET
RIM=12.41
PROP. 28.0' 10" DIP STORM LATERAL @ 0.020 FT/FT
PROP. 28.0' 8" DIP SAN. LATERAL @ 0.020 FT/FT
WYE CONNECTION
FAUCET
WATER VALVE
PROP. 4" DIP DOMESTIC WATER
RELOCATED WOOD POLE
CONTRACTOR TO COORDINATE DIRECTLY WITH PECO FOR POLE RELOCATION.
ALL REQUESTS FOR SERVICE & OR RELOCATION OF FACILITIES MUST BE MADE VIA A SERVICE & METER APPLICATION & FORWARDED TO ANEWBUSINESS@EXELONCORP.COM
EXISTING WOOD POLE TO BE RELOCATED 24.5' NORT ALONG N. AMERICAN STREET.
PROPOSED "DO NOT ENTER" SIGN
OPA #88-2-9180-21
MAP 3 N 09
LOT 243
LANDS N/F
NH 428-458 N 2 LLC
DOC.#53432002
#428-58 N. 2ND STREET
PROPOSED STOP BAR
PROPOSED STOP SIGN W/ ALL TRAFFIC MUST TURN RIGHT" SIGN
ASPHALT PARKING
BUILDING ZONE
2.5' BUILDING ZONE
PROPOSED 4" DIP DOMESTIC WATER
PROPOSED 6" DIP FIRE LINE
PROPOSED 8" DIP SEWER LINE

UNDERGROUND PARKING



1 / A1 0-UNDERGROUND PARKING
1" = 10'-0"

UNDERGROUND PARKING

SERVICE

Ingram/Sageser
Architecture & Planning
726 Loveville Road, C7F
Hockessin, DE 19707
302-999-3229

PROJECT
460-74 N 2ND STREET

REVISIONS
REVISIONS/SUBMISSIONS
DATE

SEAL

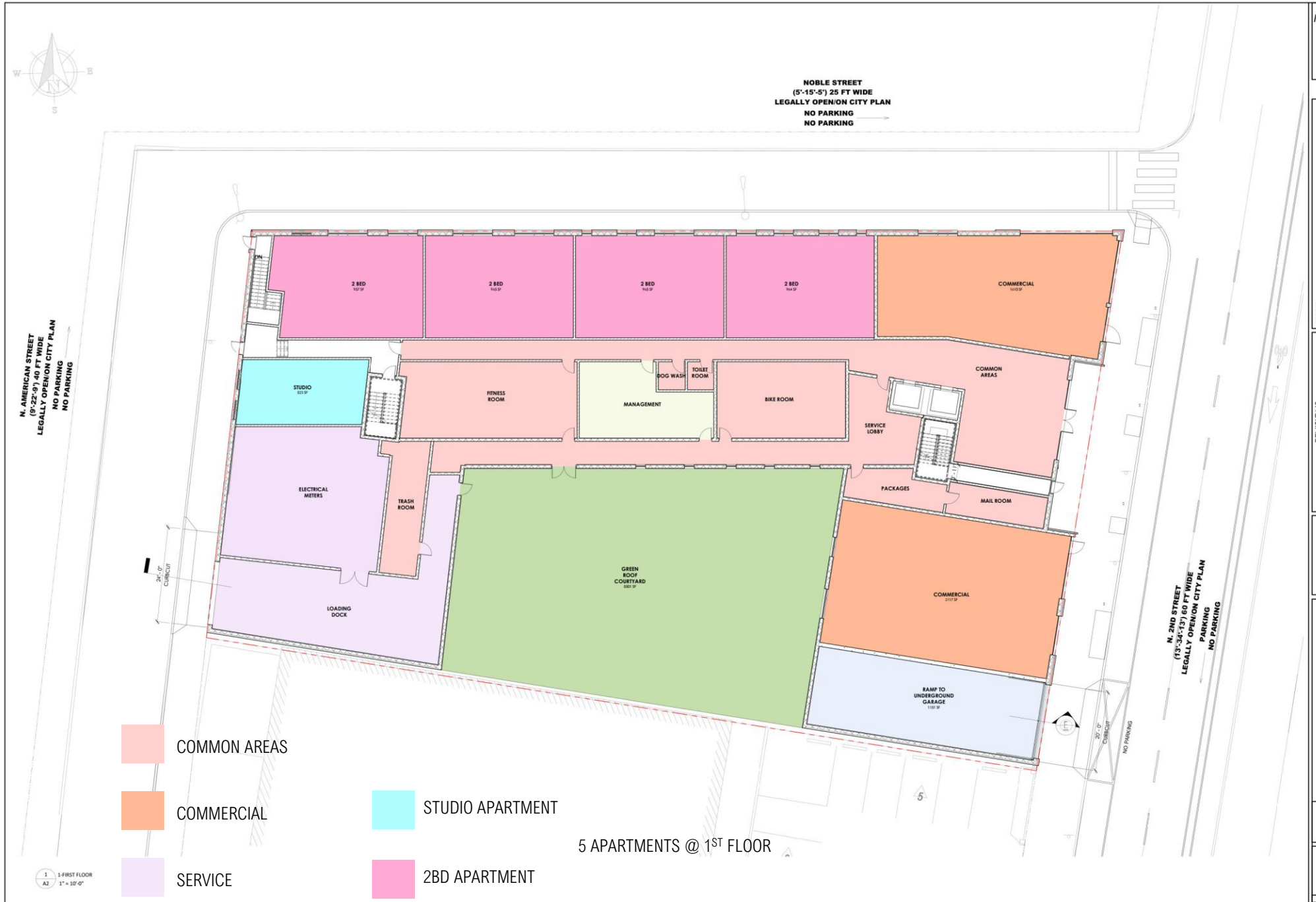
GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS. PRIOR TO & DURING CONSTRUCTION, ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY GOVERNING BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

