



ZARWIN BAUM
DEVITO KAPLAN SCHAER TODDY
ATTORNEYS AT LAW

1520 Washington Avenue (ZP-2024-002737)

CDR Hearing Submission Materials

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Dated: June 3, 2024

**ZARWIN, BAUM, DeVITO, KAPLAN
SCHAER & TODDY, P.C.**

By: Dawn M. Tancredi, Esquire

ID No.: 86542

2005 Market Street, 16th Floor

Philadelphia, PA 19103

(215) 569-2800



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- 2 | 0 | 2 | 4 | . | 0 | 0 | 2 | 7 | 3 | 7 |

Address 1520-30 WASHINGTON AVE, Philadelphia, PA 19146-3115

Specific Location or Additional Parcels _____

Applicant Name Dawn Tancredi DBA: ZARWIN BAUM DEVITO KAPLAN

Applicant's Relationship to property:

Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Date of Notification to PCPC: 05 / 05 / 24

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.

3

Zoning District(s): I-2

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 _____ square footage of new GFA.

Application includes new construction or an expansion that creates 55 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:
TABLE 14-602-3	THE PROPOSED USE, MULTI-FAMILY (FIFTY-FIVE (55) DWELLING UNITS) HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, I-2.
§14-604(1) (a)	THE BALCONIES ARE PERMITTED IN ALL RESIDENTIAL DISTRICTS, COMMERCIAL MIXED-USE DISTRICTS, AND THE IRMX DISTRICT. WHEREAS THE PROPOSED BALCONIES ARE IN THE I-2 INDUSTRIAL DISTRICT.



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-2024-002737**

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

The property is zone I-2, affects property in a residential district and creates more than 50 additional dwelling units.

PROJECT LOCATION

Planning District: <u>South</u>	Council District: <u>2nd District</u>
Address: <u>1520 Washington Avenue</u>	
<u>Philadelphia, PA 19146</u>	
Is this parcel within an Opportunity Zone?	Yes No <input checked="" type="checkbox"/> Uncertain
If yes, is the project using Opportunity Zone Funding?	Yes No <input checked="" type="checkbox"/>

CONTACT INFORMATION

Applicant Name: <u>DAWN TANCREDI DBA: ZARWIN BAUM DEVITO KAPLAN</u>	Primary Phone: <u>(215) 825 3587</u>
Email: <u>Dmtancredi@zarwin.com</u>	Address: <u>2005 Market Street, 16th Floor,</u> <u>Philadelphia, PA 19103</u>
Property Owner: <u>1520 Washington Avenue LLC</u>	Developer: <u>1520 Washington Avenue LLC</u>
Architect: <u>Landmark Architectural Design, LLC</u>	



SITE CONDITIONS

Site Area: 22,939

Existing Zoning: I-2 Are Zoning Variances required? Yes No

Proposed Use:

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

Vacant Commercial Space at Grade
(55) Residential Units on 3rd - 7th Floor

Proposed # of Parking Units:

71 Accessory Parking Spaces - (4) E.V.P. included
3 ADA Parking Spaces (1 Van Accessible Provided)

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: June 19, 2024 Time: 6:30 PM

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:

Date: September 25, 2024 at 9:30 am

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 adaptations 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, building entrances are located on Washington Ave. Residential entrance is proposed at the closest point to Subway.
(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.	New parking is proposed primarily underground and at the second floor.
(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.	4 parking spaces are allocated for electrical vehicles.
(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.	Not provided. Bicycle Parking type 1A for residents provided within the building.

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.	Roof top planting will be drought tolerant.
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, vegetated roof at 2nd floor and 7th floor are provided.
(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	No, managing all on-site water runoff only.
(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.	Green roof will be utilized. Proposing additional landscaped areas on the site.
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	Total connected lighting power shall be less than 90% of the total lighting power allowance.
(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 <ul style="list-style-type: none"> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using 	Roof top vegetation will help to reduce the heat gain and heat loss.

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> ●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}	
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	

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

DAWN M. TANCREDI, ESQUIRE
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Direct Fax: 267-765-9664

April 11, 2024

Philadelphia City Planning Commission
One Parkway Building
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
Attn: Aaron Holly, City Planner- Lower Northwest District Planner

Re: 1520-30 Washington Avenue
SR-2023-021163

Dear Mr. Holly,

Our firm represents the owner, 1520 Washington Avenue LLC, in the above-captioned matter. We appreciate your continued review of the project.

Please accept this letter as a request for waiver of the required loading space dimensions in the above application. Per Table 14-806-3, the required dimensions of the off-street loading space is 11 ft. x 60 ft. x 14 ft. A footnote states "Except where access to the loading space is by a street which is less than 35 ft. wide in which case, such space may be at least 10 ft. wide, 40 ft. long, 14 ft. high".

Here, pursuant to the Streets Department request, the proposed loading spaces are accessed from Alter Street. Alter Street is 32'-0" wide. Legislation placing the 1500 block of Alter Street on the City Plan was signed by the mayor on December 20, 2023. A Survey was approved by the 2nd Survey District and adopted by the Board of Surveyors showing the 1500 block of Alter Street as open. We understand there is a technicality with the public notice requirements which is being addressed.

As such, we respectfully request a waiver of the dimensional requirements for the loading spaces.



Thank you and please contact me with any questions.

Very truly yours,

/s/Dawn Tancredi

Dawn M. Tancredi, Esquire

cc: Aquaeconomics
Agata Reister, Landmark Architectural Design LLC

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).

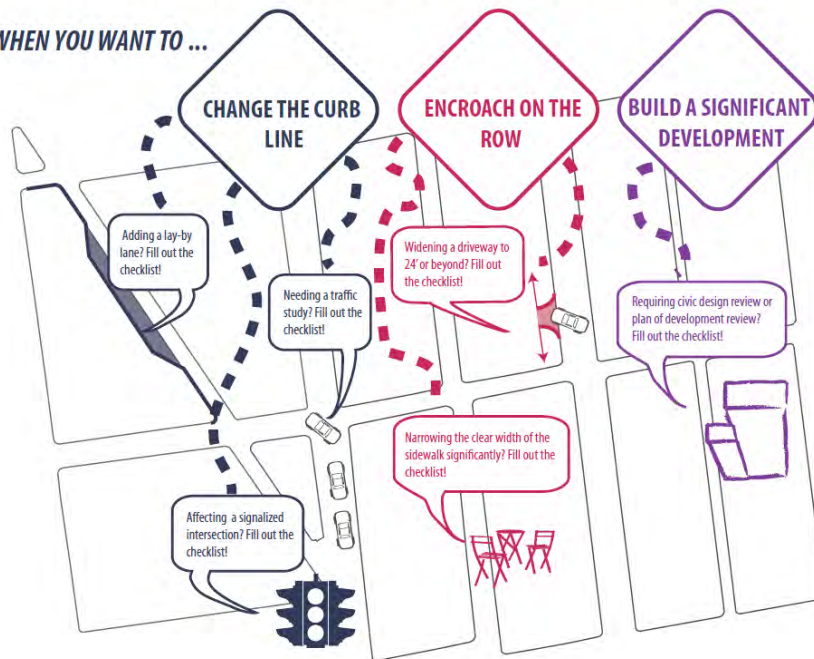
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects 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?

WHEN YOU WANT TO ...



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.philadelphiastreet.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

- | | |
|--|--|
| <p>1. PROJECT NAME
<u>1520-30 Washington Ave</u></p> <p>3. APPLICANT NAME
<u>Michael Carosella</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>MICHAEL@MMC-INVEST.COM, 215-336-8920</u></p> <p>6. OWNER NAME
<u>1520 WASHINGTON AVENUE LLC</u></p> <p>7. OWNER CONTACT INFORMATION
<u>MICHAEL@MMC-INVEST.COM, 215-336-8920</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>AquaEconomics, LLC</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>PAUL@AQUAECONOMICS.COM</u></p> <p>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.</p> | <p>2. DATE
<u>3-14-2024</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>On Washington Ave: 208' frontage from 16th St to 15th St.</u>
<u>On 16th St: 110.18' frontage from Washington Ave to Alter St.</u>
<u>On Alter St: 208' frontage from 16th St to 15th St.</u></p> |
|--|--|

Also available here: <http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Washington Ave</u>	<u>16th St</u>	<u>15th St</u>	<u>Urban Arterial</u>
<u>16th St</u>	<u>Washington Ave</u>	<u>Alter St</u>	<u>City Neighborhood</u>
<u>Alter St</u>	<u>16th St</u>	<u>15th St</u>	<u>Local</u>

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 <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| b. Street Furniture such as bus shelters, honor boxes, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| c. Street Direction | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| d. Curb Cuts | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| f. Building Extensions into the sidewalk, such as stairs and stoops | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |

APPLICANT: General Project Information
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

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)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>Washington Ave</u>	<u>12 / 13 / 13</u>	<u>13 / 13</u>
<u>16th St</u>	<u>12 / 12 / 12</u>	<u>12 / 12</u>
<u>Alter St</u>	<u>10 / 8.2 / 8.2</u>	<u>8 / 8</u>
_____	_____ / _____ / _____	_____ / _____

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
<u>Washington Ave</u>	<u>6 / 8.8 / 6.5</u>
<u>16th St</u>	<u>6 / 8.5 / 6</u>
<u>Alter St</u>	<u>5 / 4.6 / 5</u>
_____	_____ / _____ / _____

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
<u>Curb Cut</u>	<u>~179'</u>	<u>Washington Ave</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>24'</u>	<u>Washington Ave</u>
<u>Curb Cut</u>	<u>19'</u>	<u>16th St</u>
<u>Curb Cut</u>	<u>24'</u>	<u>Alter St</u>
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

DEPARTMENTAL APPROVAL
YES NO

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:

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
<u>Washington Ave</u>	1.8 / 3.25
<u>16th St</u>	0.4 / 3
<u>Alter St</u>	1.8 / 0
_____	____ / ____

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
<u>Washington Ave</u>	4 / 2.4 / 3.25
<u>16th St</u>	4 / 3.1 / 3
<u>Alter St</u>	3.5 / 1.8 / 3.2
_____	____ / ____ / ____

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

YES NO N/A
 YES NO N/A
 YES NO N/A
 YES NO N/A
 YES NO N/A
 YES NO N/A

DEPARTMENTAL APPROVAL

YES NO
 YES NO
 YES NO
 YES NO
 YES NO
 YES NO

19. Does the design avoid tripping hazards? YES NO N/A
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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

- 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
<u>1520-30 Washington Ave</u>	<u>26</u>	<u>0 / 0</u>	<u>0 / 0</u>	<u>0 / 40</u>
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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

- YES NO N/A
- YES NO N/A
- YES NO N/A
- YES NO N/A

DEPARTMENTAL APPROVAL

- YES NO
- YES NO
- YES NO
- 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)

	YES	NO	N/A	DEPARTMENTAL APPROVAL
28. Does the design limit conflict among transportation modes along the curb?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>		YES <input type="checkbox"/> NO <input type="checkbox"/>
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? All sidewalk and curbs along the frontage will be replaced thus improving the accessibility, visibility, connectivity, and attractiveness of the site.				YES <input type="checkbox"/> NO <input type="checkbox"/>

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

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
_____	_____	_____	____ / ____	_____
_____	_____	_____	____ / ____	_____
_____	_____	_____	____ / ____	_____
_____	_____	_____	____ / ____	_____

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

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

- 40. Does the design incorporate windows, storefronts, and other active uses facing the street?
- 41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?
- 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 N/A

YES NO N/A

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

APPLICANT: Urban Design Component
 Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component
 Reviewer Comments: _____

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

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
- Pedestrian Refuge Islands
- Signal Timing and Operation
- Bike Boxes

YES NO N/A

YES NO

YES NO N/A

YES NO

YES NO N/A

YES NO

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: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

Dawn M. Tancredi, Esquire
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2005 Market Street, 16th Floor
Philadelphia, PA 19103
P 215-825-3587 / F 267-765-9664
www.zarwin.com

May 31, 2024

Re: **ZONING NOTICE PURSUANT TO PHILA. CODE § 14-303(12)**

Dear Registered Community Organization and Property Owners:

This is a notice of an upcoming 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.

- 1520 Washington Avenue LLC is the owner of the property at 1520-30 Washington Avenue, Philadelphia, PA. The Property is zoned I-2 (Medium Industrial).
- The Application is for the erection of a seven-story structure with cellar and roof deck; for use as vacant commercial space on ground floor and fifty-five (55) residential dwelling units on floors 3-9 with seventy-one (71) accessory parking spaces, 40 accessory bicycle spaces, 2 loading zones, as per plans.
- The project received refusals for the following reasons: The proposed use, Multi-Family (fifty-five (55) dwelling units) household living is expressly prohibited in the I-2 Zoned District; the balconies are permitted in all residential zoning districts, commercial mixed-use districts, and the IRMX district, whereas, the proposed balconies are in the I-2 industrial district.
- Upon receipt of the Refusal Letter, Applicant filed an appeal to the Philadelphia Zoning Board of Adjustment (ZBA) on May 8, 2024 for variance relief from the zoning board.
- We have contacted and notified East Point Breeze Neighbors (EPBN), Concerned Citizens of Point Breeze, Point Breeze Community Development Coalition, Point Breeze Network Plus, Washington Avenue Association of Businesses and Residents and Washington Avenue Property Owners Association. Because there are multiple RCOs for this property, Councilman Kenyatta Johnson, pursuant to the Philadelphia Zoning Code, selected EPBN to be the coordinating RCO.
- EPBN has scheduled a **PUBLIC MEETING** to discuss this project on **Wednesday, June 19, 2024 at 6:30 pm via the following link:**

Join Zoom Meeting

<https://us06web.zoom.us/j/83400569325>

Meeting ID: 834 0056 9325

One tap mobile

+13126266799,,83400569325# US (Chicago)

+16465588656,,83400569325# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 386 347 5053 US

+1 507 473 4847 US

May 31, 2024
Page 2 of 2

+1 564 217 2000 US
+1 669 444 9171 US
+1 689 278 1000 US
+1 719 359 4580 US
+1 720 707 2699 US (Denver)
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US

Meeting ID: 834 0056 9325

Find your local number: <https://us06web.zoom.us/j/84850744629>

- Please contact EPBN or your District Councilperson for more information about the meeting.
- The virtual ZBA Zoom hearing will be held on September 25, 2024 at 9:30 am and can be accessed as follows:

Join Zoom Meeting:

<https://us02web.zoom.us/j/84850744629?pwd=WDdZUTlWN1cvTDhZ2NUY1JlRXcxdz09>

Webinar ID: 848 5074 4629

Password: 400119

Or by Telephone:

Dial 1-646-558-8656

Webinar ID: 848 5074 4629

Password: 400119

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.

Thank you for your attention to this matter.

Sincerely,



DAWN M. TANCREDI

For ZARWIN BAUM DeVITO KAPLAN SCHAER TODDY, P.C.

DMT:

cc: Office of Councilman Kenyatta Johnson- [c/o Frantz.Pierre@phila.gov](mailto:c/o.Frantz.Pierre@phila.gov)
Planning Commission – rc.notification@phila.gov
ZBA – rcozba@phila.gov
East Point Breeze Neighbors- zoning@epbneighbors.org
Concerned Citizens of Point Breeze- ccpbzoning@gmail.com
Point Breeze Community Development Coalition- apage1801@aol.com
Point Breeze Network Plus- clsherrod1444@gmail.com
Washington Avenue Association of Businesses and Residents- waaobr@gmail.com
Washington Avenue Property Owners Association- td3@knickerbockerproperties.com
Duane Bumb; Senior Deputy Director of Commerce - Duane.Bumb@phila.gov
Altoro Hall; Manufacturing and Advanced Industries - Altoro.Hall@phila.gov



ZARWIN BAUM
DEVITO KAPLAN SCHAER TODDY

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Philadelphia, PA 19103
P 215-825-3587 / F 267-765-9664
www.zarwin.com

May 31, 2024

Please note: A date of the **PUBLIC HEARING** to be held by the City of Philadelphia Civic Design Review Committee located at 1515 Arch Street, 18th Floor, Philadelphia, PA 19102 is to be determined.

Notice of: **Refusal** **Referral**

Application Number: ZP-2024-002737	Zoning District(s): I2	Date of Refusal: 5/5/2024
Address/Location: 1520-30 WASHINGTON AVE, Philadelphia, PA 19146-3115 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Dawn Tancredi DBA: ZARWIN BAUM DEVITO KAPLAN	Applicant Address: 2005 Market Street 16th Floor Philadelphia, PA 19103	Civic Design Review? Y

Application for:

FOR THE REMOVAL OF THE EXISTING STRUCTURE ON THE LOT, FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK (RESIDENTIAL USE ONLY) ACCESSED BY TWO (2) INDIVIDUAL PENTHOUSES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

FOR USE AS MULTI-FAMILY (FIFTY-FIVE (55) DWELLING UNITS) HOUSEHOLD LIVING AT THE 3RD THROUGH 7TH FLOORS AND ONE (1) VACANT RETAIL / COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) AT THE GROUND FLOOR; TO INCLUDE SEVENTY-ONE (71) INTERIOR ACCESSORY PARKING SPACES, INCLUDING THREE (3) ADA PARKING SPACES (ONE (1) VAN ACCESSIBLE PARKING SPACE), TWO (2) INTERIOR ACCESSORY LOADING SPACES; AND FORTY (40) 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.)

<u>CODE REFERENCE</u>	<u>PROPOSED USE IS REFUSED FOR THE FOLLOWING:</u>
TABLE 14-602-3	THE PROPOSED USE, MULTI-FAMILY (FIFTY-FIVE (55) DWELLING UNITS) HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, I-2.
§ 14-604 (14)(a)	THE BALCONIES ARE PERMITTED IN ALL RESIDENTIAL DISTRICTS, COMMERCIAL MIXED-USE DISTRICTS, AND THE IRMX DISTRICT. WHEREAS THE PROPOSED BALCONIES ARE IN THE I-2 INDUSTRIAL DISTRICT.

