

February 6, 2024 - Civic Design Review Submission

PHA FAIRHILL PHASE 2

2411-43 N 11TH STREET

Multi-Family Residential Development



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PROJECT DESCRIPTION

Fairhill Phase 2 is a proposed development in the Glenwood area that is comprised of an existing 18-story, 101 unit building that is to be refurbished along with 33 new construction townhomes with a total of 35 residential units.

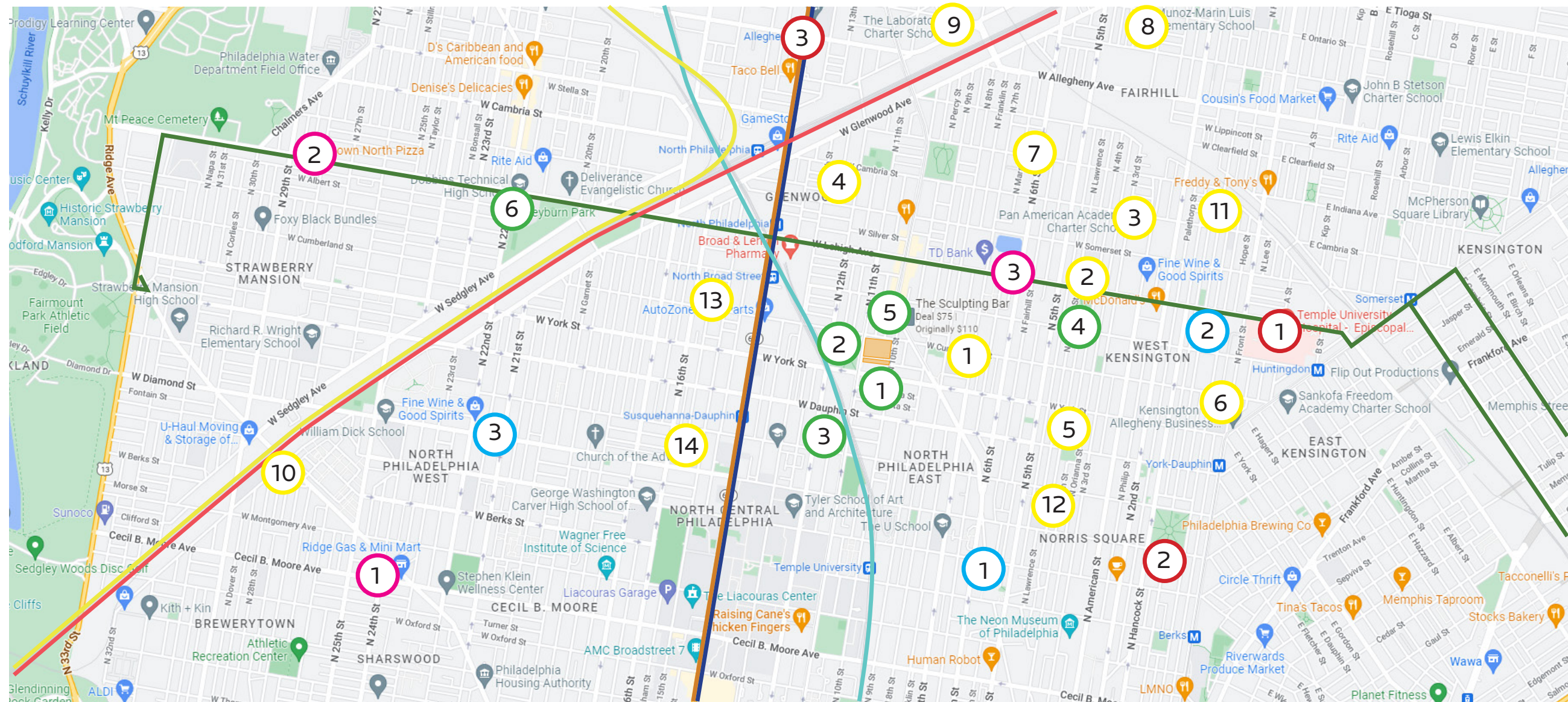
The site consists of the “super-block” bound by York Street to the South, 10th Street to the East, 11th Street to the West and Cumberland Street to the North. A proposed new public street called Boston Place is to run midway between Cumberland Street and York Street, separating the super-block in two. The southern block created by this proposed street will be the home of Fairhill Phase 2. On site there will be 51 new off-street parking spaces (including three handicapped-accessible spaces), a multitude of bike storage spaces and over 5,500 square feet of amenity space available for resident use. In addition to the abundant amenity spaces included on both sites, Phase 1 (Northern block) incorporates a Community Center to be shared between the two developments.



AERIAL VIEW



AERIAL VIEW FACING WEST



PHA-FAIRHILL 2411 N11TH STREET

SCHOOLS

- | | |
|---|---|
| 1. Hartranft John F School | 8. Munoz-Marin Luis Elementary School |
| 2. Julia De Burgos Elementary | 9. The Laboratory Charter School |
| 3. Pan American Academy Charter School | 10. Gideon Edward School |
| 4. Mastery Charter School Clymer Elementary | 11. Isaac A Sheppard School |
| 5. John Welsh public school | 12. McKinley William School |
| 6. Hunter Elementary School | 13. KIPP Philadelphia Preparatory Academy |
| 7. Potter-Thomas Elementary School | 14. Dr. Tanner G. Duckrey Public School |

LIBRARIES

- Cecil B. Moore Library
- Widener Library
- Lillian Marrero Library

PARKS

- ILE IFE Love Park
- Fotterall Square
- Penrose Recreation Center
- Fairhill Square Park
- The Village Park/ Meditation Park
- Reyburn Park