DRAWING TITLE
UNDERGROUND PARKING

SHEET No
A1

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1ST FLOOR



Ingram/Sageser
Architecture & Planning

PROJECT
460-74 N 2ND STREET

REVISIONS
REVISION/SUBMISSIONS
DATE

SEAL

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS, PRIOR TO & DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY GOVERNING BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

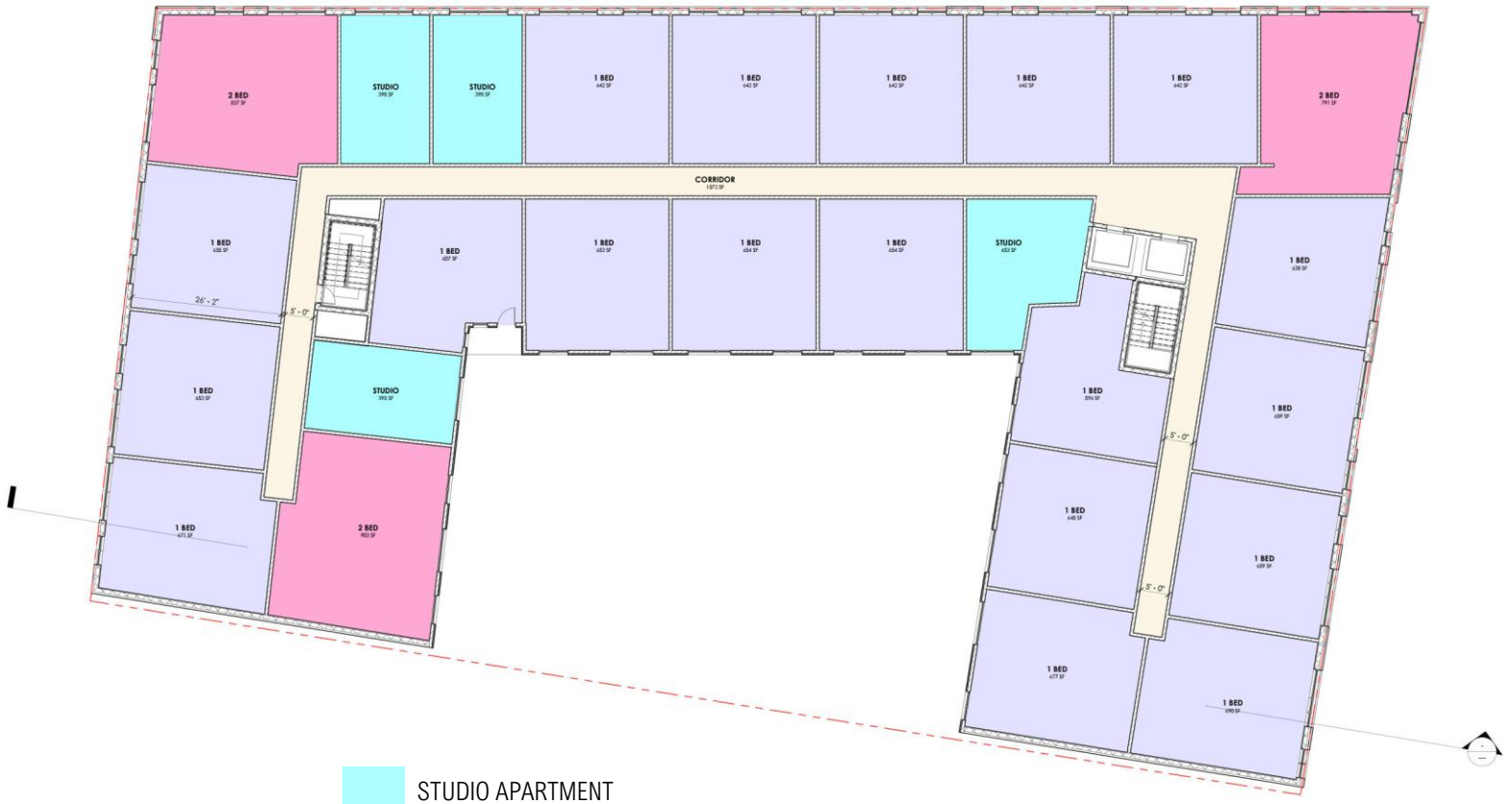
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1ST FLOOR