TWO (2) USE REFUSALS


Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

1520 WASHINGTON AVENUE LLC


 CHANWOO JUNG PLANS EXAMINER	5/5/2024 DATE SIGNED
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Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Notice of: **Refusal** **Referral**

Application Number: ZP-2024-002737	Zoning District(s): I2	Date of Refusal: 5/5/2024
Address/Location: 1520-30 WASHINGTON AVE, Philadelphia, PA 19146-3115 Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Dawn Tancredi DBA: ZARWIN BAUM DEVITO KAPLAN	Applicant Address: 2005 Market Street 16th Floor Philadelphia, PA 19103	Civic Design Review? Y

Zoning Overlay District: <i>/NIS Narcotics Injection Sites Overlay District/WWA West Washington Avenue Overlay District</i>

 CHANWOO JUNG PLANS EXAMINER	5/5/2024 DATE SIGNED
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Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

1520 WASHINGTON AVE.

Owner / Occupant	ADDRESS	CITY	STATE	ZIP
Owner / Occupant	1100 S BROAD ST 308P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 507B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 301C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 18P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 106A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 26P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 99C	Philadelphia	PA	19146
Owner / Occupant	1538-40 ALTER ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 500A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 11P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 402B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 10P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 223P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 502C	Philadelphia	PA	19146
Owner / Occupant	1611 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1525 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 246P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 114C	Philadelphia	PA	19146
Owner / Occupant	1607 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 515C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 40P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 14A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 409B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 121P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 3C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 413A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 602B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 214P	Philadelphia	PA	19146
Owner / Occupant	1613 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 100B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 503B	Philadelphia	PA	19146
Owner / Occupant	1520-30 WASHINGTON AVE	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 2C	Philadelphia	PA	19146
Owner / Occupant	1500 ALTER ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 705B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 8P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 10A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 308C	Philadelphia	PA	19146
Owner / Occupant	1600 CARPENTER ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 104C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 402C	Philadelphia	PA	19146
Owner / Occupant	1603 ELLSWORTH ST A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 206B	Philadelphia	PA	19146

Owner / Occupant	1100 S BROAD ST 9P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 235P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 233P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 97C	Philadelphia	PA	19146
Owner / Occupant	1514-20 ALTER ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 404B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 204B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 110C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 305B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 319C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 318P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 309B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 6P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 607B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 415C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 225P	Philadelphia	PA	19146
Owner / Occupant	1520 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 352P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 304C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 303C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 204P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 507A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 509B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 125P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 113A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 302C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 200A	Philadelphia	PA	19146
Owner / Occupant	1515 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 13P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 712C	Philadelphia	PA	19146
Owner / Occupant	1511 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 711C	Philadelphia	PA	19146
Owner / Occupant	1522 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 502B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 717C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 404C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 231P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 15P	Philadelphia	PA	19146
Owner / Occupant	1601 WASHINGTON AVE	Philadelphia	PA	19146
Owner / Occupant	1537 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 207B	Philadelphia	PA	19146
Owner / Occupant	1120 S 15TH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 307B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 205P	Philadelphia	PA	19146

Owner / Occupant	1100 S BROAD ST 111A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 13A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 313P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 403B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 406C	Philadelphia	PA	19146
Owner / Occupant	1514 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 232P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 313A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 14P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 234P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 503C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 513A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 306C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 305C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 303B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 512C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 4P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 44P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 414C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 405C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 403C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 401C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 201B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 1P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 3P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 37P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 16A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 221P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 349P	Philadelphia	PA	19146
Owner / Occupant	1518 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 346P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 11A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 99B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 97B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 311B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 101C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 100A	Philadelphia	PA	19146
Owner / Occupant	1531 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 300A	Philadelphia	PA	19146
Owner / Occupant	1605 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 406B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 17P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 255P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 212P	Philadelphia	PA	19146

Owner / Occupant	1100 S BROAD ST 703B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 20P	Philadelphia	PA	19146
Owner / Occupant	1523 ELLSWORTH ST 1	Philadelphia	PA	19146
Owner / Occupant	1512 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1126 S 15TH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 218A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 202A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 2P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 222P	Philadelphia	PA	19146
Owner / Occupant	1510 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 348P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 216A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 214A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 213A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 212A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 210A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 208A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 206A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 204A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 203A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 23P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 508C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 252P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 301B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 21P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 505B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 30P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 614C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 247P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 38P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 220A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 114A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 218P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 120P	Philadelphia	PA	19146
Owner / Occupant	1600-30 WASHINGTON AVE	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 304B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 611B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 711B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 43P	Philadelphia	PA	19146
Owner / Occupant	1531 WASHINGTON AVE	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 603B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 244P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 237P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 305A	Philadelphia	PA	19146

Owner / Occupant	1100 S BROAD ST 210P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 412C	Philadelphia	PA	19146
Owner / Occupant	1122 S 15TH ST	Philadelphia	PA	19146
Owner / Occupant	1501 WASHINGTON AVE	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 504C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 604B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 612C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 309P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 347P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 511B	Philadelphia	PA	19146
Owner / Occupant	1539 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 408C	Philadelphia	PA	19146
Owner / Occupant	1517 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 405B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 351P	Philadelphia	PA	19146
Owner / Occupant	1529 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 15A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 419C	Philadelphia	PA	19146
Owner / Occupant	1519 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1513 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1506 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1507 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1505 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 220P	Philadelphia	PA	19146
Owner / Occupant	1118 S 15TH ST	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 103B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 16P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 709C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 702B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 601B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 605B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 506C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 29P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 706B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 704B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 28P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 119P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 27P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 514C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 401B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 316C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 355P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 34P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 12A	Philadelphia	PA	19146

Owner / Occupant	1100 S BROAD ST 307C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 307A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 306P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 306B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 710C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 326P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 325P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 324P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 323P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 322P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 321P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 320P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 113C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 112P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 303A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 302P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 701B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 6B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 109P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST RUC	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST RUB	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST RUA	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 9A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 98B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 31P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 319P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 317P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 317C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 316P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 3A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 39P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 36P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 361P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 360P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 35P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 359P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 1A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 19P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 17A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 12P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 358P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 357P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 356P	Philadelphia	PA	19146
Owner / Occupant	1536 ALTER ST	Philadelphia	PA	19146

Owner / Occupant	1100 S BROAD ST 336P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 335P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 334P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 333P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 119A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 118P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 118A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 117P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 113P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 332P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 331P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 330P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 32P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 329P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 328P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 327P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 112C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 112A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 111P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 111C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 110P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 110A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 102B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 315P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 315C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 314P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 107B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 6A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 301A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 2COM	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 619C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 2B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 107A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 2A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 617C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 106P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 616C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 615C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 314C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 313C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 106C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 109C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 109B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 613C	Philadelphia	PA	19146

Owner / Occupant	1100 S BROAD ST 1COM	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 1B	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 400A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 204C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 203P	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 203C	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 405A	Philadelphia	PA	19146
Owner / Occupant	1100 S BROAD ST 404A	Philadelphia	PA	19146
Owner / Occupant	1112-16 S 15TH ST	Philadelphia	PA	19146
Owner / Occupant	1133 S 16TH ST	Philadelphia	PA	19146
Owner / Occupant	1503 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1617 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1130 S 15TH ST	Philadelphia	PA	19146
Owner / Occupant	1136 S 16TH ST	Philadelphia	PA	19146
Owner / Occupant	1551 WASHINGTON AVE	Philadelphia	PA	19146
Owner / Occupant	1621 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1533 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1527 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1601 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1535 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1541 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1500-18 WASHINGTON AVE	Philadelphia	PA	19146
Owner / Occupant	1516 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1615 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1512 ALTER ST	Philadelphia	PA	19146
Owner / Occupant	1124 S 15TH ST	Philadelphia	PA	19146
Owner / Occupant	1508 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1128 S 15TH ST	Philadelphia	PA	19146
Owner / Occupant	1524 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1526 ELLSWORTH ST	Philadelphia	PA	19146
Owner / Occupant	1522 ALTER ST	Philadelphia	PA	19146
Owner / Occupant	1528-34 ALTER ST	Philadelphia	PA	19146
Owner / Occupant	1609 ELLSWORTH ST	Philadelphia	PA	19146



Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mail
or (uncanceled
of total fee due



quodient
CORRECTION
IMI
\$011.25
05/31/2024 ZIP 19103
043M51240804

US POSTAGE

Acceptance employee must cancel postage
affixed (by round-date) at the time of mailing.

If payment of total fee due is being
paid by Permit Imprint, include the
PostalOne!® Transaction Number here: _____

Number of Identical Weight Pieces 49	Class of Mail 1ST	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
--	-----------------------------	--	-------------------------------

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid <input checked="" type="checkbox"/>
------------------------	-----------------------------------	---

Mailed For 1520 WASHINGTON AVE LLC	Mailed By MONIKA SETHUW
--	-----------------------------------

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)





Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must
or (uncanceled) postage
of total fee due.



US POSTAGE

Acceptance employee must cancel postage
affixed (by round-date) at the time of mailing.

If payment of total fee due is being
paid by Permit Imprint, include the
PostalOne!® Transaction Number here: _____

Number of Identical Weight Pieces 49	Class of Mail 1ST	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
--	-----------------------------	--	-------------------------------

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid <input checked="" type="checkbox"/>
------------------------	-----------------------------------	---

Mailed For 1520 WASHINGTON AVE LLC	Mailed By MONIKA S...
--	---------------------------------

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)





Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix or (uncanceled) postage stamps of total fee due.



quodient
CORRECTION
IMI
\$011.25⁰⁰
05/31/2024 ZIP 19103
043M31240904

US POSTAGE

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*[®] Transaction Number here: _____

Number of Identical Weight Pieces 49	Class of Mail 1st	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
--	-----------------------------	--	-------------------------------

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid <input checked="" type="checkbox"/>
------------------------	-----------------------------------	---

Mailed For 1520 WASHINGTON AVE LLC	Mailed By MONIKA S...
--	---------------------------------

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)





Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter or (uncanceled) postage stamps of total fee due.



quadrant
CORRECTION
IMI
\$011.25
05/31/2024 ZIP 19103
043M31240504

US POSTAGE

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

Number of Identical Weight Pieces 49	Class of Mail 1st	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
--	-----------------------------	--	-------------------------------

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid <input checked="" type="checkbox"/>
------------------------	-----------------------------------	---

Mailed For 1520 WASHINGTON AVE LLC	Mailed By MONIKA S...
--	---------------------------------

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)





Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter, or (uncanceled) postage stamps he of total fee due.

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____



Number of Identical Weight Pieces 49	Class of Mail 1st	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
--	-----------------------------	--	-------------------------------

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid <input checked="" type="checkbox"/>
------------------------	-----------------------------------	---

Mailed For 1520 WASHINGTON AVE LLC	Mailed By MONIKA SETHURAM
--	-------------------------------------

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)





Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter, PC or (uncanceled) postage stamps here of total fee due.



Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

Number of Identical Weight Pieces 49	Class of Mail 1st	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid ✓	

Mailed For 1520 WASHINGTON AVE LLC	Mailed By MONIKA SHERMAN
--	------------------------------------

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)





Certificate of Bulk Mailing – Domestic

Fee for Certificate

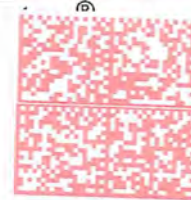
Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter or (uncanceled) postage stamps of total fee due.



quadiënt
CORRECTION
IMI
\$011.25⁹
05/31/2024 ZIP 19103
043M31240804

US POSTAGE

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*[®] Transaction Number here: _____

Number of Identical Weight Pieces 49	Class of Mail 1st	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
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Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid <input checked="" type="checkbox"/>
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Mailed For 1520 WASHINGTON AVE LLC	Mailed By MONIKA SUTOW
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Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)





Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter or (uncanceled) postage stamps of total fee due.



quodent
CORRECTION
IMI
\$011.25
05/31/2024 ZIP 19103
043M31240504

US POSTAGE

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

Number of Identical Weight Pieces 49	Class of Mail 1ST	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid ✓	

Mailed For 1520 WASHINGTON AVE LLC	Mailed By MONIKA S...
--	---------------------------------

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)





Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter, P or (uncanceled) postage stamps here of total fee due.



quodient
CORRECTION
IMI
\$011.25⁹
05/31/2024 ZIP 19103
D43M31240604

US POSTAGE

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*[®] Transaction Number here: _____

Number of Identical Weight Pieces 49	Class of Mail 1st	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
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Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid ✓
------------------------	-----------------------------------	----------------------

Mailed For 1520 WASHINGTON AVE LLC	Mailed By MONIKA S...
--	---------------------------------

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)





Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter, **PS Postage®** or (uncanceled) postage stamp of total fee due.



quadjent
CORRECTION
(M)
\$011.25⁹
05/31/2024 ZIP 19103
043M31240904

US POSTAGE

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

Number of Identical Weight Pieces 49	Class of Mail 1st	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid ✓	

Mailed For: **1520 WASHINGTON AVE LLC**

Mailed By: **MONIKA SETHI**

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)





Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter, PC Postage® or (uncanceled) postage stamps hereof of total fee due.



US POSTAGE

Acceptance employee must cancel meter and affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

Number of Identical Weight Pieces 49	Class of Mail 1ST	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
--	-----------------------------	--	-------------------------------

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid ✓
------------------------	-----------------------------------	----------------------

Mailed For: **1520 WASHINGTON AVE LLC**
 Mailed By: **MONIKA S...**

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)





Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter, PC Postage® or (uncanceled) postage stamp of total fee due.



quodient
CORRECTION
IMI
\$011.25
G5/31/2024 ZIP 19103
0493M31240204

US POSTAGE

Acceptance employee must check postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

Number of Identical Weight Pieces 21	Class of Mail 1st	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
--	-----------------------------	--	-------------------------------

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid <input checked="" type="checkbox"/>
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Mailed For 1520 WASH WOODS PVE LLC	Mailed By MANIKA SHAWAN
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Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)



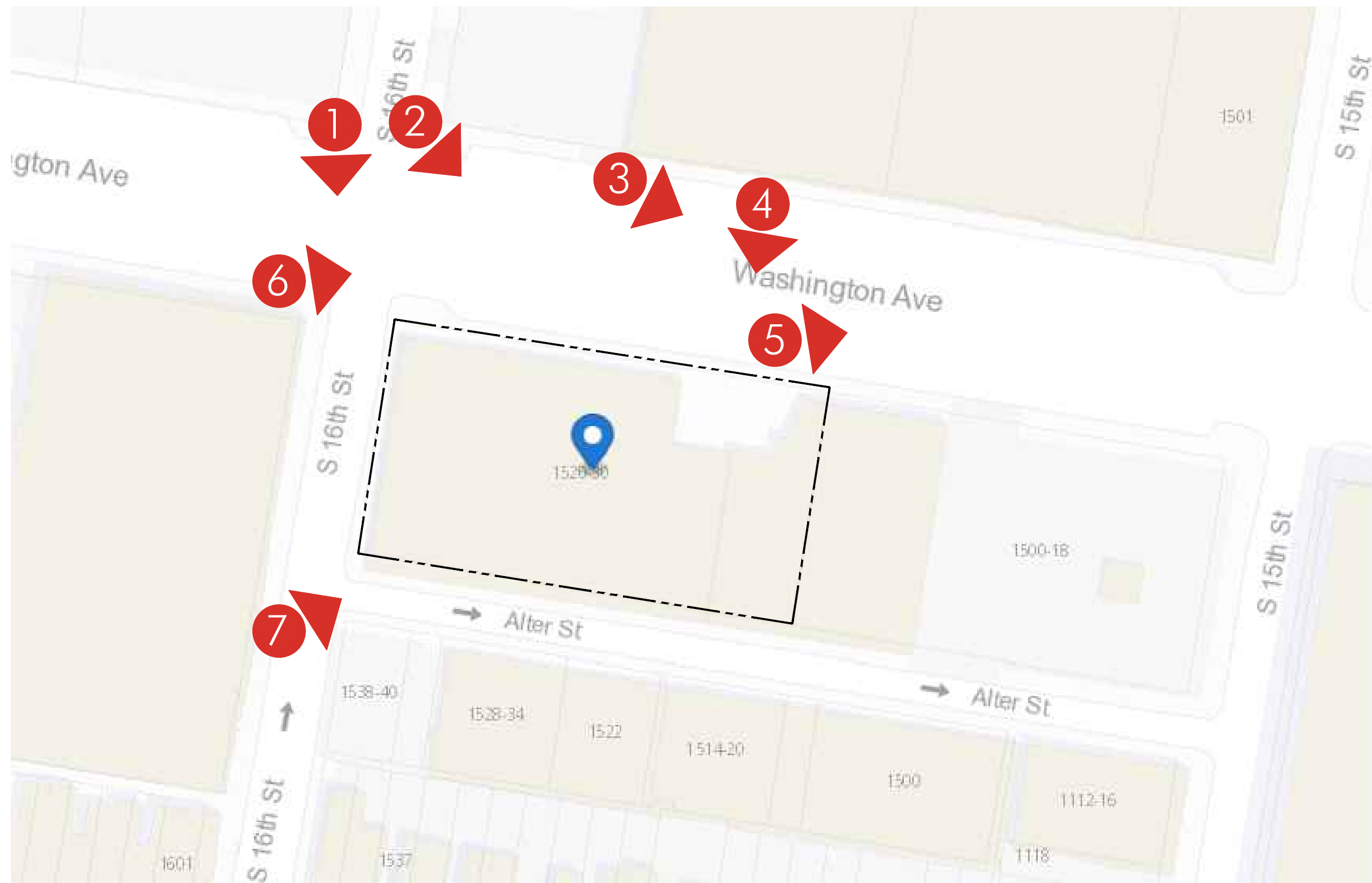
A community meeting is scheduled for June 19, 2024.

1520-30 Washington Ave.

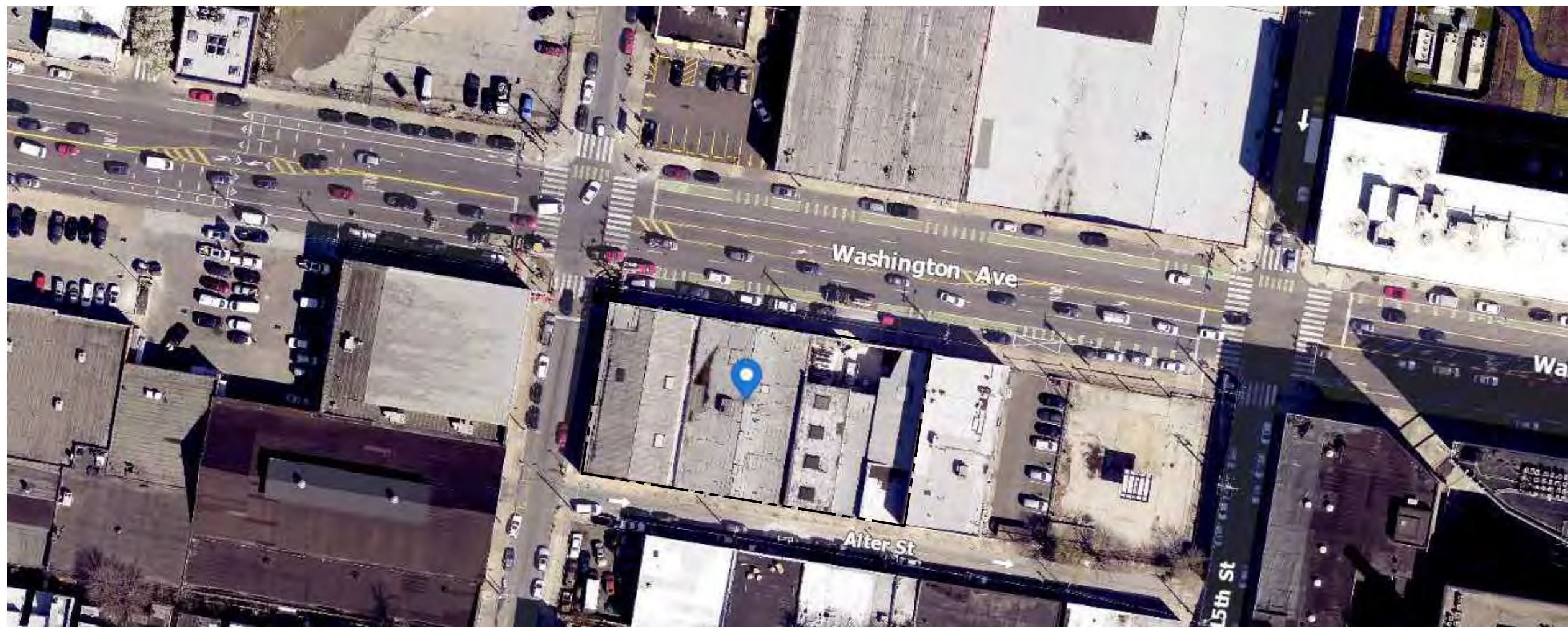


LANDMARK
ARCHITECTURAL DESIGN LLC





AERIAL VIEW



5 VIEW LOOKING NORTHEAST ON WASHINGTON AVE



1 VIEW LOOKING SOUTH ON WASHINGTON AVE



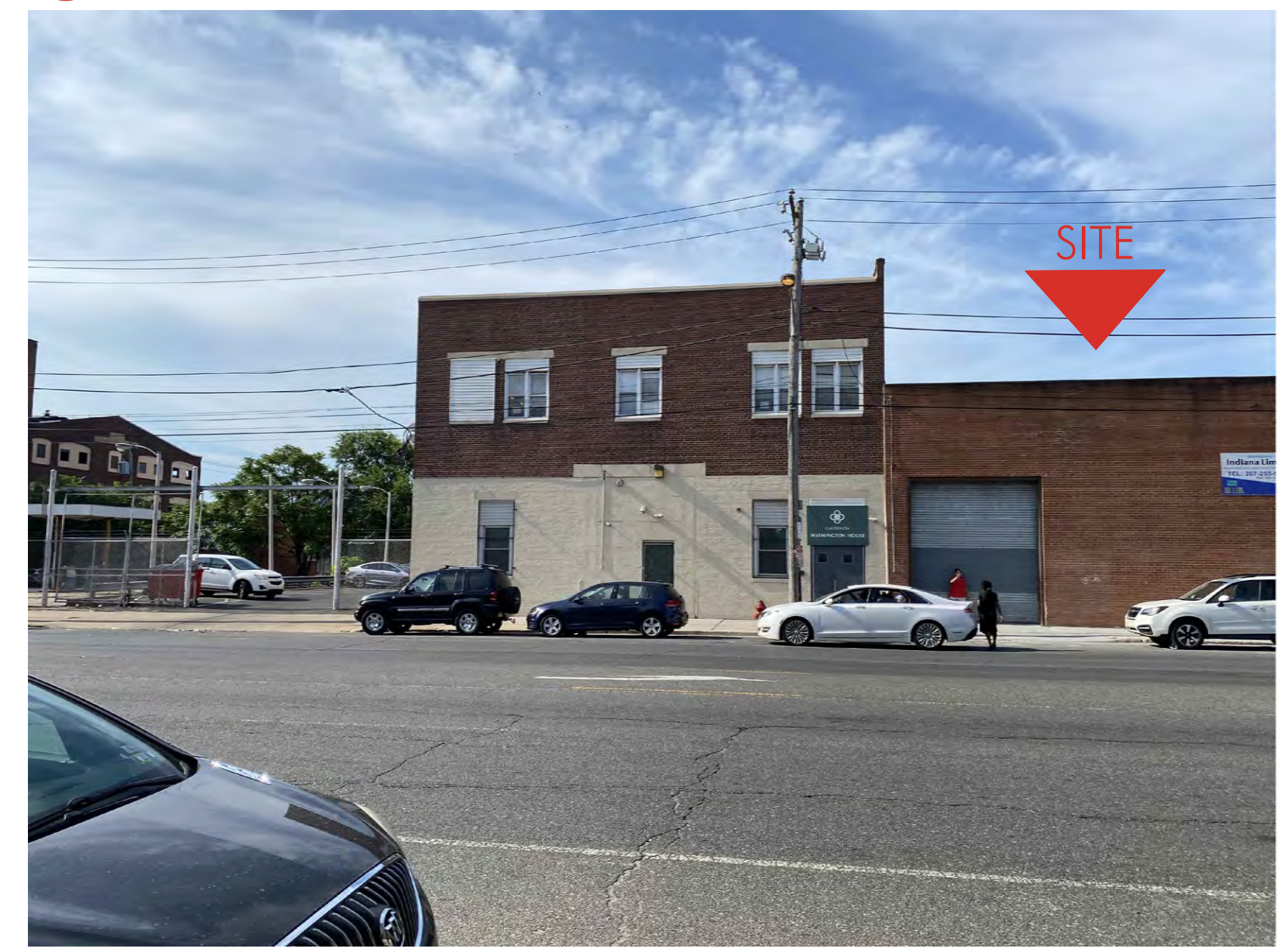
3 VIEW LOOKING EAST ON WASHINGTON AVE



6 VIEW LOOKING NORTHEAST ON WASHINGTON AVE



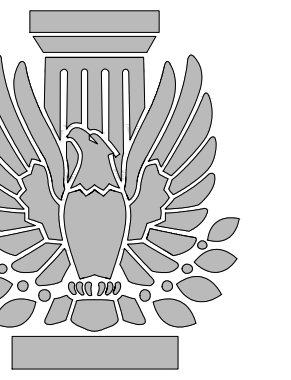
2 VIEW LOOKING SOUTHEAST ON S. 16TH STREET



