Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

CDR PROJECT APPLICATION FORM

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

L&I APPLICATION NUMBER: ZP-2026-006676

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

The project proposes 50 residential dwelling units and more than 50,000sf of GFA (55,505sf) and affects a residential zoning district

PROJECT LOCATION

Planning District: Lower North **Council District:** 5th

Address: 1300-50 N. 10th Street
Philadelphia, PA 19122

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

CONTACT INFORMATION

Applicant Name: Mission First Housing Group **Primary Phone:** 215-557-8414x3252
c/o Kate Murray, Senior Development Project Manager

Email: kmurray@missionfirsthousing.org **Address:** 2014-48 Arch Street, 2nd Floor
Philadelphia, PA 19103

Property Owner: Philadelphia Housing Authority **Developer** Mission First Housing Group

Architect: Thriven Design, Matt Bartner & Troy Rog-Urman
2 Executive Campus, Suite 400
2370 Route 70, Cherry Hill NJ 08002
mbartner@thriven.design | trogurman@thriven.design

Civil: Eustace, Ed Gleason
607 Easton Road, Building B – 2nd Floor
Willow Grove, PA 19090
emg@eustaceeng.com |

Attorney: Dilworth Paxson LLP,
Meredith Ferleger, Esq.
1650 Market Street, Suite 1200
Philadelphia, PA 19103
mferleger@dilworthlaw.com

SITE CONDITIONS

Site Area: 32,455sf

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):

Multi-family household living – 50 units

Proposed # of Parking Units:

0

COMMUNITY MEETING

Community meeting held: Yes ____ No x

If yes, please provide written documentation as proof. (Previously provided)

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

Date: October 1, 2026 **Time:** 6:00pm

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes x No ____ NA____

If yes, indicate the date hearing will be held:

Date: January 13, 2027

#125775869v1



HARRISON PLAZA REDEVELOPMENT PHASE I

PROJECT

HARRISON PLAZA REDEVELOPMENT PHASE I

DESCRIPTION

NEW AFFORDABLE SENIOR HOUSING REDEVELOPING TEN (10) EXISTING PHA TOWNHOME/FLATS IN THE HARRISON NEIGHBORHOOD, PROVIDING 50 MODERN APARTMENTS. COMMON AREAS/AMENITIES INCLUDE A ROOF DECK, COMMUNITY ROOM, FITNESS ROOM, MANAGEMENT, AND MAINTENANCE OFFICES. AN ON-SITE SUITE IS ALSO AVAILABLE FOR POTENTIAL COMMUNITY WELLNESS PARTNERS.

LOCATED AT THE INTERSECTION OF 10TH AND THOMPSON STREETS, BOUNDED ON THE NORTH SIDE BY THE PEDESTRIAN SEYBERT MALL AND AN EXISTING OFF-STREET PARKING AREA TO THE WEST, THE PROJECT IS ANTICIPATED TO BE THE FIRST PHASE OF REDEVELOPMENT OF THE HARRISON CHOICE NEIGHBORHOOD TRANSFORMATION PLAN, REDEVELOPING THE ENTIRE PUBLIC HOUSING SITE.

SITE AREA

32, 455 SF

COORDINATING RCO

POPLAR COMMUNITY ORGANIZATION

DEVELOPER

MISSION FIRST HOUSING GROUP /
PHILADELPHIA HOUSING AUTHORITY

ARCHITECT THRIVEN DESIGN (WITH KELLY MAIELLO ARCHITECTS)
CIVIL EUSTACE ENGINEERING
LANDSCAPE DESIGN McGEHEE LAND STUDIO

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DATE: 2026-09-25

TABLE OF CONTENTS

NEIGHBORHOOD LOCATION MAP	1
ZONING	2
EXISTING SITE CONTEXT	3-4
MASSING DIAGRAM	5
ZONING PLAN	6
PROPOSED SITE PLAN	7
FLOOR PLANS	8
TYPICAL UNIT PLANS	9
BUILDING ELEVATIONS	10-11
SITE SECTIONS	12
LANDSCAPE PLAN	13-14
RENDERING	15

APPENDIX

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Philadelphia, PA 19122



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1	NEIGHBORHOOD MAP
DATE: 2026-09-25	

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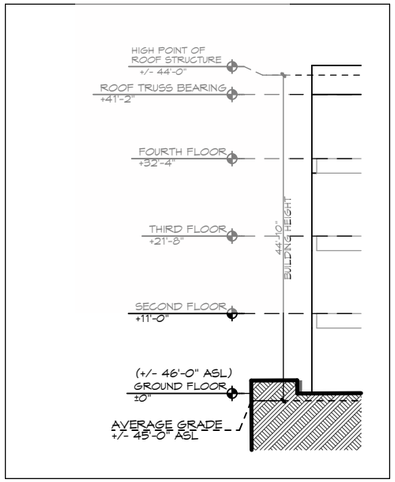
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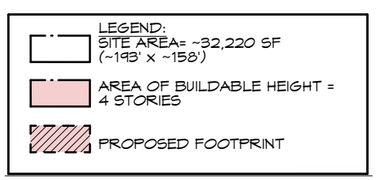
HARRISON PLAZA REDEVELOPMENT PHASE I

1300-50 North 10th Street
Philadelphia, PA 19122



NORTH: 49.82 + 46.68 / 2 * 93 = 4,080
SOUTH: 44.94 + 42.80 / 2 * 93 = 4,487
EAST: 46.68 + 42.80 / 2 * 172 = 7,716
WEST: 44.94 + 42.80 / 2 * 172 = 7,546

TOTAL PERIMETER: 530 23,829
23,828.58 / 530.4583 = +/- 45' AVERAGE GRADE PLANE



SITE PLAN

ZONING REQUIREMENTS	Current/Required/Allowed	Proposed
Lots included:	*1300-50 N 10th ST*	**NEW LOT**
Building:		**50 Units Multi-Family**
Existing Zoning District:	RM-2: Residential Multi-Family 2 /NCP North Central Philadelphia Overlay District - Subarea B/ /VDO Fifth District Overlay District /YOD, Yorktown Neighborhood Overlay District	**RM-2**
Zoning Use:	Multi-Family Allowed in RM-2	**Multifamily**
Lot Width:	50 feet Min.	**193.4 ft**
Lot Area:	15,000 sq. ft. Min.	**32,455 sq. ft. (see below)**
Max. Occupied Lot Area:	N/A	N/A
Front Yard: Setback	3 / 4 of Height (from the CL of street)	**49.36 ft from CL of 10th Street** (34' Min for 45'-4" max. bldg.. ht)
Side Yard: Setback	3 / 4 of Height from Property Line or CL of Street	**84.79 ft**
Rear Yard: Setback	3 / 4 of Height from PL or CL of Street	**34 ft from West PL** (34' Min for 45'-4" max bldg.. ht)
Height:	12 Stories Max. (14-535. / YOD, Yorktown overlay District (2) Height Regulation. The maximum height shall be equal to the height of the tallest building located on any abutting lot- See overlay regulations) **Note:** Nearby Harrison Plaza tower is 15 stories	**4 stories** (45.33 ft +/-)
Floor Area Ratio:	120% (70% of Lot Area + 50% (Zoning Bonus Summary per 14-702 (7))	**171%** Bldg Area 55,506 gsf / 32,455 sf =1.71 ~32,455 sf Lot Min
Required Parking:	Multifamily: 3/10 units=± 15 parking spaces needed	0 (Waiver Req.)
Required Bicycle Parking	5 (1 space/10 Dwelling Units)	0
Number of Units		**50 units total** 1 BR units (~82%) = ± 43 units 2 BR units (~18%) = ± 7 units

