

EAST FALLS COMMUNITY COUNCIL ZONING REVIEW

JANUARY 20, 2021

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Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2020-009878	Zoning District(s): CMX3	Date of Refusal: 1/12/2021
Address/Location: 4401 RIDGE AVE, Philadelphia, PA 19129-1733 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: David Plante, P.E. DBA: Ruggiero Plante Land Design		Applicant Address: 5900 Ridge Avenue Philadelphia, PA 19128 USA

Application for:

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. SIZE AND LOCATION AS SHOWN IN PLANS.

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 Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-704(2)(b)(.2)	Steep Slope	On those portions of the lot where the slope of land is twenty-five percent (25%) or greater, no site clearing or earth moving activity is permitted. Therefore proposed construction is prohibited as slope is greater than 25%.
Table 14-806-1	Off-Street Loading	In the CMX-3 zoning district where 150,001 - 400,000 of GFA is created two (2) loading spaces are required. Whereas one (1) loading space is proposed.

ONE (1) USE REFUSAL
ONE (1) ZONING REFUSAL

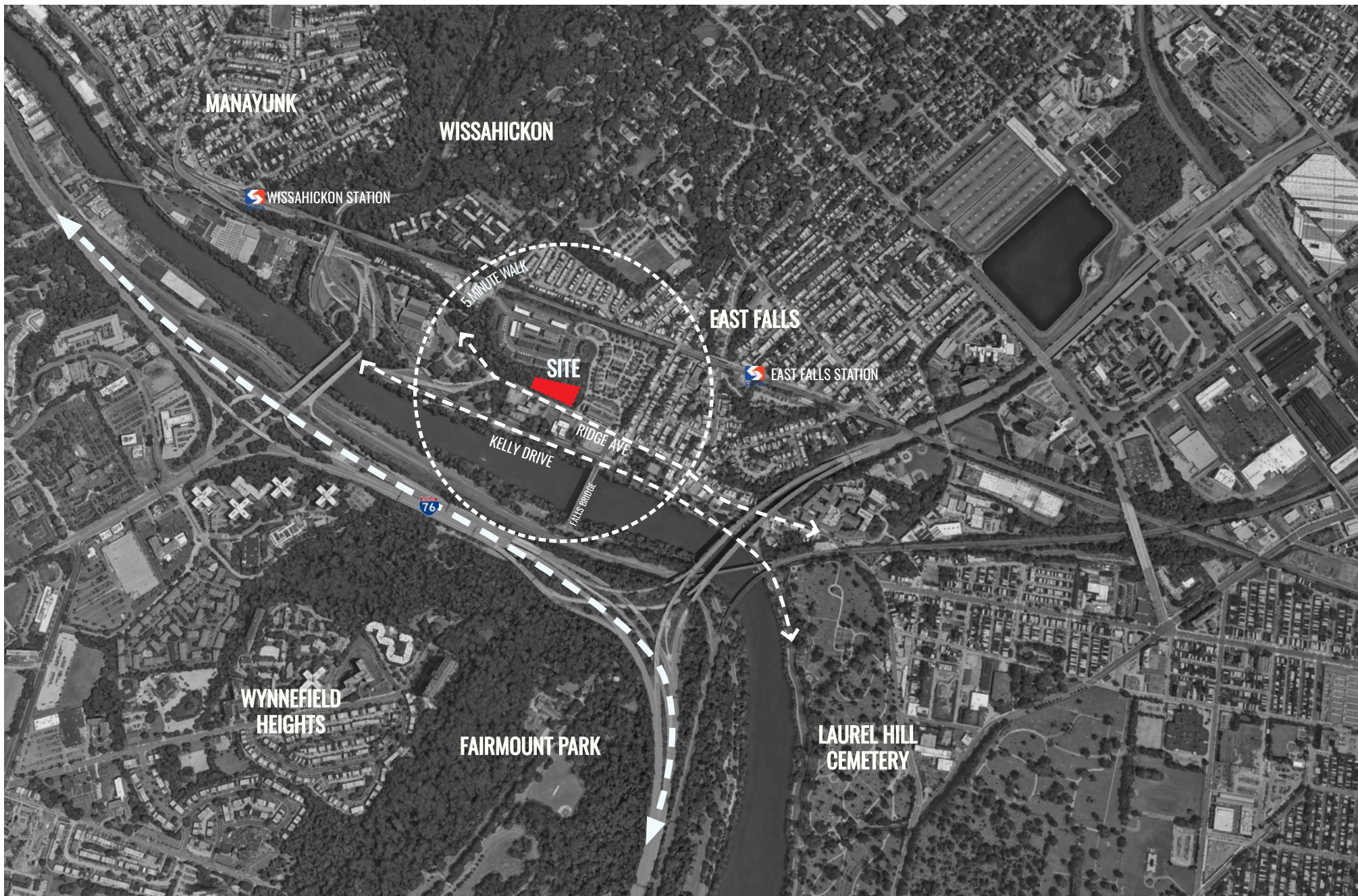
Fee to File Appeal: \$300

NOTES TO THE ZBA:

Parcel Owner:

PHILA HOUSING AUTHORITY

 Shakir Cohen PLANS EXAMINER	1/12/2021 DATE SIGNED
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PROJECT SUMMARY



4401 RIDGE AVENUE IS A NEW MIXED-USE DEVELOPMENT ZONED CMX-3. THE PROPOSED PROJECT HAS GROUND FLOOR COMMERCIAL - RETAIL, RESIDENTIAL UNITS WITH STRUCTURED AND OPEN-AIR PARKING.

