

**Civic Design Review Submission Materials**

Bartram Village I  
2639 South 58<sup>th</sup> street  
Philadelphia, Pennsylvania 19143  
April 3, 2024

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**Exhibit 1**  
**CDR Referral**



## 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](mailto:RCO@Phila.gov)), and the Civic Design Review ([CDR@Phila.Gov](mailto: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 | | | - | | | | | | | | |

Address \_\_\_\_\_

Specific Location or Additional Parcels \_\_\_\_\_

Applicant Name \_\_\_\_\_

Applicant's Relationship to property:

Property Owner    Tenant    Equitable Owner    Licensed Professional or Tradesperson

Date of Notification to PCPC: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

### Plans Examiner

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

2

Name \_\_\_\_\_

Email Address \_\_\_\_\_

Phone Number \_\_\_\_\_

### 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): \_\_\_\_\_

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 \_\_\_\_\_ square footage of new GFA.

Application includes new construction or an expansion that creates \_\_\_\_\_ 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:



**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.

**Exhibit 2**  
**Civic Design Review Application Form**



## 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-2023-010892**

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

The property is creates more than 50,000 sq. ft. of new gross floor area, excluding any floor area within an existing structure, and  
creates more than 50 additional dwelling units excluding any dwelling units within an existing structure.

### PROJECT LOCATION

**Planning District:** University/Southwest **Council District:** 3

**Address:** 2639 S 58<sup>th</sup> Street, Philadelphia, PA 19143  
 \_\_\_\_\_  
 \_\_\_\_\_

<b>Is this parcel within an Opportunity Zone?</b>	<b>Yes</b>	<b>No</b>	<b>Uncertain</b>
<b>If yes, is the project using Opportunity Zone</b>	<b>Yes</b>	<b>No</b>	

### CONTACT INFORMATION

**Applicant Name:** Alan Nochumson, Esquire **Primary Phone:** (215) 600-2851

**Email:** alan.nochumson@nochumson.com **Address:** 1 South Broad Street, Suite 1000  
Philadelphia, PA 19107

**Property Owner:** Philadelphia Authority for Industrial Redevelopment (PAID)

**Architect:** WRT

**Developer** Pennrose PHL LLC



**SITE CONDITIONS**

Site Area: 2.897 Acres

Existing Zoning: RMX-3 Are Zoning Variances required? Yes  No

---

**Proposed Use:**

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

	<b>First Floor Footprint:</b>	<b>Total Bldg Area:</b>
64 dwelling units	Bldg 1: 9,487 SF	Bldg 1: 18,673 GSF
	Bldg 2: 9,242 SF	Bldg 2: 18,577 GSF
<i>Proposed # of Parking Units:</i>	Bldg 3: 7,605 SF	Bldg 3: 15,145 GSF
36 parking spaces	Bldg 4: 9,889 SF	Bldg 4: 21,423 GSF
	Bldg 5: 5,633 SF	Bldg 5: 8,490 GSF

**COMMUNITY MEETING**

Community meeting held: Yes  No

If yes, please provide written documentation as proof.

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

Date: 3/28 Time: 6:00 p.m.

**ZONING BOARD OF ADJUSTMENT HEARING**

ZBA hearing scheduled: Yes  No  NA

If yes, indicate the date hearing will be held:

Date: N/A

**Exhibit 3**

**Civic Design Review Sustainability Questionnaire**

### 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.
<b>Location and Transportation</b>		
(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.	The site has access to multiple stops along the 36 Trolley & 11 Trolley lines within walking distance.
(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.	New parking areas are provided along the main street and back alley of the site. Parking takes up less than 40% of the site.
(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.	(2) Electrical charging parking spaces are being provided out of the 36 total parking spaces. This is 5% of all parking spaces.
(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) <sup>i</sup>	A railway is located near the site. The design of the wall assemblies provide STC ratings between 31.5 and 35.6 which exceed the maximum required attenuation at the site of 25. The resulting interior noise levels are therefore acceptable as defined by Title 24 CFR Section 51 and HUD's "The Noise Guidebook".
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	(22) Bike Parking Spaces are provided on site.

<b>Water Efficiency</b>		
(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.	The proposed vegetation is in accordance City of Philadelphia's plant list, and does not require irrigation to be maintained.
<b>Sustainable Sites</b>		
(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.	The RMX-3 Mixed Use Residential has a maximum occupied area of 90% (or open space of 10%). The project proposes an occupied area of 34% (or open space of 66%).
(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	The proposed runoff from the new street will be managed on-site by the proposed Underground SWM Basins.
(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.	Shading will be provided on the proposed asphalt paving (on the proposed vehicular traffic areas) and/or concrete (on the proposed pedestrian traffic areas) by buildings and landscaping proposed along the streets and/or alley.
<b>Energy and Atmosphere</b>		
(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. <sup>ii</sup>	This project complies with 2018 IECC.
(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? <sup>iii</sup> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	The project will be achieving Energy Star Multifamily New Construction.

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> <li>•Achieve certification in Energy Star for Multifamily New Construction (MFNC).</li> <li>•Achieve Passive House Certification</li> </ul>	
(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. <sup>iv</sup>	Filters being provided on the project on MERV 8.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No specific provisions are provided at this time.
<b>Innovation</b>		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	

<sup>i</sup> 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.

<sup>ii</sup> 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>

<sup>iii</sup> LEED 4.1, Optimize Energy Performance in LEED v4.1  
 For Energy Star: [www.Energystar.gov](http://www.Energystar.gov)  
 For Passive House, see [www.phius.org](http://www.phius.org)

<sup>iv</sup> 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

**Exhibit 4**  
**Streets Handbook Checklist**

# 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).

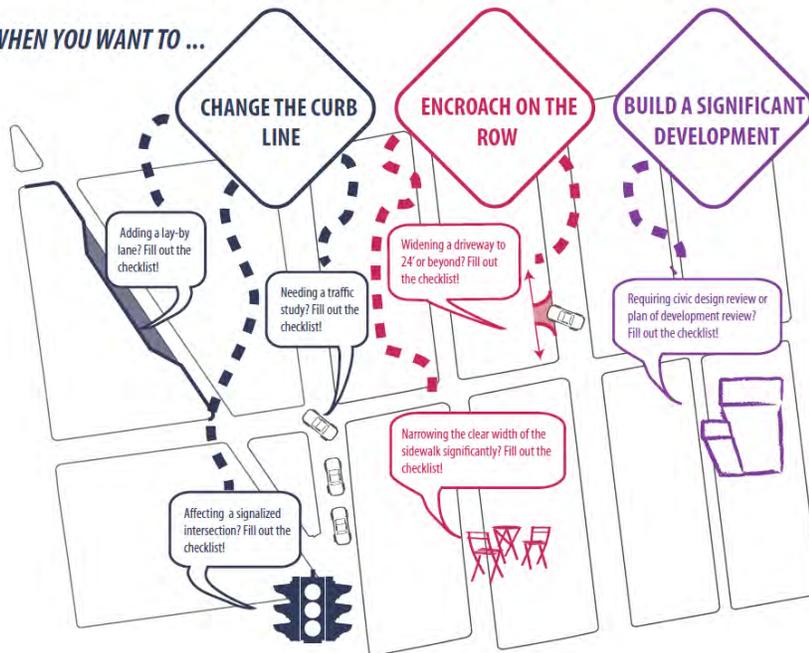
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects 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?

WHEN YOU WANT TO ...



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

- |   |   |
|---|---|
| <p>1. PROJECT NAME<br/><u>Bartram Village I</u></p> <p>3. APPLICANT NAME<br/><u>Bartram Village I, LLC</u><br/><u>230 Wyoming Ave, Kingston, PA 18704</u></p> <p>4. APPLICANT CONTACT INFORMATION<br/><u>Lindsey Samsi</u><br/><u>lsamsi@penrose.com</u><br/><u>267-386-8661</u></p> <p>6. OWNER NAME<br/><u>Philadelphia Authority for Industrial Development</u><br/><u>1500 Market Street #3500, Philadelphia, PA 19102</u></p> <p>7. OWNER CONTACT INFORMATION<br/><u>John Mondlak</u><br/><u>John.mondlak@phila.gov</u><br/><u>215-683-4614</u></p> <p>8. ENGINEER / ARCHITECT NAME<br/><u>T&amp;M Associates</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION<br/><u>Christopher W. Jensen</u><br/><u>cjensen@tandmassociates.com</u><br/><u>215-307-7869</u></p> <p>10. STREETS: List the streets associated with the project. Complete Streets Types can be found at <a href="http://www.phila.gov/map">www.phila.gov/map</a> under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.</p> | <p>2. DATE<br/><u>4/3/2024</u></p> <p>5. PROJECT AREA: list precise street limits and scope<br/><u>Bounded by S 57<sup>th</sup> Street to the North, S 58<sup>th</sup> Street to the South, Watt Khmer Palelai Buddhist Temple to the East, and Richard Allen Preparatory Charter School to the West. Onsite limit of disturbance is approximately 126,180 SF. The project proposes five (5) buildings containing sixty-four (64) multi-family units, one (1) community center building, an outdoor playground area, trash receptacles, associated parking areas, landscaped areas and utility improvements. A new street connecting 57<sup>th</sup> and 58<sup>th</sup> streets is proposed.</u></p> |
|---|---|

Also available here: <http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>S 57<sup>th</sup> Street</u>	<u>Lindbergh Boulevard</u>	<u>Eastwick Avenue</u>	<u>Local</u>
<u>S 58<sup>th</sup> Street</u>	<u>Lindbergh Boulevard</u>	<u>Eastwick Avenue</u>	<u>Local</u>
<u>Proposed Future ROW</u>	<u>S 57<sup>th</sup> Street</u>	<u>S 58<sup>th</sup> Street</u>	<u>Local</u>

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 <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |                              |
| b. Street Furniture such as bus shelters, honor boxes, etc.   | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| c. Street Direction   | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |                              |
| d. Curb Cuts  | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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f. 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)

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)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<b>S 57<sup>th</sup> Street</b>	<b>10' / N/A / 10'</b>	<b>10' / 10'</b>
<b>S 58<sup>th</sup> Street</b>	<b>10' / N/A / 10'</b>	<b>10' / 10'</b>
_____	_____ / _____ / _____	_____ / _____
=====	===== / ===== / =====	===== / =====

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
<b>S 57<sup>th</sup> Street</b>	<b>5' / N/A / 6'</b>
<b>S 58<sup>th</sup> Street</b>	<b>5' / N/A / 6'</b>
_____	_____ / _____ / _____
=====	===== / ===== / =====

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
=====	=====	=====

### PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<b>Proposed ROW</b>	<b>26'</b>	<b>S 57<sup>th</sup> Street, S 58<sup>th</sup> Street</b>
<b>Driveway</b>	<b>15'</b>	<b>S 57<sup>th</sup> Street, S 58<sup>th</sup> Street</b>
_____	_____	_____
=====	=====	=====

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## 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

**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
<b>S 57<sup>th</sup> Street</b>	<b>0' / 0'</b>
<b>S 58<sup>th</sup> Street</b>	<b>0' / 0'</b>
_____	_____ / _____
_____	_____ / _____

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
<b>S 57<sup>th</sup> Street</b>	<b>3.5' / 0' / 4'</b>
<b>S 58<sup>th</sup> Street</b>	<b>3.5' / 0' / 4'</b>
_____	_____ / _____ / _____
_____	_____ / _____ / _____

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 <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| YES <input type="checkbox"/>            | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| YES <input type="checkbox"/>            | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/>            |

**DEPARTMENTAL APPROVAL**

- |                              |                             |
|------------------------------|-----------------------------|
| YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| YES <input type="checkbox"/> | NO <input type="checkbox"/> |

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

# 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>

Bicycle Parking Spaces

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
<b>2639 S 58<sup>th</sup> Street</b>	<b>22</b>	<b>0 / 0</b>	<b>0 / 27</b>	<b>0 / 0</b>
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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
- Buffered Bike Lane
- Bicycle-Friendly Street
- Indego Bicycle Share Station

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

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)

				DEPARTMENTAL APPROVAL	
28. Does the design limit conflict among transportation modes along the curb?	YES <input checked="" type="checkbox"/>	NO <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?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <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: Proposed plan provides sidewalk along S 57<sup>th</sup> Street and S 58<sup>th</sup> Street along the property frontage where there is currently none, improving pedestrian access and connectivity within the neighborhood.

### 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
_____	_____	_____	____ / ____	_____
_____	_____	_____	____ / ____	_____
_____	_____	_____	____ / ____	_____
_____	_____	_____	____ / ____	_____

33. What is the maximum AASHTO design vehicle being accommodated by the design? \_\_\_\_\_

34. Will the project affect a historically certified street? An [inventory of historic streets](#)<sup>(1)</sup> is maintained by the Philadelphia Historical Commission. YES  NO

35. Will the public right-of-way be used for loading and unloading activities? YES  NO

36. Does the design maintain emergency vehicle access? YES  NO

37. Where new streets are being developed, does the design connect and extend the street grid? YES  NO  N/A

38. Does the design support multiple alternative routes to and from destinations as well as within the site? YES  NO  N/A

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? YES  NO

### DEPARTMENTAL APPROVAL

YES  NO

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

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## URBAN DESIGN COMPONENT (Handbook Section 4.8)

- 40. Does the design incorporate windows, storefronts, and other active uses facing the street?
- 41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?
- 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  N/A

YES  NO  N/A

### DEPARTMENTAL APPROVAL

YES  NO

YES  NO

YES  NO

#### 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 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 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 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 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 type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Signal Timing and Operation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Bike Boxes	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input 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?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <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: \_\_\_\_\_

**Exhibit 5**  
**Community Meeting Notice**

Nochumson P.C.  
1 South Broad Street  
Suite 1000  
Philadelphia, PA 19107

3/13/24

Re: 2639 South 58<sup>th</sup> Street

Dear Registered Community Organization or Neighbor:

This is a notification of a **PUBLIC MEETING** to discuss the project described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

**Property Description:**

2639 South 58<sup>th</sup> Street, Philadelphia, Pennsylvania 19143; Council district 3; Zoning RMX-3

**Project Description:**

Please see reverse of flyer

The **Empowered Community Development Corporation** as Coordinating RCO has scheduled a **PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time, and location:

**Public Meeting Date & Time:** March 28, 2024, at 6:00 p.m.

To join the Zoom meeting by computer or tablet: <https://us06web.zoom.us/j/83400569325> or <https://tinyurl.com/2br7jt2c>.