SCALE: 1" = 50'
0 25FT 50FT 100FT

2 ZONING
DATE: 2026-09-25

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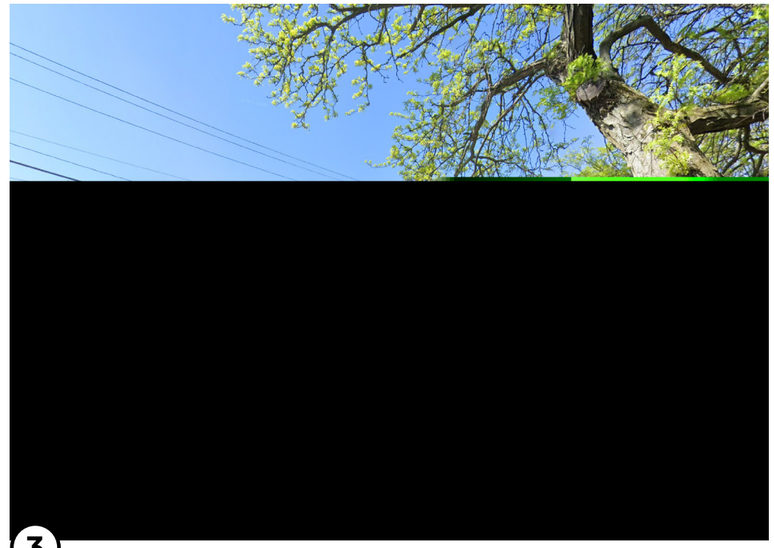
1300-50 North 10th Street
Philadelphia, PA 19122



1 NORTH VIEW FROM N 10th STREET AND W THOMPSON STREET



2 EAST VIEW FROM W THOMPSON STREET



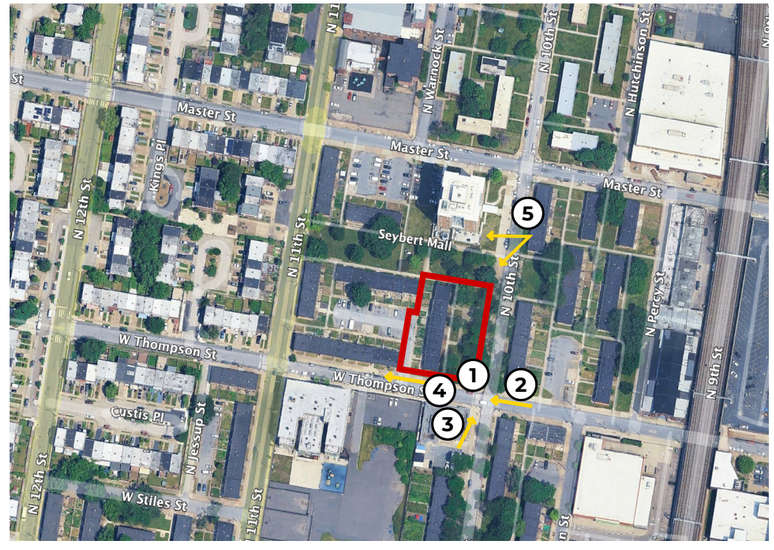
3 SOUTHWEST VIEW OF PRECINCT BUILDING FROM N 10th STREET



4 WEST VIEW FROM W THOMPSON STREET, SCHOOL AT LEFT



5 NORTH VIEW OF HARRISON PLAZA TOWER FROM N 10th STREET



KEY MAP

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3	EXISTING SITE CONTEXT
DATE: 2026-09-25	

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6 SOUTH WEST VIEW OF THE SEYBERT MALL AND EXISTING 2 STORY TOWNHOMES FROM N 10th STREET



7 NORTH EAST VIEW OF THE BACKYARD OF THE EXISTING UNITS FROM W THOMPSON STREET



8 NORTH VIEW OF EXISTING TREE CANOPY ON N 10th STREET

KEY MAP

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4	EXISTING SITE CONTEXT
DATE: 2026-09-25	

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5	MASSING DIAGRAM
DATE: 2026-09-25	

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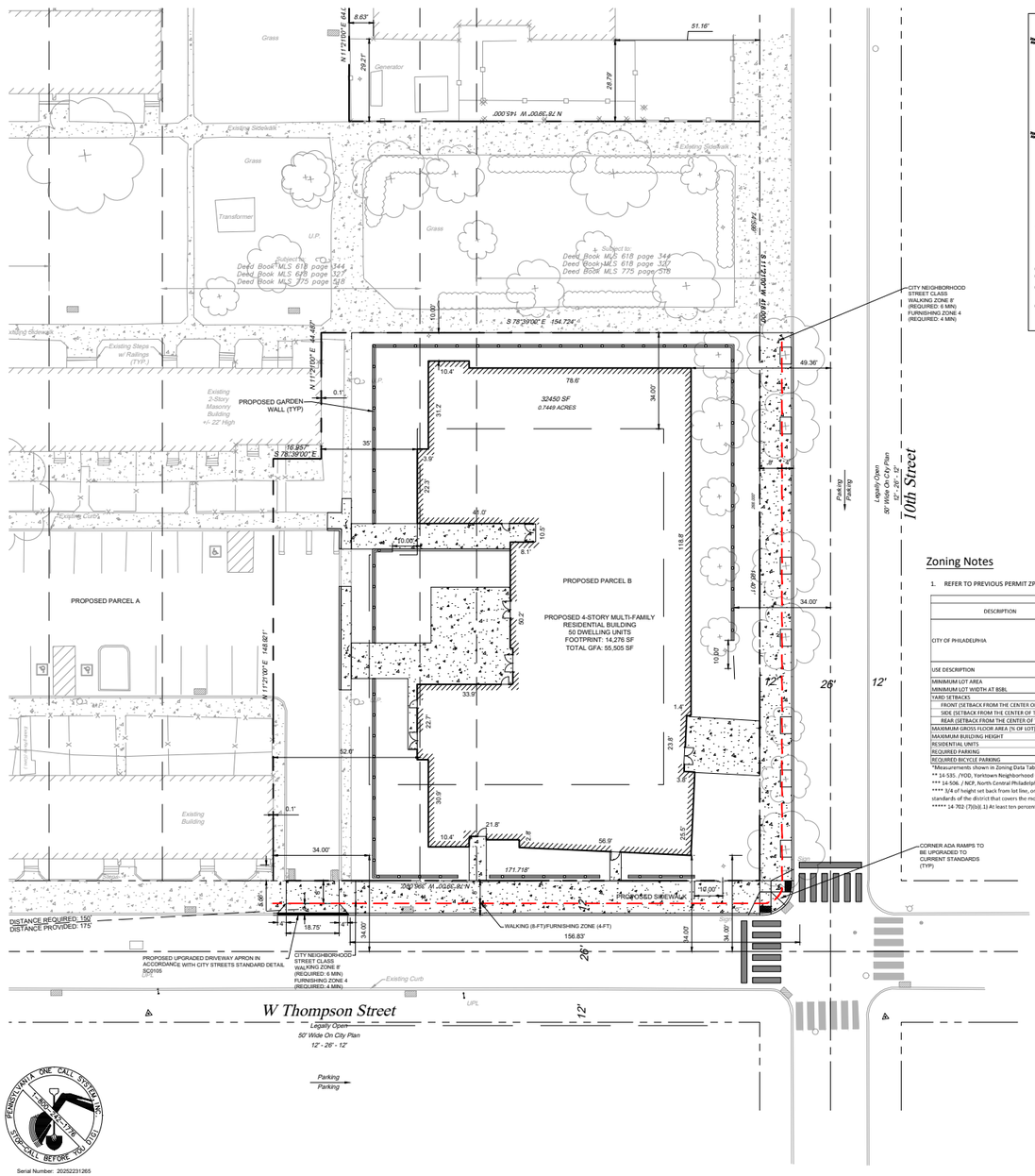
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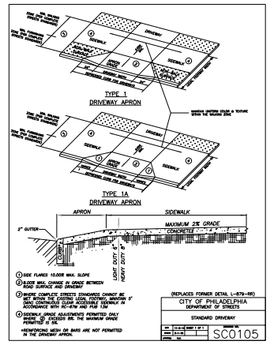
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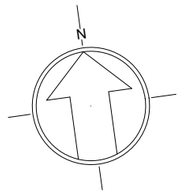
1300-50 North 10th Street
Philadelphia, PA 19122





