2022.06.06 - Civic Design Review Submission Date
2022.06.20 - Community Meeting Date
2022.07.14 - Community Meeting Date

1807 E Huntingdon St.

Mixed Use | Industrial and Residential Development

JKRP ARCHITECTS

PROJECT SUMMARY

1807 E Huntingdon is a proposed development of a new multi-family residential building with an industrial space housed in an existing structure. The development fronts onto East Huntingdon St. and East Harold Street. The building aims to reintroduce the light industrial use charactisteric of this neighborhood while also establishing a live-work dynamic on the 31,511 sf site. In addition to the potential of the ground level industrial, the design aims to activate the street space with added greenery and street trees. The industrial entrance utiizes the existing entry, with a secondary accessible entry being provided off of the shared entry courtyard. The courtyard is the primary entrance for residents, with residents also able to enter through the accessory covered parking garage. The 80 residential units will have access to a roof deck and internal bike storage. The portions of the new structure that front onto the lot line aim to respect the existing structure and neighborhood context through materiality and scale, while the rest of the new structure is set back to preserve qualities of light and air. The addition introduces limestone and standing seam zinc to compliment the existing brick and industrial atmosphere.

CONTENTS

CITY OF PHILADELPHIA

CIVIC DESIGN RESPONSE FORM

APPLICATION #: ZP-2022-004084	ADDRESS:1807-27 E. Huntingdon st.	APPLICANT: STEVE BERTIL

AS REQUIRED BY 14-304 (3) (e) (.1) FOR REZONING OF ANY LAND IN CERTAIN MASTER PLAN DISTRICTS AS WELL AS TABLE 14-304-2 (CIVIC DESIGN REVIEW TRIGGERS, IDENTIFIED BELOW) OF THE PHILADELPHIA ZONING CODE, THE ABOVE REFERENCED PROPERTY REQUIRES CIVIC DESIGN REVIEW FOR THE FOLLOWING REASON(S):

THE PROPERTY:	THE PROPERTY AFFECTED:	THE APPLICATION:	
THE APPLICANT'S PROPERTY IS LOCATED IN ANY DISTRICT, EXCEPT AS PROVIDED IN 14-304 (5)(b)(.1)	AND REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY	☐	1) INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA, EXCLUDING ANY FLOOR AREA WITHIN AN EXISTING STRUCTURE.
		☐	2) INCLUDES MORE THAN 100 ADDITIONAL DWELLING UNITS, EXCLUDING ANY DWELLING UNITS WITHIN AN EXISTING STRUCTURE.
THE APPLICANT'S PROPERTY IS LOCATED IN ANY DISTRICT EXCEPT AS PROVIDED IN 14-304(5)(b)(.1)	AND THE PROPERTY AFFECTS: PROPERTY IN ANY RESIDENTIAL DISTRICT AS DEFINED BY 14-304(5)(b)(.2)	☐	1) INCLUDES MORE THAN 50,000 SQUARE FEET OF NEW GROSS FLOOR AREA, EXCLUDING ANY FLOOR AREA WITHIN AN EXISTING STRUCTURE.
		☑	2) INCLUDES MORE THAN 50 ADDITIONAL DWELLING UNITS, EXCLUDING ANY DWELLING UNITS WITHIN AN EXISTING STRUCTURE.

Examiner's Signature: ROLAND NGABA	Examiner's Phone: (215) 686 -2456	Date: 06/03/2022

Civic Design focuses on reviewing the impact of building and site design on the public realm, particularly streets, sidewalks, trails, public parks and open spaces. Please note that all Civic Design Review recommendations are advisory; The Zoning Board and Planning Commission are not required to abide by the Civic Design Review Committee's recommendations.

The Civic Design Review Committee is located at:
One Parkway, 13th floor
1515 Arch Street, Philadelphia, PA, 19102.
Please contact (215) 683-4615 for more information.

Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER:

What is the trigger causing the project to require CDR Review? Explain briefly.

Applicant is proposing to develop the subject parcels with a limited industrial use and mixed-use development and associated site improvements

PROJECT LOCATION

Planning District: River Wards Council District: 1

Address: 1807-1841 E Huntingdon Street
[PARCEL #166]
1829-41 E Huntingdon Street
[PARCEL #7]

Philadelphia, PA 19125

Is this parcel within an Opportunity Zone? Yes No X Uncertain
If yes, is the project using Opportunity Zone Funding? Yes No

CONTACT INFORMATION

Applicant Name: J Roller Development LLC Primary Phone: 215 – 928 -9331

Email: jacob@jrollerdevelopment.com Address: 30 S. 15th St, 15th Floor

Philadelphia, PA 19102

Property Owner: 1829 Huntingdon LLC \ S L Tan LLC Developer J Roller Development LLC

Architect: JKRP ARCHITECTS
Jose Hernandez
AIA, NOMA, NCARB

Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

SITE CONDITIONS

Site Area: 31,511 SF

Existing Zoning: IRMX Are Zoning Variances required? Yes ____ No X

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

ZP-2022-004084

+/- (38,158) SF Limited Industrial @ first and second floor of existing Parcel #7

+/- (77,438) SF Multifamily Residential New Construction for (80) multi-family units – SF per unit varies

@ Floor 2 of Parcel #7, Floors 3 +4 of Parcels #7 and #166, and Floor Five of Parcel #166

+/- 2500 SF Roof Deck Amenity, Mail +Package Room Amenities @ Ground Floor

Gross Building Area (Unity of Use) : 115,596 SF

Proposed # of Parking Units:

COMMUNITY MEETING

Community meeting held: Yes ____ No X

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:

Date: 2022.06.20 | 2022.07.14 Time: 7:00 PM

ZONING BOARD OF ADJUSTMENT HEARING

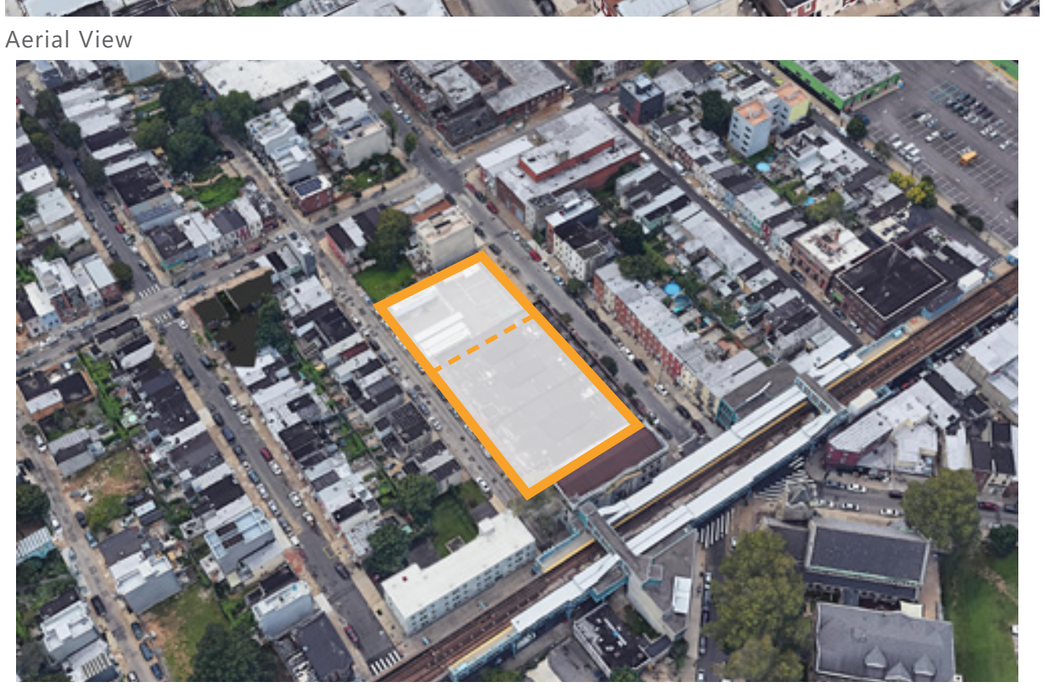
ZBA hearing scheduled: Yes ____ No X NA____

If yes, indicate the date hearing will be held:

Date: ____

Aerial View

Aerial View



Aerial View

Aerial View

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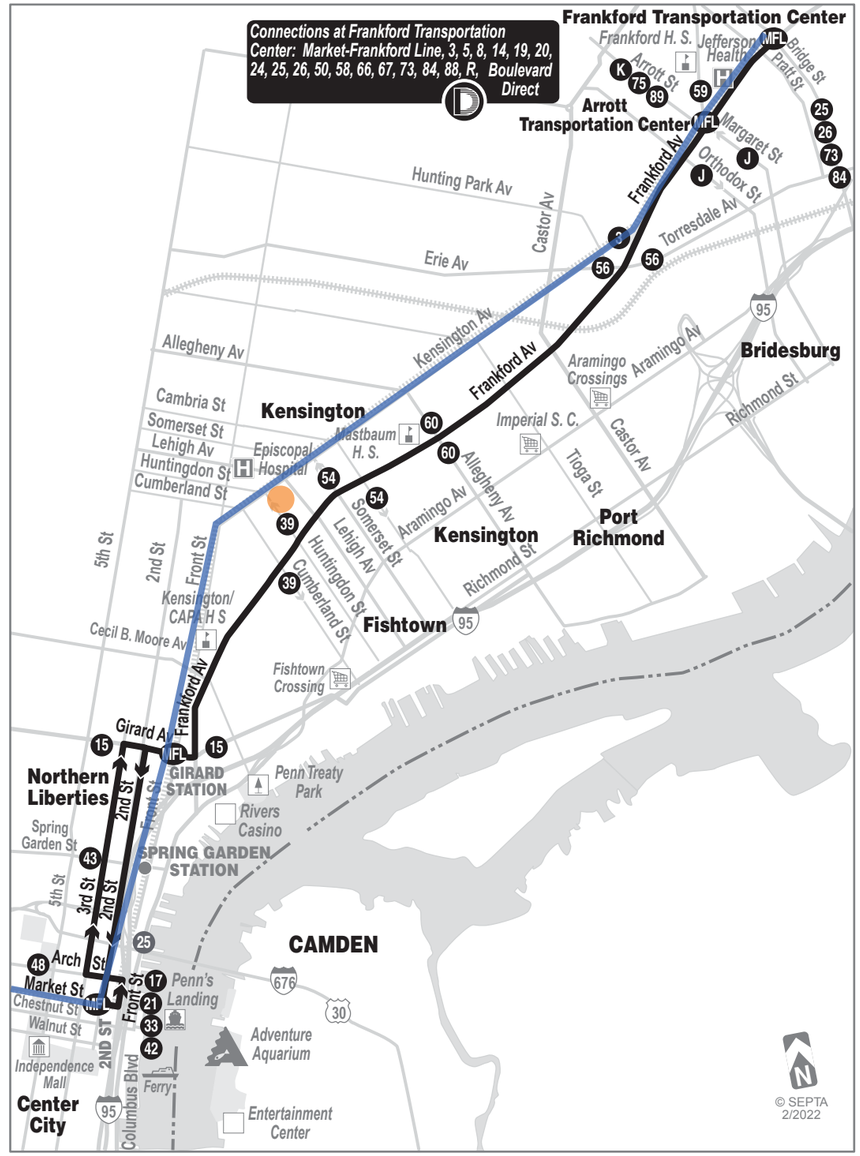
ROUTE 39