4 VIEW LOOKING SOUTH ON WASHINGTON AVE



7 VIEW LOOKING NORTH ON ALTER STREET



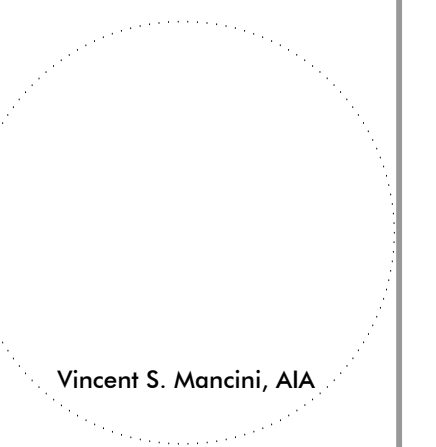
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CONSULTANTS:

PROJECT NAME:
1520-30 Washington Ave
Philadelphia, PA 19146

Owner:
Michael Corosella
1600 Washington Ave
Philadelphia, PA 19146

REVISION DESCRIPTION	DATE ISSUED
Issued for Zoning Application Submission	03-13-2024
Revised as per Examiners' Request	03-21-2024

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PROJECT NO. v21-150 DATE 03-13-2024

SCALE: As Noted

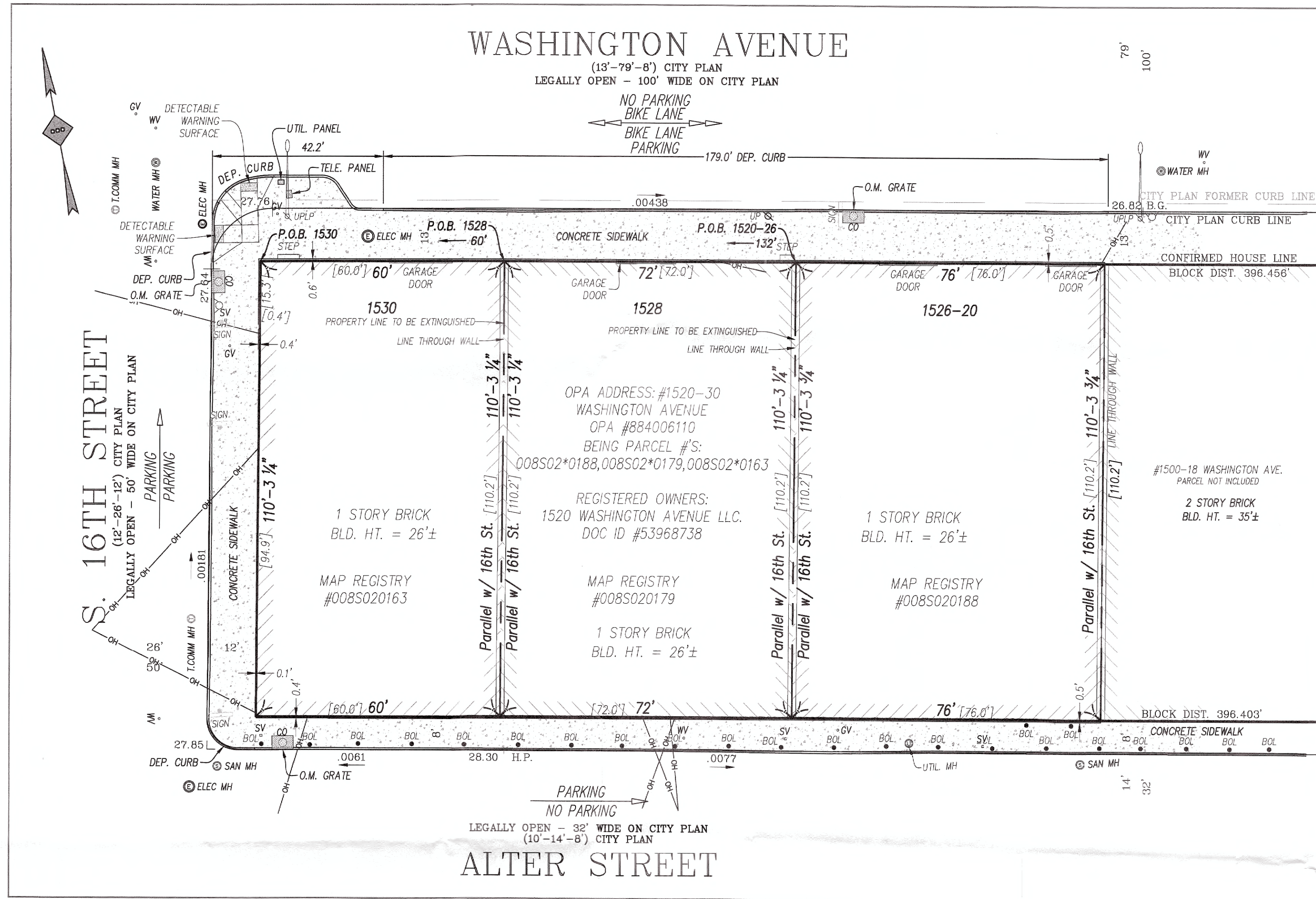
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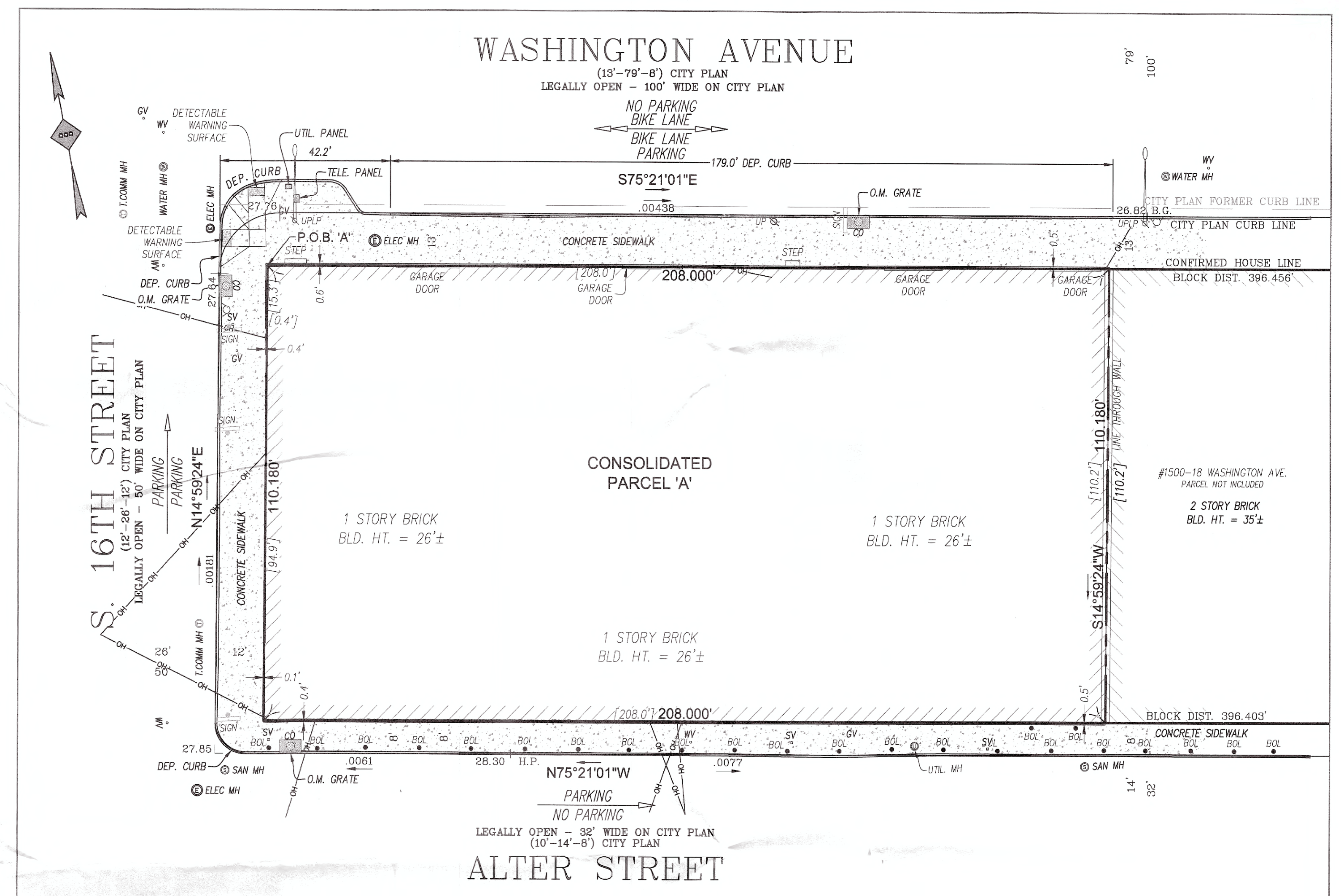
Photosheet

DRAWING NO.

EXISTING PHYSICAL CONDITIONS DEED DIMENSIONS



EXISTING PHYSICAL CONDITIONS & PROPOSED DEED DIMENSIONS



EXISTING PARCEL AREA

ADDRESS	SQ. FT.	ACRES	OPA#	REGISTERED OWNERS	DOC ID	RECORDING DATE
#1520-26 WASHINGTON AVENUE	8,373.5	0.19223				
#1528 WASHINGTON AVENUE	7,932.8	0.18211	#884006110	1520 WASHINGTON AVENUE LLC.	#53968738	02/08/2022
#1530 WASHINGTON AVENUE	6,610.7	0.15176				

ZONING TABLE

I-2 (MEDIUM INDUSTRIAL)

DESCRIPTION	REQ'D	#1520-26	#1528	#1530	"A"
MAX. OCCUPIED AREA	100%	100%	100%	100%	100%
MIN. FRONT YARD DEPTH (FT.)	0 [3]	0	0	0	0
MIN. SIDE YARD WIDTH (FT.)	6 if used [3]	not used	not used	not used	not used
MIN. REAR YARD DEPTH (FT.)	8 if used [3]	not used	not used	not used	not used
MAX. HEIGHT (FT.)	60 *	26 ±	26 ±	26 ±	26 ±
MAX. FLOOR AREA RATIO	500%	100%	100%	100%	100%

* if abutting a Residential or SP-PO district otherwise no limit.

PROPOSED PARCEL AREA

PARCEL	SQ. FT.	ACRES
"A"	22,917.0	0.52810

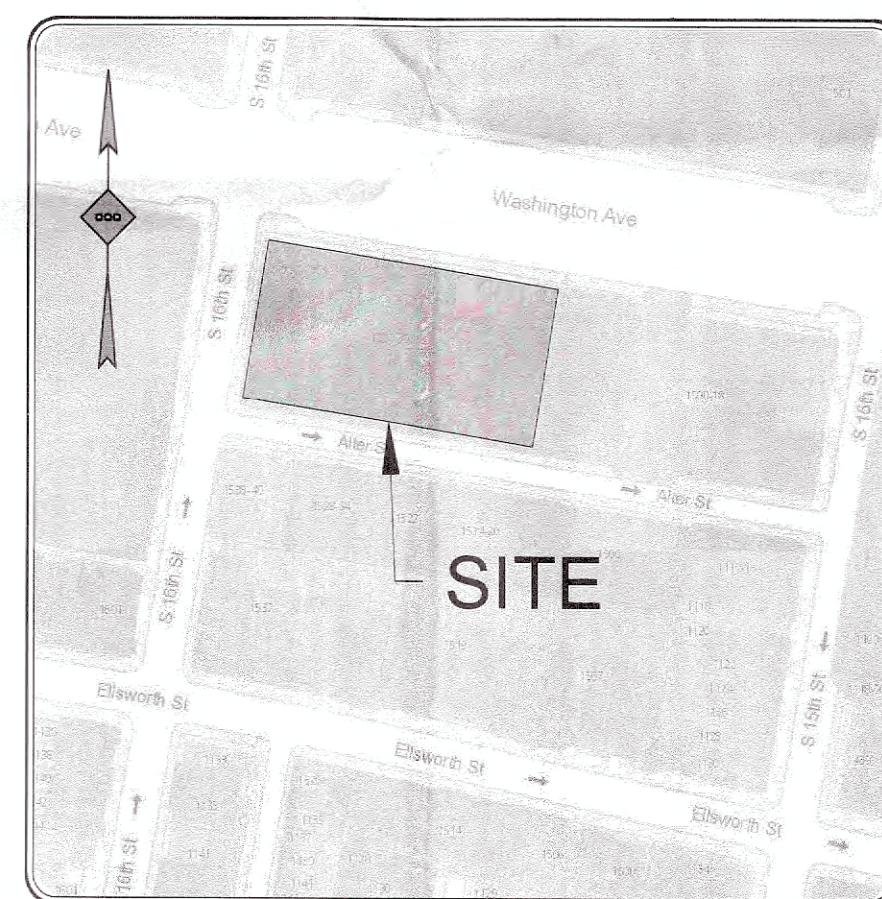
NOTES

- THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY.
- PLAN MADE AS PER INSTRUCTIONS OF 1520 WASHINGTON AVENUE LLC.
- PARCEL ADDRESS: #1520-30 WASHINGTON AVENUE.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS I-2 (MEDIUM INDUSTRIAL).
- FIELD WORK PERFORMED ON 06/18/2023.
- ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
- SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
- REGISTERED OWNERS: 1520 WASHINGTON AVENUE LLC., PER DOCUMENT ID #53968738 RECORDED 02/08/2022.
- THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT).
- UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- PREMISE SHOWN HEREON HAS STREET FRONTAGE.
- ELEVATIONS SHOWN ON PLAN ARE FROM CITY PLAN No. 15-S.
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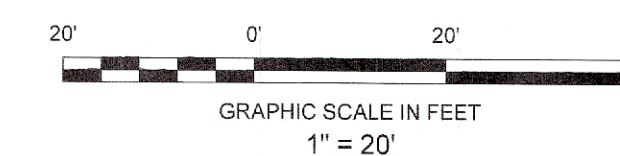
Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors
20240506
District 2
Date 2/19/24
Surveyor & Regulator

LEGEND

SYMBOL	DESCRIPTION
X - X	CHAINLINK FENCE
---	PROPERTY LINE
▨	BUILDING
▩	CONCRETE
▩	GRASS / EARTH
—	UTILITY POLE WITH LIGHT
UPLP #	SIGNS
●	BOLLARD
○	WATER VALVE
○	GAS VALVE
○	SEWER VENT
○	LIGHT POLE
○	FIRE HYDRANT
○	PARKING METER
○	TREE
○	MANHOLE (TYP.)
○	LANDSCAPING PLANTER



LOCATION MAP
N.T.S.



AQUA ECONOMICS

1391 Walton Road Blue Bell, Pa 19422
(215)990-0678 / paul@aquaeconomics.com

Contact Information:
GENERAL MANAGER: Trish Lonie
Phone: (267)885-9875
Email: trish@aquaeconomics.com

Contact Information:
SURVEY PROJECT MANAGER:
Robert Babb
Email: robert@aquaeconomics.com

AMENDED CONSOLIDATION & SITE PLAN

#1520-30 WASHINGTON AVENUE

36TH WARD PHILADELPHIA PA. 19146-3115

MUNICIPALITY: PHILADELPHIA PHILADELPHIA COUNTY, PA Property Owner(s)

1520 WASHINGTON AVENUE LLC.

Drawn By: JGK Checked By: PL

NO.	DATE	BY	DESCRIPTION
2	01/11/2024	JAS	AMENDED CONSOLIDATION (LEGAL OPENING OF ALTER ST)
1	09/07/2023	JAS	SUBDIVISION APPROVED BY THE 2ND SURVEY DISTRICT