GROCERY

- Cousin's Supermarket
- Fine Fare Supermarket
- Susquehanna Food Market

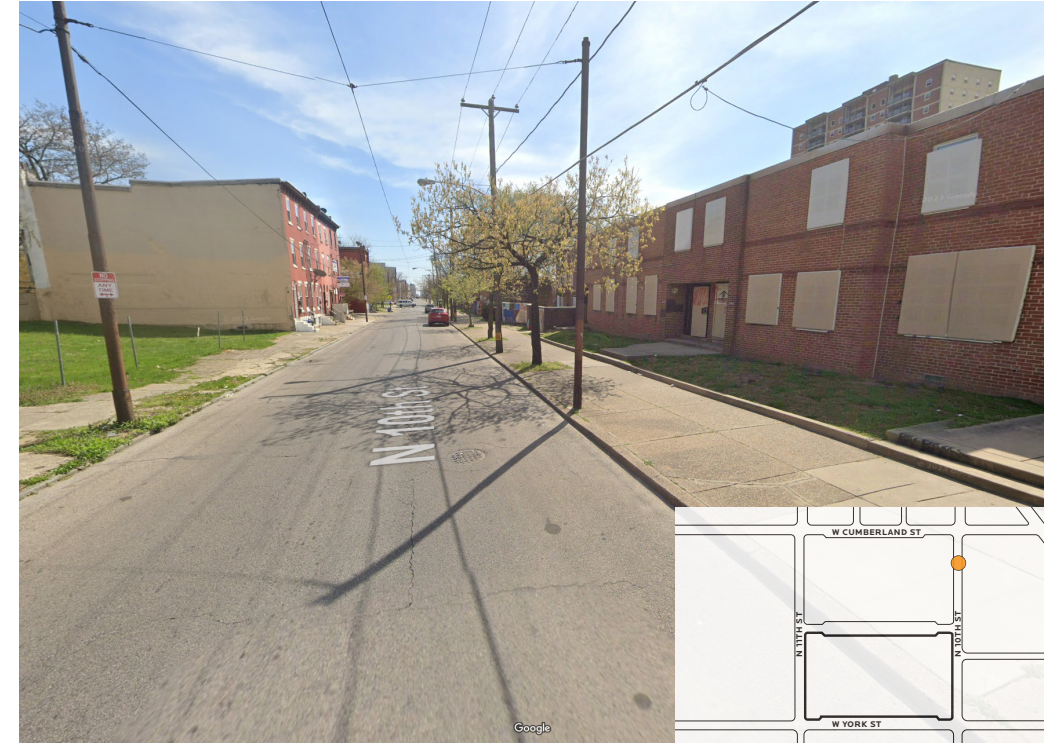
HOSPITALS

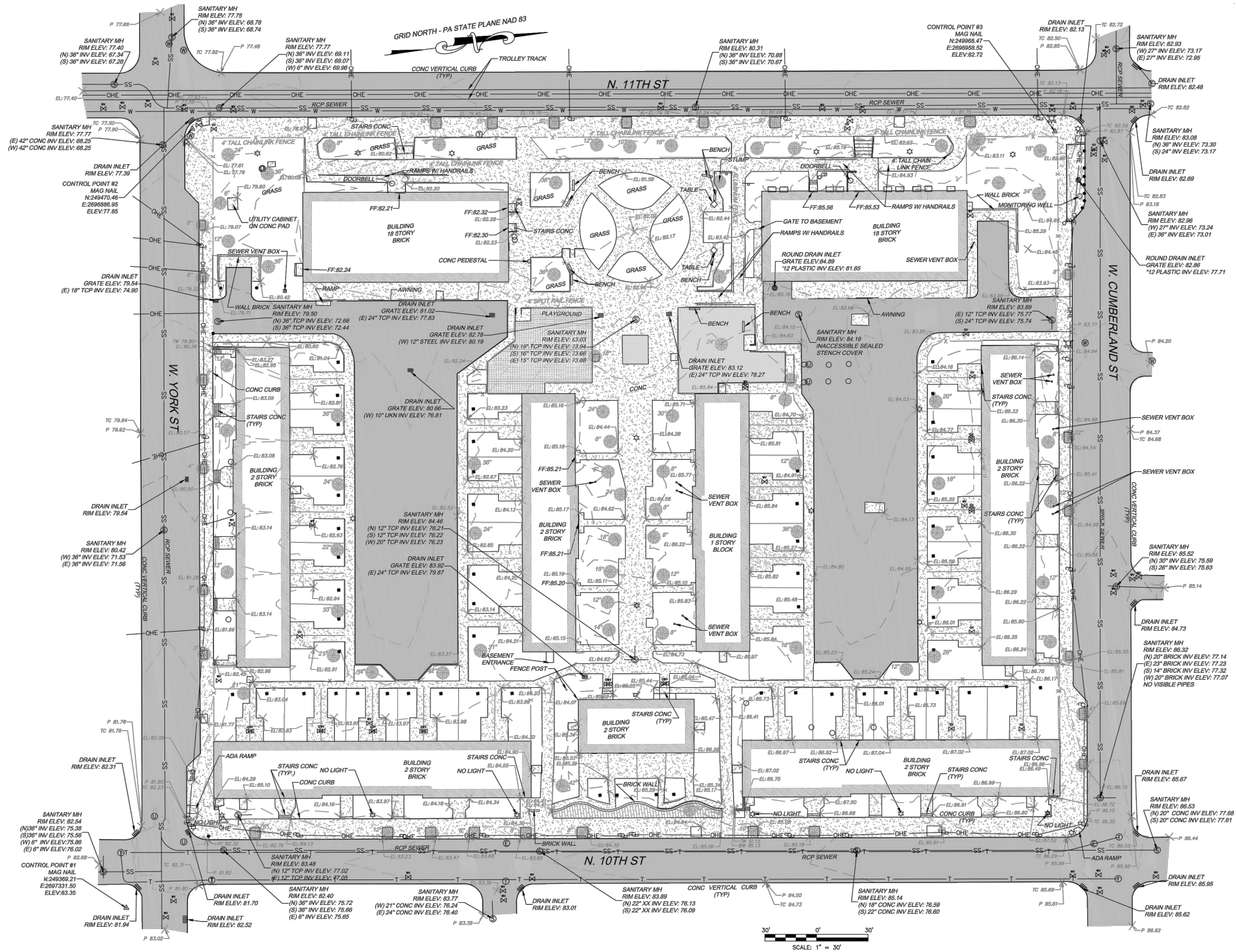
- Temple University Hospital - Episcopal Campus
- Kensington Hospital
- Temple University Hospital : Temple University Children's Medical Center

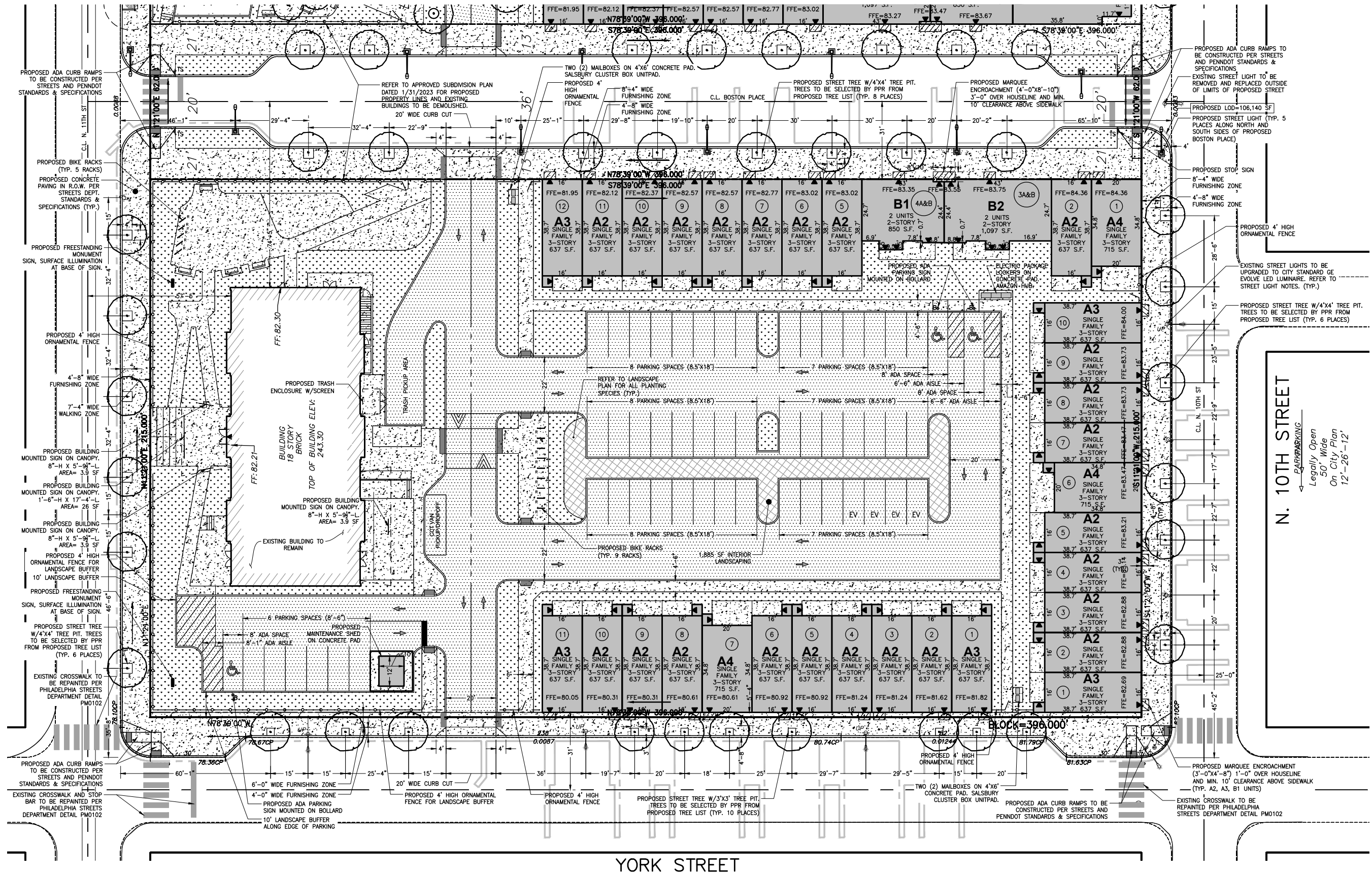
 Site Outline

-  54 Bus
-  Subway
-  16 Bus
-  Manayunk/Norristown Regional Rail
-  Chestnut Hill West Line
-  Trenton Line

PHA FAIRHILL PHASE 2 | 2411-43 N 11TH STREET TRANSPORTATION MAP







N. 10TH STREET
 ← PARKING
 Legally Open
 50' Wide
 On City Plan
 12'-26'-12"

YORK STREET

PHA FAIRHILL PHASE 2 | 2411-43 N 11TH STREET
 ZONING SITE PLAN



02.06.2024



PLANT MATERIALS LIST – FAIRHILL PHASE 2

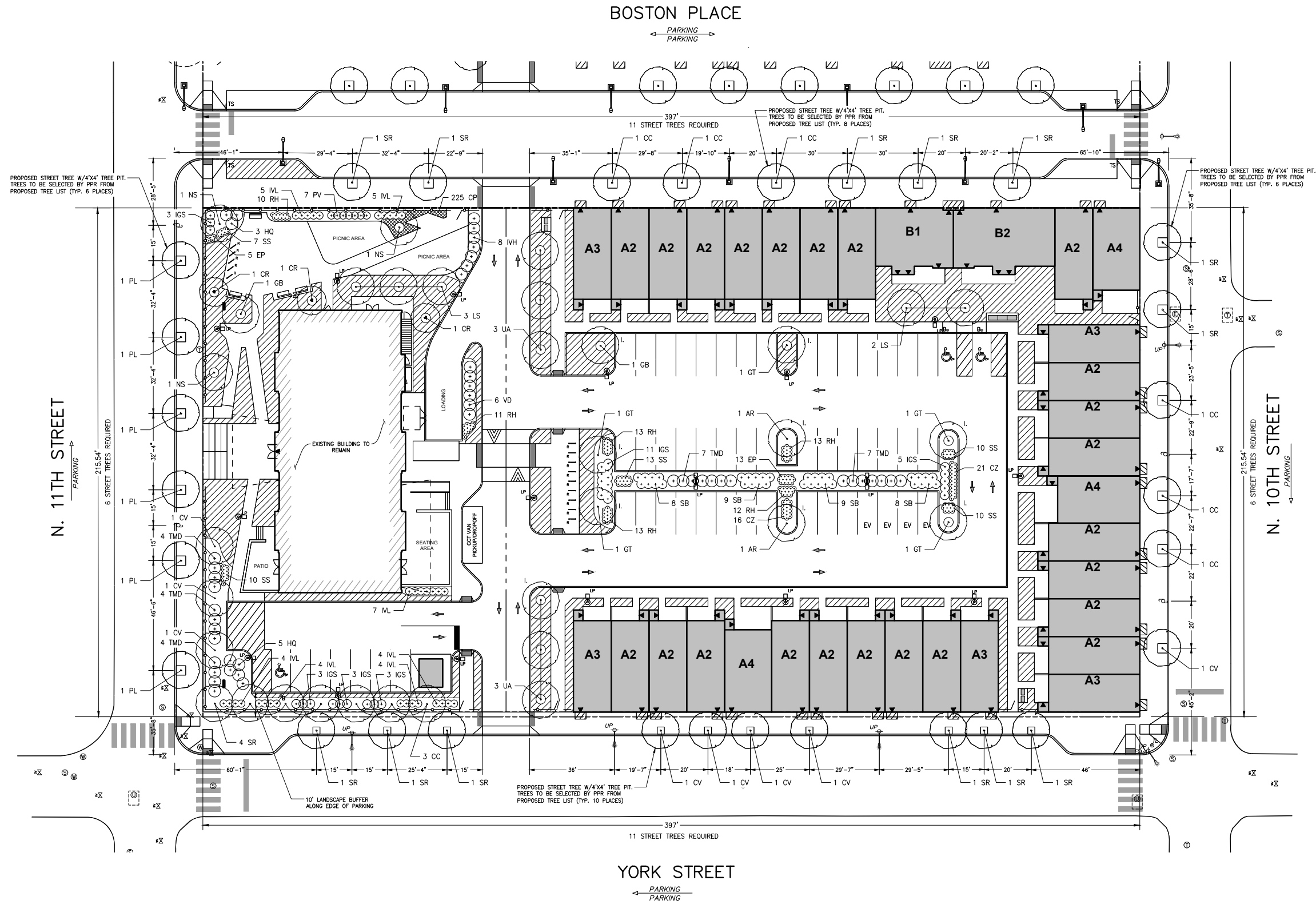
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
STREET TREES						
4	CC	CERCIS CANADENSIS	EASTERN REDBUD	10-12' HT.	B&B	MATCHED, TREE FORM
10	CV	CRATAEGUS VINDIS 'WINTER KING'	WINTER KING HAWTHORN	10-12' HT.	B&B	MATCHED, TREE FORM
10	SR	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	10-12' HT.	B&B	MATCHED, TREE FORM
3	GB	GINKGO BILOBA 'MAGYAR'	MAGYAR UPRIGHT GINKGO	2-2 1/2' CAL.	B&B	MATCHED, 6' BRANCH BREAK
5	GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2-2 1/2' CAL.	B&B	MATCHED, 6' BRANCH BREAK
1	PL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	'BLOODGOOD' LONDON PLANETREE	2-2 1/2' CAL.	B&B	MATCHED, 6' BRANCH BREAK
DECIDUOUS TREES (ON SITE)						
2	AC	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	10-12' HT.	B&B	MATCHED, 6' BRANCH BREAK
4	AR	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	2-2 1/2' CAL.	B&B	MATCHED, 6' BRANCH BREAK
3	CR	CORNUS 'RUTGAN' STELLAR PINK	STELLAR PINK DOGWOOD	10-12' HT.	B&B	TREE FORM
4	GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2-2 1/2' CAL.	B&B	MATCHED, 6' BRANCH BREAK
2	MV	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	8-10' HT.	B&B	HEAVY, MULTI-STEM
1	NS	NYSSA SYLVATICA	BLACK GUM	2-2 1/2' CAL.	B&B	MATCHED, 6' BRANCH BREAK
1	PL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	'BLOODGOOD' LONDON PLANETREE	2-2 1/2' CAL.	B&B	MATCHED, 6' BRANCH BREAK
2	QP	QUERCUS PALUSTRIS	PIN OAK	2-2 1/2' CAL.	B&B	MATCHED, 6' BRANCH BREAK
5	UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2-2 1/2' CAL.	B&B	MATCHED, 6' BRANCH BREAK
3	ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	'VILLAGE GREEN' ZELKOVA	2-2 1/2' CAL.	B&B	MATCHED, 6' BRANCH BREAK