- **RESIDENTIAL**
185 UNITS
34 STUDIOS
117 1BR
34 2BR
- **COMMERCIAL RETAIL**
4,400SF RETAIL
- **COMMERCIAL PATIO**
2,200 SF GROUND FLOOR
OUTDOOR SPACE
- **ROOF DECK**
8,100 SF
3,400 SF GREEN ROOF
- **PARKING**
186 VEHICLE SPACES
62 BICYCLE SPACES
- **BUILDING GROSS SF: 178,837**







[illegible]

SCALE 1"=1000'



Shrub		
AP	<i>Aesculus pavilion</i>	Bottlebrush Buckeye
OP	<i>Dirca palustris</i>	Eastern Leatherwood
FB	<i>Fothergilla gardenii</i> 'blue mist'	Dwarf Fothergilla
HQ	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea
IG	<i>Ilex glabra</i> 'shamrock'	Inkberry
IV	<i>Ilex verticillata</i> 'Red Sprite'	Dwarf Winterberry
IT	<i>Itea virginica</i>	Virginia Sweetspire
LB	<i>Lyndera benzoin</i>	Spice Bush
MP	<i>Myrica pensylvanica</i>	Northern Bayberry

AB	<i>Agasthe 'Blue Fortune'</i>	Artee Hyssop
AC	<i>Asarum canadense</i>	Wild Ginger
EP	<i>Echinacea purpurea</i>	Purple Coneflower
HE	<i>Heuchera americana</i>	American Alumroot
SC	<i>Sanguinaria canadensis</i>	Bloodroot
MS	<i>Mitella dioica</i>	Quitch Fern
PD	<i>Phlox divaricata</i>	Wild Blue Phlox
TC	<i>Taraxacum officinale</i>	Foam Flower
GP	<i>Gaultheria procumbens</i>	Creeping Wintergreen

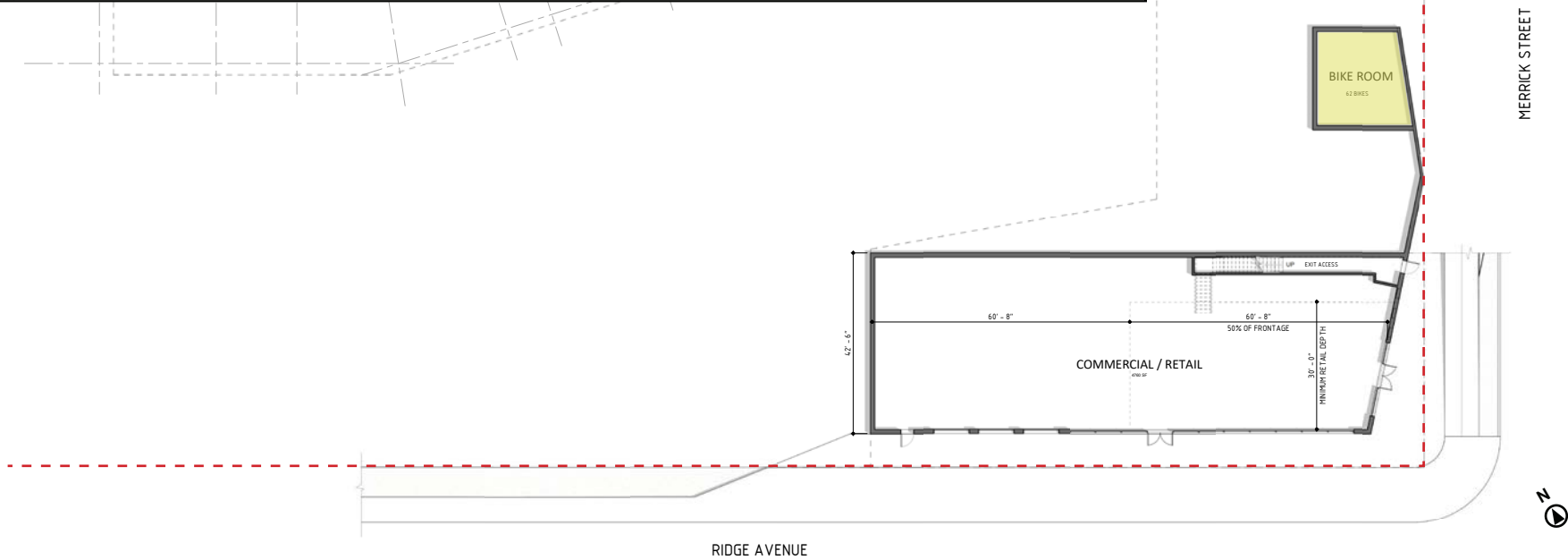
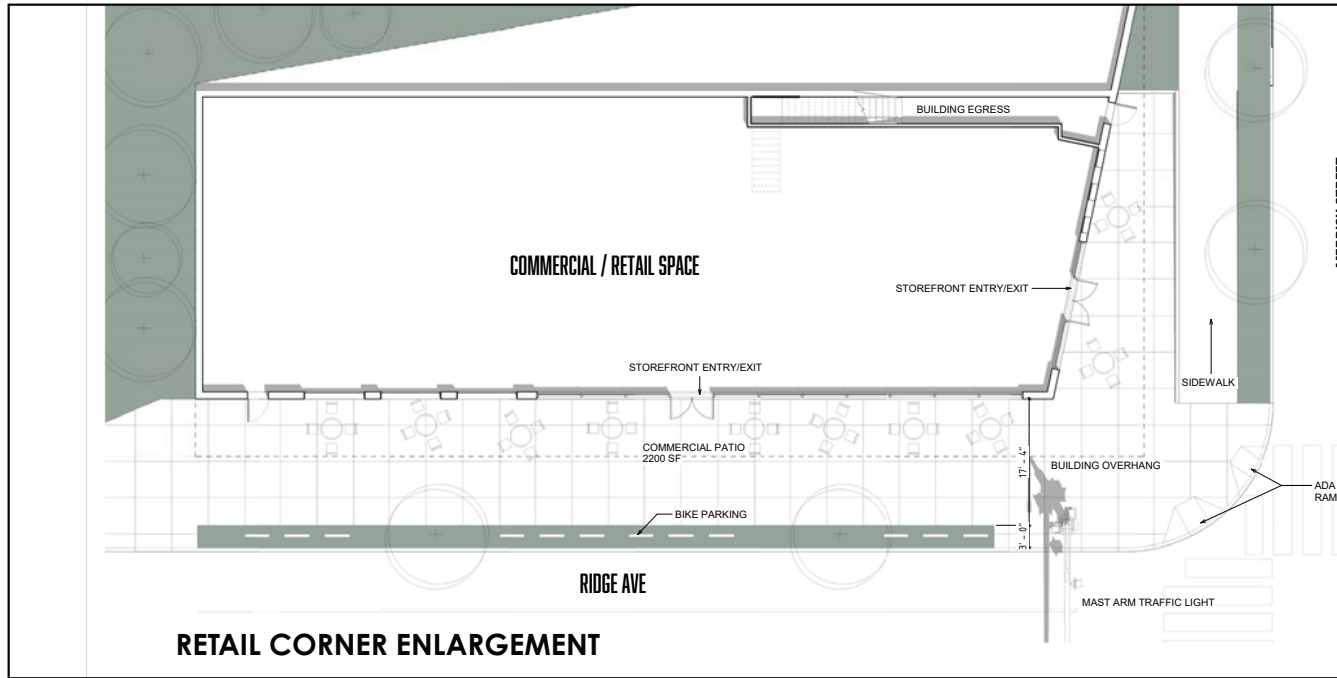
CP	<i>Carex pensylvanica</i>	Pennsylvania Sedge
PV	<i>Panicum virgatum</i>	Switchgrass
SP	<i>Sporobolus heterolepis</i>	Prairie Dropseed

