CIVIC DESIGN REVIEW PRESENTATION
July 11th, 2023

NEW GARDEN APARTMENTS

9914-9916 Bustleton Ave

Champion Development Corporation Henry Bienenfeld & Sons



TABLE OF CONTENTS

CDR Application Form	3
Site Context	4
Existing Site Plan	5
Site Photos	6
Jse Density	7
Size, Density, & Open Space Comparison Matrix	8
Proposed Site Plan	9
Landscape Materials (Ground Reconsidered)	10-16
Building 1 Typical Floor Plan & Elevations	17-18
Building 2 Typical Floor Plan & Elevations	19-20
Building 3 + 4 Typical Floor Plan & Elevations	21-22
Building 5 + 6 Typical Floor Plan & Elevations	23-24
Site Sections	25
Rendered Aerial View	26
Rendered Perspectives	27-28
Sustainability Checklist	29









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-2023-003402

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

(3) zoning refusals, first is required parking in landscape requirements refusal, second is uses allowed in commercial districts refusal, third is required parking in commercial districts refusal.

-	o .			~ ~		
PR	UJ	ᆫ	ıL	$^{\circ}$	AΙ	IUN

I KOULUI LOUATION					
Planning District: Upper Far Northea	st Co	uncil Dist	rict: [District 10	_
Address: 9914-9916 Bustleton Ave					
Philadelphia, PA 19115					
Is this parcel within an Opportunity Zo If yes, is the project using Opportunity Funding?		Yes Yes	No No	Uncertain	

CONTACT INFORMATION

Applicant Name: David Urffer	Primary Phone: 215-928-9331
Email: durffer@jkrparchitects.com Addres	s: _100 E. Penn Square, Suite 1080
	Philadelphia, PA 19107
Property Owner: American Living Concepts III LLC Architect: JKRP Architects	Developer Champion Development Corporation

SITE CONDITIONS

Existing Zo	ning: <u>CA-1</u>	Are Zoning	Variances required?	Yes X	No
		Garden Style Apar	tment Homes		
Proposed Us	e: Surface Park	ing Lot			
Building 1:					
	: 8,864 SF reside				
	: 8,864 SF reside	. ,			
I hird Floor:	,864 SF resident	al (8 units)			
Building 2:					
	6,711 SF reside	١ /			
	: 6,711 SF reside				
Inira Floor: 6	,711 SF resident	ai (6 units)			
Buildings 3 +					
	4,432 SF reside				
	<u>:</u> 4,432 SF reside ,432 SF resident				
111110 F1001. 4	,432 SF Tesiderii.	ai (4 uriils)			
Buildings 5 +	<u>6:</u>				
	4,116 SF reside	'			
	4,116 SF reside	. ,			
<u>1 mira Fioor:</u> 4	,116 SF resident	ai (4 units)			
Total Propose	ed Units: 90				
Surface Park	ing Lot: 52,918 S	F			
Proposed # o	f Parking Units: 1	35 spaces total of	which 7 are reserved f	or electric vel	hicles and 5 are
	ADA parking				

COMMUNITY MEETING

Community meeting held: Yes X No					
If yes, please provide written documentation as proof.					
If no, indicate the date and time the community meeting will be held:					
Date: Time:					
ZONING BOARD OF ADJUSTMENT HEARING					
ZBA hearing scheduled: Yes X No NA NA					
If yes, indicate the date hearing will be held:					
Date: 10/04/2023					