To join the Zoom meeting by telephone please dial: (646) 558-8656.

The Meeting ID is: 823 2417 7757 and the passcode is: 543202

If you need assistance with accessing the Zoom Meeting, or have any other questions, please contact Craig Melidosian (email [craigsolve@aol.com](mailto:craigsolve@aol.com) or call/text (215) 868-1268)

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

Andrew Goodman ([andrew.goodman@phila.gov](mailto:andrew.goodman@phila.gov))  
Empowered Community Development Corporation ([empoweredcdc4@gmail.com](mailto:empoweredcdc4@gmail.com))  
Southwest Philadelphia District Services ([swpds@aol.com](mailto:swpds@aol.com))  
40<sup>th</sup> Ward Republicans ([craigsolve@aol.com](mailto:craigsolve@aol.com))  
Tasker-Morris Neighbors Association ([creeves.tmna@gmail.com](mailto:creeves.tmna@gmail.com))  
Philly Thrive ([thriveswpdc@gmail.com](mailto:thriveswpdc@gmail.com))

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely,  
Alan Nochumson, Esquire

cc: Andrew Goodman ([andrew.goodman@phila.gov](mailto:andrew.goodman@phila.gov))  
Empowered Community Development Corporation ([empoweredcdc4@gmail.com](mailto:empoweredcdc4@gmail.com))  
Southwest Philadelphia District Services ([swpds@aol.com](mailto:swpds@aol.com))  
40<sup>th</sup> Ward Republicans ([craigsolve@aol.com](mailto:craigsolve@aol.com))  
Tasker-Morris Neighbors Association ([creeves.tmna@gmail.com](mailto:creeves.tmna@gmail.com))  
Philly Thrive ([thriveswpdc@gmail.com](mailto:thriveswpdc@gmail.com))  
Planning Commission ([rco.notification@phila.gov](mailto:rco.notification@phila.gov))  
ZBA ([rcozba@phila.gov](mailto:rcozba@phila.gov))

**RCO NOTIFICATION FOR ZONING APPLICATIONS**

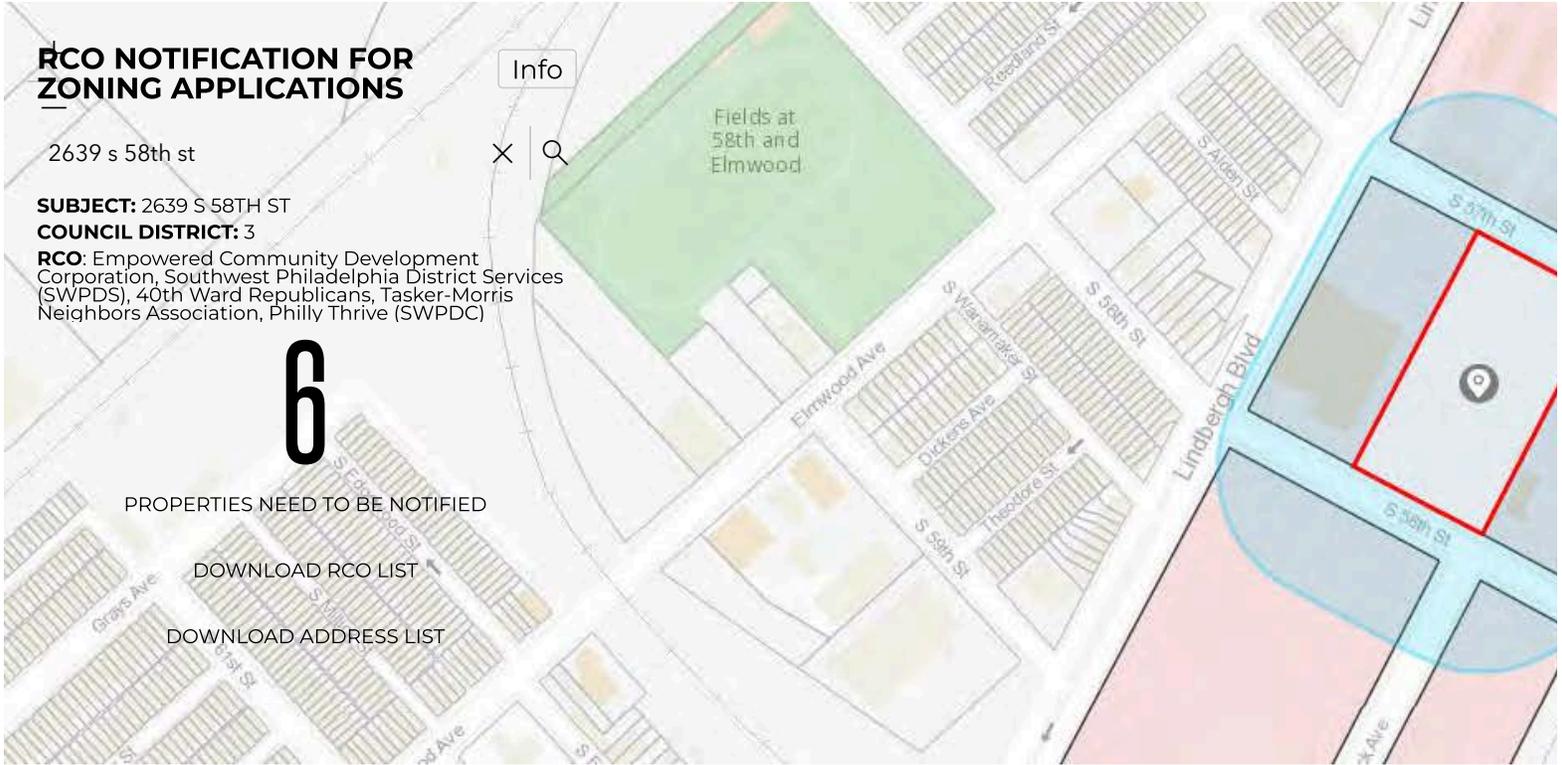
2639 s 58th st

**SUBJECT:** 2639 S 58TH ST  
**COUNCIL DISTRICT:** 3  
**RCO:** Empowered Community Development Corporation, Southwest Philadelphia District Services (SWPDS), 40th Ward Republicans, Tasker-Morris Neighbors Association, Philly Thrive (SWPDC)

**6**  
 PROPERTIES NEED TO BE NOTIFIED

[DOWNLOAD RCO LIST](#)

[DOWNLOAD ADDRESS LIST](#)



Powered by Esri



Contact Planning and Development

[RCO.Notification@phila.gov](mailto:RCO.Notification@phila.gov)  
(215)-683-4615

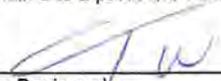
Connect with Planning and Development



Property Owner	5800 EASTWICK AVE	Philadelphia	PA	19143
Property Owner	5800 LINDBERGH BLVD	Philadelphia	PA	19143
Property Owner	2701 S 58TH ST	Philadelphia	PA	19143
Property Owner	2639 S 58TH ST	Philadelphia	PA	19143
Property Owner	2601 S 58TH ST	Philadelphia	PA	19143
Property Owner	5600 LINDBERGH BLVD	Philadelphia	PA	19143



# Certificate of Bulk Mailing — Domestic

<b>Fee for Certificate</b>		Use Current Price List (Notice 123)
Up to 1,000 pieces (1 certificate for total number)		
For each additional 1,000 pieces, or fraction thereof		
Duplicate Copy <input type="checkbox"/>		
Number of Identical Weight Pieces <b>6</b>	Class of Mail <b>First</b>	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified
Total Number of Pounds	Total Postage Paid for Mailpieces <b>\$3.84</b>	Fee Paid <b>\$11.10</b>
Mailed For <b>2639 South 58th Street</b>	Mailed By <b>Nochumson P.C.</b>	
<b>Postmaster's Certification</b>		
It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.		
 _____ (Postmaster or Designee)		

**Postage:** Mailers must affix meter, PC Postage or (uncanceled) postage stamps here in payment of total fee due.

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: \_\_\_\_\_



0000

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19110  
MAR 13, 24  
AMOUNT  
**\$11.10**  
R2304N117809-12



**Exhibit 6**  
**Registered Community Organization Letter**

## Alex Goldberg

---

**From:** craigsolve@aol.com  
**Sent:** Tuesday, April 2, 2024 9:30 AM  
**To:** Ian Litwin  
**Cc:** Andrew Goodman; Empowered CDC; Karen T Small; Charles Reeves; Mike Ross; Thrive SWPDC; J. Matthew Wolfe; Alan Nochumson; Alex Goldberg  
**Subject:** [CDR][RCO] COMPLETED; was - 6:00 PM THU 03/28/2024; Bartram Village Zoom Meeting; 2639 S 58TH ST; COUNCIL DISTRICT 3; APPEAL # ZP-2023-010982

Ian-

I am confirming that the Affected Neighbors' community meeting referenced above has been conducted in accordance with CivicDesignReview-Brochure\_2024.pdf.

I am appending below the lightly edited AI generated "Meeting Summary for Empowered CDC and Craig Melidosian's Zoom Meeting."

Additionally, the meeting can be viewed using this link:

<https://us02web.zoom.us/rec/share/7aAaP6vQtjR485tCANkxaEZgbnA3kgnltMgyDLBJ52X3Jsb1fiu mGmP2wQSqztmY.iQMTf6RJwwknSXji>

Passcode: j5@8xT2G

Should you need additional information, please let me know.

Sincerely,

Craig

Craig Melidosian  
Zoning Liaison  
Empowered CDC, Coordinating RCO  
215-868-1268 cp

cc: Andrew Goodman  
J Matthew Wolfe, Esq

---

Mar 28, 2024 05:50 PM Eastern Time (US and Canada) ID: 823 2417 7757

On Thursday, March 28, 2024 at 11:43:05 AM EDT, craigsolve@aol.com <craigsolve@aol.com> wrote:

<https://tinyurl.com/2br7jt2c>

Meeting ID: 823 2417 7757

Passcode: 543202

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One tap mobile

+13052241968,,82324177757#,,,,\*543202# US

+13092053325,,82324177757#,,,,\*543202# US

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Dial by your location

- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 823 2417 7757

Passcode: 543202

Find your local number: <https://us02web.zoom.us/j/82324177757>

---

## Meeting Summary for Empowered CDC and Craig Melidosian's Zoom Meeting

Mar 28, 2024 05:50 PM Eastern Time (US and Canada) ID: 823 2417 7757

### Quick recap

Craig, Alan, and other team members discussed various topics including technical issues, community projects, and changes to transportation systems. The main focus was on a multi-phase mixed housing development project and a proposed redevelopment plan for Bartram Village.

The team also explored potential funding opportunities, landscaping plans, and the implementation of a fence/landscaping the adjacent properties. Lastly, they discussed the management of the Bartram sites, the potential for a new affordable housing project, and the possibility of forging a relationship with the heretofore isolated Wat Khmer Palelai Monastery and Buddhist Temple at 2701 S 58th Street.

#### Next steps

Craig will consult with the Pennrose team about the possibility of designing and installing cross cultural street painting between Bartram Village and the monastery.

Craig will follow up with the City Commissioners office regarding the change in voting divisions due to the new development.

Craig will reach out to Andrew Goodman to inquire about the estimated project cost for the Bartram Village development.

#### Summary

##### Mixed Housing Development and Transportation System Adjustments

Craig and Alan discussed a variety of topics including technical issues, a community project, and changes to transportation systems. The main focus was on a multi-phase mixed housing development project that involved 64 units at 2639 South 58th Street. The team discussed the importance of community input, legal requirements, and universal connectivity, with Craig planning to consult with Jonah. They also discussed a proposed redevelopment plan for the neighborhood between 50th and 58th streets, and changes to transportation services including trolleys and buses. The team discussed a possible need to implement additional community meetings to ensure all necessary preparations were completed in support of the CDR process. They also explored potential funding opportunities for the Blossom at Bartram design concept on Lindbergh Avenue.

##### Discussing Development Plans and Balance

Alan, Craig, Victoria, Shawana, and Dave discussed the subject proposed development plan and an unrelated CDR project near the airport. The team presented the plans, which included low-rise residential units and community spaces, to community members and planned to show additional features in future discussions. They discussed the Phase One project involving the construction of 64 units, 36 parking spaces, and the planned new community center. The team deliberated on the landscape plan. The conceptual balance between progress and fairness, and inclusivity in association with real estate development was also considered, with a focus on making things as equitable as possible.

##### Unit Types, Accessibility, and Local Government Challenges

Craig and Alan discussed the different types of units, focusing on one and two bedroom units, and their accessibility, layout, and location. Victoria hinted at a new development regarding

parking enforcement issues. They discussed the layout of various units. The team decided to proceed with their discussion, with the understanding that there were different types of units available, and they discussed the format of the meeting and the role of AI in documenting it. Towards the end, they briefly touched upon the Richard Allen Charter School.