ROUTE 3



ROUTE 5

KEY

SITE LOCATION

MARKET-FRANKFORD LINE

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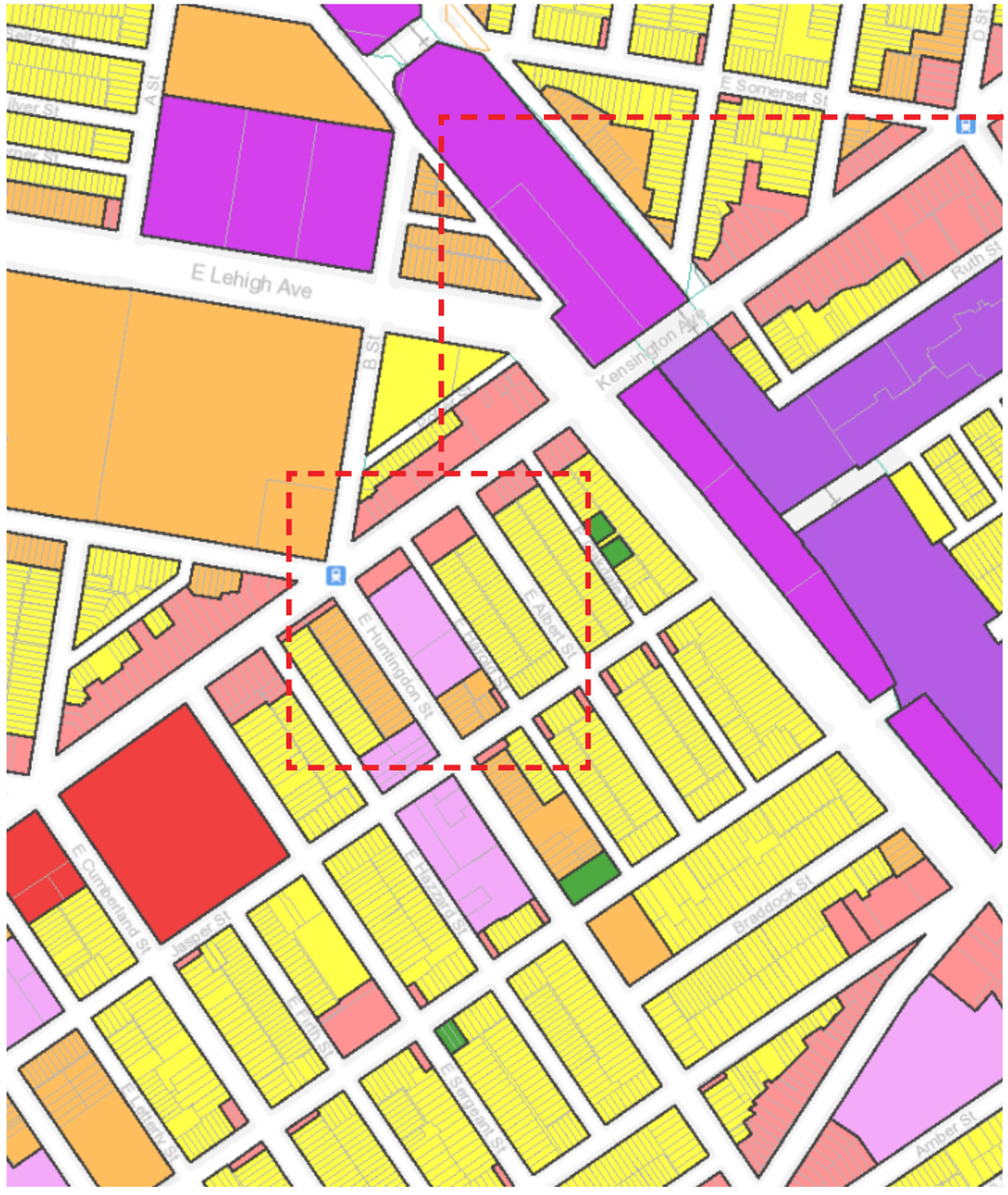
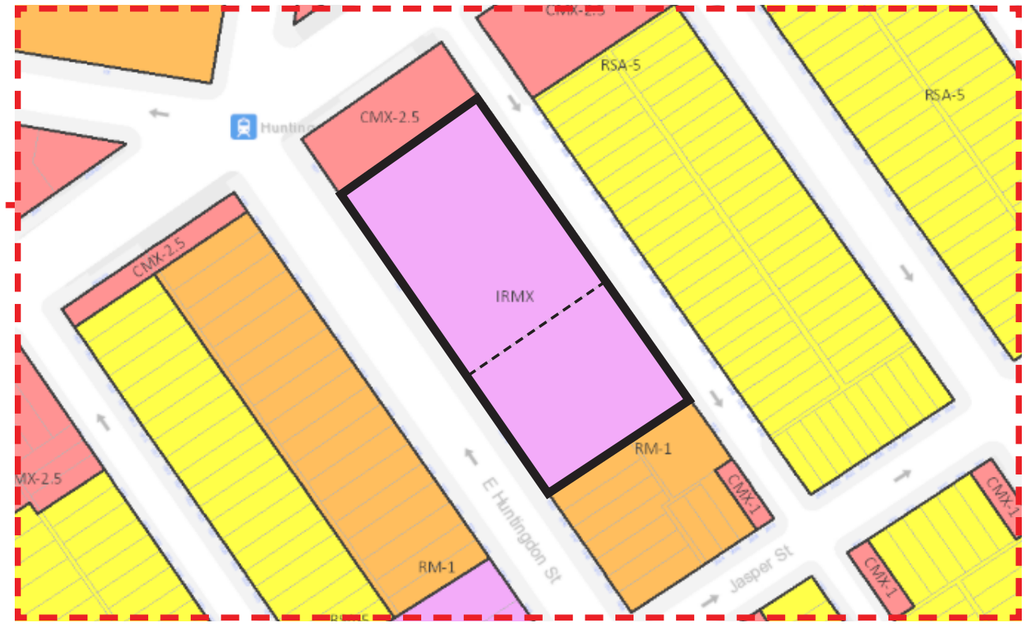




IRMX

Max. Occupied Area	
Intermediate	75% (85%)*
Corner	80% (90%)*
Min. Front Yard Depth:	0 ft.
Min. Side Yard Width:	0 ft.
Min. Rear Yard Depth:	0 ft.
Max. Height:	60 ft.
Max. Floor Area:	500%

CMX-2.5

Max Occupied Area:	
Intermediate	75%
Corner	80%
Min. Front Depth:	N/A
Min. Side Yard Width:	5 ft.
Min. Rear Yard Depth:	
Greater of 9 ft. or 10% lot depth	
Max. Height	55 ft.

RSA-5

Min. Lot Width:	50 ft.
Min. Lot Area:	5,000 sq. ft.
Min. Open Area:	70%
Min. Front Setback:	25 ft.
Min. Side Yard Width:	
Detached	7-10 ft.
Semi-Detached	25 ft.
Min. Rear Yard Depth:	25 ft.
Max. Height	38 ft.

SP-PO-A

Recreation

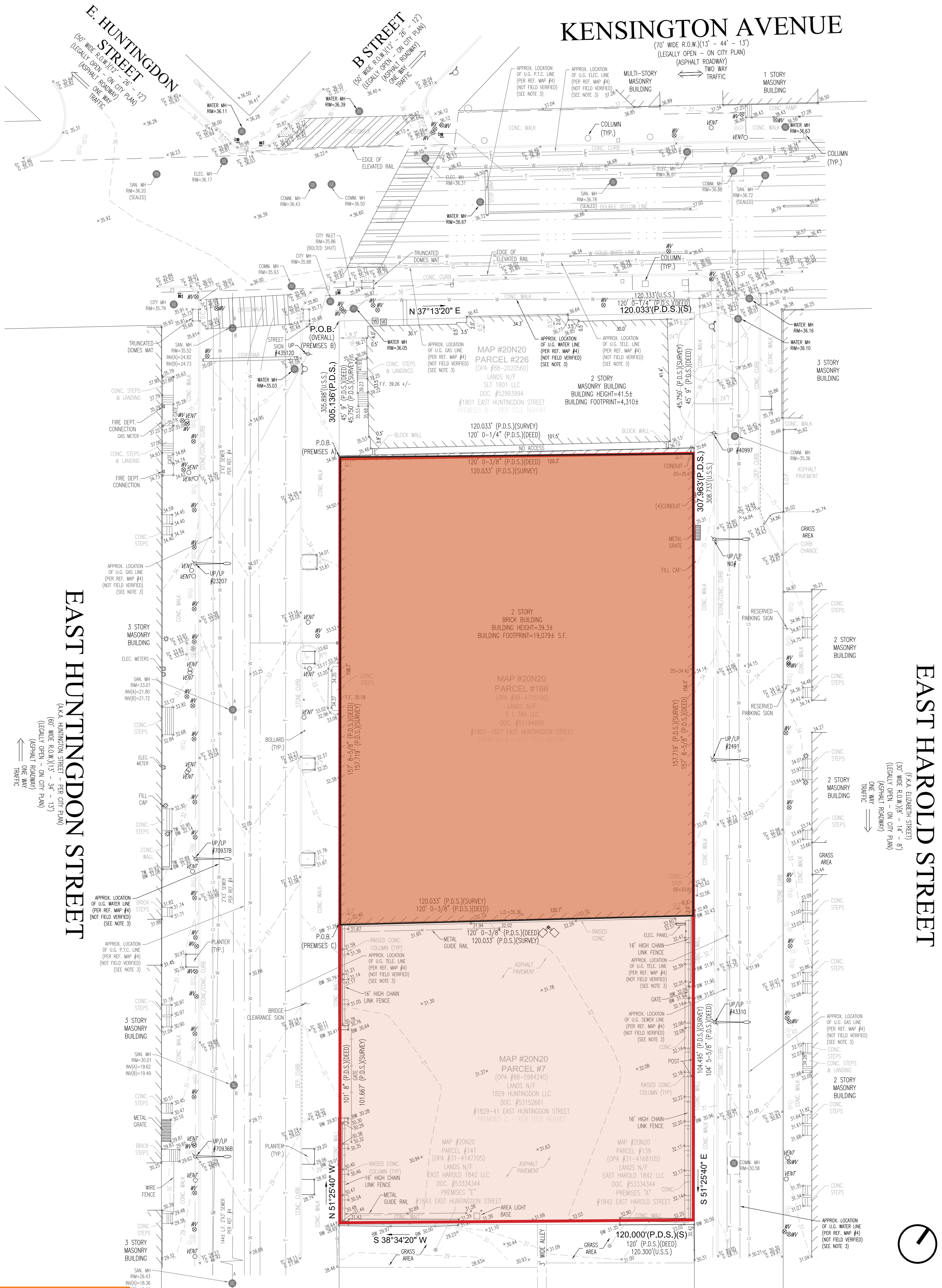
CMX-1

Occupied Area, Building Dimensions, and Height are based on the requirements of adjacent residential zoning districts.

RM-1

Min. Lot Width:	16 ft.
Min. Lot Area:	1,440 sq. ft.
Min. Open Area:	Corner 20%
Min. Side Yard:	5 ft.
Min. Rear Yard:	9 ft.
Max Height:	38 ft.

* A project that provides an industrial use of at least 50% of the ground floor area may exceed the maximum occupied area set forth.

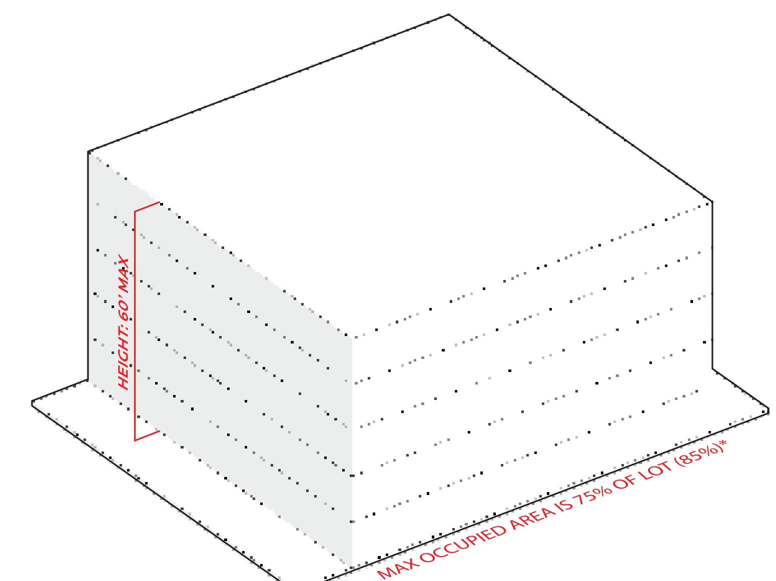


IRMX

Description: Mix of low-impact industrial, artisan industrial, residential and neighborhood commercial uses

Uses permitted as of right: Household Living, Group Living, Passive Recreation, Active Recreation, Adult Care, Child Care, Educational Facilities, Fraternal Organization, Libraries and Cultural Exhibits, Religious Assembly, Safety Services, Transit Station, Utilities and Services (Basic), Wireless Service Facility, Business and Professional, Medical, Dental, Health Practitioner, Government, Building supplies and Equipment, Consumer Goods, Food, Beverages and Groceries, Pets and Pet Supplies, Sundries, Pharmaceuticals, and Convenience Sales, Wearing Apparel and Accessories, Animal Services, Building Services, Business Support, Eating and Drinking Establishments, Financial Services, Funeral and Mortuary Services, Maintenance and Repair of Consumer Goods, Personal Services, Radio, Television and Recording Services, Visitor Accommodations, Commissaries and Catering Services, Warehouse, Distributor of Malt or Brewed Beverages, Artist Studios and Artisan Industrial, Research and Development, Community Garden, Market or Community-supported Farm, Horticulture Nurseries and Greenhouses

Uses permitted with special exception: Assembly and Entertainment, Take-Out Restaurant, Smoking Lounge, Parking, Non-Accessory, Equipment and Materials Storage Yards and Buildings, Wholesale Sales and Distribution,



* Per table 14-701-4 [5](a), In the IRMX district, if an industrial use accounts for a floor area equal to at least fifty percent (50%) of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table, The maximum occupied area as a percentage of the lot shall be eighty-five percent (85%) for intermediate lot

** Per table 14-701-4 [4] In the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 38 ft. and the second 8 ft. of lot depth shall have a maximum building height of 60 ft.