Page 1 of 3 Page 2 of 3



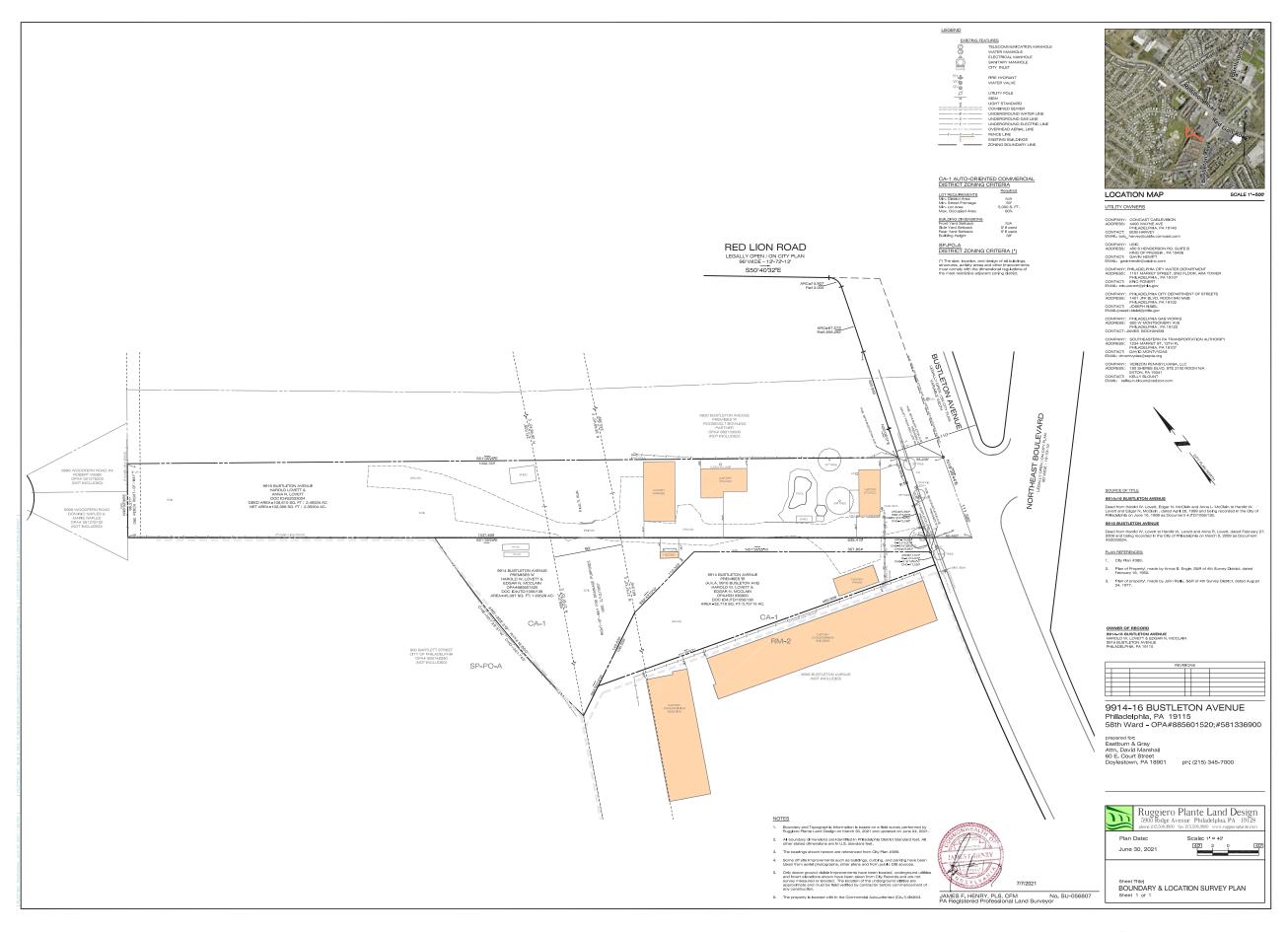




AERIAL VIEW NORTH

AERIAL VIEW LOOKING NORTH EAST







NEW GARDEN APARTMENTS | 9914-9916 BUSTLETON AVE





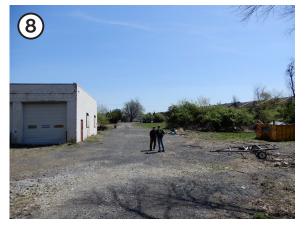


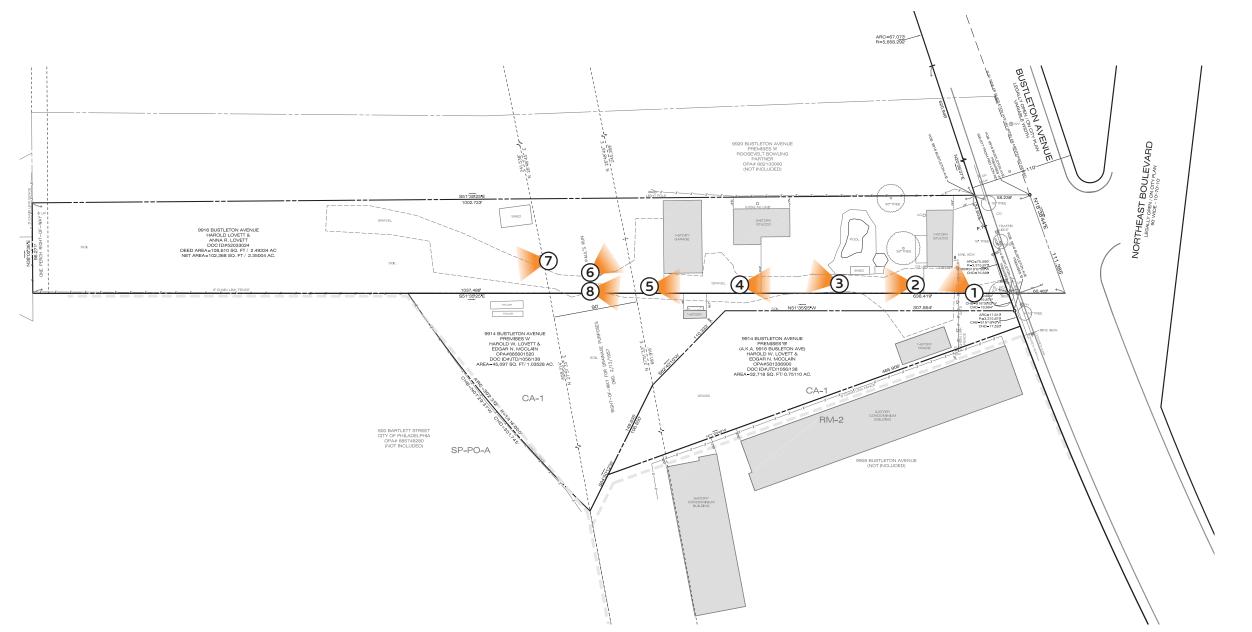






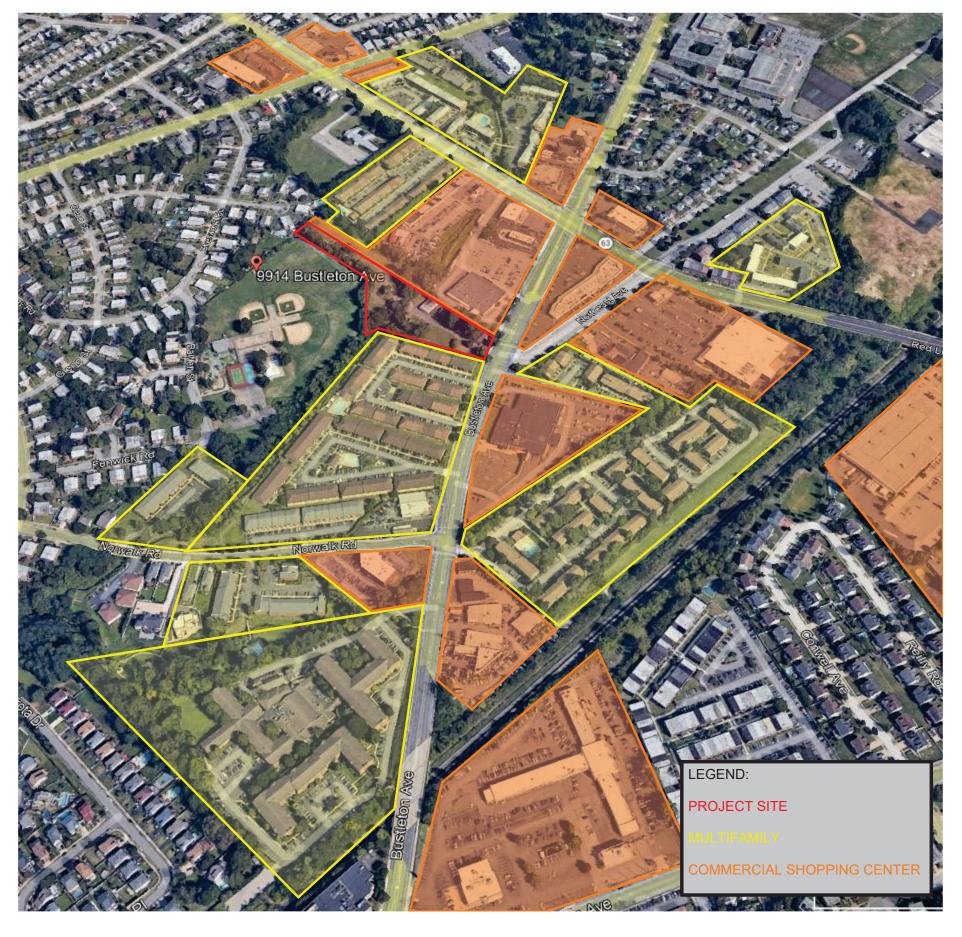








NEW GARDEN APARTMENTS | 9914-9916 BUSTLETON AVE SITE PHOTOS





NEW GARDEN APARTMENTS | 9914-9916 BUSTLETON AVE USE DENSITY

CURRENTLY ZONED CA-1 SHOPPING CENTER

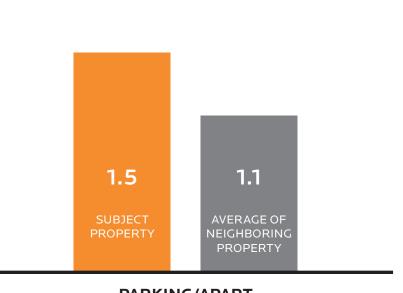
NOTE: 46% GREEN SPACE IS OUR ESTIMATE NOTE: LAND AREA IS BASED ON GOOGLE EARTH

SUBJECT PROPERTY	NUMBER OF APARTS	ACREAGE	DENSITY UNITS/ACRE	PARKING/APART	GREEN PERCENT
9914-16 BUSTLETON AVE	90	4.14	21.7	1.5	46%
NEIGHBORING PROPERTIES					
AMBASSADOR 828 RED LION	130	4.09	31.8	1.15	21%
AMBASSADOR 805 RED LION	77	2.09	36.8	1.1	24%
DORAL I 9908 BUSTLETON	130	4.48	29.0	1.0	23%
DORAL II 9906 BUSTLETON	135	4.67	28.9	1.15	27%
IMPERIAL MANOR II 8920 KREWSTOWN RD	57	2.11	27.0	1.1	35%
IMPERIAL MANOR I 8940 KREWSTOWN RD	57	1.92	29.7	1.1	31%
IMPERIAL MANOR III 1170 SURREY RD	36	0.86	41.9	1.1	14%
AVERAGE OF NEIGHBORING PROPERTIES		2.89	32.2	1.1	25%



