

DEPARTMENT OF PLANNING AND DEVELOPMENT
CIVIC DESIGN REVIEW
CITY OF PHILADELPHIA



4401
RIDGE
AVENUE



DESIGN ARCHITECT:

STOKES Architecture + Design

ARCHITECT:

Ingram/Sageser

CIVIL ENGINEER:

Ambric Technologies

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DESIGN MATERIALS

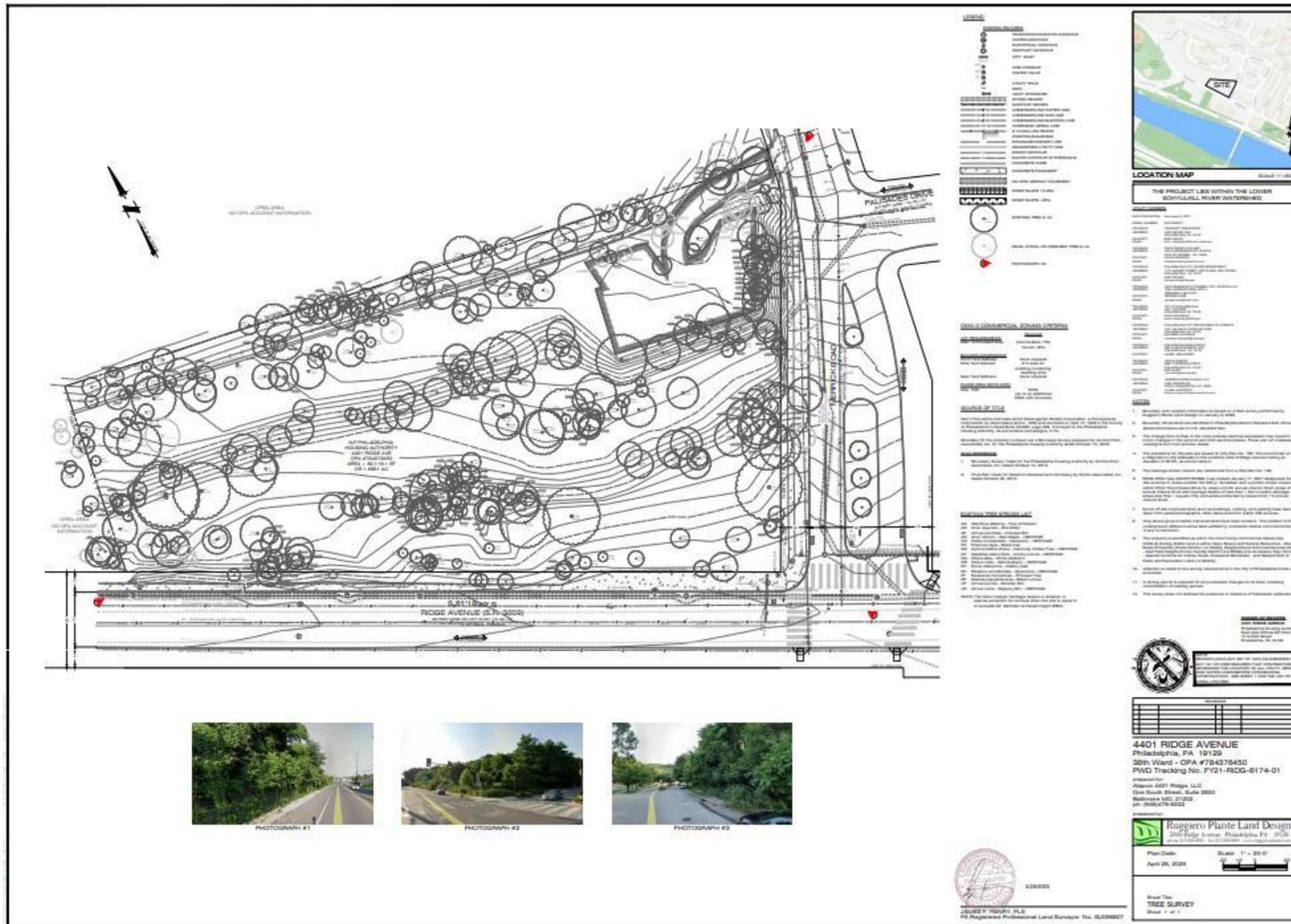
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EXISTING SITE SURVEY



EXISTING SITE

Vacant Overgrown Lot.

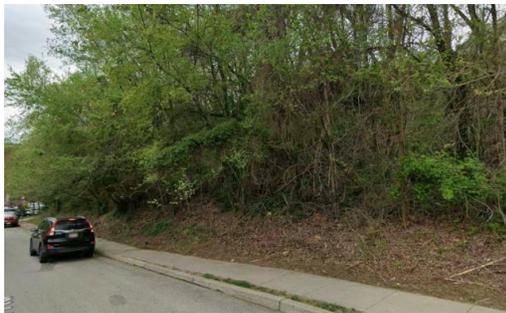
View from Ridge Ave. & Merrick Rd.



View from Merrick Rd.



View from rear of Merrick Rd.



View from Ridge Ave. towards Merrick Rd.



SITE CONTEXT



BIKE & SEPTA ACCESS





SITE CONTEXT/MASSING MODEL

STREET VIEW RENDERING
(Ridge Avenue & Merrick Road)



STREET VIEW RENDERING
(Ridge Avenue)



Merrick Road View



Ridge Avenue and Merrick Road
(Zoom of Commercial Area)



