



Project Review

106 Meehan Ave and 109-121 Pleasant St

Issues Presented to CDPHI LLC

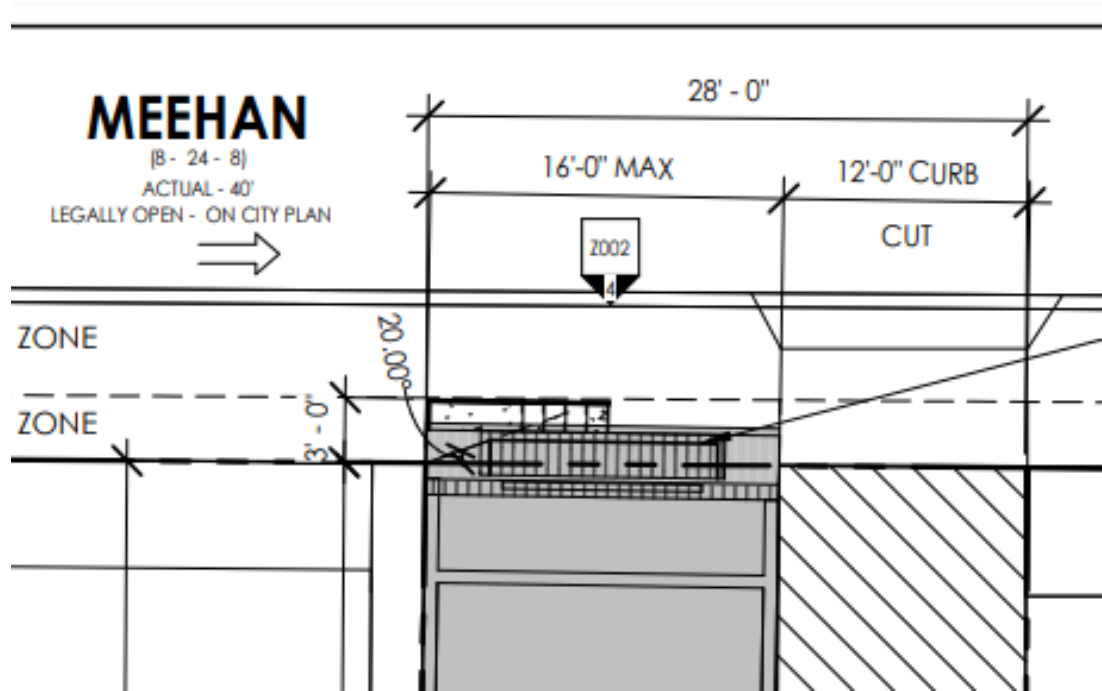
1. EMAN Zoning Committee RCO Pre-Meeting Briefing: 9/15/20
2. Briefing Posted on EMAN Zoning Committee Web Page: 9/17/20
3. Issues List Update - Email: 9/29/20
4. CDPHI Revisions – 10/6/20 – 4:00 PM

EMAN Zoning Committee Project Review Issues

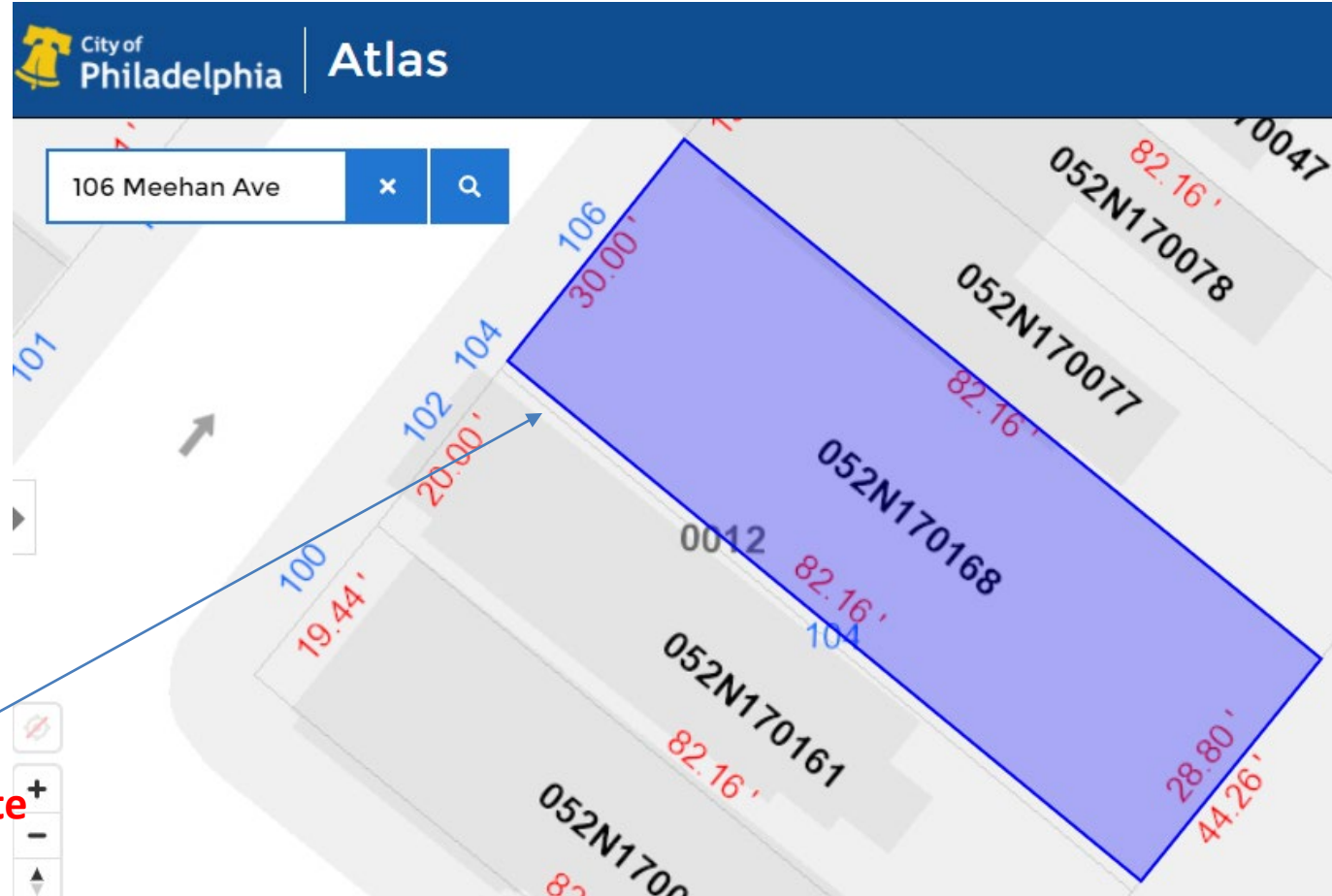
1. Site Plan – Width of 106 Meehan Ave Lot
2. 106 Meehan Ave Building Location on Lot
3. Driveway Width off Meehan Ave
4. 109-121 Pleasant St By-right Options
5. 109-121 Pleasant St 3-Story Building and Character of Neighborhood
6. Parking Spaces for 109-121 Pleasant S Parcels A and H
7. Loss of Tree Canopy and Heat Stress
8. Impervious Cover

Site Plan: Width of 106 Meehan St Lot?