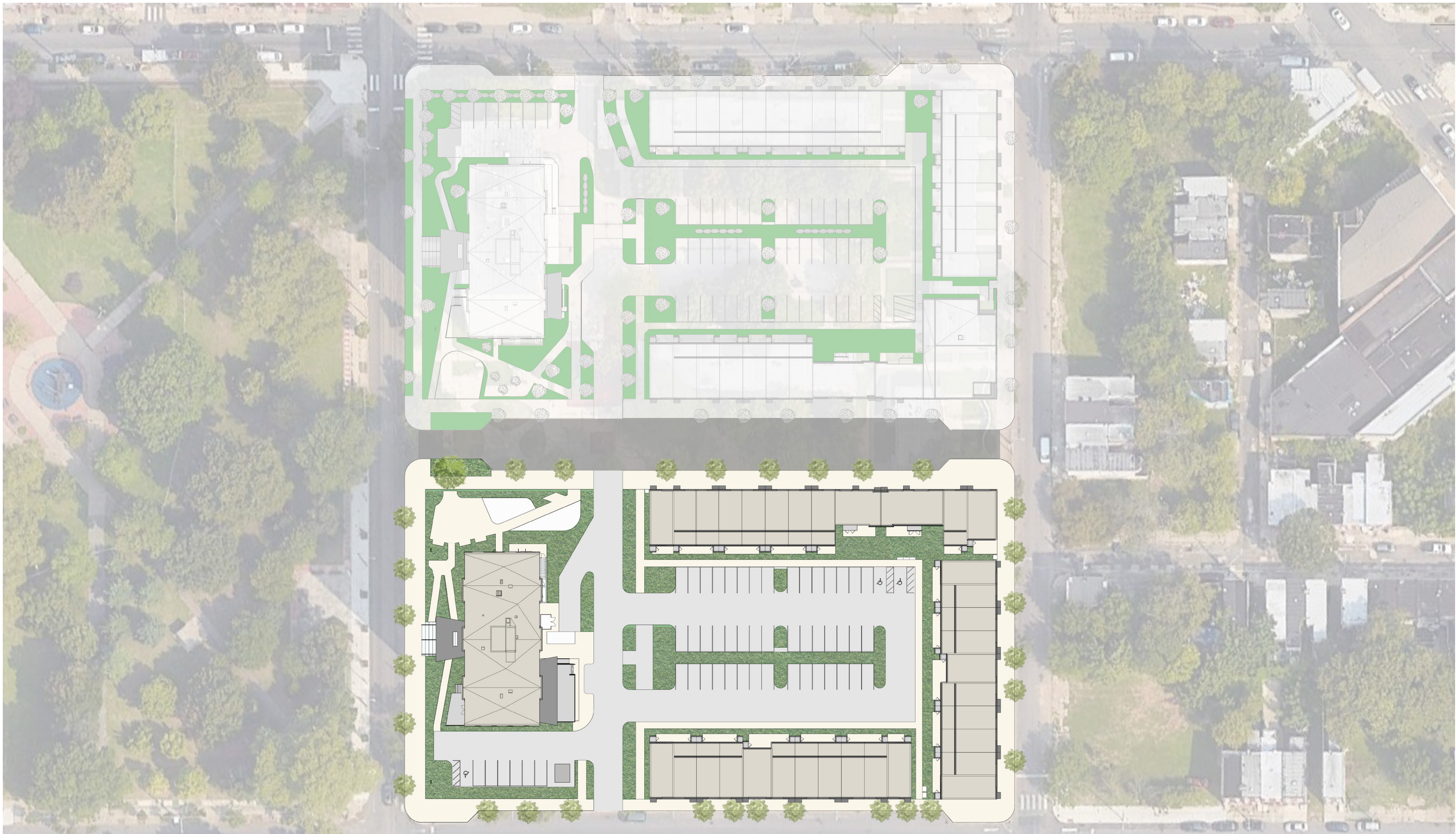
ACER RUBRUM OCTOBER GLORY AMELANCHIER CANADENSIS CERCIS CANADENSIS CORNUS RUTGAN STELLAR PINK CRATAEGUS VIRDIS WINTER KING GINKGO BILOBA MAGYAR GLEDITSIA TRIACANTHOS INERMIS SKYLINE MAGNOLIA VIRGINIANA NYSSA SYLVATICA PLATANUS X ACERIFOLIA 'BLOODGOOD' QUERCUS PALUSTRIS SYRINGA RETICULATA IVORY SILK ULMUS AMERICANA PRINCETON ZELKOVA SERRATA VILLAGE GREEN BIKE LOCK

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
STREET TREES						
6	CC	CERCIS CANADENSIS	EASTERN REDBUD	10-12' HT.	B&B	MATCHED, TREE FORM
5	CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	10-12' HT.	B&B	MATCHED, TREE FORM
13	SR	SYRINGA RETICULATA 'INDY SILK'	JAPANESE TREE LILAC	10-12' HT.	B&B	MATCHED, TREE FORM
6	PL	PLATANUS X ACERIFOLIA 'BLOODGOOD'	'BLOODGOOD' LONDON PLANETREE	2-2 1/2" CAL.	B&B	MATCHED, 6" BRANCH BREAK
DECIDUOUS TREES (ON SITE)						
2	AR	ACER RUBRUM 'RED SUNSET'	'RED SUNSET' RED MAPLE	2-2 1/2" CAL.	B&B	MATCHED, 6" BRANCH BREAK
3	CC	CERCIS CANADENSIS	EASTERN REDBUD	10-12' HT.	B&B	MATCHED, TREE FORM
3	CR	CORNUS 'RUTGEM' STELLAR PINK	STELLAR PINK DOGWOOD	10-12' HT.	B&B	TREE FORM
3	CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	10-12' HT.	B&B	MATCHED, TREE FORM
2	GB	GINKGO BILOBA 'MADYAR'	MADYAR UPRIGHT GINKGO	2-2 1/2" CAL.	B&B	MATCHED, 6" BRANCH BREAK
5	GT	GLEDITSIA TRACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2-2 1/2" CAL.	B&B	MATCHED, 6" BRANCH BREAK
5	LS	LIQUIDAMBAR STYRACIFLUA 'CHEROKEE'	'CHEROKEE' SWEETGUM	2-2 1/2" CAL.	B&B	MATCHED, 6" BRANCH BREAK
2	NS	NYSSA SYLVAICA	BLACK GUM	2-2 1/2" CAL.	B&B	MATCHED, 6" BRANCH BREAK
4	SR	SYRINGA RETICULATA 'INDY SILK'	JAPANESE TREE LILAC	10-12' HT.	B&B	MATCHED, TREE FORM
6	UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2-2 1/2" CAL.	B&B	MATCHED, 6" BRANCH BREAK
SHRUBS						
8	HQ	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	18-24"	#3 CONT.	4' O.C.
28	IGS	ILEX GLABRA 'SHARROCK'	SHARROCK HIBERNY	18-24"	#3 CONT.	3' O.C.
8	NH	ITEA VIRGINICA 'HENRY'S GARNETT'	VIRGINIA SWEETSPHIRE	18-24"	#3 CONT.	4' O.C.
26	IL	ITEA VIRGINICA 'LITTLE HENRY'	'LITTLE HENRY' DWARF SWEETSPHIRE	18-24"	#3 CONT.	2.5' O.C.
26	TMD	TAXUS x MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	24-30"	#3 CONT.	4' O.C.
6	VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	30-36"	B&B	4' O.C.
GROUNDCOVER, PERENNIALS, GRASSES						
225	CP	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	SP-3	8" O.C.	
37	CZ	COREOPSIS VERTICILLATA 'ZAGREB'	TICKSEED	#1 CONT.	18" O.C.	
18	EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1 CONT.	18" O.C.	
7	PV	FRANCOIA VIRGATUM	SWITCH GRASS	#2 CONT.	30" O.C.	
72	RH	RUDBECKIA HERTA	BLACK-EYED SUSAN	#1 CONT.	18" O.C.	
54	SB	SCHIZACHYRIUM SCOPARIUM 'PRARIE BLUES'	LITTLE BLUESTEM	#2 CONT.	36" O.C.	
10	SS	SEDUM x AUTUMN JOY	STONECROP	#1 CONT.	18" O.C.	