General Notes

1. This plan is to be used for title or conveyance purposes only.
2. The addresses shown on this plan are as per existing deeds or as posted on the premises.
3. The information shown on this plan is for the ultimate user named heron and is not valid to any other parties.
4. All property bearings and distances described according to a subdivision plan prepared by Stantec Consulting Services Inc. dated April 24, 2020.
5. The bearings shown hereon are referenced from a Compilation of City Plans 119, 120, & 121.
6. Boundary and topographic information is based on a field survey performed by Eustace Engineering on august 11, 2025.
7. All dimensions shown on the plan are Philadelphia District Standard, the legal standard of measure within the City of Philadelphia, except building dimensions which are in United States Standard Measure (Us).
8. The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
9. Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
10. The property described on this survey does not lie within a Special Flood Hazard Area ("SFHA) as defined by the Federal Emergency Management Agency; the property lies within Zone X of the Flood Insurance Rate Map, determined to be outside the 0.2% annual chance floodplain as shown on map no. As shown on the Flood Insurance Rate Map, Community No. 420757 Panel 0182H dated 11/18/2015.
11. A zoning permit is required for any proposed changes to lot lines, including subdivision of existing parcels.
12. Plan made per instruction s of applicant, Philadelphia Housing Authority.
13. Attention is called to the city of Philadelphia Zoning Code as amended. Property is zoned RM-2.
14. All streets adjacent to property are legally open as public rights of ways. Surveyor is unaware of any proposed changes in street right of way lines.
15. Curb grades to be regulated by the 9th Survey District.
16. This plan is not for construction purposes.

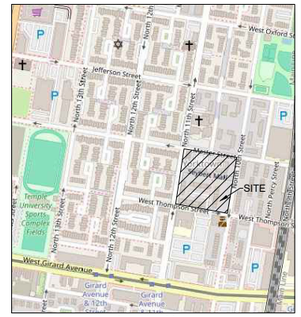


Zoning Notes

1. REFER TO PREVIOUS PERMIT ZP-2020-001224 FOR INFORMATION RELATED TO PARCEL A TO REMAIN

DESCRIPTION	ZONING DATA TABLE		
	1300 50 N. 10TH STREET		
	REQUIRED	PARCEL A (SEE ZONING NOTE 1)	PROVIDED - PARCEL B
CITY OF PHILADELPHIA	RM-2: RESIDENTIAL MULTI-FAMILY 2 / NCP, NORTH CENTRAL PHILADELPHIA OVERLAY DISTRICT - SUBAREA B / VDO, FIFTH DISTRICT OVERLAY DISTRICT / YOD, YORKTOWN NEIGHBORHOOD OVERLAY DISTRICT	RM-2: RESIDENTIAL MULTI-FAMILY 2 / NCP, NORTH CENTRAL PHILADELPHIA OVERLAY DISTRICT - SUBAREA B / VDO, FIFTH DISTRICT OVERLAY DISTRICT / YOD, YORKTOWN NEIGHBORHOOD OVERLAY DISTRICT	RM-2: RESIDENTIAL MULTI-FAMILY 2 / NCP NORTH CENTRAL PHILADELPHIA OVERLAY DISTRICT - SUBAREA B / VDO FIFTH DISTRICT OVERLAY DISTRICT / YOD, YORKTOWN NEIGHBORHOOD OVERLAY DISTRICT
USE DESCRIPTION	MULTI-FAMILY	MULTI-FAMILY	MULTI-FAMILY
MINIMUM LOT AREA	15,000 SF	109155 SF	32,455 SF
MINIMUM LOT WIDTH AT BSBL	50 FT	224.3 FT	193.4 FT
YARD SETBACKS			
FRONT (SETBACK FROM THE CENTER OF THE STREET)	3/4 HEIGHT MIN. (3/4 X 45. 33 FT = 34 FT)	30.45 FT	49.36 FT, 34 FT
SIDE (SETBACK FROM THE CENTER OF THE STREET)	3/4 HEIGHT MIN. (3/4 X 45. 33 FT = 34 FT)	N/A	84.79 FT
REAR (SETBACK FROM THE CENTER OF THE STREET)	3/4 HEIGHT MIN. (3/4 X 45. 33 FT = 34 FT)	N/A	34 FT
MAXIMUM GROSS FLOOR AREA (% OF LOT)	70% OF LOT AREA + 50% = 120%*****	41%	125.5%
MAXIMUM BUILDING HEIGHT	12 STORIES MAX. **	22 FT	4 STORIES / 45.33 FT +/-
RESIDENTIAL UNITS	0	41	50
REQUIRED PARKING	NO PARKING FOR FIRST 3 DU / AND THEREAFTER SHALL BE 3 SP / 10 DU ***	55	0
REQUIRED BICYCLE PARKING	5 (1 SPACE /10 DWELLING UNITS)	0	0