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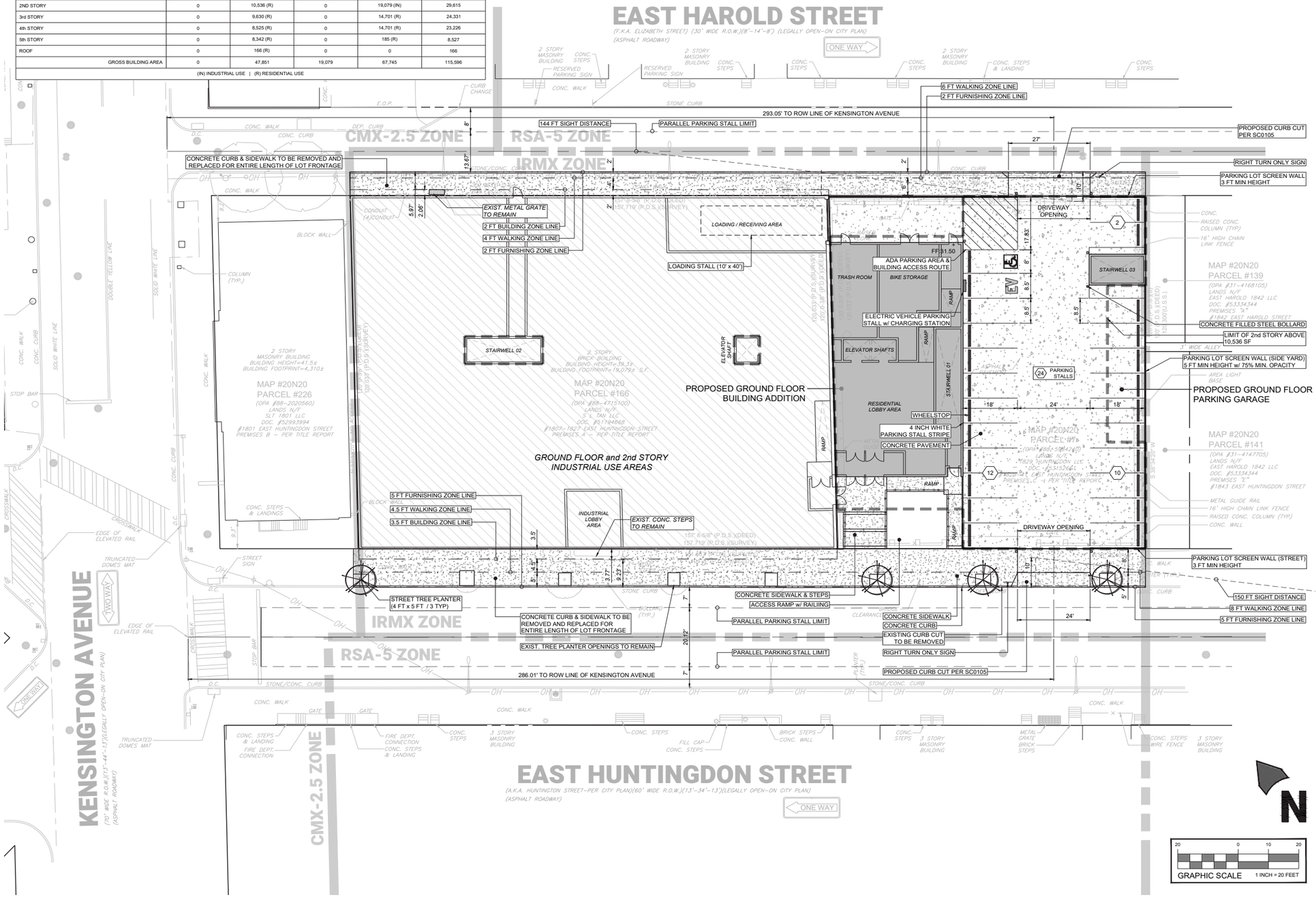
1807 E HUNTINGDON STREET | IRMX DEVELOPMENT

ZONING MAP

BUILDING AREA SCHEDULE

	LOT # 7		LOT # 166		UNITY of USE
BUILDING	*EXISTING*	PROPOSED	*EXISTING*	PROPOSED	PROPOSED
GROUND FLOOR PARKING GARAGE / STAIRS	0	7,248	0	0	7,248
GROUND FLOOR	0	3,404 (R)	19,079 (IN)	19,079 (IN)	22,483
2ND STORY	0	10,536 (R)	0	19,079 (IN)	29,615
3rd STORY	0	9,630 (R)	0	14,701 (R)	24,331
4th STORY	0	8,525 (R)	0	14,701 (R)	23,226
5th STORY	0	8,342 (R)	0	185 (R)	8,527
ROOF	0	166 (R)	0	0	166
GROSS BUILDING AREA	0	47,851	19,079	67,745	115,596

(IN) INDUSTRIAL USE | (R) RESIDENTIAL USE



BULK REQUIREMENTS

			PARCEL # 7		PARCEL # 166		UNITY of USE	
REQUIREMENT		**REQUIRED**	***EXISTING***	**PROPOSED**	***EXISTING***	**PROPOSED**	***EXISTING***	**PROPOSED**
BUILDING REQUIREMENTS								
LOT AREA	(SF)	NS	*12,432*	12,432	*19,021*	19,021	*31,453*	31,453
	(AC)	NS	*0.285*	0.285	*0.437*	0.437	*0.722*	0.722
MINIMUM YARD SETBACKS (1)								
FRONT YARD	(FT)	0	*NA*	0	*0*	NO CHANGE	*0*	0
SIDE YARD	(FT)	0	*NA*	0	*0*	NO CHANGE	*0*	0
REAR YARD	(FT)	0	*NA*	0	*0*	NO CHANGE	*0*	0
MAXIMUM OCCUPIED AREA	(%)	75	*NA*	85% (2)	*100% (EN)*	100% (EN)	*61%*	94% (EN)
	(SF)		*NA*	10,536	*19,079*	19,079	*19,079*	29,615
MAXIMUM FLOOR AREA (3)	(%)	500	*NA*	385%	*100%*	356%	*61%*	368%
	(SF)		*NA*	47,851	*19,079*	67,745	*19,079*	115,596
MAXIMUM BUILDING HEIGHT (4)	(FT)	60	*NA*	60	*39.3*	48.58	*39.3*	60
MAXIMUM BUILDING HEIGHT SETBACK (4)								
0 - 38 FT	(FT)	0	*NA*	0	*0*	0	*0*	0
38 - 60 FT	(FT)	8	*NA*	13.87	*NA*	13.87	*NA*	13.87
PARKING REQUIREMENTS								
MINIMUM STALL SIZE		8.5 x 18	*NA*	8.5 x 18	*NA*	NA		8.5 x 18
MINIMUM AISLE WIDTH	(FT)	24	*NA*	24	*NA*	NA		24
LOADING SPACE REQUIREMENTS								
MINIMUM LOADING SPACE SIZE	(FT)	10 x 40	*NA*	NA	*NA*	10 x 40	*NA*	10 x 40
MINIMUM CLEAR HEIGHT	(FT)	14	*NA*	NA	*NA*	14	*NA*	14
FOOTNOTES								
(1) UNLESS ABUTTING RESIDENTIAL DISTRICT WHEREAS STANDARD IS EITHER INDUSTRIAL DISTRICT OR RESIDENTIAL DISTRICT STANDARD, WHICHEVER IS LARGER.								
(2) FOR INTERMEDIATE LOT, 85% IF 50% OF GROUND FLOOR IS INDUSTRIAL USE.								
(3) INCLUDES PARKING LOT ON GROUND LEVEL AND ROOF DECK ACCESS TOWERS								
(4) WHERE LOT FRONTS ON STREETS 35 FT OR LESS IN WIDTH (HAROLD STREET) AN 8 FT SETBACK IS REQUIRED ABOVE 38 FEET IN BUILDING ELEVATION.								
| (V) VARIANCE REQUIRED | (EN) EXISTING NON-CONFORMANCE | (W) WAIVER REQESTED | | (TBD) TO BE DETERMINED | (NA) NOT APPLICABLE | (NS) NOT SPECIFIED |								

RESIDENTIAL UNIT SUMMARY

UNIT TYPE	UNIT AREAS (SF)	UNIT COUNT
STUDIOS	456 - 565	7
JR 1 BEDROOM	568 - 757	51
1 BEDROOM	798 - 706	16
2 BEDROOM	872 - 1,070	6
UNIT TOTALS		**80**

SITE DATA

PLAN REFERENCE		
PLAN TITLE	**ALTA/NSPS LAND TITLE SURVEY**	
	DATED: 2020-01-03 | LAST REVISED 2020-01-22	
SURVEYOR	BLUE MARSH ASSOCIATES, INC. 551 EASTON ROAD, SUITE A WARRIGNTON, PA 18976-2370 PROJECT No: 19-A118-451 | FIELD BOOK No: 19-09	
PARCEL DATA		
ADDRESS	1829-41 EAST HUNTINGDON STREET PHILADELPHIA, PA 19125	1807-1827 EAST HUNTINGDON STREET PHILADELPHIA, PA 19125
TAX MAP NO/ PARCEL ID	MAP # 20N20 PARCEL # 7 OPA # 88-5984240	MAP # 20N20 PARCEL # 166 OPA # 88-4715100
ZONING DATA		
ZONING DISTRICT	IRMX ZONE	IRMX ZONE
EXISTING USE	*PARKING LOT [PERMITTED]*	*LIMITED INDUSTRIAL USES [PERMITTED]*
PROPOSED USE	MULTI-FAMILY RESIDENTIAL [PERMITTED]	LIMITED INDUSTRIAL USES [PERMITTED] MULTI-FAMILY RESIDENTIAL [PERMITTED]
OWNER of RECORD		
NAME	**1829 HUNTINGDON LLC**	**S L TAN LLC**
	DOC. # 53152661	DOC. # 51194668
APPLICANT		
NAME	**J ROLLER DEVELOPMENT LLC**	
ADDRESS	THE GRAHAM BUILDING 30 SOUTH 15th STREET, 15th FLOOR PHILADELPHIA, PA 19102	
STATEMENT OF INTENT		
THE APPLICANT IS PROPOSING TO DEVELOP THE SUBJECT PARCELS WITH A LIMITED INDUSTRIAL USE AND MIXED-USE DEVELOPMENT AND ASSOCIATED SITE IMPROVEMENTS		

PARKING STALL REQUIREMENTS

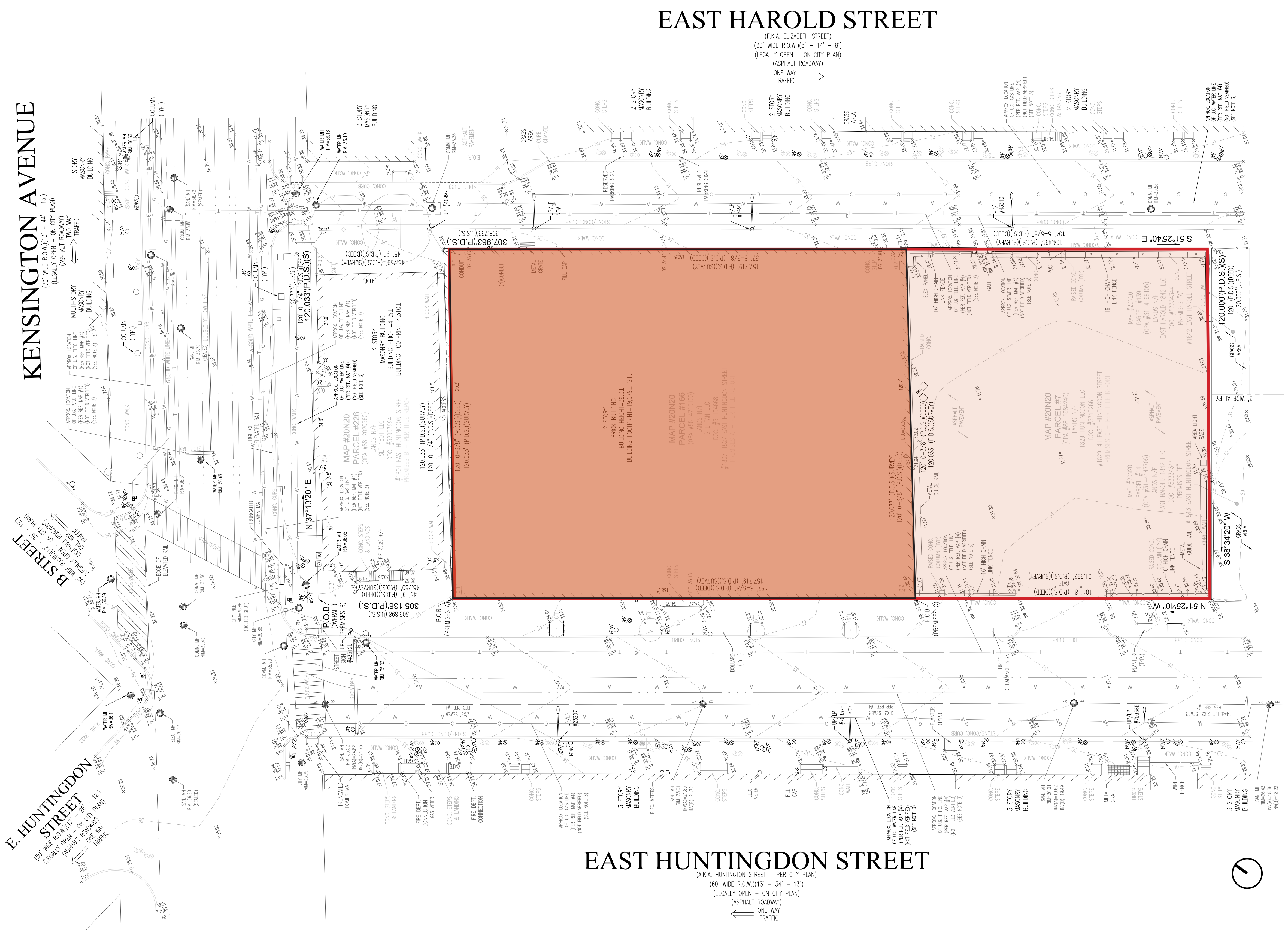
USE	REQUIREMENT	*PARKING REQUIRED*	
		USE REQ.	*PARKING*
EXISTING BUILDING	*PARKING NOT REQUIRED PER 14-202.12.1(d)*	*0*	*0.0*
MULTI-FAMILY RESIDENTIAL	3 STALLS PER 10 UNITS	*80*	*24.0*
	REQUIRED PARKING	*TOTAL*	*24.0*
BIKE PARKING	1 BIKE PER 3 UNITS	*80*	*27.0*
BIKE PARKING REDUCTION	1 PARKING STALL REDUCTION PER 5 BIKE STALLS 10% MAXIMUM FROM TOTAL REQUIRED	*27 / 5 = 5.4*	*2.0*
	REQUIRED PARKING AFTER REDUCTION	***22***	
	PARKING PROVIDED	***24***	

