



CIVIC DESIGN REVIEW
SUBMISSION IN RESPONSE TO
FIRST CDR HEARING
FEBRUARY 19, 2019

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

C.00

CIVIC DESIGN REVIEW

SUBMISSION IN RESPONSE TO FIRST

CDR HEARING

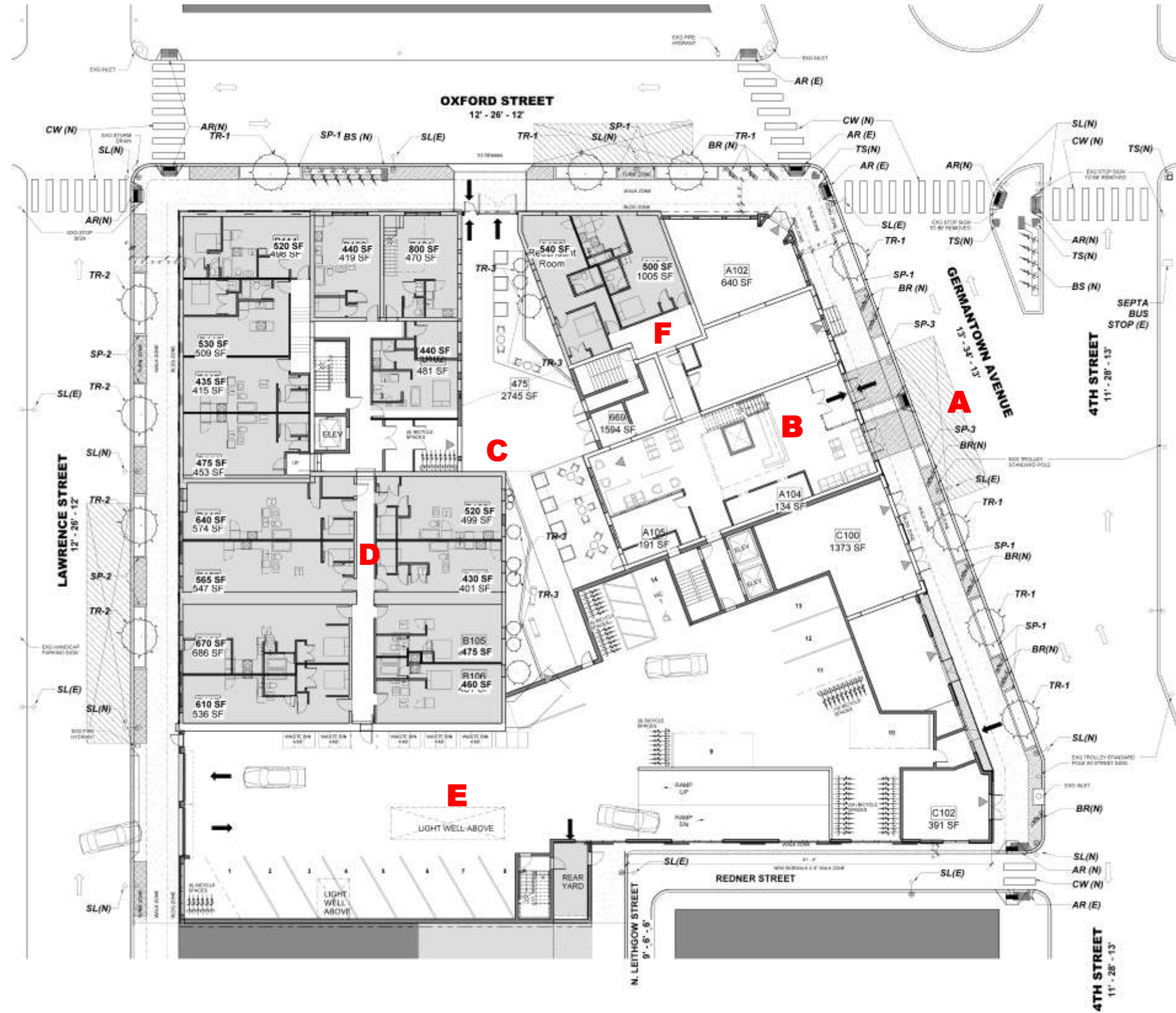
FEBRUARY 19, 2019

REVISIONS BASED ON COMMENTS FROM 1ST HEARING

- A. EXTERIOR - REFINEMENT OF FACADES BASED ON OVERALL CHANGES TO HEIGHT AND DENSITY – SEE 2.03 THRU 2.06
- B. LOBBY – OPENED TO VIEW COURTYARD GARDEN BEYOND – SEE 2.02 AND 2.15
- C. COURTYARD – NEW SEATING AREA REFINED LANDSCAPING, ELIMINATION OF 2ND STORY BRIDGE – SEE 2.15
- D. WING B – REFINED LAYOUTS AND REDUCED NUMBER OF UNITS; ADDED TRASH AND MECHANICAL ROOMS SEE 2.02
- E. SERVICE DRIVEWAY – DUMPSTER AREA SEE 1.04
- F. WING A – REMOVE ONE STORY TO (5) STORIES- REDUCE NUMBER OF UNITS AND AREA – SEE 2.03, 2,05,

REVISED F.A.R.: 556%

REVISED # OF UNITS: 206 (200 RESID/ 6 COMM)



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REVISION SUMMARY

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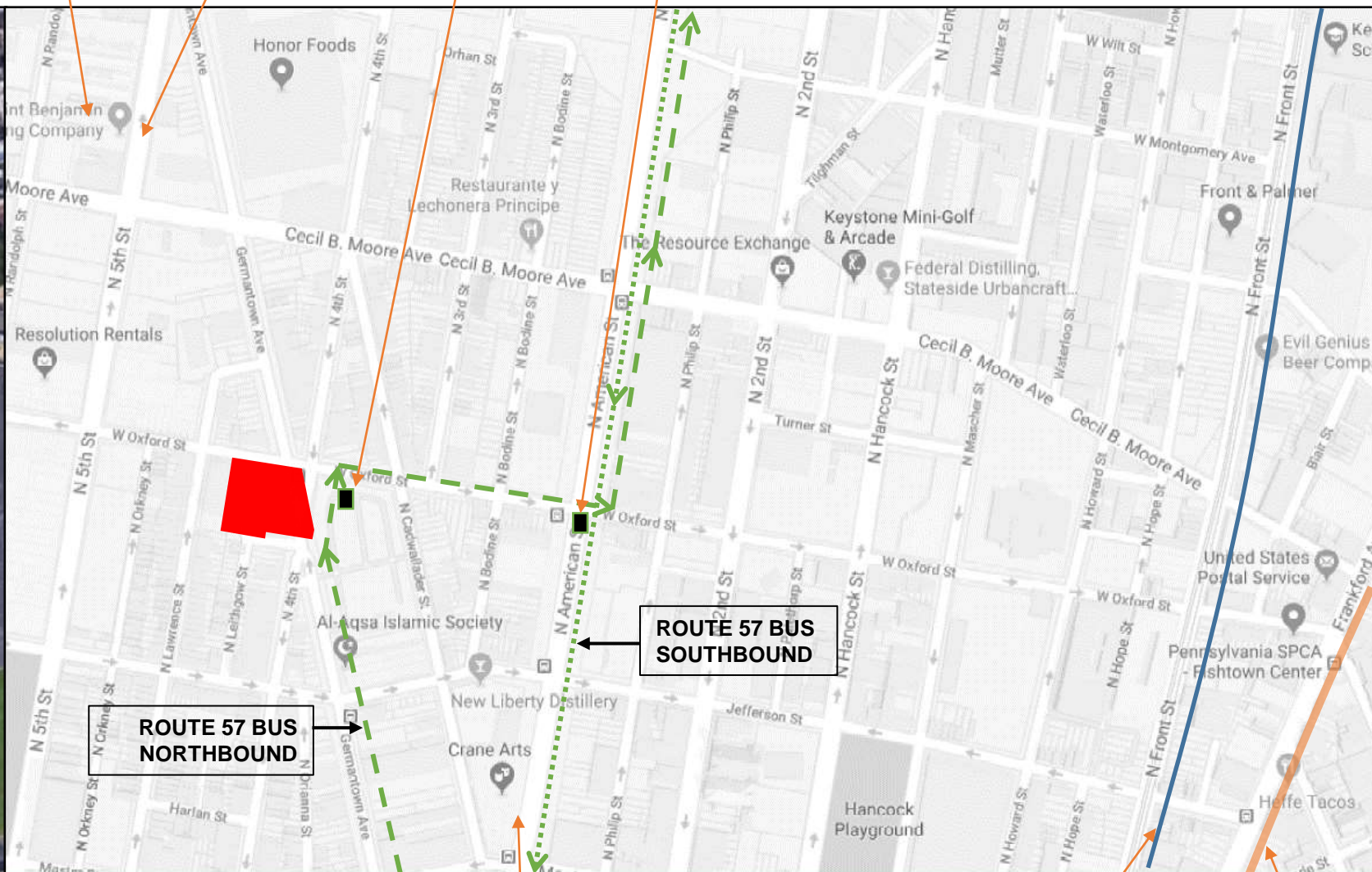
R.00