SHEET No
A2

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2ND-7TH FLOORS



STUDIO APARTMENT

1BD APARTMENT

2BD APARTMENT

156 APARTMENTS TOTAL 2ND-7TH FLOORS
(26 PER FLOOR)

1 A3 2ND-7TH FLOOR
1" = 10'-0"

Ingram/Sageser
Architecture & Planning

PROJECT
460-74 N 2ND STREET

REVISIONS
REVISION/SUBMISSIONS
DATE

SEAL

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS. PRIOR TO & DURING CONSTRUCTION, ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL ASPECTS OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY GOVERNING BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

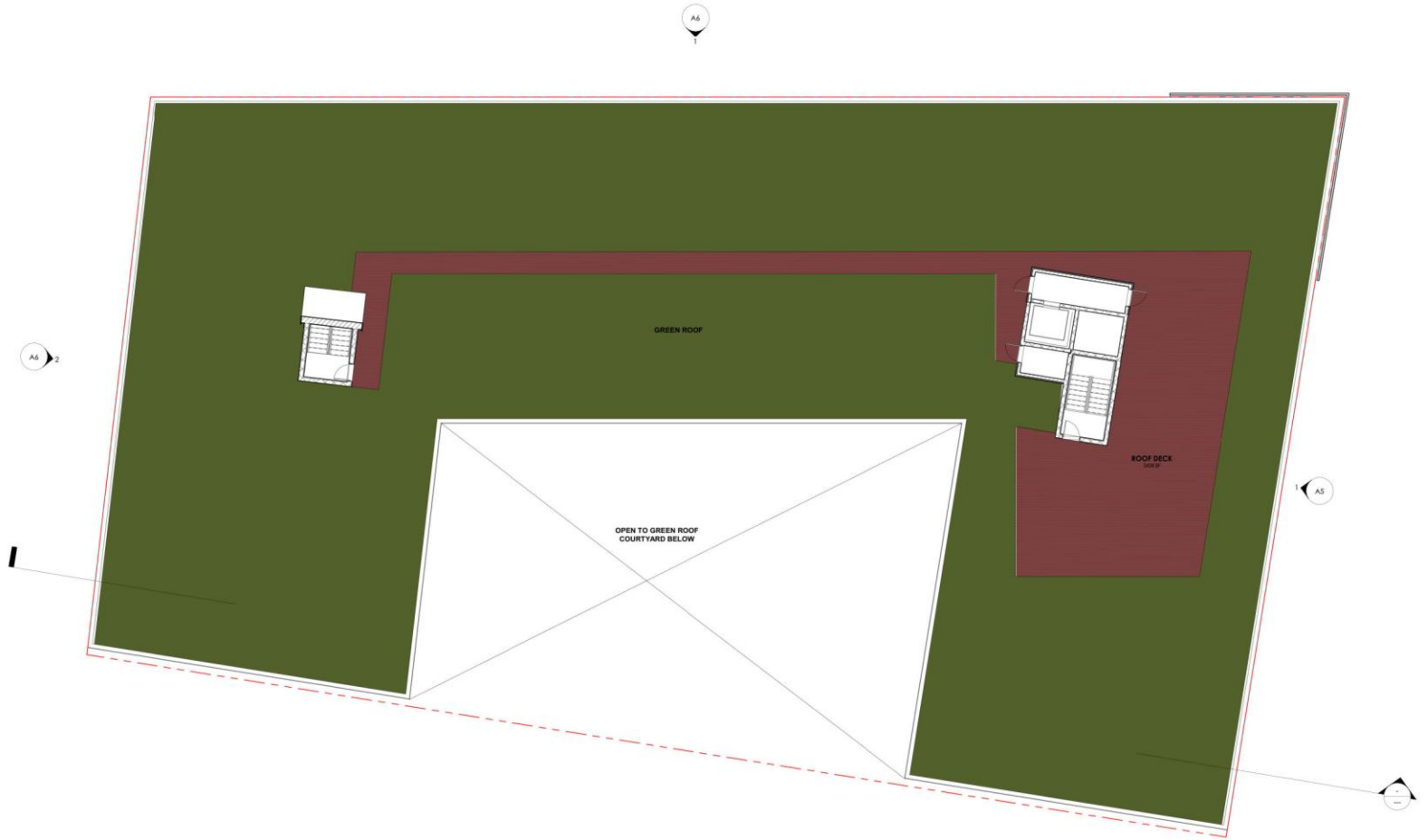
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2ND-7TH FLOORS