01/11/2024



Paul N. Lonie

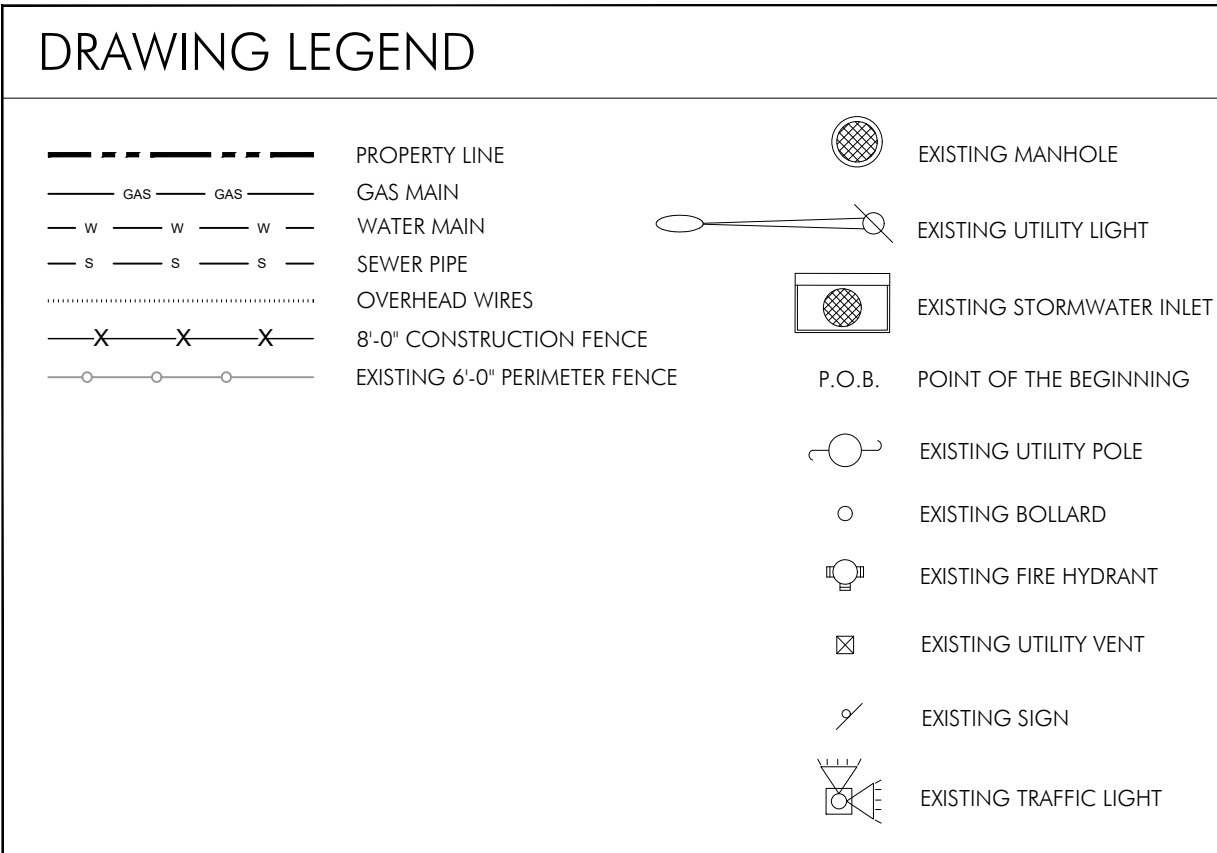
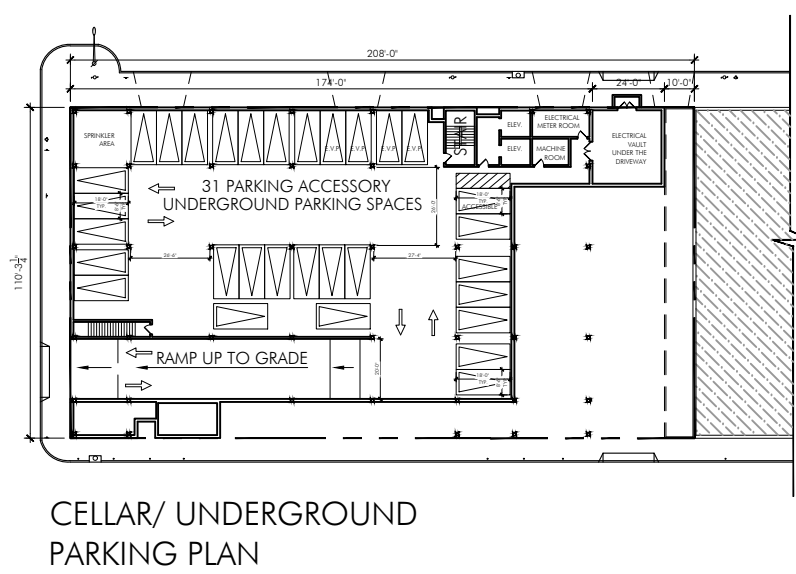
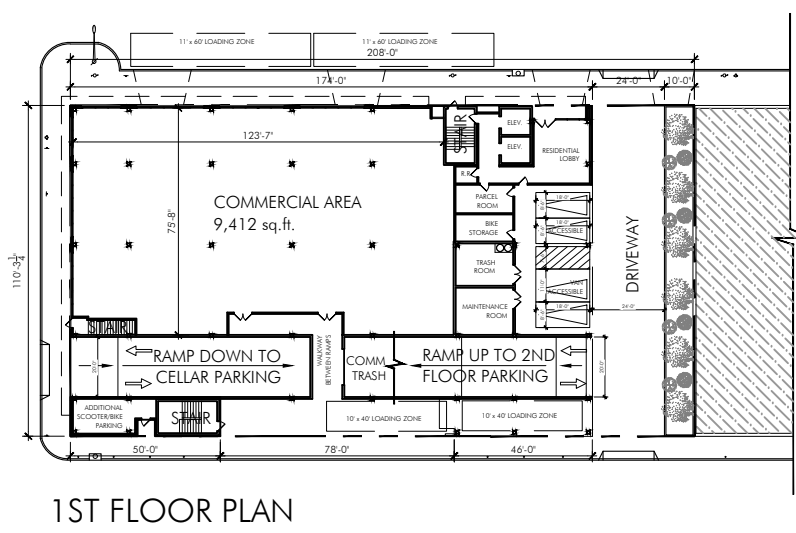
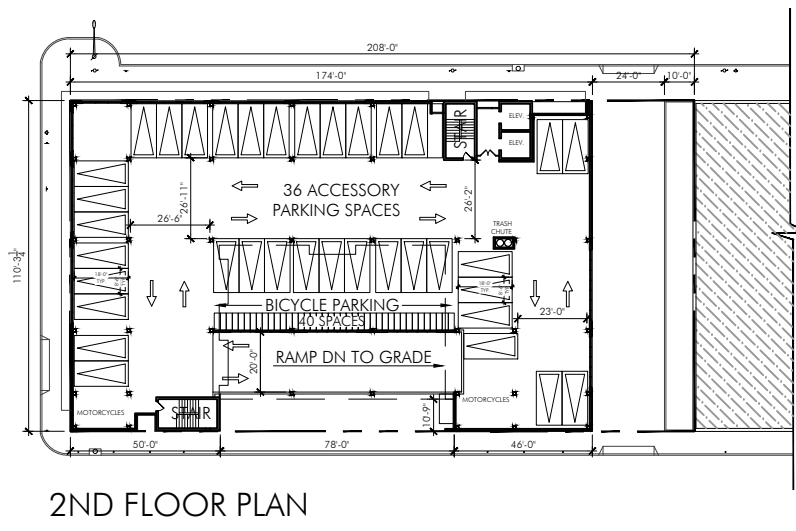
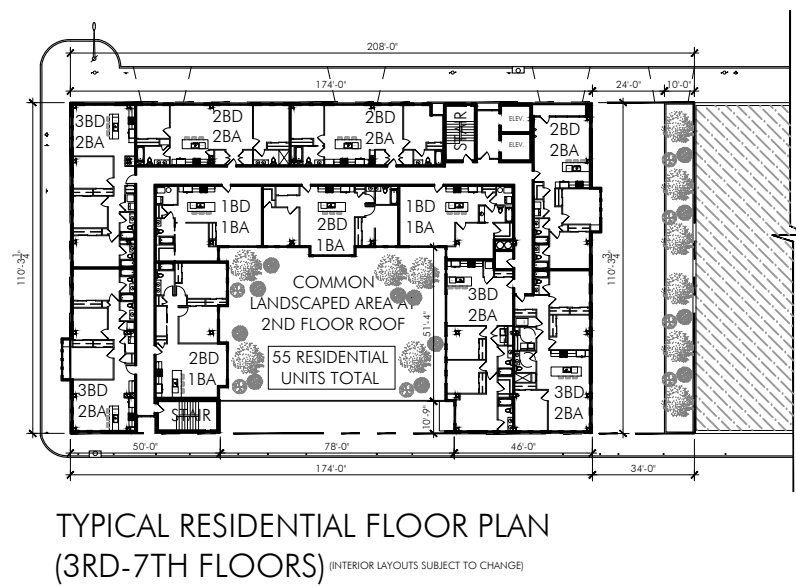
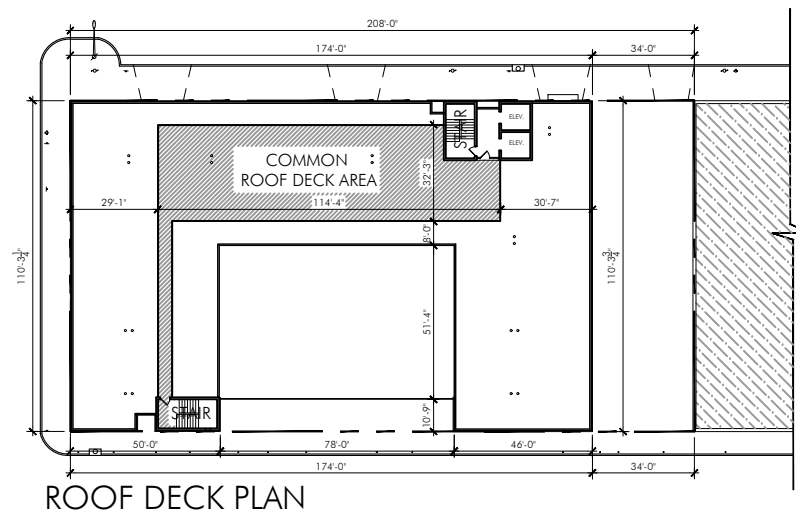
PAUL LONIE

PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU24461E

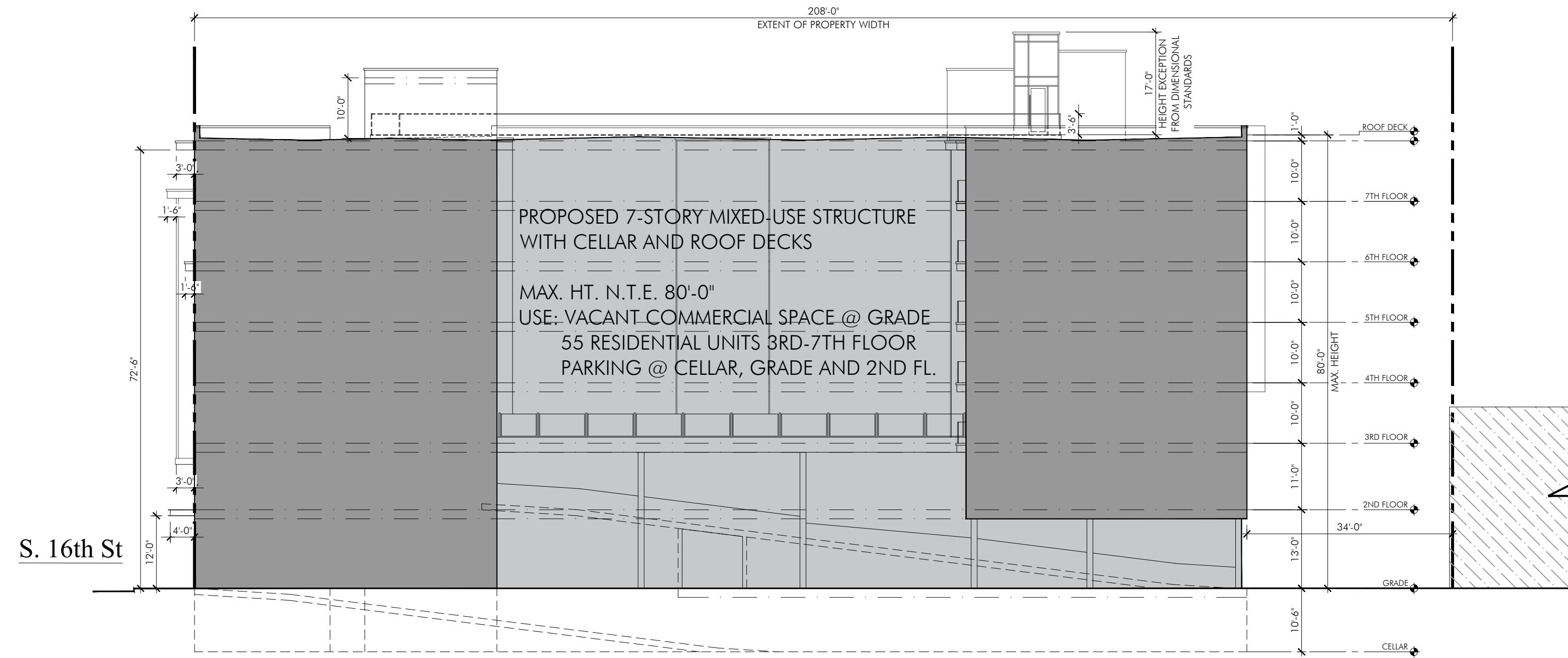
SCALE: 1" = 20' PROJECT ID: 1520-30 WASHINGTON AVE (CONS_S4R1) SHEET: 24" x 36" Sheet 1 of 1

PROPERTY INFORMATION: 1520-30 WASHINGTON AVENUE I-2

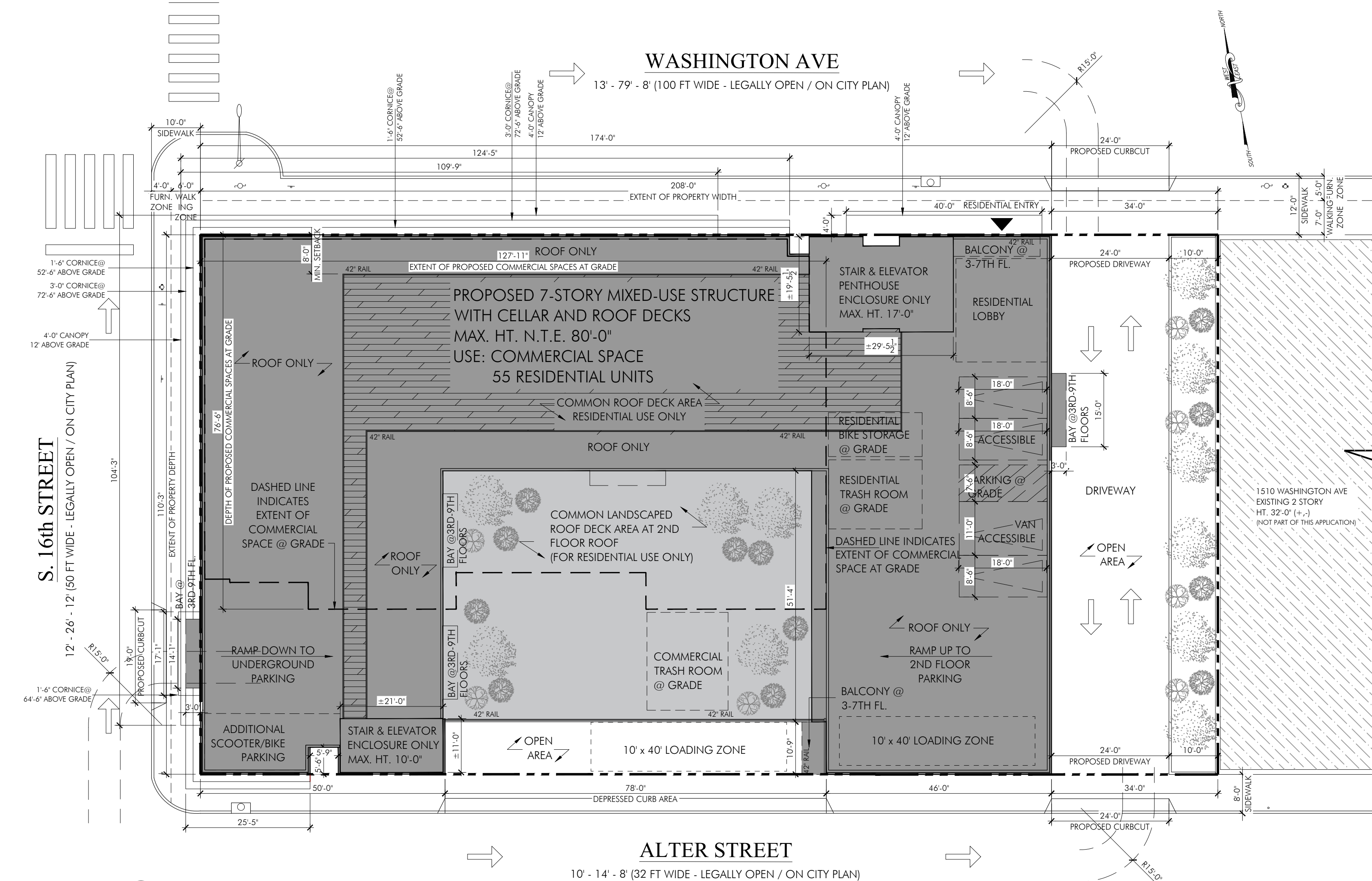
*	REQUIREMENTS OF I-2	PROPOSED:
AREA:	N/A	22,939 SQ.FT.
USE:	INDUSTRIAL	VACANT COMMERCIAL SPACE @ GRADE (55) RESIDENTIAL UNITS @ 3RD - 7TH FLOOR
LOT WIDTH:	N/A	208'-0"
OCCUPIED BY BUILDING:	100%,	18,388 SQ.FT. (80%)
OPEN AREA:	0%,	4,551 SQ.FT. (20%)
SIDE YARD:	6'-0"	N/A
REAR YARD DEPTH:	8'-0"	34'-0"
# OF STORIES:	N/A	MAX. 7 + CELLAR
HEIGHT:	N/A	MAX. 80'-0"
PARKING:	1/2 RESIDENTIAL UNITS (28 SPACES REQUIRED)	71 ACCESSORY PARKING SPACES PROVIDED (4) E.V.P. INCLUDED 3 ADA PARKING SPACES (1 VAN ACCESSIBLE PROVIDED)
BICYCLE PARKING:	1/3 RESIDENTIAL UNITS (26 SPACES REQUIRED)	MIN. 40 ACCESSORY BICYCLE CLASS 1A SPACES PROVIDED
LOADING ZONE:	MIN. 1 REQUIRED	(2) 10x 40' PROVIDED
FAR:	500	107,725 SQ.FT. = 470 FAR



3 Key Plans
Scale: 1/64" = 1'-0"



2 Building Profile
Scale: 1/16" = 1'-0"



1 Site Plan
Scale: 1/16" = 1'-0"



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CONSULTANTS:

PROJECT NAME:
1520-30 Washington Ave
Philadelphia, PA 19146

Owner:
Michael Casella
1600 Washington Ave
Philadelphia, PA 19146

REVISION DESCRIPTION

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03-21-2024

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v21-150

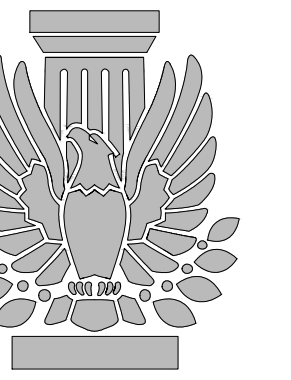
DATE
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AMR

SHEET TITLE
Zoning Plan

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CONSULTANTS:

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Owner: Michael Corosella 1600 Washington Ave Philadelphia, PA 19146

REVISION DESCRIPTION Issued for Zoning Application Submission Revised as per Examiners' Request

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PROJECT NO. v21-150 DATE 03-13-2024

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Surrounding Zoning Districts



- RSD, Residential Single-Family Detached Districts - Intended to accommodate detached houses on individual lots
RSA, Residential Single-Family Attached Districts - Intended to accommodate attached and semi-detached houses on individual lots
RTA, Residential Two-Family Attached District - Intended to accommodate two-family, semi-detached houses on individual lots
RM, Residential Multi-Family Districts - Intended to accommodate moderate- to high-density, multi-unit residential buildings
RMX, Residential Mixed-Use Districts - Intended to accommodate residential and mixed-use development, including master plan development
CMX (1, 2, 2.5), Neighborhood Commercial Mixed-Use Districts - Intended to accommodate neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors
CMX (3, 4, 5), Community and Center City Commercial Mixed-Use Districts - Intended to accommodate community- and region-serving mixed use development, including retail and service uses
CA, Auto-Oriented Commercial Districts - Intended to accommodate a range of uses, often in the form of shopping centers and other destination-oriented uses
IRMX, Industrial Residential Mixed-Use District - Intended to accommodate a mix of low-impact industrial, artisan industrial, residential, and neighborhood commercial uses
ICMX, Industrial Commercial Mixed-Use District - Intended to accommodate commercial and low-impact industrial uses
I-1, Light Industrial District - Intended to accommodate low-impact uses including light industrial, fabrication, offices, and research and development
I-2, Medium Industrial District - Intended to accommodate light/moderate impact industrial uses including manufacturing, processing, and distribution
I-3, Heavy Industrial District - Intended to accommodate intensive, high-impact uses, including extractive industries and petroleum processing and storage
I-P, Port Industrial District - Intended to accommodate marine-related industrial uses such as docks, wharves, piers, and transit sheds
SP-INS, Institutional (Special Purpose) District - Intended to encourage the development of institutional uses in accordance with an approved master plan
SP-ENT, Entertainment (Special Purpose) District - Intended to encourage development of major entertainment facilities in accordance with an approved master plan
SP-ST, Sports Stadium (Special Purpose) District - Intended to accommodate large scale specialized sporting facilities, associated large capacity automobile parking areas
SP-PO, Parks and Open Space (Special Purpose) District - Intended to help preserve and protect lands set aside for park and open space use
SP-AIR, Airport (Special Purpose) District - Intended to support the development of airport uses and complementary mix of uses, while minimizing impacts on surrounding areas

GENERAL LANDSCAPE NOTES

THIS SHEET TO BE USED FOR LANDSCAPE PURPOSES ONLY.

PLANT LOCATIONS AS SHOWN ARE APPROXIMATE. ACTUAL LOCATIONS TO BE DETERMINE PER SITE CONDITIONS.

SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS OR VEHICLE ACCESSES SHOULD BE PRUNED A MINIMUM OF 7'-0" ABOVE GRADE.

ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 2'-6" ABOVE THE ELEVATION OF THE ADJACENT CURB.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARKOUTS.

OWNER OR REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING OF LANDSCAPE BEING IMPLEMENTED.

PLANTS SHALL BE TYPICAL OF THEIR SPECIALS AND FREE OF ANY DEFECT, INJURY, DISEASE AND INFESTATIONS. THEIR ROOTS SHALL BE FULLY INTACT.

PLANTS TO BE PLANTED SAME DAY AS ARRIVAL ON SITE OR PRECAUTIONS SHALL BE TAKEN TO PREVENT PLANT FROM DAMAGE.

THE LANDSCAPE ARCHITECT OR OWNER HAVE THE RIGHT TO REJECT PLANTS WHICH IN THEIR OPINION DO NOT MEET THE REQUIREMENTS OF THESE PLANS.

PLANTS SHALL NOT BE SUBSTITUTED WITHOUT NOTIFICATION AND APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.

PLANTS SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT THAT IS DEAD WITHIN THAT PERIOD OF TIME SHALL BE REMOVED (INCLUDING THE STUMP) AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR.