1. Applicant's Site Plan: Shows 28-ft



2. City Atlas – Registry Map: Shows 30-ft

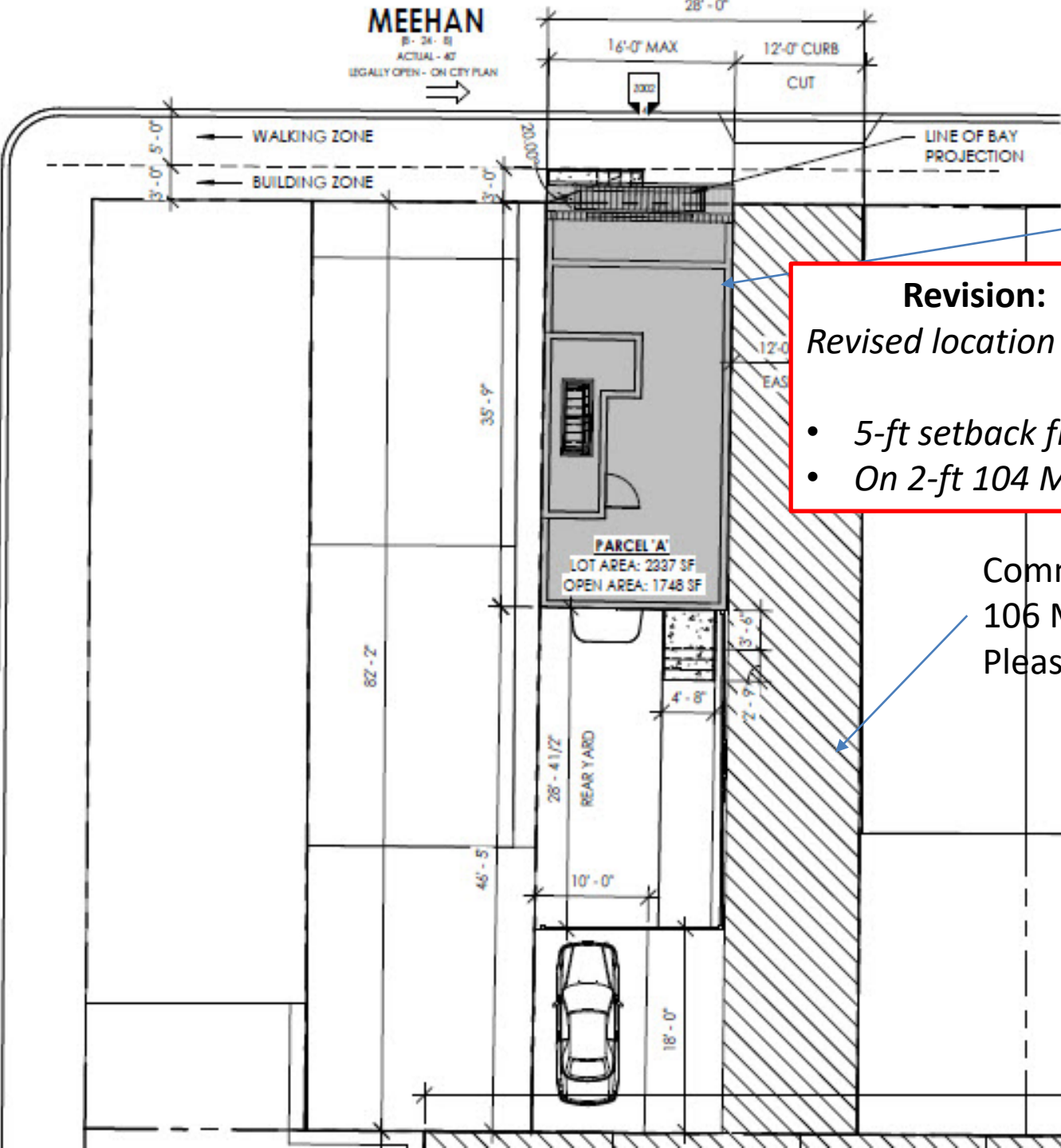


3. City Atlas shows 104 Meehan Ave with Approximate Width of 2-ft.

Revision:
Revised drawings show 2-ft 104 Meehan Ave. parcel.

Status of 104 Meehan Ave parcel not clear.

Location of Proposed 106 Meehan Ave Building?



Revision:
Revised location of 106 Meehan Ave house

- 5-ft setback from Meehan Ave
- On 2-ft 104 Meehan Ave. parcel Lot Line.

Single Family House

Common Driveway:
106 Meehan St and Pleasant St Units A-H (8)



MEEHAN AVE VIEW

CDPHI proposes “...106 Meehan will be bounded to the west by the side building wall of the home at 102 Meehan Ave ..”

CDPHI Variance Application



106 Meehan Ave Renderings



RCO Pre-meeting
9/15/20

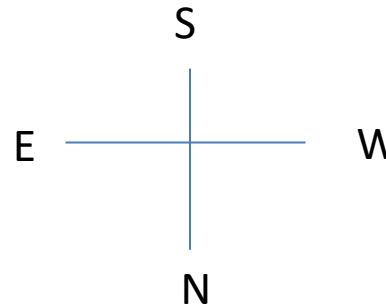


RCO Meeting
10/7/20

Revision:
*Revised plans show 106 Meehan Ave on
104 Meehan Ave parcel line, not 102 E
Building wall.*