### New School, Church, and Affordable Housing Development

Alan, Craig, and Jonah discussed the upcoming construction, which is expected to take about 18 months starting from November of the current year. They considered the idea of a 'trades day' for students to learn about the building process and potential career opportunities. The team also discussed the overall redevelopment of the Bartram Village site, focusing on the first phase which will include 64 units of affordable housing. Concerns were raised about the impact of construction on air quality and potential health risks for nearby residents, as well as questions about compliance with local tree canopy regulations, and the effects upon existing buildings. The team also discussed the involvement of the monastery and temple in the project, and the potential cultural differences they might encounter. The conversation ended with questions about the timeline for the construction of phase one and its potential impact on nearby schools.

### Fence, Art, and Landscaping Discussion

The team discussed the implementation of a fence and landscaping between the properties and the potential for a shared art project between the temple and village residents. Craig expressed concerns about maintaining separation while also integrating the two communities through artwork. He suggested the use of evergreen trees for privacy and screening, particularly around the temple's religious center. Alan confirmed that they had already made significant investments in landscaping, including planting trees and shrubs.

### Bartram Village Landscaping and Tree Maintenance

The team discussed various topics including bus routes for school students, a nearby church construction site, and landscaping plans for the Bartram Village. They reviewed the landscaping plans, with Alan presenting an extensive and diverse plantings for phase one. Craig suggested the need for a specific type of tree to provide winter foliage and discussed potential modifications to their plans. The team also discussed the maintenance of trees in an urban environment, with Craig questioning the natural growth of certain species and the potential need for tree tenders in a city project. They agreed to consult with their professional architecture firm for further guidance.

### Bartram Site Management and Affordable Housing

The team discussed the management and future plans of the Bartram sites, confirming that Pennrose, their property management company, would continue long-term management with no immediate plans to sell. The team also discussed the city's retention of ownership and a 40-year ground lease with the Housing Authority. Additionally, the team explored the potential for a new affordable housing project in Southwest Philadelphia, with an emphasis on incorporating trees and green spaces, and involving the local community in the construction process. The team agreed to further investigate the project's potential impact on the local community and its economic value after development.

### Improving Community Aesthetics and Environment

Craig, Victoria, and Dave discussed the potential of improving the community's aesthetic appeal by changing the building's siding to a more artistic material, like mural-friendly cement or plastic.

They also considered planting more trees and shrubs. Victoria appreciated the idea of more trees. Craig also raised the issue of the community center's welcoming environment and emphasized the importance of maintaining it. The team agreed to explore these ideas further.

#### Expanding Community and Scientific Exchange

The community discussed the possibility of forging a relationship with a previously isolated monastery, which had expressed interest in becoming involved in the community. Craig shared his past interactions with the group, highlighting their desire to expand by establishing a retirement center in Philadelphia and their concerns about translation and legal representation. The team also discussed the development of a life sciences center and the potential for scientific exchange between the US and Cambodia, as well as the need for community employment opportunities, particularly for historically excluded members. Marsha from the community emphasized the importance of employment, and Craig agreed to keep her updated on future developments.

*AI-generated content may be inaccurate or misleading. Always check for accuracy.*

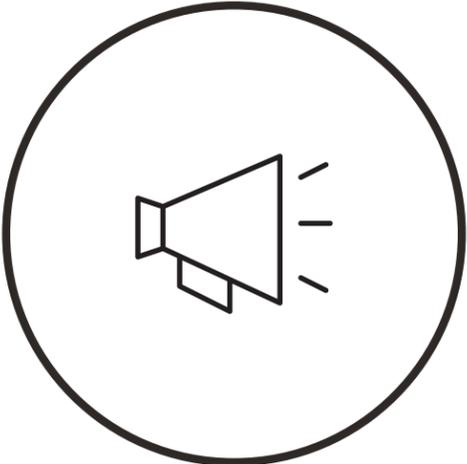
**Exhibit 7**  
**Design Materials**

**PROJECT GOALS**



**UNIVERSAL + CONNECTED**

Well-designed walkways that increase ease of access to neighborhood resources, Bartram’s Garden, and the waterfront.



**SAFE + VIBRANT**

Well-lit and active site that promotes feelings of security and encourages connection day or night.



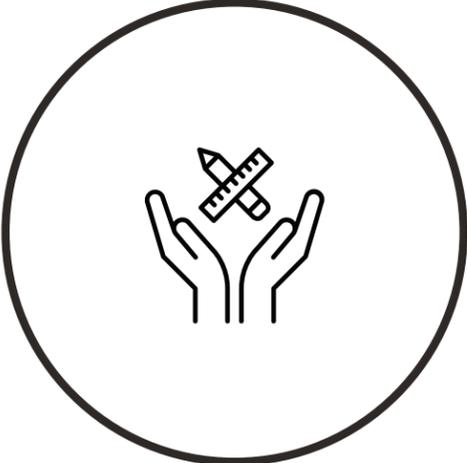
**INCLUSIVE + INTERGENERATIONAL**

Opportunities and space for meaningful exchanges of the community and between residents.



**HEALING + ACTIVE**

Diverse green spaces that encourage healing connection with nature and the development of an active community.



**HIGH-QUALITY + WELL-CONSIDERED**

Careful design that promotes physical and mental wellness.



**CONTEXTUAL + RESPONSIVE TO SITE**

Scale and materials that are appropriate to the Southwest Philadelphia neighborhood.

CIVIC DESIGN REVIEW

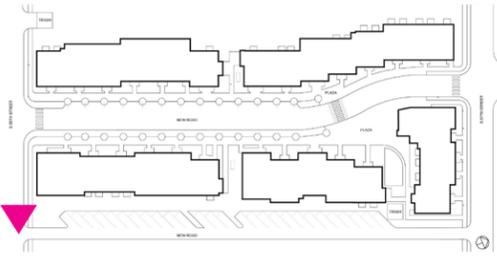
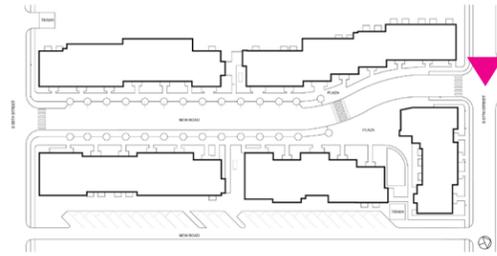
SITE PHOTOS



VIEW EAST ALONG S 57TH ST



VIEW EAST FROM EASTWICK AVE



CIVIC DESIGN REVIEW

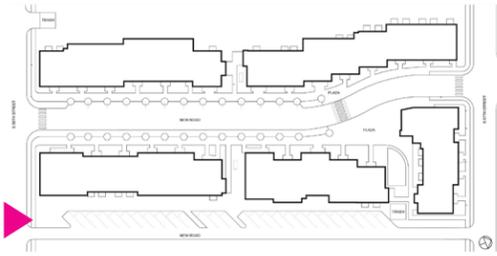
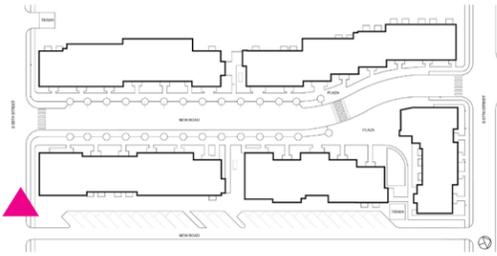
SITE PHOTOS



VIEW WEST ALONG S 58TH ST



VIEW NORTH FROM S 58TH ST



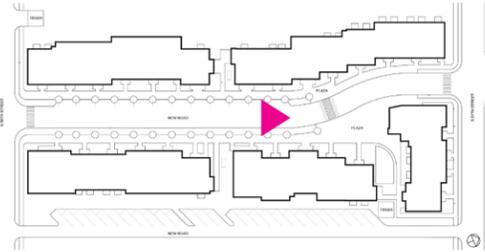
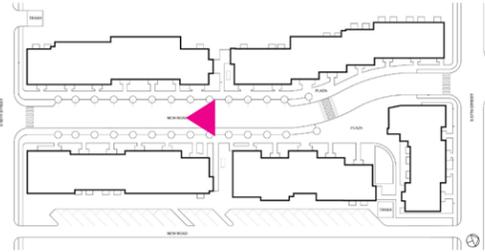
SITE PHOTOS



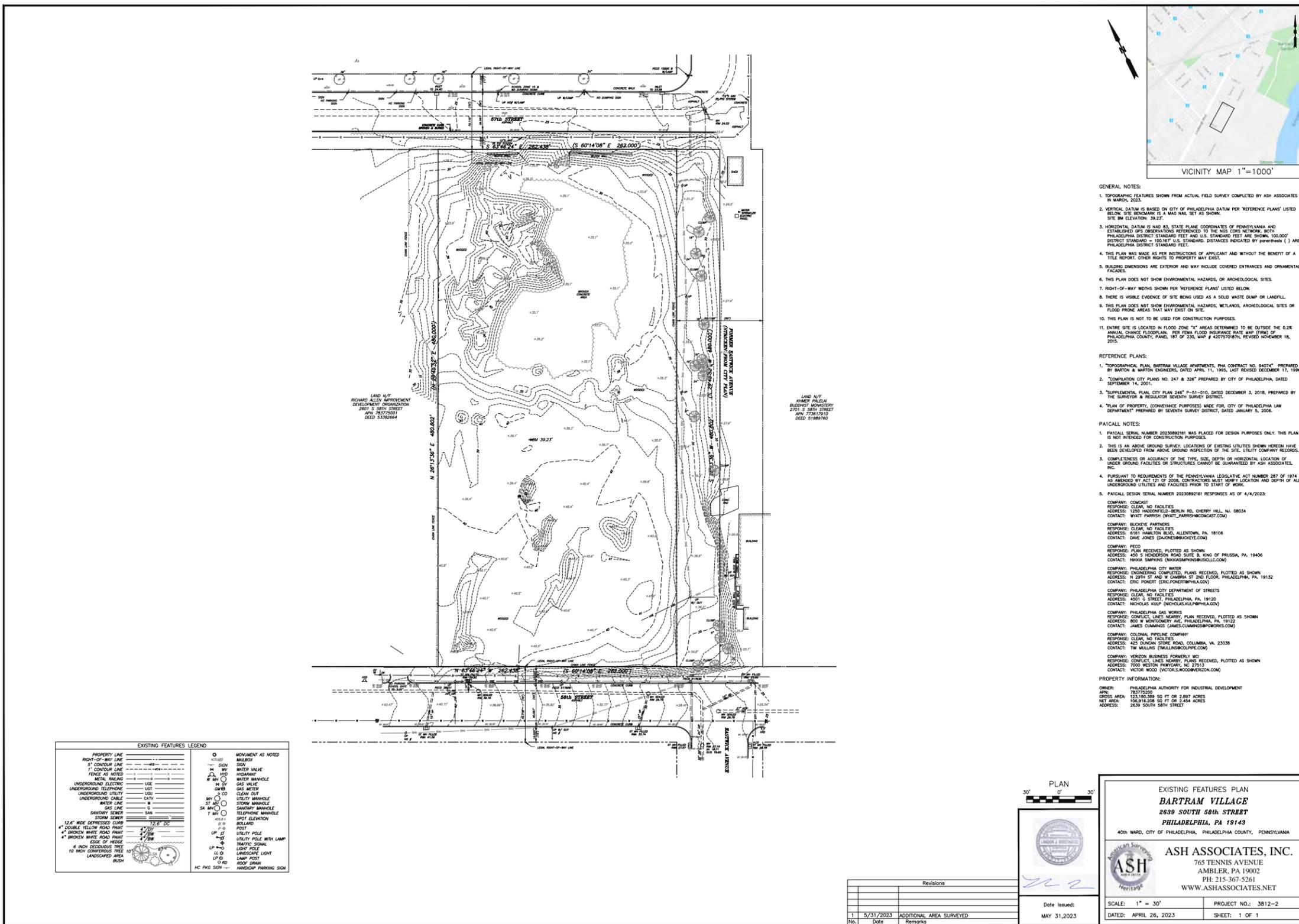
VIEW SOUTH FROM INTERIOR OF SITE



VIEW NORTH FROM INTERIOR OF SITE



# CIVIC DESIGN REVIEW EXISTING SITE SURVEY



- GENERAL NOTES:**
- TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY COMPLETED BY ASH ASSOCIATES IN MARCH, 2023.
  - VERTICAL DATUM IS BASED ON CITY OF PHILADELPHIA DATUM PER 'REFERENCE PLANS' LISTED BELOW. SITE BENCHMARK IS A MAG NAIL SET AS SHOWN. SITE ELEVATION: 39.23'
  - HORIZONTAL DATUM IS NAD 83. STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK, BOTH PHILADELPHIA DISTRICT STANDARD FEET AND U.S. STANDARD FEET ARE SHOWN. 100.000' DISTRICT STANDARD = 100.167' U.S. STANDARD. DISTANCES INDICATED BY parentheses ( ) ARE PHILADELPHIA DISTRICT STANDARD FEET.
  - THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
  - BUILDING DIMENSIONS ARE EXTERIOR AND MAY INCLUDE COVERED ENTRANCES AND ORNAMENTAL FACADES.
  - THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
  - RIGHT-OF-WAY WIDTHS SHOWN PER 'REFERENCE PLANS' LISTED BELOW.
  - THERE IS VISIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.
  - THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, WETLANDS, ARCHEOLOGICAL SITES OR FLOOD PRONE AREAS THAT MAY EXIST ON SITE.
  - THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
  - ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF PHILADELPHIA COUNTY, PANEL 187 OF 230, MAP # 4207070187H, REVISED NOVEMBER 18, 2015.