LANDSCAPE AREA PROVIDED

PAVED DRIVEWAY AREA:	2647 S.F.
PAVED PARKING AREA:	1291 S.F.
PAVED LOADING ZONE AREA:	781 S.F.
<hr/>	
TOTAL PAVED AREA:	4719 S.F.
TOTAL INTERIOR LANDSCAPED AREA:	1103 S.F. (23.3 % OF TOTAL PAVED AREA)

LANDSCAPE PLANT COMPLIANCE

TOTAL INTERIOR LANDSCAPED AREA:	1103 S.F.
1103 / 200 S.F. =	5.515
REQUIRED SHADE TREES:	1 PER 200 S.F. X 5.515 = 6 SHADE TREES
REQUIRED SHRUBS:	3 PER 200 S.F. X 5.515 = 17 SHRUBS*
REQUIRED PERENNIALS:	15 PER 200 S.F. X 5.515 = 83 PERENNIALS
<hr/>	
*17 SHRUBS X 20% = 3 SHRUBS ALLOWED TO BE REPLACED WITH (1:1) TALL GRASS SPECIES.	

PLANT KEY

TYPE	SYMBOL	QTY.	PLANTS	NOTES
SHADE TREES		6	HERITAGE RIVER BIRCH	PLANT A MINIMUM OF 12' APART FROM OTHER TREES.
			SCARLET OAK	
SHRUBS		17	NEW JERSEY TEA	PLANT A MINIMUM OF 3' APART FROM OTHER TREES AND SHRUBS
			SWEET PEPPERBUSH	
PERENNIALS/ GROUNDCOVER		83	NEW YORK ASTER PENNSYLVANIA SMARTWEED TRUMPET HONEYSUCKLE	20% OF PERENNIALS/ GROUNDCOVER CAN BE REPLACED WITH GRASSES

ALL SELECTIONS ARE FROM THE PCPC PLANT LIST.

SOIL DEPTH REQUIREMENTS

Section 9.4.2.1:
36" of soil depth shall be provided for all ball and burlap (B&B) plants planted in accordance with landscape requirements of the zoning code.

Section 9.4.2.2
18" of soil depth shall be provided for containerized plants planted in accordance with landscape requirements of the zoning code.

SOIL DEPTH AT BALL AND BURLAP PLANTS

SOIL DEPTH AT CONTAINERIZED PLANTS



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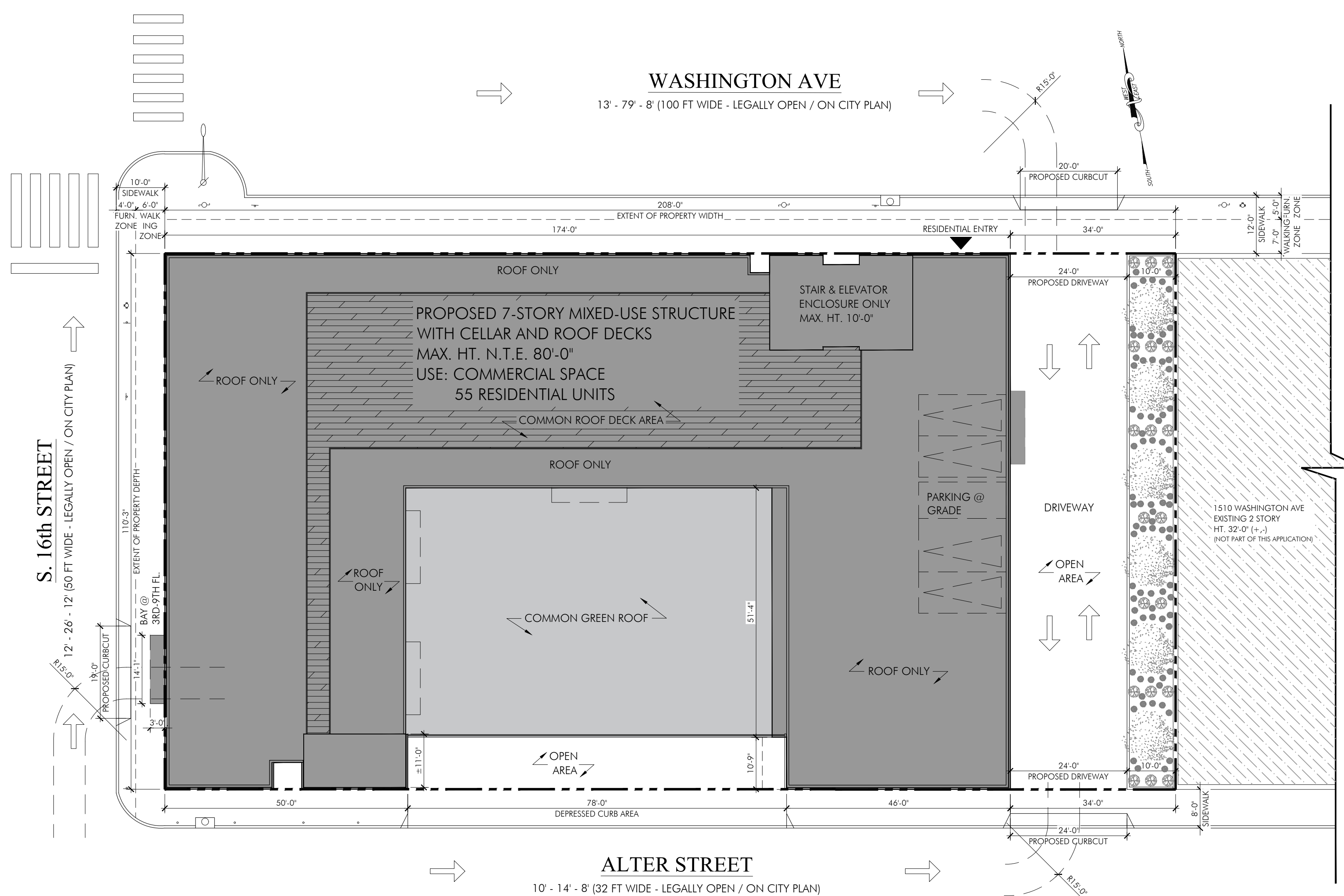
PROJECT NO. DATE
v21-150 03-13-2024

SCALE:
As Noted

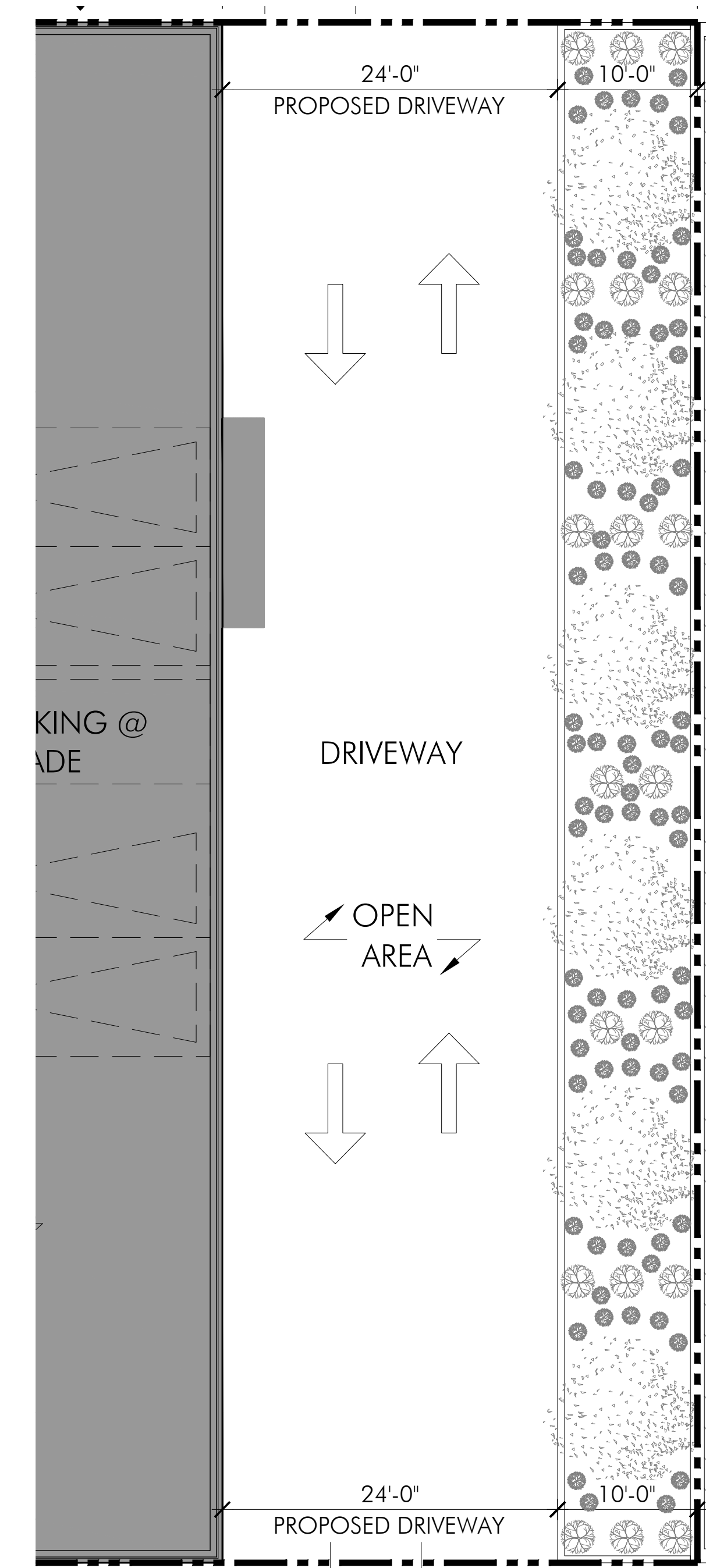
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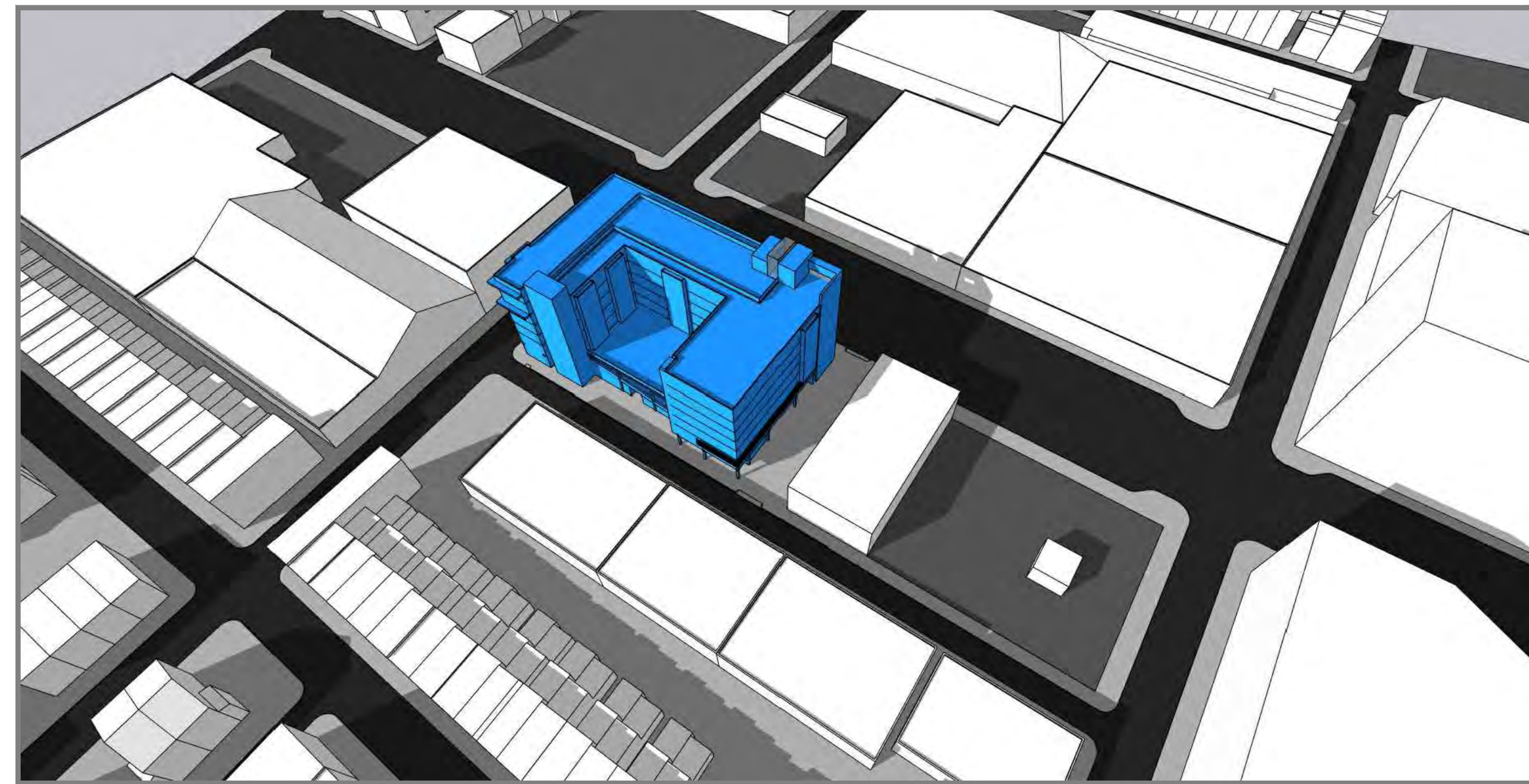
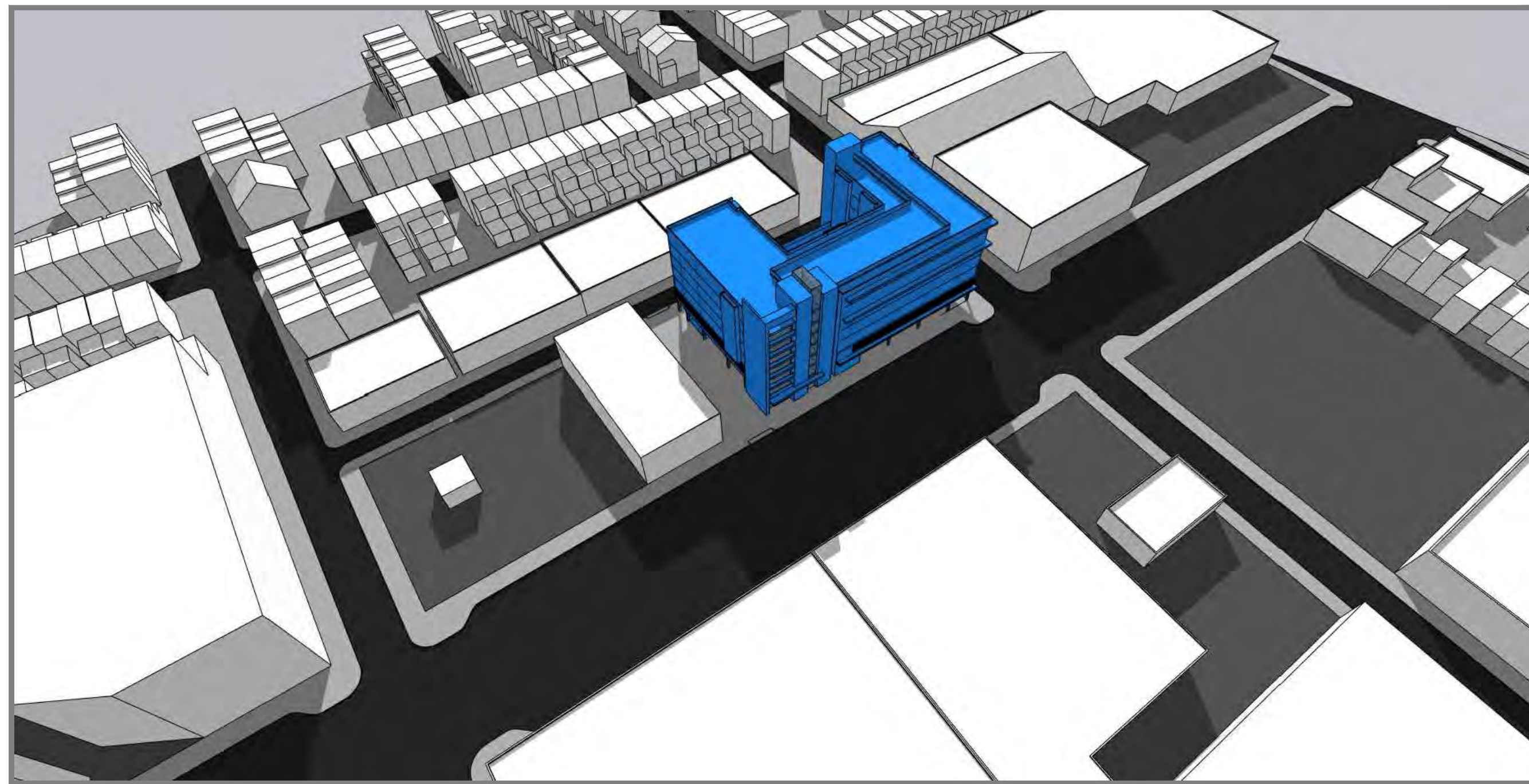
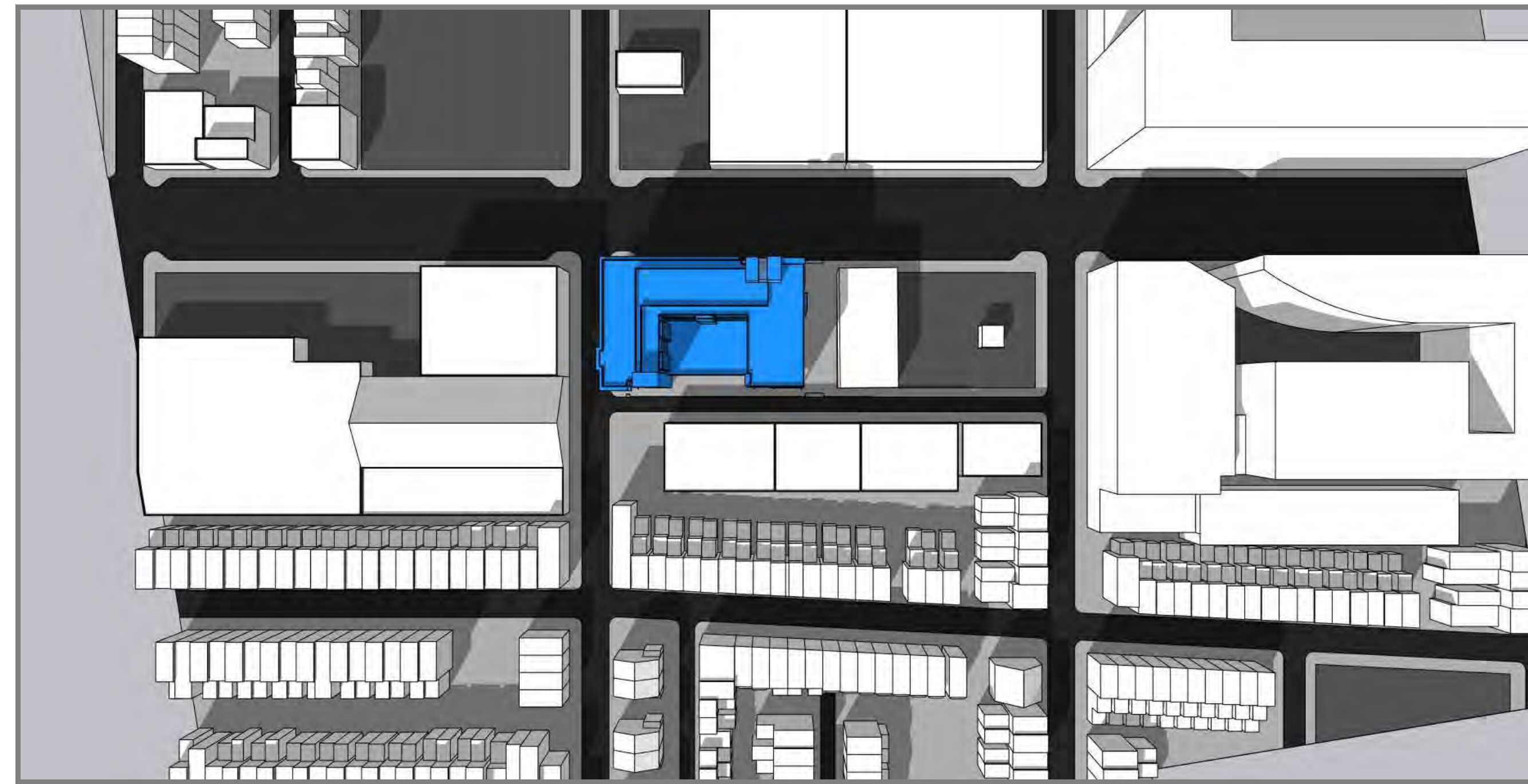
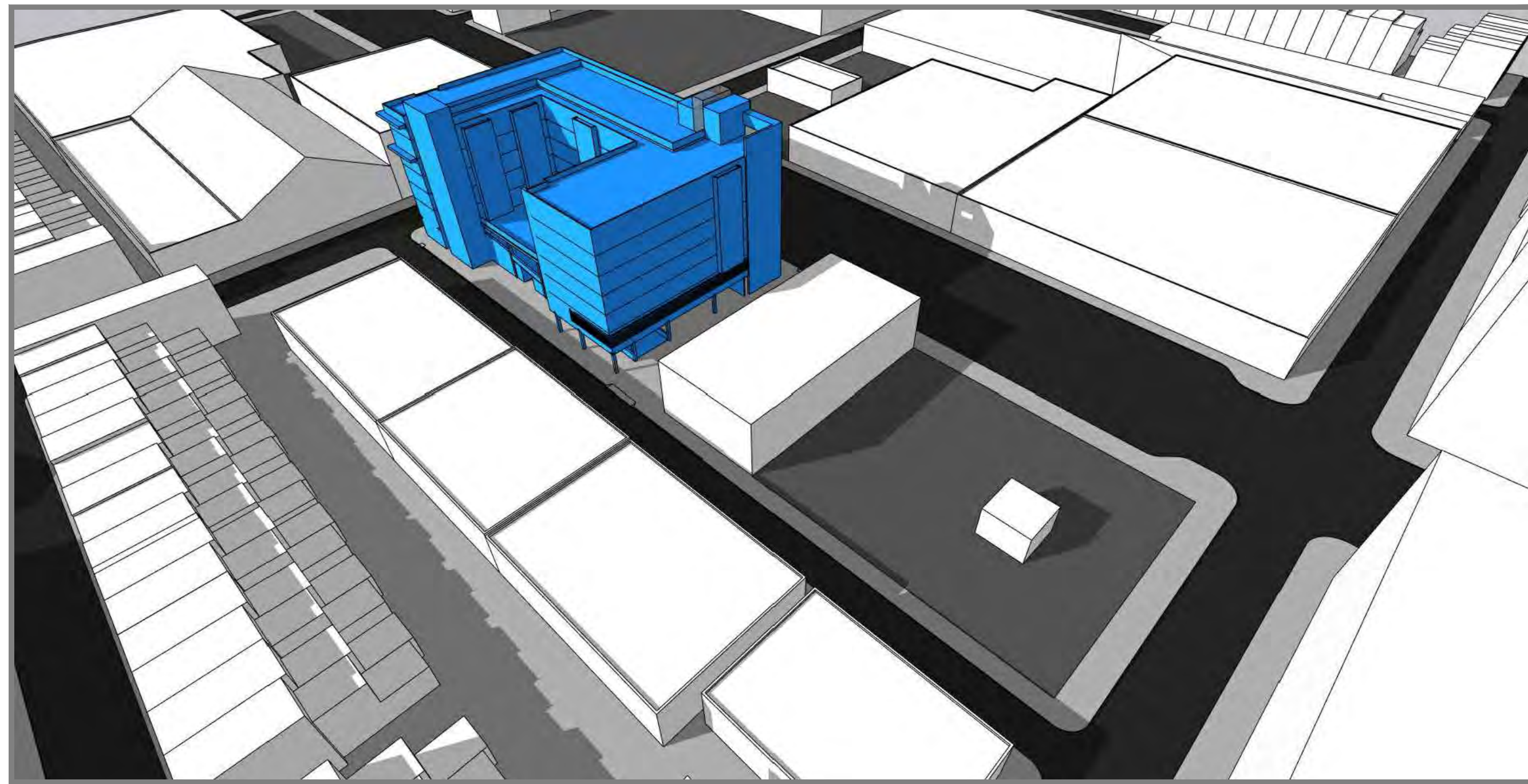
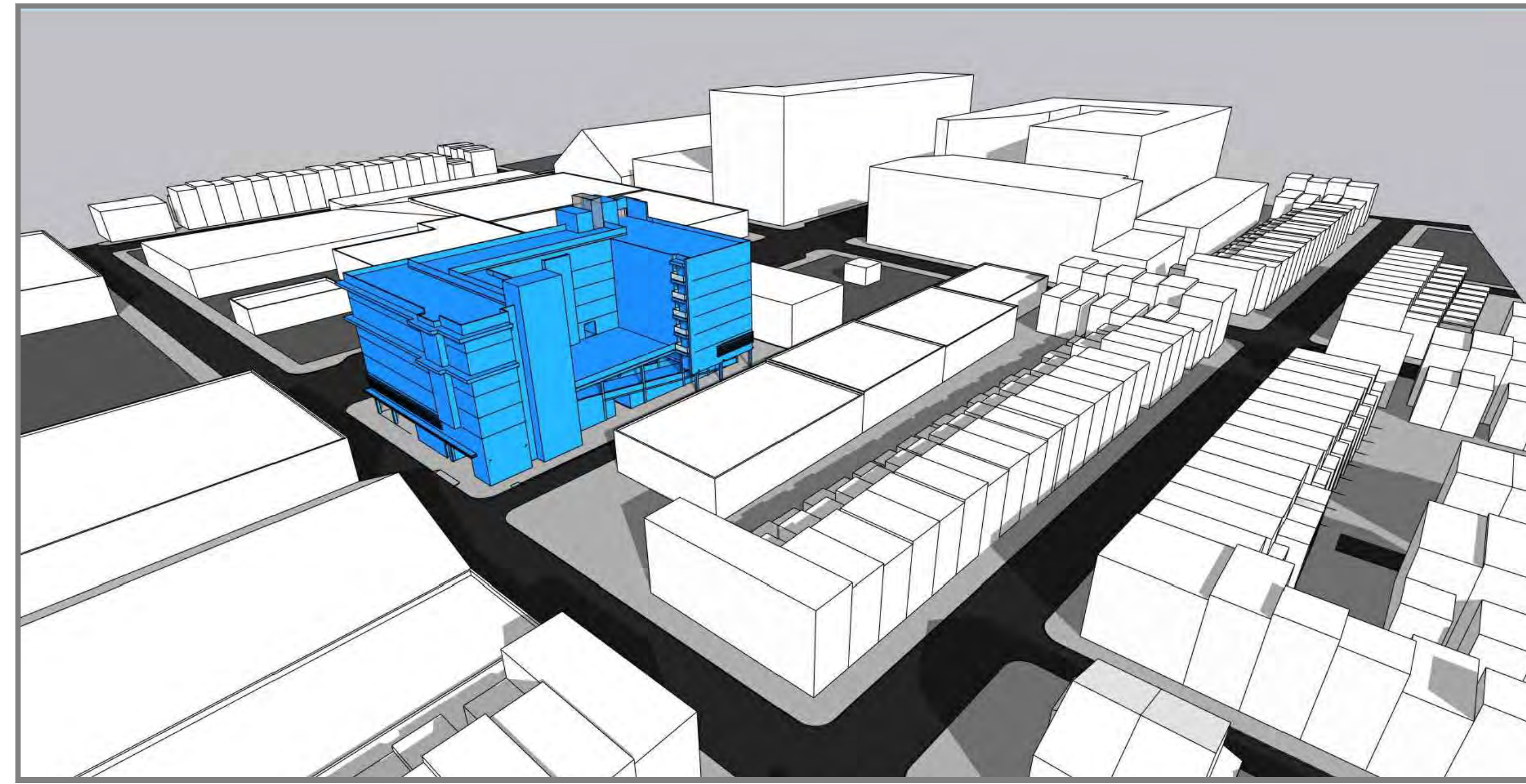
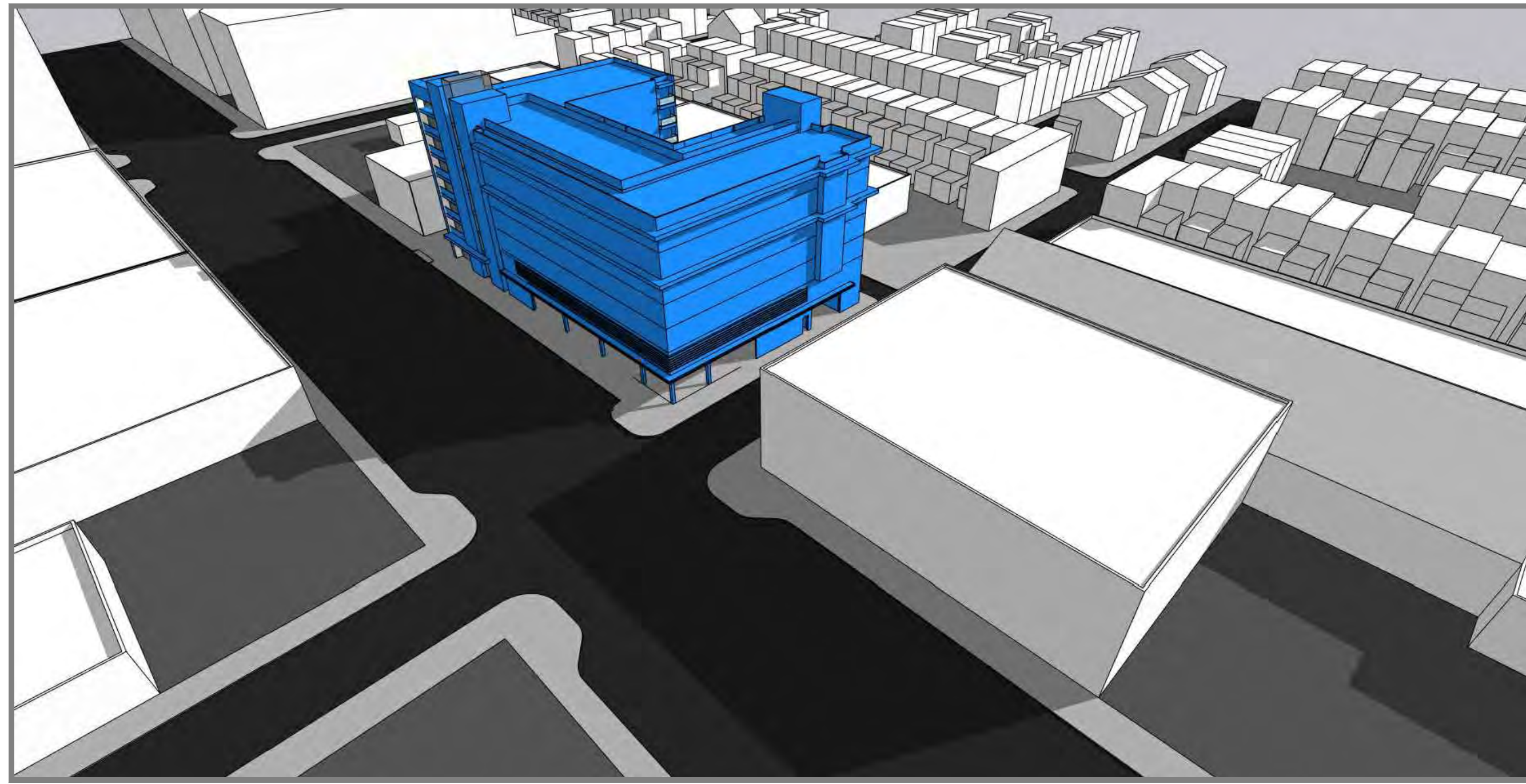