SHEET No
A3

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APS	DS
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ROOF PLAN



Ingram/Sageser
Architecture & Planning

PROJECT
460-74 N 2ND STREET

REVISIONS
REVISION/SUBMISSIONS
DATE

SEAL

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS, PRIOR TO & DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THE STRICTEST OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY GOVERNING BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF ONSTRUCTION FOR ADDENDUMS OR BULLETINS.

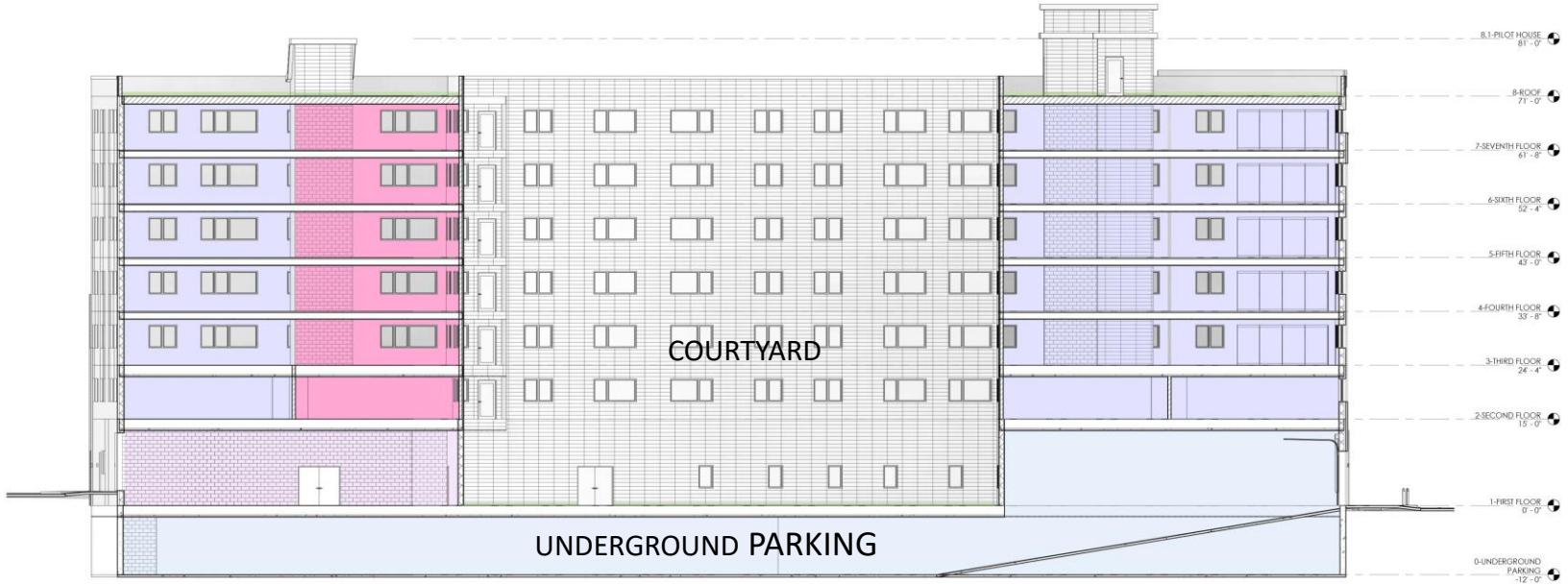
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ROOF

