

City of Philadelphia Project Information Form

PIF Confirmation Page

Thank you for submitting your information. A copy of this information will be sent to your e-mail address. If you entered in any of this information incorrectly, please complete and **submit a new form** with the updated information.

NOTE TO APPLICANTS: You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork. Per Section §14-303 (15)(a)(.3)(.A) of the Philadelphia Code, *"an applicant who seeks either a special exception or a variance must submit to the Board, at the time the appeal is filed, a copy of the Project Information Form for such application, if the preparation of a Project Information Form is required for such application..."*

View all projects submissions.

PRINT YOUR FORM

Applicant Information

Address of Development Project

847-55 N PRESTON ST

Council District #

3

Name of Applicant

Preston Street Development Associates, LLC c/o Dina Bleckman, Esq.

Zoning Application Number

2020005123

Address of Applicant

1735 Market Street
51st Floor
Philadelphia, Pennsylvania 19103

Contact Information

Is the contact person the same as applicant?

- Yes

Name of Contact Person

Preston Street Development Associates, LLC c/o Dina Bleckman, Esq.

Phone Number of Contact Person

(215) 864-8220

Email Address of Contact Person

bleckmand@ballardspahr.com

Project Information

Is your project exclusively residential?

No

Does your project result in a total of 2,500 square feet or more of floor area?

Yes

Is your zoning application exclusively for signage?

No

Key Project Statistics

Current Land Use on Parcel(s):

Vacant industrial facility

Proposed Land Use on Parcel(s):

Limited industrial and office use

Net Change in Number of Housing Units:

N/A

Net Change in Commercial Square Footage:

N/A

Net Change in Total Floor Area:

N/A

Net Change in On-Street Parking:

N/A

Number of Off-Street Parking Spaces to be Provided:

N/A

Approximate Projected Construction Period:

N/A

Please provide a brief summary of your proposed project:

Register a limited industrial and office use at an existing, vacant building.

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

The applicant proposes to register a limited industrial and office use at an existing, vacant building that has historically been used for such use. The property will include necessary and appropriate exterior lighting to facilitate public use of the adjacent sidewalks and streets. These exterior lights will increase safety in the neighborhood but will be positioned to not shine into windows of adjacent properties.

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:

The applicant proposes to register a limited industrial and office use at an existing, vacant building. The property has historically been used for limited industrial and office use since the 1950s and is suited for such use. The existing building is designed to accommodate off-street loading activities associated with the proposed use, and there is adequate vehicular parking available in the surrounding area. The applicant does not anticipate any negative impacts on the transportation network.

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

0

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

N/A

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?

Approximately 30, with most jobs paid a wage of over \$15/hour.

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:

The applicant will meet with local Registered Community Organizations regarding the proposed use of the property. The applicant will keep the community informed regarding the property's use and minimize any disruptions to the community.

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:

No Economic Opportunity Plan is required.

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

The applicant proposes to register a limited industrial and office use at an existing, vacant building. The existing vacant building is suited for the proposed use and includes off-street loading facilities. The proposed limited industrial work would also be entirely contained indoors and would not create any pollution or noise discernible in the surrounding area. The property has historically been used for limited industrial and office use since the 1950s and is suited for such use, but has recently been vacant. The proposed use of the property will provide jobs and economic development in the neighborhood, increase the City's tax base, and revitalize a vacant property.

Sign & Submit

Agreement:

- I understand that all information submitted on this form is public information.

Printed Name of Applicant

Dina Bleckman

Please sign with the Initials of the Applicant

DB

Date

08/28/2020

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