1 Landscape Plan
Scale: 1/16" = 1'-0"



2 Landscape Plan Enlargement
Scale: 1/8" = 1'-0"

Landscape Plan



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Massing within Site Context

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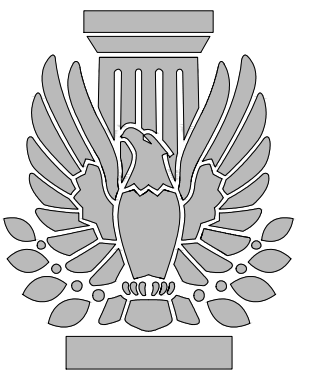
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DRAWING NO.



1 View Looking South



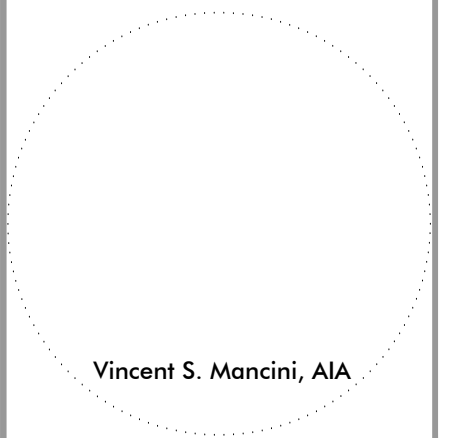
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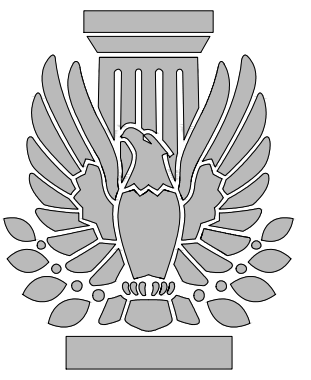
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1 View Looking East



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1 View Looking West



2 View Looking North



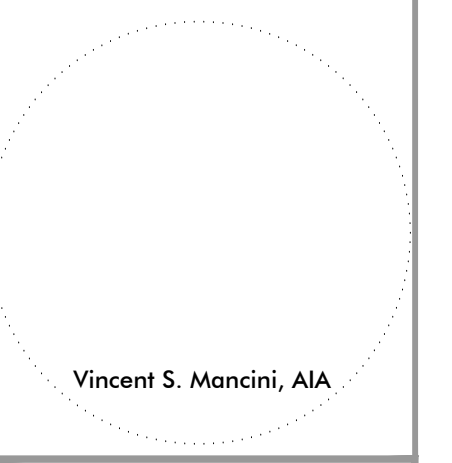
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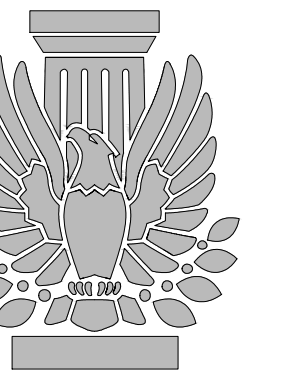
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1510 WASHINGTON AVE
EXISTING 2 STORY
HT. 32'-0" (+,-)
(NOT PART OF THIS APPLICATION)

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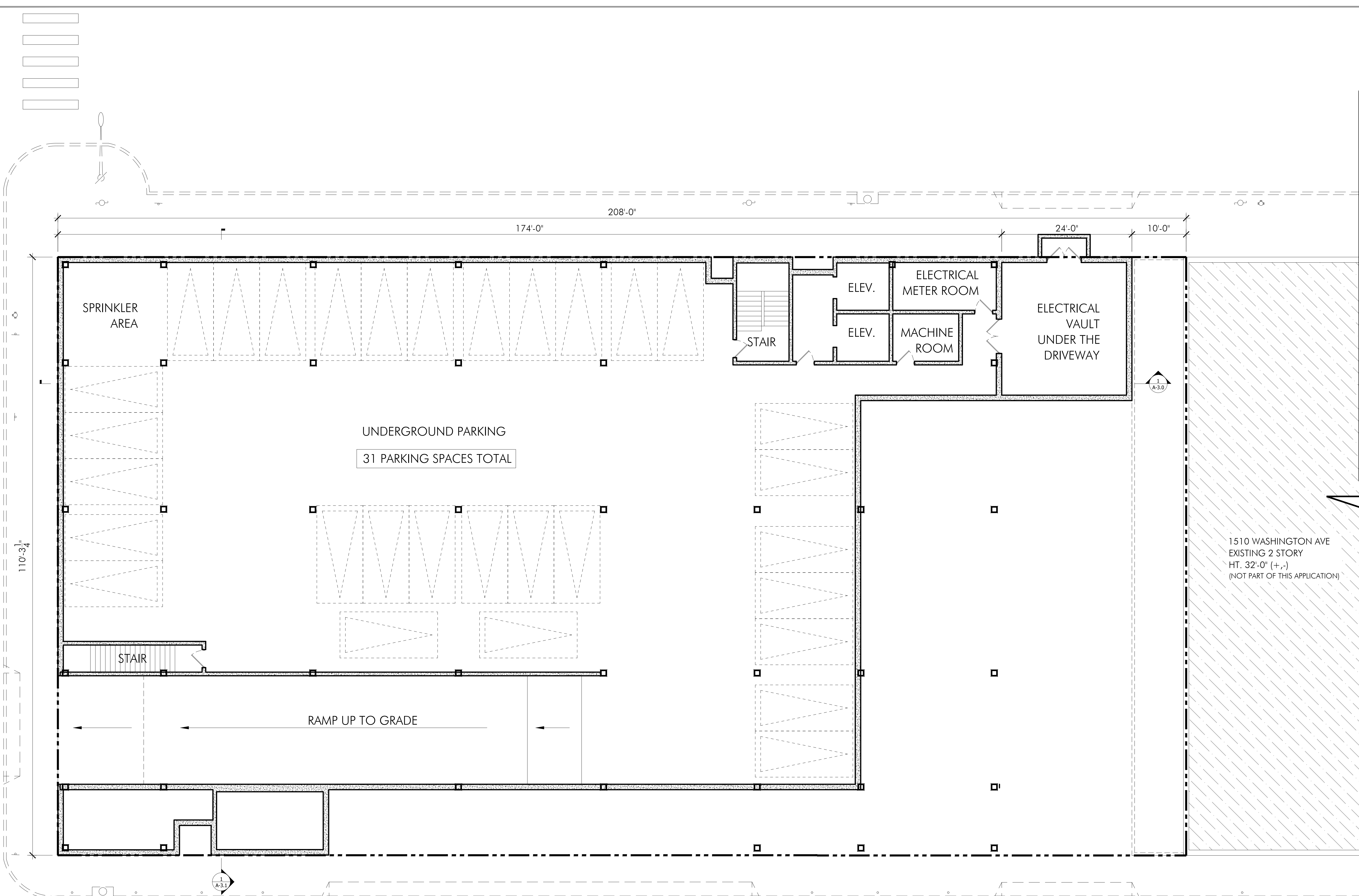
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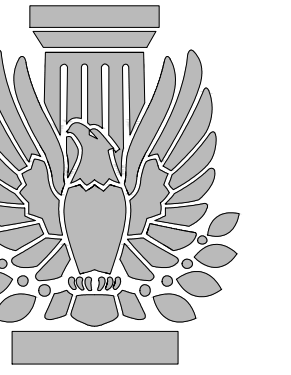
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Floor Plan Sheet



1 Underground Parking Plan
Scale: 1/8" = 1'-0"



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Floor Plan Sheet

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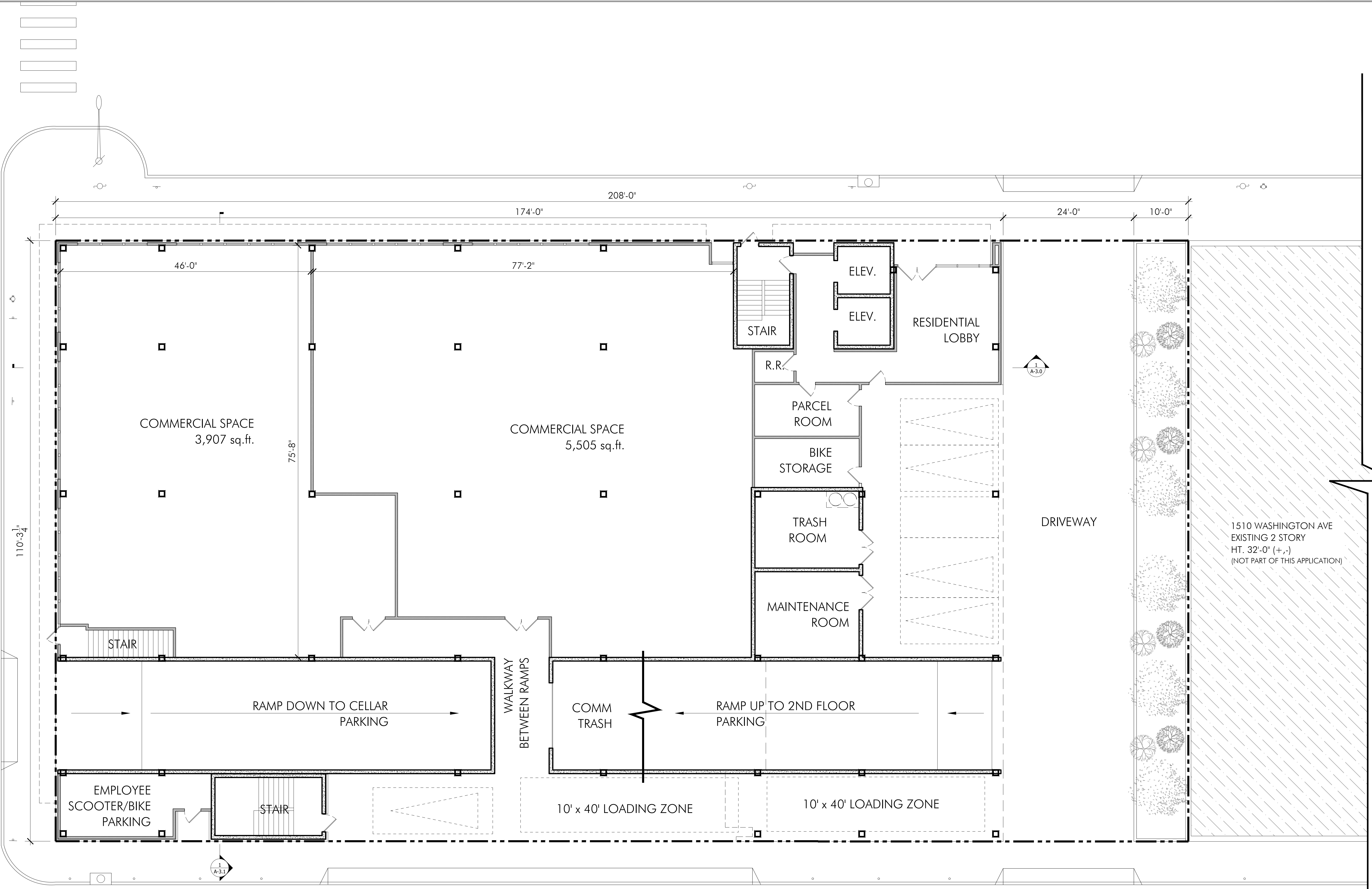
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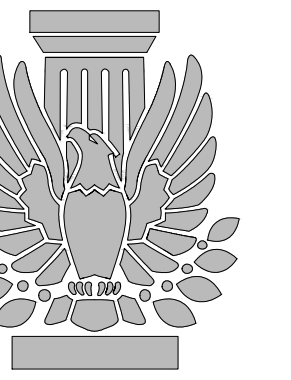
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1 First Floor Plan
Scale: 1/8" = 1'-0"



