



City of Philadelphia Project Information Form - Details

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Field	Value
Address of Development Project	109 PLEASANT ST
Council District #	8
Name of Applicant	Rachael Pritzker
Zoning Application Number	2020001401
Address of Applicant	1635 Market Street Philadelphia, PA 19103
Name of Contact Person	Rachael Pritzker
Phone Number of Contact Person	(610) 505-8132
Email Address of Contact Person	rachael@pritzkerlg.com
Is your project exclusively residential?	Yes
Does your project contain three or fewer units?	No
Does your project result in a total of 2,500 square feet or more of floor area?	N/A

Is your zoning application exclusively for signage?	N/A
Current Land Use on Parcel(s):	Three lots (two vacant, one single-family dwelling)
Proposed Land Use on Parcel(s):	Nine lots (each having one attached single-family dwelling)
Net Change in Number of Housing Units:	8
Net Change in Commercial Square Footage:	N/A
Net Change in Total Floor Area:	Approx. 22000 sf, minus FA of 1 home to be demolished (unknown)
Net Change in On-Street Parking:	-1
Number of Off-Street Parking Spaces to be Provided:	9
Approximate Projected Construction Period:	TBD

Please provide a brief summary of your proposed project:

Lot line changes to take 3 lots (two vacant, one single-family dwelling) into 9 lots (each having one attached single-family dwelling). 8 of 9 lots will front Pleasant Street (proposed to be 109A-H Pleasant Street, on land presently addressed as 109 (presently vacant) and 121 Pleasant (one dwelling to be demolished)). These 8 lots will each contain 1 attached single-family dwelling of three-stories plus roof deck accessed by pilothouse, with 1 parking space per lot in rear-yard of each. 9th lot to remain addressed as 106 Meehan (presently vacant); will feature 1 attached single-family dwelling of three-stories plus roof deck accessed by pilothouse, with one parking space in rear-yard. 106 Meehan will also feature driveway over easement in side-yard that connects to parking in rear of 106 Meehan and 109A-H Pleasant Street. 1 curb-cut onto Meehan Street will connect this driveway easement (serving all 9 parking spaces) to the

street.

Please describe any planned changes to the landscaping and lighting on any public space within or adjacent to your project:

n/a

Please describe any anticipated impacts on the transportation network (e.g. parking, sidewalks, street safety or traffic, transit) and any plans for mitigating any negative impacts:

Project promotes use of mass-transit as it is approx. 600 feet from Route 23 Bus stop and less than 1/2 mile from each of Chestnut Hill West Regional Rail Line (Carpenter Station) and Chestnut Hill East Regional Rail Line (Stenton Station).
Project promotes safety and viability of Germantown Avenue commercial corridor by increasing residential population in its close proximity. Project results in loss of one on-street parking space on Meehan Street (for one curb-cut) in exchange for creation of 9 off-street spaces. This reduces future congestion compared to alternative developments that could rely on on-street parking or propose several curb-cuts.

Approximately how many full time equivalent jobs (if any) are currently located on site?

N/A

Approximately how many full time equivalent workers will be employed on-site during the construction period?

TBD

Approximately how many full time equivalent jobs (if any) will be located on-site after construction is complete? Approximately how many of these jobs (if any) will be paid a wage of at least \$15/hour and will include health and/or retirement benefits?

N/A

Describe your plan, if any, to increase the supply of affordable housing:

n/a

Please describe any partnerships with local community organizations that will be utilized during and/or after construction:

TBD

Please provide a brief summary of any plans for local hiring and job training/apprenticeships during or after construction. Also, please indicate whether you plan to submit an Economic Opportunity Plan to the Office of Economic Opportunity:

TBD

Please describe any other anticipated community impacts (positive or negative) associated with this project:

Project increases residential density within near-walking distance of Germantown Avenue for promotion of commercial viability of Avenue, without relying upon on-street parking (keeping it available for shoppers).

Date

07/31/20

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