prepared for:
Atapco Properties, Inc.,
One South Street, Suite 2800
Baltimore MD, 21202
ph: (410)479-5533

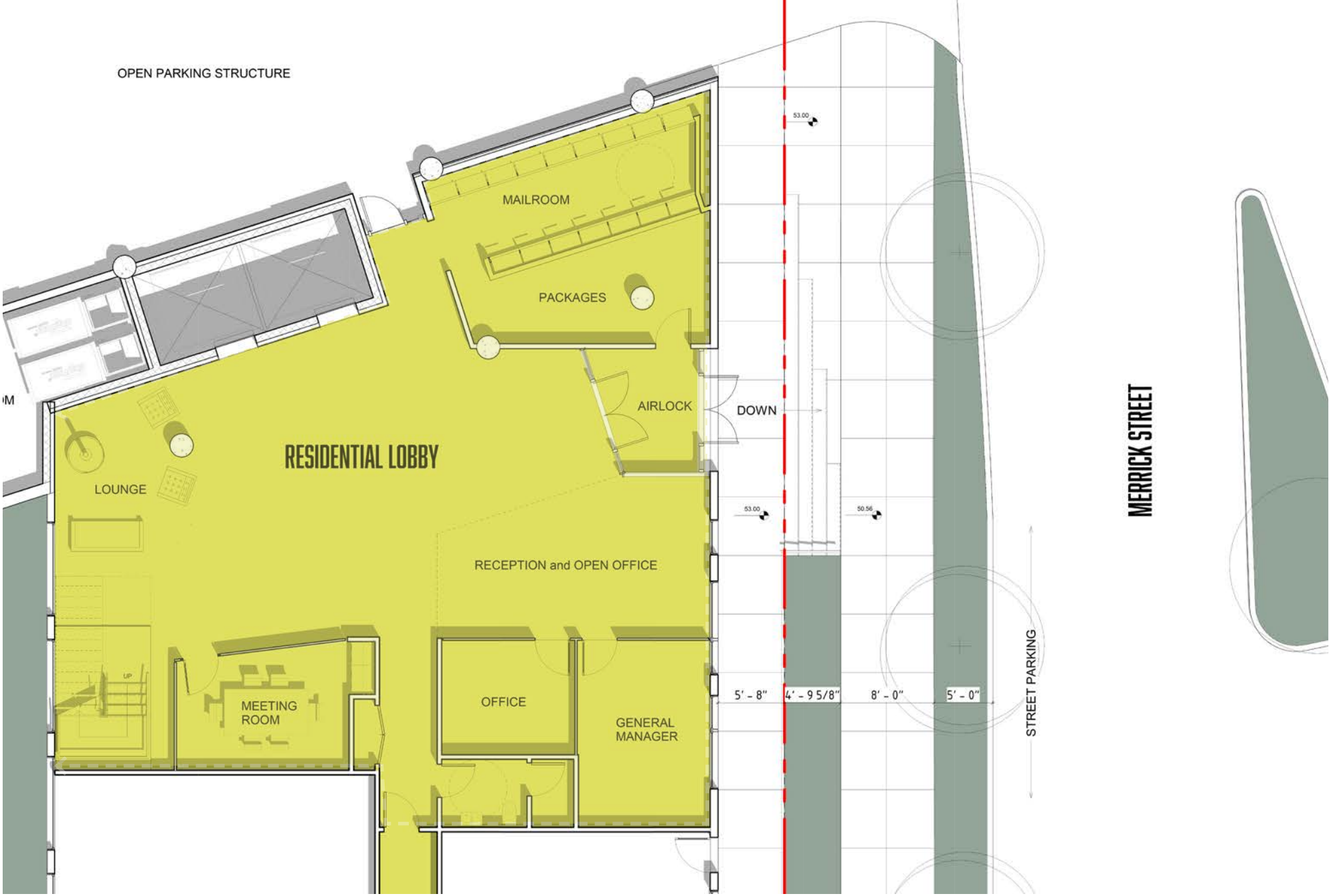


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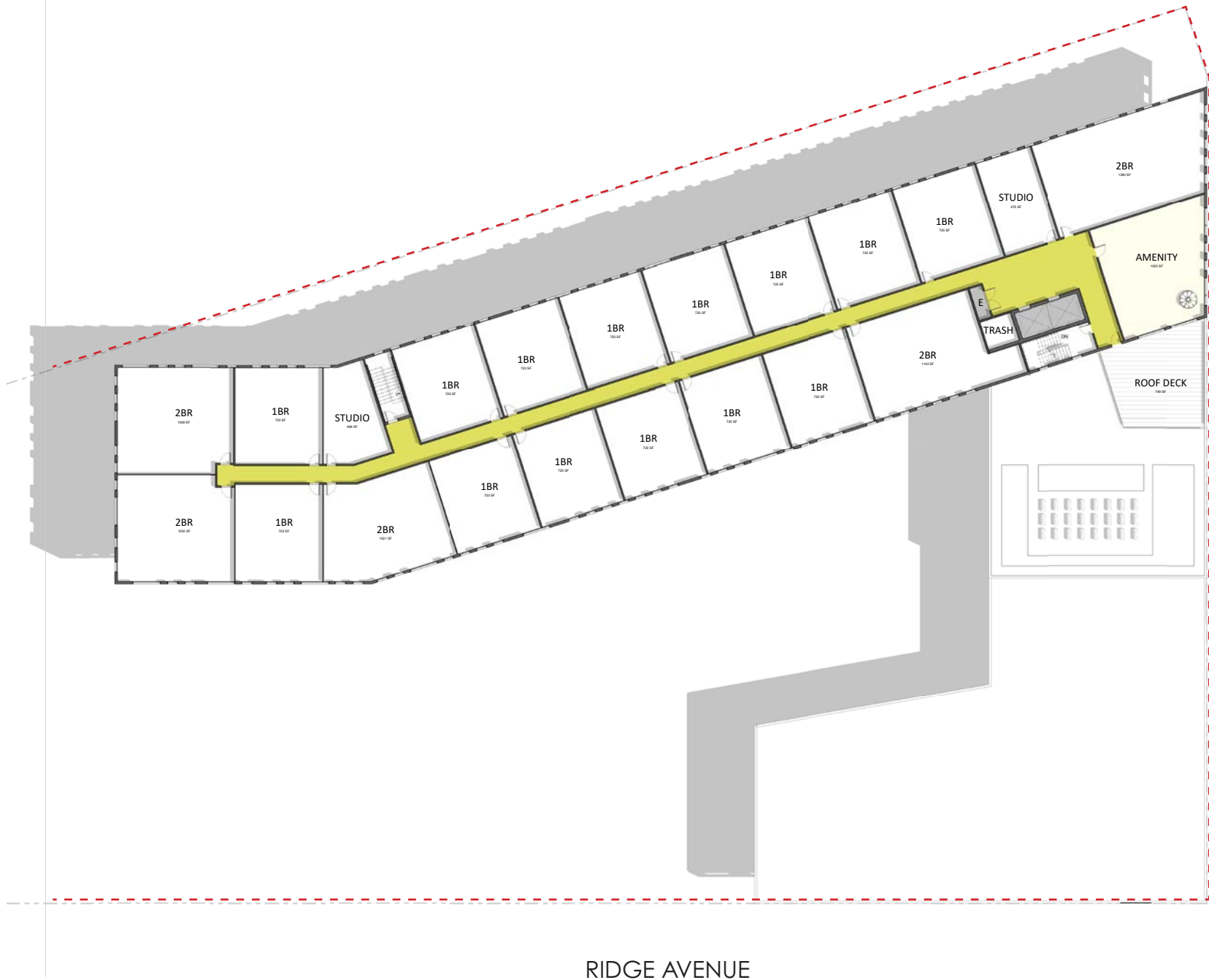
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4401 RIDGE AVENUE
PHILADELPHIA, PA 19129