Ridge Avenue and Merrick Road



Aerial View



ZONING PLAN

ZONING SUMMARY			OPA 784376450
CMX-3 - COMMERCIAL MIXED USE			Public Sewer
ZONE REGULATIONS	REQUIRED	PROPOSED	
Maximum Occupied Area (>% of lot)	82,279 SF 80% Corner Lot = 65,823 SF	49,630 SF = 60.3%	
Minimum Front Yard Depth (ft)	None Required	0 ft	
Minimum Side Yard Width (ft)	8ft	13'-11"	
Minimum Rear Yard Depth (ft)	None Required	27'-1" Average	
Maximum Height (ft)	No Limit	84'-8" above Ridge Ave 73'-3" above Average Grade	
Maximum Floor Area (%) FAR	500% = 411,395 SF	75.3% = 309,830 SF	
Required Parking	1 Space for every 3 Dwelling Units = 84 Spaces	217 SPACES (0.86/AP) including: 8 Handicap 9 EV 42 Compact	
Bicycles	1 per 3 DU's $\frac{84}{3} = 28$ Commercial (1 per every 10,000 CSF) = 1	Total Required = 85 Total Provided = 96	
Required Loading	For GFA from 150,001-400,000SF 2 LOADING SPACES	2 LOADING SPACES	
Parking Lot Landscaping	10% of Parking & Driveways 1 Shade Tree/200sf 3 Shrubs/200sf Groundcover	No On-Grade Parking	
Site Landscaping Area	1 tree per 1,600 sf	25,578sf/1,600sf = 16 Req'd 61 TREES PROVIDED	
Street Tree Requirement	MINIMUM Street Trees 1/35ft 19 Trees Req'd Minimum 15ft spacing	23 Trees at 21.5ft spacing	

PROPOSED GROUND COVER			
100	Grass	10%	Grass
101	Grass	10%	Grass
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PROPOSED TREE SCHEDULE		
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STREET TREE REQUIREMENT		
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PARKING LANDSCAPE AREA		
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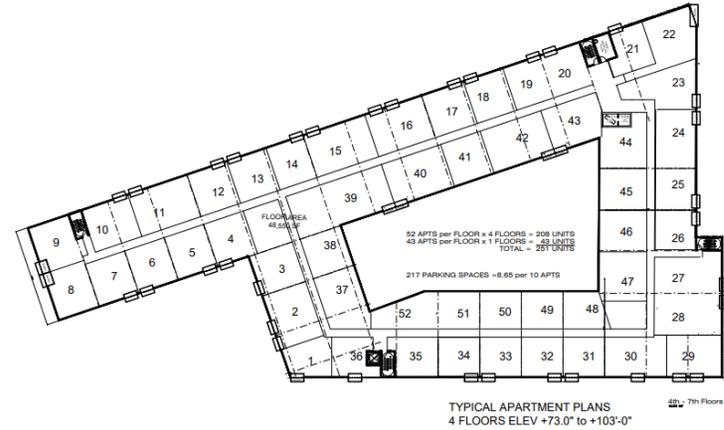
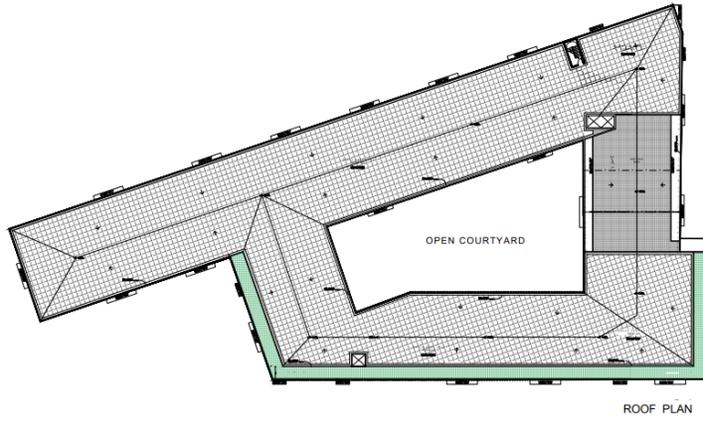
SITE LANDSCAPE AREA		
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ZONING PLAN



Ingram/Sageser
Architecture & Planning
100 Locust Street, 12th Floor
Philadelphia, PA 19106
215.562.1200