FACTORY LOFTS
MULTI-UNIT
RESIDENTIAL

SAINT BENJAMIN
BREWING COMPANY

SEPTA ROUTE 57
BUS STOP
NORTHBOUND

SEPTA ROUTE 57
BUS STOP
SOUTHBOUND



SATELITE VIEW

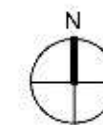
NEIGHBORHOOD MAP

MARKET-FRANKFORD
SUBWAY LINE

FRANKFORD AVE.
SHOPPING DISTRICT

CRANE ARTS
ART STUDIOS & VENUE

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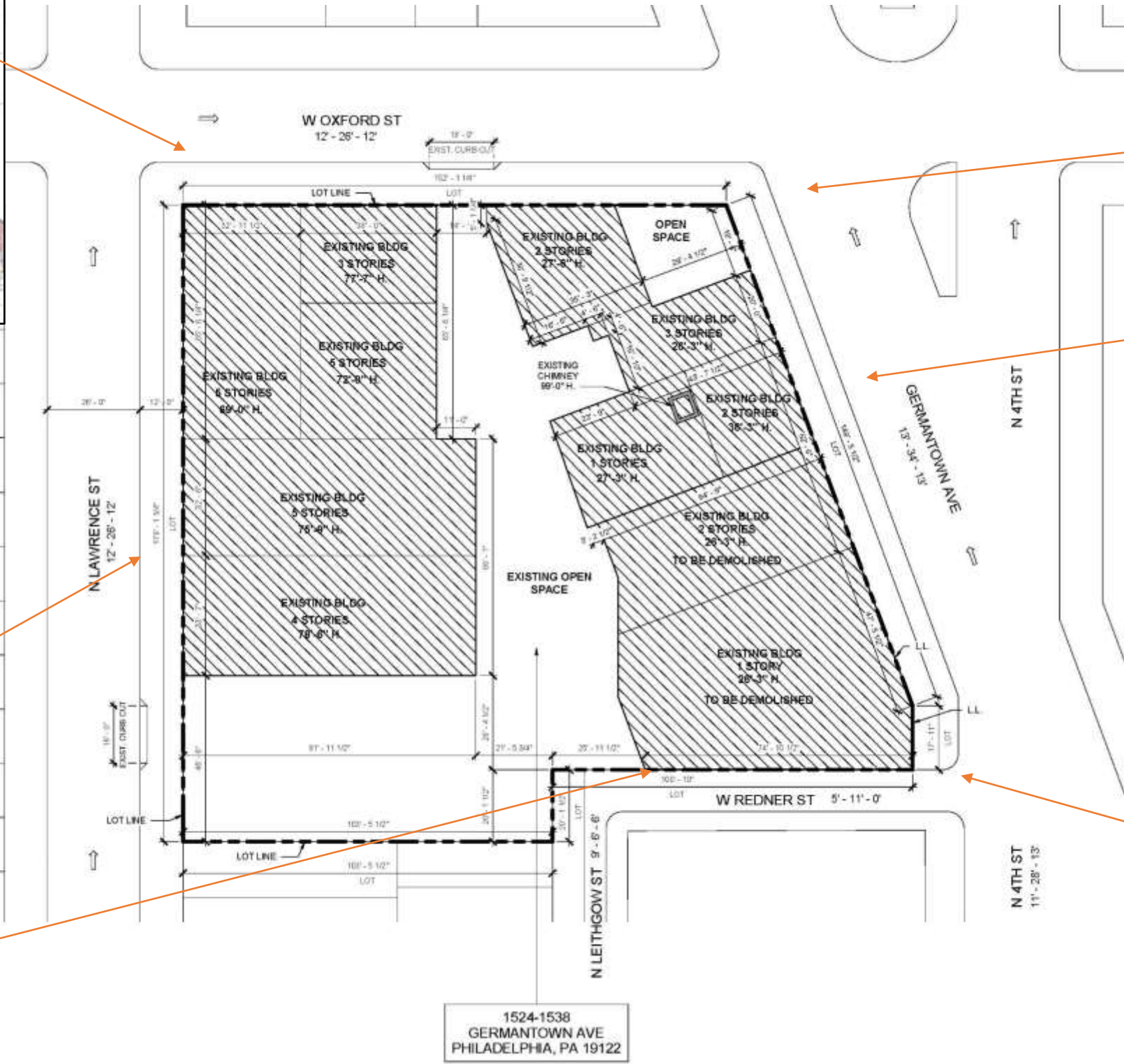


SITE MAP

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1.01



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EXISTING CONTEXT

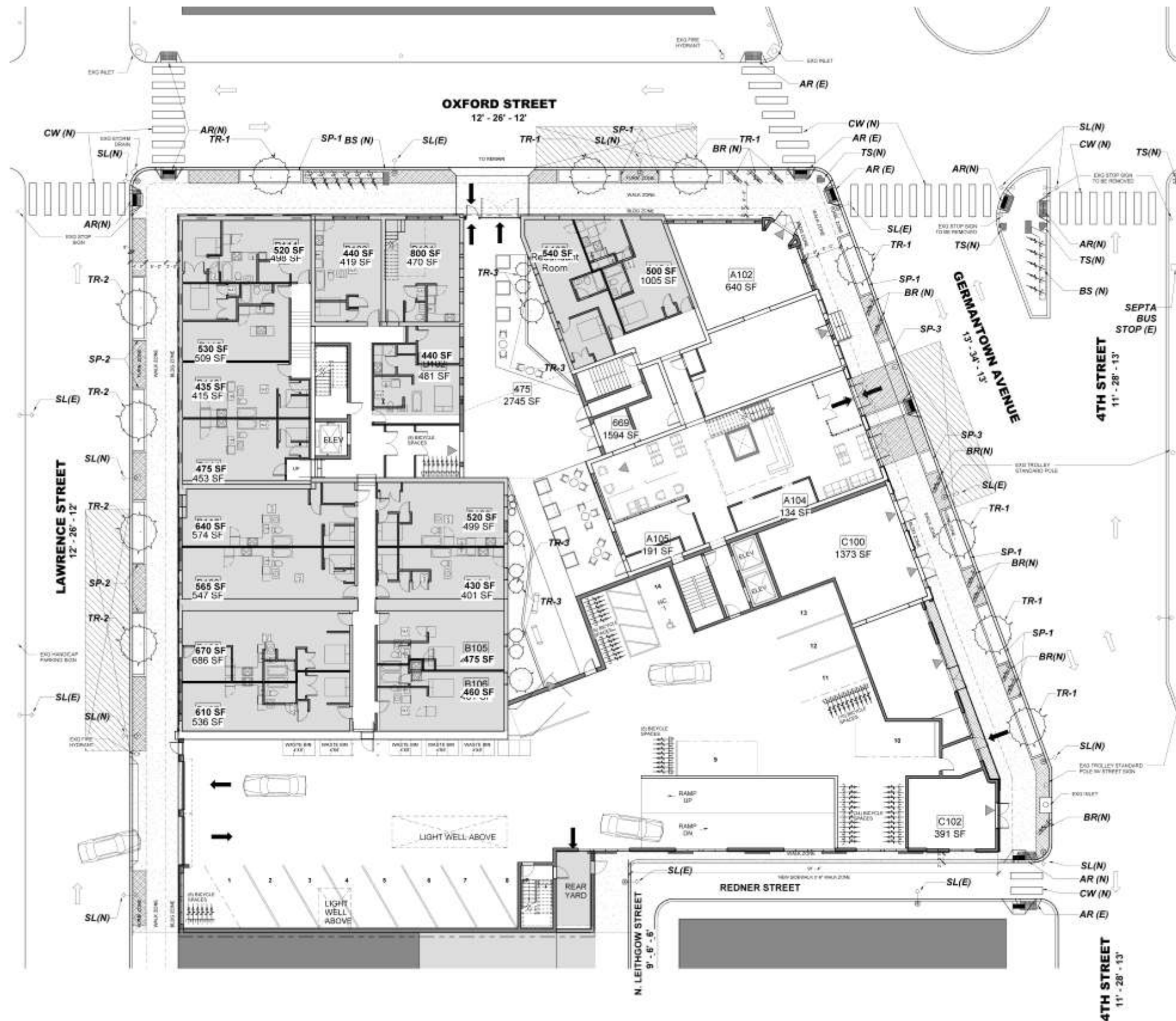
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1.02

TRANSPORTATION & STREET FEATURES LEGEND		
LEGEND	SPECIFICATION	QTY.
BS(N)	BIKE SHARE (NEW)	2 LOCATIONS
BR(N)	BIKE RACK (NEW)	12
CW(N)	CROSSWALK (NEW)	SEE PLAN
SL(E)	STREET LAMP (EXISTING)	8
SL(N)	STREET LAMP (NEW)	6
TS(N)	TRAFFIC SIGNAL (NEW) EXG. STOP SIGN LOCATIONS	4
	ON-STREET LOADING ZONE (NEW)	2 X 40' 1 X 60'