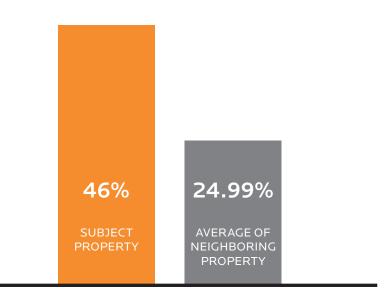
DENSITY UNITS/ACRE

SUBJECT PROPERTY HAS 33% LESS DENSITY THAN AVERAGE DEVELOPMENT



PARKING/APART

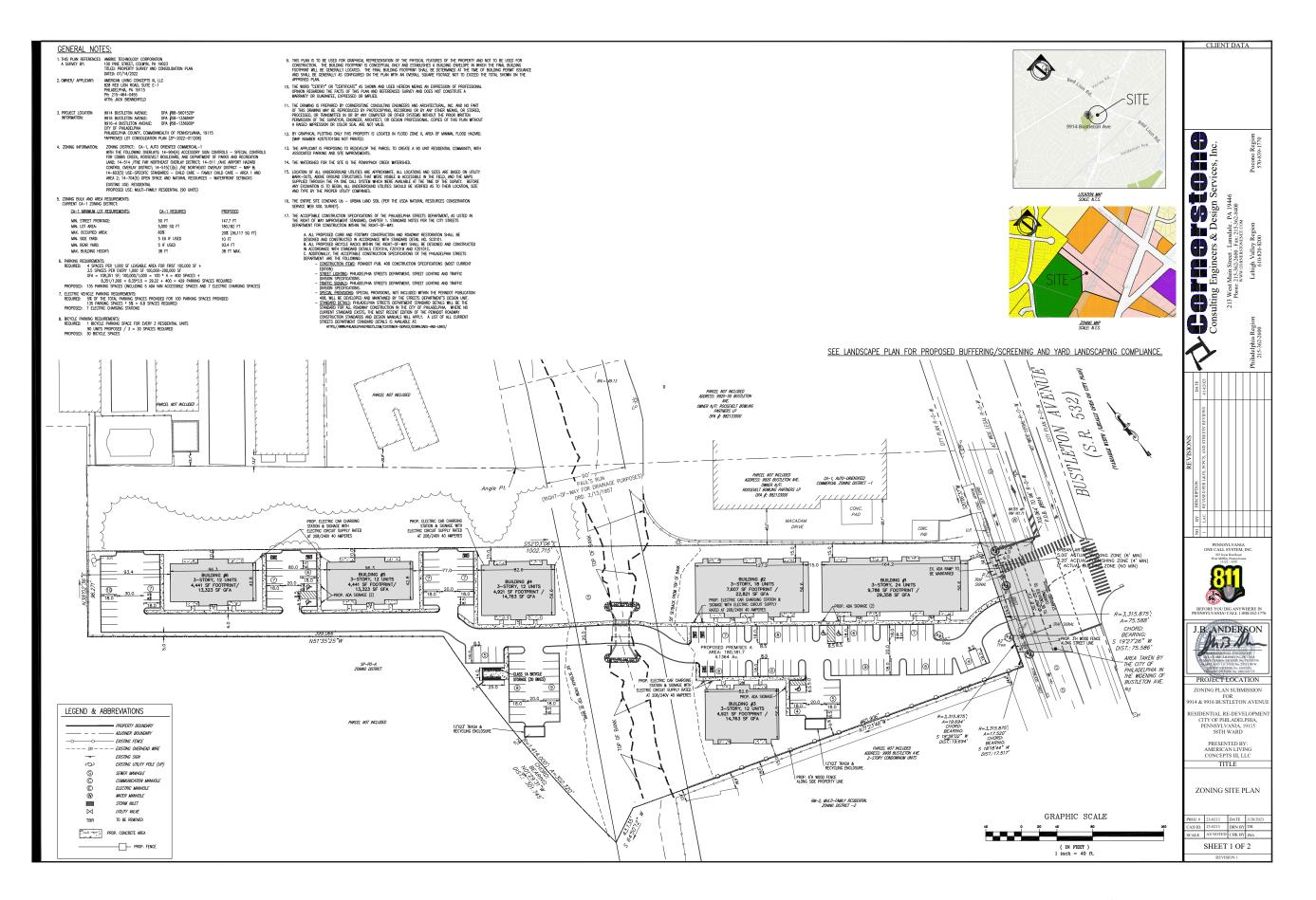
SUBJECT PROPERTY HAS 36% MORE PARKING THAN AVERAGE DEVELOPMENT



GREEN PERCENT

SUBJECT PROPERTY HAS 46% MORE GREEN SPACE THAN AVERAGE DEVELOPMENT











NEW GARDEN APARTMENTS | 9914-9916 BUSTLETON AVE





NEW GARDEN APARTMENTS | 9914-9916 BUSTLETON AVE
STREAM VIEW - LOOKING SOUTHEAST





NEW GARDEN APARTMENTS | 9914-9916 BUSTLETON AVE
STREAM VIEW - LOOKING NORTHWEST

STREAM RESTORATION

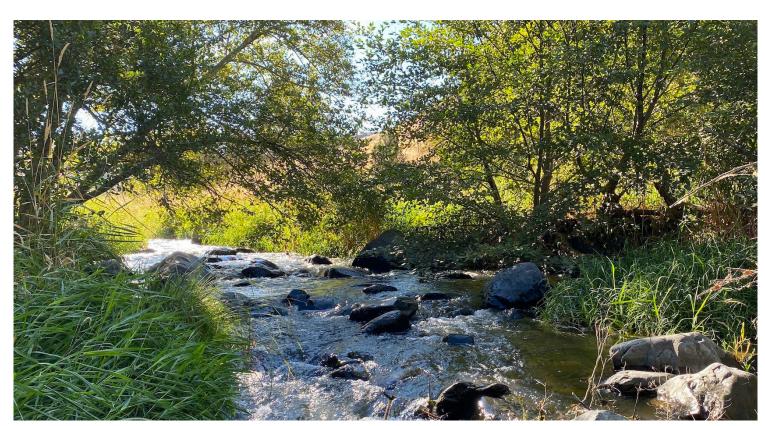






- Removal of invasive plants
- Installation of erosion control mat and stones
- Installation of native plant plugs
- Removal of dead trees and shrubs
- Pruning of existing trees