106 E Meehan Ave

- Original 106 E Meehan Ave House Attached to 108 E Meehan Ave



106 e meehan

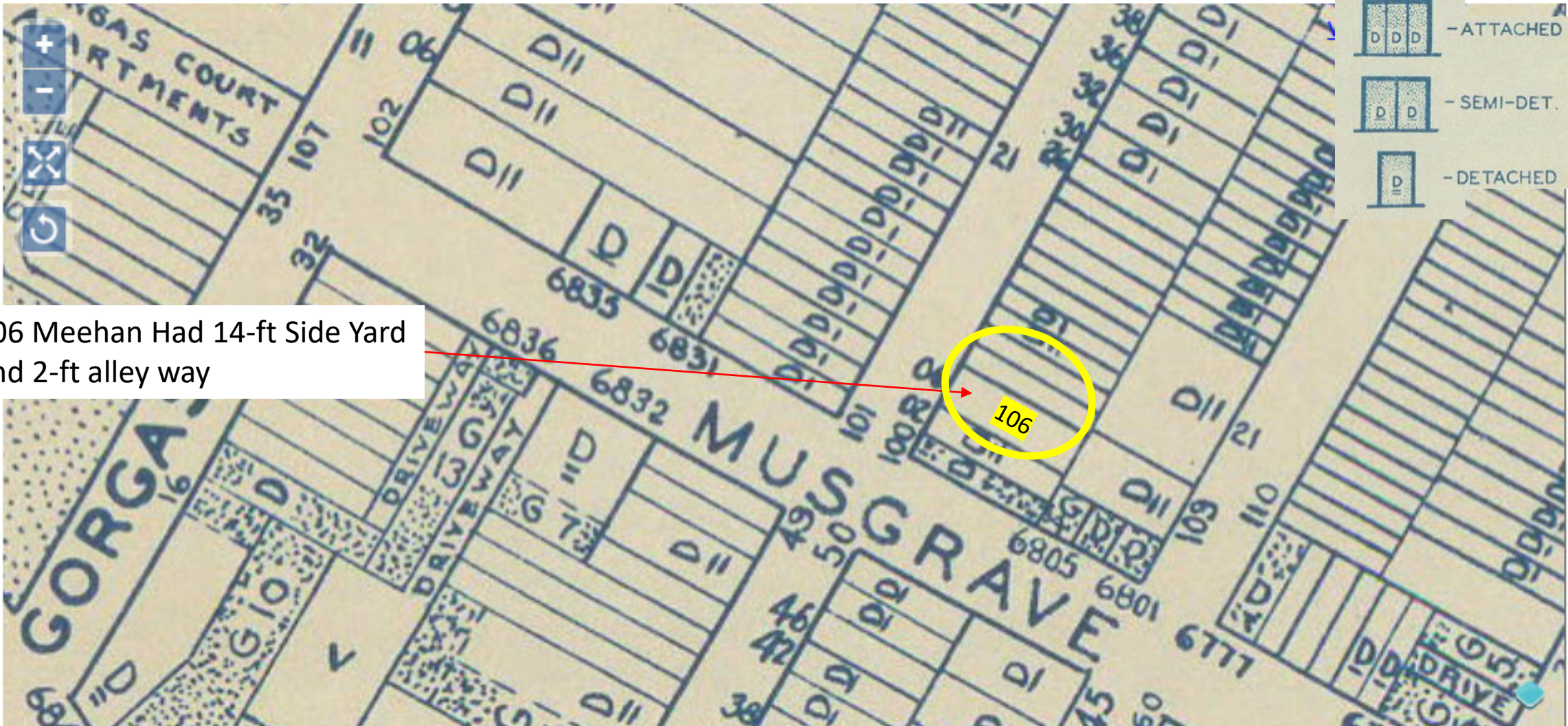
CDPHI proposes to build on 102 Meehan Lot Line:

"...106 Meehan will be bounded to the west by the side building wall of the home at 102 Meehan Ave .."

CDPHI Variance Application

1942 Land Use Map – 100 Block Meehan Ave

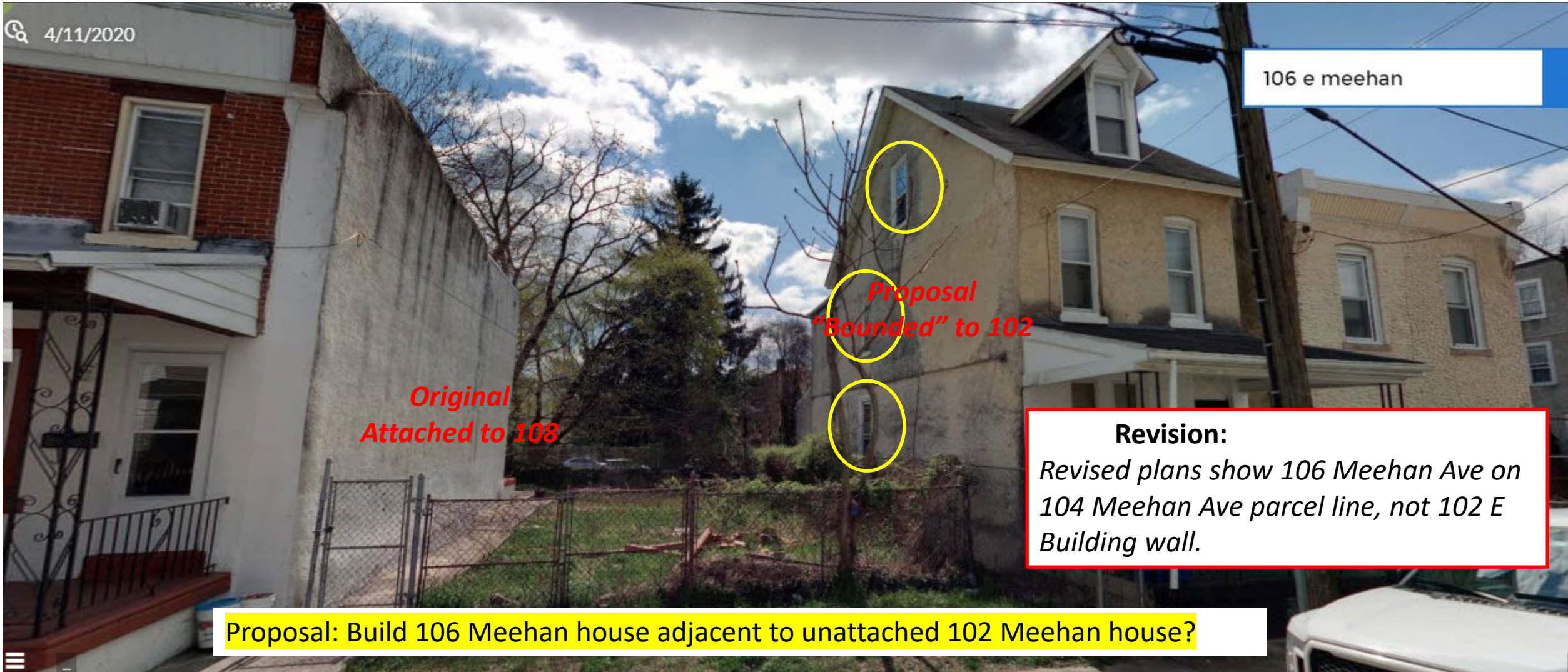
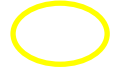
Shows 102 E Meehan Ave was detached house, 106-108-110 were attached houses.



106 Meehan Had 14-ft Side Yard and 2-ft alley way

Impact on Proposed Building 102 Meehan Ave

- Proposed new 106 E Meehan Ave Building Would Be Adjacent to 102 E Meehan Ave
- Would cover 106 Meehan's original side yard
- Proposed 106 E Meehan Ave Building Would Shade/Block 3 Windows of 102 E Meehan Ave



