

Commission Fact Sheet

- ~ **Item:** Venice One Condominium Development
- ~ **Location:** Venice Island, southeast of Leverington Bridge, northwest of Green Lane bridge
- ~ **Neighborhood/
Community:** Venice Island, Manayunk
- ~ **Party at Interest:** Philadelphia Management Company
Lubert-Adler Partners
Neducsin Properties
- ~ **Purpose:** To allow for the construction of a 280 dwelling units condominium development with 360 on site parking spaces on a 4-acre parcel of land.
- ~ **Existing Zoning:** "RC1" Residential
- ~ **Present Use:** Vacant
- ~ **Additional Information:**
- 1) The site is located within the Venice Island floodway as classified by FEMA flood maps; the residential units are elevated above 100-year flood plain, approximately 19 feet above the ground level.
 - 2) The Flood Hazard Analysis prepared by Dr. J. Richard Weggel, PhD., P.E. indicates "that the proposed condominium development will not result in any significant change in the 100-year flood levels on Schuylkill River. In fact, local water levels will be lower following the development." This is based on the removal of an existing restaurant building from the site and replacement of this structure with new buildings on "stilts" elevated above the flood water level.
 - 3) The Planning Commission previously approved an apartment development with 88 dwelling units, with existing on site restaurant (Arroyo Grill) in 1999.
 - 4) Compared with the density of development that would be allowed under existing RC1 zoning versus the density of the proposed project, 200 condominium units would be allowed versus the proposed 280 units and an estimated 230 parking spaces would be needed versus the proposed 360 spaces.
 - 5) PCPC staff met held two interdepartmental meetings regarding this project involving all city departments with jurisdiction over the project. Issues such as impact on adjacent streets (traffic), fire department access, and parking were reviewed, as well as the issue as to whether or not this development would unduly burden the City's emergency response capabilities in the event of a flood.
- As a result of these meetings, issues were identified with the following results:
- A full hydrological study that satisfies FEMA regulations and requirements must be

submitted and approved prior to the issuance of building permits.

- The Emergency response for the project can be accomplished with measures identified by the city and the developer that will satisfy the Managing Director's Office. The details of this conceptual agreement will be required to be submitted as part of an Emergency Management plan, to be approved by the Emergency Management Office, Police Department and Fire Department prior to issuance of a building permit.
- The project includes a condition for PCPC approval relative to traffic improvements at an adjacent intersection.

6) For this project to proceed, three variances are required to be granted in addition to the above requirements. These include:

- a) Construction in the floodway,
- b) A building height of 85 versus 55 feet allowed.
- c) 178% Gross Floor Area versus 135% GFA allowed.

- Recommendation: Approval with the following conditions:

- 1) This project must be LEED Certified, with the initial application and final certification submitted to the Planning Commission for record.
- 2) The public trails identified on the site plan must be open to the public for walking and biking at all times.
- 3) To enhance connections to the nearby SEPTA station, the developer must construct a stair tower connecting the island to Green Lane Bridge.
- 4) The open space on the site should be enhanced by constructing green roofs, (These will be visible from the hillside above the site.)
- 5) Provide green space at grade to the extent possible; submit a more detailed landscape plan, prepared by a landscape architect, for Planning Commission approval.
- 6) Provide access to the roof to be shared by residents to increase access to outdoors.
- 7) Provide pedestrian signalization and pedestrian light controllers at the intersection at Green Lane bridge.
- 8) Provide bicycle racks at each building, with the number to be determined by residents.
- 9) Provide dedicated spaces for a minimum of four Philly car share vehicles; spaces shall count toward zoning parking requirement.