existing stream and bank

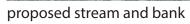








proposed seating and open space



RAIN GARDENS

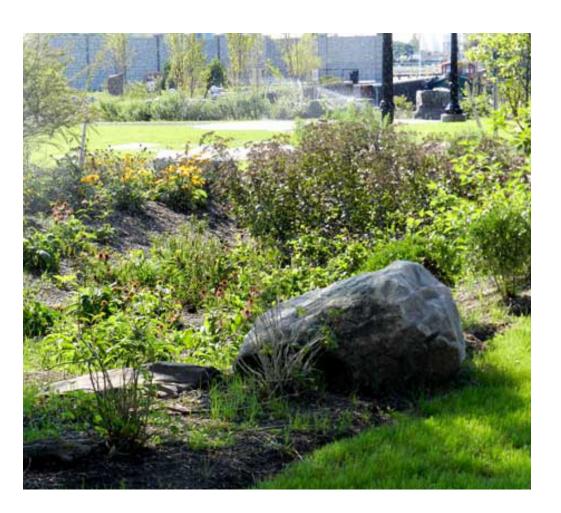












SHADE TREES



Betula populifolia Gray Birch



Cladrastis kentukea Yellow Wood



Liriodendron tulipifera Tulip



Nyssa sylvatica Sour Gum



Prunus serotina Black Cherry



Quercus phellos Willow Oak



Taxodium distichum Bald Cypress

VEGETATED SCREENING



Magnolia grandiflora 'Kay Parris'



Juniperus virginiana 'Emerald Sentinel'



Quercus x warei 'Long' Regal Prince Oak

and ORNAMENTAL LAYERING





ORNAMENTAL TREES AND SHRUBS



Amelanchier laevis Allegheny Serviceberry



Cercis canadensis Eastern Redbud



Cornus florida Flowering Dogwood



Halesia carolina Carolina SIlverbell



Magnolia stellata Star Magnolia



Magnolia virginiana Sweetbay Magnolia



Aronia melanocarpa Black Chokeberry



Rhododendron prinophyllum, Early Azalea



Ceanothus americanus New Jersey Tea



Physocarpus opulifolius Ninebark



Hydrangea quercifolia 'Pee Wee'