Residential
Commercial
Center
4401 Ridge Avenue
Philadelphia, Pennsylvania

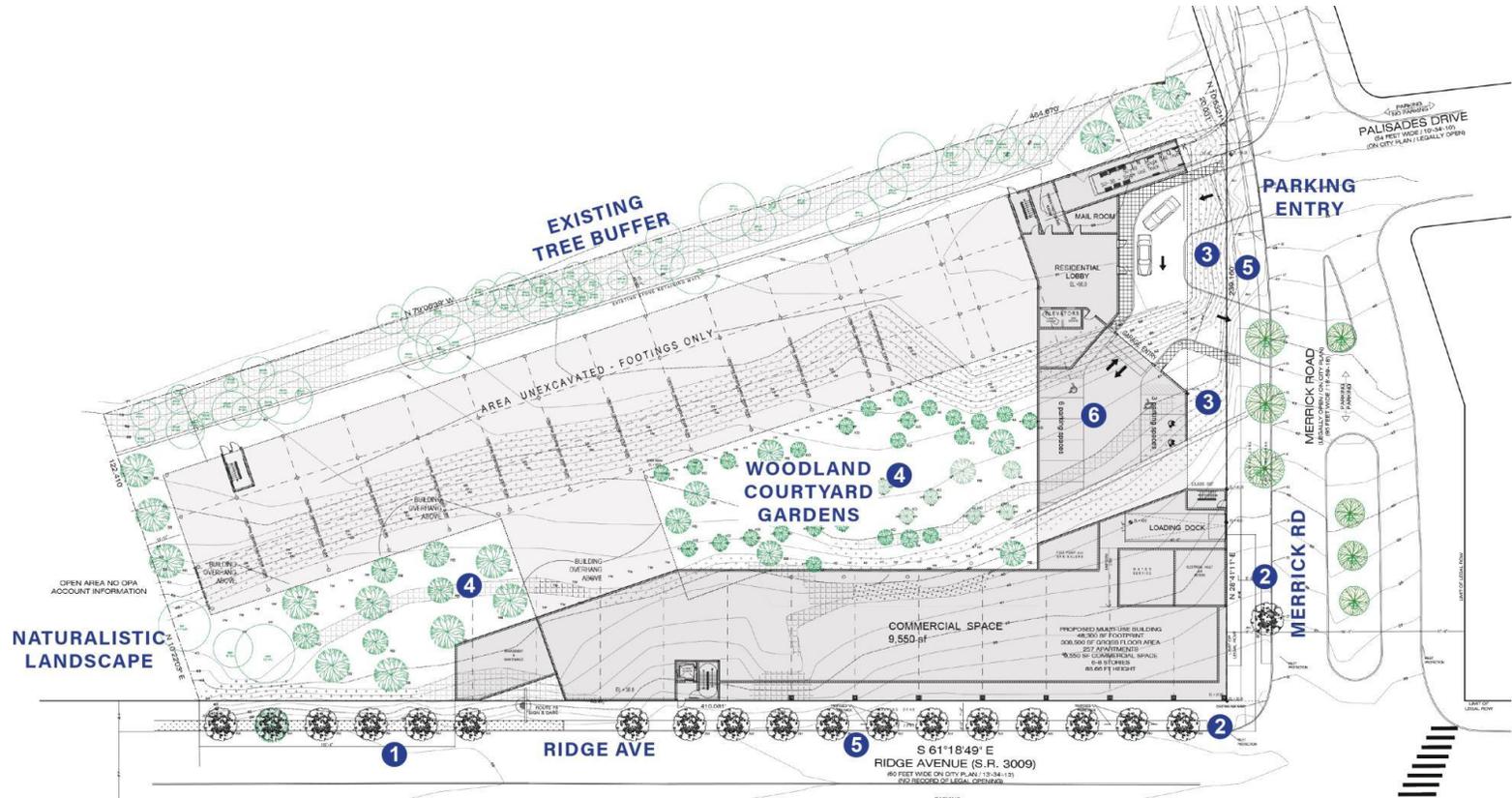


54 FEB 2025
REVISED
21 APR 2025

ZONING PLAN

Scale: 1" = 25'-0"
Date: 21 APRIL 2025 **22**

LANDSCAPE MASTER PLAN



1 EXISTING NATURALISTIC TREES & WOODLAND PLANTING TO THE WEST



2 NEW PLANTED ROW OF AMERICAN HORNBEAM STREET TREES



3 ROCKY BOULDERS MIXED INTO KEY PLANTING BEDS TO HELP GROUND BUILDING



4 RAISED WOOD WALKWAY THROUGH WOODLAND COURTYARD GARDENS



5 WHITE U-BIKE RACKS SURFACE MOUNTED AROUND THE PROPERTY



6 AMENITY ROOF DECK TO MIX PORCELAIN PAVERS WITH NATURAL WOOD

LANDSCAPE MATERIALITY

WHITE ACCENTS



WHITE METAL BIKE RACKS TO CLEARLY PROMOTE NEARBY CYCLE ROUTES AND BRIGHTEN THE GROUND PLANE INFRASTRUCTURE



MULTI-HUE PAVER BLOCKS IN GREYSCALE MIX WITH BRIGHT WHITE ACCENTS THROUGHOUT, AT MAIN SITE ENTRANCES FOR PAVING EMPHASIS



WHITE 3D LETTERING WITH DARK BACKDROPS FOR CLEAR CONTRAST AND CLARITY TO BOTH DRIVERS AND PEDESTRIANS AT STREET LEVEL

BLACK METAL



BLACK OR CHARCOAL FIBERGLASS RECTANGULAR PLANTERS IN ORANGE PEEL FINISH TO PUNCTUATE GARAGE WALL OPENINGS



ROUND STREET BOLLARDS WITH LARGE EXPOSED DOME TOP TO ENHANCE STREET SAFETY AT KEY PEDESTRIAN BUILDING ENTRANCES



BLACK POWDER-COATED STEEL LANDSCAPE EDGING TO SURROUND STREET TREE PLANTING BEDS

CONCRETE



CONCRETE CURB EDGING TO SURROUND PLANTING BEDS THAT ARE ADJACENT TO ARCHITECTURE



CONCRETE TEXTURED TROUGH PLANTERS TO HELP FRAME KEY SITE ENTRANCES AND ENHANCE THE URBAN AESTHETIC



CEMENT TEXTURED WALL ROUNDED SCONCES TO ENHANCE THE URBAN MATERIAL PALETTE AT GROUND LEVEL

LANDSCAPE SITE FURNISHINGS

BOULDERS



OCCASIONAL BOULDERS INTEGRATED NATURALLY INTO PLANTING BEDS, SIMILARLY TO OTHER NEARBY PROPERTIES THAT ACKNOWLEDGE WATERFRONT



NATIVE PERENNIALS AND SHRUBS TO SURROUND NATURAL ROCK BOULDERS AROUND KEY PLANTING BEDS AT SIDE ENTRY TO BUILDING



PROMINENT USE OF LARGE BOULDERS IN OPEN NATURALISTIC PART OF SITE WHERE NATURE TAKES OVER FROM THE ARCHITECTURE

LIGHTING



MULTI-STEM ORNAMENTAL TREES AROUND FRONT OF BUILDING AND IN COURTYARD TO HAVE A SMALL LANDSCAPE UPLIGHT



CONTEMPORARY PATH LIGHTS AROUND KEY SITE ENTRANCES INTO BUILDING AND PARKING



OVERHEAD STRING LIGHTING TO HELP ACCENTUATE SHARED OUTDOOR AMENITY SPACES AT NIGHT

STRUCTURE



COMMON COURTYARD WITH EXISTING TREES TO FEATURE A SIMPLE RAISED DECK PATH TO PROVIDE PASSIVE WALKING AND RELAXING OPPORTUNITY