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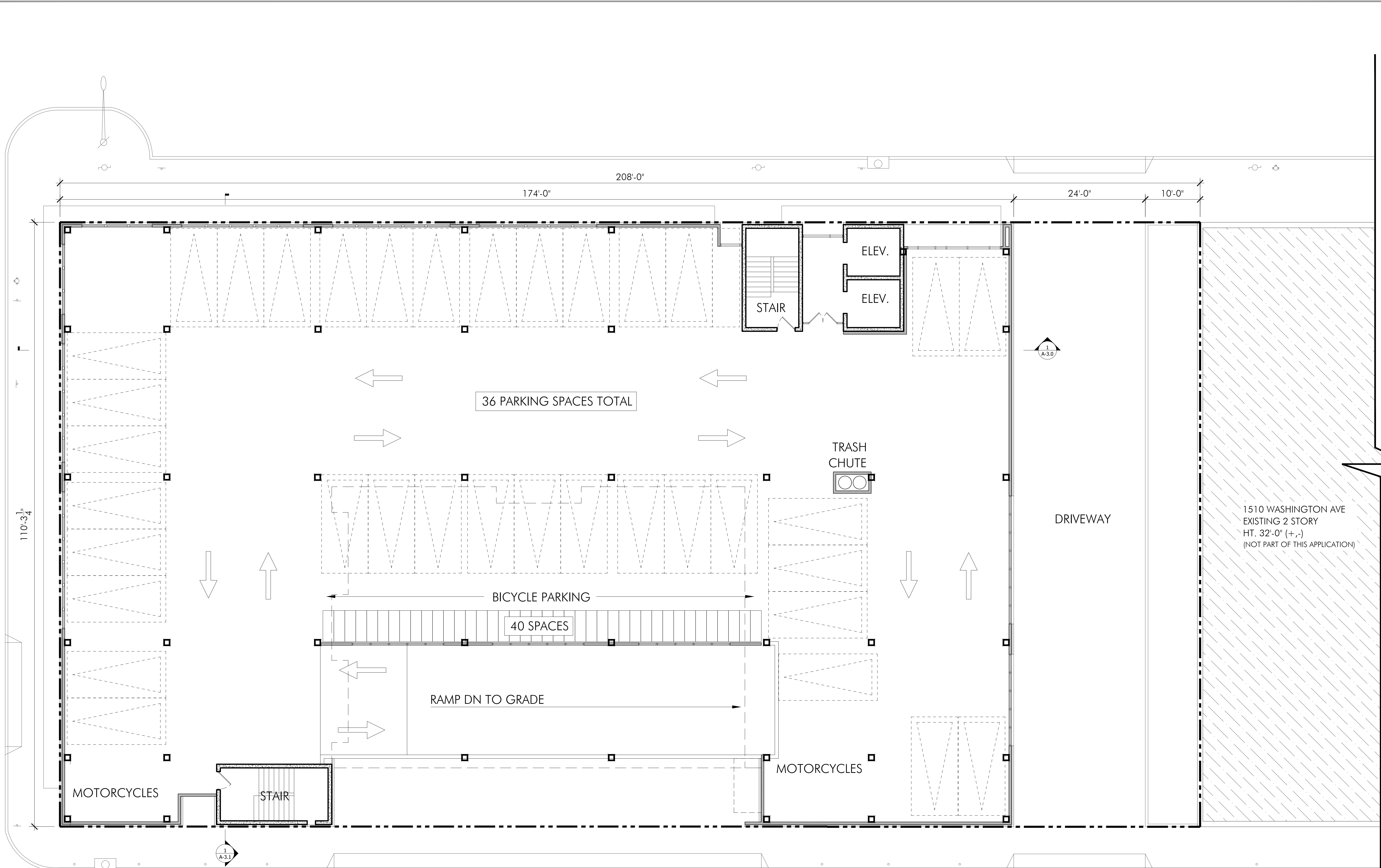
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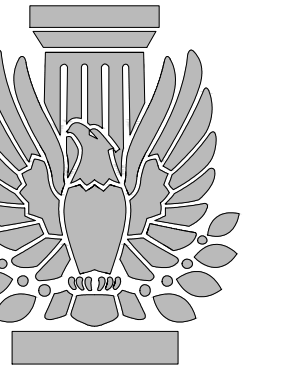
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1 Second Floor Parking Plan
Scale: 1/8" = 1'-0"



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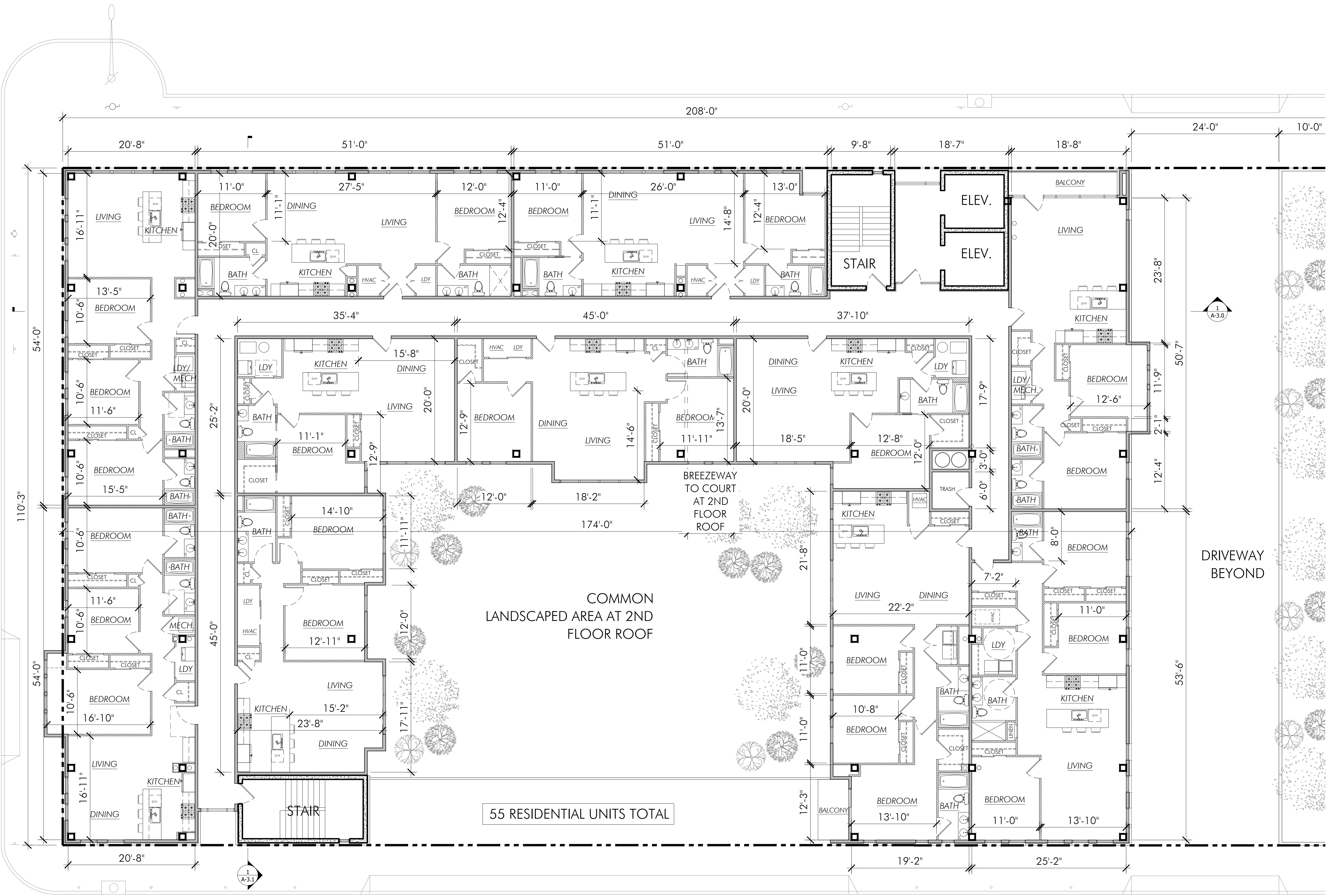
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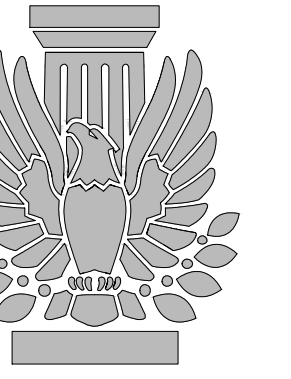
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1 Third-Seventh Floor Plans
Scale: 1/8" = 1'-0"

Floor Plan Sheet



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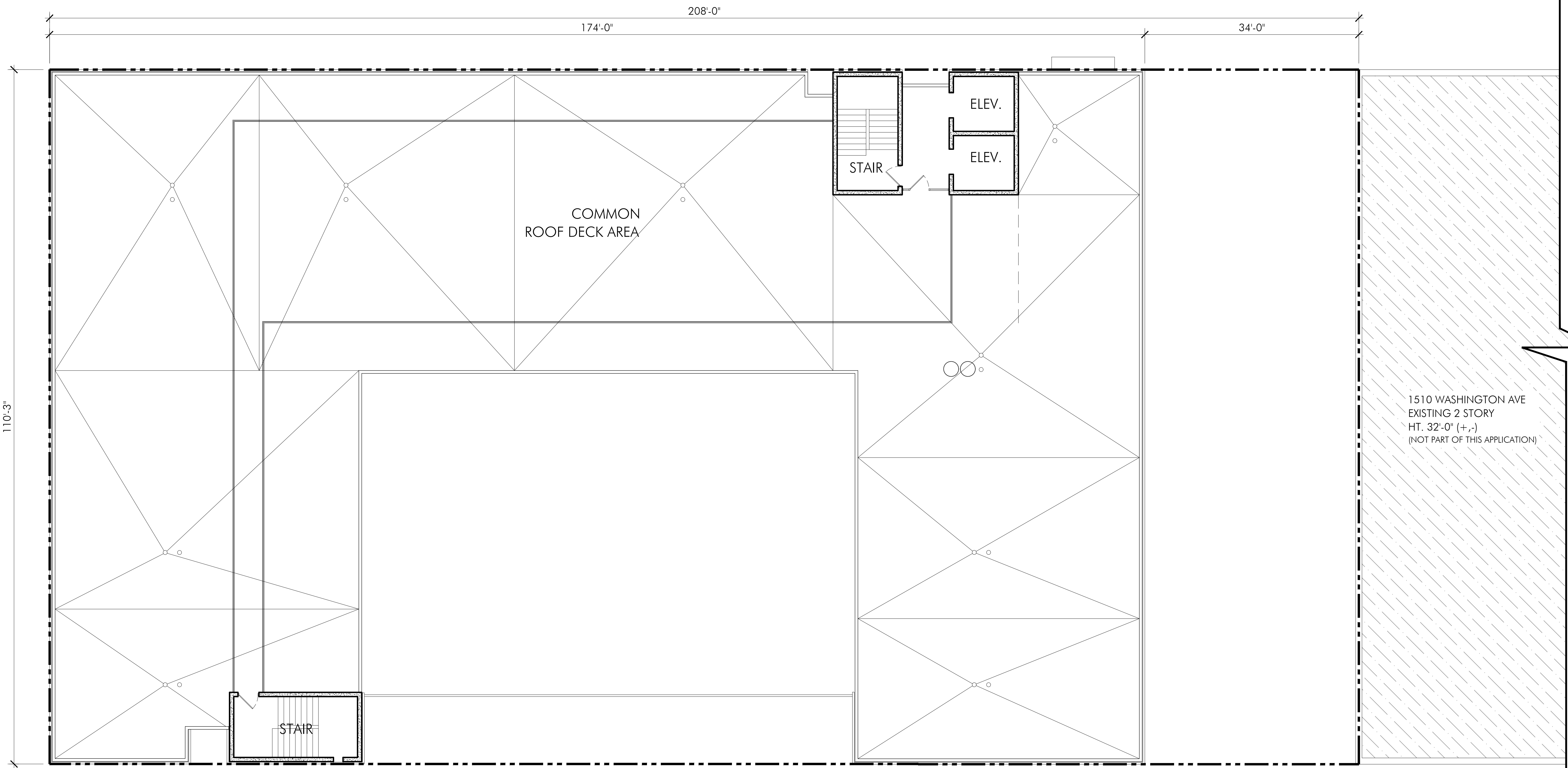
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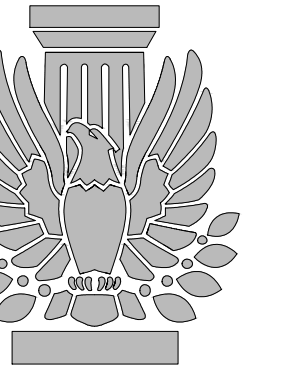
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1 Roof Plan
Scale: 1/8" = 1'-0"



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North Elevation

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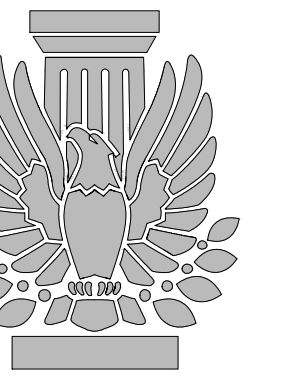
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1 North Elevation
Scale: 1/8" = 1'-0"



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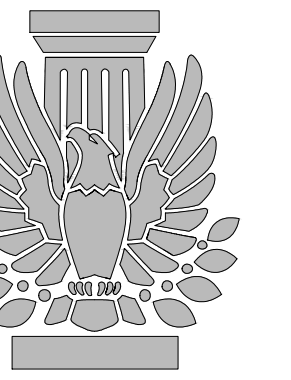
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1 West Elevation
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South Elevation

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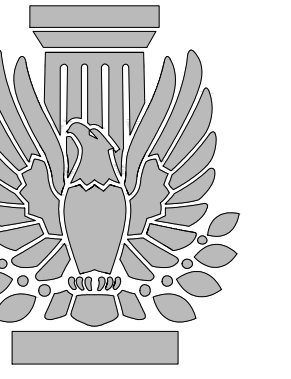
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1 South Elevation
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East Elevation

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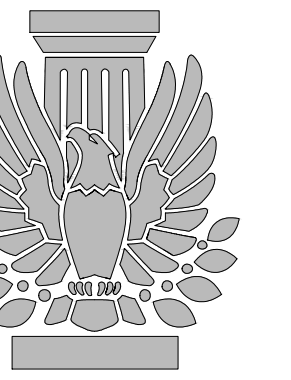
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A-2.3

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1 East Elevation
Scale: 1/8" = 1'-0"



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1520-30 Washington Ave
Philadelphia, PA 19146

Owner:
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1600 Washington Ave
Philadelphia, PA 19146

REVISION DESCRIPTION
Issued for Zoning Application Submission
Revised as per Examiners' Request

DATE ISSUED
03-13-2024
03-21-2024

SHEET TITLE
Inner Court Elevations

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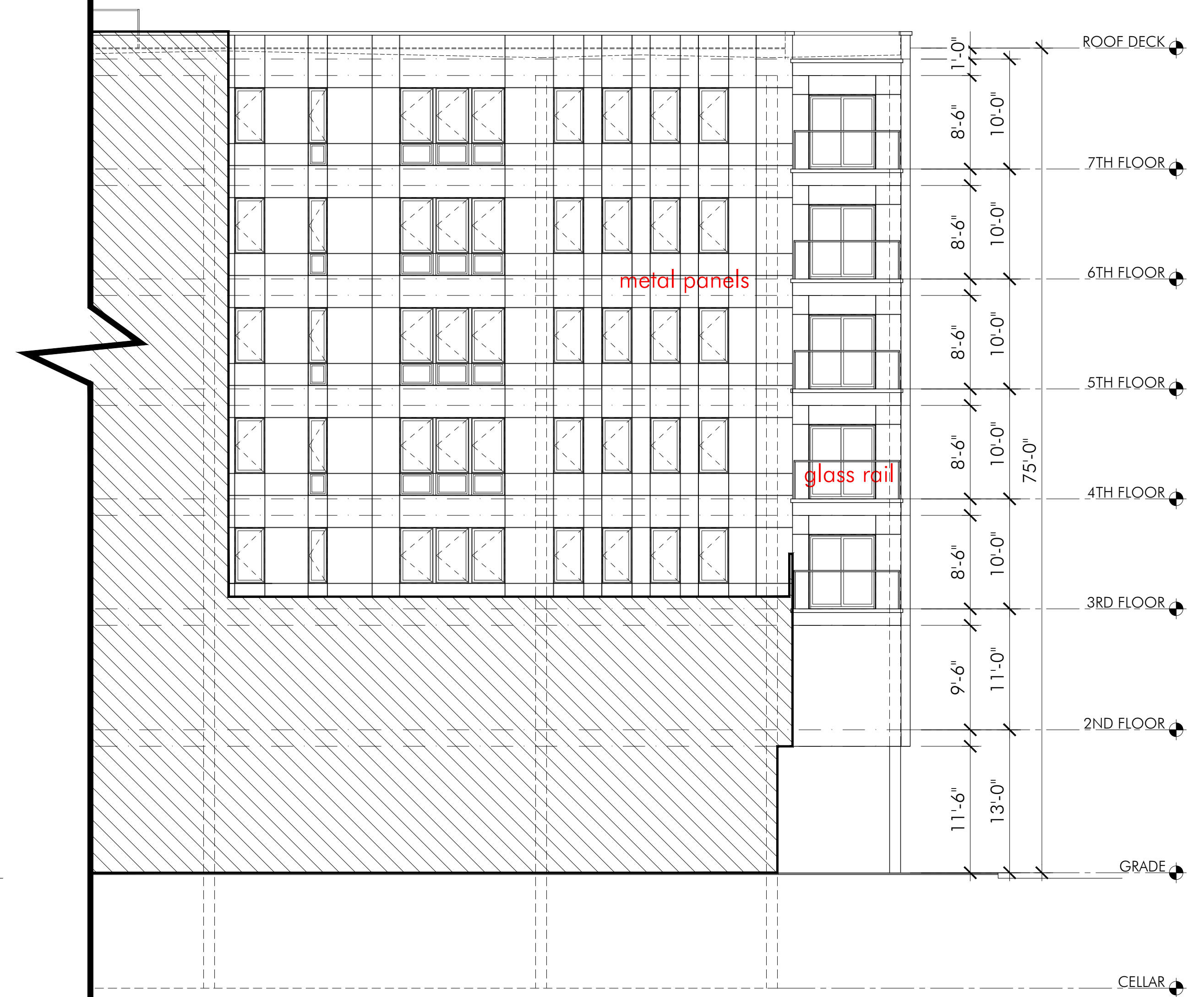
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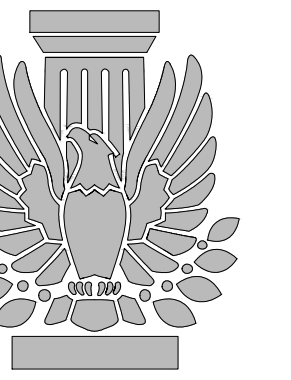
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1 Inner Court East Elevation
Scale: 1/8" = 1'-0"