LANDSCAPE FEATURES LEGEND		
←	ENTRY AND EXIT LOCATIONS FOR BUILDING OCCUPANTS	
AR (E)	EXISTING ADA CURB RAMP	
AR (N)	NEW ADA CURB RAMP	
	NEW CONCRETE SIDEWALK	
	NEW BRICK PAVING (HERRINGBONE PATTERN)	
STREET TREE PLANTING SCHEDULE: (PER DEPT. OF PARKS & RECREATION, STREET TREE MGMT. DIV. 2)		
LEGEND	SPECIFICATION	QTY.
TR-1	GLEDITSIA TRIACANTHOS VAR. INERMIS - THORNLESS HONEYLOCUST	7
TR-2	PRUNUS SARGENTII "SPIRE" - COLUMNAR SARGENT CHERRY	5
TR-3	SHRUBS @ COURTYARD	8+
SP-1 (N)	NEW STORMWATER PLANTER 4'-0" X 16'-0"	7
SP-2 (N)	NEW STORMWATER PLANTER 3'-6" X 16'-0"	4
SP-3 (N)	NEW STORMWATER PLANTER 3'-6" X 6'-0"	2

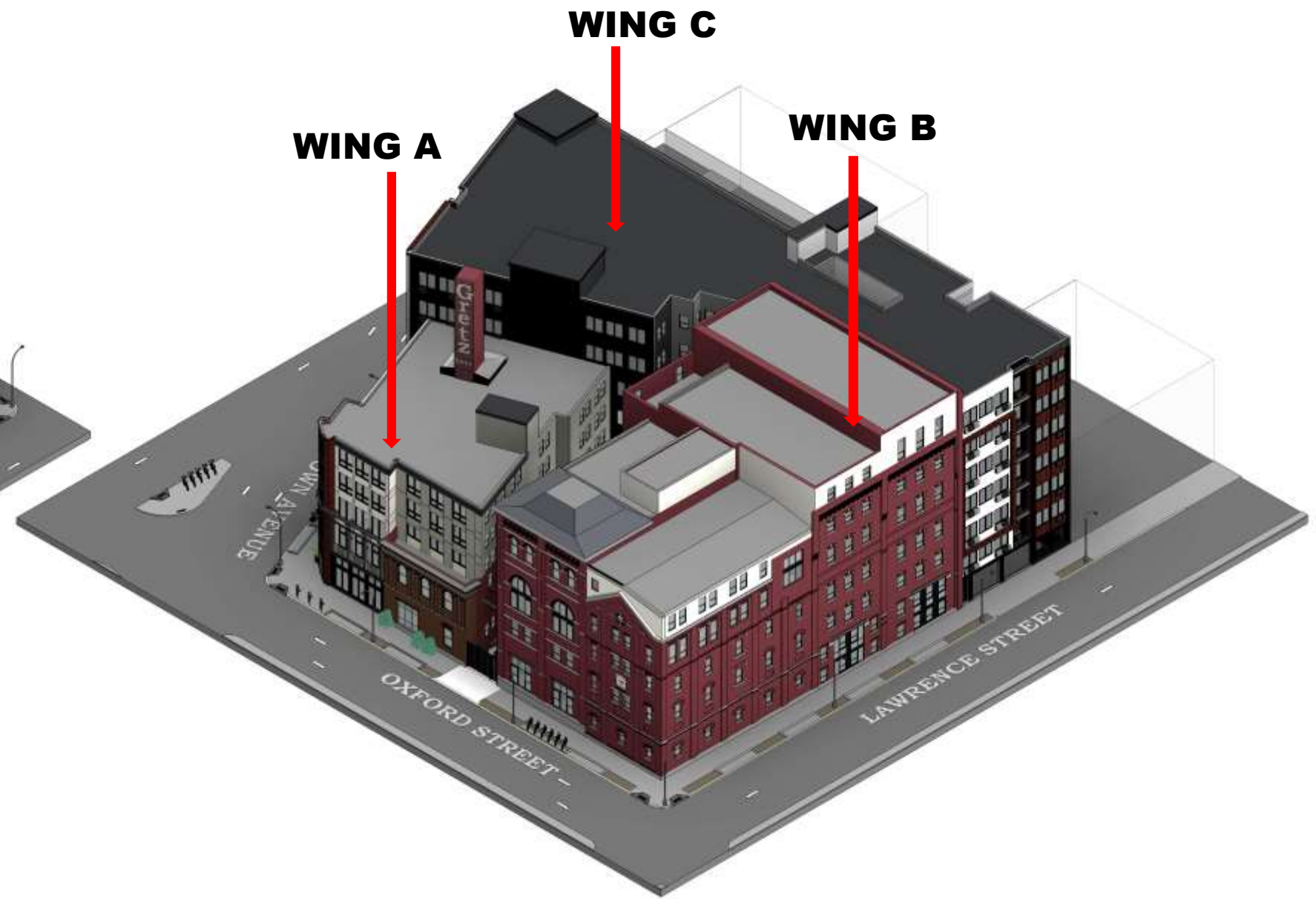
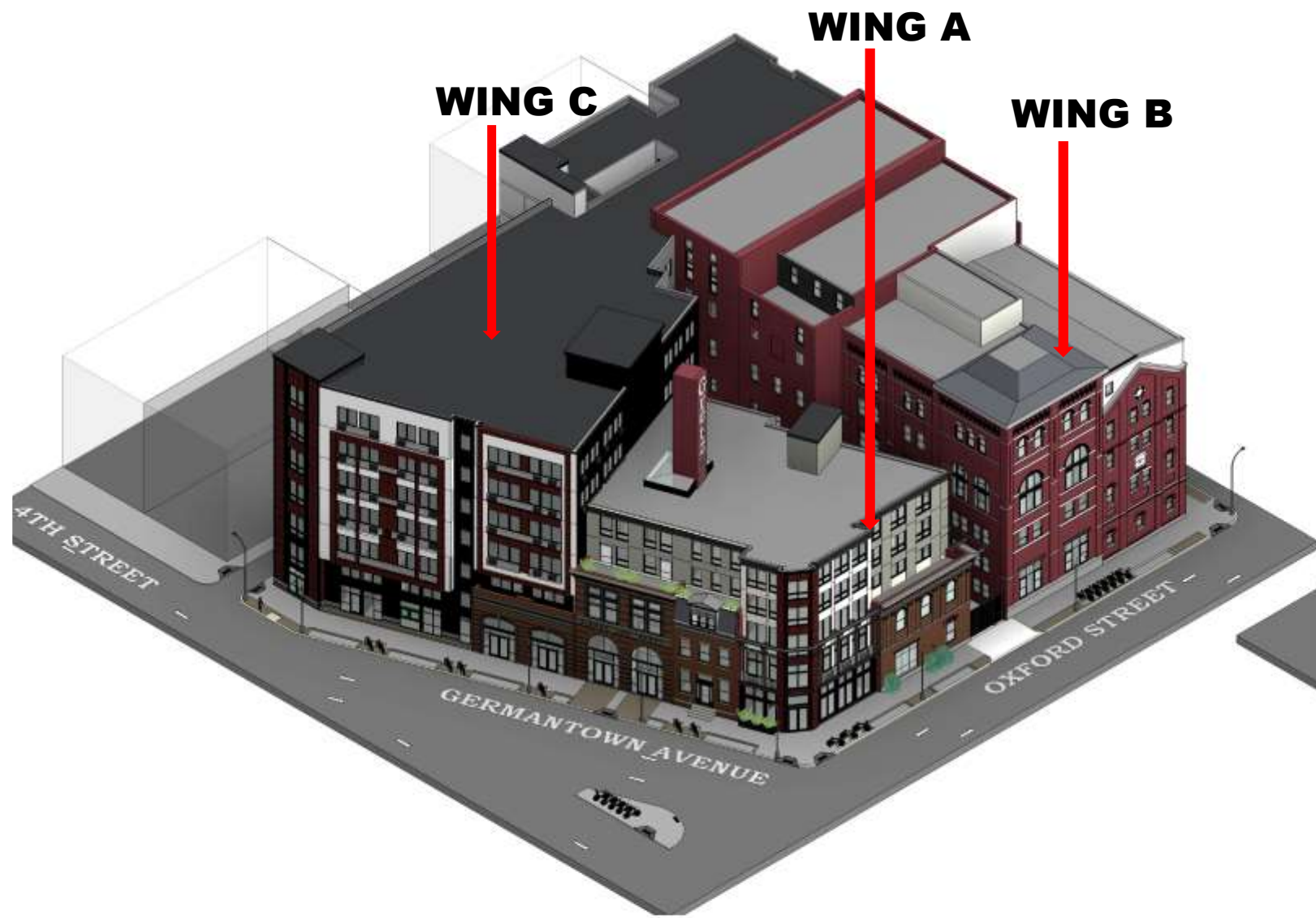


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GROUND LEVEL PLAN

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DEVELOPMENT OF THE SITE: Our proposed development of the site will consist of 3 major building massing:

Wing 'A' :

Situated at the corner of Germantown Ave. and W. Oxford St. The existing façades to be fully restored and new structure to be added to on top and at the rear to create 5 story commercial space and residential units.

Wing 'B' :

Situated at the corner of W. Oxford St. and N. Lawrence St.
The existing 5 story structures to be renovated to contain multiple residential units from ground floor to the top floor.

Wing 'C' :

The wing C stretches along entire southern boundary of the property, between Germantown Ave. to N. Lawrence St. The only structure on this portion is the old bottling plant at south east corner which is to be demolished, and the adjacent structure on the north side which historical façade to remain and restored. West side of the wing C is currently a vacant lot. A new 8 story structure to be erected on this location that contains 1st floor retail spaces along Germantown Ave., parking on remainder of the 1st floor and basement level, and residential units 2nd floor to 8th floor.