*Measurements shown in Zoning Data Table are shown in US Survey Feet.
** 14-535. /YOD, Yorktown Neighborhood Overlay District (2) Height Regulation - The maximum height shall be equal to the height of the tallest building located on any abutting lot.
*** 14-506. / NCP, North Central Philadelphia Overlay District (2) Subarea B.(c) Required Parking
**** 3/4 of height set back from lot line, or from center of street if the lot line in question is the street line. If one side of a block has more than one zone, all structures must be set back by the most restrictive residential district on the block if there is one, and otherwise by the standards of the district that covers the most street frontage.
***** 14-702 (7)(b)(.1) At least ten percent (10%) of residential dwelling units (rounded up, if fractional) shall be provided and maintained as affordable. - 50 Total Dwelling Units are proposed with 5 to be Affordable Dwelling Units



Location Map
Scale: 1" = 500'

Legend

- Property Line / Right-of-Way
- Existing Building
- Existing Edge of Pavement
- Existing Curb
- Existing Concrete
- Existing Sanitary Sewer Line
- Existing Water Line
- Existing Gas Line
- Existing Phone Line
- Existing Storm Line
- Existing Overhead Wire
- Existing Fence
- Existing Minor Contour
- Existing Major Contour
- Existing Tree
- Existing Fire Hydrant
- Existing Utility Pole
- Existing Sign
- Existing Water Valve
- Existing Light Standard
- Existing Inlet
- Existing Shrub
- Proposed Building
- Proposed Curb
- Proposed Concrete
- Proposed Garden Wall with Fence
- Proposed Accent Wall
- Proposed Limit of Disturbance (LOD)

Serial Number: 20252231265

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Site Data:

Address: 1300-50 North 10th Street
Philadelphia, Pennsylvania 19122
Zoned: RM-2
Lot Area: 138,618 SF 3.1822 AC

Owner/Applicant:

Philadelphia Housing Authority
Office of General Counsel
2013 Ridge Avenue
Philadelphia, Pennsylvania 19121

Parcel Information:

OPA #: 886761105
Map Registry #: 010N100220

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 1 OF 1

PWD Tracking # FY26-HARR-8495-01

7	07/23/2026	SMF	REVISED PER L&I 07-22-26 COMMENTS
6	07/01/2026	JAH	REVISED PER PWD 06-26-26 REVIEW COMMENTS
5	06/22/2026	JAH	REVISED PER L&I 06-22-26 COMMENTS
4	06/22/2026	JAH	REVISED PER PWD 06-12-26 COMMENTS
3	06/08/2026	JAH	REVISED PER PWD ERSA 06-05-26 REVIEW COMMENTS
2	05/27/2026	JAH	REVISED PER PWD 05-20-26 REVIEW COMMENTS
1	05/21/2026	JAH	REVISED PER STREETS 05-14-26 REVIEW COMMENTS

Zoning Plan

Harrison Redevelopment

14th Ward, City of Philadelphia, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 044587-E

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

Martin J. Eustace, III, P.E.
PA Lic. PE044587E

DRAWN BY	JAH
CHECKED BY	EMG
DATE	04-17-2026
DRAWING No.	D 2332 02 02

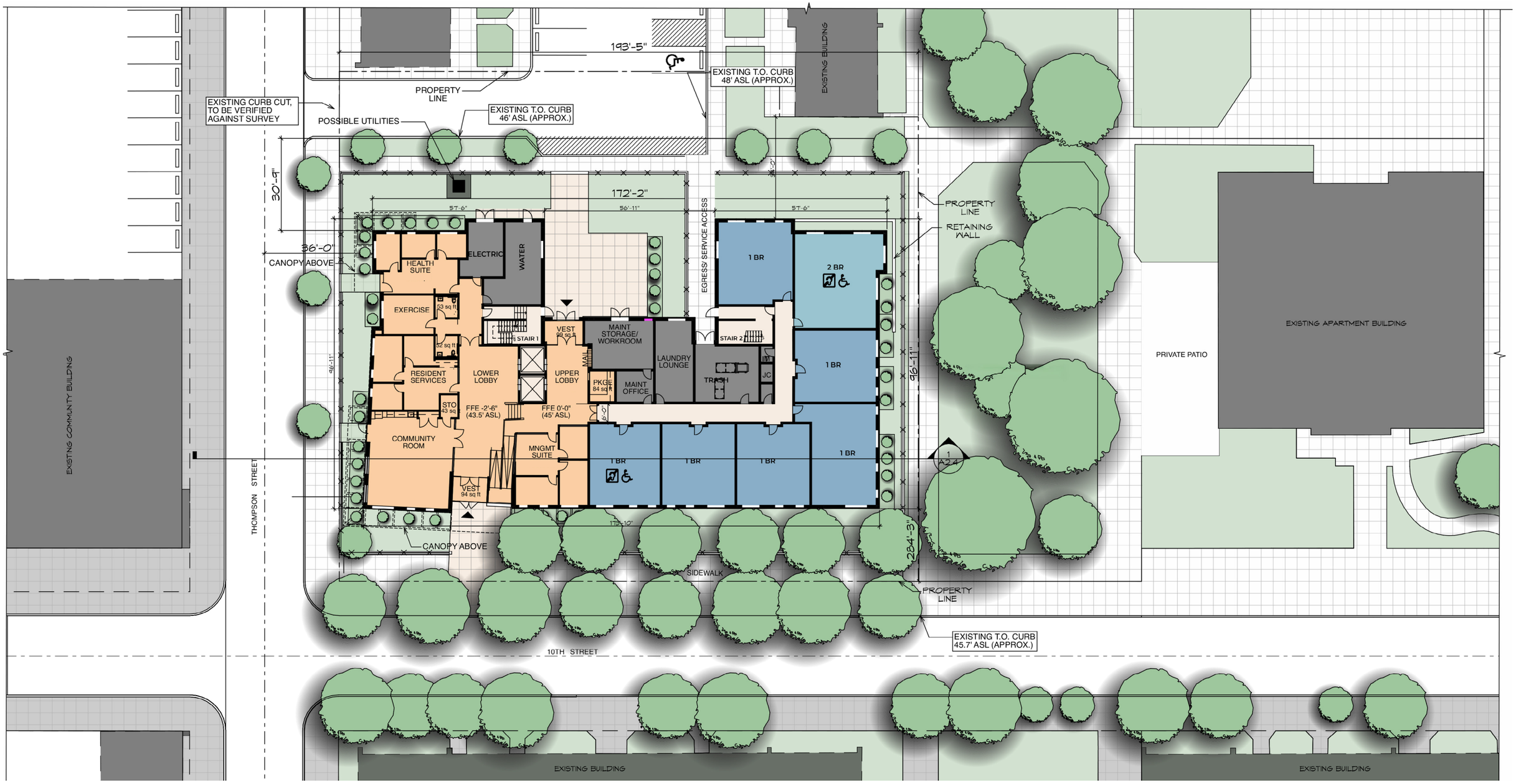
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6	ZONING PLAN
DATE: 2026-09-25	

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HARRISON PLAZA REDEVELOPMENT PHASE I

1300-50 North 10th Street
Philadelphia, PA 19122



SCALE: 1" = 30'