LOADING STALL REQUIREMENTS

USE	REQUIREMENT	*PARKING REQUIRED*	
		USE REQ.	*PARKING*
LIMITED INDUSTRIAL USES	1 STALL PER 100K-150K of USE	*1*	*1.0*
	REQUIRED LOADING	*TOTAL*	*1.0*
	LOADING PROVIDED	***1***	

PARKING, LANDSCAPE and SCREENING REQUIREMENTS

INTERIOR PARKING LOT LANDSCAPING	10% REQUIRED	*NOT PROVIDED.* *PROPOSED (W) PER 14-803.(5)(a)*
STREET TREES	1 PER 35 LF OF FRONTAGE ON HUNTINGDON STREET 260 LF FRONTAGE / 35 = 7.42	*8 TREES REQUIRED* *8 TREES PROPOSED*
STREET FRONTAGE PARKING PERIMETER SCREEN	3 FT SCREEN WALL	*COMPLIES*
ABUTTING RESIDENTIAL PARKING PERIMETER SCREEN	5 FT SCREEN WALL w/ 75% OPACITY	*COMPLIES*
| (V) VARIANCE REQUIRED | (EX) EXISTING NON-CONFORMANCE | (W) WAIVER REQESTED | | (TBD) TO BE DETERMINED | (NA) NOT APPLICABLE | (NS) NOT SPECIFIED |		



SURVEY PLAN

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1807 E HUNTINGDON STREET | IRMX DEVELOPMENT

EXISTING SITE SURVEY


1


2


3


4


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6


7


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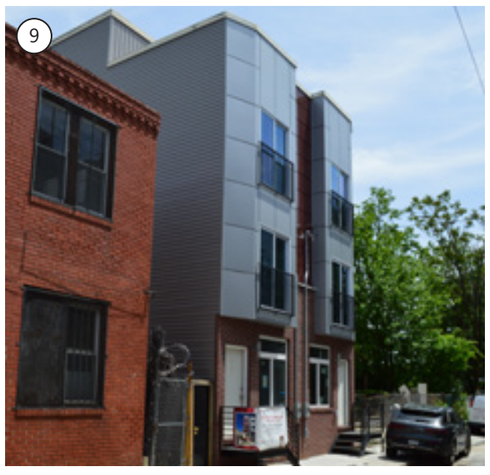
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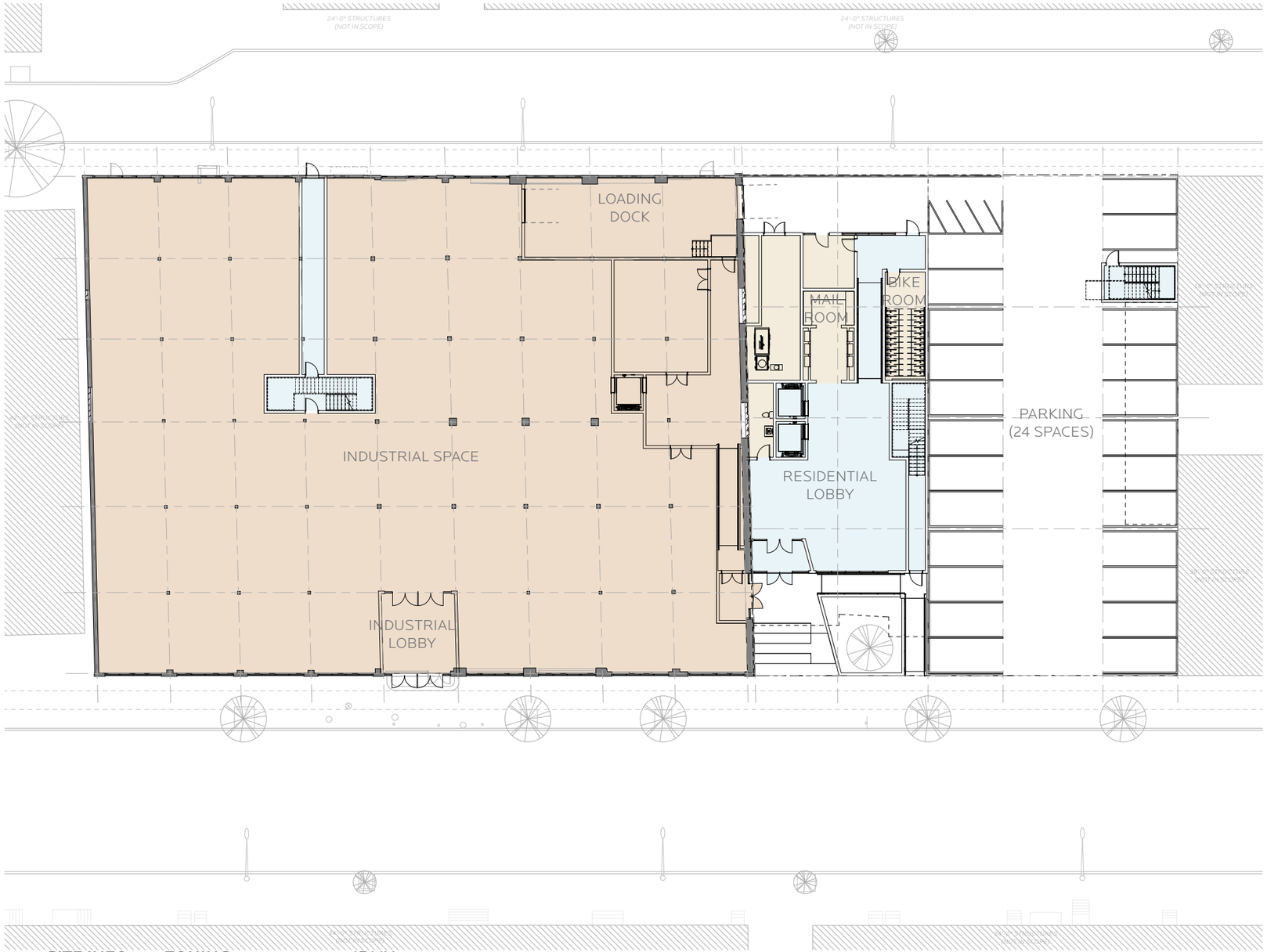

GROUND FLOOR:	+/- 22,796 SF
TOTAL UNITS ON FLOOR:	0
INDUSTRIAL SPACE:	+/- 18,524 SF

SITE INFO

ZONING:	IRMX
SITE AREA:	31,511 SF
COVERAGE:	19,079 SF (100%) - PARCEL A
	10,566 SF (85%) - PARCEL B
FOOTPRINT:	29,545 SF
GROSS FLOOR AREA:	115, 609 SF

- INDUSTRIAL
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- SERVICE/AMENITY

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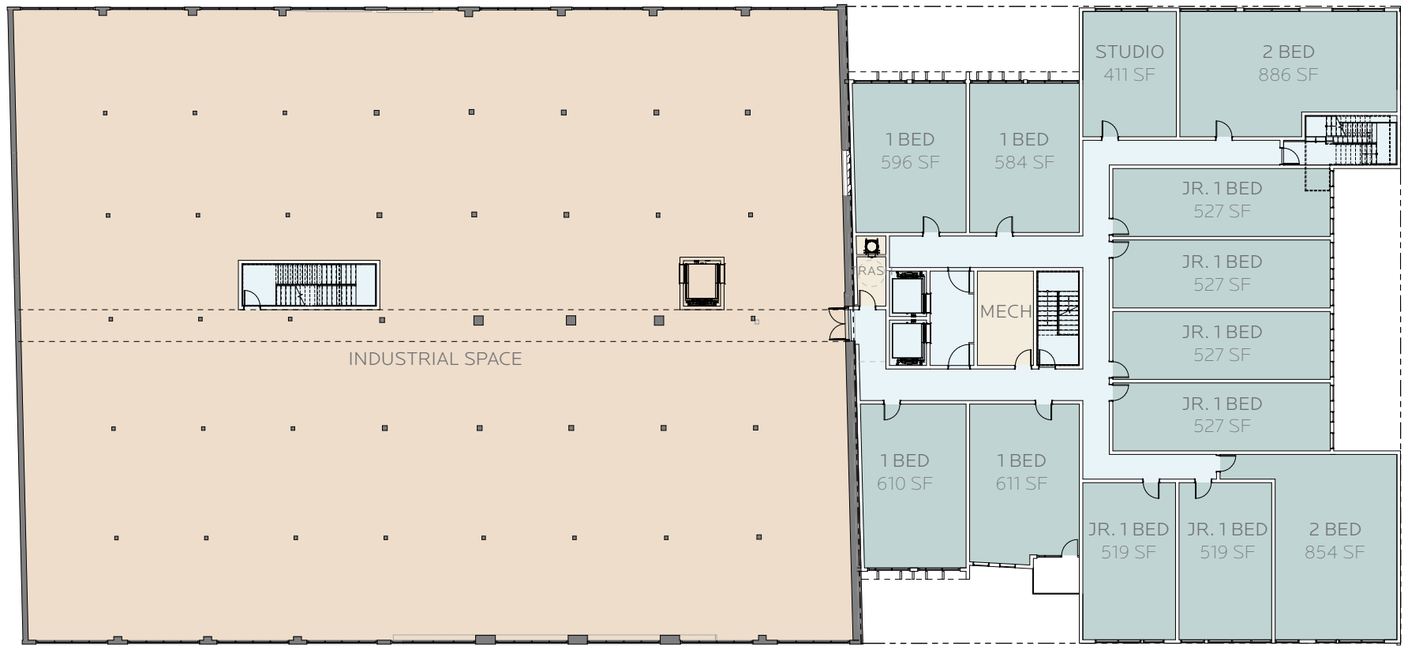
1807 E HUNTINGDON STREET | IRMX DEVELOPMENT

GROUND FLOOR PLAN



SECOND FLOOR:	+/- 29,631 SF	**UNIT SIZES:**	STUDIO (7)	**456 SF - 565 SF**
TOTAL UNITS ON FLOOR:	13		JR 1 BED (51)	**569 SF - 757 SF**
INDUSTRIAL SPACE:	+/- 18,844 SF		1 BED (16)	**598 SF - 706 SF**
			2 BED (6)	**872 SF - 1,070 SF**

- INDUSTRIAL
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- SERVICE/AMENITY