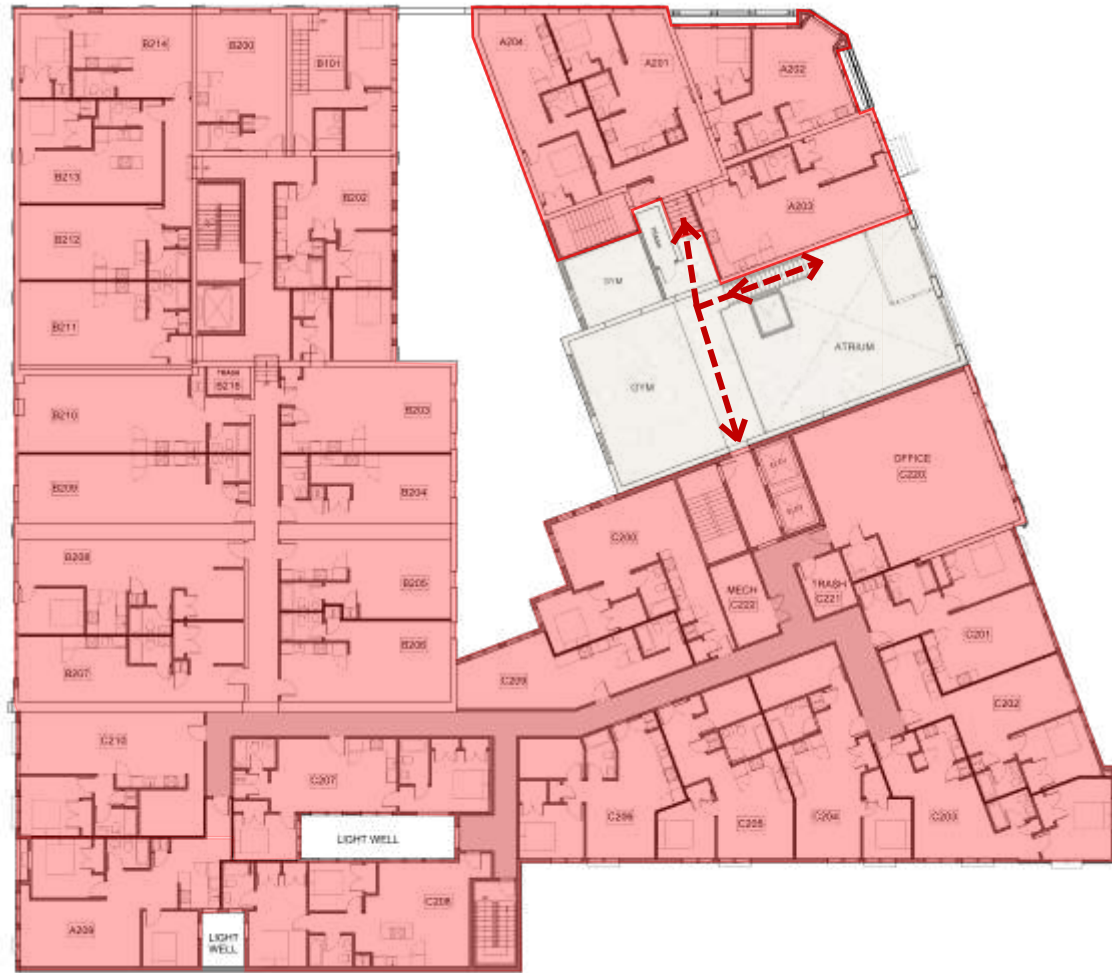
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MASSING PROPOSAL

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- COMMERCIAL & RETAIL SPACE
- RESIDENTIAL
- PARKING SPACE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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FLOOR LAYOUT