- REFERENCE PLANS:**
- "TOPOGRAPHICAL PLAN, BARTRAM VILLAGE APARTMENTS, PHA CONTRACT NO. 94074" PREPARED BY BAXTON & WATSON ENGINEERS, DATED APRIL 11, 1995. LAST REVISED DECEMBER 17, 1996.
  - "COMPLATION CITY PLANS NO. 247 & 326" PREPARED BY CITY OF PHILADELPHIA, DATED SEPTEMBER 14, 2001.
  - "SUPPLEMENTAL PLAN, CITY PLAN 246" P-51-010, DATED DECEMBER 3, 2018, PREPARED BY THE SURVEYOR & REGULATOR SEVENTH SURVEY DISTRICT.
  - "PLAN OF PROPERTY, (CONVEYANCE PURPOSES) MADE FOR, CITY OF PHILADELPHIA LAW DEPARTMENT" PREPARED BY SEVENTH SURVEY DISTRICT, DATED JANUARY 5, 2006.

- PAICALL NOTES:**
- PAICALL SERIAL NUMBER 20230892161 WAS PLACED FOR DESIGN PURPOSES ONLY. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
  - THIS IS AN ABOVE GROUND SURVEY. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND INSPECTION OF THE SITE. UTILITY COMPANY RECORDS.
  - COMPLETENESS OR ACCURACY OF THE TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED BY ASH ASSOCIATES, INC.
  - PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 887 OF 1974 AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

- COMPANY: COMCAST**  
RESPONSE: CLEAR, NO FACILITIES  
ADDRESS: 1200 HUNTSFORD-BERLIN RD, CHERRY HILL, NJ, 08034  
CONTACT: WYATT PARRISH (WYATT\_PARRISH@COMCAST.COM)
- COMPANY: BUCKEYE PARTNERS**  
RESPONSE: CLEAR, NO FACILITIES  
ADDRESS: 6161 HAMILTON BLVD, ALLTOWNSHIP, PA, 19106  
CONTACT: LANE JONES (LANE@BUCKEYEPARTNERS.COM)
- COMPANY: PECO**  
RESPONSE: PLAN RECEIVED, PLOTTED AS SHOWN  
ADDRESS: 450 S HENDERSON ROAD SUITE B, KING OF PRUSSIA, PA, 19406  
CONTACT: MIKE SHAPIRO (MIKESH@PECO.COM)
- COMPANY: PHILADELPHIA CITY WATER**  
RESPONSE: ENGINEERING COMPLETED. PLANS RECEIVED, PLOTTED AS SHOWN  
ADDRESS: 11 20TH ST AND W CAMDEN ST 2ND FLOOR, PHILADELPHIA, PA, 19132  
CONTACT: ERIC POMERT (ERIC.POMERT@PHILA.GOV)
- COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS**  
RESPONSE: CLEAR, NO FACILITIES  
ADDRESS: 4301 G STREET, PHILADELPHIA, PA, 19153  
CONTACT: NICHOLAS KULEV (NICHOLAS.KULEV@PHILA.GOV)
- COMPANY: PHILADELPHIA GAS WORKS**  
RESPONSE: CONTACT LINES NEARBY. PLANS RECEIVED, PLOTTED AS SHOWN  
ADDRESS: 800 W MONTGOMERY AVE, PHILADELPHIA, PA, 19122  
CONTACT: JAMES CLAMBERG (JAMES.CLAMBERG@PHILA.GOV)
- COMPANY: COLONIAL PIPELINE COMPANY**  
RESPONSE: CLEAR, NO FACILITIES  
ADDRESS: 425 DUNNAN STONE ROAD, COLUMBIA, VA, 23038  
CONTACT: TIM MULLINS (TMULLINS@COLPIPE.COM)
- COMPANY: VERICON BUSINESS FORMERLY MO**  
RESPONSE: CONTACT LINES NEARBY. PLANS RECEIVED, PLOTTED AS SHOWN  
ADDRESS: 7000 WELTON PARKWAY, NC, 27013  
CONTACT: VICTOR WOOD (VICTOR.WOOD@VERICON.COM)

**PROPERTY INFORMATION:**  
OWNER: PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT  
APN: 78370200  
GROSS AREA: 123,180.389 SQ FT OR 2.897 ACRES  
NET AREA: 106,618.258 SQ FT OR 2.484 ACRES  
ADDRESS: 2639 SOUTH 58TH STREET

EXISTING FEATURES LEGEND	
PROPERTY LINE	MONUMENT AS NOTED
RIGHT-OF-WAY LINE	MALXOX SIGN
5' CONTOUR LINE	WV SIGN
FENCE AS NOTED	WV WATER VALVE
METAL RAILING	WV MONUMENT
UNDERGROUND ELECTRIC	WV WATER MANHOLE
UNDERGROUND TELEPHONE	WV GAS VALVE
UNDERGROUND UTILITY	WV GAS METER
UNDERGROUND CABLE	WV CLEAN OUT
WATER LINE	WV UTILITY MANHOLE
GAS LINE	WV STORM MANHOLE
STORM SEWER	WV SANITARY MANHOLE
12.6" WIDE DEPRESSED CURB	WV SPOT ELEVATION
4" DOUBLE YELLOW ROAD PAINT	WV ISLAND
4" BROKEN WHITE ROAD PAINT	WV UTILITY POLE
4" BROKEN WHITE ROAD PAINT	WV UTILITY POLE WITH LAMP
EDGE OF WEDGE	WV TRAFFIC SIGNAL
8 INCH DECIDUOUS TREE	WV LIGHT POLE
10 INCH CONIFEROUS TREE	WV LANDSCAPE LIGHT
LANDSCAPED AREA	WV LAMP POST
BUSH	WV ROOF SIGN
	WV HANDICAP PARKING SIGN

Revisions		
No.	Date	Remarks
1	5/31/2023	ADDITIONAL AREA SURVEYED



**EXISTING FEATURES PLAN**  
**BARTRAM VILLAGE**  
**2639 SOUTH 58th STREET**  
**PHILADELPHIA, PA 19143**

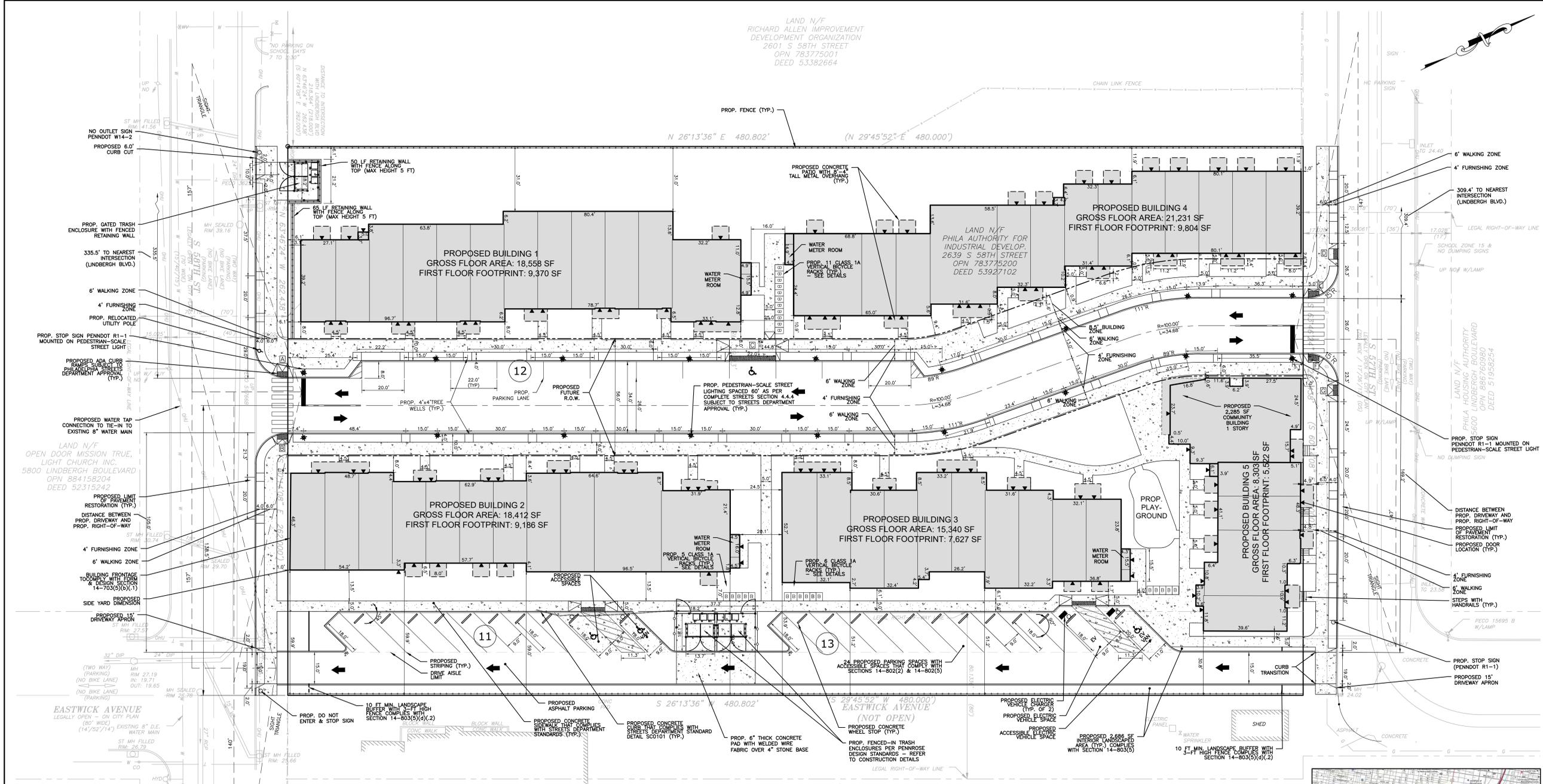
40th WARD, CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

**ASH ASSOCIATES, INC.**  
765 TENNIS AVENUE  
AMBLER, PA 19002  
PH: 215-367-5261  
WWW.ASHASSOCIATES.NET

SCALE: 1" = 30'  
PROJECT NO.: 3812-2  
DATED: APRIL 26, 2023  
SHEET: 1 OF 1



LAND N/F  
RICHARD ALLEN IMPROVEMENT  
DEVELOPMENT ORGANIZATION  
2601 S 58TH STREET  
OPN 783775001  
DEED 53382664



NO.	DATE	BY	REVISIONS
1	4/3/24	PWP	PCSNP REVIEW LETTER #1 REVISIONS
			CHD

CHRISTOPHER W. JENSEN

PHILA AUTHORITY FOR INDUSTRIAL DEVELOP.  
2639 S 58TH STREET  
OPN 783775200  
DEED 53927102

PHILA AUTHORITY FOR INDUSTRIAL DEVELOP.  
2639 S 58TH STREET  
OPN 783775200  
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PHILA AUTHORITY FOR INDUSTRIAL DEVELOP.  
2639 S 58TH STREET  
OPN 783775200  
DEED 53927102

1/2/2024  
LICENSED PROFESSIONAL ENGINEER  
STATE OF PA LICENSE NO. PE-076464

BARTRAM VILLAGE 1, LLC  
BARTRAM VILLAGE I  
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

CONSTRUCTION SITE PLAN



AND  
YOUR GOALS. OUR MISSION.

200 CENTURY PARKWAY, SUITE B  
MT. LAUREL, NJ 08054  
TEL: 856-722-6700  
FAX: 856-722-0175

NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS  
AND LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION 260790760

OFFICES LOCATED IN:  
CALIFORNIA, INDIANA, KENTUCKY,  
MASSACHUSETTS, MICHIGAN, NEW JERSEY,  
OHIO AND PENNSYLVANIA

DESIGNED BY: CWJ  
CHECKED BY: DIS  
DRAWN BY: GJD  
DATE: 12/14/2023  
SCALE: AS SHOWN  
PROJ. NO.: PENR0168  
SHEET: 05 OF 38

PROJECT INFORMATION:

1. SITE INFORMATION:  
PROPERTY OWNER: PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT  
1500 MARKET ST #3500, PHILADELPHIA, PA 19102  
PROPERTY DEVELOPER: BARTRAM VILLAGE 1, LLC  
1301 N. 31ST STREET  
PHILADELPHIA, PA 19121  
DEVELOPER CONTACT: NAME: RYAN BAILEY  
EMAIL: RBAILEY@PENROUSE.COM  
PHONE: (215) 498-7800  
SITE ADDRESS: 2639 S 58TH ST, PHILADELPHIA, PA 19143  
OPA#: 783775200  
2. ZONING DISTRICT: RESIDENTIAL-MIXED USE (RMX-3)  
3. PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
4. PATICAL DESIGN SERIAL NUMBER: 20230892161

Street	Street Type	Existing Sidewalk Width	Required per Complete Streets				Proposed			
			Walking Zone Width	Furnishing Zone Width	Building Zone Width	Sidewalk Width	Walking Zone Width	Furnishing Zone Width	Building Zone Width	
S 57th Street	Low-Density Residential	N/A	≥ 5 FT	≥ 3.5 FT	No Minimum	≥ 10 FT	6 FT	4 FT	0 FT	10 FT
S 58th Street	Low-Density Residential	N/A	≥ 5 FT	≥ 3.5 FT	No Minimum	≥ 10 FT	6 FT	4 FT	0 FT	10 FT
Future ROW	Low-Density Residential	N/A	≥ 5 FT	≥ 3.5 FT	No Minimum	≥ 10 FT	6 FT	4 FT	0 FT	10 FT