0 15FT 30FT 60FT

7 PROPOSED SITE PLAN

DATE: 2026-09-25

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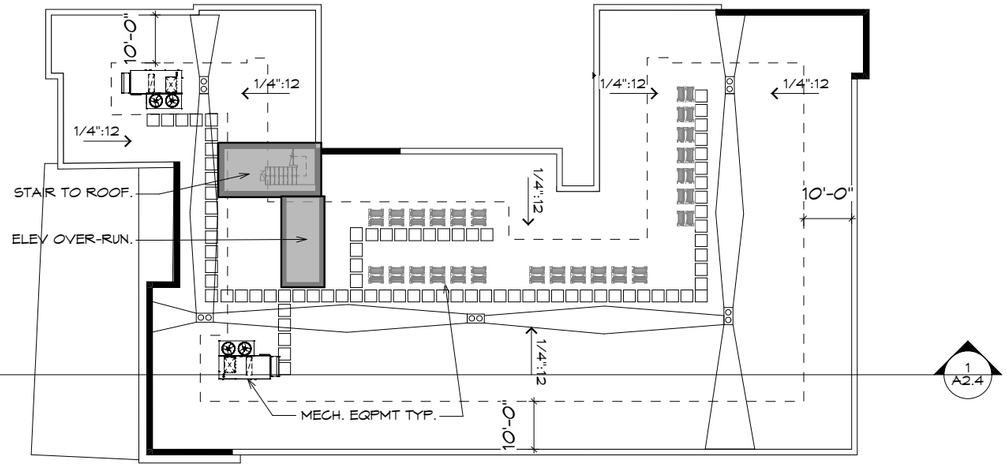
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1300-50 North 10th Street
Philadelphia, PA 19122



FOURTH FLOOR PLAN



ROOF PLAN



TYPICAL FLOOR PLAN

LEGEND:

CIRCULATION | DWELLING UNITS | BACK OF HOUSE AREAS

SCALE: 1" = 30'

0 15FT 30FT 60FT

8 FLOOR PLANS

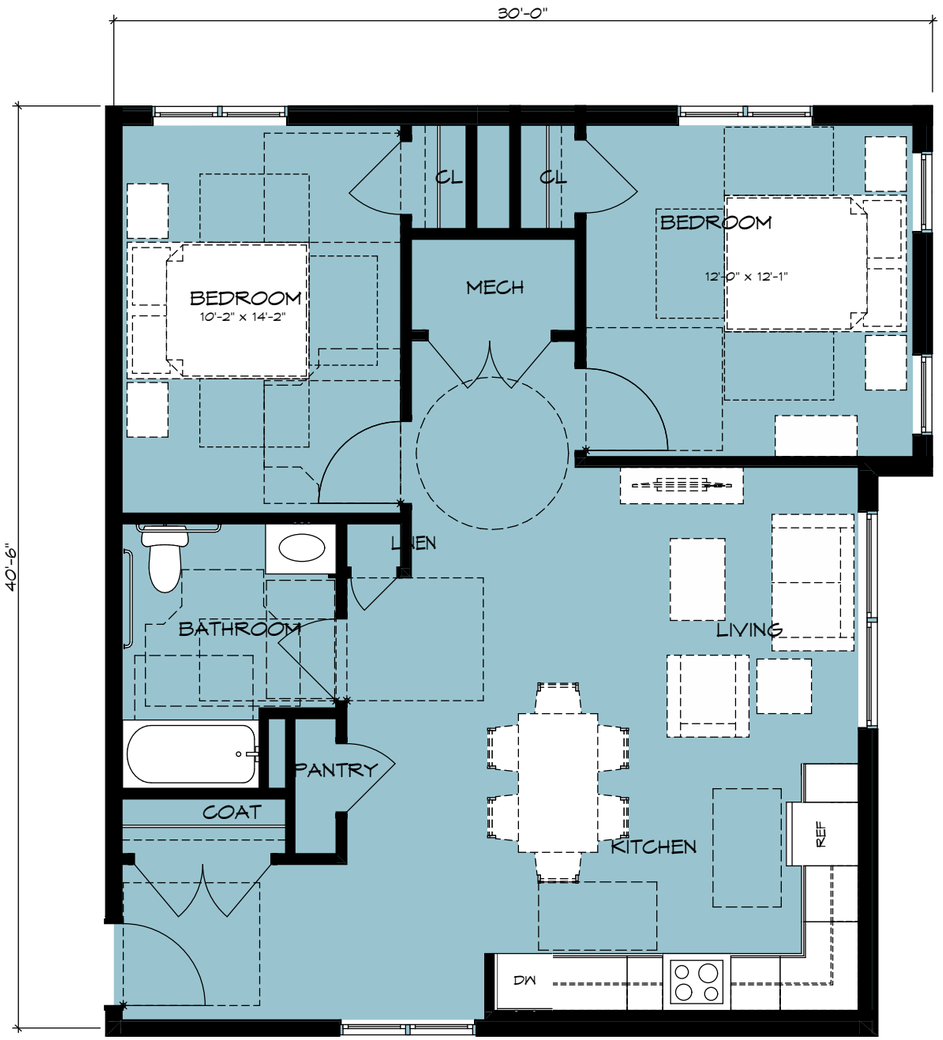
DATE: 2026-09-25

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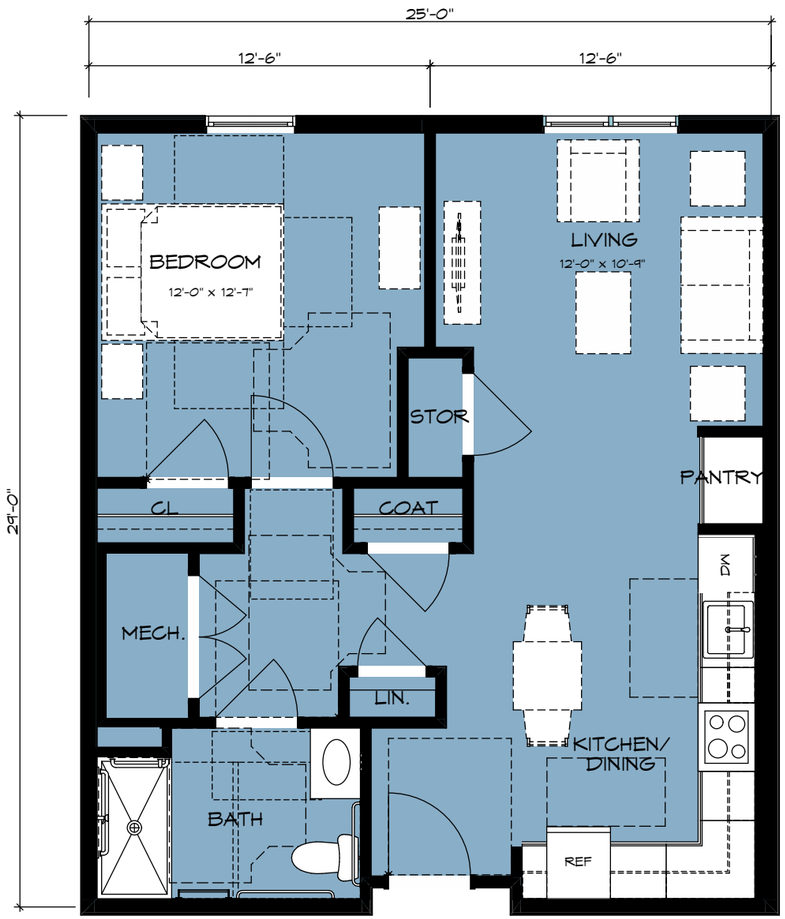