106 e meehan

*Proposal
"Bounded" to 102*

*Original
Attached to 108*

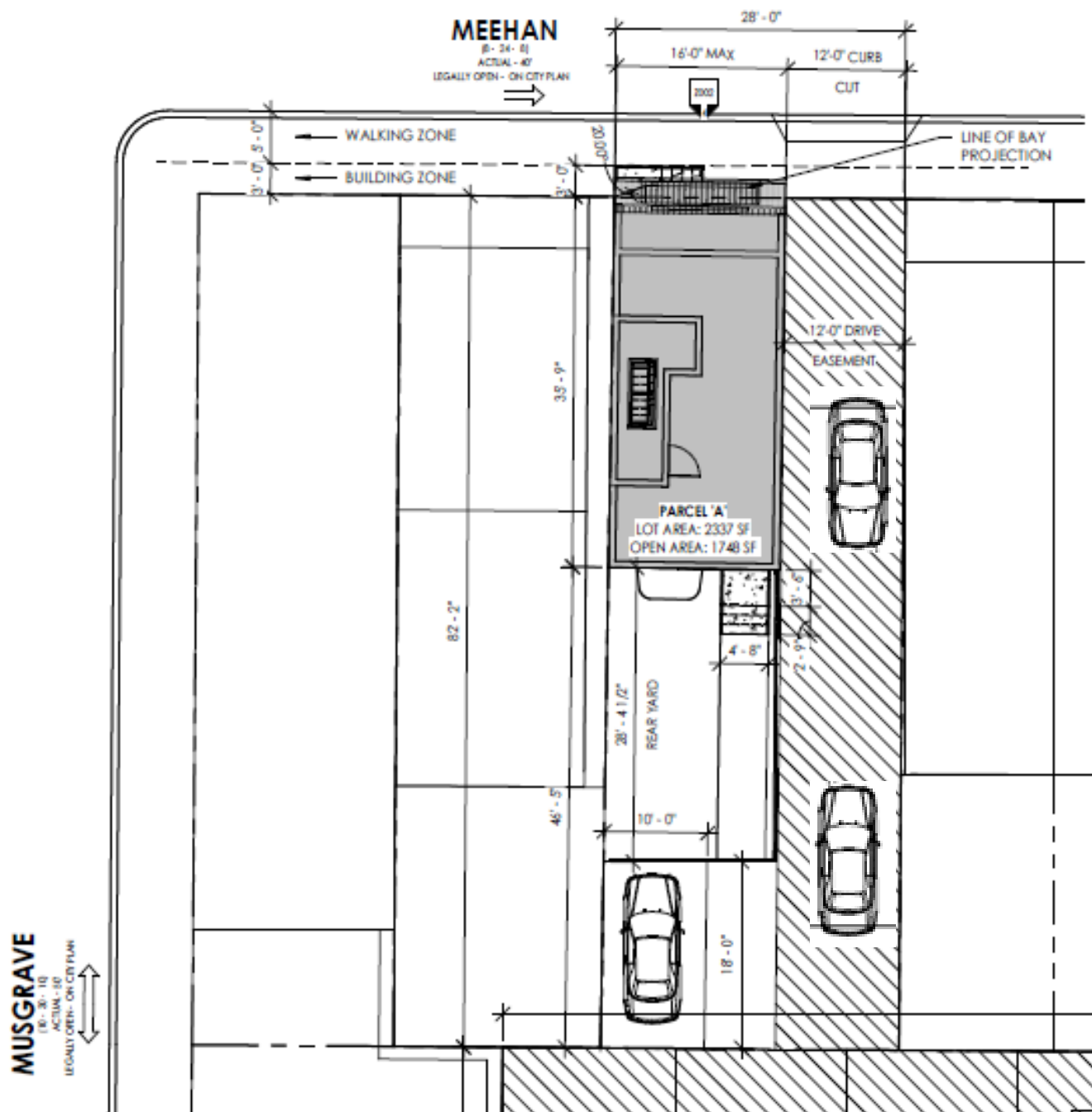
Revision:
Revised plans show 106 Meehan Ave on 104 Meehan Ave parcel line, not 102 E Building wall.

Proposal: Build 106 Meehan house adjacent to unattached 102 Meehan house?

Driveway Width off Meehan Ave

How will entering and exiting cars handle traffic conflicts on 12-ft wide driveway without having to back into either busy Meehan Ave or into E-W driveway?

12-ft Driveway not adequate width for 2 cars to pass.



109 – 121 Pleasant St: 8 Variances Minimum Lot Size Variance and By-right Option

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 Section(s):	Code Section Title(s):	Reason for Refusal:	
		REQUIRED	PROPOSED
TABLE 14-701-1	MINIMUM LOT AREA (SQ. FT.)	1440 SQ. FT.	1246.292 SQ. FT. (PARCEL A) 1201.443 SQ. FT. (PARCEL B) 1199.505 SQ. FT. (PARCEL C) 1197.568 SQ. FT. (PARCEL D) 1195.630 SQ. FT. (PARCEL E) 1193.692 SQ. FT. (PARCEL F) 1191.755 SQ. FT. (PARCEL G) 1189.817 SQ. FT. (PARCEL H)
<p>109 - 121 Pleasant St By Right Parcels (Overall Parcel: 132–ft by 72-ft)</p> <p><input type="checkbox"/> By-right Option 1:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Preserve 121 Pleasant House (50-ft by 72-ft) <input type="checkbox"/> Build 4 houses on 20-ft by 72-ft lots <p><input type="checkbox"/> By-right Option 2:</p> <ul style="list-style-type: none"> • Lot 20-ft by 72 ft = 1,440 sf • 132-ft frontage/20-ft per lot • 6 lots @ 1,440 sf each • 6-ft setback on both ends of attached building 			

109-121 Pleasant St: 8 Units

110 Pleasant St

Applicant's Proposal

- 3 Story Building with Pilot House and Roof Deck
- Close to sidewalk
- Side Steps
- Average Lot size 1,201 sf
- Parking in Rear if 106 Meehan Ave Variance Approved

Character of 100 Block Pleasant St

- Houses Setback, front steps
- Bay windows, cornice details
- Porches
- 2 Stories
- Wissahickon schist, **Brick**
- Average lot: 1,172 sf



PERSPECTIVE

109-121 Pleasant St Renderings



**Pre-RCO Meeting
9/15/20**

Revision:

- *New 3-ft grass strip*
- *8 Street Trees*
- *Cover of entryway*



**RCO Meeting
10/7/20**

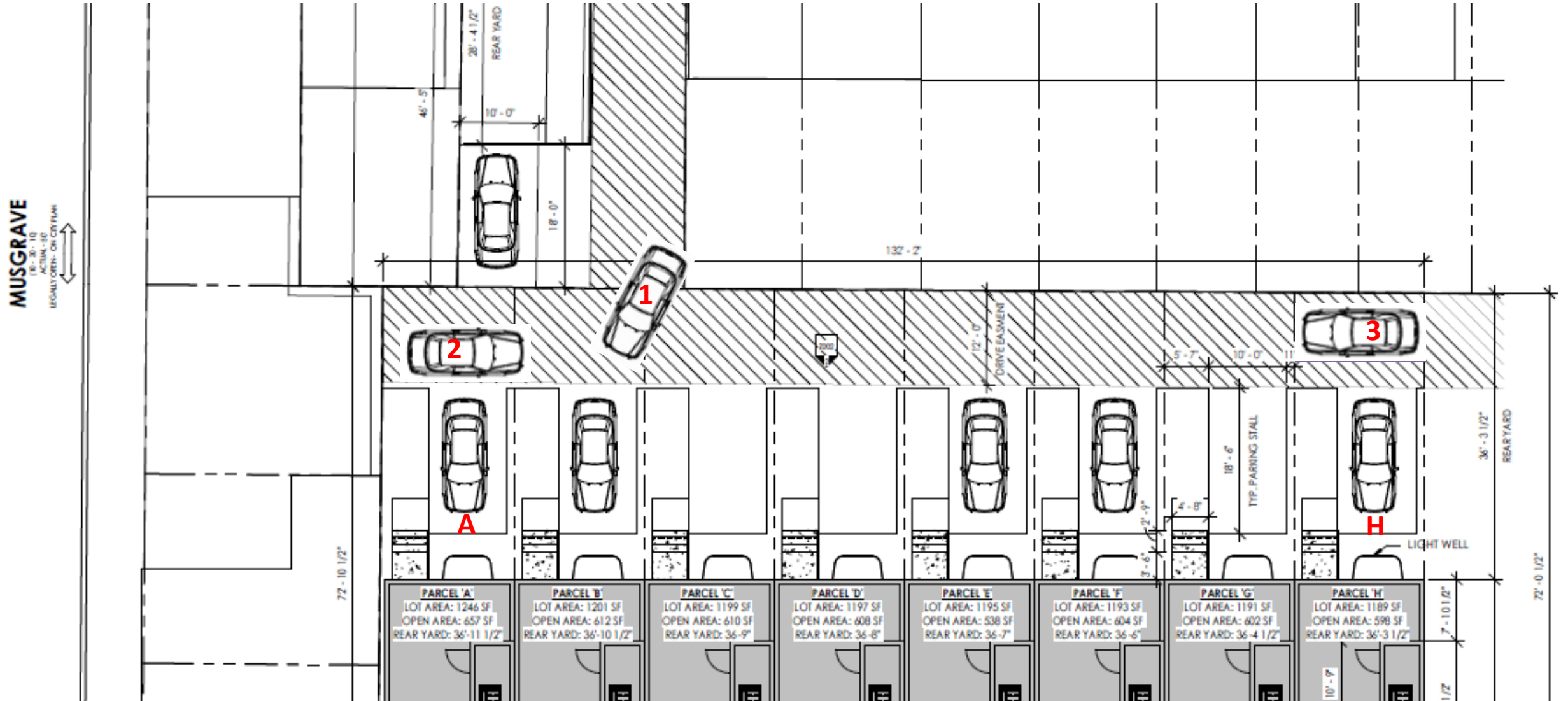
100 Block Pleasant St



- ❑ More than 50% of the existing houses have open or enclosed front porches and small front yards, a defining features of housing in Mt Airy.
- ❑ North side houses are set back from the sidewalk with a yard and porch.
- ❑ Proposed houses are designed to land right on the sidewalk, front doors require side-oriented steps to reach street level.
- ❑ Omitting transition space between the street and the houses changes the spatial feeling of the block, making the pedestrian and vehicular experience feel tightly uncomfortable - and quite unlike the rest of the block.

Parking Access for Parcels A & H

1. How will car access Parcel A parking space?
2. How will Car exit Parcel B, there is not adequate turn around space?
3. How will car leave parcel H, there is not adequate turn around space?



Tree Canopy & Impervious Cover Northwest Philadelphia Neighborhoods

Neighborhood	Tree Canopy	Impervious cover ¹
Chestnut Hill	47.7%	13.1%
E Mt Airy	19.1%	33.8%
W Mt Airy	30.1%	19.5%
E Germantown	17.8%	44.4%
Germantown	17.0%	49.5%

Source: Evan Zaret



City Tree Canopy Goal: 30%

TREE CANOPY BY THE NUMBERS

1095

Philadelphia lost 1095
acres of tree canopy
18,450 acres in 2008 to
17,356 in 2018

OVER THE PAST DECADE

6%

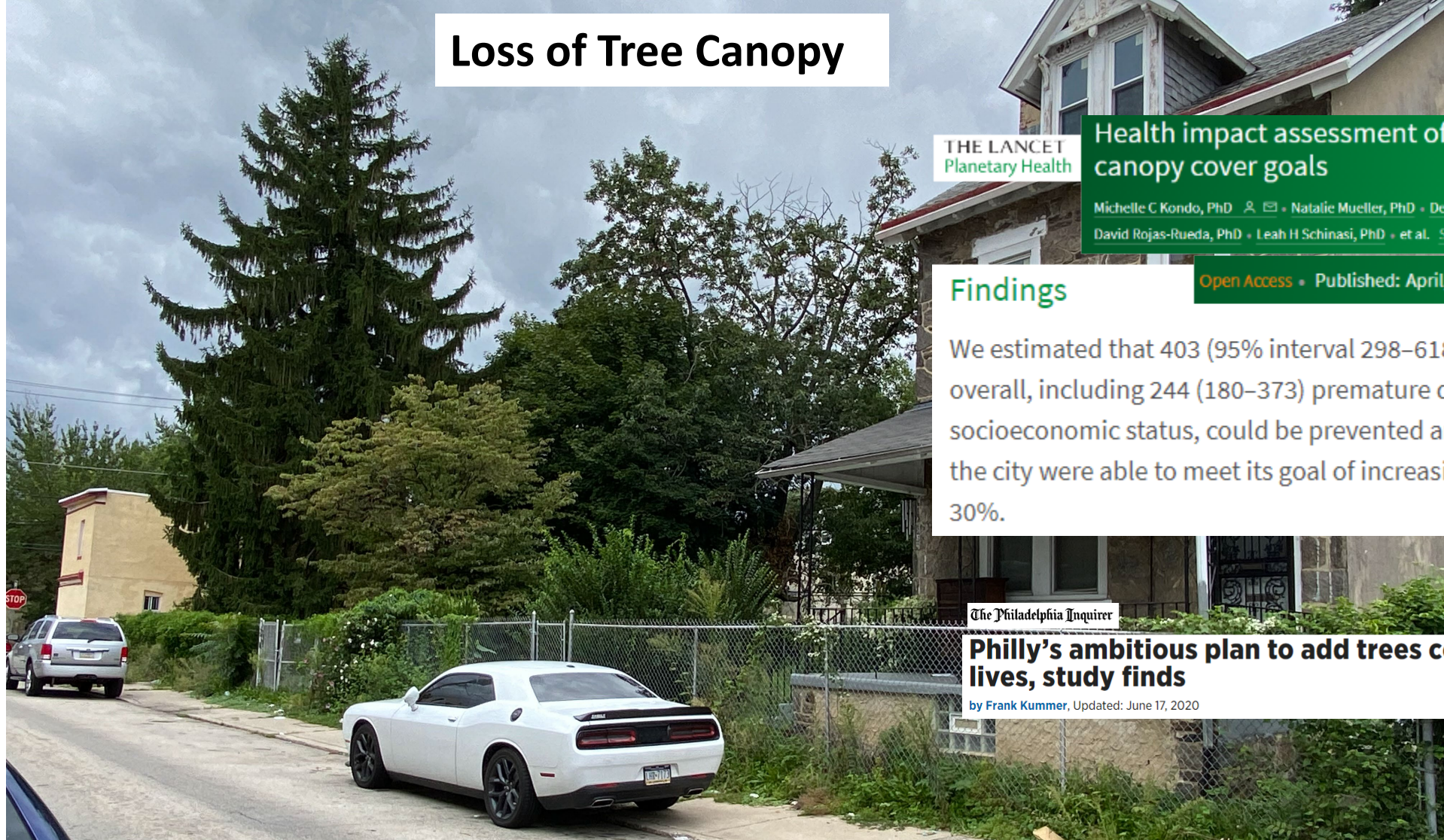
LOSS IN TREE
CANOPY



The amount of tree canopy lost is
the equivalent of over 1,000
football fields worth.