Rhus aromatica 'Gro-Low' Ilex glabra 'Shamrock' Fragrant Sumac



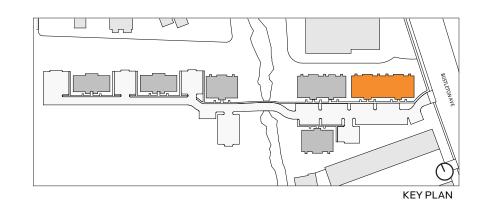
Inkberry



llex verticillata 'Berry Poppins', Winterberrry











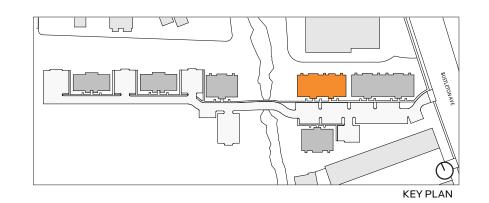
















NEW GARDEN APARTMENTS | 9914-9916 BUSTLETON AVE

MATERIAL KEY



CHARCOAL

WOOD CLADDING

LIGHT BROWN



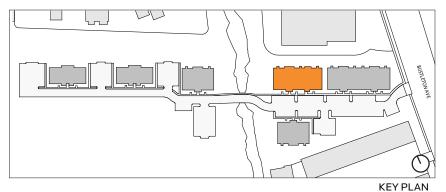


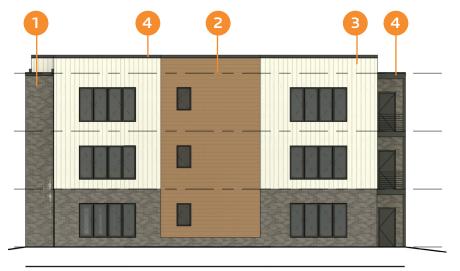
VERTICAL STANDING

SEAM PANELS

WHITE

FASCIA, BALCONY, COPING BLACK METAL







WEST ELEVATION