TYPICAL 2 BR PLAN

SCALE: 3/16” = 1’-0”

NSF: 931 sq ft

GSF: 973 sq ft



TYPICAL 1 BR PLAN

SCALE: 3/16” = 1’-0”

NSF: 679 sq ft

GSF: 721 sq ft

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9	TYPICAL UNIT PLANS
DATE: 2026-09-25	

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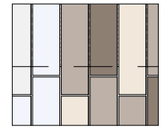


10th STREET ELEVATION



THOMPSON STREET ELEVATION

FACADE MATERIAL PALETTE



METAL PANEL "TILE"

COLOR: VARIES
PREFINISHED FORMED ALUMINUM
PATTERN: STACKED JOINTS
DETAIL @ WINDOWS AS WELL



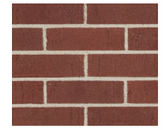
FIBER CEMENT PANEL

COLOR: DARK GRAY
SMOOTH FIBER CEMENT
PATTEN: 24" VERTICAL JOINTS.
RAIN SCREEN APPLICATION.
CONCEALED / PAINTED
FASTENERS



BRICK 1

BOD: GLEN GERY
VINTAGE BLACK VELOUR
PATTERN: RUNNING BOND, TYP
OPENINGS: ROWLOCK SILL,
SOLDIER BOND HEADER



BRICK 2

BOD: GLEN GERY
TUDOR BLEND
PATTERN: RUNNING BOND, TYP
OPENINGS: ROWLOCK SILL, CAST
STONE HEADERS



OVERSIZED CMU VENEER

BOD: WESTBROOK
WESTBRICK OVERSIZE BLOCK
12"x24" BLOCK, SMOOTH MOULD
STACK BOND, SF-608 COLOR
GRAFFITI RESISTANT COATING
CAST STONE HEADERS AND SILLS

WINDOWS

FIBERGLASS UNIT WINDOWS
LOW-E DOUBLE PANE
CASEMENT / FIXED TYP.
EXTERIOR COLOR: VARIES
BLACK / WHITE

STOREFRONT

THERMALLY BROKEN FRAMES W/
HIGH PERFORMANCE LOW-E
DOUBLE PANE GLAZING

SCALE: 1" = 15'

0 3.75FT 7.5FT 15FT

10 | BUILDING ELEVATIONS

DATE: 2026-09-25

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HARRISON PLAZA REDEVELOPMENT PHASE I

1300-50 North 10th Street
Philadelphia, PA 19122



WEST ELEVATION



NORTH ELEVATION

SCALE: 1" = 15'

0 3.75FT 7.5FT 15FT

11 | BUILDING ELEVATIONS

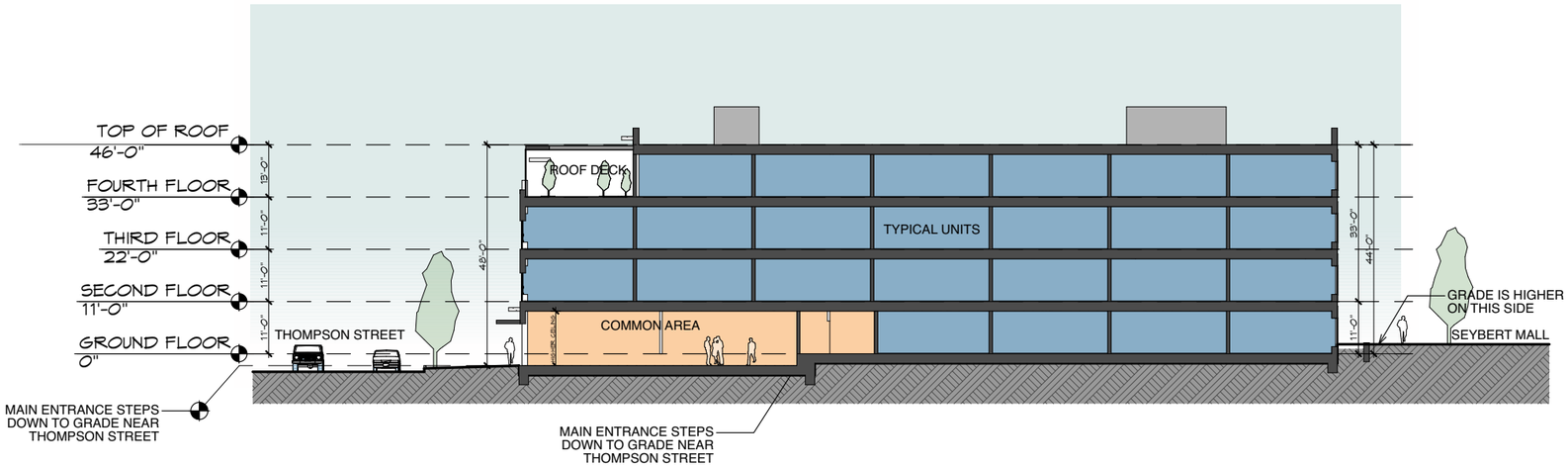
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SITE SECTION A - THROUGH THOMPSON STREET