¹ Source data: MRLC.Gov, 2016 Impervious Land Cover

Loss of Tree Canopy



THE LANCET
Planetary Health

Health impact assessment of Philadelphia's 2025 tree canopy cover goals
Michelle C Kondo, PhD · Natalie Mueller, PhD · Dexter H Locke, PhD · Lara A Roman, PhD · David Rojas-Rueda, PhD · Leah H Schinasi, PhD · et al. Show all authors

Findings

Open Access · Published: April, 2020

We estimated that 403 (95% interval 298–618) premature deaths overall, including 244 (180–373) premature deaths in areas of lower socioeconomic status, could be prevented annually in Philadelphia if the city were able to meet its goal of increasing tree canopy cover to 30%.

The Philadelphia Inquirer

Philly's ambitious plan to add trees could save hundreds of lives, study finds

by Frank Kummer, Updated: June 17, 2020

Meehan Ave - Pleasant St Area: PPR Tree Canopy Change (2008 - 2018)



Revision:

- *New 3-ft grass strip*
- *8 new street trees.*

0 100 Feet

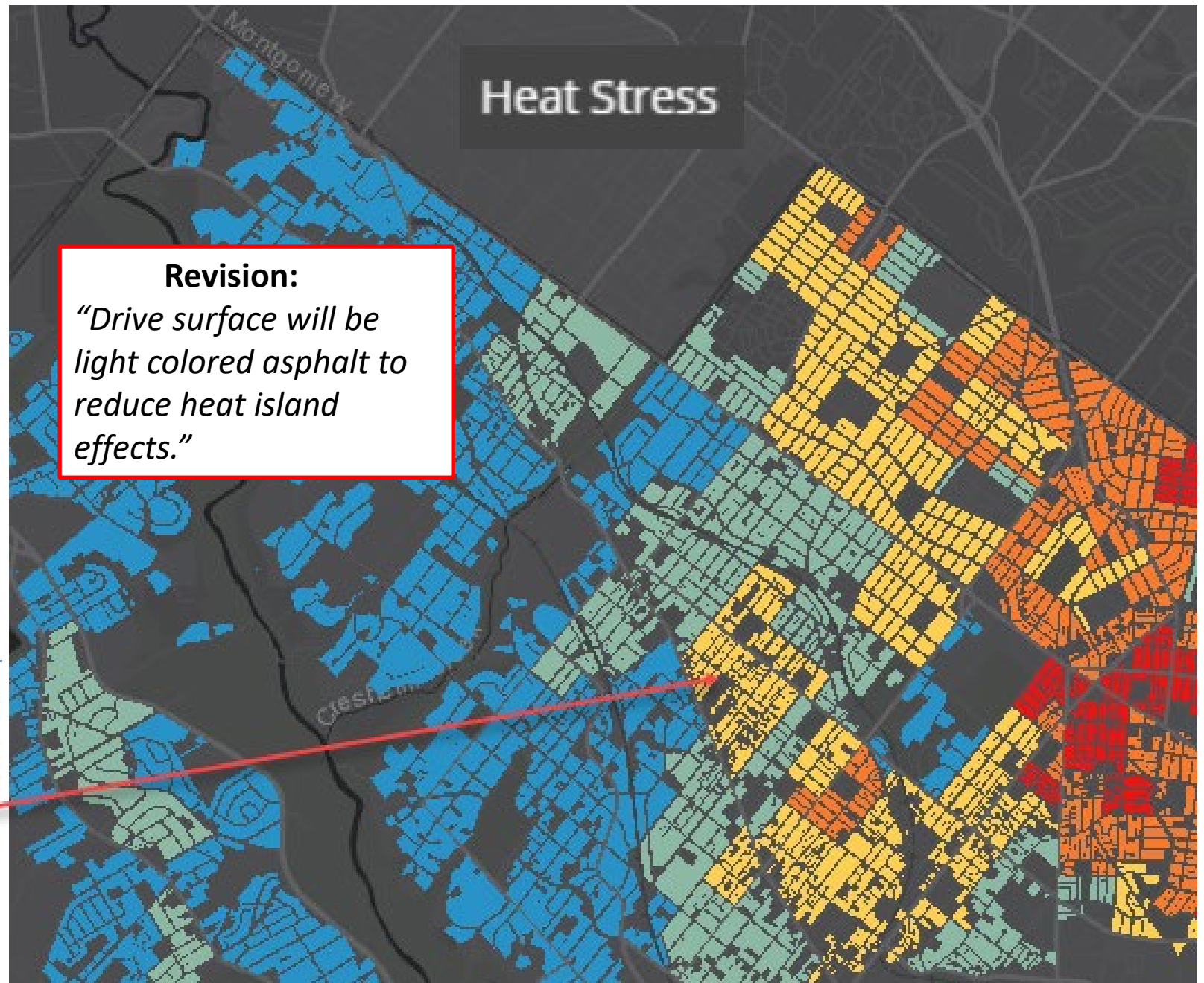
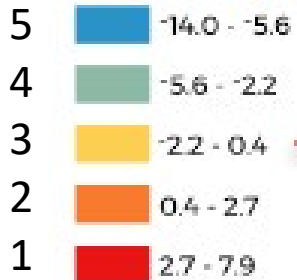
Source: OpenDataPhilly - PPR Tree Canopy

K O'Day, 9/17/20

Stress Index

Meehan Ave – Pleasant St
Area - 3rd Warmest Area

Temperature departure from the county average in degrees Fahrenheit on hottest days (by block group)



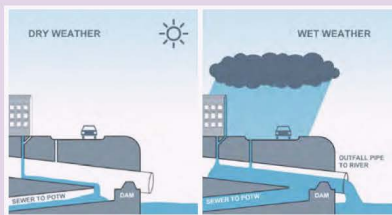
Upper NW 2035 Plan

FLASH FLOODS

The two branches of the Wingohocking Creek were converted into underground sewers to facilitate land development in the late 19th and early 20th centuries. The Wingohocking Creek watershed, spanning across portions of Germantown, Mount Airy, and beyond, is heavily developed with hard surfaces like buildings and asphalt. Rainwater that falls in this watershed, plus wastewater generated by homes, businesses, and institutions, eventually drains to the covered sewer.

Because rainwater travels quickly over hard surfaces, there is little opportunity for it to be absorbed into the soil. Heavy rain storms can overwhelm the sewer system. On several occasions, rain water has backed up in to basements and risen into streets, usually with little warning. Flood waters usually recede very quickly, but still create dangerous situations and lead to property damage.