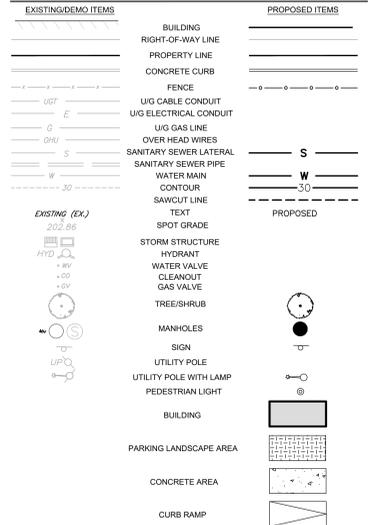
PHILADELPHIA STREETS DEPARTMENT NOTES:

- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
- BEING 2639 S 58TH STREET, PHILADELPHIA, PENNSYLVANIA CONTAINING 126,180 SQUARE FEET OF LAND MORE OR LESS.
- REFERENCE MADE TO A COMPILATION OF A PORTION OF CITY PLANS NO. 247 & 326.
- ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF PHILADELPHIA COUNTY, PAGE 187 OF 230, MAP # 4207570187H, REVISED NOVEMBER 18 2015.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD. AVAILABLE AS-BUILT PLANS DO NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- UNDERGROUND STORM SEWER AND SANITARY SEWER PIPES ARE DRAWN GRAPHICALLY ON THIS SURVEY AND SHOULD BE CONSIDERED APPROXIMATE. UNDERGROUND STORM AND SANITARY PIPES SHOULD BE VERIFIED INDEPENDENTLY AS TO THEIR LOCATION, SIZE AND TYPE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- HORIZONTAL DATUM IS NAD 83. STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NAD 83 COORDINATE NETWORK. BOTH PHILADELPHIA DISTRICT STANDARD FEET AND U.S. STANDARD FEET ARE SHOWN. 100,000' DISTRICT STANDARD = 100,167' U.S. STANDARD. DISTANCES INDICATED BY PARALLELS ( // ) ARE PHILADELPHIA DISTRICT STANDARD FEET.
- VERTICAL DATUM IS BASED ON CITY OF PHILADELPHIA DATUM. SITE BENCHMARK IS A MAG NAIL SET AS SHOWN. SITE BM ELEVATION: 39.23'.
- 64 MULTI-FAMILY RESIDENCES ARE PROPOSED PER RMX-3.
- BUILDING FOOTPRINT AND BUILDING ELEVATION INFORMATION DEVELOPED AND PROVIDED BY WRT DESIGN. T&M ASSOCIATES ASSUMES NO RESPONSIBILITY FOR BUILDING DESIGN DEPICTED ON THESE PLANS.
- SITE PLAN FULLY COMPLIES WITH SECTION 14-703 "FORM AND DESIGN" DEVELOPMENT STANDARDS.
- PROJECT SITE LIES WITHIN THE RMX-3 MIXED-USE RESIDENTIAL ZONING DISTRICT.
- PROJECT BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED PER THE CURRENT DEEDS FOR SUBJECT PROPERTIES.
- THERE IS VISIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.
- THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, WETLANDS, ARCHEOLOGICAL SITES OR FLOOD PRONE AREAS THAT MAY EXIST ON SITE.
- THIS PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY AND IS NOT A CONSTRUCTION DOCUMENT.

BARTRAM'S VILLAGE - PHASE I ZONING SUMMARY

EXISTING ZONING DISTRICT:	REQUIRED (RMX-3 MIXED-USE RESIDENTIAL)	PROPOSED
EXISTING ZONING DISTRICT: RMX-3 MIXED-USE RESIDENTIAL		
EXISTING USE: VACANT		
PROPOSED USE: MULTI-FAMILY RESIDENTIAL		
AREA AND BULK REGULATIONS		
CODE SECTION	REQUIRED (RMX-3 MIXED-USE RESIDENTIAL)	PROPOSED
MINIMUM LOT WIDTH (FT.)	TABLE 14-701-2 N/A	N/A
MINIMUM STREET FRONTAGE AS TAKEN FROM THE FRONT LOT LINE (FT.)	TABLE 14-701-2 N/A	N/A
MINIMUM DISTRICT AREA (ACRES)	TABLE 14-701-2 N/A	N/A
MINIMUM LOT AREA (SQ. FT.)	TABLE 14-701-2 LESS THAN 80K	34K
MINIMUM FRONT YARD DEPTH (FEET)	TABLE 14-701-2 N/A	N/A
MINIMUM SIDE YARD WIDTH, EACH (FEET)	TABLE 14-701-2 8 FEET IF USED	N/A
MINIMUM REAR YARD AREA (SQ. FT.)	TABLE 14-701-2 N/A	N/A
MINIMUM REAR YARD DEPTH (FEET)	TABLE 14-701-2 N/A	N/A
MINIMUM HEIGHT (FEET)	TABLE 14-701-2 N/A	3 STORES MAX.
MAXIMUM FLOOR AREA (SQ. FT. OF LOT AREA)	TABLE 14-701-2 500K	648K
PARKING AND LOADING REQUIREMENTS		
MINIMUM REQUIRED PARKING SPACES	TABLE 14-802-1 3 PARKING SPACES PER 10 UNITS = 20 PARKING SPACES (04 UNITS)	24 SPACES ON SITE 12 SPACES ON STREET
PARALLEL - MINIMUM STALL WIDTH (FEET)	TABLE 14-803-1 8.5 FEET	8.5 FEET
PARALLEL - MINIMUM STALL DEPTH (FEET)	TABLE 14-803-1 20 FEET FOR END SPACES, 22 FEET FOR INTERIOR SPACES	20 FEET FOR END SPACES, 22 FEET FOR INTERIOR SPACES
PARALLEL - MINIMUM AISLE WIDTH (FEET)	TABLE 14-803-1 20 FEET FOR TWO WAY TRAFFIC	22 FEET
45 DEGREES - MINIMUM STALL WIDTH (FEET)	TABLE 14-803-1 8.5 FEET	9 FEET
45 DEGREES - MINIMUM STALL DEPTH (FEET)	TABLE 14-803-1 18 FEET	18 FEET
45 DEGREES - MINIMUM AISLE WIDTH (FEET)	TABLE 14-803-1 12 FEET	15 FEET
MINIMUM REQUIRED ADA PARKING SPACES	TABLE 14-802-4 2 ACCESSIBLE PARKING SPACES (26 TO 50 TOTAL PARKING SPACES PROVIDED)	4 ACCESSIBLE PARKING SPACES (1 VAN ACCESSIBLE)
MINIMUM REQUIRED ELECTRIC VEHICLE PARKING SPACES	TABLE 14-803-3 2 PARKING SPACES (30-39 TOTAL PARKING SPACES PROVIDED)	3 SPACES (1 ADA)
MINIMUM INTERIOR LANDSCAPED AREA (SECTION 14-803(4))	SECTION 14-803(4) 10% OF INTERIOR PARKING LOT AREA SHALL BE LANDSCAPED (13,607 SF X 0.10 = 1,361 SF)	2,686 SF
MINIMUM REQUIRED BIKE PARKING SPACES	TABLE 14-804-1 1 PER EVERY 3 DWELLING UNITS = 22 CLASS 1A SPACES (04 UNITS)	22 SPACES
MINIMUM REQUIRED LOADING SPACES	TABLE 14-806-2 NO REQUIREMENT FOR GROSS FLOOR AREA UNDER 100,000 SF	N/A

LEGEND

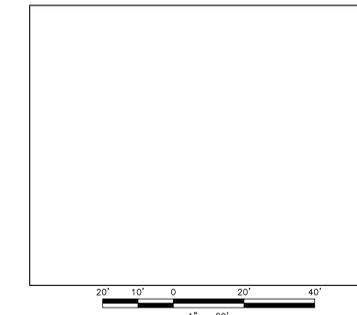


BEFORE YOU DIG ANYWHERE



STOP! CALL 1-800-242-1776 OR 811 FOR CONSTRUCTION PHASE AND TO WORKING DATE NOTICE IN DESIGN STAGE PENNSYLVANIA ONE CALL SYSTEM, INC. ALL TRENCHING, SHEETING AND SHORING SHALL BE IN STRICT ACCORDANCE WITH OSHA STANDARDS

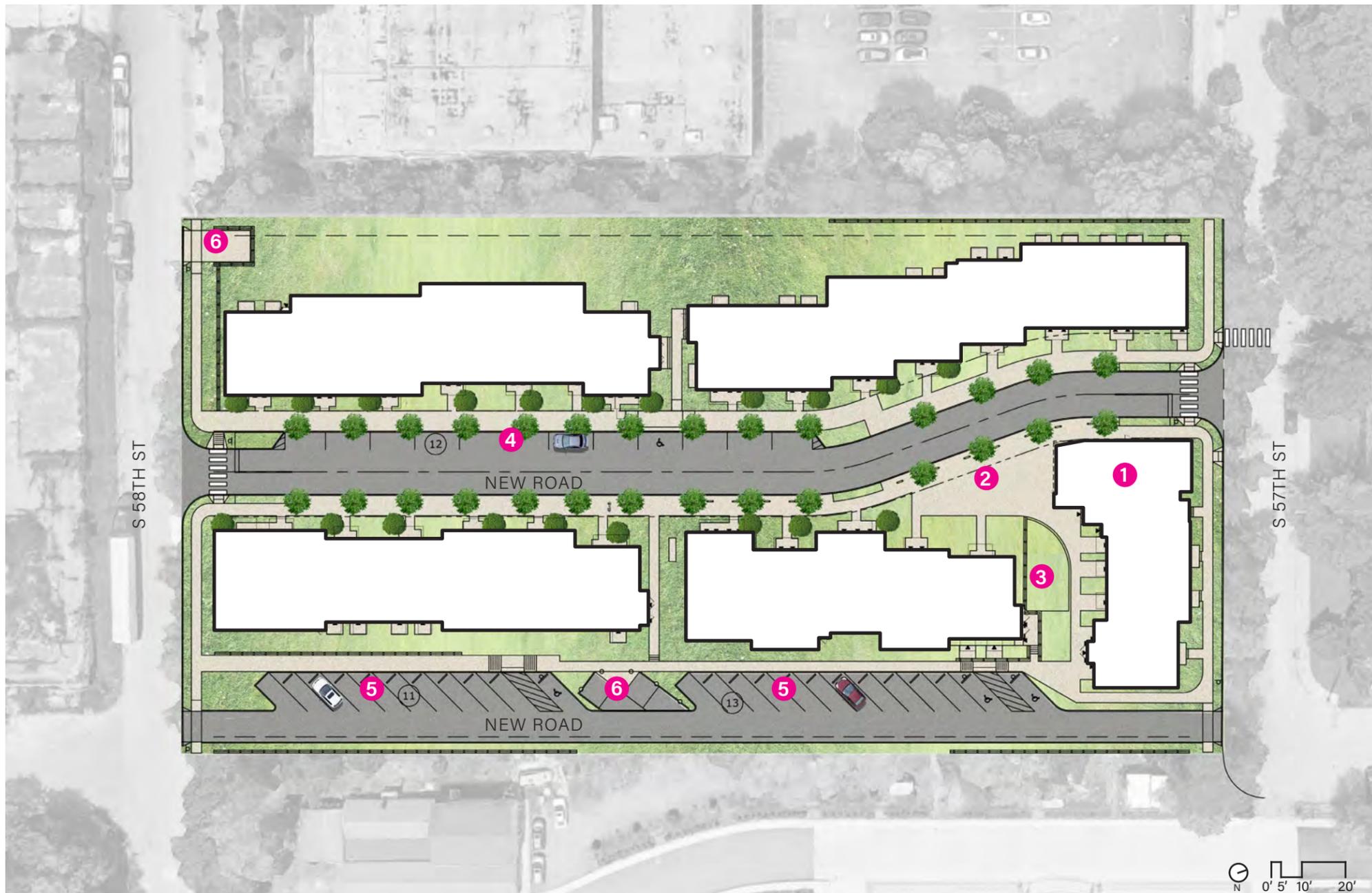
DEDICATED SPACE FOR CITY DEPARTMENT APPROVAL STAMPS



CIVIC DESIGN REVIEW  
PROPOSED ILLUSTRATED SITE PLAN

**LEGEND**

- 1 Community Space
- 2 Plaza
- 3 Playground
- 4 On-Street Parking
- 5 On-Site Parking
- 6 Trash Pick-Up



CIVIC DESIGN REVIEW  
**1ST FLOOR PLANS**

**LEGEND**

- 1** One-Bedroom Unit, by Modular Manuf.
- 2** Two-Bedroom Unit, by Modular Manuf.
- 3** Three-Bedroom Unit, by Modular Manuf.
- 4** Four-Bedroom Unit, by Modular Manuf.
- 5** Sprinkler Room & Crawl Space Access
- 6** Community Room
- 7** Management Suite
- 8** Workshop



CIVIC DESIGN REVIEW  
**2ND FLOOR PLANS**

**LEGEND**

- 1** One-Bedroom Unit, by Modular Manuf.
- 2** Two-Bedroom Unit, by Modular Manuf.
- 3** Three-Bedroom Unit, by Modular Manuf.
- 4** Four-Bedroom Unit, by Modular Manuf.
- 5** Sprinkler Room & Crawl Space Access
- 6** Community Room
- 7** Management Suite
- 8** Workshop



CIVIC DESIGN REVIEW  
3RD FLOOR PLANS

**LEGEND**

- 1 One-Bedroom Unit, by Modular Manuf.
- 2 Two-Bedroom Unit, by Modular Manuf.
- 3 Three-Bedroom Unit, by Modular Manuf.
- 4 Four-Bedroom Unit, by Modular Manuf.
- 5 Sprinkler Room & Crawl Space Access
- 6 Community Room
- 7 Management Suite
- 8 Workshop