SITE SECTION B - THROUGH 10th STREET

SCALE: 1" = 30'
0 15FT 30FT 60FT

12 | STREET SECTIONS

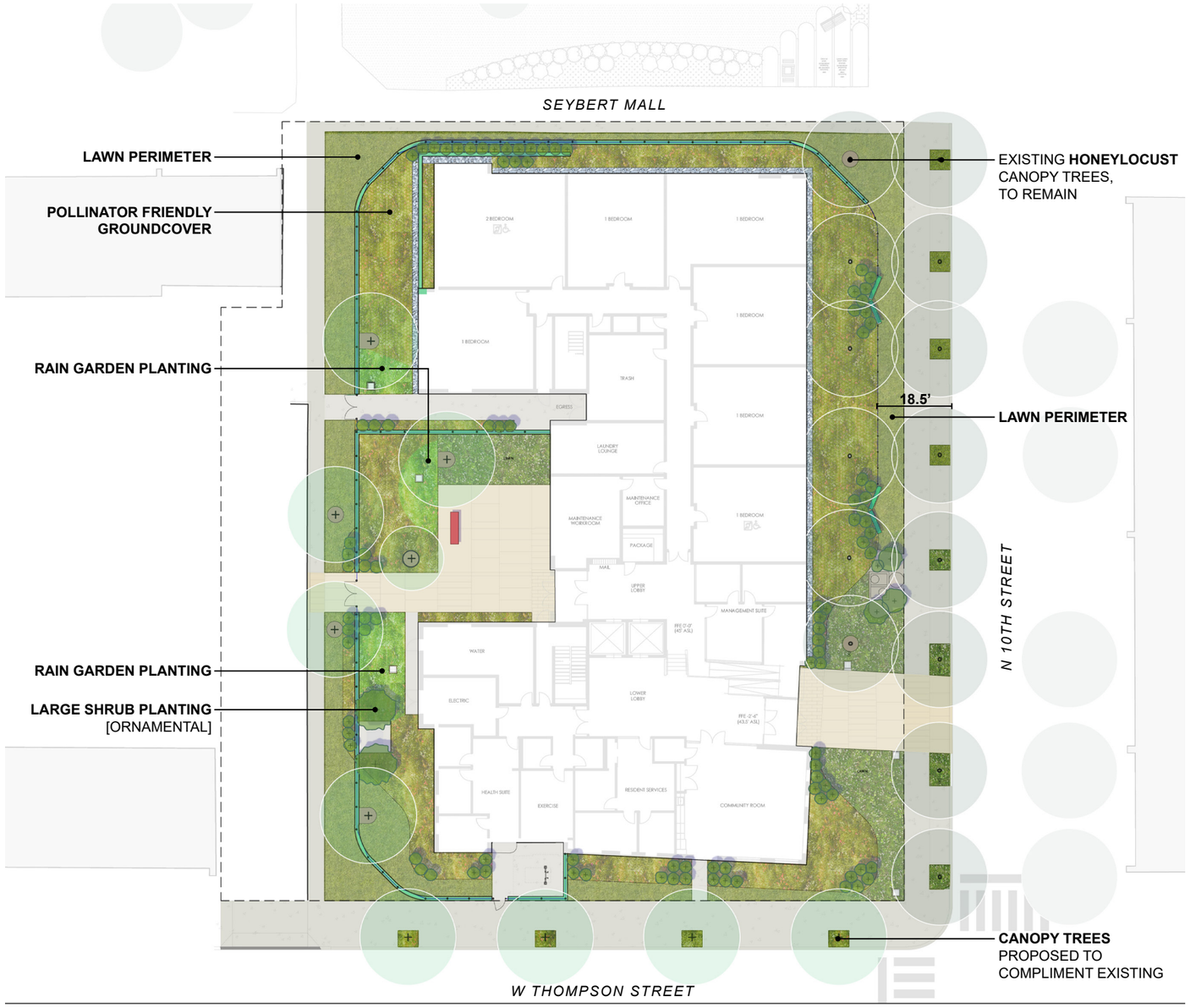
DATE: 2026-09-25

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HARRISON PLAZA REDEVELOPMENT PHASE I

1300-50 North 10th Street
Philadelphia, PA 19122



PLANTING SCHEDULE

TREES - SHADE CANOPY: The existing thornless Honeylocust trees along N 10th Street contribute significantly to the overall public realm. Damaged Honey locusts will be replaced along 10th, while trees with equally stunning yellow foliage have been selected for Thompson and the rear of the building.



GLEDITSIA TRIACANTHOS
Thornless Honeylocust Tree

H: 30-50', W: 25-40'

Notes: Bright yellow fall foliage, thornless, fast grower, Existing along 10th



GYMNOCLADUS DIOICUS
Kentucky Coffee Tree

H: 30-50', W: 25-40'

Notes: Similar dappled shade to Locust, also has yellow fall color.



GINGKO BILOBA
Common Hackberry

H: 30-50', W: 25-40'

Notes: Similar dappled shade to Locust, also has yellow fall color.

LARGE SHRUBS - ORNAMENTAL: Large ornamental shrubs have been selected to frame the flowering pollinator beds, and to compliment selected trees with bright fall color and edible berries in the fall.



AMELANCHIER ARBOREA
Common or Downy Serviceberry

H: 15-25', W: 15-25'

Notes: Bright red-orange fall color, edible berries.



LINDERA BENZOIN
Northern Spicebush

H: 30-50', W: 25-40'

Notes: Bright yellow fall color, edible berries, fragrant leaves



RHUS AROMATICA
Fragrant Sumac

H: 30-50', W: 25-40'

Notes: Bright yellow fall color, edible berries, fragrant leaves

GROUNDCOVER: Native pollinators have been selected to provide year-round visual interest with blooms from late winter to late fall. This planting is also to act as a soft buffer between the public realm and private residences. These perennials can be mown 1-2 yearly as needed and will return in the spring.



12% - Schizachyrium scoparium | Little Bluestem



10% - Eragrostis spectablis | Purple Lovegrass



8% - Sporobolus heterolepsis | Prairie Dropseed



7% - Coreopsis lanceolata | Lanceleaf Coreopsis



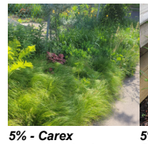
7% - Elymus virginicus Virginia Wildrye



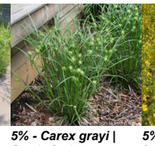
6% - Monarda fistulosa | Wild Bergamot



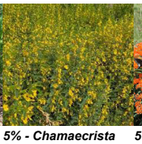
6% - Symphyotrichum laeve | Smooth Blue Aster



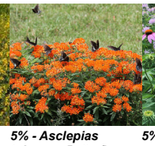
5% - Carex pensylvanica | Pennsylvania Sedge



5% - Carex grayi | Gray's Sedge



5% - Chamaecrista fascuculata | Partridge Pea



5% - Asclepias tuberosa Butterfly Milkweed



5% - Echinacea purpurea | Purple Coneflower



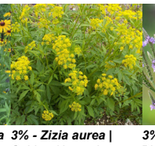
5% - Verbena stricta | Hoary Vervain



5% - Pycanthemum tenuifolium | Narrowleaf Mountain Mint



3% - Rudbeckia hirta Black-Eyed Susan



3% - Zizia aurea | Golden Alexanders



3% - Verbena hastata Blue Vervain

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13	LANDSCAPE PLAN - I
DATE: 2026-09-25	

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HARRISON PLAZA REDEVELOPMENT PHASE I

1300-50 North 10th Street
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10'

MATERIALS SCHEDULE

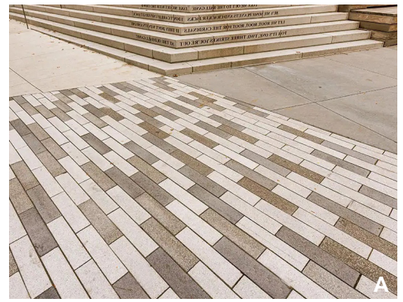
A - SPECIAL PAVING: Natural concrete with a broom finish can be provided for all regular paved surfaces throughout Harrison Square neighborhood. Special gathering areas and entries will be treated with inviting warm toned concrete with a mix of pre-cast paving and special paving with exposed aggregates and score jointing patterns as shown.

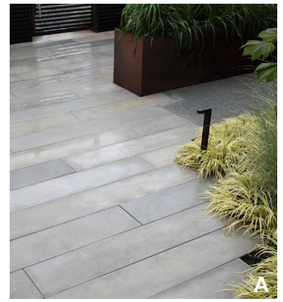
B - FENCING: Ameristar's Montage series is readily featured in residential and community projects. 3' tall extents of fencing will be utilized to signify a buffer between the streetscape and residential windows sitting above seasonal pollinator gardens. 6' tall fencing will secure areas away from busier streets and with more intensive resident use.