NORTH ELEVATION



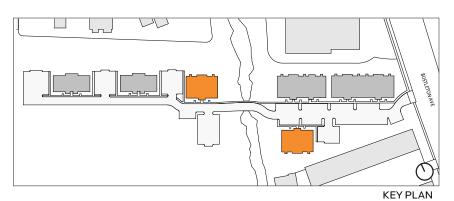


SOUTH ELEVATION









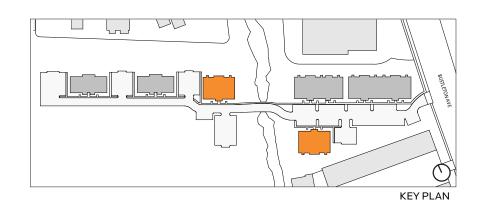




NEW GARDEN APARTMENTS | 9914-9916 BUSTLETON AVE

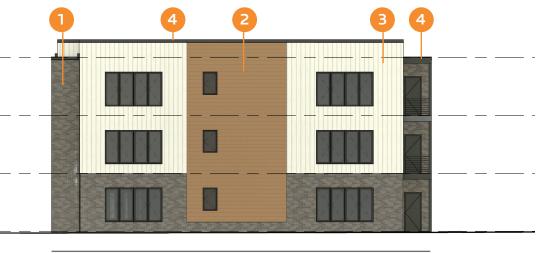
MATERIAL KEY

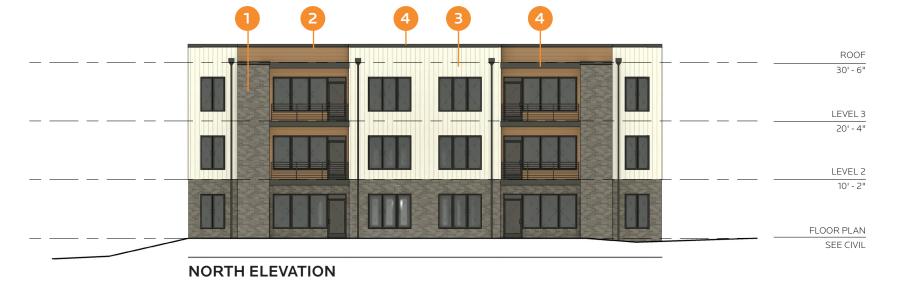




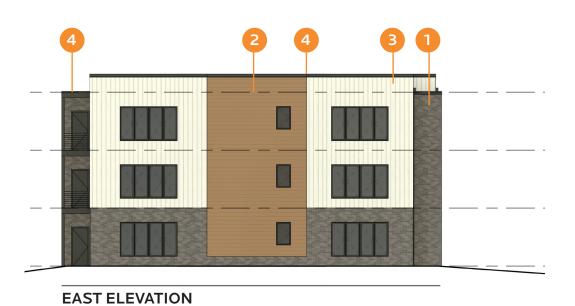
BLACK METAL

SEAM PANELS WHITE





WEST ELEVATION





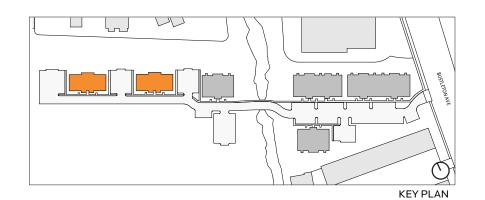
07.11.2023

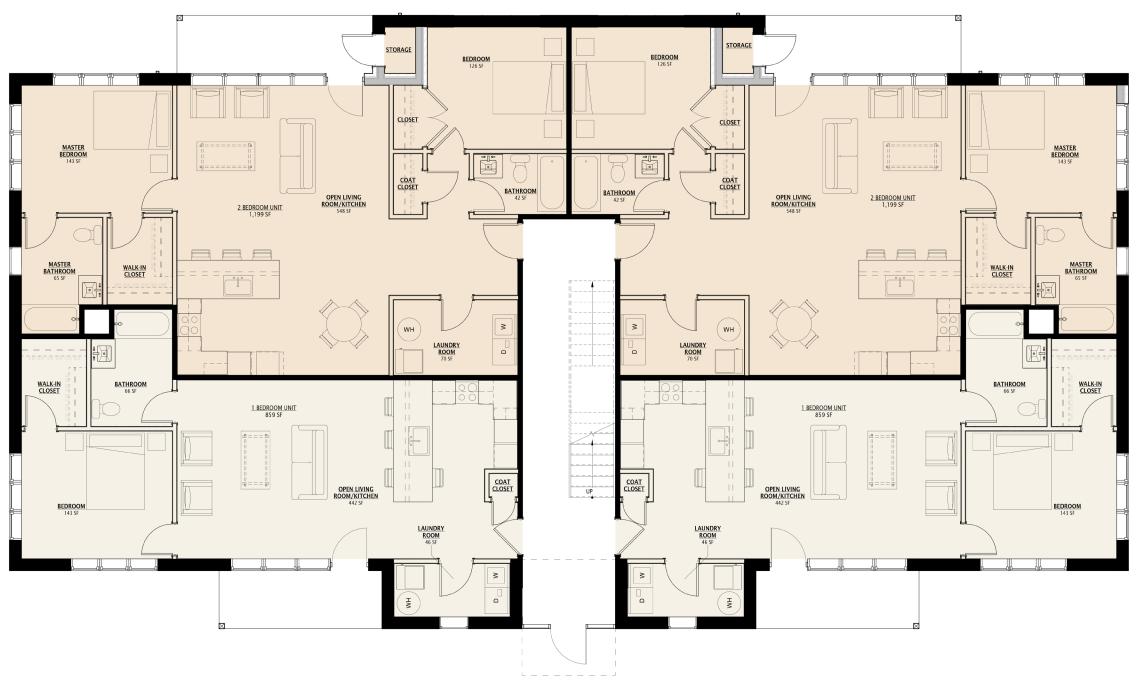
NEW GARDEN APARTMENTS | 9914-9916 BUSTLETON AVE