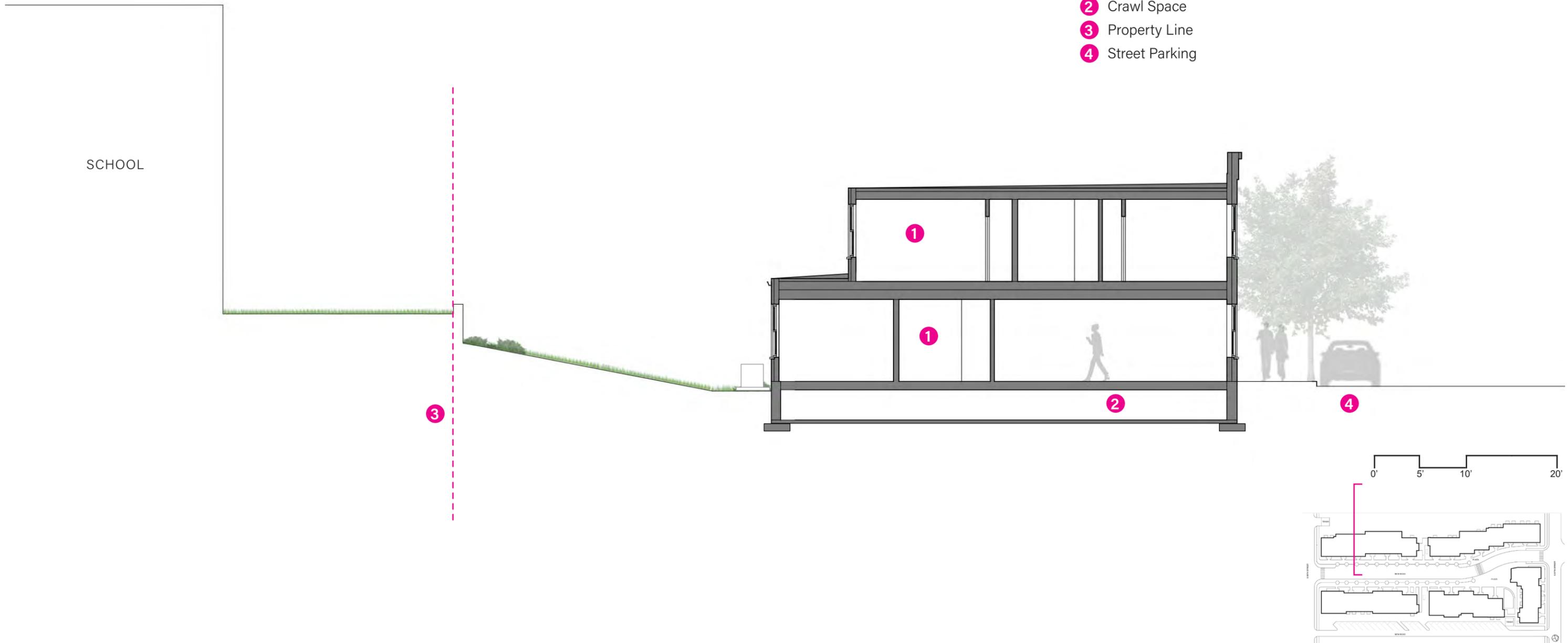




# SITE SECTION - THROUGH BUILDING 1 - LOOKING NORTH

## LEGEND

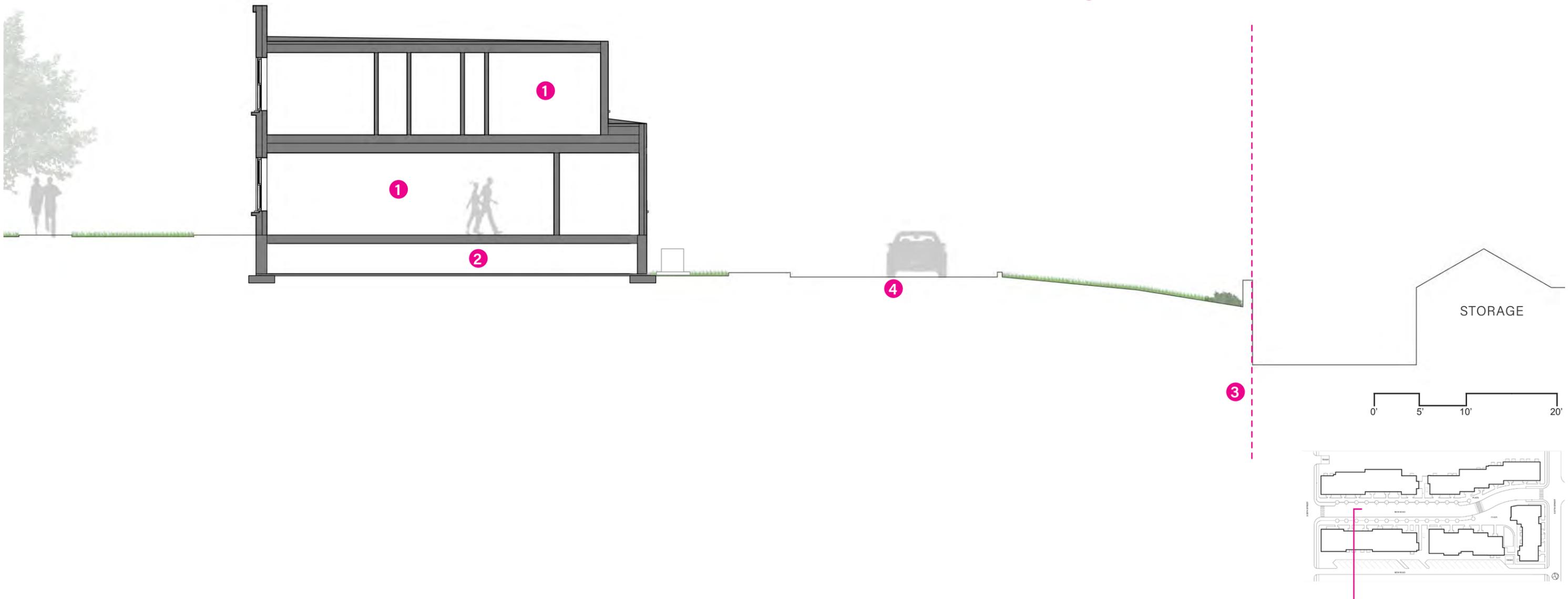
- ① Residential Unit
- ② Crawl Space
- ③ Property Line
- ④ Street Parking



# SITE SECTION - THROUGH BUILDING 2 - LOOKING NORTH

## LEGEND

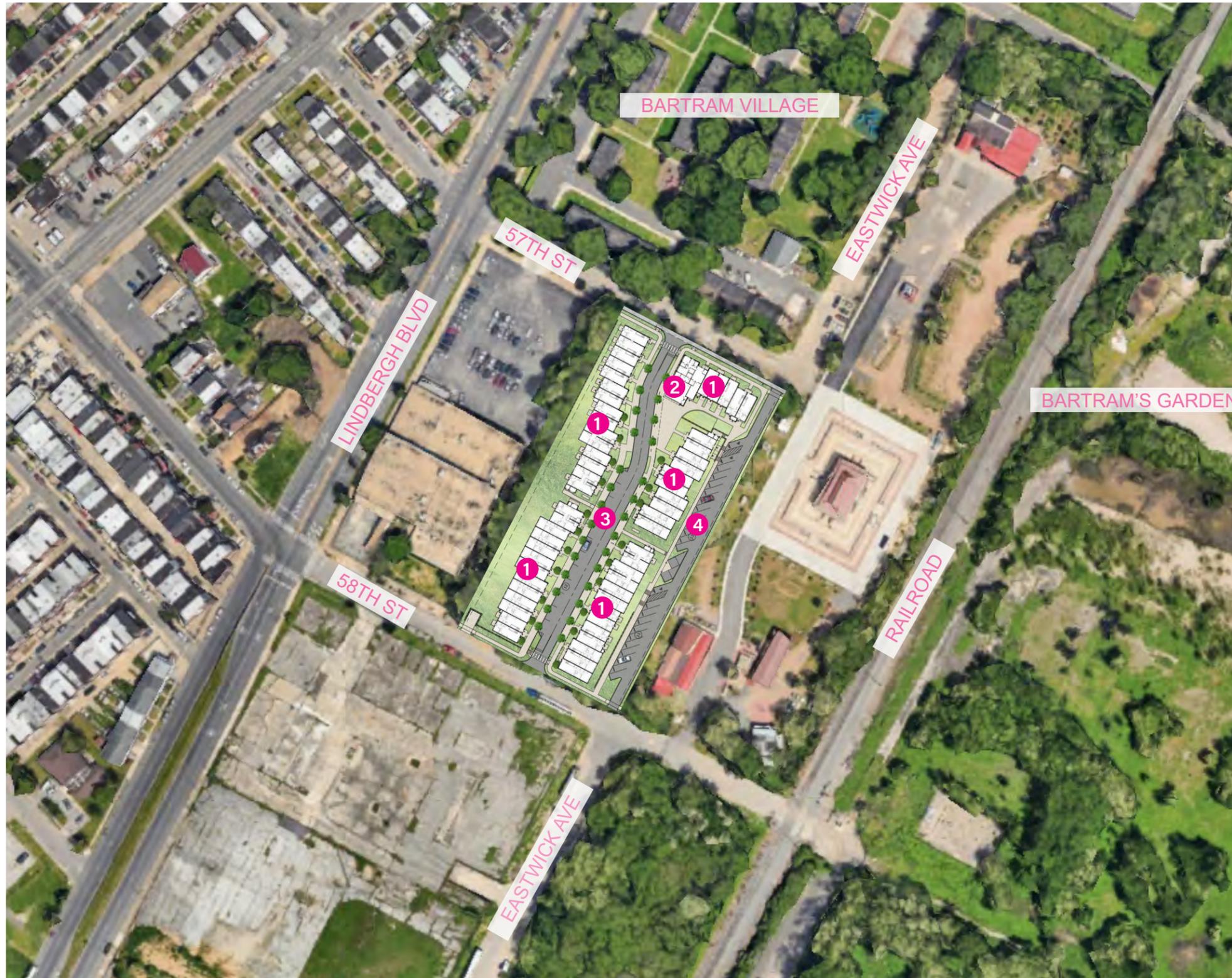
- 1 Residential Unit
- 2 Crawl Space
- 3 Property Line
- 4 Back Alley



CIVIC DESIGN REVIEW  
SITE CONTEXT MAP: EXISTING



CIVIC DESIGN REVIEW  
SITE CONTEXT MAP: PROPOSED



**PROPOSED FEATURES**

- 1 LOW RISE RESIDENTIAL
- 2 COMMUNITY SPACE
- 3 NEW RIGHT-OF-WAY
- 4 OFF-STREET PARKING



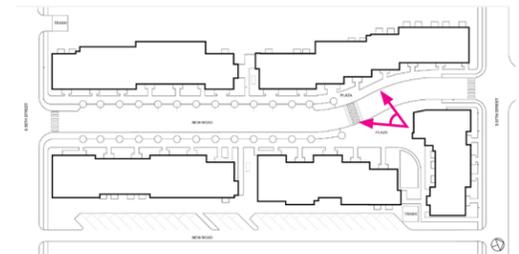
CIVIC DESIGN REVIEW  
**EXISTING SITE AERIAL VIEW**



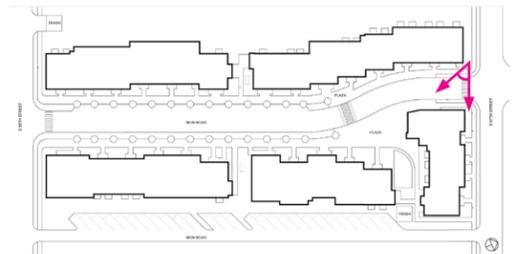
CIVIC DESIGN REVIEW  
**PROPOSED SITE AERIAL VIEW**