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2.03



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2.04



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2.05

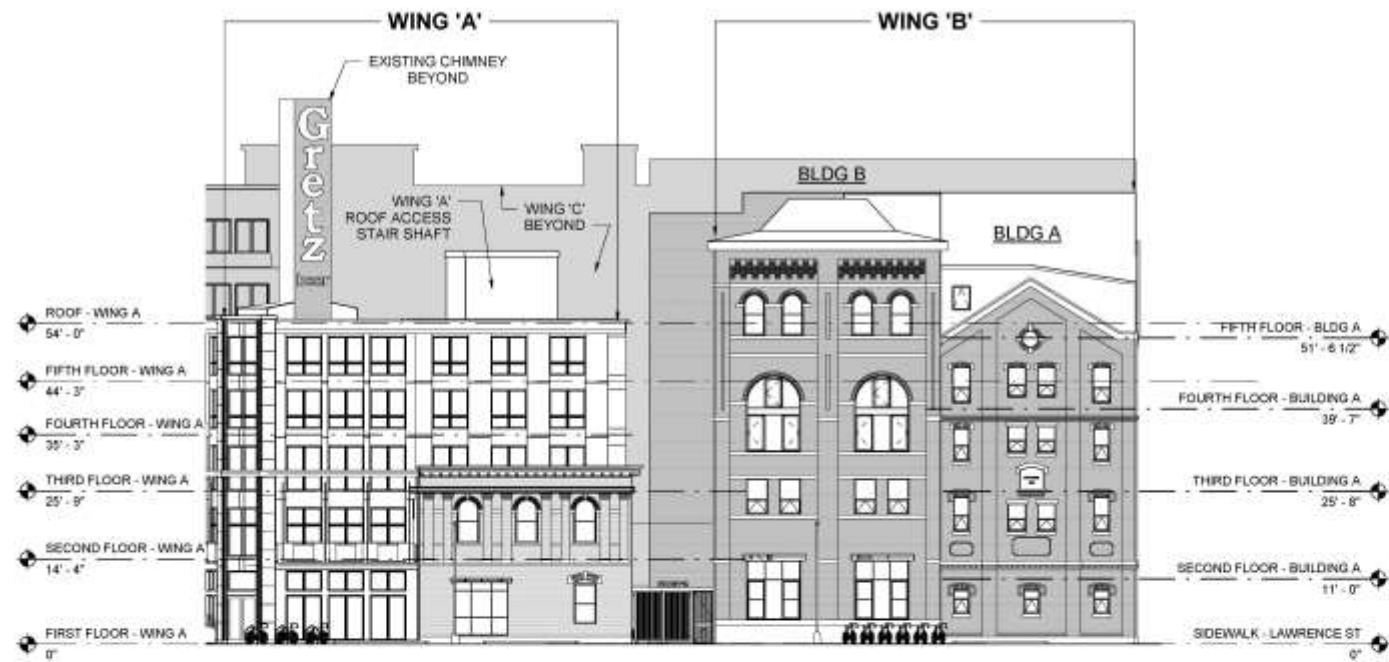


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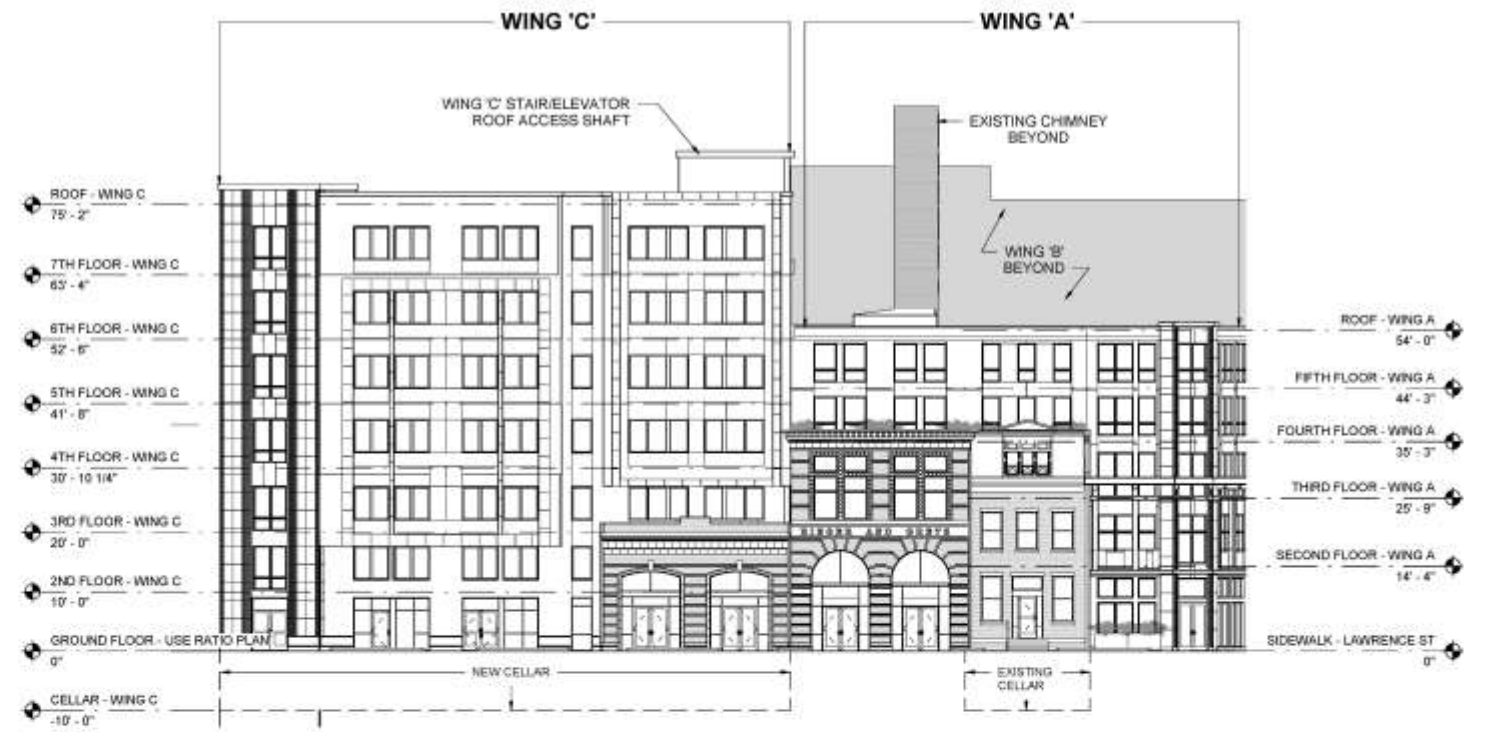
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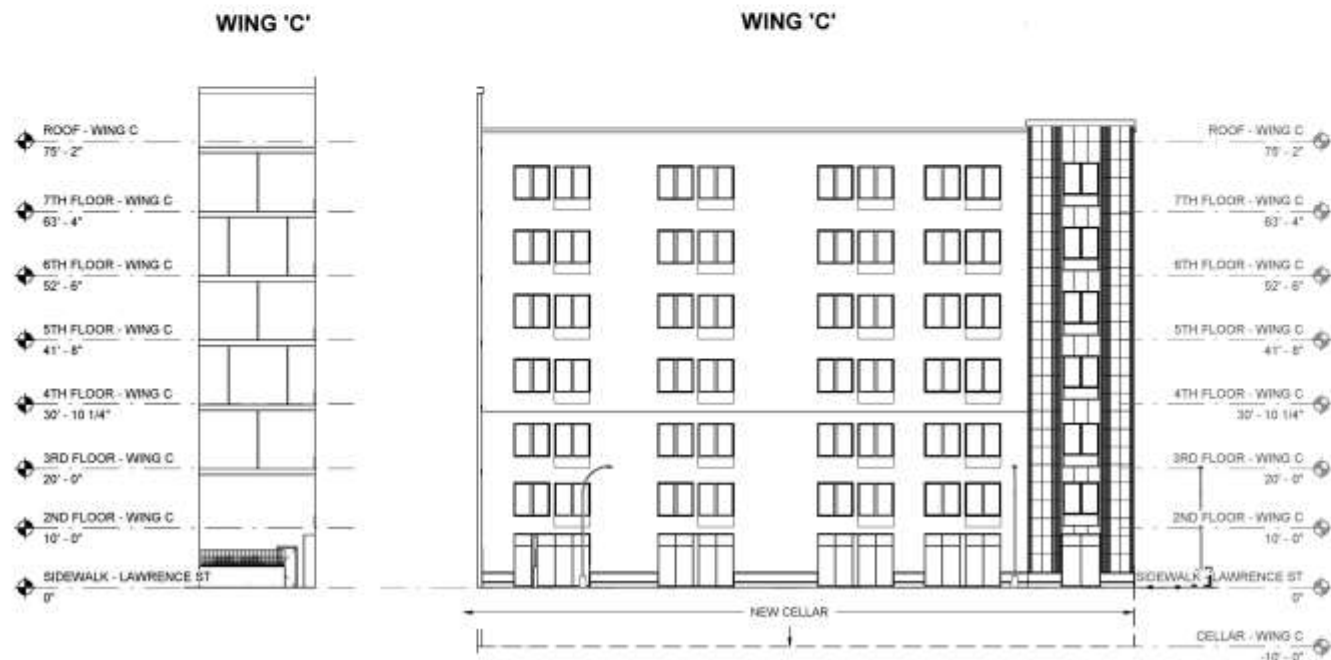
2.06



OXFORD STREET ELEVATION



GERMANTOWN AVE. ELEVATION



LEITHGOW STREET ELEVATION

REDNER STREET ELEVATION



LAWRENCE STREET ELEVATION

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EXTERIOR ELEVATIONS

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2.07



OXFORD STREET ELEVATION



GERMANTOWN AVE. ELEVATION



REDNER STREET ELEVATION



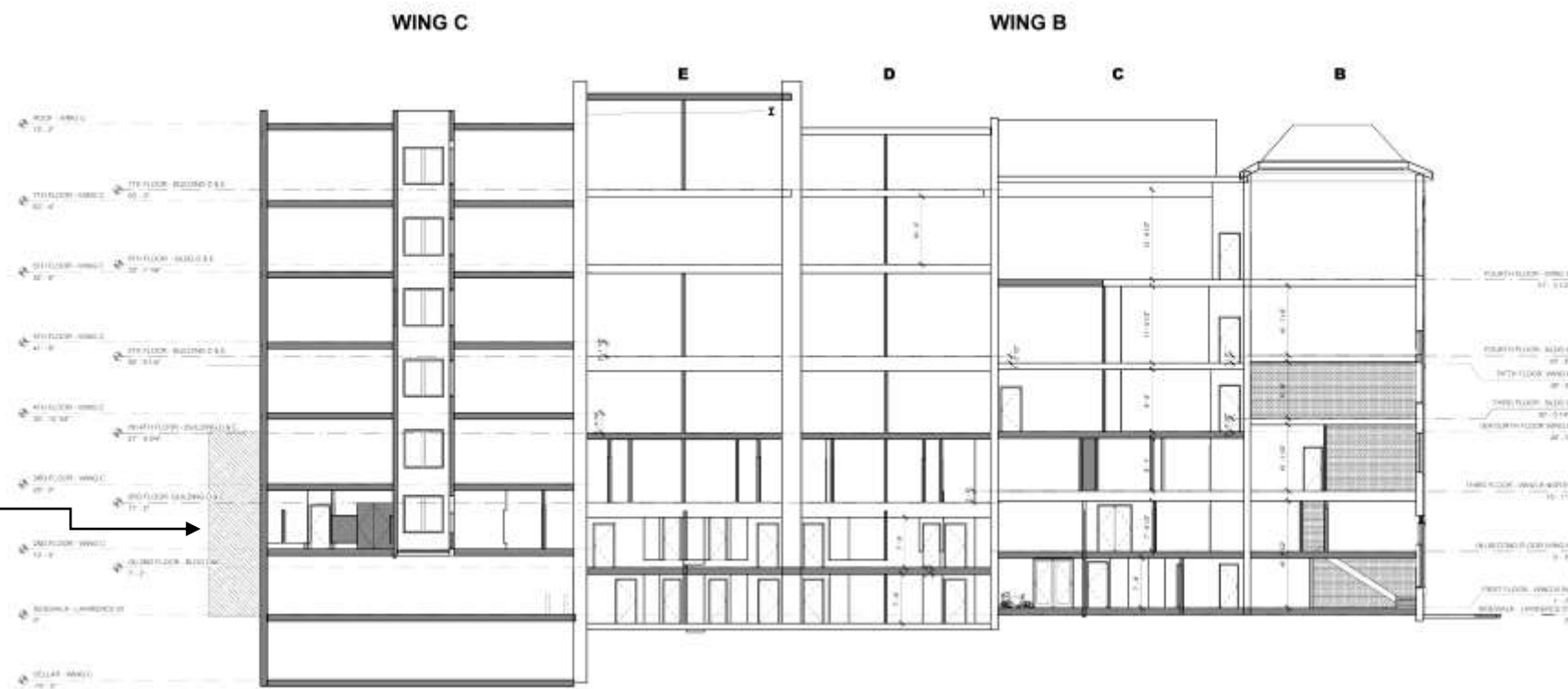
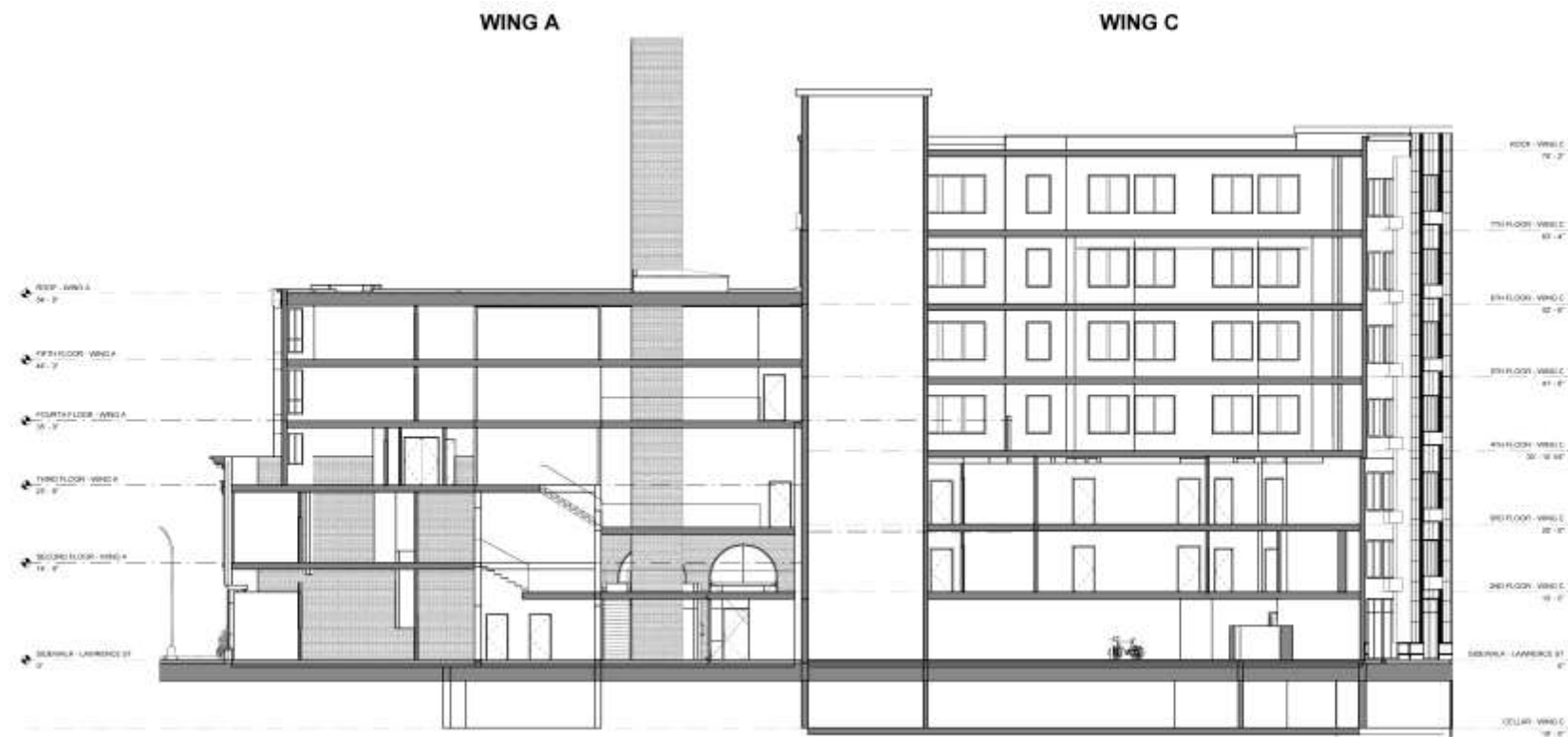
LAWRENCE STREET ELEVATION