MIX OF WOOD TILES AND PORCELAIN/CONCRETE PEDESTAL TILES TO PROVIDE SEPARATION BETWEEN SOCIAL ZONES AND CIRCULATION



AMENITY ROOF DECK WITH REAL WOOD PEDESTAL TILES FOR LOUNGING & PASSIVE RECREATION

LANDSCAPE PLANT PALETTE

TREES



Betula nigra 'Heritage'
HERITAGE RIVER BIRCH



Cornus kousa
KOUSA DOGWOOD



Amelanchier laevis
ALLEGHENY SERVICEBERRY

SHRUBS



Taxus baccata 'Repandens'
DWARF ENGLISH YEWE



Hydrangea quercifolia
OAKLEAF HYDRANGEA



Physocarpus opulifolius
COMMON NINEBARK

PERENNIALS



Packera aurea
GOLDEN RAGWORT



Tiarella cordiflora
FOAMFLOWER



Vinca Minor
PERIWINKLE

LANDSCAPE STREETSCAPE



1 ROUND METAL LIGHT BOLLARDS TO FRAME PEDESTRIAN AREAS



2 NEW PLANTED ROW OF AMERICAN HORNBEAM STREET TREES



3 ROCKY BOULDERS MIXED INTO KEY PLANTING BEDS TO HELP GROUND BUILDING



4 CEMENT TEXTURED WALL SCONCES TO FRAME KEY ENTRANCES



5 WHITE U-BIKE RACKS SURFACE MOUNTED AROUND THE PROPERTY

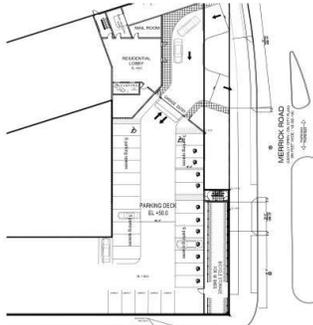


6 AMENITY ROOF DECK TO MIX PORCELAIN PAVERS WITH NATURAL WOOD

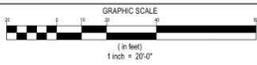
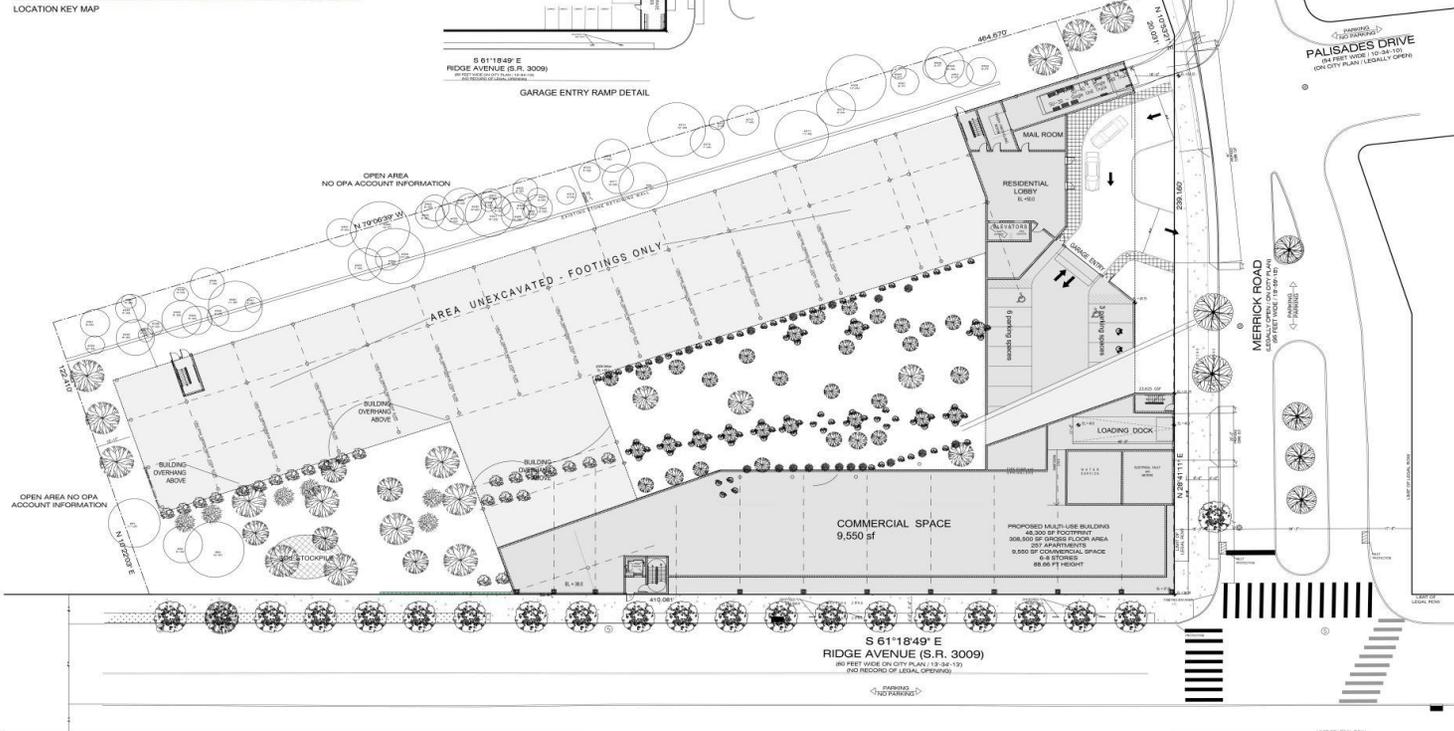
Streets Details



LOCATION KEY MAP



GARAGE ENTRY RAMP DETAIL



Ingram/Sageser
 ARCHITECTURE & PLANNING
 750 Locust Road, 7th
 Philadelphia, PA 19106
 215.580.0200

**Residential
 Commercial
 Center**
 4401 Ridge Avenue
 Philadelphia, Pennsylvania

20 JAN 2024
 R. GUY 2025
 25 AUG 2025
 Revised 19 APRIL 2025

**GROUND FLOOR
 SITE PLAN
 LANDSCAPE PLAN**

Scale: 1" = 20'-0"
 Date: 16 MAY 2025 **Z1**

First Floor

ZONING SUMMARY			OPA 784376450
CMX-3 - COMMERCIAL MIXED USE	Public Sewer		
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Street Tree Requirement	MINIMUM Street Trees 1/35ft 1/8 Trees Req'd Minimum 15ft spacing	23 Trees at 21.5ft spacing	

PROPOSED GROUND COVER

Code	Description	Area (sf)	Notes
GC1	Grass	100	Grass
GC2	Grass	100	Grass
GC3	Grass	100	Grass
GC4	Grass	100	Grass
GC5	Grass	100	Grass
GC6	Grass	100	Grass
GC7	Grass	100	Grass
GC8	Grass	100	Grass
GC9	Grass	100	Grass
GC10	Grass	100	Grass