3D PERSPECTIVES  
VIEW FROM PLAZA



3D PERSPECTIVES  
VIEW FROM 57TH STREET

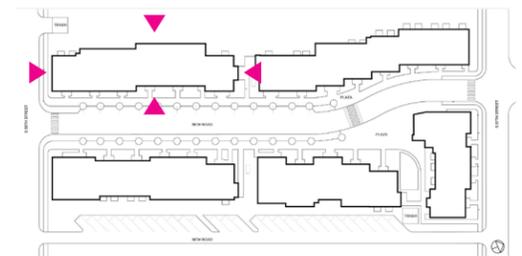
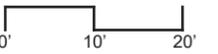
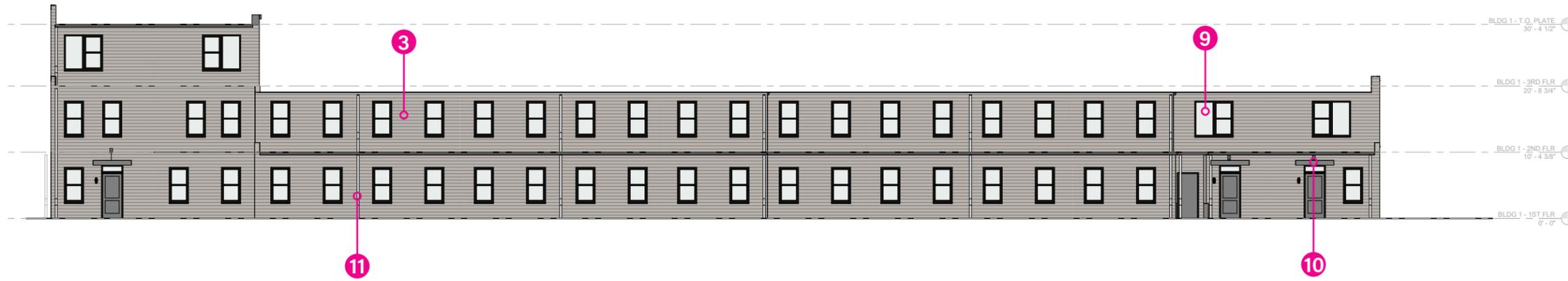
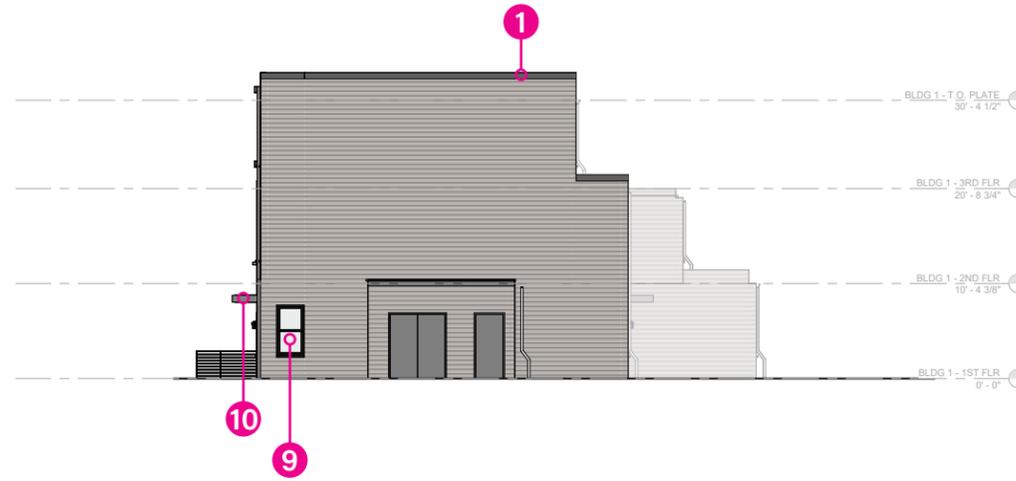
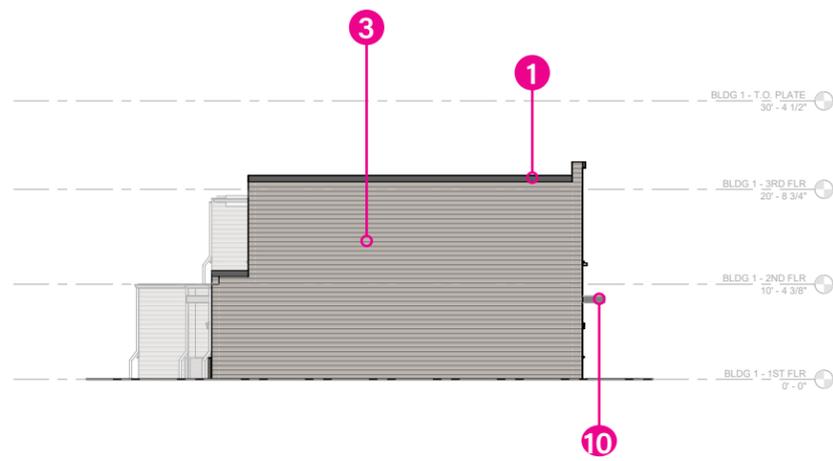


# CIVIC DESIGN REVIEW

## BUILDING 1 ELEVATIONS

### LEGEND

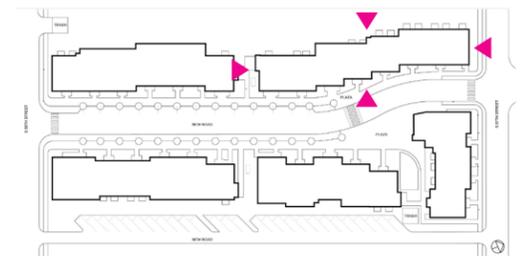
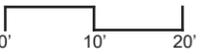
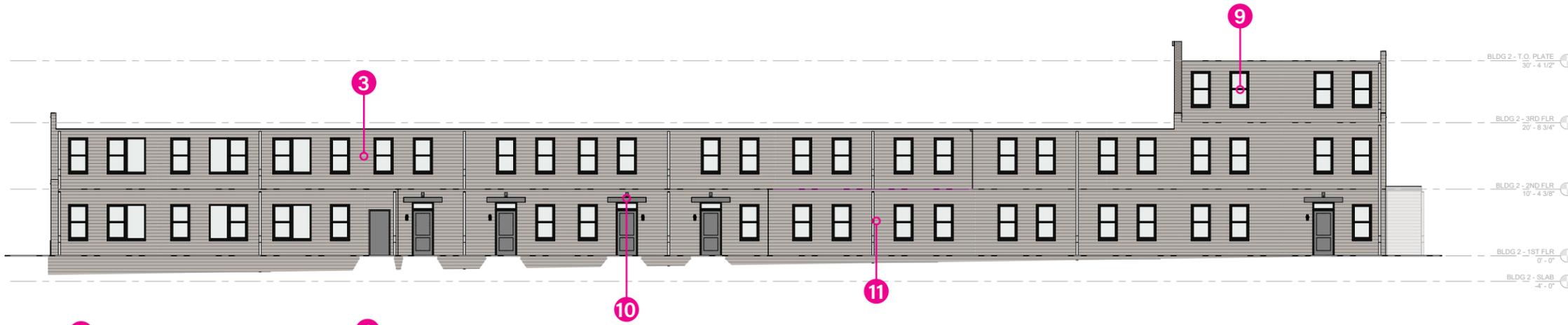
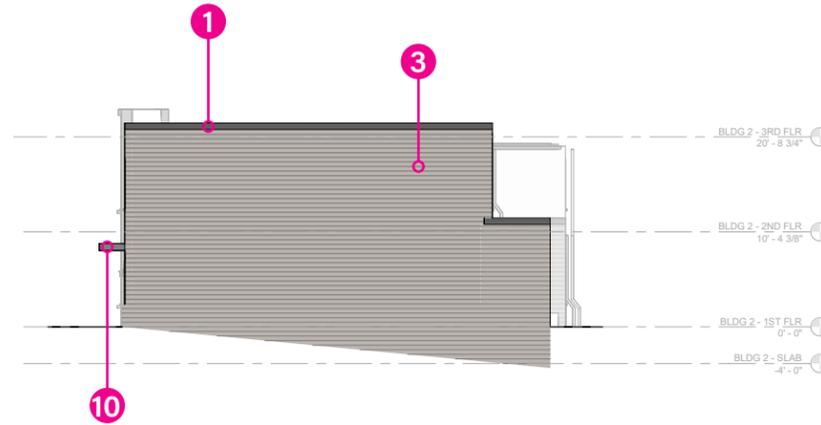
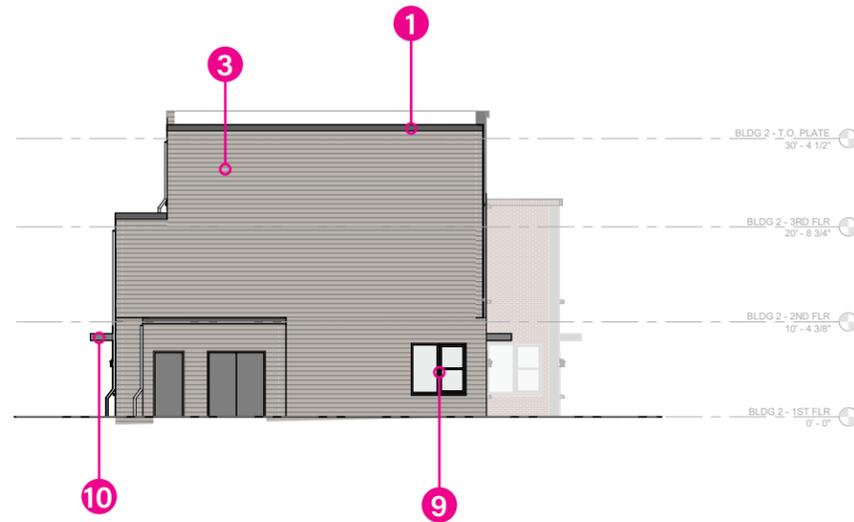
- 1 METAL COPING
- 2 FIBER CEMENT PANEL
- 3 HORIZONTAL VINYL SIDING
- 4 BRICK COLOR 1
- 5 BRICK COLOR 1 SOLDIER COURSE CORNICE
- 6 BRICK COLOR 3
- 7 BRICK COLOR 3 SOLDIER COURSE CORNICE
- 8 BRICK COLOR 2 STACKED
- 9 VINYL WINDOW
- 10 PRE-MANUFACTURED METAL CANOPY
- 11 ALUMINUM DOWNSPOUT
- 12 HORIZONTAL FIBER CEMENT SIDING



CIVIC DESIGN REVIEW  
**BUILDING 2 ELEVATIONS**

**LEGEND**

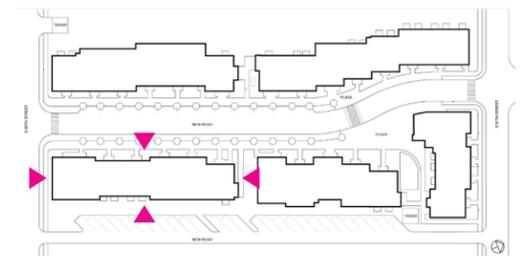
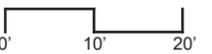
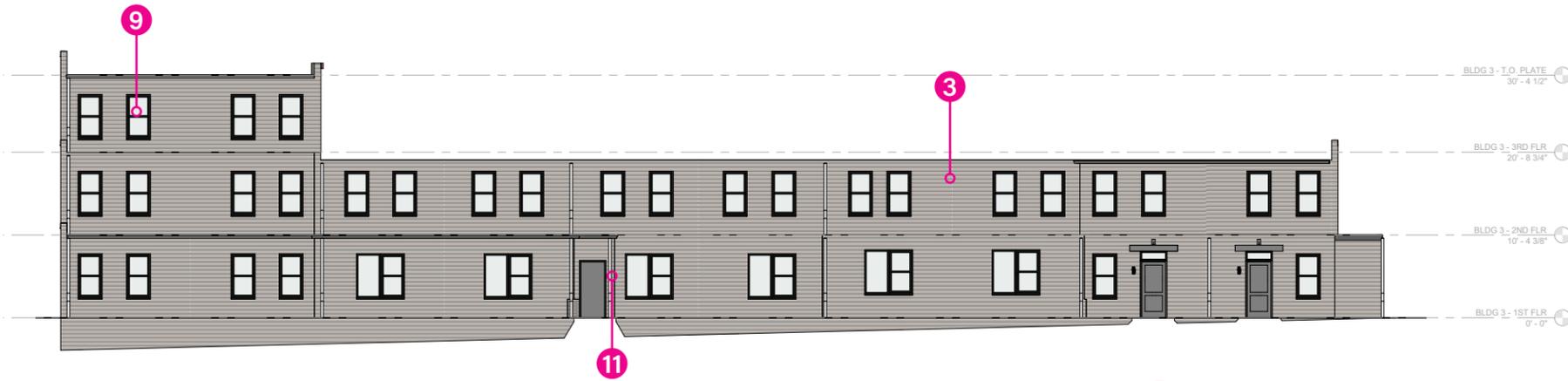
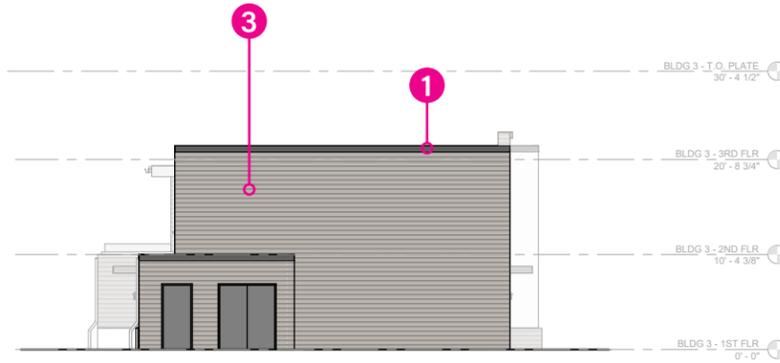
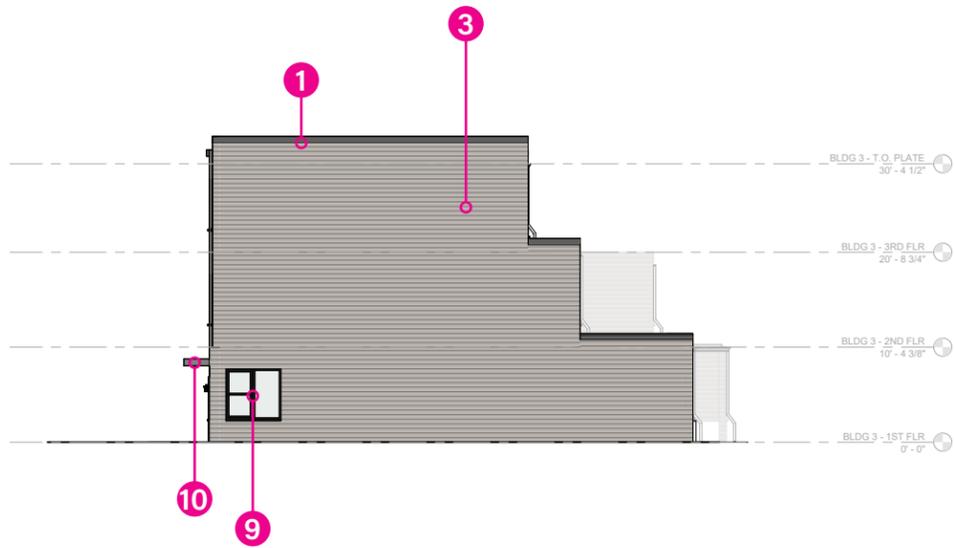
- 1 METAL COPING
- 2 FIBER CEMENT PANEL
- 3 HORIZONTAL VINYL SIDING
- 4 BRICK COLOR 1
- 5 BRICK COLOR 1 SOLDIER COURSE CORNICE
- 6 BRICK COLOR 3
- 7 BRICK COLOR 3 SOLDIER COURSE CORNICE
- 8 BRICK COLOR 2 STACKED
- 9 VINYL WINDOW
- 10 PRE-MANUFACTURED METAL CANOPY
- 11 ALUMINUM DOWNSPOUT
- 12 HORIZONTAL FIBER CEMENT SIDING