* INCLUDED ON PHILADELPHIA PARKS AND RECREATION APPROVED STREET TREE LIST.
 NOTE: ALL PLANTINGS INCLUDED ON PHILADELPHIA PLANNING COMMISSION PLANT LIST.



02.06.2024



PHA FAIRHILL PHASE 2 | 2411-43 N 11TH STREET
SITE MAP RENDERED

N. 11TH STREET

BOSTON PLACE

N. 10TH STREET

YORK STREET

SOUTH TOWER



- CIRCULATION
- A3
- A2
- A4
- B1
- B2



BOSTON PLACE

N. 11TH STREET

N. 10TH STREET

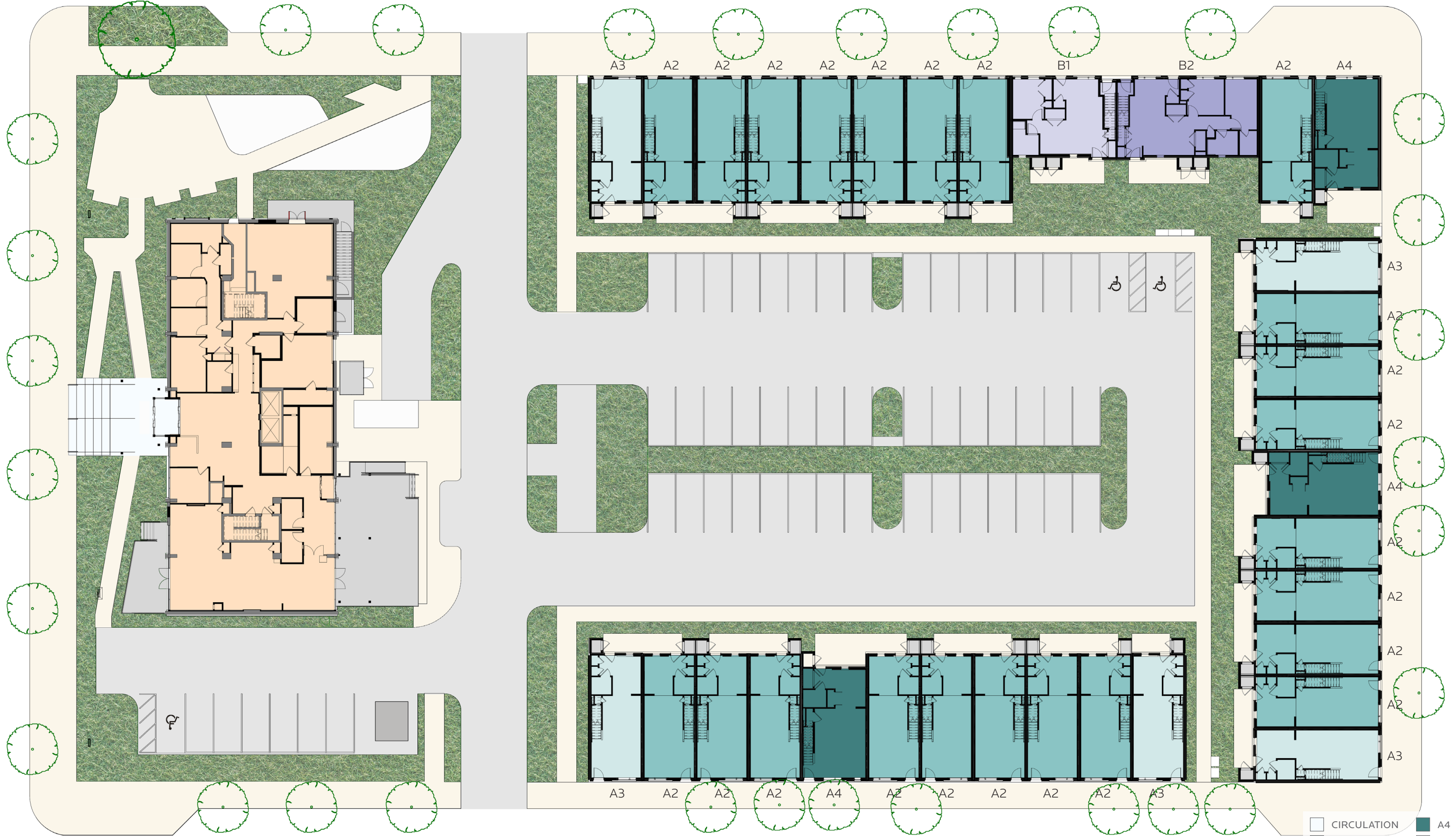
YORK STREET

- CIRCULATION
- A3
- A2
- A4
- B1
- B2



PHA FAIRHILL PHASE 2 | 2411-43 N 11TH STREET

GROUND FLOOR PLAN



BOSTON PLACE

N. 11TH STREET

N. 10TH STREET

YORK STREET

SOUTH TOWER

- CIRCULATION
- A3
- A2
- A4
- B1
- B2



PHA FAIRHILL PHASE 2 | 2411-43 N 11TH STREET

SECOND FLOOR PLAN



02.06.2024

BOSTON PLACE

N. 11TH STREET

SOUTH TOWER

N. 10TH STREET

YORK STREET

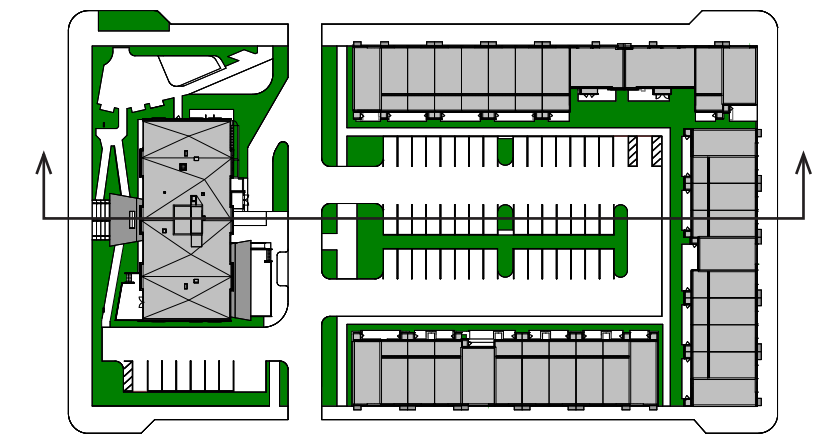
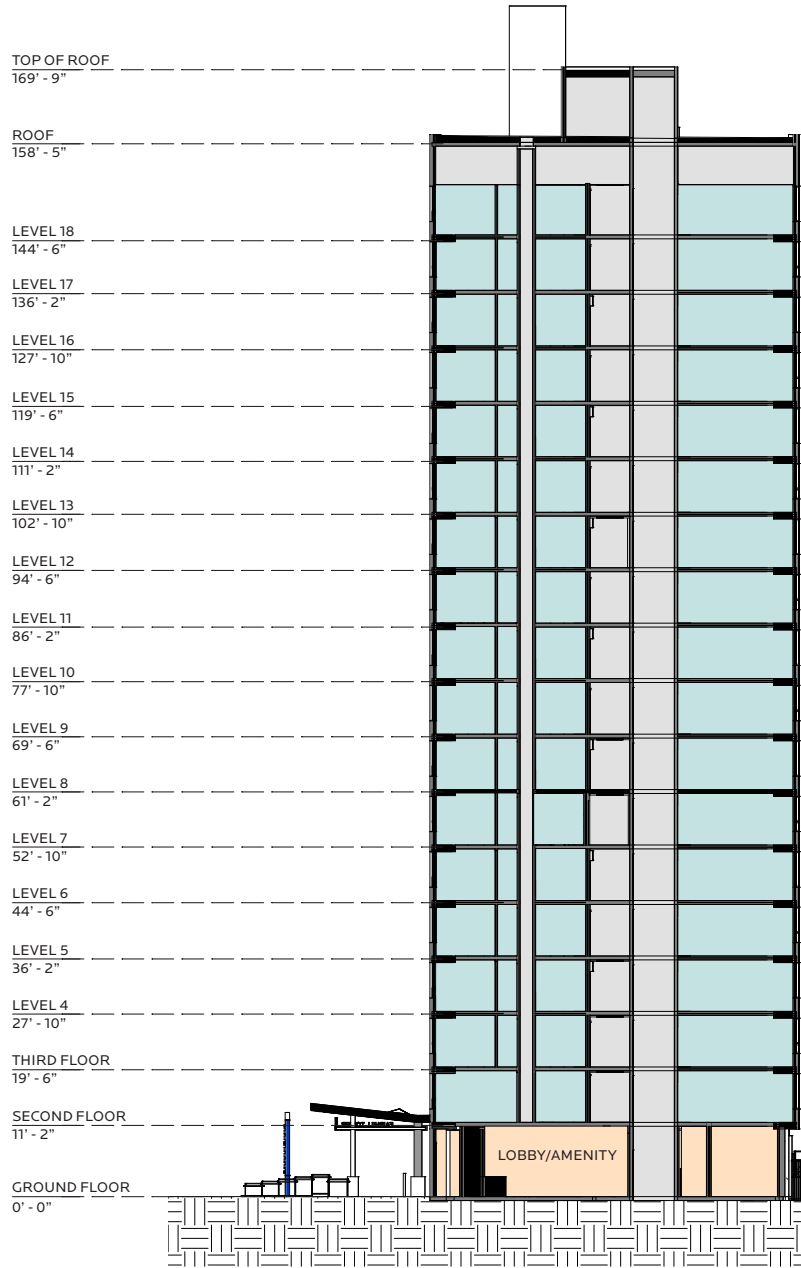
- CIRCULATION
- A3
- A2
- A4
- B1
- B2