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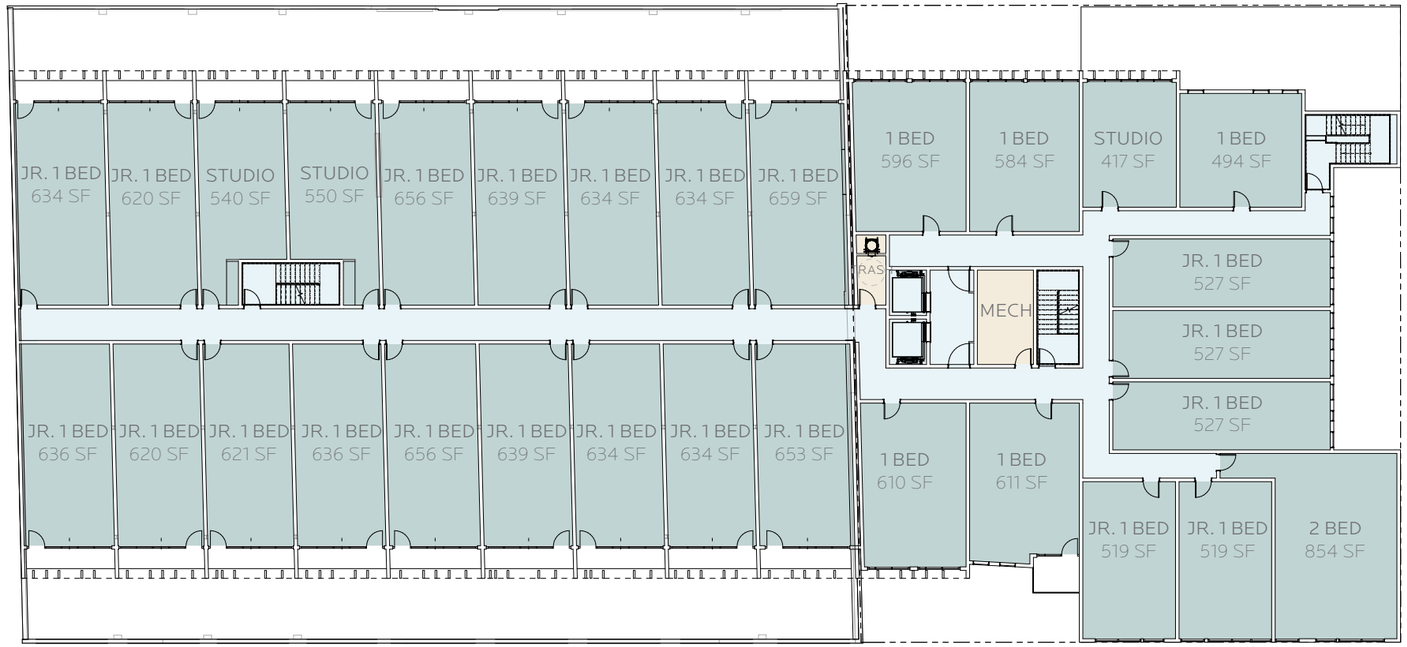
1807 E HUNTINGDON STREET | IRMX DEVELOPMENT

TYPICAL (2ND–4TH) FLOOR PLAN



THIRD FLOOR:	+/- 24,338 SF	**UNIT SIZES:**	STUDIO (7)	**456 SF - 565 SF**
TOTAL UNITS ON FLOOR:	30		JR 1 BED (51)	**569 SF - 757 SF**
INDUSTRIAL SPACE:	0 SF		1 BED (16)	**598 SF - 706 SF**
			2 BED (6)	**872 SF - 1,070 SF**

- INDUSTRIAL
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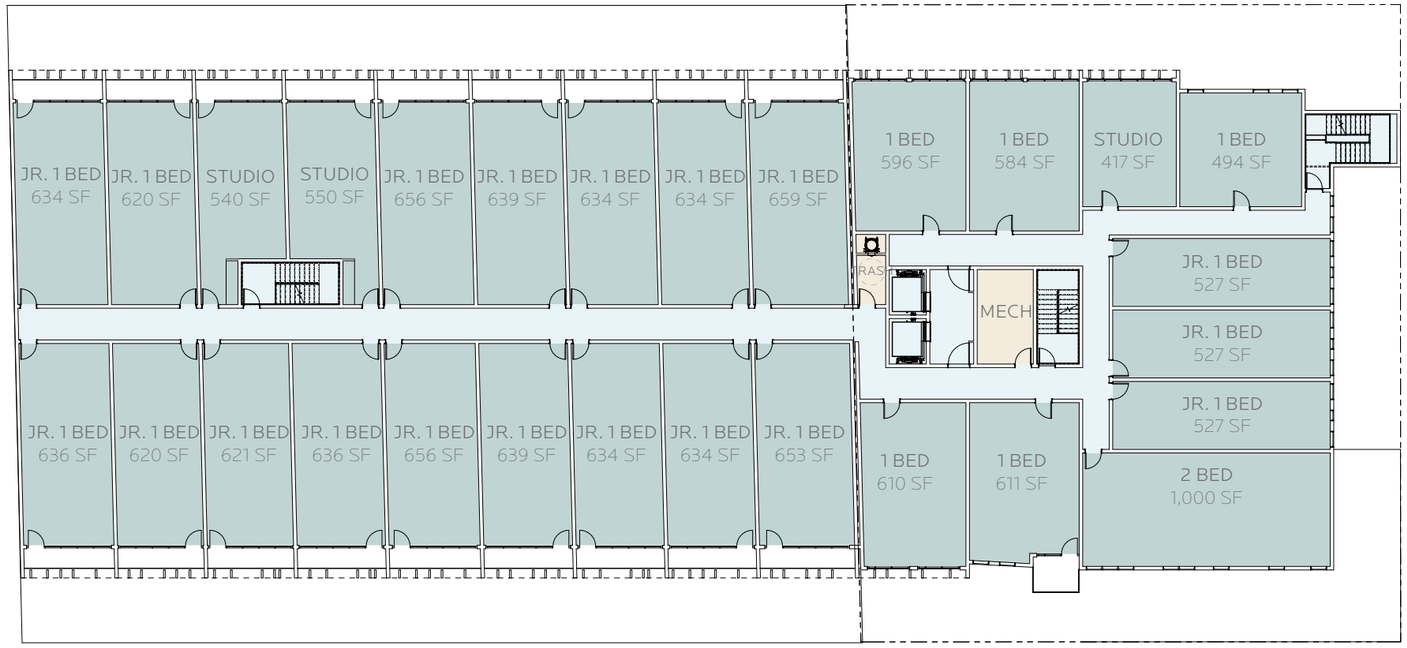
TYPICAL (2ND–4TH) FLOOR PLAN



FOURTH FLOOR:	+/- 23,226 SF	**UNIT SIZES:**	STUDIO (7)	**456 SF - 565 SF**
TOTAL UNITS ON FLOOR:	28		JR 1 BED (51)	**569 SF - 757 SF**
INDUSTRIAL SPACE:	0 SF		1 BED (16)	**598 SF - 706 SF**
			2 BED (6)	**872 SF - 1,070 SF**

- INDUSTRIAL
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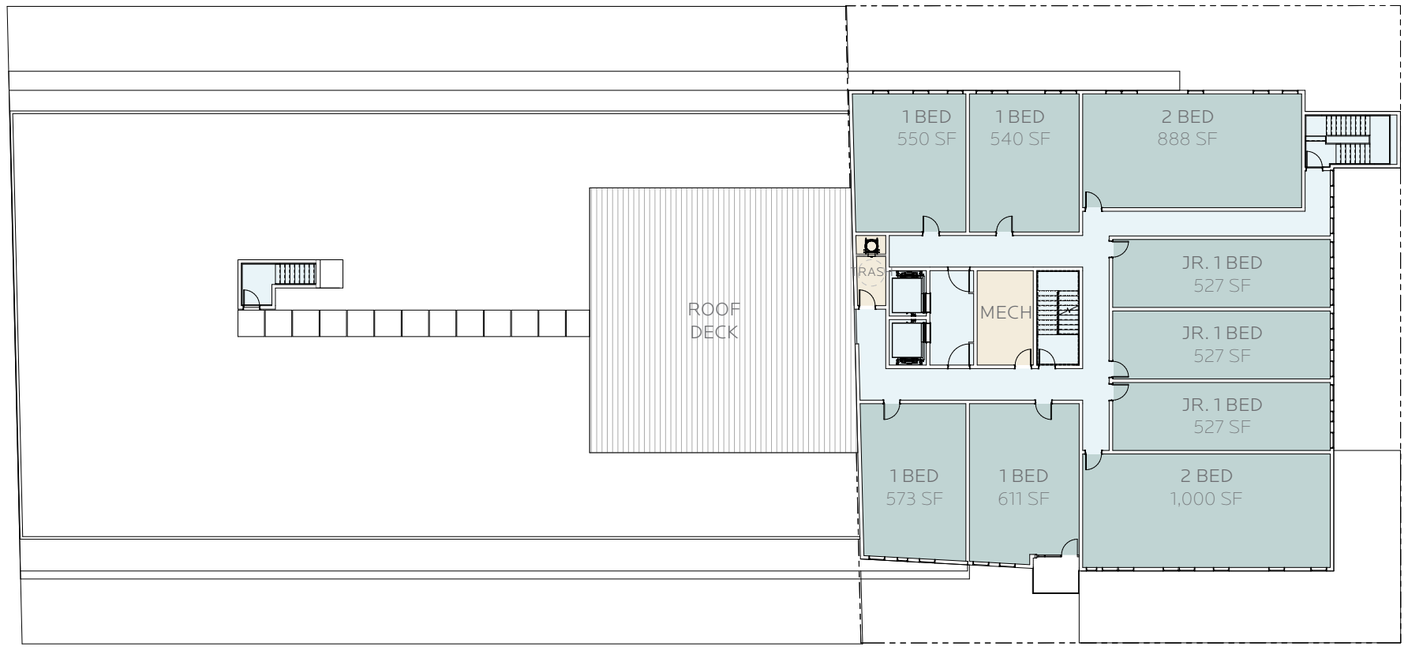
TYPICAL (2ND–4TH) FLOOR PLAN



FIFTH FLOOR:	+/- 22,796 SF	**UNIT SIZES:**	STUDIO (7)	**456 SF - 565 SF**
TOTAL UNITS ON FLOOR:	9		JR 1 BED (51)	**569 SF - 757 SF**
INDUSTRIAL SPACE:	0 SF		1 BED (16)	**598 SF - 706 SF**
			2 BED (6)	**872 SF - 1,070 SF**

- INDUSTRIAL
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
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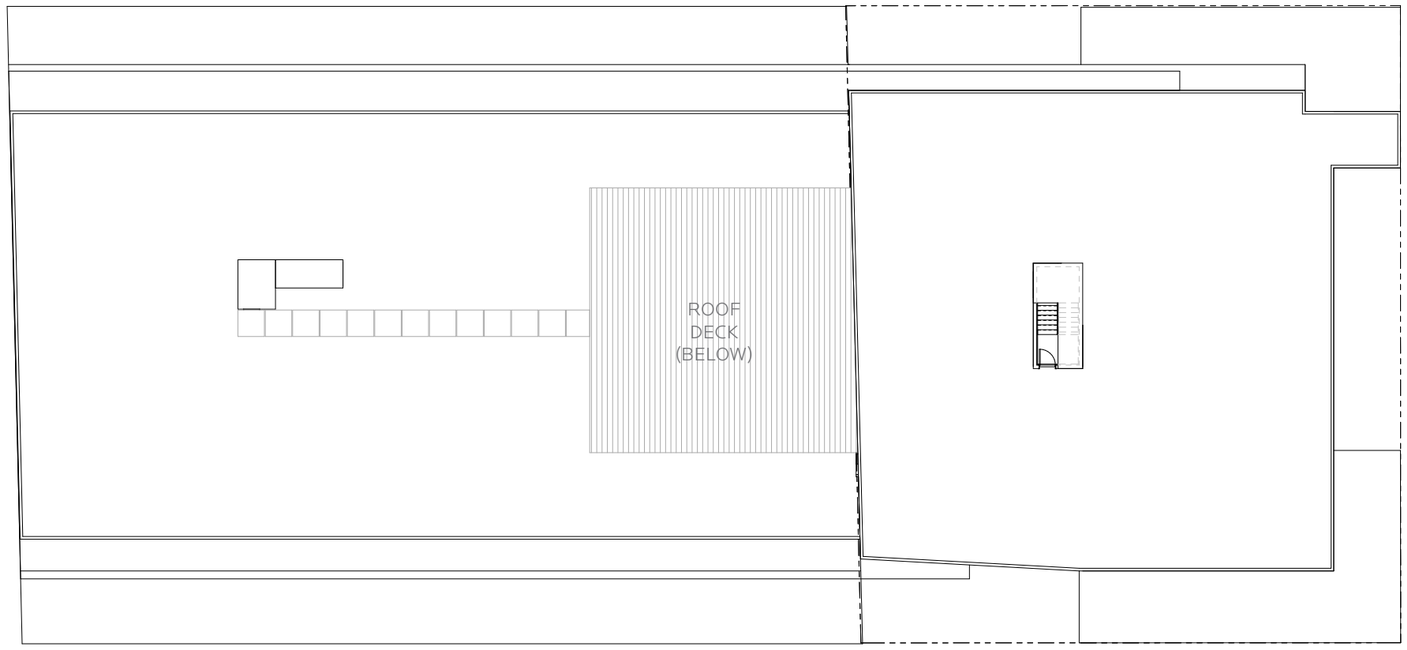
1807 E HUNTINGDON STREET | IRMX DEVELOPMENT

TYPICAL (2ND–4TH) FLOOR PLAN



ROOF: +/- 21,098 SF

ROOF DECK: +/- 2,500 SF

- INDUSTRIAL
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- SERVICE/AMENITY

JKRP ARCHITECTS

2022.06.06

1807 E HUNTINGDON STREET | IRMX DEVELOPMENT

ROOF FLOOR PLAN

Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptions from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, project is adjacent to Huntingdon Rail Station and bus routes at intersection of E. Huntingdon St.and Kensington Ave
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes, project proposes covered/enclosed parking.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	No, project designates 4% of parking (1 EV Stall out of 24 total). This is appropriate due to the small size of the parking lot. A 2nd EV stall would be above 8% of all parking.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. **(If setback used, specify distance)**[i]	Yes, project does not have railway frontage.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, project proposes enclosed bike storage for the buildings residents.