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SECTION



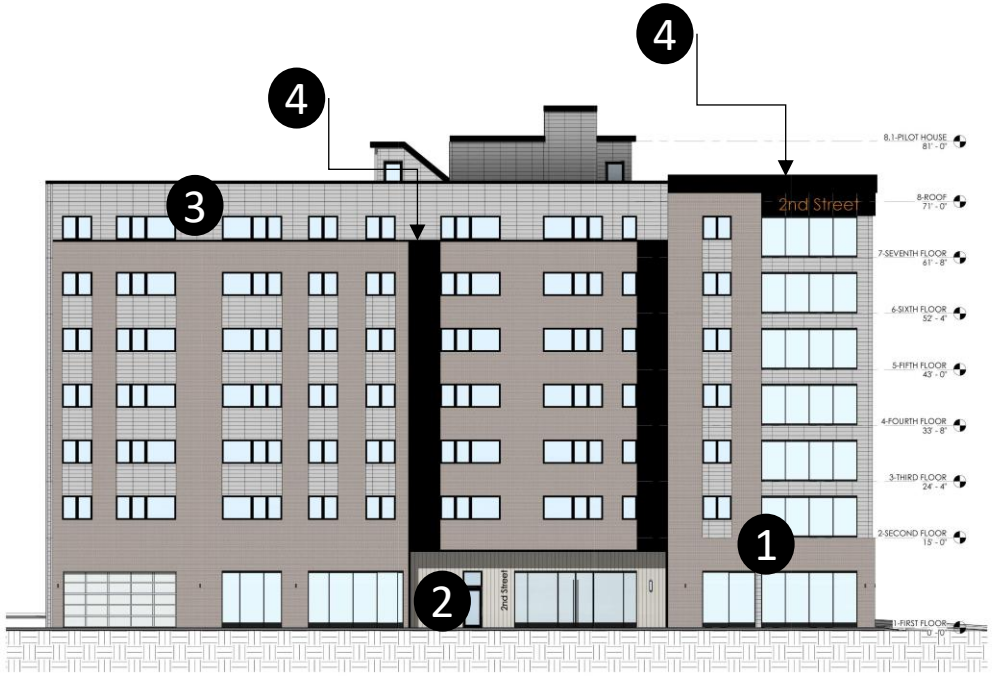
SERVICE

1BD APARTMENT

UNDERGROUND PARKING

2BD APARTMENT

MATERIAL SELECTIONS



1 BRICK – WHITE PLAINS VELOUR

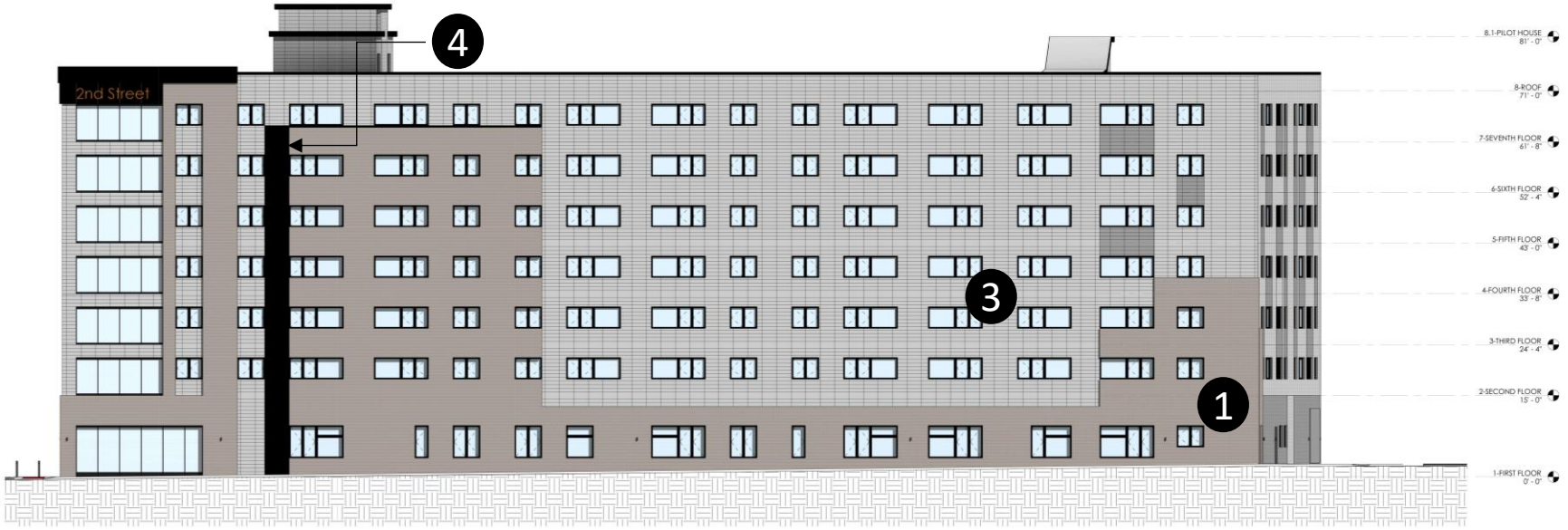
2 COMPOSITE WIDE SLAT EXTERIOR CLADDING

3 HARDIE ARTISAN SIDING

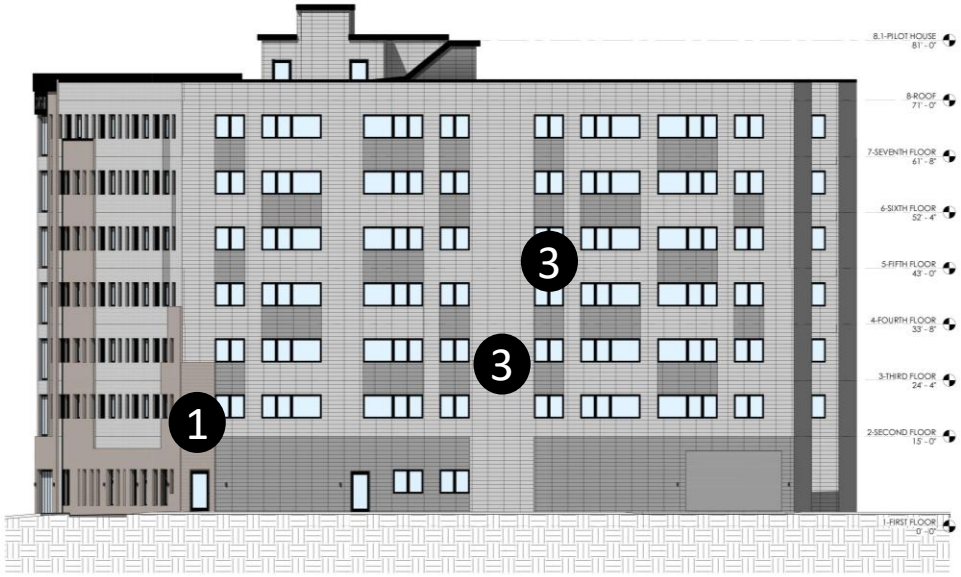
4 CHARCOAL/GRAPHITE LOW-SHEEN MATTE METAL PANEL

FRONT ELEVATION (EAST) – N 2ND STREET

FRONT ELEVATION (NORTH) – NOBLE STREET



FRONT ELEVATION (WEST) – N AMERICAN STREET



1 

BRICK – WHITE
PLAINS VELOUR

2 

COMPOSITE WIDE SLAT
EXTERIOR CLADDING

3

HARDIE ARTISAN SIDING

4 

CHARCOAL/GRAPHITE
LOW-SHEEN MATTE
METAL PANEL

CDR APPLICATION

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-2026-006905

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

Project is greater than 50 residential units and 50,000 sqft

PROJECT LOCATION

Planning District: Central Council District: 1st Council District

Address: 460-74 N 2nd Street Philadelphia

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

CONTACT INFORMATION

Applicant Name: Babylon Resource Management Primary Phone: 215-253-8383

Email: eric@kynadvisors.com Address: 150 N Radnor Chester Rd
St. Davids PA 19087

Property Owner: 460-474 NORTH 2ND STREET ASSOCIATES LLC Developer 2nd Street Holdings LLC

Architect: Ingram Sageser

Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

SITE CONDITIONS

Site Area: 25,828

Existing Zoning: CMX3 Are Zoning Variances required? Yes ____ No x

Proposed Use:

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

Mixed use residential with 161 apartments and ground floor commercial

Proposed # of Parking Units:

75

COMMUNITY MEETING

Community meeting held: Yes ____ No x

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:

Date: 11/2/26 Time: 6:00

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes ____ No ____ NA x

If yes, indicate the date hearing will be held:

Date: ____

SUSTAINABILITY QUESTIONNAIRE

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 ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, 5 and 43 SEPTA bus stops & Spring Garden Station are 500 feet from the property.
(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 will be located at basement level. There will be no proposed surface 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 available
(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]	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No proposed bike share but there are 72 bike spaces provided

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.	Natural 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	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	Yes, stormwater management is to manage on-site stormwater only. No green street will be developed or runoff from adjacent streets will be managed.
(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.	Exposed areas will have native vegetation and the building will incorporate a 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? [iii] •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	This building will exceed Energy Star requirements.