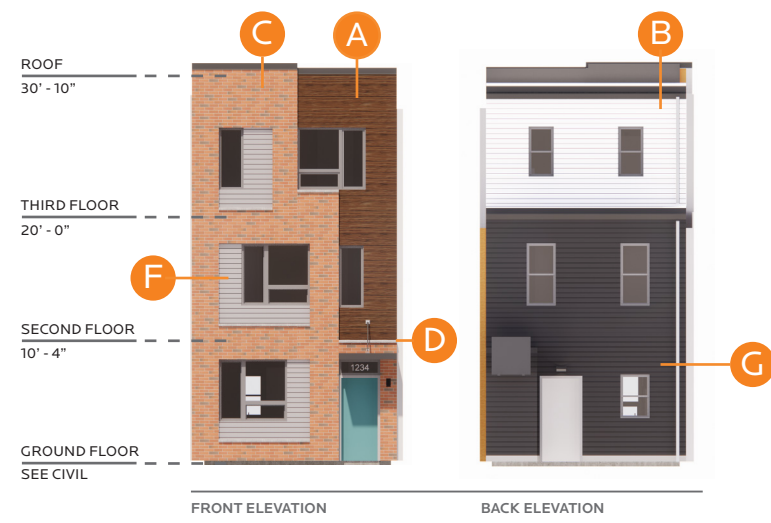


PHA FAIRHILL PHASE 2 | 2411-43 N 11TH STREET
 FOURTH THROUGH EIGHTEENTH FLOOR PLAN



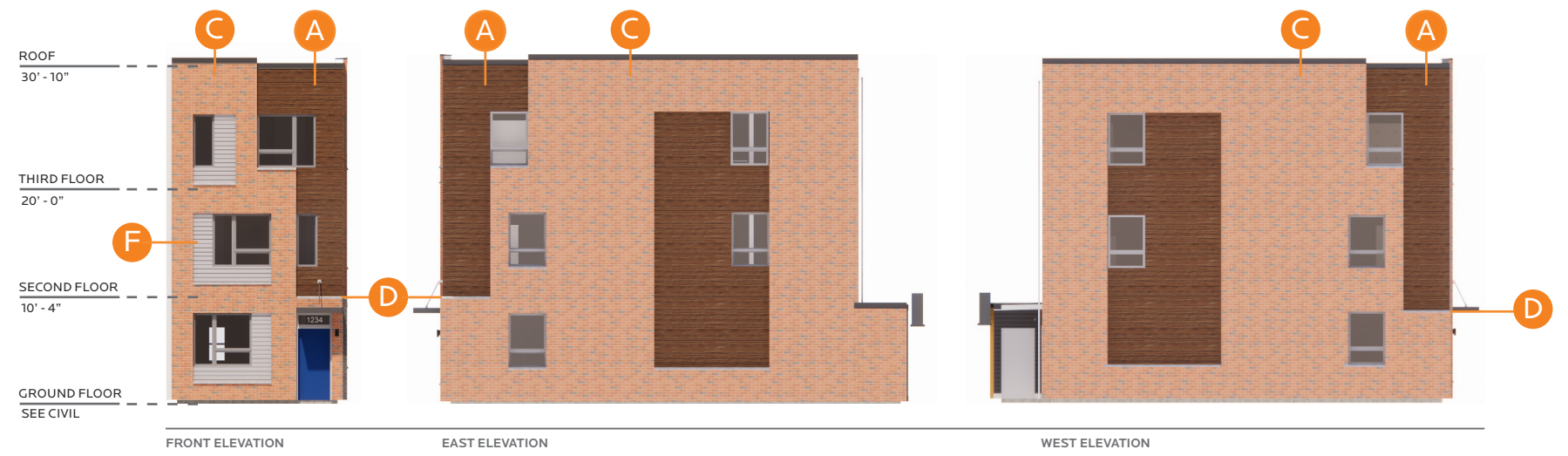
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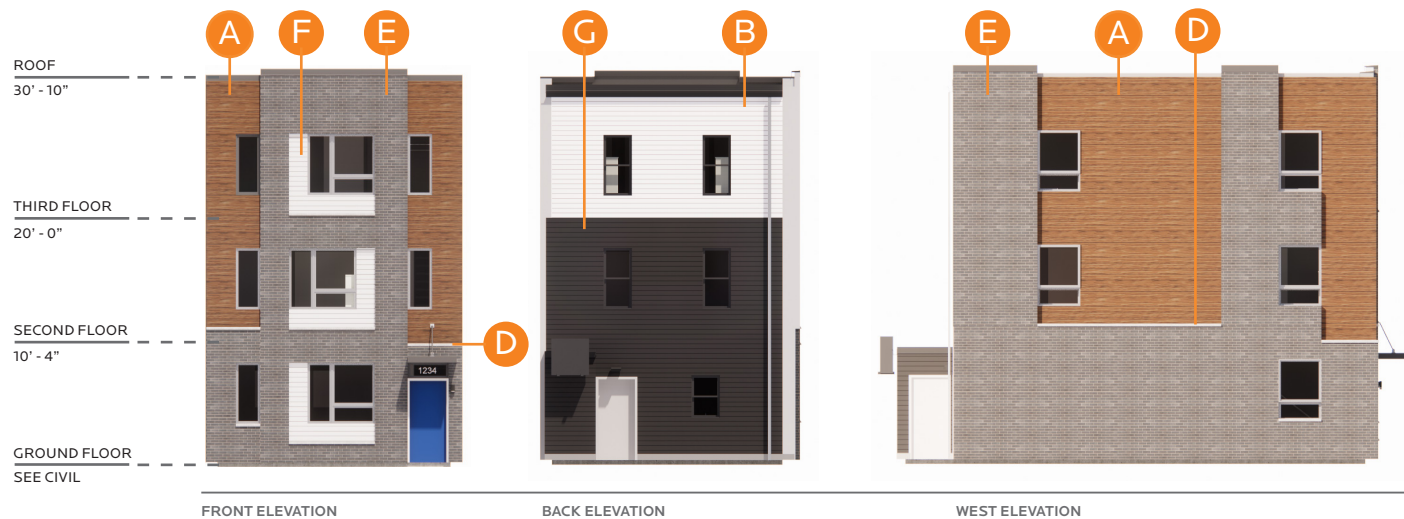
FRONT ELEVATION BACK ELEVATION

A2



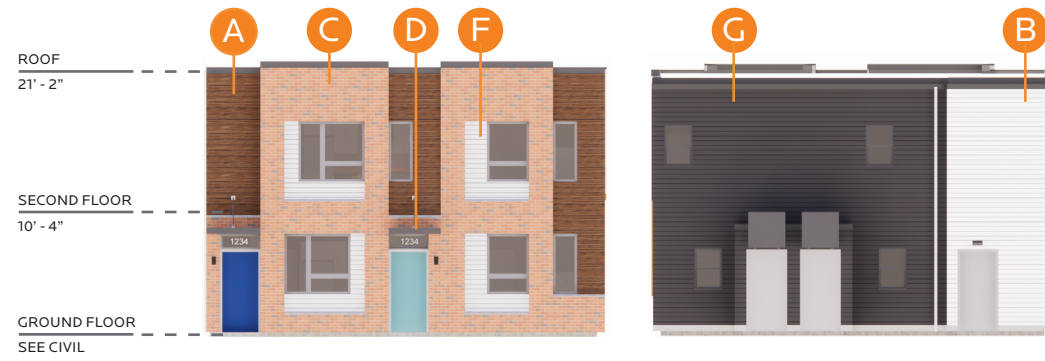
FRONT ELEVATION EAST ELEVATION WEST ELEVATION

A3



FRONT ELEVATION BACK ELEVATION WEST ELEVATION

A4



FRONT ELEVATION BACK ELEVATION

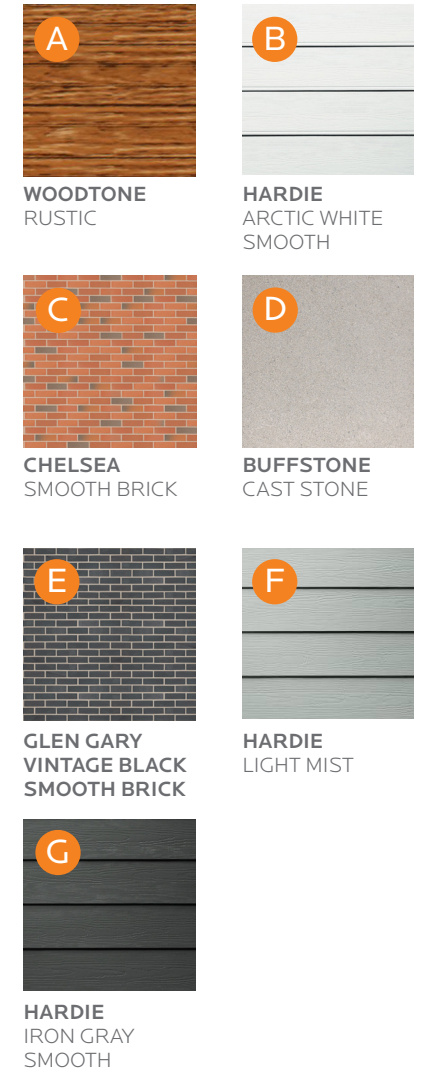
B1



FRONT ELEVATION BACK ELEVATION

B2

MATERIALS



TOP OF ROOF
169' - 9"

ROOF
158' - 5"