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ELEVATION RENDERINGS

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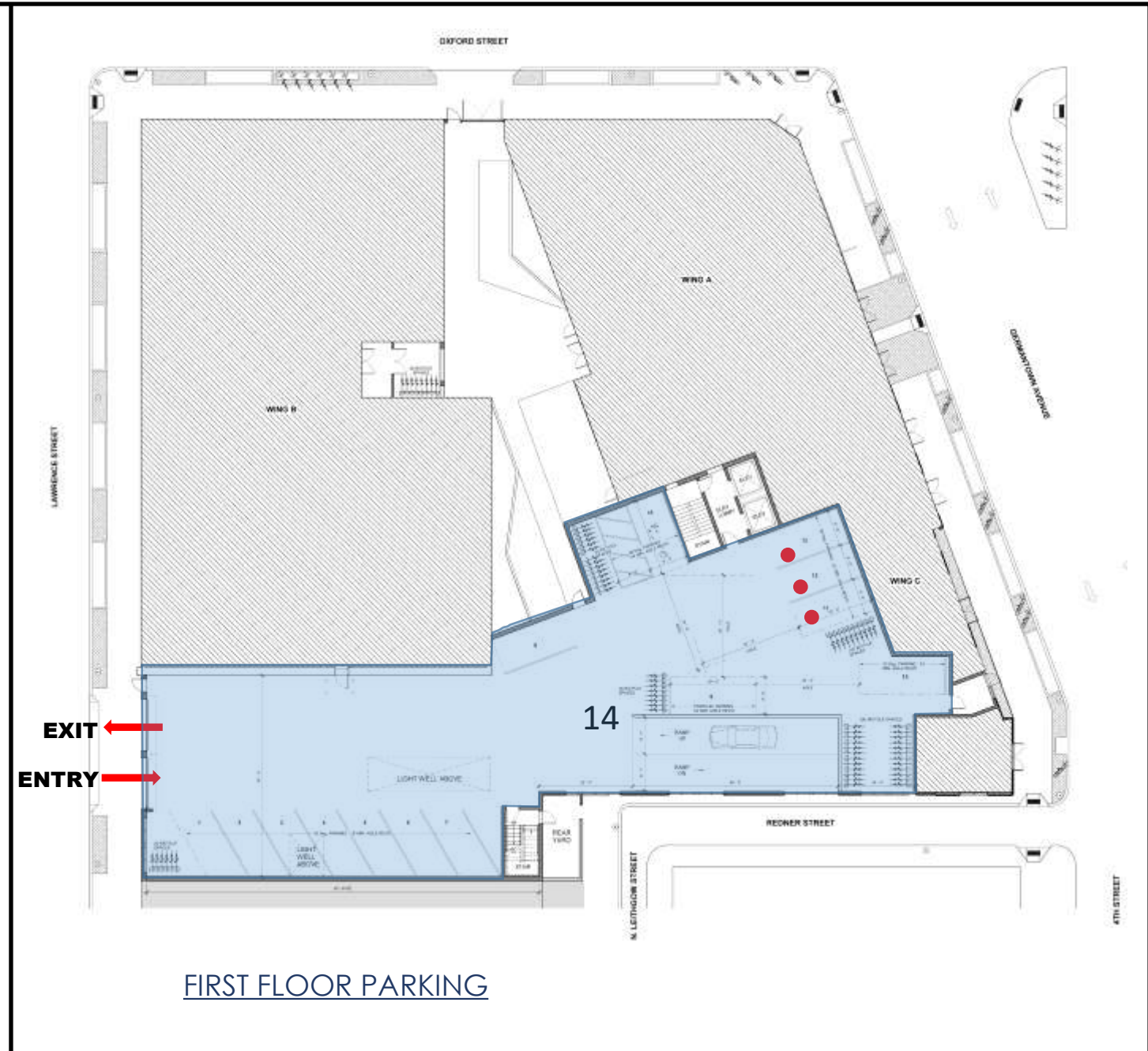
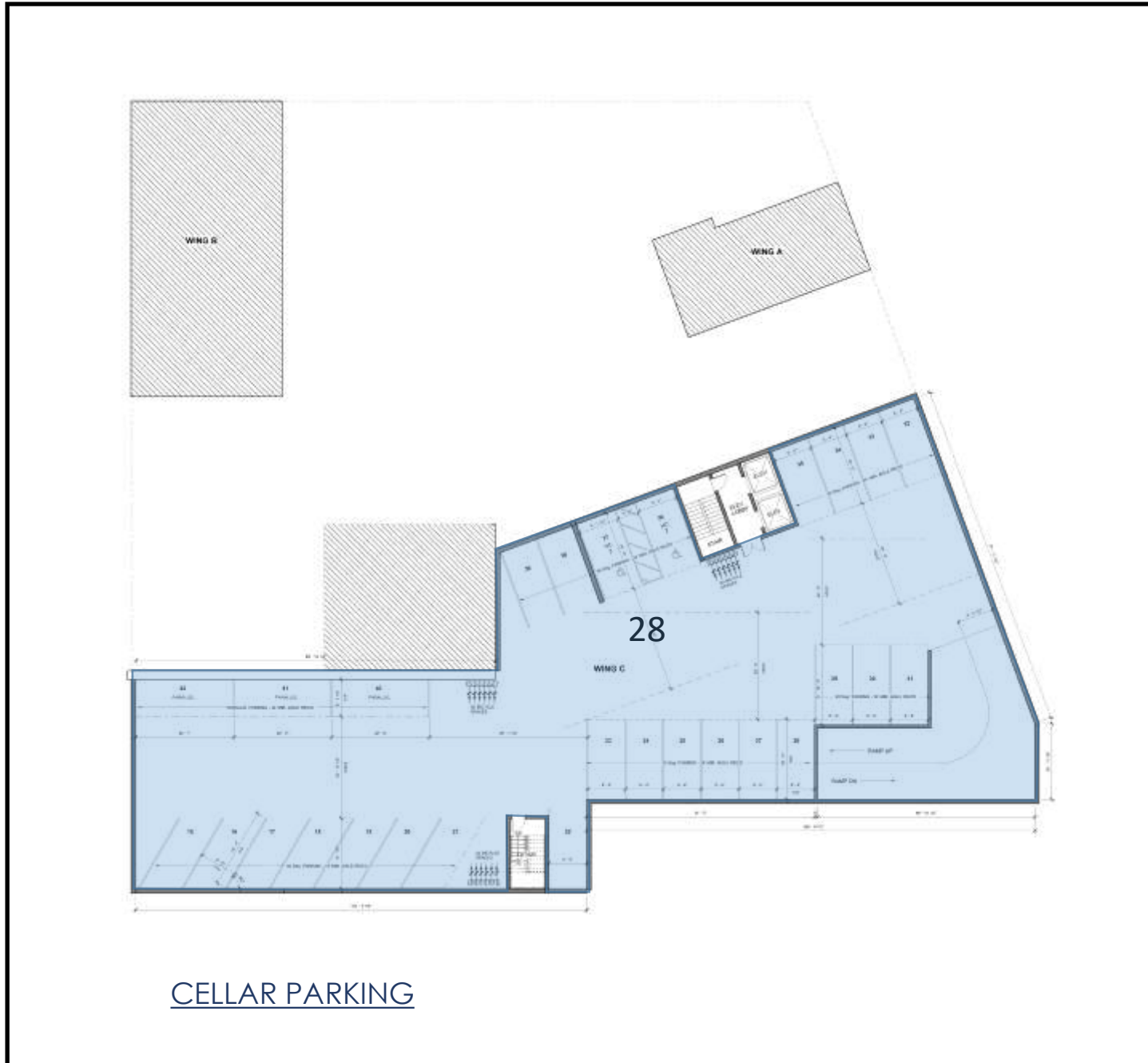
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BUILDING SECTIONS