	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
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	N/A
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	N/A

[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

COMPLETE STREETS HANDBOOK CHECKLIST

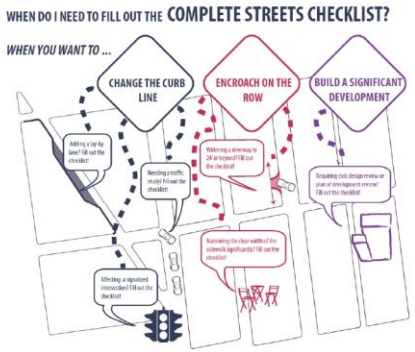
Philadelphia City Planning Commission

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



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
   460-474 N. 2nd Street
2. DATE
   09/30/2026
3. APPLICANT NAME
   2nd Street Holdings, LLC
4. APPLICANT CONTACT INFORMATION
   P.O. Box 430, Bryn Mawr, PA 19010
5. PROJECT AREA: list precise street limits and scope
   Project fronts on N. 2nd Street, Noble Street & N. American Street. Site is currently occupied by a single story commercial building and parking lot that are to be demolished. The development will include the construction of a 7-story mixed use building containing ground floor commercial units and one-hundred and sixty-two (162) residential units on the first to seventh floors. There will be a proposed basement level garage with parking for seventy (70) cars, accessed from a driveway on N. 2nd Street.
6. OWNER NAME
   Edward Topolewski
7. OWNER CONTACT INFORMATION
   P.O. Box 430, Bryn Mawr, PA 19010
8. ENGINEER / ARCHITECT NAME
   Michael Fina
9. 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 N. 2nd Street	Willow Street	Noble Street	City Neighborhood
Noble Street	N. 2nd Street	N. American Street	Local
Partial N. American Street	Willow Street	Noble Street	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: ____

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
N. 2nd Street	13' / 13' / 13'	13' / 13'
Noble Street	5' / 5' / 5'	5' / 5'
N. American Street	9' / 9' / 9'	9' / 9'
_____	_____ / _____ / _____	_____ / _____

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
N. 2nd Street	6.5' / 6.5' / 6.5'
Noble Street	5' / 5' / 5'
N. American Street	5' / 5' / 5'
_____	_____ / _____ / _____

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
Driveway	16'	N. 2nd Street
Driveway	23'	N. American Street
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway	20'	N. 2nd Street
Driveway	24'	N. American Street
_____	_____	_____
_____	_____	

4

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: _____

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

5

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
N. 2nd Street	2.5' / 2.5'
Noble Street	0' / 0'
N. American Street	0.5' / 0.5'
_____	_____ / _____

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
N. 2nd Street	4' / 4' / 4'
Noble Street	3.5' / 0' / 0'
N. American Street	3.5' / 3.5' / 3.5'
_____	_____ / _____ / _____

		DEPARTMENTAL APPROVAL
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	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐
▪ Lighting	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐
▪ Benches	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
▪ Street Trees	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐
▪ Street Furniture	YES ☒ NO ☐ N/A ☐	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 ☐

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

BUILDING & FURNISHING COMPONENT (continued)

				DEPARTMENTAL APPROVAL	
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:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

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/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
460-474 N. 2nd Street	55	0 / 0	0 / 0	0 / 72
____	____	____ / ____	____ / ____	____ / ____
____	____	____ / ____	____ / ____	____ / ____
____	____	____ / ____	____ / ____	____ / ____

				DEPARTMENTAL APPROVAL	
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	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
▪ Buffered Bike Lane	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Bicycle-Friendly Street	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Indego Bicycle Share Station	YES ☐	NO ☐	N/A ☒	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: ____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

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?	YES ☒	NO ☐		YES ☐	NO ☐
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?				YES ☐	NO ☐

Existing curb and sidewalk along N. 2nd Street, Noble Street and N. American Street will be reconstructed. The new sidewalks will promote pedestrian safety along the City Neighborhood Route of N. 2nd Street to existing bus stops located north of the site at the intersection of N. 2nd Street & Spring Garden Street and south of the site at the intersection of N. 2nd Street & Callowhill Street.