PROPOSED SHRUB SCHEDULE

Code	Description	Area (sf)	Notes
SR1	Shrub	100	Shrub
SR2	Shrub	100	Shrub
SR3	Shrub	100	Shrub
SR4	Shrub	100	Shrub
SR5	Shrub	100	Shrub

PROPOSED TREE SCHEDULE

Code	Description	Area (sf)	Notes
TR1	Tree	100	Tree
TR2	Tree	100	Tree
TR3	Tree	100	Tree
TR4	Tree	100	Tree
TR5	Tree	100	Tree

STREET TREE REQUIREMENT REQUIRED PROPOSED

Code	Description	Area (sf)	Notes
STR1	Street Tree	100	Street Tree
STR2	Street Tree	100	Street Tree
STR3	Street Tree	100	Street Tree

PARKING LANDSCAPE AREA

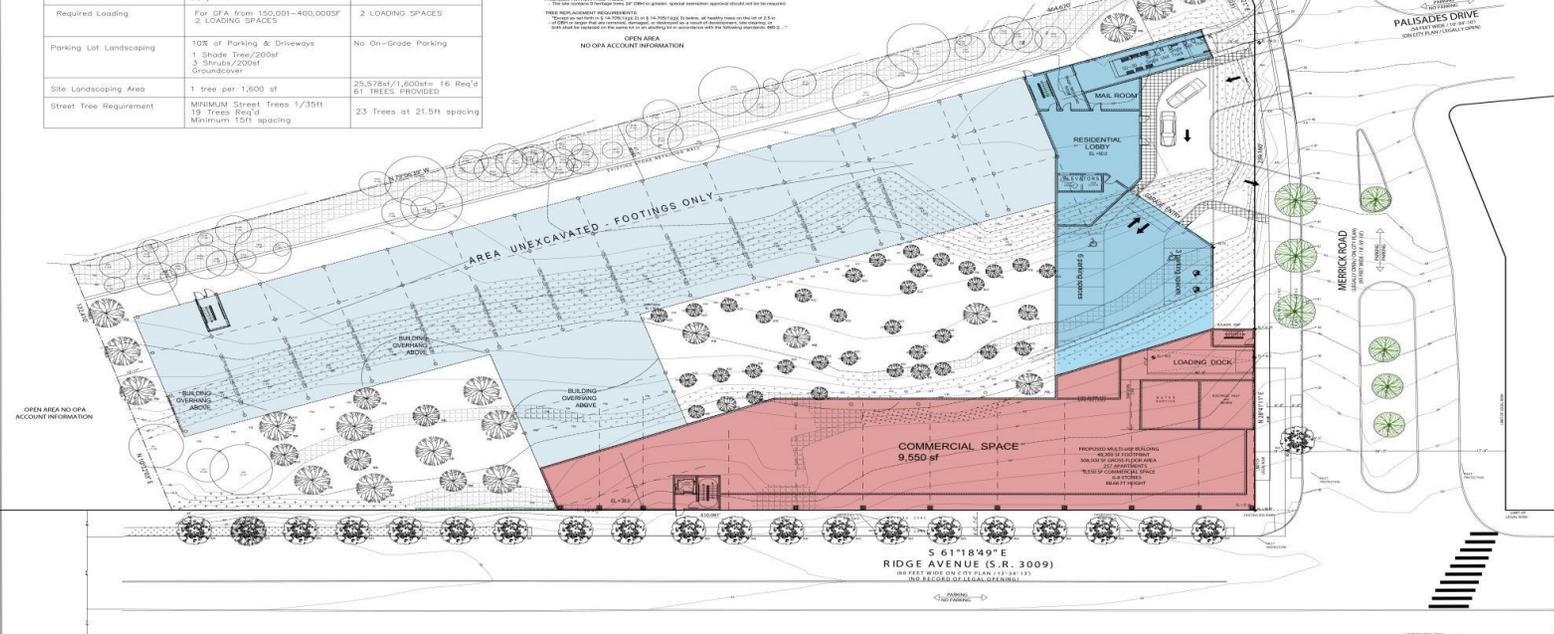
Code	Description	Area (sf)	Notes
PL1	Parking Landscape	100	Parking Landscape
PL2	Parking Landscape	100	Parking Landscape
PL3	Parking Landscape	100	Parking Landscape

SITE LANDSCAPE AREA

Code	Description	Area (sf)	Notes
SL1	Site Landscape	100	Site Landscape
SL2	Site Landscape	100	Site Landscape
SL3	Site Landscape	100	Site Landscape



LOCATION KEY MAP



Ingram/Sageser
ARCHITECTURE & PLANNING
124 Locust Street, 10th Floor
Philadelphia, PA 19106
215-561-5229