GRETZ BUILDING
 1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

- PARKING SPACE
- PARKING SPACE FOR SUSTAINABLE VEHICLES

- TOTAL PARKING:**
- ON SITES - 39
 - CAR SHARE - 3
 - BICYCLE - 82



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PARKING PLANS

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EXTERIOR DESIGN VIEWS

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2.11

LANDSCAPE AND PLANTING SCHEDULE			
HARDSCAPE			
	A1	NEW CONCRETE SIDEWALK	
	A2	NEW CONCRETE COURTYARD	
	A3	NEW STAMPED CONCRETE (HEXAGONAL PATTERN)	
GROUND PLANTING			QTY
	B1	SHRUBS @ COURTYARD	26
	B2	TALL GRASSES	N/A
TREES			QTY
	C1	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE' OR 'SHADEMASTER' - THORNLESS HONEYLOCUST (W OXFORD ST & GERMANTOWN AVE)	7
	C2	PRUNUS X 'OKAME' - OKAME CHERRY (N LAWRENCE ST)	4
	C3	BETULA POPULIFOLIA - GRAY BIRCH W/ 3'-0" X 3'-0" TREE PIT @ (COURT) YARD NO.1 & (REAR) YARD NO. 2	13
STORMWATER PLANTERS AND TREE PITS			QTY
	D1	NEW STORMWATER PLANTER (3'-6" X 16'-0")	7
	D2	NEW STORMWATER PLANTER (4'-0" X 16'-0")	4
	D3	NEW STORMWATER PLANTER (3'-6" X 6'-0")	2



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LANDSCAPE PLAN

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2.12

SUSTAINABLE MEASURES:

TRANSPORTATION

- BIKE SHARE STATIONS TO BE PROVIDED. OPTIONAL LOCATIONS ARE SHOWN IN PLAN.
- SIDEWALK BIKE RACKS TO BE PROVIDED.
- THREE CAR SHARE PARKING IS PROVIDED ON SITE, SEE 2.07.

LEGEND	SPECIFICATION	QTY.
AR(N)	ACCESSIBLE (CURB) RAMP (NEW)	6
AR(E)	ACCESSIBLE (CURB) RAMP (EXISTING)	3
BS(N)	BIKE SHARE (NEW)	2 LOCATIONS
BR(N)	BIKE RACK (NEW)	10
CW(N)	CROSSWALK (NEW)	SEE PLAN
SL(E)	STREET LAMP (EXISTING)	7
SL(N)	STREET LAMP (NEW)	9
TS(N)	TRAFFIC SIGNAL (NEW)	3



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SUSTAINABILITY 1-TRANSPORTATION

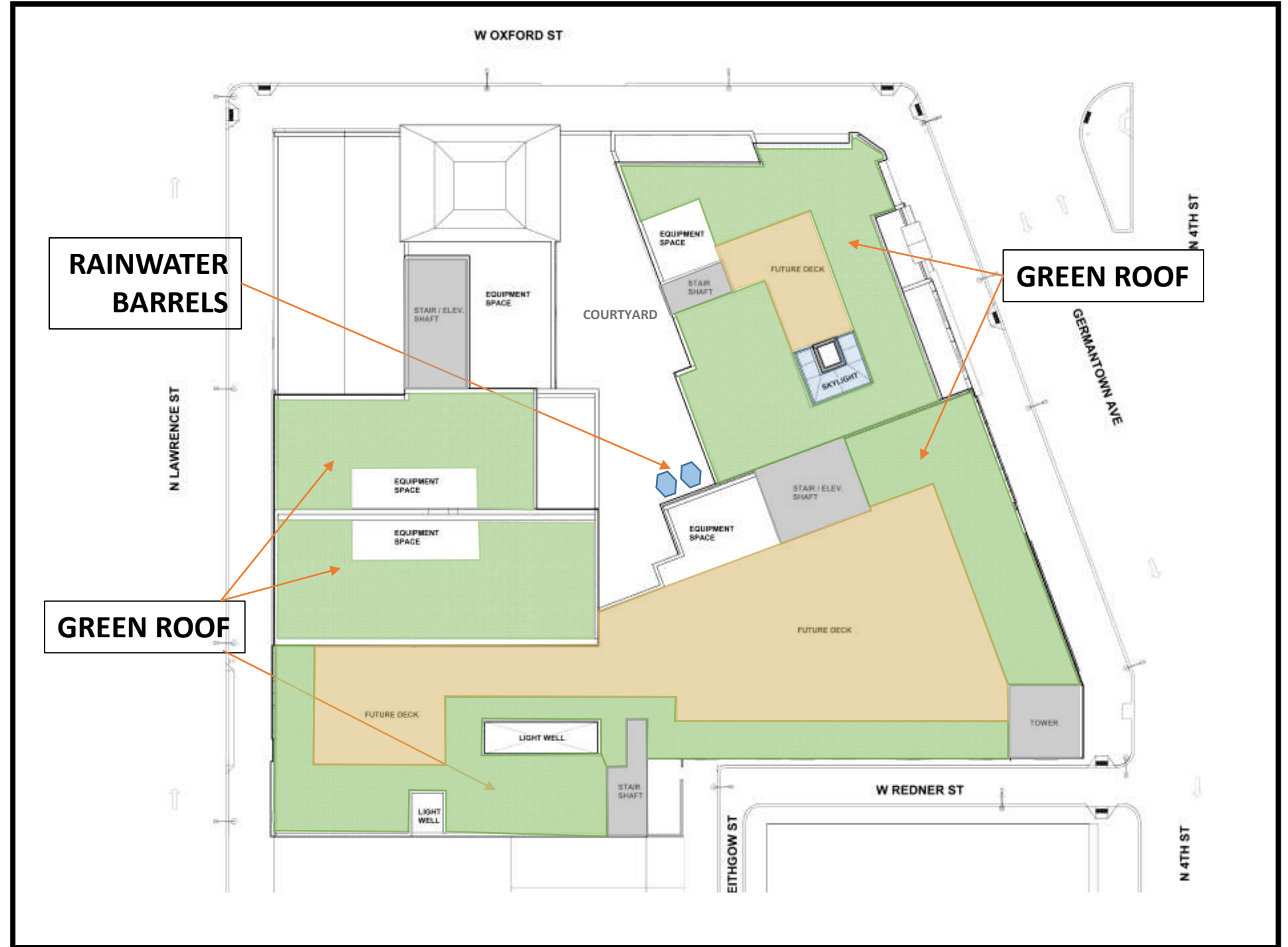
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SUSTAINABLE MEASURES:

SUSTAINABLE SITE/BUILDING FEATURE

- ABOUT 40% OF TOTAL ROOF AREA TO BE GREEN ROOF.
- RAINWATER COLLECTION BARRELS TO BE INSTALLED ON COURTYARD FOR IRRIGATION OF VEGETATIONS ON SITE.
- STORMWATER MANAGEMENT REQUIREMENT BY PWD TO BE COMPLIED FULLY.
- SIDEWALKS AND COURTYARD TO BE PAVED WITH HIGH ALBEDO MATERIALS, SUCH AS CONCRETE AND BRICKS.