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	Yes, project proposes limited vegetation (Street trees) which will not require irrigation.
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	No, this benchmark is not feasible as all Open Area is required for pedestrian or loading access to the existing/proposed buildings.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	No, Project complies with PWD requirements and obtained a waiver of Stormwater Management, but options A & B are not proposed.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	Yes, all non-roof hardscape will be concrete paving which has an SRI>29.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC.[ii]	Yes, residential development will comply to 2018 IECC Energy Consumption Code and Architect to supply COMcheck Analysis for fixtures and equipment for accordance verification
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? [iii] •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	No, residential development will not include measures beyond the required Philadelphia Code

(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy.[iv]	No, residential development has no interstate highways, state highways, or freeways within 1,000 feet of site
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No, renewable energy production on-site not included
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Yes, (1) new street tree and (6) new planter boxes included along E Huntingdon St. for shading and pedestrian impact

[i] Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

[ii] Title 4 The Philadelphia Building Construction and Occupancy Code
See also, "The Commercial Energy Code Compliance" information sheet:
https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf
and the "What Code Do I Use" information sheet:
https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf

[iii] LEED 4.1, Optimize Energy Performance in LEED v4.1
For Energy Star: www.Energystar.gov
For Passive House, see www.phius.org

[iv] Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

GENERAL PROJECT INFORMATION

1. PROJECT NAME
   1807-1841 Huntingdon St
2. DATE
   5/16/2022
3. APPLICANT NAME
   J ROLLER DEVELOPMENT LLC
4. APPLICANT CONTACT INFORMATION
5. PROJECT AREA: list precise street limits and scope
   Harold St and E Huntingdon St SE of Kensington Ave
6. OWNER NAME
7. OWNER CONTACT INFORMATION
   _____
8. ENGINEER / ARCHITECT NAME
   _____
9. ENGINEER / ARCHITECT CONTACT INFORMATION
   _____
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.
    Also available here: http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/

STREET	FROM	TO	COMPLETE STREET TYPE
E Huntingdon St	Kensington Ave	Jasper St	City Neighborhood
E Harold St	Kensington Ave	Jasper St	Local
_____	_____	_____	_____
_____	_____	_____	_____

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
    a. Parking and loading regulations in curb lanes adjacent to the site — YES ☒ NO ☐
    b. Street Furniture such as bus shelters, honor boxes, etc. — YES ☐ NO ☐ N/A ☒
    c. Street Direction — YES ☒ NO ☐
    d. Curb Cuts — YES ☒ NO ☐ N/A ☐
    e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. — YES ☒ NO ☐ N/A ☐
    f. Building Extensions into the sidewalk, such as stairs and stoops — YES ☒ NO ☐ N/A ☐

PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
East Huntingdon St	12 / 13 / 13	13 / 13
East Harold St	10 / 8 / 8	8 / 8
_____	_____ / _____ / _____	_____ / _____
_____	_____ / _____ / _____	_____ / _____

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE Required / Existing / Proposed
East Huntingdon St	6 / 4.5 / 4.5 & 8
East Harold St	5 / 4 / 4 & 6
_____	_____ / _____ / _____
_____	_____ / _____ / _____

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
N/A	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
N/A	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PEDESTRIAN COMPONENT (continued)

		DEPARTMENTAL APPROVAL
15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?	YES ☒ NO ☐	YES ☐ NO ☐

BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

16. BUILDING ZONE: list the MAXIMUM, **existing and proposed** Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
East Huntingdon St	4 / 3.5
East Harold St	2 / 2
_____	_____ / _____
_____	_____ / _____

17. FURNISHING ZONE: list the MINIMUM, **recommended, existing, and proposed** Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
East Huntingdon St	4 / 5 / 5
East Harold St	3.5 / 2 / 2
_____	_____ / _____ / _____
_____	_____ / _____ / _____

		DEPARTMENTAL APPROVAL
18. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?		
▪ Bicycle Parking	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
▪ Lighting	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
▪ Benches	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
▪ Street Trees	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐
▪ Street Furniture	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
19. Does the design avoid tripping hazards?	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐
20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception	YES ☐ NO ☒ N/A ☐	YES ☐ NO ☐

BUILDING & FURNISHING COMPONENT (continued)

		DEPARTMENTAL APPROVAL
21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐
22. Does the design maintain adequate visibility for all roadway users at intersections?	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐

BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf
    N/A
24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
1807-1841 Huntingdon	27	0 / 0	0 / 0	0 / 27
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____

		DEPARTMENTAL APPROVAL
25. Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?		
▪ Conventional Bike Lane	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
▪ Buffered Bike Lane	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
▪ Bicycle-Friendly Street	YES ☐ NO ☒ N/A ☐	YES ☐ NO ☐
▪ Indego Bicycle Share Station	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?	YES ☐ NO ☒ N/A ☐	YES ☐ NO ☐
27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?	YES ☐ NO ☒ N/A ☐	YES ☐ NO ☐

CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

		DEPARTMENTAL APPROVAL
28. Does the design limit conflict among transportation modes along the curb?	YES ☒ NO ☐	YES ☐ NO ☐
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?		YES ☐ NO ☐

VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, , identify existing and proposed lane widths and the design speed for each street frontage;

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
_____	_____	_____	_____ / _____	_____
_____	_____	_____	_____ / _____	_____
_____	_____	_____	_____ / _____	_____
_____	_____	_____	_____ / _____	_____

		DEPARTMENTAL APPROVAL
33. What is the maximum AASHTO design vehicle being accommodated by the design?	SU	YES ☐ NO ☐
34. Will the project affect a historically certified street? An inventory of historic streets[1] is maintained by the Philadelphia Historical Commission.	YES ☐ NO ☒	YES ☐ NO ☐
35. Will the public right-of-way be used for loading and unloading activities?	YES ☐ NO ☒	YES ☐ NO ☐
36. Does the design maintain emergency vehicle access?	YES ☒ NO ☐	YES ☐ NO ☐
37. Where new streets are being developed, does the design connect and extend the street grid?	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES ☐ NO ☐ N/A ☐	YES ☐ NO ☐
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES ☒ NO ☐	YES ☐ NO ☐

URBAN DESIGN COMPONENT (Handbook Section 4.8)

		DEPARTMENTAL APPROVAL
40. Does the design incorporate windows, storefronts, and other active uses facing the street?	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐

INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; **if not, go to question No. 48.**

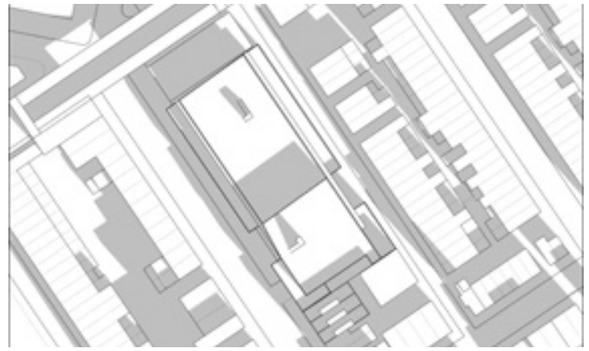
SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

		DEPARTMENTAL APPROVAL
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES ☐ NO ☐ N/A ☐	YES ☐ NO ☐
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES ☐ NO ☐ N/A ☐	YES ☐ NO ☐
46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings? *If yes, City Plan Action may be required.*	YES ☐ NO ☐ N/A ☐	YES ☐ NO ☐
47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?		YES ☐ NO ☐
▪ Marked Crosswalks	YES ☐ NO ☐ N/A ☐	YES ☐ NO ☐
▪ Pedestrian Refuge Islands	YES ☐ NO ☐ N/A ☐	YES ☐ NO ☐
▪ Signal Timing and Operation	YES ☐ NO ☐ N/A ☐	YES ☐ NO ☐
▪ Bike Boxes	YES ☐ NO ☐ N/A ☐	YES ☐ NO ☐
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐

3/20 AT 9:00 AM

6/20 AT 9:00 AM

9/22 AT 9:00 AM

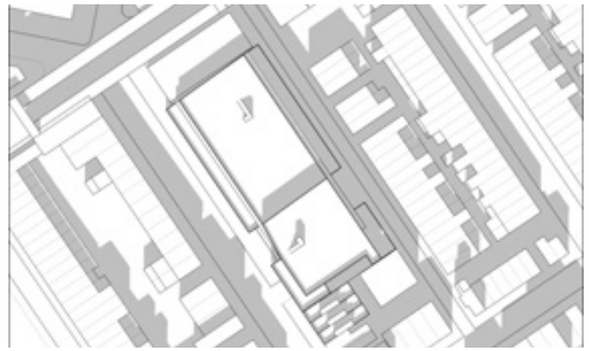


12/21 AT 9:00 AM

3/20 AT 12:00 PM

6/20 AT 12:00 PM

9/22 AT 12:00 PM



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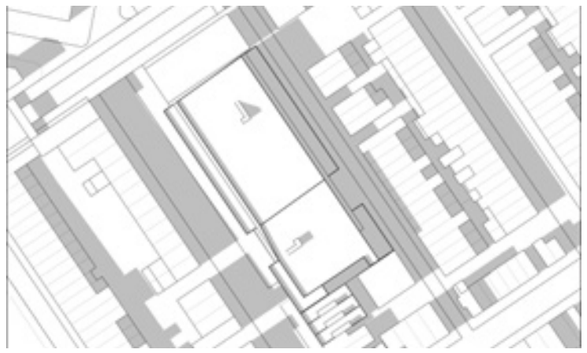

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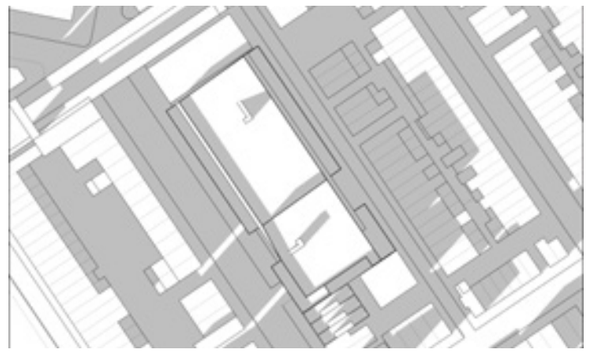
9/22 AT 3:00 PM



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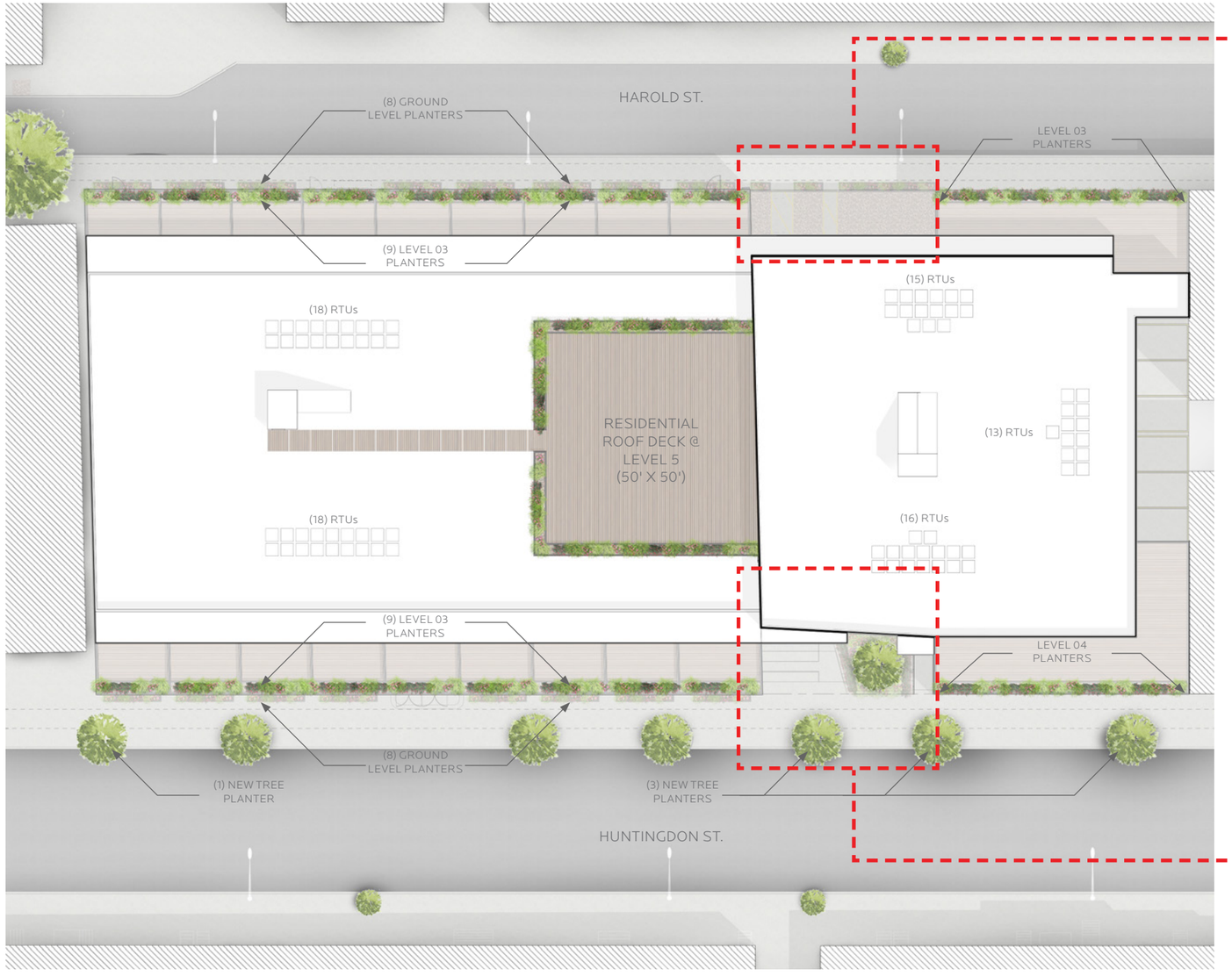
MARCH