Combined Sewer Overflow



Types of Flooding in the Upper Northwest

Overland or Street Runoff

Flooding on the ground and streets. This flooding can be made worse when combined sewers can't handle the volume of water. Some areas of Philadelphia have overland flooding because they don't have sewers. Overland runoff can also lead to flash floods.

Basement Backups

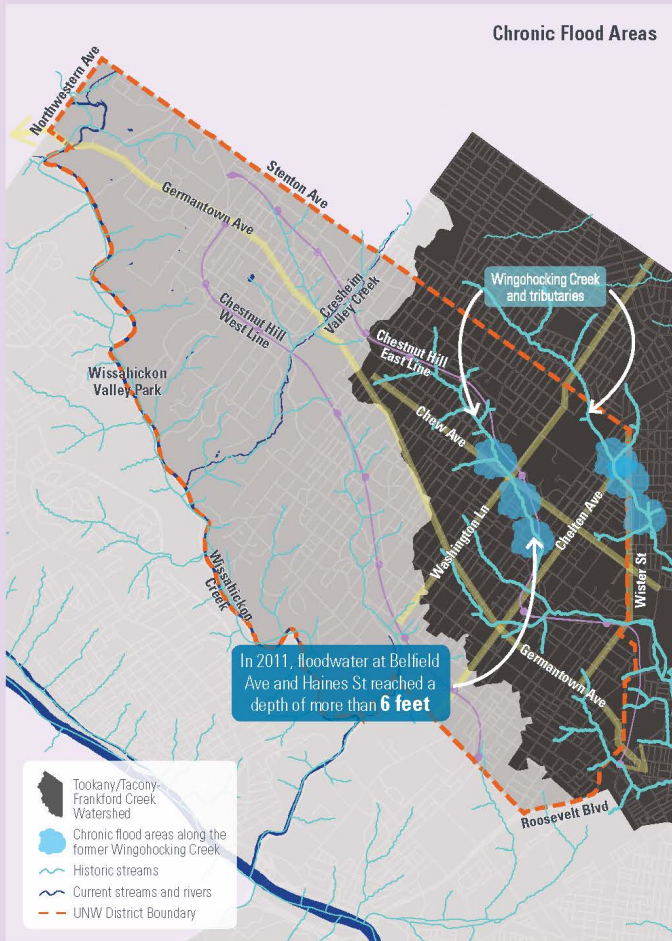
Extreme amounts of rain can overwhelm the sewer system. At times, water is forced into basement through drains, sinks, and toilets.

Definition | Combined Sewer Systems

In combined sewer systems, both rain and household water goes into the same pipes. The pipes take it to treatment plants, where it is treated then released into rivers and creeks. However, during the heaviest storms, there is not enough space for rain and household water in the pipes and treatment plants. The extra water is released through combined sewer overflows (CSO). These overflows cause the untreated water to be released into nearby rivers and streams.

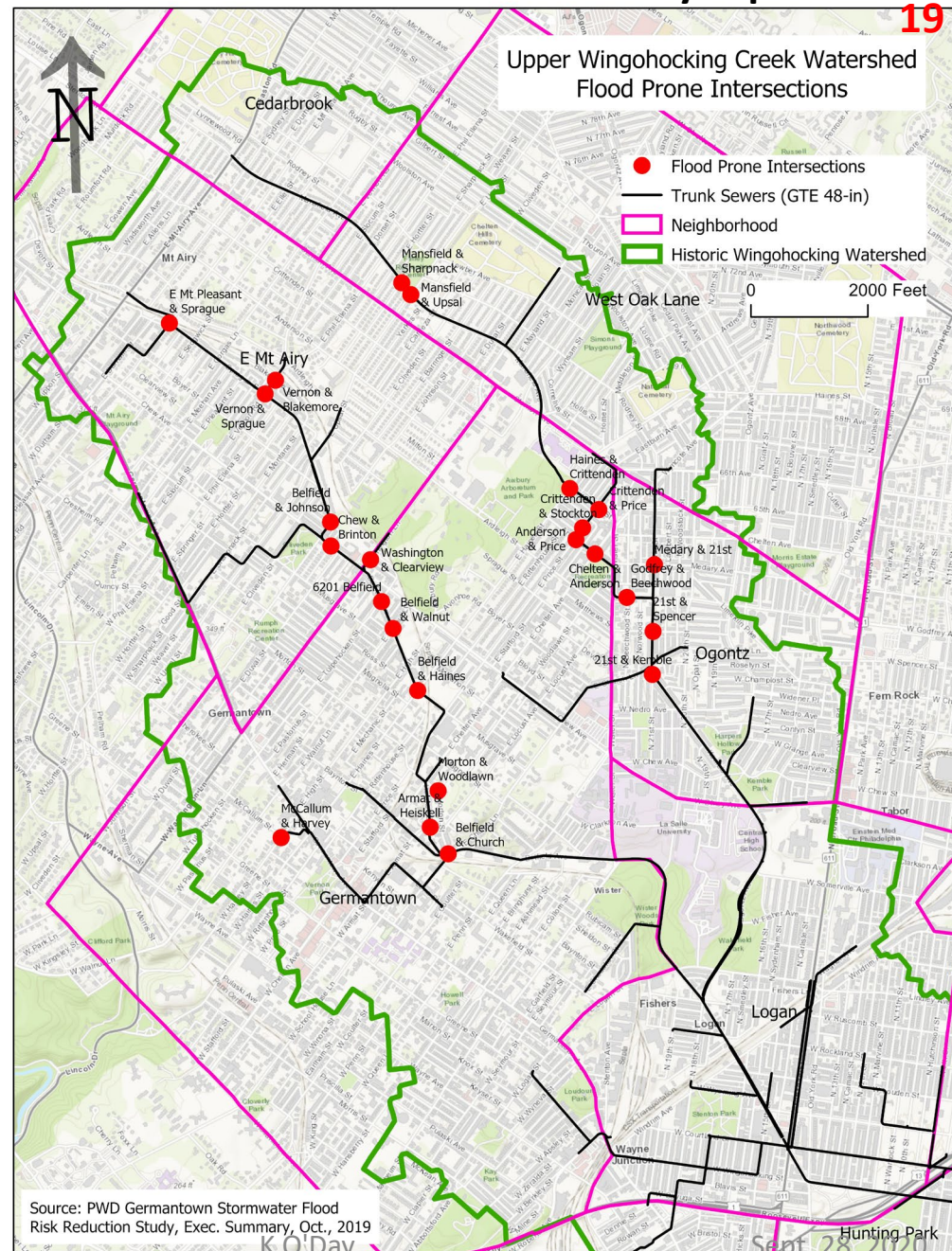
Definition | Watershed

A watershed is an area of land within which water from rain or snow drains into a body of water, such as a river, lake or ocean



Chronic Flood Areas

Germantown Flood Relief Study: April 2020



Source: PWD Germantown Stormwater Flood Risk Reduction Study, Exec. Summary, Oct., 2019

K.O'Day



Parcel	Total Area sf	Impervious Area sf
109	3,226	806
121	6,461	1,396
Total	9,687	2,202