C - PRECAST LOW SEAT WALL: These narrower and shorter in height walls will be installed in line with the 3' tall garden fencing to emphasize the buffer between the streetscape and resident windows above.













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14	LANDSCAPE PLAN - II
DATE: 2026-09-25	

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HARRISON PLAZA REDEVELOPMENT PHASE I

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15	RENDERING
DATE: 2026-09-25	

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HARRISON PLAZA REDEVELOPMENT PHASE I

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APPENDIX

1. SUSTAINABILITY CHECKLIST
2. COMPLETE STREETS CHECKLIST

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HARRISON PLAZA REDEVELOPMENT PHASE I

1300-50 North 10th Street
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COMPLETE STREETS HANDBOOK CHECKLIST

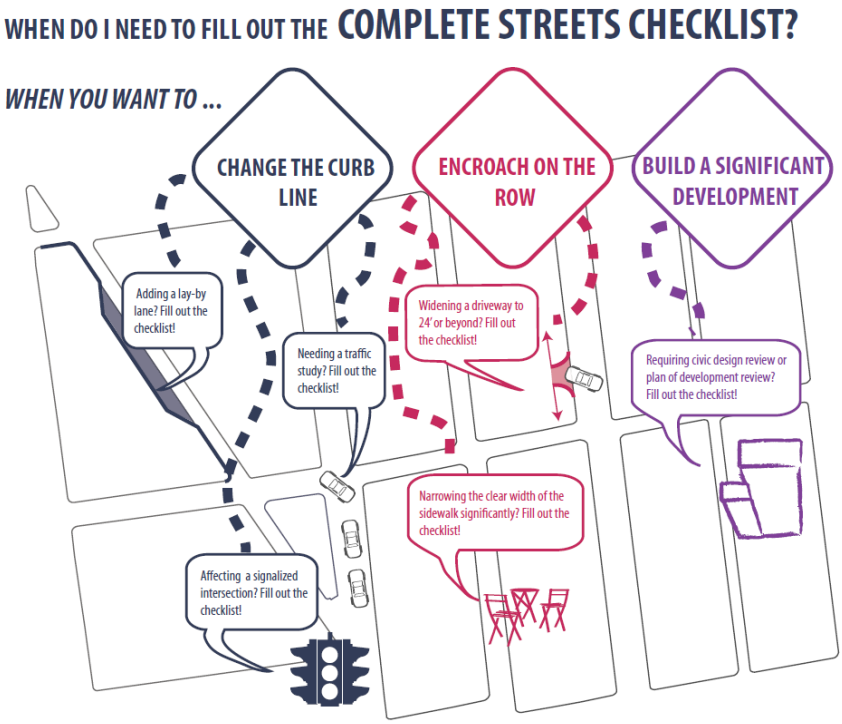
Philadelphia City Planning Commission

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



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.philadelphiastreets.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

1. PROJECT NAME
   Harrison Redevelopment
2. DATE
   07-08-2026
3. APPLICANT NAME
   Mission First Housing Group
4. APPLICANT CONTACT INFORMATION
   kmurrary@missionfirsthousing.org
5. PROJECT AREA: list precise street limits and scope
   138,618 SF
6. OWNER NAME
   Kate Murray – Mission First Housing Group
7. OWNER CONTACT INFORMATION
   kmurrary@missionfirsthousing.org
8. ENGINEER / ARCHITECT NAME
   Edward Gleason – Eustace Engineering
9. ENGINEER / ARCHITECT CONTACT INFORMATION
   emg@eustaceeng.com
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.
    Also available here: http://metadata.phila.gov/#home/datasetdetails/554386732058308617 8c4f34/

STREET	FROM	TO	COMPLETE STREET TYPE
Thompson Street	**11th Street**	**10th Street**	**City Neighborhood**
10th Street	**Thompson Street**	**Master Street**	**City Neighborhood**

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

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) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
Thompson Street	**10’ / 12’ / 12’**	**12’ / 12’**
10th Street	**10’ / 12’ / 12’**	**12’ / 12’**
_____	_____ / _____ / _____	_____ / _____
_____	_____ / _____ / _____	_____ / _____

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
Thompson Street	**6’ / 12’ / 8’**
10th Street	**6’ / 7’ / 8’**
_____	_____ / _____ / _____
_____	_____ / _____ / _____

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
Driveway	**18.75’**	**West side of property on Thompson Street**
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway	**18.75’**	**West side of property on Thompson Street**
_____	_____	_____
_____	_____	_____
_____	_____	

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
Thompson Street	**0' / 0'**
10th Street	**0' / 0'**
_____	_____ / _____
_____	_____ / _____

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
Thompson Street	**4' / 0' / 4'**
10th Street	**4' / 5' / 4'**
_____	_____ / _____ / _____
_____	_____ / _____ / _____

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

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

    N/A

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
N/A	____	____ / ____	____ / ____	____ / ____
____	____	____ / ____	____ / ____	____ / ____
____	____	____ / ____	____ / ____	____ / ____
____	____	____ / ____	____ / ____	____ / ____

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?

				DEPARTMENTAL APPROVAL	
▪ Conventional Bike Lane	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Buffered Bike Lane	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Bicycle-Friendly Street	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Indego Bicycle Share Station	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐

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

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
N/A	_____	_____	_____ / _____	_____
_____	_____	_____	_____ / _____	_____
_____	_____	_____	_____ / _____	_____
_____	_____	_____	_____ / _____	_____

				DEPARTMENTAL APPROVAL	
33. What is the maximum AASHTO design vehicle being accommodated by the design?	SU-30			YES ☐	NO ☐
34. Will the project affect a historically certified street? An inventory of historic streets[1] is maintained by the Philadelphia Historical Commission.	YES ☐	NO ☒		YES ☐	NO ☐
35. Will the public right-of-way be used for loading and unloading activities?	YES ☐	NO ☒		YES ☐	NO ☐
36. Does the design maintain emergency vehicle access?	YES ☒	NO ☐		YES ☐	NO ☐
37. Where new streets are being developed, does the design connect and extend the street grid?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES ☒	NO ☐		YES ☐	NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

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

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

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 adaptions from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	**Benchmark**	**Does project meet benchmark? If yes, please explain how. If no, please explain why not.**
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, site is within 1/4 mile of Septa bus routes and trolley lines along Girard Avenue.
(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.	No parking to be provided.
(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.	Not applicable.
(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]	Not applicable.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Not applicable.

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	Yes, the on-site vegetation can be maintained without irrigation, and hose spigots will be available for connection from the building.
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.	Yes, it is anticipated that greater than 50% of the site's Open Area will be vegetated or pervious open space.
(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	Not applicable.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	Yes, the shading of mature trees and new plantings will reduce the heat island effect.
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]	Not applicable, see below.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? [iii] •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	Yes, project will achieve certification under Enterprise Green Communities 2020 and exceed Energy Start requirements by achieving a lower HERS Index. Project will also exceed the 2018 IECC by 7%.

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •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]	Not applicable.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	Not applicable.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Not applicable.

[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