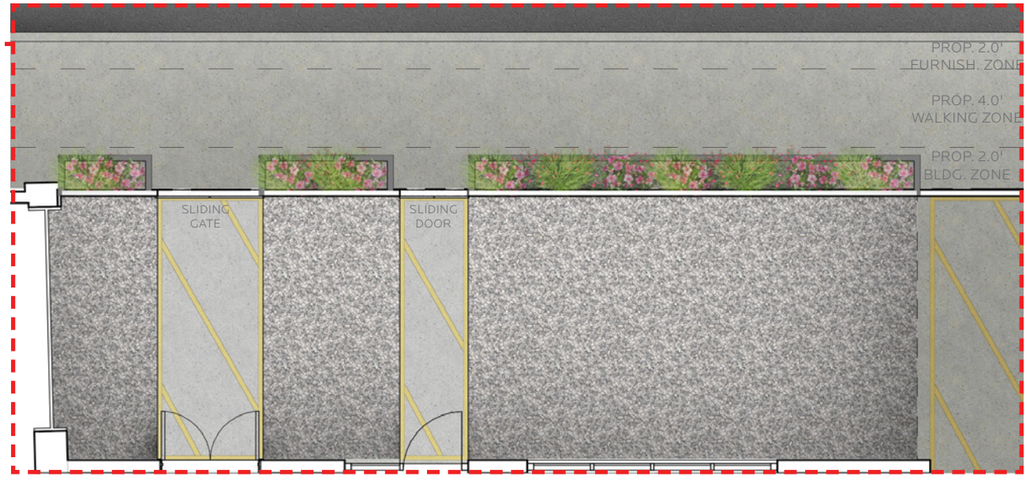
JUNE

SEPTEMBER

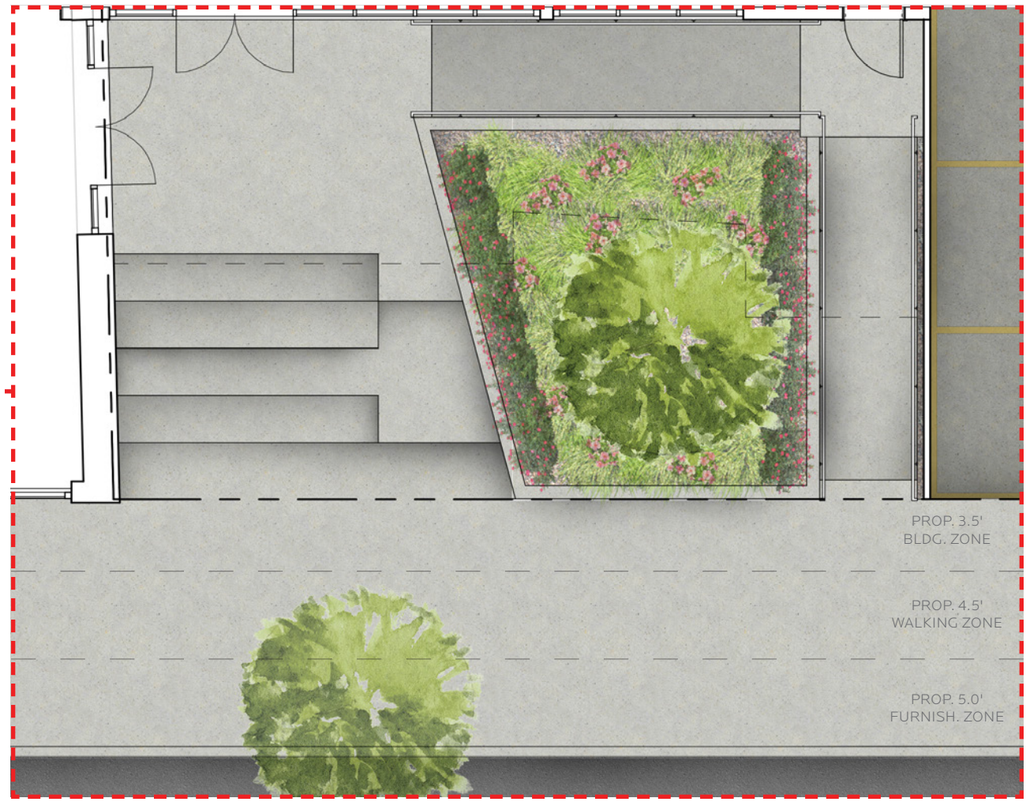
DECEMBER



LANDSCAPING PLAN - SITE



LANDSCAPING PLAN - HAROLD ST. ENTRANCE



LANDSCAPING PLAN - HUNTINGDON ST. ENTRANCE

FLORA

PAPERBACK MAPLE

JAPANESE FOREST GRASS

BRILIANTISSIMA RED CHOKEBERRY

DWARF FOTHERGILLA

FOUNTAIN GRASS

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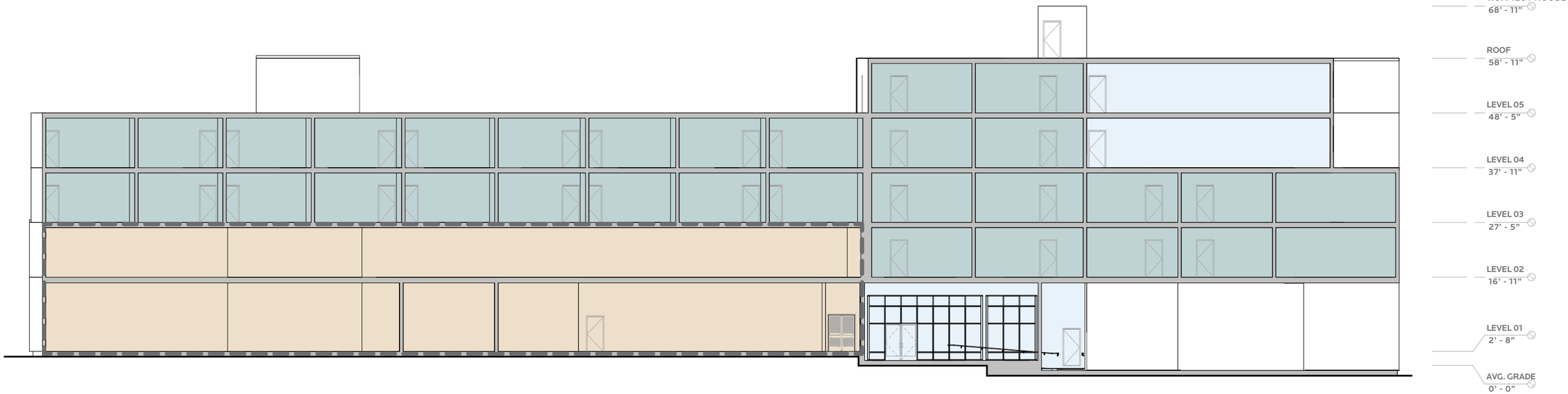
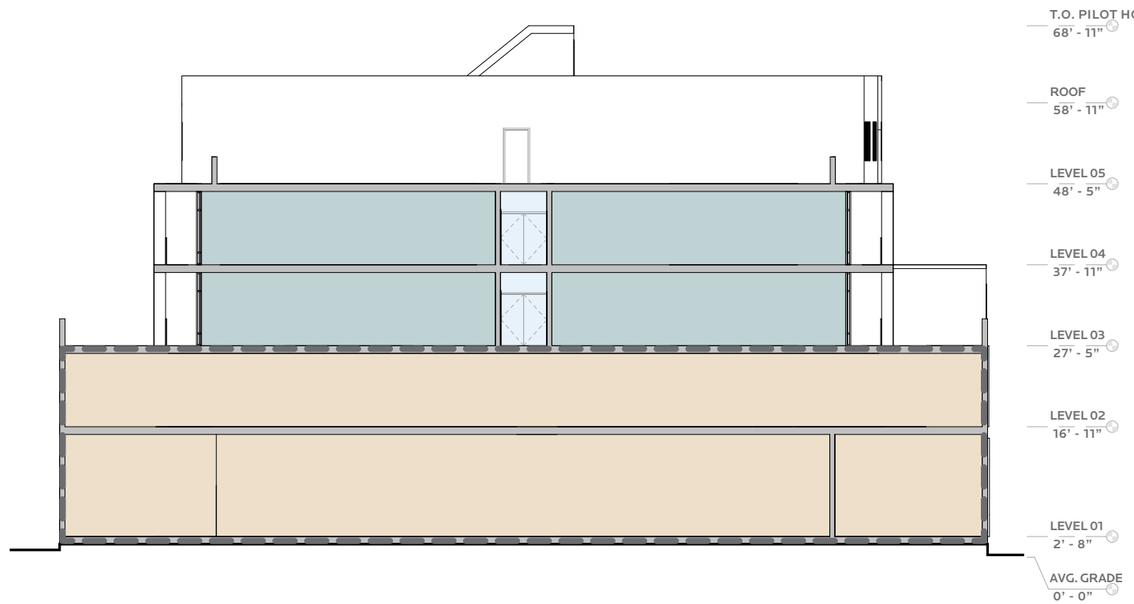
2022.06.06