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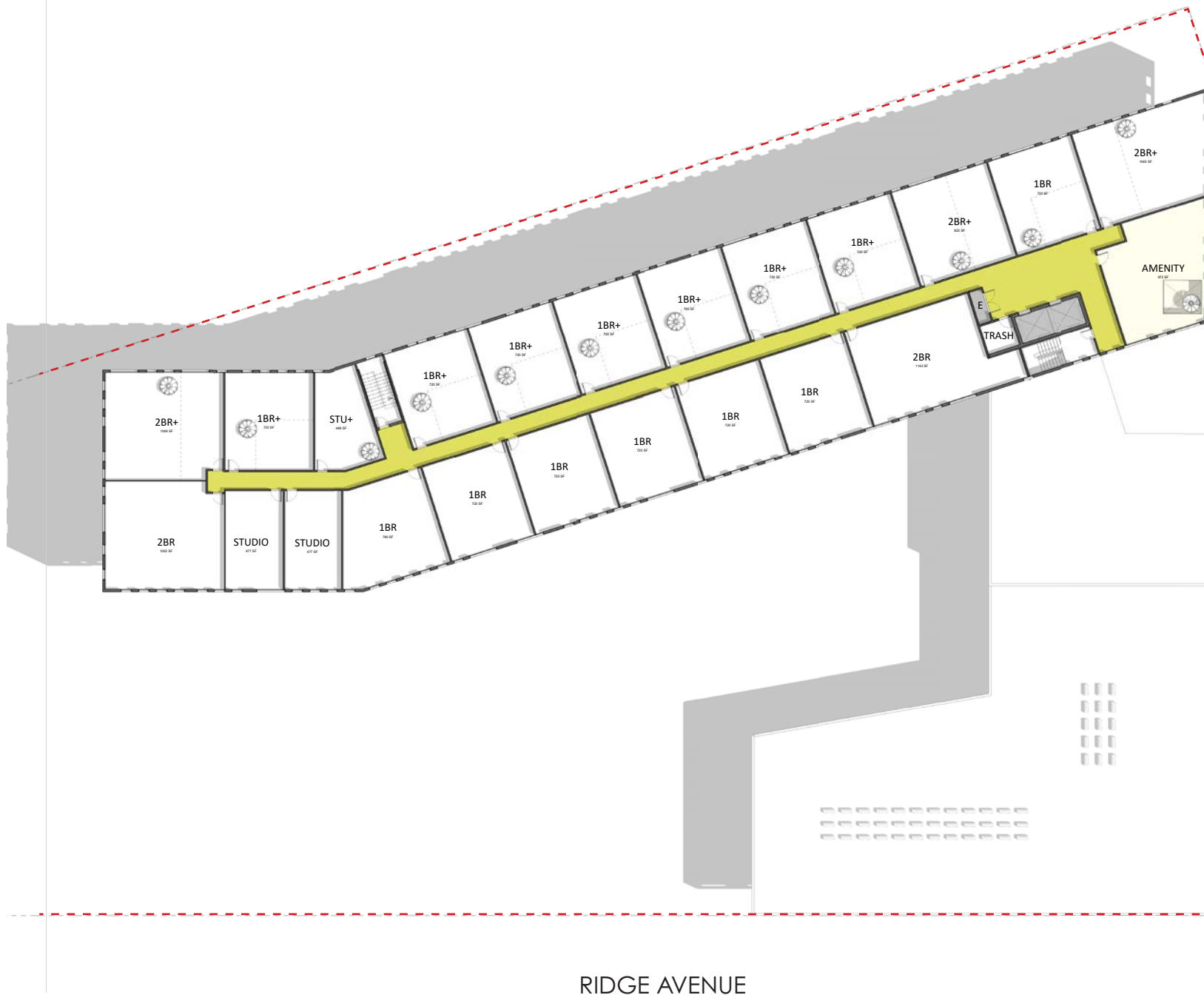