2 Inner Court West Elevation
Scale: 1/8" = 1'-0"



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SHEET TITLE
Site Sections

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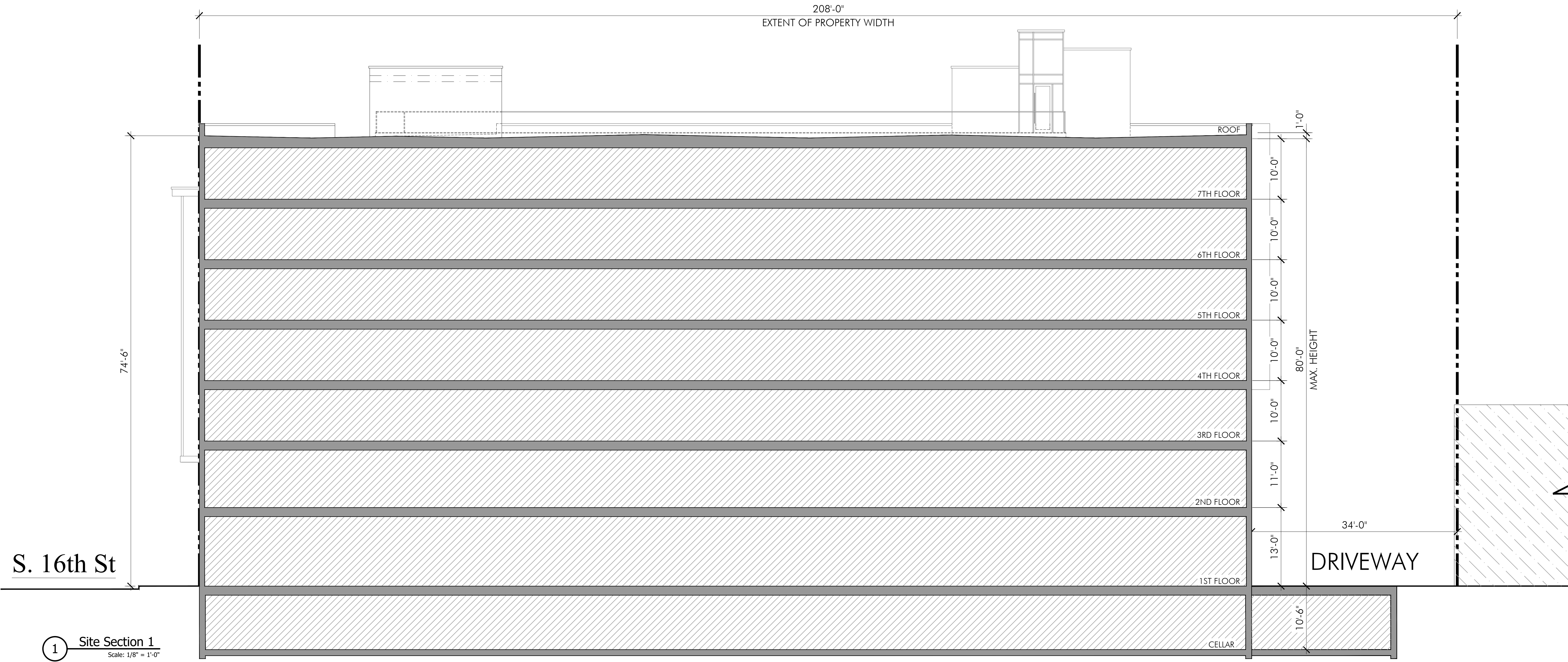
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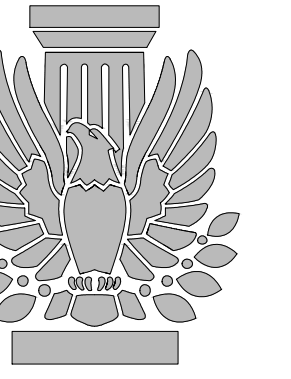
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DRAWING NO.



S. 16th St

1 Site Section 1
Scale: 1/8" = 1'-0"



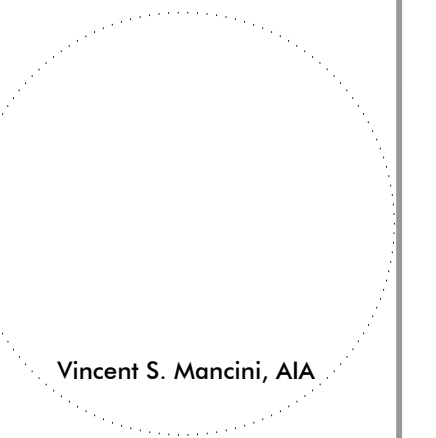
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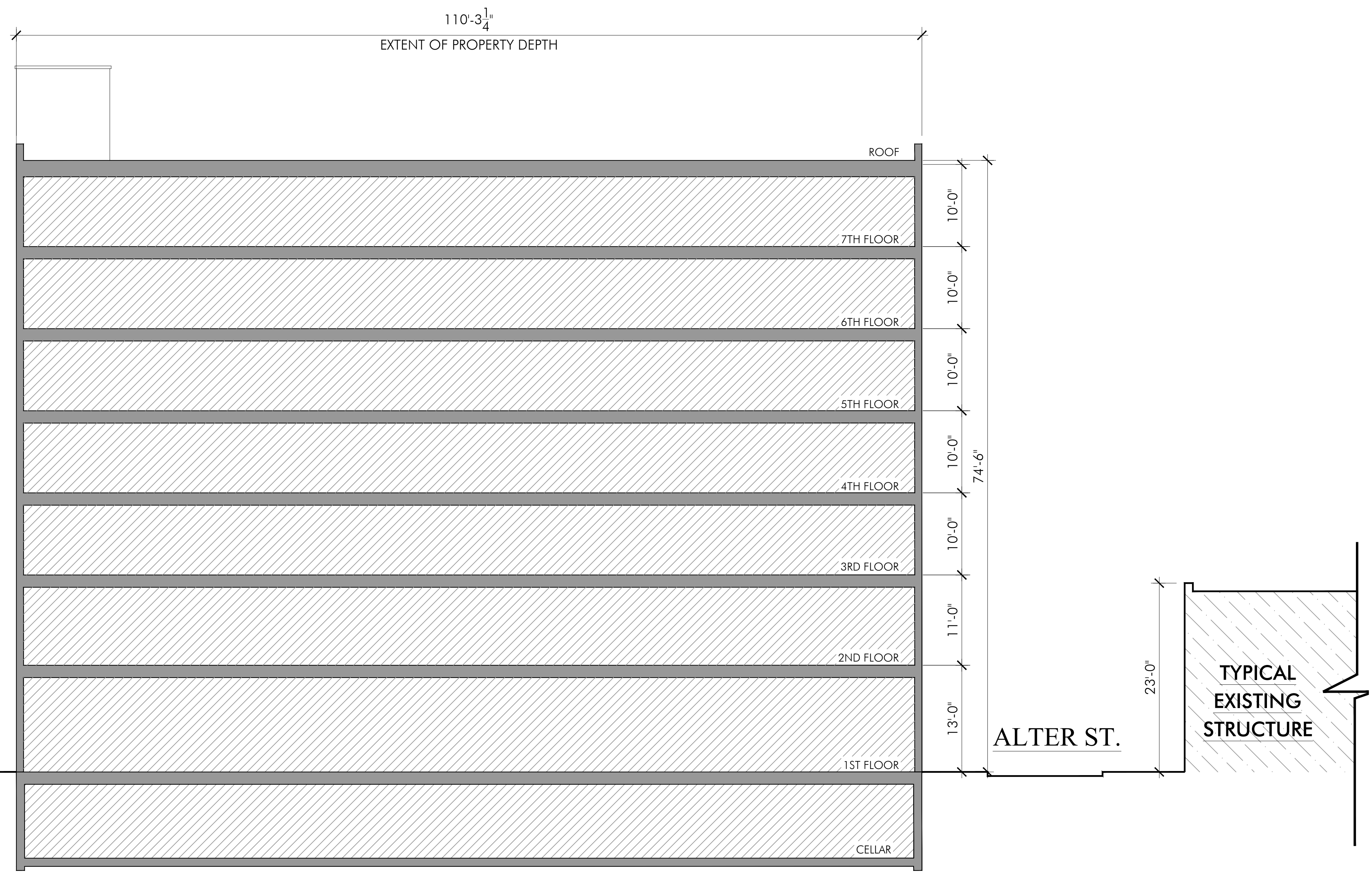
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Site Sections



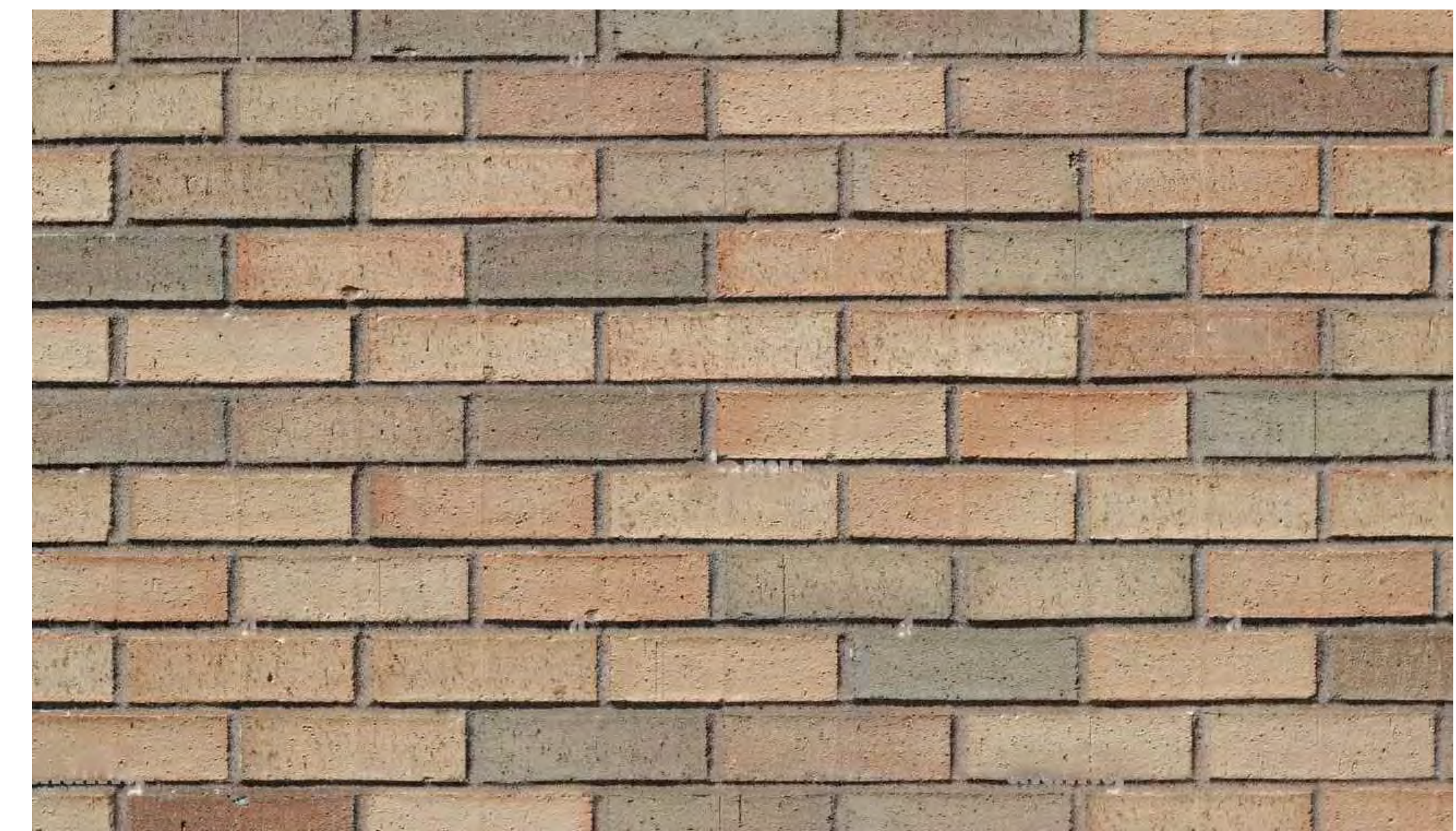
1 Site Section 2
Scale: 1/8" = 1'-0"



1 View Looking South



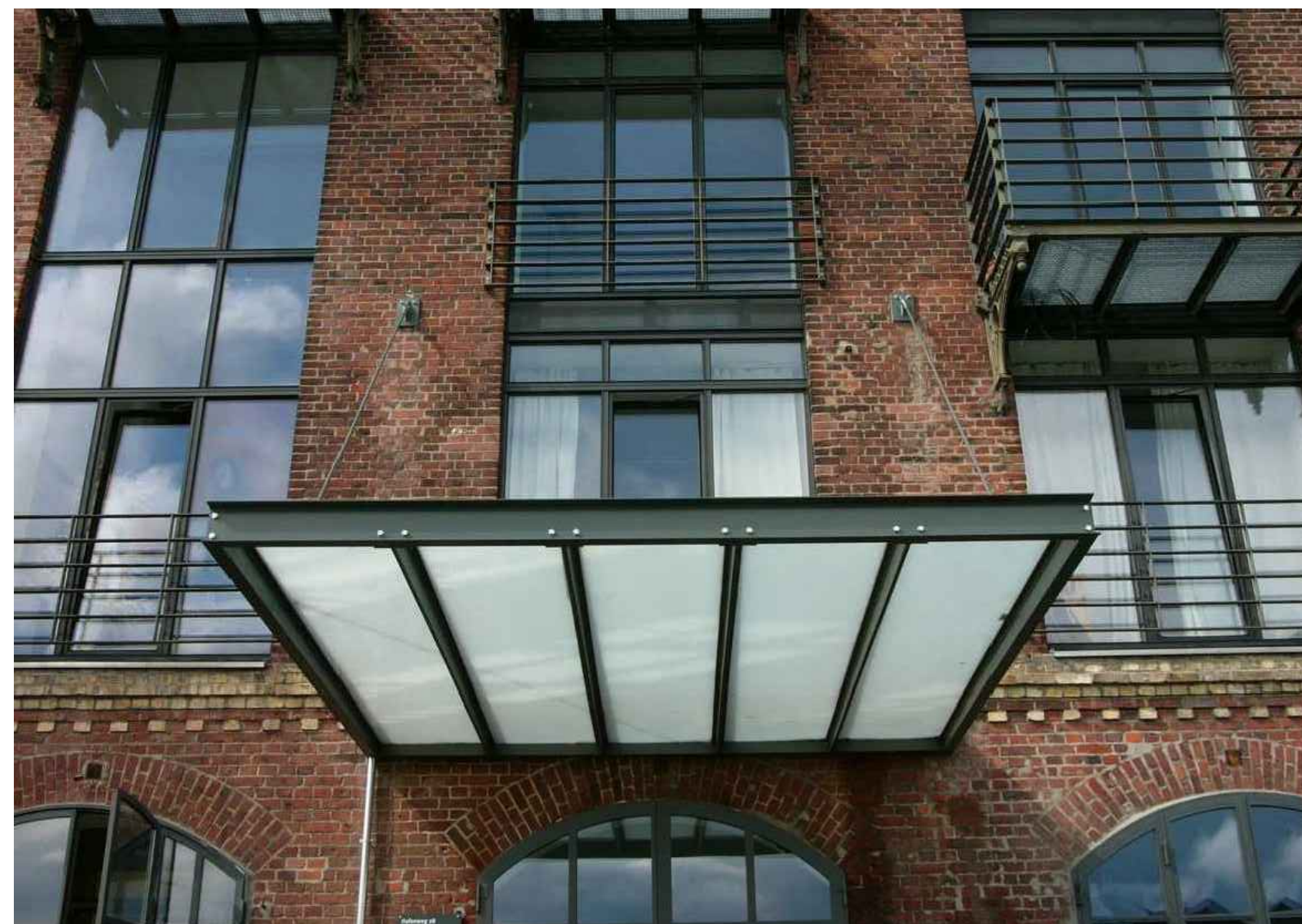
Metal Cornice - Black



Brick at Frontage - Color



Glass Curtain Wall



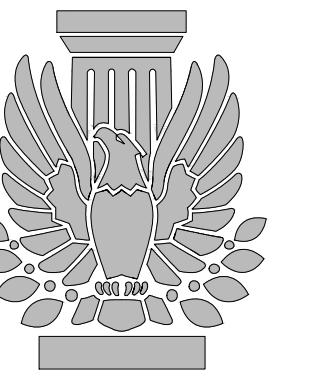
I-Beam Steel Awning - Black



Metal Storefront - Black



Anderson Metal Clad Windows - Black



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SHEET TITLE
Material Palette - Sheet 1 of 2



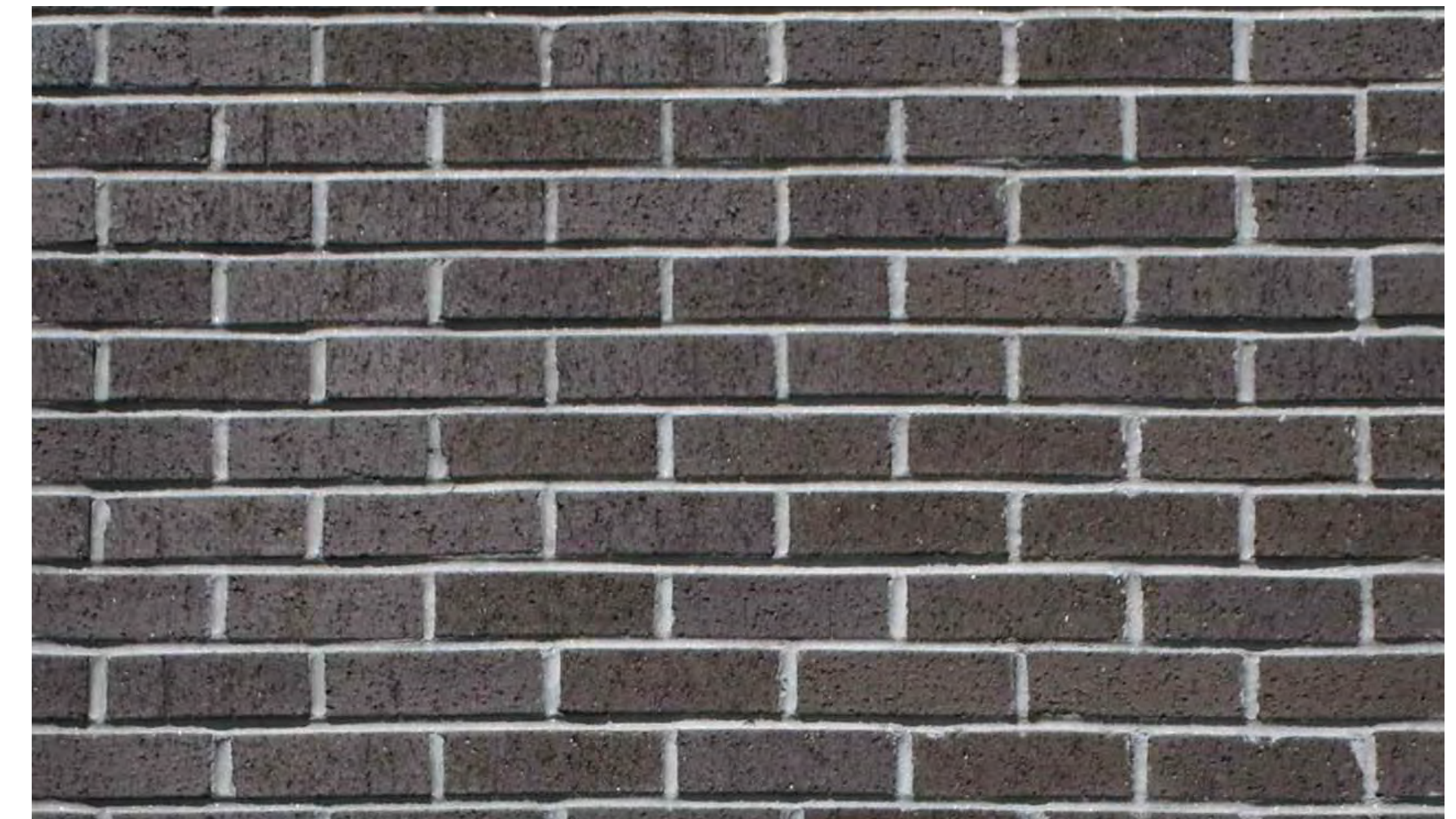
2 View Looking North



Glass and Metal Railing - Black



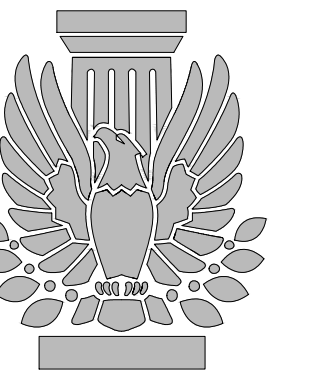
Metal Paneled Siding - Light Grey



Brick at Towers - Slate



Corrugated Metal Siding - Grey



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Material Palette - Sheet 2 of 2

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