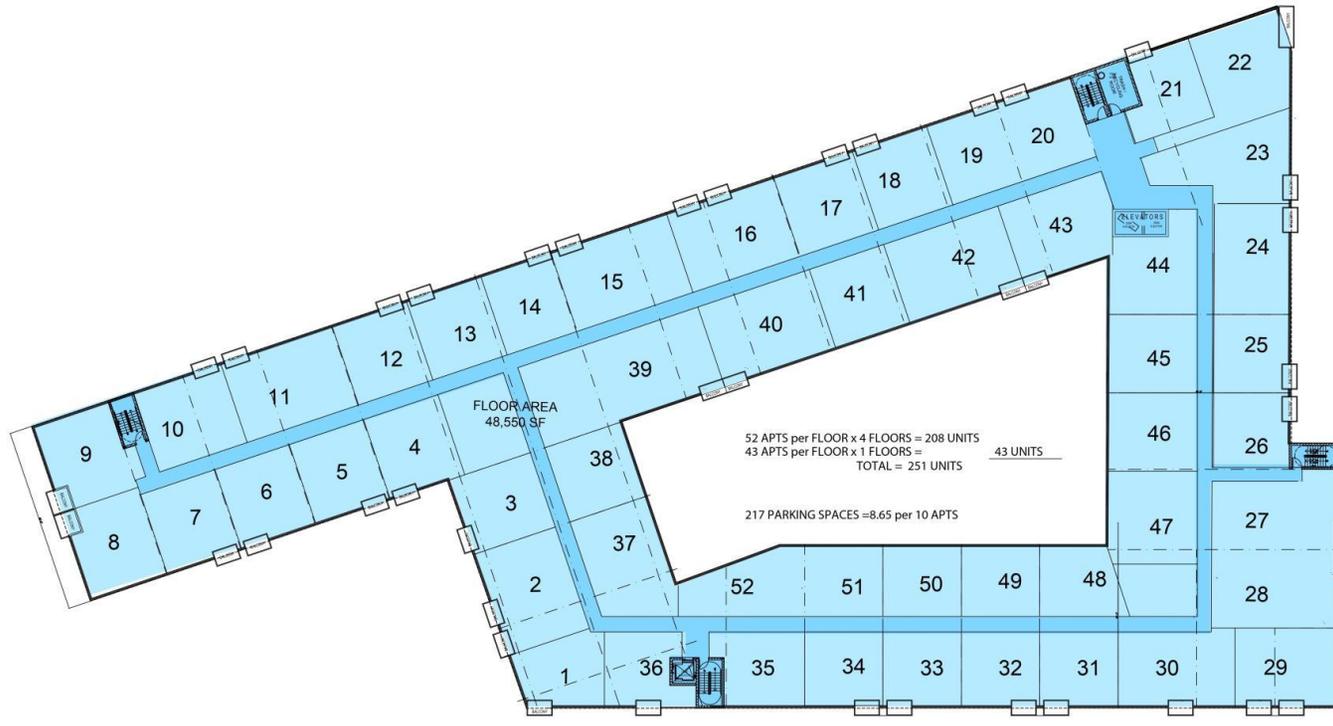
Residential Commercial Center
4401 Ridge Avenue
Philadelphia, Pennsylvania

20 JUN 2024
21 JUN 2023
Revised 19 JUN 2023

GROUND FLOOR SITE PLAN LANDSCAPE PLAN

Scale: 1" = 20'-0"
Date: 16 MAY 2023

Apartments



TYPICAL APARTMENT PLANS
5 FLOORS ELEV +74.0" to +124'-0"

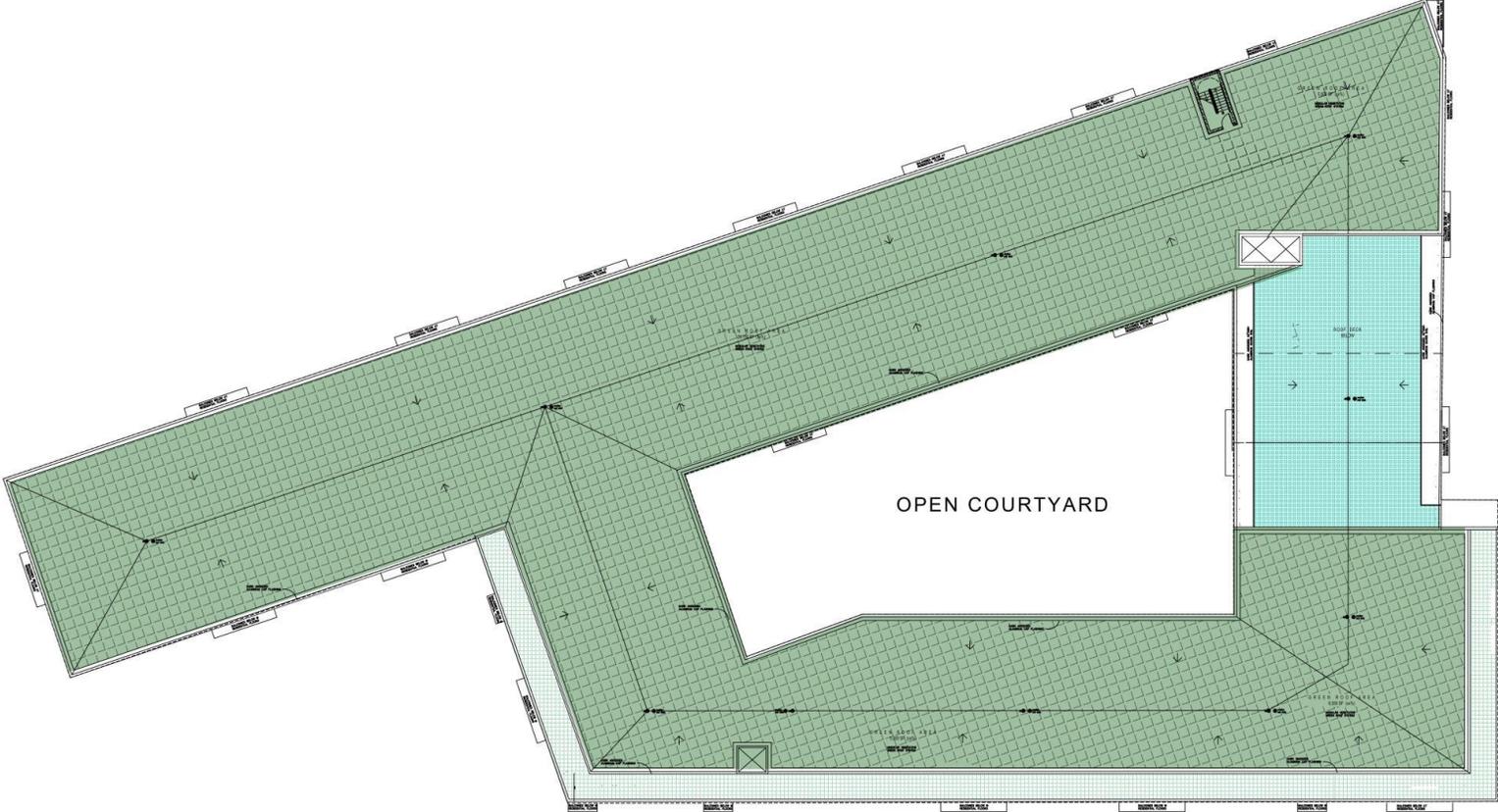
4th - 7th Floors
4,330 sq ft

20 JAN 2025
3 OCT 2025
Revised 23 JULY 2025

ZONING PLAN

Scale: 1" = 20'-0"
Date: 21 APRIL 2025

ROOF PLAN



ROOF PLAN

BUILDING SECTION (Merrick Road)