APPLICANT: Curbside Management Component

Additional Explanation / Comments: ____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
N/A	____	____	____/____	____
____	____	____	____/____	____
____	____	____	____/____	____
____	____	____	____/____	____

				DEPARTMENTAL APPROVAL
33. What is the maximum AASHTO design vehicle being accommodated by the design?	SU-30			YES ☐ NO ☐
34. Will the project affect a historically certified street? An inventory of historic streets[1] is maintained by the Philadelphia Historical Commission.	YES ☐	NO ☒		YES ☐ NO ☐
35. Will the public right-of-way be used for loading and unloading activities?	YES ☐	NO ☒		YES ☐ NO ☐
36. Does the design maintain emergency vehicle access?	YES ☒	NO ☐		YES ☐ NO ☐
37. Where new streets are being developed, does the design connect and extend the street grid?	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES ☒	NO ☐	N/A ☐	YES ☐ NO ☐
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES ☒	NO ☐		YES ☐ NO ☐

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

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

URBAN DESIGN COMPONENT (Handbook Section 4.8)

				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: ____

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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
____	____	____
____	____	____
____	____	____
____	____	____

				DEPARTMENTAL APPROVAL
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES ☐	NO ☐	N/A ☒	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 ☒	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 ☐	YES ☐ NO ☐
▪ Pedestrian Refuge Islands	YES ☐	NO ☒	N/A ☐	YES ☐ NO ☐
▪ Signal Timing and Operation	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
▪ Bike Boxes	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES ☒	NO ☐	N/A ☐	YES ☐ NO ☐
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES ☒	NO ☐	N/A ☐	YES ☐ NO ☐

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: ____

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: ____

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COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: ____

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CDR REFERRAL

Department of
Licenses and Inspections
CITY OF PHILADELPHIA

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-20|2|6|-|0|0|6|9|0|5|

Address: 460-74 N 2ND ST, Philadelphia, PA 19123-4210

Specific Location or Additional Parcels:

Applicant Name: Eric Marshall DBA: Babyon Resource Managment LLC

Applicant's Relationship to property:
☐ Property Owner ☐ Tenant ☐ Equitable Owner ☒ Licensed Professional or Tradesperson

Date of Notification to PCPC: 09 / 26 / 26

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 147,258 square footage of new GFA.

Application includes new construction or an expansion that creates 161 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:

Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Plan Review Results (cont'd)
Provide details regarding the outcome of the plan review

4

Code Section(s):	Reason for Refusal / Referral:

Note to Applicant: Plans that are submitted to L&I are considered final. Any changes made to the plans must be a result of the CDR process. If any changes are proposed, the Civic Design Review Revision Form must be submitted with the revised plans. Any changes that are not a result of the CDR process may require the submission of a new application.

NOTICE OF RCO MEETING

NOTICE OF COMMUNITY MEETING

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

2005 Market Street, 16th Floor
Philadelphia, PA 19103
www.zarwin.com
October 12, 2026

Re: ZONING NOTICE PURSUANT TO PHILA. ZONING CODE § 14-303(12) OF 'CIVIC DESIGN REVIEW' PROCESS – 460-74 N 2nd STREET, PHILADELPHIA PA.

Dear Registered Community Organization and Property Owners:

This is a notice of an upcoming VIRTUAL COMMUNITY 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, 460-74 N 2nd Street Philadelphia PA is approximately 25,908 square feet in area and sits at the intersection of N 2nd Street, Noble Street, and N. American Street. The Property is zoned CMX-3 Commercial.
- The Application is for the erection of a seven-story mixed-use structure with first floor commercial spaces (2,100 and 1,850 feet) and 161 apartment units on floors 1-7. The proposal includes 10% mixed-income housing. There is onsite parking for 75 vehicles and there are 72 bicycle spaces as per submitted plans.
- Conditional zoning approval for the proposal has been issued, along with a notification that the project requires "Civic Design Review" since it has more than 50,000 new square feet of floor area and more than 50 new residential units (notification is attached).

The Northern Liberties Civic Association as Coordinating RCO has scheduled a **VIRTUAL PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time, and location:

Public Meeting Date & Time: November 2, 2026, at 6:30 P.M.
Zoom meeting web address:
https://us06web.zoom.us/meeting/register/Utigl1yWT2OmJZAG9tsiTw#/registration

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:

Northern Liberties Civic Association: larryfreedman@comcast.net
Office of Mark Squilla: Jennifer.Slavic@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: 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

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Richard C. DeMarco, Esquire
2005 Market Street, 16th Fl
Philadelphia, PA 19103

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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	200-24 Spring Garden St Philadelphia, PA 19123			Handling Charge - if Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	236-48 Spring Garden St Philadelphia, PA 19123													
3.	299 Willow St Philadelphia, PA 19123													
4.	412-26 N 2nd St Philadelphia, PA 19123													
5.	428 N. American St Philadelphia, PA 19123													
6.	428-58 N. 2nd St Philadelphia, PA 19123													
7.	454-66 N American St Philadelphia, PA 19123													
8.	460-74 N 2nd St Philadelphia, PA 19123													

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PS Form 3877, January 2017 *(Page 1 of 2)*
PSN 7530-02-000-9098

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