1807 E HUNTINGDON | IRMX DEVELOPMENT

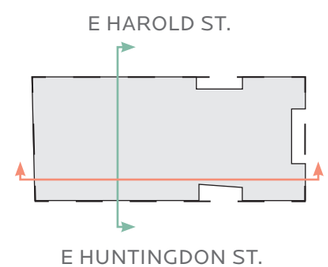
SITE LANDSCAPING PLAN



SITE SECTION - BUILDING A



SITE SECTION - BUILDING B



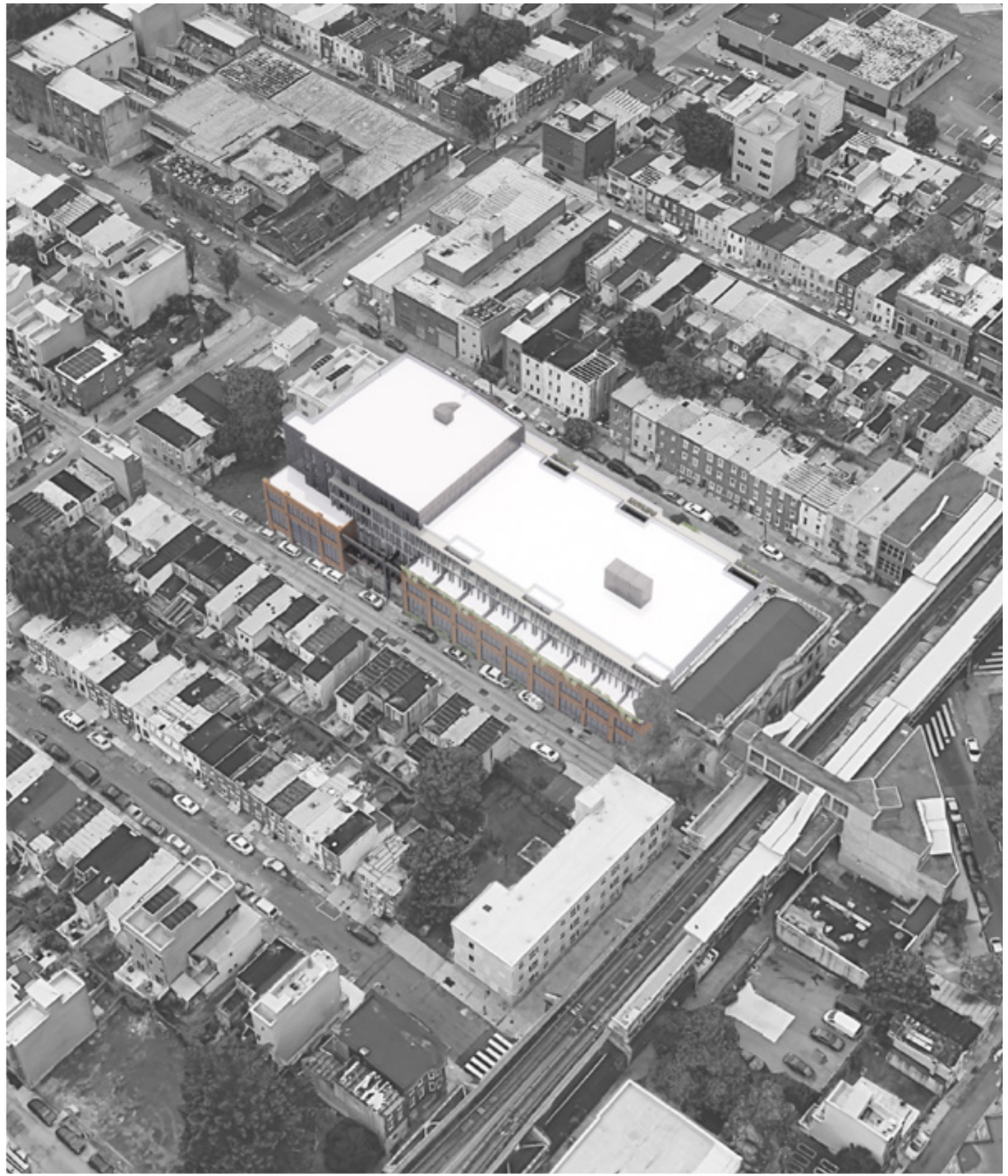
- INDUSTRIAL
- RESIDENTIAL UNITS
- RESIDENTIAL CIRCULATION
- SERVICE/AMENITY
- EXISTING STRUCTURE

JKRP ARCHITECTS

2022.06.06

1807 E HUNTINGDON STREET | IRMX DEVELOPMENT

BUILDING SECTIONS



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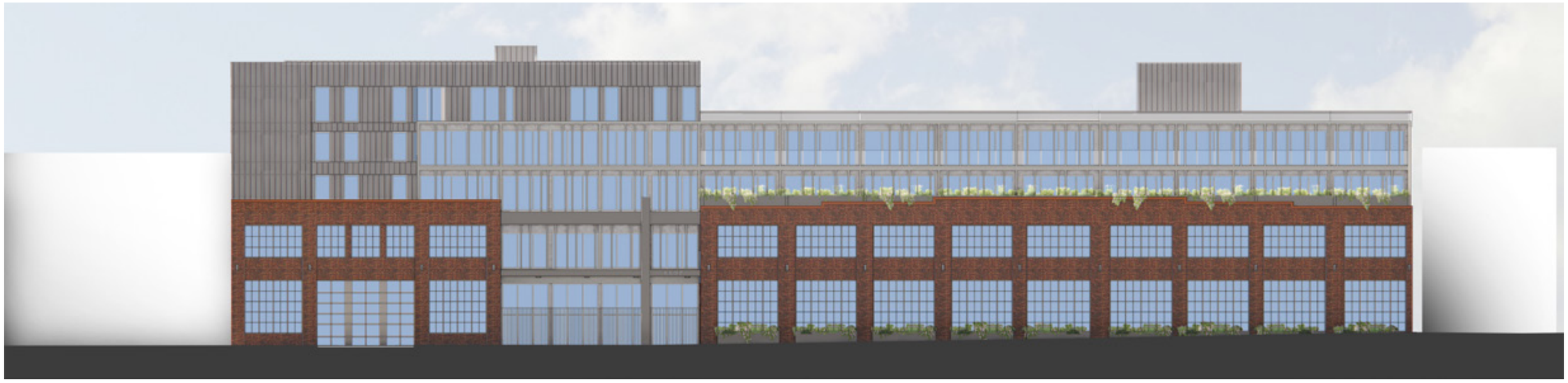
1807 E HUNTINGDON STREET | IRMX DEVELOPMENT

CONTEXT AERIAL



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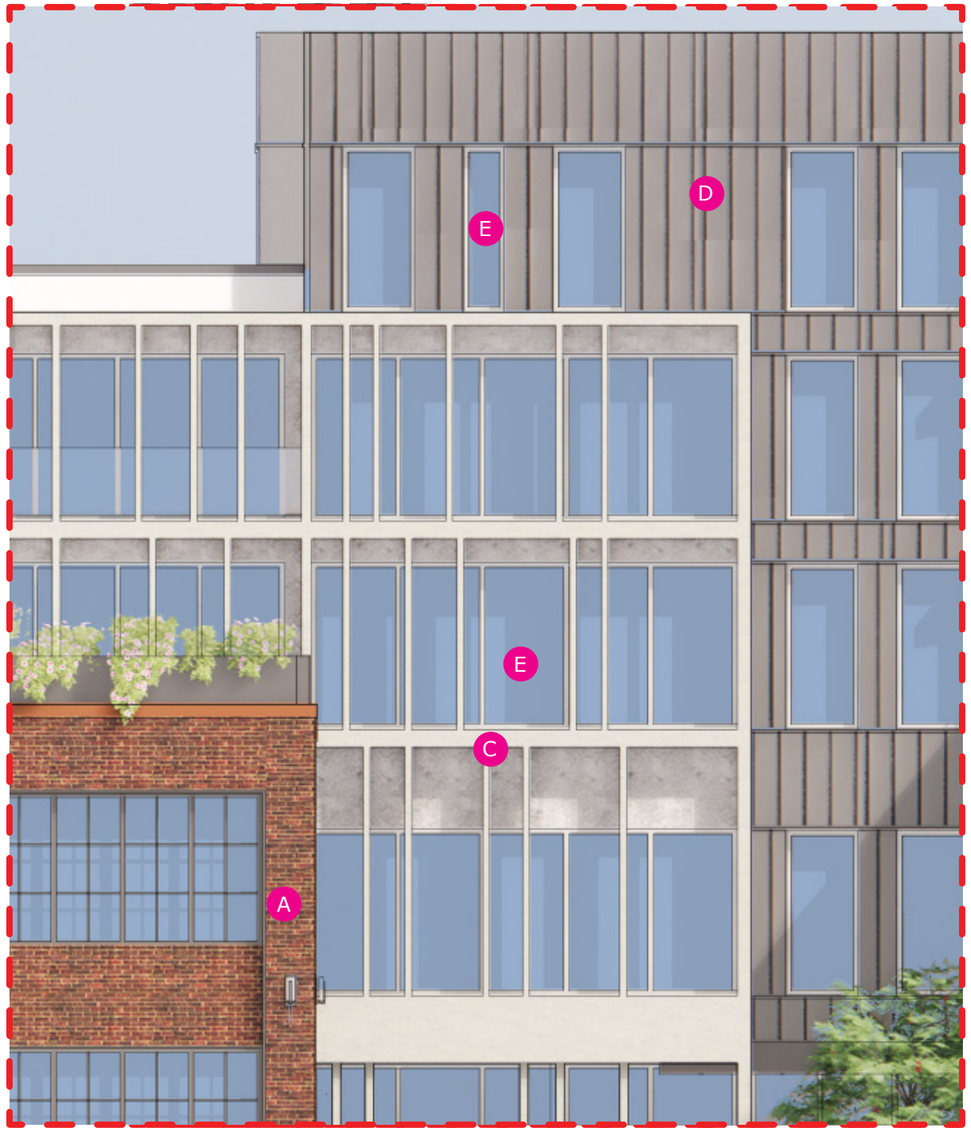
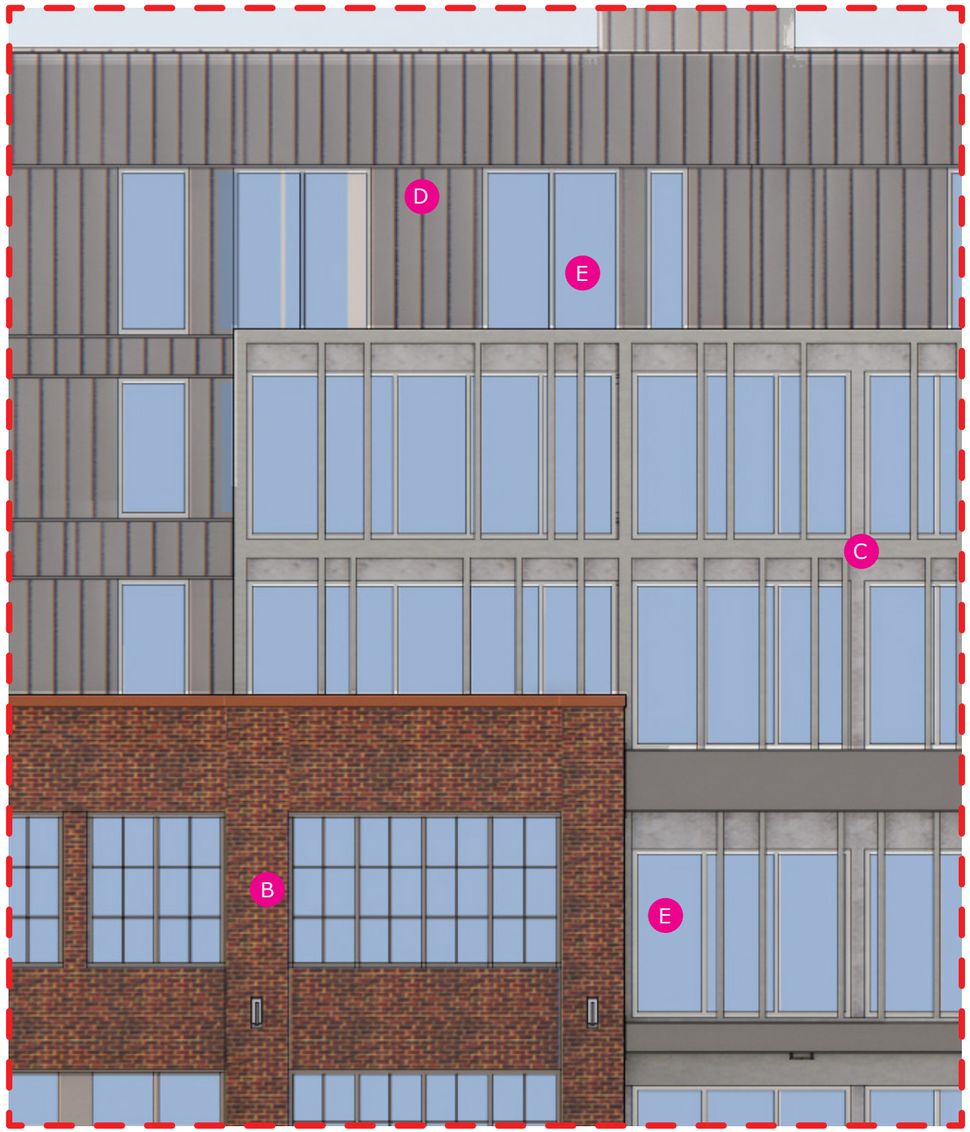
1807 E HUNTINGDON STREET | IRMX DEVELOPMENT

ELEVATIONS



MUB GIRARD AVENUE DETAIL ELEVATION



MUB BERKS STREET DETAIL ELEVATION

MATERIAL KEY

A 

EXISTING BRICK

B 

GLEN-GERY BRICK
WINGATE

C 

LIMESTONE FINS
JUKA GREY

D 

ATAS STANDING SEAM METAL PANEL
ZINC

E 

GLAZING

JKRP ARCHITECTS

2022.06.06

JKRP ARCHITECTS

2022.06.06

1807 E HUNTINGDON STREET | IRMX DEVELOPMENT

PERSPECTIVE RENDERING - HUNTINGDON STREET NORTHWEST UP HUNTINGDON,

JKRP ARCHITECTS

2022.06.06

1807 E HUNTINGDON STREET | IRMX DEVELOPMENT

PERSPECTIVE RENDERING - HUNTINGDON STREET SOUTHEAST DOWN HUNTINGDON

JKRP ARCHITECTS

2022.06.06

1807 E HUNTINGDON STREET | IRMX DEVELOPMENT

PERSPECTIVE RENDERING - HUNTINGDON STREET TOWARDS ENTRY

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1807 E HUNTINGDON STREET | IRMX DEVELOPMENT

PERSPECTIVE RENDERING - HAROLD STREET LOOKING SOUTH-WEST