MATERIAL SELECTIONS



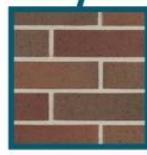
Composite Plank
Nichiha Spruce



Composite Plank
Nichiha Latura
V-Groove



Composite Plank
Nichiha Latura
V-Groove



Brick
Claret Full Range
Velour



Accent Brick
Madrid Blend
Velour



Composite Plank
Nichiha Corbosa

NORTH ELEVATION



South ELEVATION



EAST ELEVATION



WEST ELEVATION
(Ridge Ave.)



CDR APPLICATION FORM



CDR PROJECT APPLICATION FORM

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

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

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

This project is greater than 50,000 sqft

PROJECT LOCATION

Planning District: _____	Council District: _____
Address: <u>4401 Ridge Avenue Philadelphia</u>	
Is this parcel within an Opportunity Zone? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Uncertain <input type="checkbox"/>	
If yes, is the project using Opportunity Zone Funding? Yes <input type="checkbox"/> No <input type="checkbox"/>	

CONTACT INFORMATION

Applicant Name: <u>Eric Marshall</u>	Primary Phone: <u>267-702-6468</u>
Email: <u>eric@kynadvisors.com</u>	Address: <u>PO Box 430 Bryn Mawr PA 19010</u>
Property Owner: <u>4401 Ridge LLC</u>	Developer: <u>4401 Ridge LLC</u>
Architect: <u>Dart Sageser</u>	

SITE CONDITIONS

Site Area: <u>82,279 sqft</u>
Existing Zoning: <u>CMX3</u> Are Zoning Variances required? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Proposed Use: <i>Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):</i> 260 Residential apartments and one vacant commercial space <i>Proposed # of Parking Units:</i> 217 parking spaces

COMMUNITY MEETING

Community meeting held: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please provide written documentation as proof.
If no, indicate the date and time the community meeting will be held: Date: <u>2/18/26</u> Time: <u>7:00pm</u>

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>
If yes, indicate the date hearing will be held: Date: <u>March 25, 2026</u>

SUSTAINABILITY QUESTIONNAIRE

Civic Sustainable Design Checklist – Updated September 3, 2019

Civic Design Review Sustainable Design Checklist

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

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

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on 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, this project is across the street from the 1, 61, 62 and 445 SEPTA bus line, 1,500 feet from the East Falls Train Station.
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes, all parking is inside the building. There is not any surface expose parking.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	Yes, EV charging spaces are included.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance)	NA
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No bike share, but 60 bike spaces are provided.

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Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	Native landscaping to be used and no irrigation will be required.
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	Yes, a green roof is being installed.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department (PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	Yes
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	Exposed areas will have native vegetation and the building will have green roof.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁶	Following the latest code for compliance.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁶ <ul style="list-style-type: none"> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using 	The building will exceed Energy Star requirements.

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	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. ⁷	NA
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	NA
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	NA

⁷ 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.

⁶ Title 4 The Philadelphia Building Construction and Occupancy Code See also, "The Commercial Energy Code Compliance" information sheet: <https://www.phila.gov/files/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet-Final.pdf> and the "What Code Do I Use" information sheet: <https://www.phila.gov/files/Documents/What%20Code%20Do%20I%20Use.pdf>

⁸ LEED 4.1, Optimize Energy Performance in LEED v4.1 For Energy Star: www.energystar.gov
For Passive House, see www.phius.org

⁹ Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways

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COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

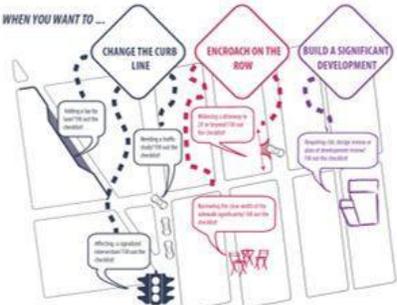
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

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

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

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

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.philadelphiastreets.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
 - o Placing of a new street;
 - o Removal of an existing street;
 - o Changes to roadway grades, curb lines, or widths; or
 - o 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
 - o FULLY DIMENSIONED
 - o CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - o FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - o PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o PROPOSED TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS

*APPLICANTS PLEASE NOTE: ONLY FULL-SIZE, READABLE SITE PLANS WILL BE ACCEPTED. ADDITIONAL PLANS MAY BE REQUIRED AND WILL BE REQUESTED IF NECESSARY

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|---|---|
| 1. PROJECT NAME
4401 Ridee Avenue | 2. DATE
01/15/2026 |
| 3. APPLICANT NAME
4401 Ridee Holdings, LLC | 5. PROJECT AREA: list precise street limits and scope
Project fronts on Ridge Avenue and Merrick Road. Site is currently vacant and heavily covered with trees and overgrown vegetation. The development will include the construction of a 8-story mixed use building containing one (1) ground floor commercial unit and two-hundred and fifty-two (252) residential units on the floors above. There will be a proposed bi-level garage on the second and third floors with parking for two hundred and seventeen (217) cars, accessed from a driveway on Merrick Road. |
| 4. APPLICANT CONTACT INFORMATION
P.O. Box 430, Bryn Mawr, PA 19010 | |
| 6. OWNER NAME
Edward Topolewski | |
| 7. OWNER CONTACT INFORMATION
P.O. Box 430, Bryn Mawr, PA 19010 | |
| 8. ENGINEER / ARCHITECT NAME
Michael Fine | |
| 9. ENGINEER / ARCHITECT CONTACT INFORMATION
Ambric Technology Corporation, 100 Pine Street, Colwyn, PA 19023 | |
| 10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook. Also available here: http://metadata.phila.gov/#home/datasetdetails/5543867320583086178:4f34/ | |