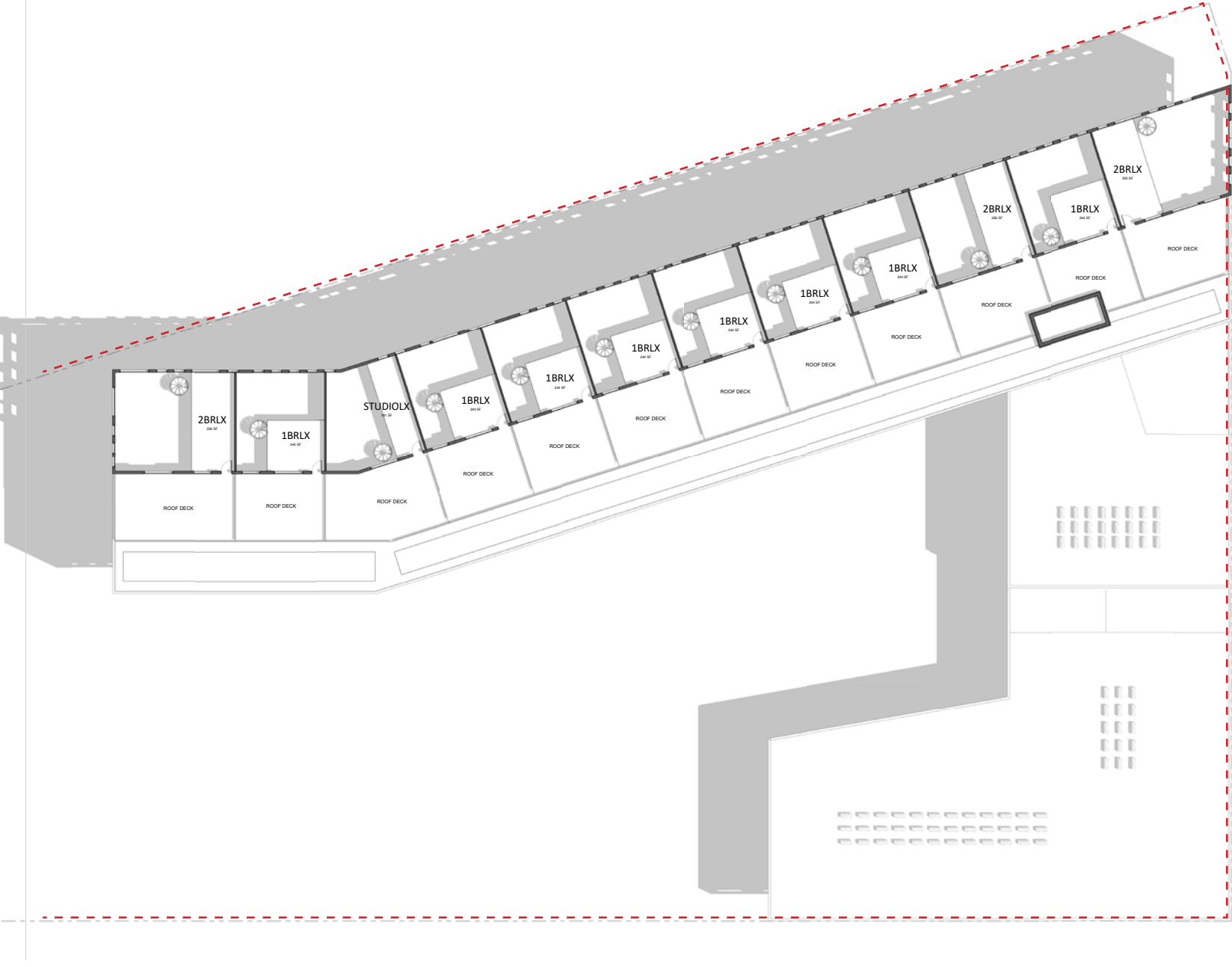
MERRICK STREET

RIDGE AVENUE



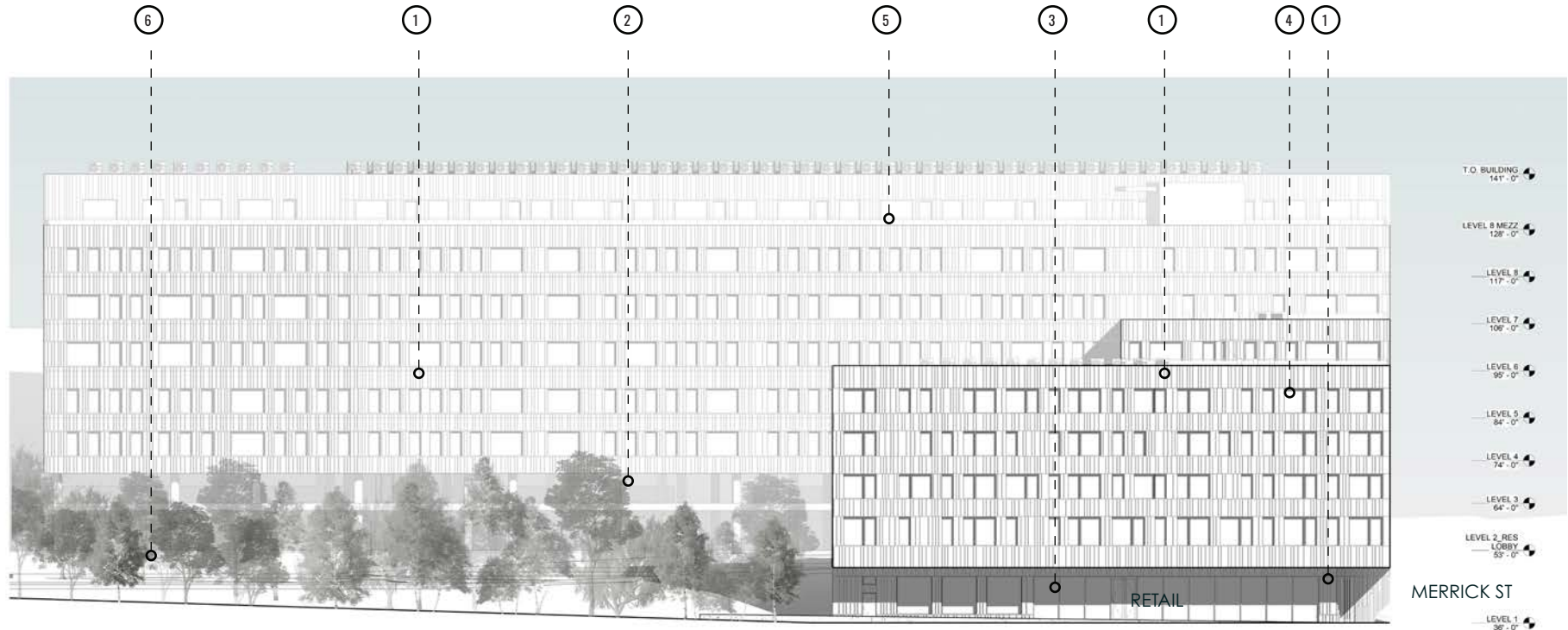


LEVEL 8 MEZZANINE



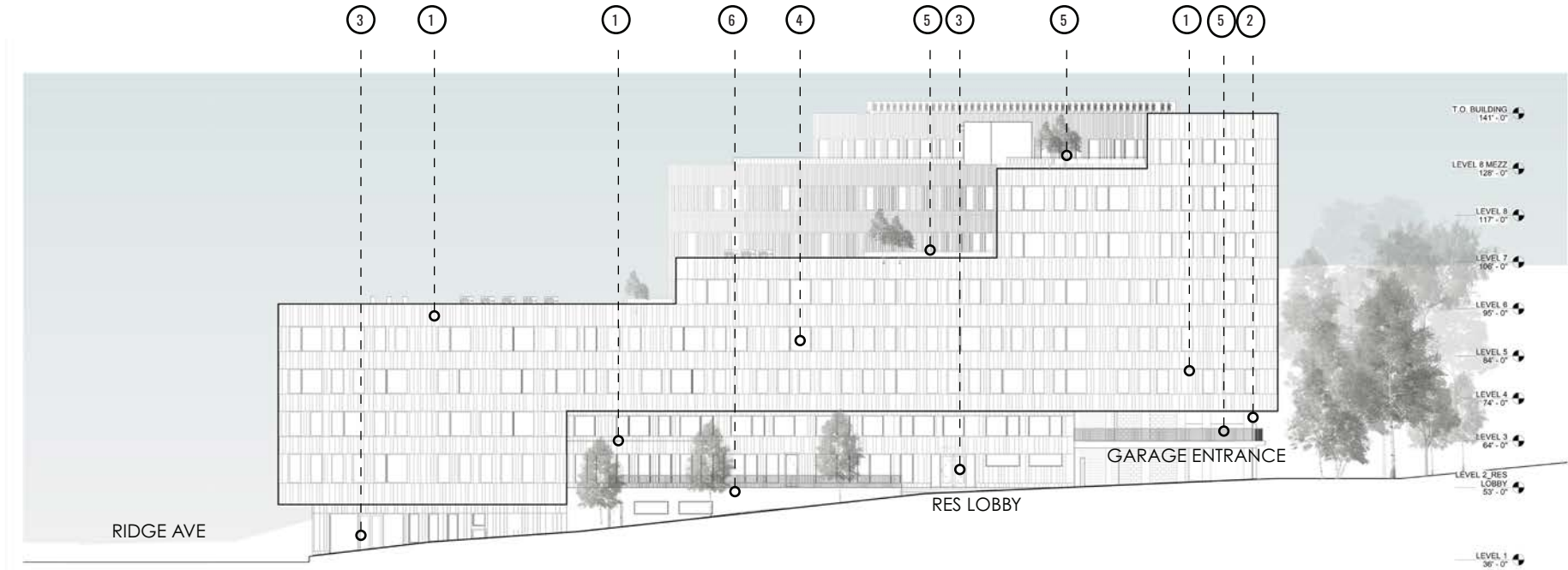
RIDGE (SOUTH) ELEVATION

- ① SEAM METAL - STAGGERED VERTICAL PATTERN
- ② CONCRETE COLUMNS
- ③ STOREFRONT
- ④ GLAZED WINDOW WALL SYSTEM
- ⑤ MESH GUARDRAIL
- ⑥ CONCRETE RETAINING WALL, HEIGHT VARIES
- ⑦ BOARDFORMED STAINED CONCRETE