BUILDINGS 3 + 4 RENDERED ELEVATIONS











MATERIAL KEY

CHARCOAL

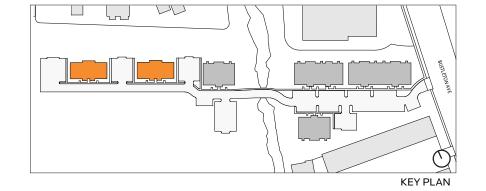




WOOD CLADDING LIGHT BROWN

VERTICAL STANDING SEAM PANELS WHITE

FASCIA, BALCONY, COPING BLACK METAL



TOP OF ROOF STRUCTURE (LOW) LEVEL 3 20' - 4" LEVEL 2 10' - 2" FLOOR PLAN SEE CIVIL

WEST ELEVATION

NORTH ELEVATION





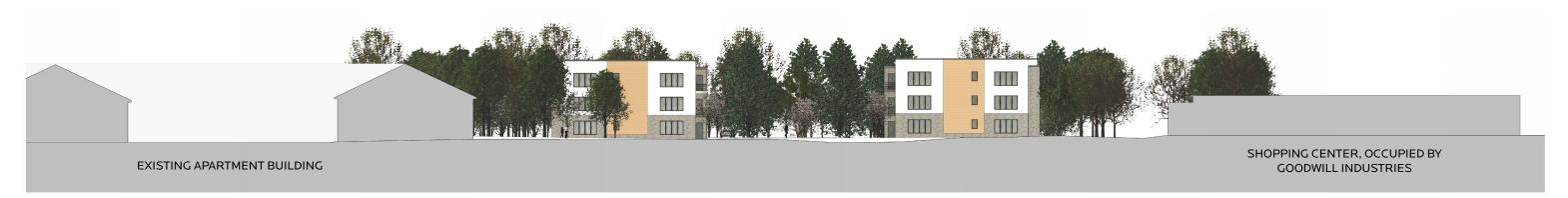
07.11.2023





SECTION LOOKING EAST

1/16 = 1'-0"



SECTION LOOKING WEST

1/16 = 1'-0"



LONGITUDINAL SECTION LOOKING NORTH

1" = 40'-0"







NEW GARDEN APARTMENTS | 9914-9916 BUSTLETON AVE RENDERED AERIAL VIEW





NEW GARDEN APARTMENTS | 9914-9916 BUSTLETON AVE RENDERING LOOKING AT BUILDINGS 1 + 2





NEW GARDEN APARTMENTS | 9914-9916 BUSTLETON AVE RENDERING LOOKING AT BUILDINGS 5 + 6 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 %-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, bus is within 400 feet of a SEPTA 58 bus stop.
(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, uncovered parking area is less than 40% of the area of the site.
(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, seven (7) parking spaces are preferred parking for green vehicles. EV chargers are to be installed at all seven (7) spaces.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) ⁱ	N/A, no railway frontages on site.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, there are no bike share stations.

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.	Yes, proposed vegetation does not require irrigation
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, 80% of the site is open area, 52% of which is vegetated. Overall, the vegetated area is 42% of the site.
(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, the site will conform to the stormwater requirements of PWD. The site includes five (5) rain gardens to account for additional runoff on the development site.
(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.	No, there are no strategies to reduce the heat island effect for 50% or more of on-site hardscapes.
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}	Project will be designed using 2018 IECC.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	No.

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.	Yes. Project will use MERV 13 air filters for all regularly occupied spaces.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	Building solar panels are expected to produce 40-60% of energy used in common spaces.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	No.

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.

See also, "The Commercial Energy Code Compliance" information sheet:

 $\underline{https://www.phila.gov/li/Documents/Commercial\%20Energy\%20Code\%20Compliance\%20Fact\%20Shee} \ \underline{t--Final.pdf}$

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

2

Page 29

3

ii Title 4 The Philadelphia Building Construction and Occupancy Code