LEVEL 18
144' - 6"

LEVEL 17
136' - 2"

LEVEL 16
127' - 10"

LEVEL 15
119' - 6"

LEVEL 14
111' - 2"

LEVEL 13
102' - 10"

LEVEL 12
94' - 6"

LEVEL 11
86' - 2"

LEVEL 10
77' - 10"

LEVEL 9
69' - 6"

LEVEL 8
61' - 2"

LEVEL 7
52' - 10"

LEVEL 6
44' - 6"

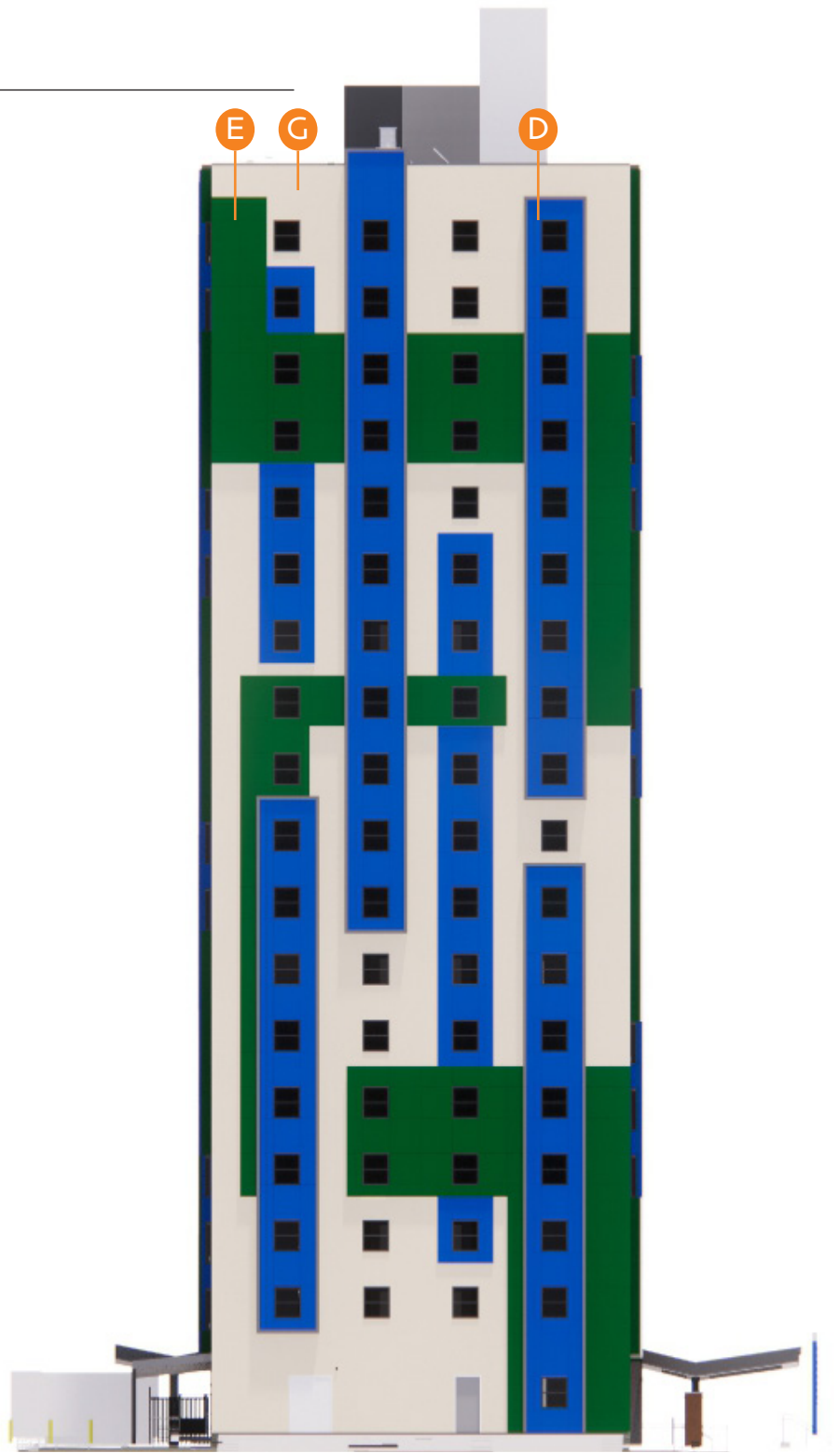
LEVEL 5
36' - 2"

LEVEL 4
27' - 10"

THIRD FLOOR
19' - 6"

SECOND FLOOR
11' - 2"

GROUND FLOOR
0' - 0"



NORTH ELEVATION

TOP OF ROOF
169' - 9"

ROOF
158' - 5"

LEVEL 18
144' - 6"

LEVEL 17
136' - 2"

LEVEL 16
127' - 10"

LEVEL 15
119' - 6"

LEVEL 14
111' - 2"

LEVEL 13
102' - 10"

LEVEL 12
94' - 6"

LEVEL 11
86' - 2"

LEVEL 10
77' - 10"

LEVEL 9
69' - 6"

LEVEL 8
61' - 2"

LEVEL 7
52' - 10"

LEVEL 6
44' - 6"

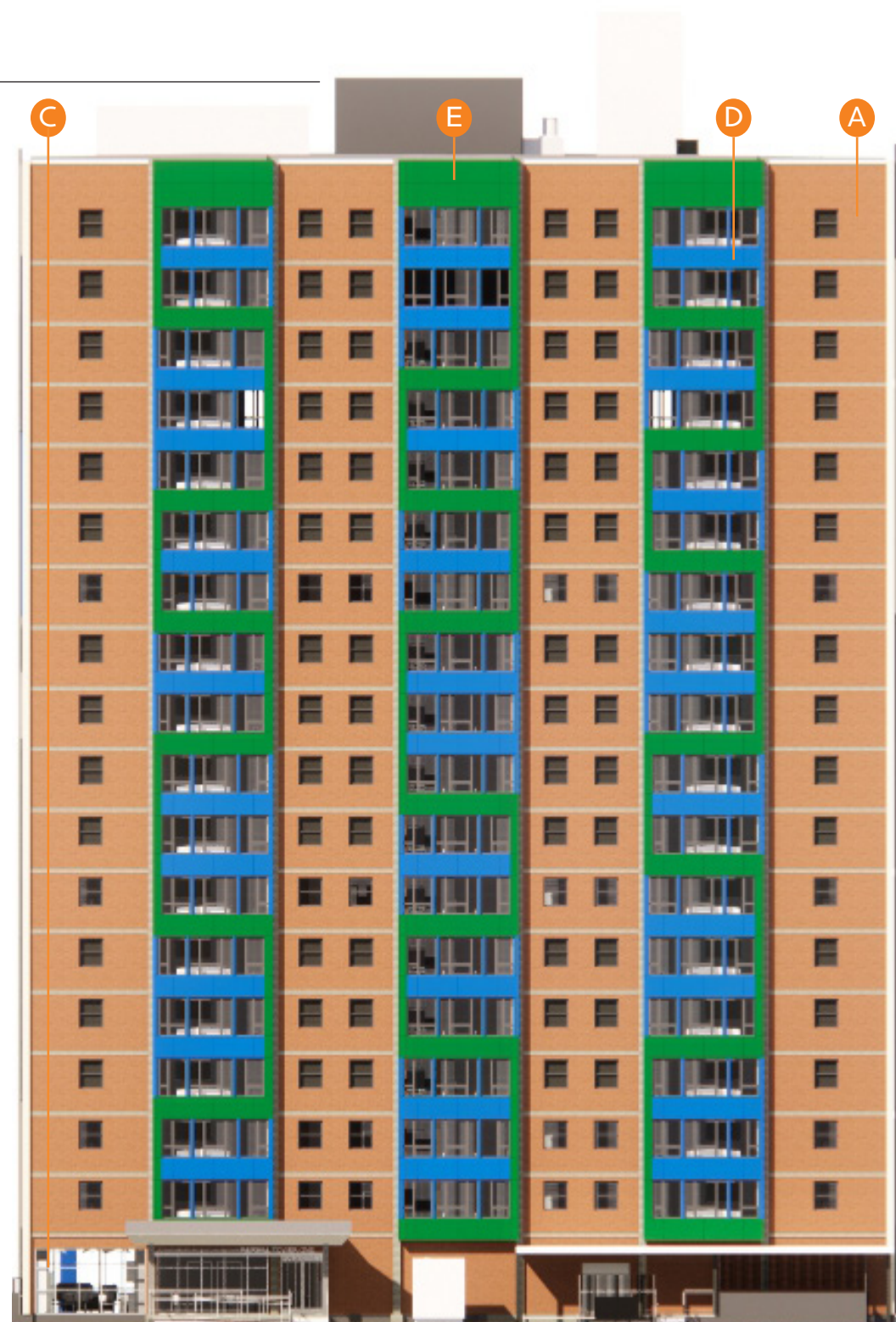
LEVEL 5
36' - 2"

LEVEL 4
27' - 10"

THIRD FLOOR
19' - 6"

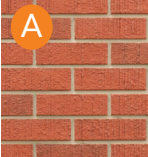
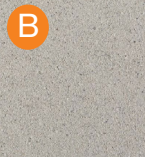





SECOND FLOOR
11' - 2"

GROUND FLOOR
0' - 0"



EAST ELEVATION

MATERIALS

	
RED BRICK EXISTING	FINISHED CONCRETE EXISTING
	
STOREFRONT FINISH YKK CLEAR ANODIZED	ACM PANEL COBALT GLAZE
	
ACM PANEL BLARNEY STONE	ACM PANEL GREYHOUND
	
ACM PANEL CADET GRAY	

TOP OF ROOF
169' - 9"

ROOF
158' - 5"

LEVEL 18
144' - 6"

LEVEL 17
136' - 2"

LEVEL 16
127' - 10"

LEVEL 15
119' - 6"

LEVEL 14
111' - 2"

LEVEL 13
102' - 10"

LEVEL 12
94' - 6"