Per Cent impervious Cover

Existing = 22.7%

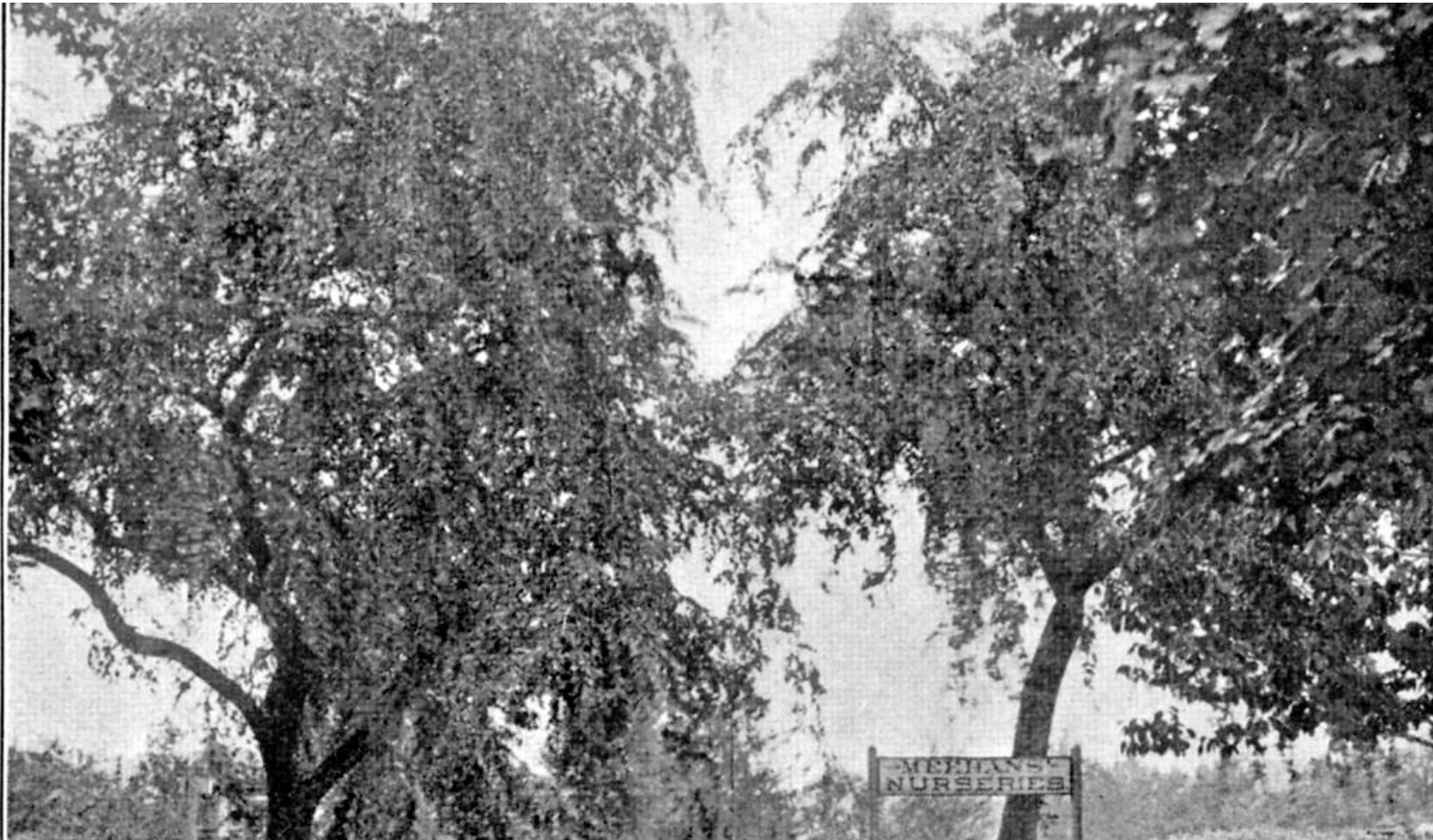
Proposed = 84.7%

Revision:
 Parking spaces will use pervious pavers

General Variance Criteria for Approval [§ 14-303(8)(e))(.1)]

General Criteria	True	False
(.a) The denial of the variance would result in an unnecessary hardship .		✓
(.b) The variance, ... will represent the minimum variance that will afford relief and will represent the least modification possible of the use or dimensional regulation in issue;		✓
(.c) The grant of the variance will be in harmony with the purpose and spirit of this Zoning Code ;		
(.d) The grant of the variance will not substantially increase congestion in the public streets, increase the danger of fire , or otherwise endanger the public health, safety, or general welfare ;		
(.e) The variance will not substantially or permanently injure the appropriate use of adjacent conforming property or impair an adequate supply of light and air to adjacent conforming property;		✓
(.f) The grant of the variance will not adversely affect transportation or unduly burden water, sewer, school, park, or other public facilities;		
(.g) The grant of the variance will not adversely and substantially affect the implementation of any adopted plan for the area where the property is located; and		
(.h) The grant of the variance will not create any significant environmental damage, pollution, erosion, or siltation, and will not significantly increase the danger of flooding either during or after construction, and the applicant will take measures to minimize environmental damage during any construction.		✓

1. Added Existing Context of Neighborhood based on Dana's comments
2. Added Neighborhood Fabric of Neighborhood - also based on Dana's comments
3. Acknowledged 104 Meehan Ave parcel, new 106 Meehan house will now be adjacent to 104 lot line, not 102 Meehan Ave house
4. Adjusted Pleasant St frontage to add 3-ft grass strip and 8 street trees
5. Adjusted Pleasant St facade to add cover over front door, lowered 1st floor and added recessed segment of brick to provide aesthetic relief.
6. Moved 106 Meehan Ave house back 5-ft and added small planting bed next to driveway
7. Revised 106 Meehan Ave facade, including new windows on E side of building, covered front entryway
8. For impervious cover, using pervious material, paver, to "minimize" extent of impervious cover.
9. For heat island effect, using "light colored" asphalt to reduce heat island effects.
10. Added new 6-ft fence along driveway.
11. Added solar shading analysis
12. Added claim of *"Existing house is in **disrepair with water damage from a failing roof**. Based on renovation costs and updating to current code standards, it is to be demolished."*
13. Added slide about adjacent City owned lot and *"Development team has committed to participate in the process to designate this land a public park for neighborhood residences."*



MEEHAN'S
NURSERIES



JAPAN SNOWBALL.

MEEHAN'S NURSERIES.

Though with the usual assortment of Fruits and Flowers found in all leading Nurseries, we pay especial attention to Ornamental Trees. We have nearly fifty acres of these alone, and well on to a thousand varieties.

JAPAN MAPLES . and . JAPAN SNOWBALL

—A SPECIALTY.—

SEND SIX CENTS IN STAMPS FOR DESCRIPTIVE CATALOGUE.

THOMAS MEEHAN & SON,
Germantown, Philadelphia, Pa.

Original 106 Meehan House Attached to 108 Meehan House

There was a 14-ft side yard and 2-ft breezeway between 106 and 102 Meehan Ave.

Why not attach rebuilt 106 Meehan Ave house to original 108 Meehan Ave?