# BUILDING 3 ELEVATIONS

## LEGEND

- 1 METAL COPING
- 2 FIBER CEMENT PANEL
- 3 HORIZONTAL VINYL SIDING
- 4 BRICK COLOR 1
- 5 BRICK COLOR 1 SOLDIER COURSE CORNICE
- 6 BRICK COLOR 3
- 7 BRICK COLOR 3 SOLDIER COURSE CORNICE
- 8 BRICK COLOR 2 STACKED
- 9 VINYL WINDOW
- 10 PRE-MANUFACTURED METAL CANOPY
- 11 ALUMINUM DOWNSPOUT
- 12 HORIZONTAL FIBER CEMENT SIDING

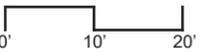
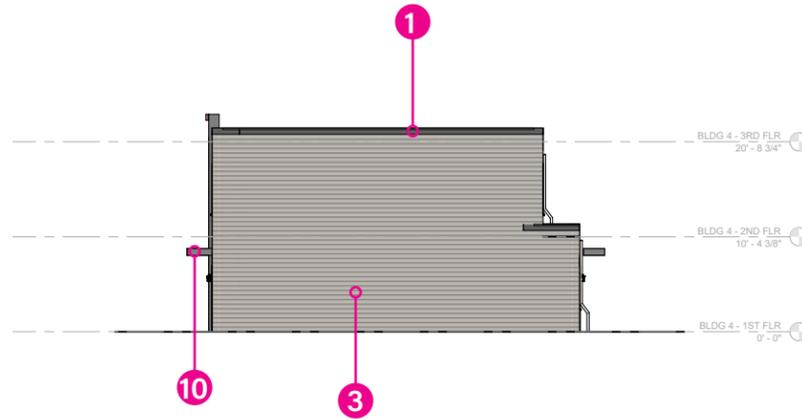
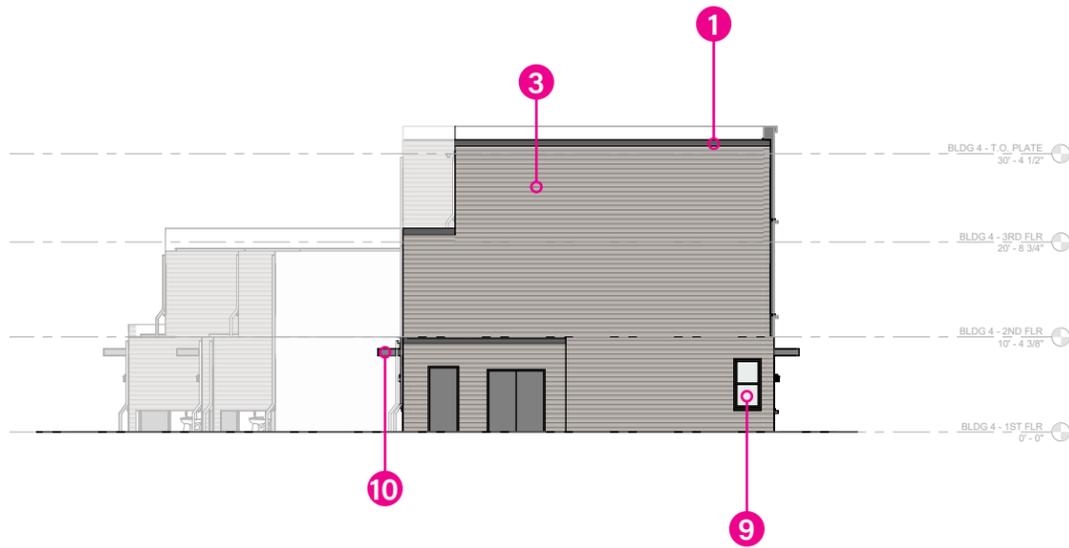


# CIVIC DESIGN REVIEW

## BUILDING 4 ELEVATIONS

### LEGEND

- 1 METAL COPING
- 2 FIBER CEMENT PANEL
- 3 HORIZONTAL VINYL SIDING
- 4 BRICK COLOR 1
- 5 BRICK COLOR 1 SOLDIER COURSE CORNICE
- 6 BRICK COLOR 3
- 7 BRICK COLOR 3 SOLDIER COURSE CORNICE
- 8 BRICK COLOR 2 STACKED
- 9 VINYL WINDOW
- 10 PRE-MANUFACTURED METAL CANOPY
- 11 ALUMINUM DOWNSPOUT
- 12 HORIZONTAL FIBER CEMENT SIDING

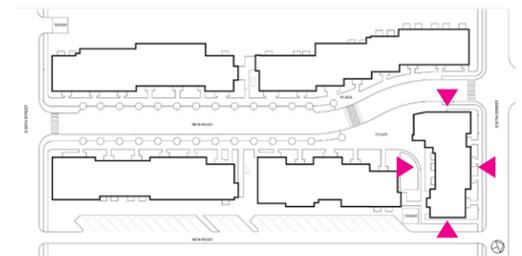
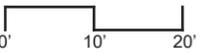
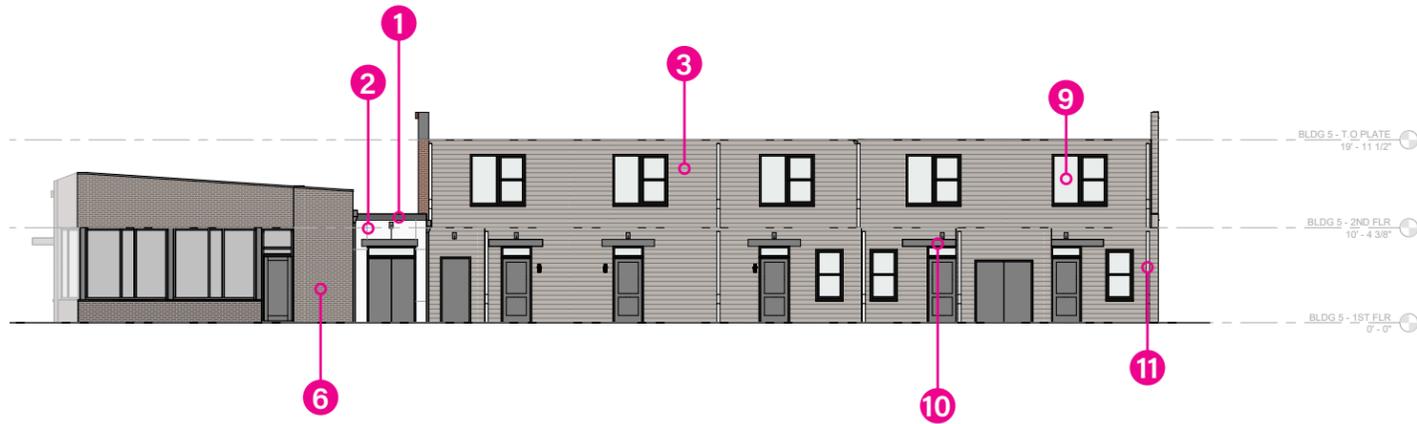
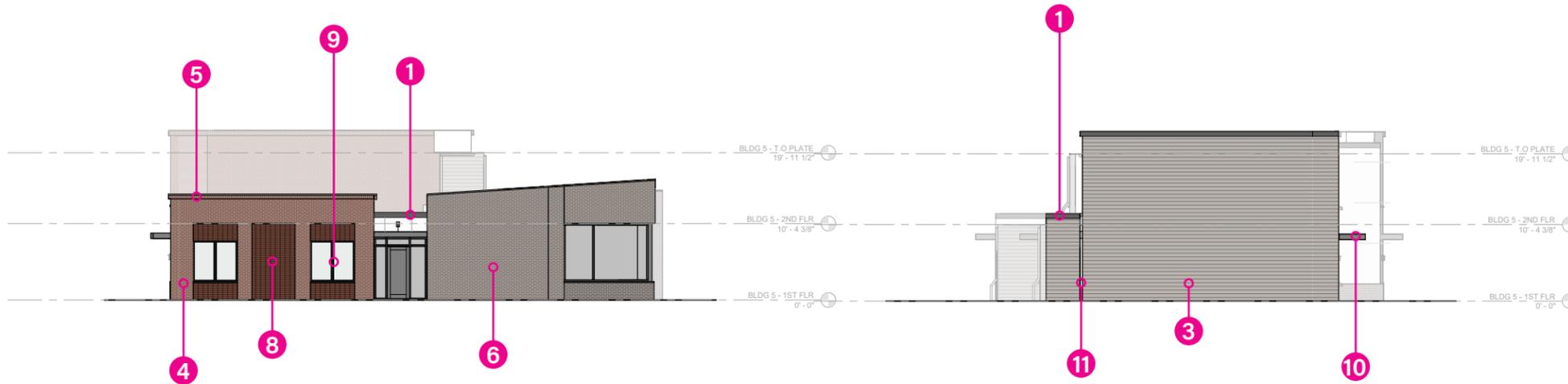


# CIVIC DESIGN REVIEW

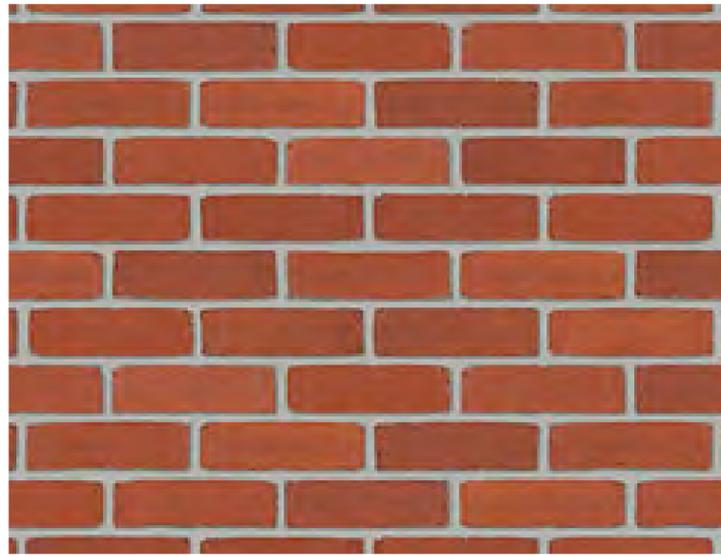
## BUILDING 5 ELEVATIONS

### LEGEND

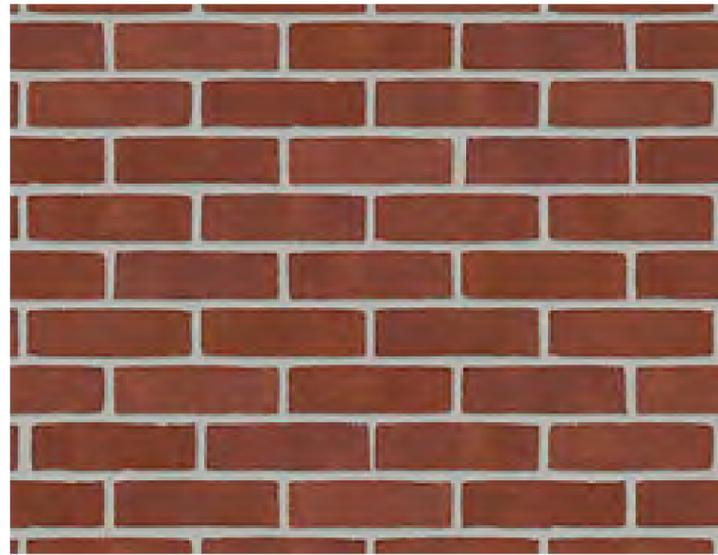
- 1 METAL COPING
- 2 FIBER CEMENT PANEL
- 3 HORIZONTAL VINYL SIDING
- 4 BRICK COLOR 1
- 5 BRICK COLOR 1 SOLDIER COURSE CORNICE
- 6 BRICK COLOR 3
- 7 BRICK COLOR 3 SOLDIER COURSE CORNICE
- 8 BRICK COLOR 2 STACKED
- 9 VINYL WINDOW
- 10 PRE-MANUFACTURED METAL CANOPY
- 11 ALUMINUM DOWNSPOUT
- 12 HORIZONTAL FIBER CEMENT SIDING



CIVIC DESIGN REVIEW  
**BUILDING MATERIAL PALETTE**



**BRICK COLOR 1 - RED**



**BRICK COLOR 2 - DARK RED**



**BRICK COLOR 3 - GRAY**



**VINYL LAP SIDING - GRAY**



**FIBER CEMENT LAP SIDING - GRAY**



**FIBER CEMENT PANELS - WHITE**