LEVEL 11
86' - 2"

LEVEL 10
77' - 10"

LEVEL 9
69' - 6"

LEVEL 8
61' - 2"

LEVEL 7
52' - 10"

LEVEL 6
44' - 6"

LEVEL 5
36' - 2"

LEVEL 4
27' - 10"

THIRD FLOOR
19' - 6"

SECOND FLOOR
11' - 2"

GROUND FLOOR
0' - 0"



SOUTH ELEVATION

TOP OF ROOF
169' - 9"

ROOF
158' - 5"

LEVEL 18
144' - 6"

LEVEL 17
136' - 2"

LEVEL 16
127' - 10"

LEVEL 15
119' - 6"

LEVEL 14
111' - 2"

LEVEL 13
102' - 10"

LEVEL 12
94' - 6"

LEVEL 11
86' - 2"

LEVEL 10
77' - 10"

LEVEL 9
69' - 6"

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LEVEL 6
44' - 6"

LEVEL 5
36' - 2"

LEVEL 4
27' - 10"

THIRD FLOOR
19' - 6"

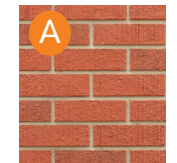
SECOND FLOOR
11' - 2"

GROUND FLOOR
0' - 0"



WEST ELEVATION

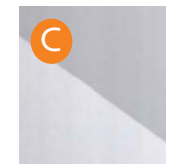
MATERIALS



RED BRICK
EXISTING



FINISHED
CONCRETE
EXISTING



STOREFRONT
FINISH
YKK | CLEAR
ANODIZED



ACM PANEL
COBALT GLAZE



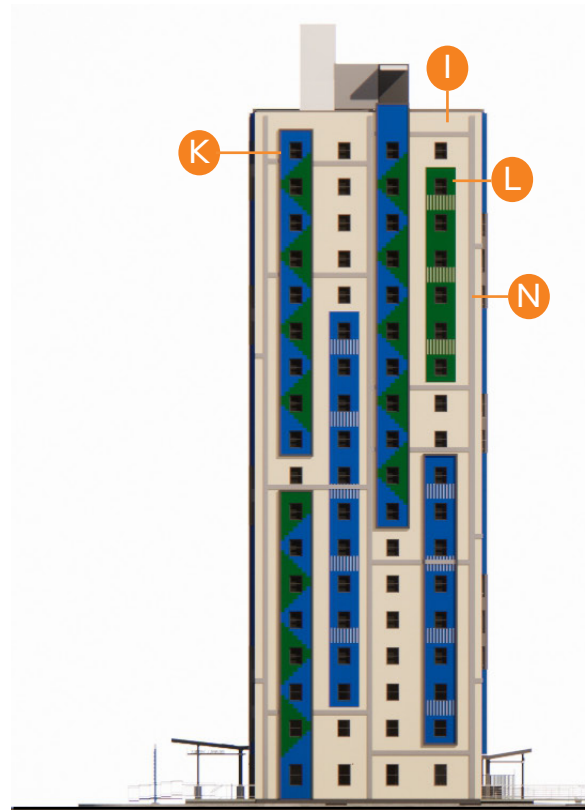
ACM PANEL
BLARNEY
STONE



ACM PANEL
GREYHOUND



ACM PANEL
CADET GRAY



WEST YORK STREET



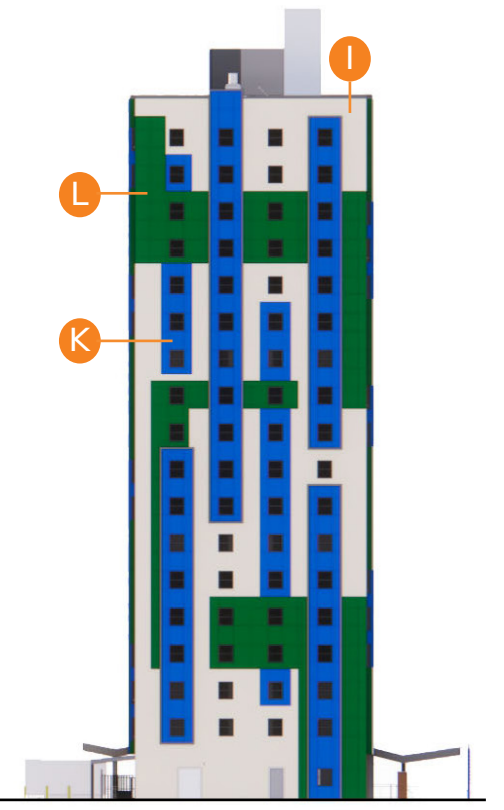
NORTH 10TH STREET



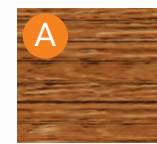
PRIVATE ROAD



BOSTON PLACE



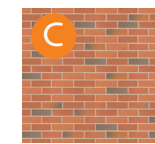
PHA FAIRHILL PHASE 2 | 2411-43 N 11TH STREET
SITE ELEVATIONS



WOODTONE
RUSTIC



HARDIE
ARCTIC WHITE
SMOOTH



CHELSEA
SMOOTH BRICK



BUFFSTONE
CAST STONE



GLEN GARY
VINTAGE BLACK
SMOOTH BRICK



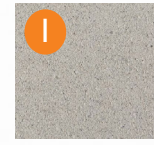
HARDIE
LIGHT MIST



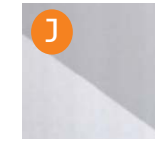
HARDIE
IRON GRAY
SMOOTH



RED BRICK
EXISTING



FINISHED
CONCRETE
EXISTING



STOREFRONT
FINISH
YKK | CLEAR
ANODIZED



ACM PANEL
COBALT GLAZE



ACM PANEL
BLARNEY
STONE



ACM PANEL
CHARCOAL



ACM PANEL
CADET GRAY



PHA FAIRHILL PHASE 2 | 2411-43 N 11TH STREET
BIRDS EYE









Notice of: **Refusal** **Referral**

Application Number: ZP-2023-010977	Zoning District(s): RM2	Date of Refusal: 12/26/2023
Address/Location: 2411 N 11TH ST, Philadelphia, PA 19133-1454 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Darwin Beauvais DBA: Obermeayer Rebmann Maxwell & Hippel LLP	Applicant Address: 1500 MARKET ST., SUITE 3400 PHILADELPHIA, PA 19102	Civic Design Review? N

Application for:

FOR THE ERECTION OF THREE (3) STRUCTURES (TWO (2) SEMI-DETACHED AND ONE (1) DETACHED STRUCTURES) ON A SINGLE LOT WITH AN EXISTING DETACHED STRUCTURE TO REMAIN; FOR USE A MULTI-FAMILY HOUSEHOLD LIVING FOR ONE-HUNDRED THIRTY-SIX (136) TOTAL DWELLING UNITS (INCLUDING ONE-HUNDRED-ONE (101) EXISTING & THIRTY-FIVE (35) NEW UNITS), AND FIFTY-FOUR (54) ACCESSORY SURFACE PARKING SPACES (INCLUDING 3 ADA (1 VAN ACCESSIBLE SPACE) AND FOUR (4) ELECTRIC PARKING SPACES) AND TWENTY-EIGHT (28) OFF STREET ACCESSORY (CLASS 1A) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES; SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

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 REFERENCE	PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
		REQUIRED	PROPOSED
TABLE 14-701-2	FAR	70% (59,598 sq. ft.)	181.86% (154,832 sq. ft.)
TABLE 14-804-1	BICYCLE PARKING	46	28


TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

N/A

Parcel Owner:

	<p>12/26/2023 DATE SIGNED</p>
<p>CHANWOO JUNG PLANS EXAMINER</p>	

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Civic Design Review Notification to Philadelphia City Planning Commission

This form must be completed by the L&I plans examiner to notify PCPC that an application under review requires Civic Design Review (CDR).

The L&I plans examiner must forward this completed form to the applicant, the Community Group Notification (RCO@Phila.gov), and the Civic Design Review (CDR@Phila.Gov) and must also upload a copy to eCLIPSE.

Application Details

Identify the permit number, location of work and name of applicant.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

ZP- 2 | 0 | 2 | 3 | - | 0 | 1 | 0 | 9 | 7 | 7 |

Address 2411 N 11TH ST., Philadelphia, PA 19133-1454

Specific Location or Additional Parcels

Applicant Name Darwin Beauvais

Applicant's Relationship to property:

Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Date of Notification to PCPC: 01 / 25 / 24

Plans Examiner

Provide the name and contact information of the plans examiner reviewing the application.

2

Name Chanwoo Jung

Email Address chanwoo.jung@phila.gov Phone Number 215-686-2564

CDR Triggers

Provide applicable application details related to the CDR determination.

See §14-304(5) and Table 14-304.2 for additional details.

3

Zoning District(s): RM-2

Affects property in a residential district, as defined by §14-304(5)(b)(2) Yes No

Application includes new construction or an expansion that creates 58,865 square footage of new GFA.

Application includes new construction or an expansion that creates 35 additional dwelling units.

Plan Review Results

Provide details regarding the outcome of the plan review

4

Will the application result in a by-right permit? Yes No

If yes, skip the questions below.

If no, has the applicant been issued a refusal / referral prior to completing CDR? Yes No

If yes, include the refusal / referral with this Notification and forward to the email addresses listed below.

If no, use the space below to outline the refusals / referrals that are anticipated:

Code Section(s):	Reason for Refusal / Referral:
Table 14-701-2	The maximum FAR in the RM-2 Residential District shall be 70% (59,598 sq. ft.) of the lot; whereas the proposed FAR will be 181.86% (154,832 sq. ft.) and is therefore refused.
Table 14-804-1	Forty-six (46) Class 1A Bicycle Parking Spaces are required for the Thirty-five (136) dwelling units; whereas twenty-eight (28) Bicycle Parking Spaces are proposed and is therefore refused.