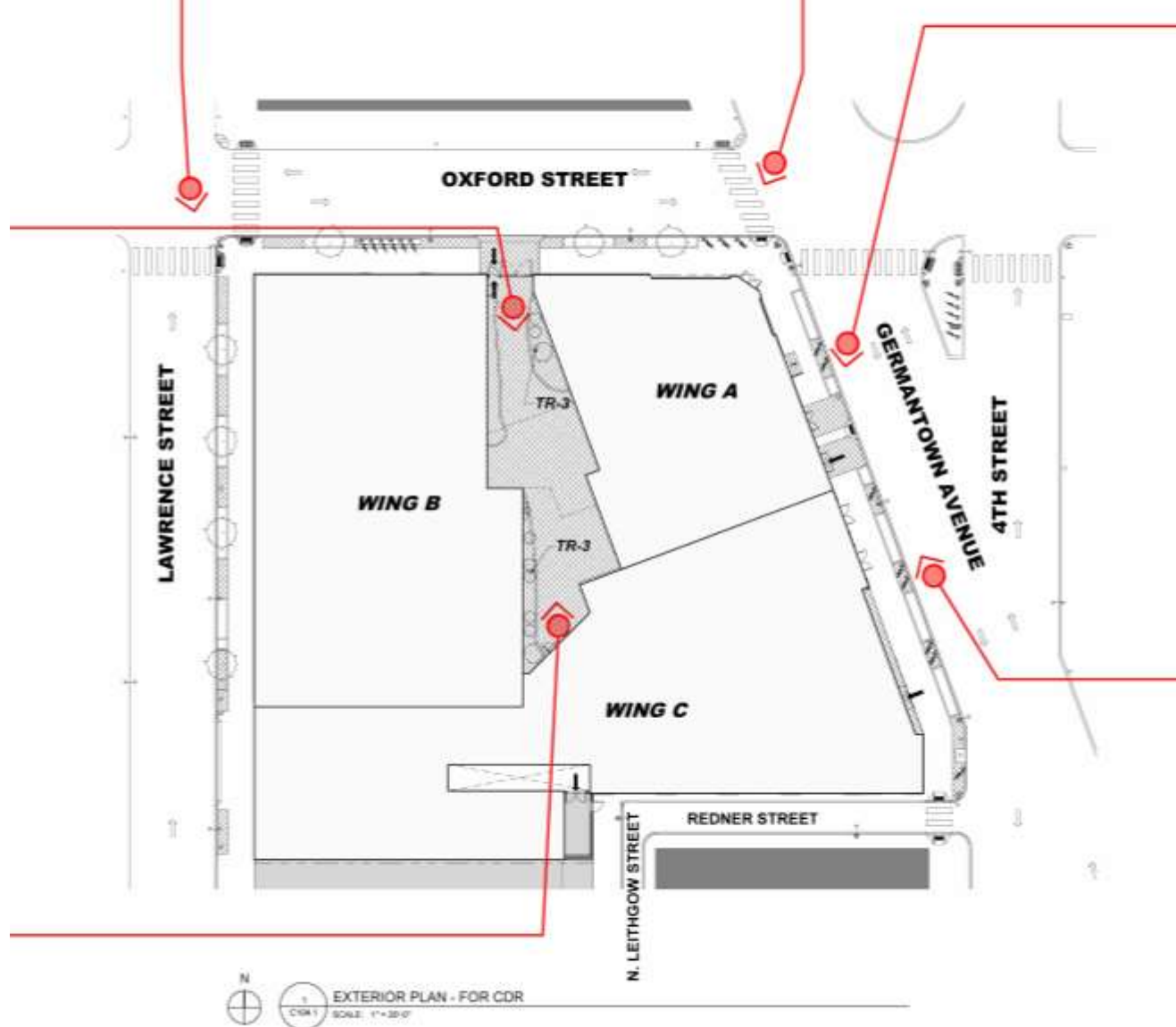
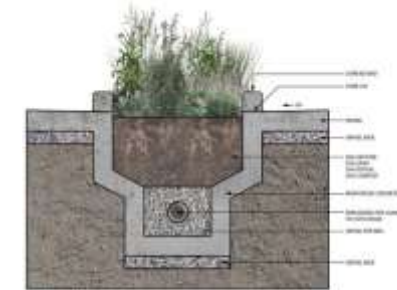
OVERALL ROOF PLAN

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SUSTAINABILITY 2 – SITE/BUILDING

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Courtyard
see 2.15

Courtyard
See 2.15

EXTERIOR FEATURES

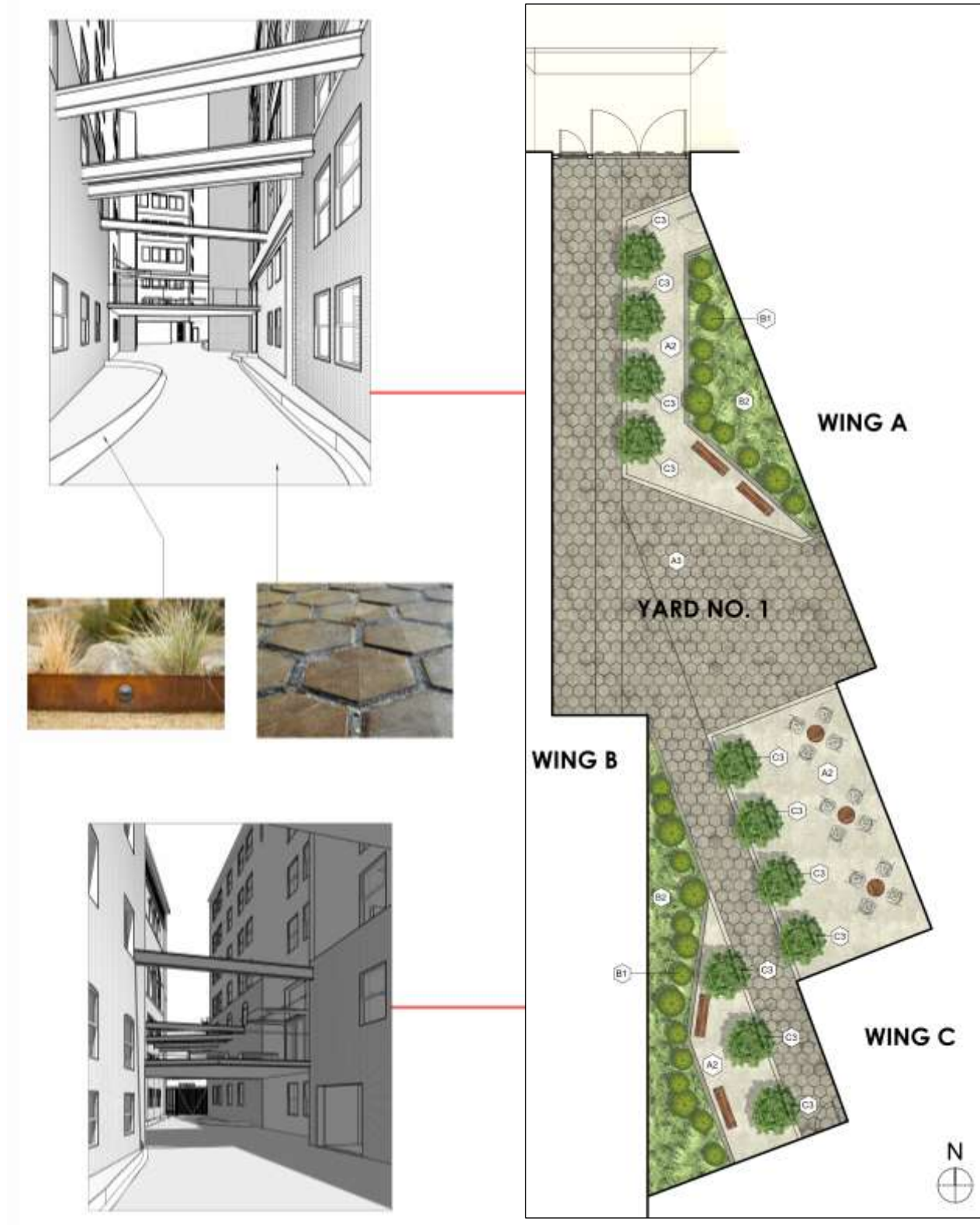
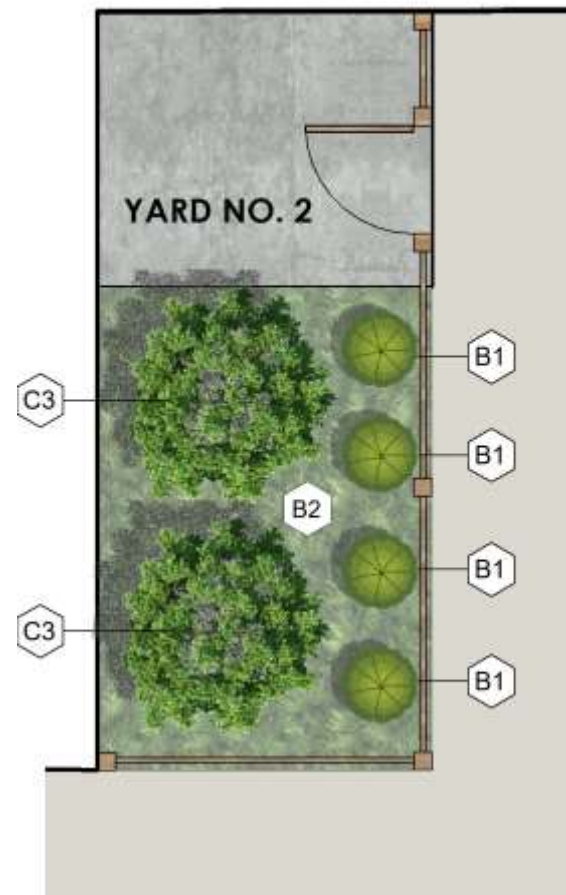
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2.15



COURTYARD FEATURES:

- Planting areas with seasonal grasses, plants and flowers
- Silver Birch tree groupings in planters
- Seating areas with loose gravel
- Concrete circulation paths
- View of courtyard from Main Lobby and Oxford Street Gate

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COURTYARD PLAN

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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 - Entry is less than a 1/4 mi, from site - Bus routes Trolley
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes - see parking plan
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	Yes
(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.	Yes

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	Yes - we will provide reduced watering requirement
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.	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	N/A
(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.	Yes- Green roof and vegetation area account for more than 50% off 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	2018 IECC Prescriptive Method
(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 	We will investigate

Civic Sustainable Design Checklist – Updated September 3, 2019

	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}	N/A
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	We will investigate
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	We are adaptively reusing a historic building and preserving (8) historic building

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