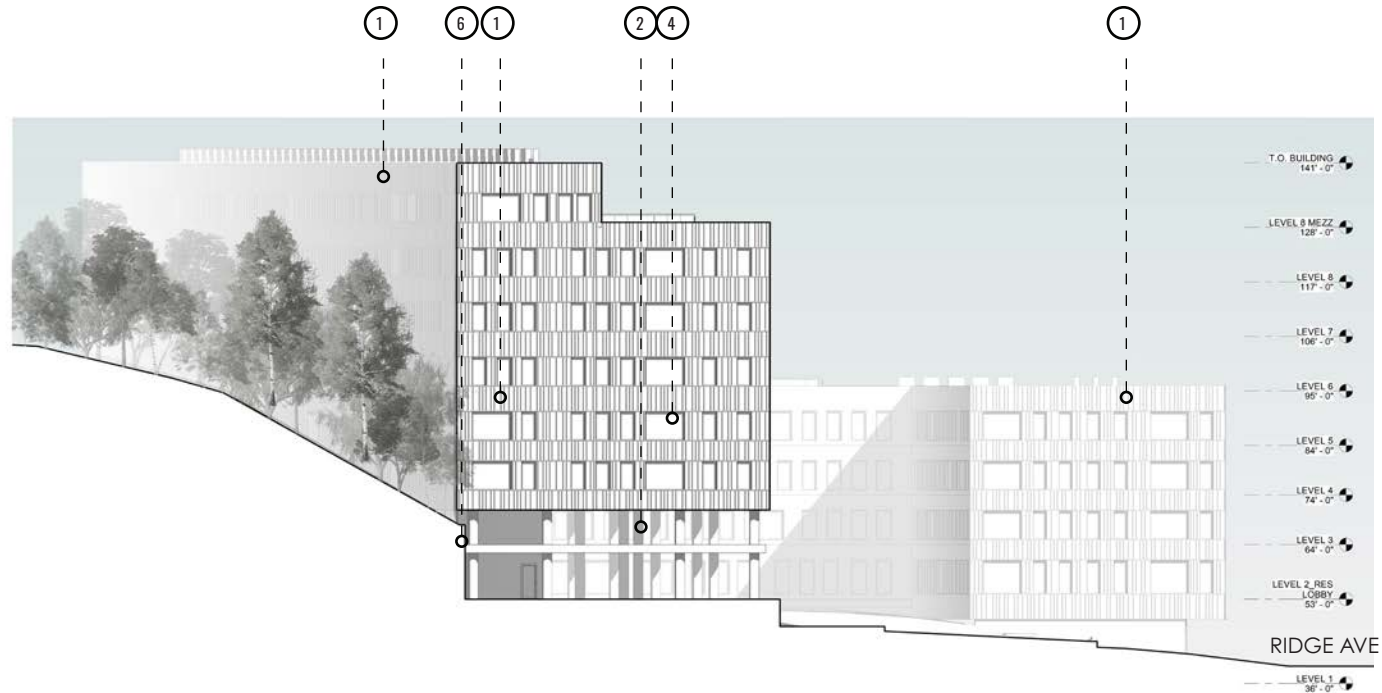


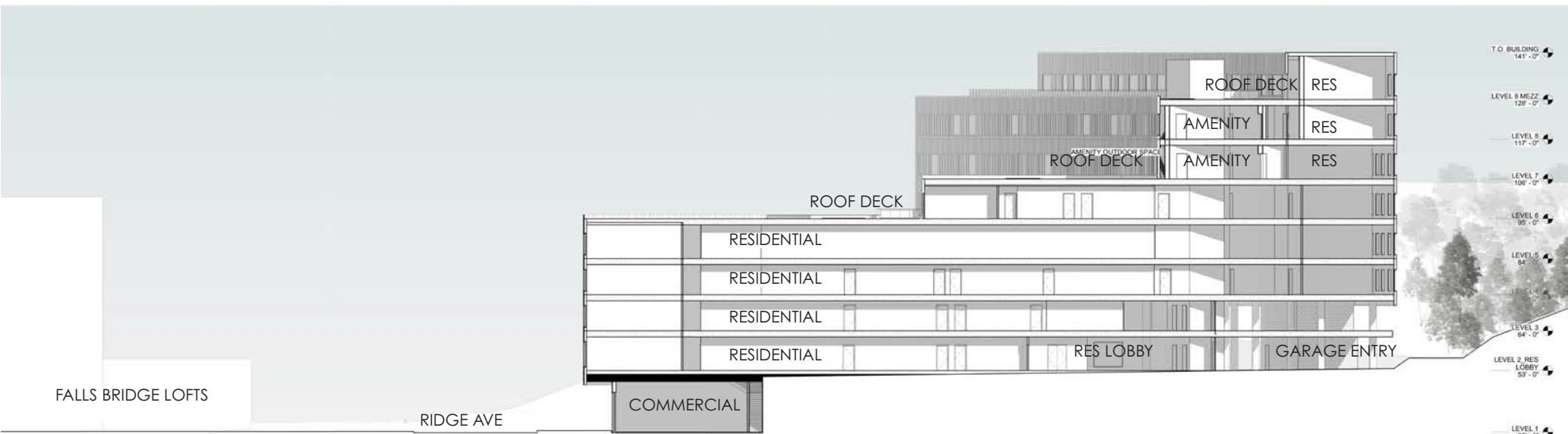
MERRICK (EAST) ELEVATION

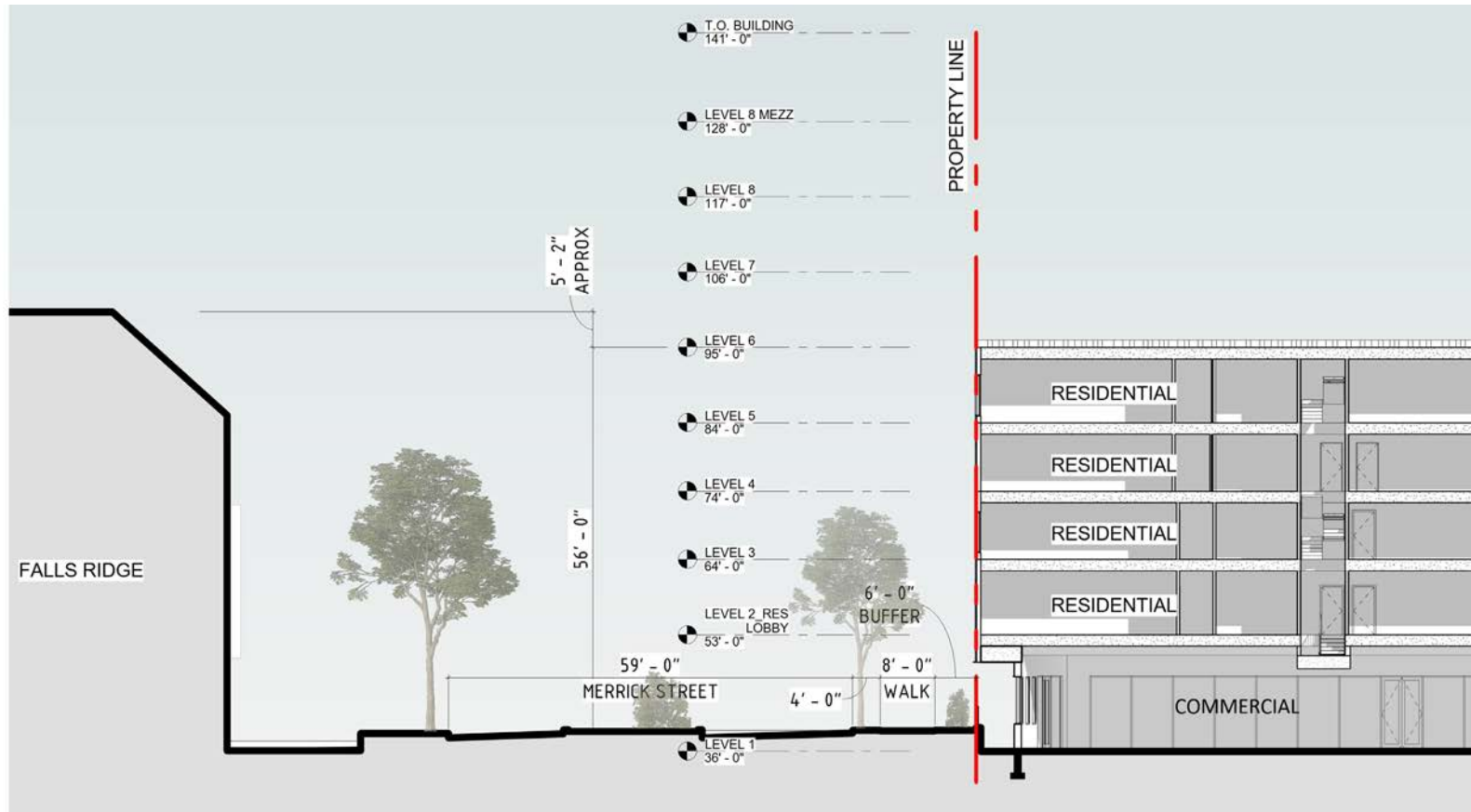
- ① SEAM METAL - STAGGERED VERTICAL PATTERN
- ② CONCRETE COLUMNS
- ③ STOREFRONT
- ④ GLAZED WINDOW WALL SYSTEM
- ⑤ GUARDRAIL
- ⑥ CONCRETE RETAINING WALL, HEIGHT VARIES
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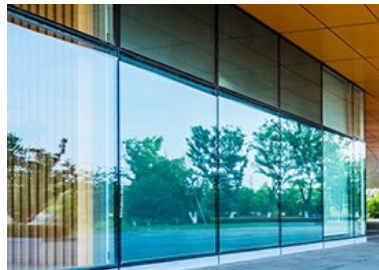
MERRICK STREET SECTION

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④ GLAZED WINDOW WALL SYSTEM



③ STOREFRONT



② CONCRETE COLUMNS



① SEAM METAL - STAGGERED VERTICAL PATTERN



⑤ MESH GUARDRAIL



⑥ CONCRETE RETAINING WALL, HEIGHT VARIES



⑦ BOARDFORMED STAINED CONCRETE



① SEAM METAL PATTERN DETAIL



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