Plan Review Results (cont'd)

Provide details regarding the outcome of the plan review

4

Code Section(s):	Reason for Refusal / Referral:

Note to Applicant: Plans that are submitted to L&I are considered final. Any changes made to the plans must be a result of the CDR process. If any changes are proposed, the [Civic Design Review Revision Form](#) must be submitted with the revised plans. Any changes that are not a result of the CDR process may require the submission of a new application.

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: ZP-2023-010977

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

The project is over the 50,000 sq. ft. and does affect properties in a residential district, as defined by section 14-304(5)(b)(.2).

PROJECT LOCATION

Planning District: Lower North Council District: District 5

Address: 2443 N. 11th Street, Philadelphia, PA
19133

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

CONTACT INFORMATION

Applicant Name: Darwin Beauvais Primary Phone: 215.665.3226

Email: darwin.beauvais@obermayer.com Address: 1500 Market Street Suite 3400
Philadelphia, PA 19102

Property Owner: Philadelphia Housing Authority Developer: TN Ward Company
 Architect: JKRP Architects LLC

SITE CONDITIONS

Site Area: 154,832 SF

Existing Zoning: RM-2 Are Zoning Variances required? Yes X No

Proposed Use:

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

Development of (35) dwellings (22,196 SF total) and an existing 18-story tower (6,258 SF/floor) renovation with 101 units.

Proposed # of Parking Units:

54 new vehicle parking spots (3 ADA, 4 EV), and 28 bike parking

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: 02.20.2024 Time: 6:00 PM

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes X No NA

If yes, indicate the date hearing will be held:

Date: 03.20.2024

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



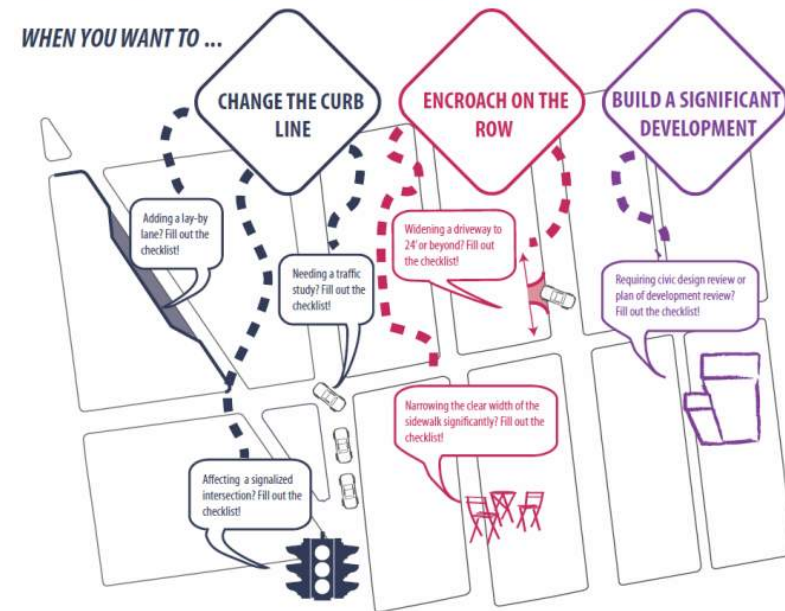
INSTRUCTIONS

This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards or policies established in the City Code, City Plan, or Manual on Uniform Traffic Control Devices (MUTCD).

The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects affecting public rights-of-way. Departmental reviewers will use this checklist to confirm that submitted designs incorporate complete streets considerations (see §11-901 of The Philadelphia Code). Applicants for projects that require Civic Design Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review, along with an electronic version.

The Handbook and the checklist can be accessed at <http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx>

WHEN DO I NEED TO FILL OUT THE COMPLETE STREETS CHECKLIST?



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.
- All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.
- Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ADA curb-ramp designs must be submitted to Streets Department for review
- Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
 - Placing of a new street;
 - Removal of an existing street;
 - Changes to roadway grades, curb lines, or widths; or
 - Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

- EXISTING CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - FULLY DIMENSIONED
 - CURB CUTS/DRIVEWAYS/LAYBY LANES
 - TREE PITS/LANDSCAPING
 - BICYCLE RACKS/STATIONS/STORAGE AREAS
 - TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - PROPOSED TREE PITS/LANDSCAPING
 - BICYCLE RACKS/STATIONS/STORAGE AREAS
 - TRANSIT SHELTERS/STAIRWAYS

*APPLICANTS PLEASE NOTE: ONLY FULL-SIZE, READABLE SITE PLANS WILL BE ACCEPTED. ADDITIONAL PLANS MAY BE REQUIRED AND WILL BE REQUESTED IF NECESSARY

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- PROJECT NAME
PHA Fairhill Phase II
- DATE
9/30/2023
- APPLICANT NAME
Philadelphia Housing Authority
- APPLICANT CONTACT INFORMATION
Zia Rahman – Ziaur.Rahman@pha.phila.gov
- OWNER NAME
Philadelphia Housing Authority
- OWNER CONTACT INFORMATION
Zia Rahman – Ziaur.Rahman@pha.phila.gov
- ENGINEER / ARCHITECT NAME
Kevin R. Smith, P.E.
- ENGINEER / ARCHITECT CONTACT INFORMATION
Kevin.Smith@stantec.com
- 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
<u>11th Street</u>	<u>York Street</u>	<u>Boston Place</u>	<u>City Neighborhood</u>
<u>York Street</u>	<u>11th Street</u>	<u>10th Street</u>	<u>City Neighborhood</u>
<u>Boston Place</u>	<u>11th Street</u>	<u>10th Street</u>	<u>Local</u>
<u>10th Street</u>	<u>York Street</u>	<u>Boston Place</u>	<u>City Neighborhood</u>

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

APPLICANT: General Project Information
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

- 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)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>11th Street</u>	<u>12' / 12' / 12'</u>	<u>12' / 12'</u>
<u>10th Street</u>	<u>12' / 12' / 12'</u>	<u>12' / 12'</u>
<u>Boston Place</u>	<u>10' / 13' & 21' / 13' & 21'</u>	<u>13' & 21' / 13' & 21'</u>
<u>York Street</u>	<u>12' / 8' & 16' / 8' & 16'</u>	<u>8' & 16' / 10' & 16'</u>

- 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
<u>11th Street</u>	<u>6' / 7'-4" / 7'-4"</u>
<u>10th Street</u>	<u>6' / 7'-4" / 7'-4"</u>
<u>Boston Place</u>	<u>5' / 8'-4" / 8'-4"</u>
<u>York Street</u>	<u>5' / 3.8' / 6.0'</u>

- 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
<u>Curb Cut</u>	<u>20'</u>	<u>York Street - 107'-4" east from NEC of N 11th Street & York Street</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>20'</u>	<u>York Street - 130'-4" east from NEC of N 11th Street & York Street</u>
<u>Curb Cut</u>	<u>20'</u>	<u>Boston Place - 130'-4" east from SEC of N 11th Street & Boston Place</u>
_____	_____	_____
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

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

DEPARTMENTAL APPROVAL

YES NO

APPLICANT: Pedestrian Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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	
_____	____ / ____	
_____	____ / ____	
_____	____ / ____	
_____	____ / ____	

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		
<u>11th Street</u>	<u>4'</u>	<u>7'</u>	<u>4'-8"</u>
<u>10th Street</u>	<u>4'</u>	<u>7'</u>	<u>4'-8"</u>
<u>Boston Place</u>	<u>3.5'</u>	<u>4'-8"</u>	<u>4'-8"</u>
<u>York Street</u>	<u>4'</u>	<u>4'-3"</u>	<u>4'</u>

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
- Lighting
- Benches
- Street Trees
- Street Furniture

YES NO N/A
 YES NO N/A
 YES NO N/A
 YES NO N/A
 YES NO N/A

DEPARTMENTAL APPROVAL

YES NO
 YES NO
 YES NO
 YES NO
 YES NO

19. Does the design avoid tripping hazards? YES NO N/A

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 N/A
 YES NO N/A

YES NO
 YES NO

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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>
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	ON SIDEWALK	OFF-STREET
		Existing / Proposed	Existing / Proposed	Existing / Proposed
2411 N 11th Street	46	0 / 0	0 / 0	0 / 28
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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?

	YES	NO	N/A	DEPARTMENTAL APPROVAL	
▪ Conventional Bike Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Buffered Bike Lane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Bicycle-Friendly Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Indego Bicycle Share Station	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>

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

APPLICANT: Bicycle Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

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

APPLICANT: Curbside Management Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component
Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____

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

APPLICANT: Vehicle / Cartway Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component
Reviewer Comments:

(1) http://www.philadelphiastreet.com/images/uploads/documents/Historical_Street_Paving.pdf

COMPLETE STREETS HANDBOOK CHECKLIST

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URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

APPLICANT: Urban Design Component
 Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component
 Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

	YES	NO	N/A	DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
45. Does the design provide adequate clearance time for pedestrians to cross streets?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
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? <i>If yes, City Plan Action may be required.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
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 <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Marked Crosswalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Signal Timing and Operation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Bike Boxes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>

APPLICANT: Intersections & Crossings Component
 Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component
 Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

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 adaptations 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, the existing entrance to the development along 11th Street allows for this.
(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, the majority of parking area is located in the rear of the townhome development.
(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.	There will be a designated location for future electrical vehicle stations. No plug-in vehicle spaces will be provided at this time.
(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	The development does not front any railways.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	We are providing bike racks in the development, but are not providing a share station.

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.	Ground plantings that are drought tolerant will be chosen.
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.	<ul style="list-style-type: none"> •Total lot area: 85,140 SF •Total open space: 57,272 SF (66.9%) •Total impervious area: 42,568 SF •Total pervious area: 14,704 SF and vegetated area: 1,885 SF (29% of site's Open Area)
(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	New green street will be created in accordance with City Standards and stormwater runoff will be managed from this ROW.
(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.	Trees will be planted along public hardscape areas.
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, commissioning will be provided per 2018 IECC requirements.
(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 <ul style="list-style-type: none"> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using 	Yes, the development will achieve certification in energy star for Multifamily Construction.

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification 	
(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}	Yes.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	No.

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