STREET	FROM	TO	COMPLETE STREET TYPE
Partial Ridge Avenue	Merrick Road	School House Lane	Urban Arterial
Partial Merrick Road	Ridge Avenue	Falls Circle	Local

11. Does the Existing Conditions site survey clearly identify the following existing conditions with dimensions?
- | | | | |
|---|---|-----------------------------|------------------------------|
| a. Parking and loading regulations in curb lanes adjacent to the site | YES <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

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
Ridge Avenue	13' / 13' / 13'	13' / 13'
Merrick Road	18' / 18' / 18'	18' / 18'
	/ /	/ /
	/ /	/ /

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE
	Required / Existing / Proposed
Ridge Avenue	6.5' / 6.5' / 6.5'
Leverington Avenue	9' / 9' / 9'
	/ /
	/ /

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to: driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
N/A		

PROPOSED VEHICULAR INTRUSIONS

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

COMPLETE STREETS HANDBOOK CHECKLIST
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PEDESTRIAN COMPONENT (continued)

15. When illustrating the layout design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?

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
Ridge Avenue	25' / 25'
Merrick Road	12' / 12'
	/ /
	/ /

17. FURNISHING ZONE: list the MINIMUM, recommended, existing, and proposed Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH
	Recommended / Existing / Proposed
Ridge Avenue	15' / 15'
Leverington Avenue	15' / 15'
	/ /
	/ /

18. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits. Are the following treatments identified and dimensioned on the plan?

	YES	NO	N/A	DEPARTMENTAL APPROVAL
Bicycle Parking	YES	NO	N/A	YES
Lighting	YES	NO	N/A	YES
Benches	YES	NO	N/A	YES
Street Trees	YES	NO	N/A	YES
Street Furniture	YES	NO	N/A	YES

19. Does the design avoid tripping hazards?

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

20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in Item 13, or requires an exception

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

COMPLETE STREETS HANDBOOK CHECKLIST
Philadelphia City Planning Commission

BUILDING & FURNISHING COMPONENT (continued)

16. Does the design create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?

17. Does the design provide adequate visibility for all roadway users at all times of the day?

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

DEPARTMENTAL REVIEW: Building & Furnishing Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

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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/bikePlanFinal2.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 18-904.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET	ON SIDEWALK	OFF-STREET
		Existing / Proposed	Existing / Proposed	Existing / Proposed
4401 Ridge Avenue	88	0 / 0	0 / 0	0 / 96
		/ /	/ /	/ /
		/ /	/ /	/ /
		/ /	/ /	/ /

25. Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?

	YES	NO	N/A	DEPARTMENTAL APPROVAL
Conventional Bike Lane	YES	NO	N/A	YES
Buffered Bike Lane	YES	NO	N/A	YES
Bicycle-Friendly Street	YES	NO	N/A	YES
Indego Bicycle Share Station	YES	NO	N/A	YES

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

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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?	<input checked="" type="checkbox"/>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
30. Does the design provide a buffer between the roadway and pedestrian traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

Existing curb and sidewalks along Ridee Avenue and Merrick Road will be reconstructed. The new sidewalks will promote pedestrian safety along the Urban Arterial Route of Ridee Avenue to existing bus stops located at the intersection of Ridee Avenue & Merrick Road.

APPLICANT: Curbside Management Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST
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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

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

33. What is the maximum AASHTO design vehicle being accommodated by the design? 30

34. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission. YES NO

35. Will the public right-of-way be used for loading and unloading activities? YES NO

36. Does the design maintain emergency vehicle access? YES NO

37. Where new streets are being developed, does the design connect and extend the street grid? YES NO N/A

38. Does the design support multiple alternative routes to and from destinations as well as within the site? YES NO N/A

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? YES NO

DEPARTMENTAL APPROVAL: YES NO

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
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URBAN DESIGN COMPONENT (Handbook Section 4.8)

	YES	NO	N/A	DEPARTMENTAL APPROVAL
40. Does the design incorporate windows, storefronts, and other active uses facing the street?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

APPLICANT: Urban Design Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH

- | | | | | |
|---|---|-----------------------------|---|--|
| | | | | DEPARTMENTAL APPROVAL |
| 44. Does the design minimize the signal cycle length to reduce pedestrian wait time? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 45. Does the design provide adequate clearance time for pedestrians to cross streets? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 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?
<i>If yes, City Plan Action may be required.</i> | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 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 <input type="checkbox"/> NO <input type="checkbox"/> |
| ▪ Marked Crosswalks | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| ▪ Pedestrian Refuge Islands | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| ▪ Signal Timing and Operation | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| ▪ Bike Boxes | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |

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:

CDR NOTICE



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

Permit Number: ZP-21012151-01031919101

Address: 4401 RIDGE AVE, Philadelphia, PA 19129-1733

Specific Location or Additional Parcels: _____

Applicant Name: Eric Marshall

Applicant's Relationship to property:

Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Date of Notification to PCPC: 11 / 18 / 25

Plans Examiner

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

2

Name: Chanwoo Jung

Email Address: chanwoo.jung@phila.gov Phone Number: 215-686-2564

CDR Triggers

Provide applicable application details related to the CDR determination.

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

3

Zoning District(s): CMX-3

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

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

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

Plan Review Results

Provide details regarding the outcome of the plan review

4

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

If yes, skip the questions below.

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

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

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

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

VARIANCE

Notice of: Refusal Referral

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

Application for:

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

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

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

ONE (1) ZONING REFUSAL,

FEE TO FILE APPEAL: \$ 300

NOTES TO THE ZBA:

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

Parcel Owner:

PHILA HOUSING AUTHORITY

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

11/13/2025

NOTICE OF RCO MEETING

NOTICE OF COMMUNITY MEETING

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

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

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

Dear Registered Community Organization and Property Owners:

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

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

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

Public Meeting Date & Time: February 18, 2026, at 7:00 P.M.

Location: Zoom meeting information: Please refer to the second page of this notice for the zoom login information

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

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

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

Sincerely,

Richard C DeMarco

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

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