

CDR SET

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

WISDOMTREE GROUP

PROJECT NARRATIVE:

A Balanced Vision for a Vibrant, Connected West Philadelphia

Cathedral Yards is a proposed mixed-use development located at 5140 Lancaster Avenue, thoughtfully engineered to serve as a catalyst for economic revitalization and community growth in West Philadelphia. By transforming an underutilized corridor site into an active neighborhood asset, the project introduces four interconnected, six-story structures that seamlessly bridge high-quality community housing with vibrant, street-level retail space. Our goal is to create a welcoming, highly accessible anchor that respects the existing neighborhood fabric while injecting new vitality into the Lancaster Avenue corridor.

Inclusive Community Housing & Premium Amenities

The residential program introduces 215 modern apartment homes, carefully balanced to ensure long-term community inclusivity. Reflecting our commitment to equitable growth, 10% of the total residential footprint (22 homes) will be permanently dedicated as affordable housing through the Mixed-Income Housing Bonus (MIHB) program. To support resident wellness and modern lifestyles, the development features an extensive amenity package, including a state-of-the-art fitness center, flexible co-working spaces for remote workers, recreational game rooms, and quiet private terraces.

Balanced Transit & Smart Parking Infrastructure

Cathedral Yards is strategically positioned to capitalize on outstanding public transit connectivity, offering residents direct, immediate access to Lancaster Avenue's local light rail and bus networks. To balance urban transit efficiency with the personal convenience of our neighbors, the project features a carefully managed, integrated on-site parking system. A total of 65 secure parking spaces are built into the site—allocating 41 dedicated spaces for residents and 24 dedicated spaces for commercial customers—ensuring that the development satisfies its own parking needs without overwhelming existing neighborhood street parking.

Activating the Local Economy

To spark local business opportunities and create safer, well-lit pedestrian walkways, Cathedral Yards features 12,000 square feet of high-visibility, ground-floor commercial space. The retail layouts are distributed strategically across four buildings to naturally calm traffic, support street-level safety, and maximize storefront walkability:

- Building A: Will have no retail spaces, just lobby and parking.
- Building B: 3,500 sqft of retail space designed to activate Warren Street (65' frontage).
- Building C: 5,000 sqft of spacious retail space to anchor Bible Way (80' frontage).
- Building D: 3,500 sqft of premier, high-impact retail space welcoming foot traffic right on Lancaster Avenue (95' frontage).

Environmental Stewardship & Pedestrian Vitality

Committed to sustainable urbanism, the development incorporates advanced eco-friendly infrastructure to protect our shared environment. The inclusion of extensive green roof systems and curated street-level landscaping will actively enhance local stormwater management, reduce urban heat, and significantly elevate the pedestrian experience. Cathedral Yards represents a collaborative step forward for our corridor—one that champions accessible living, smart transit, and a cleaner, more prosperous neighborhood. We look forward to partnering with the community to bring this vision to life.

CONTENT

CHAPTER 1 - GENERAL
- COVER SHEET....01
- PROJECT NARRATIVE AND CONTENT....02

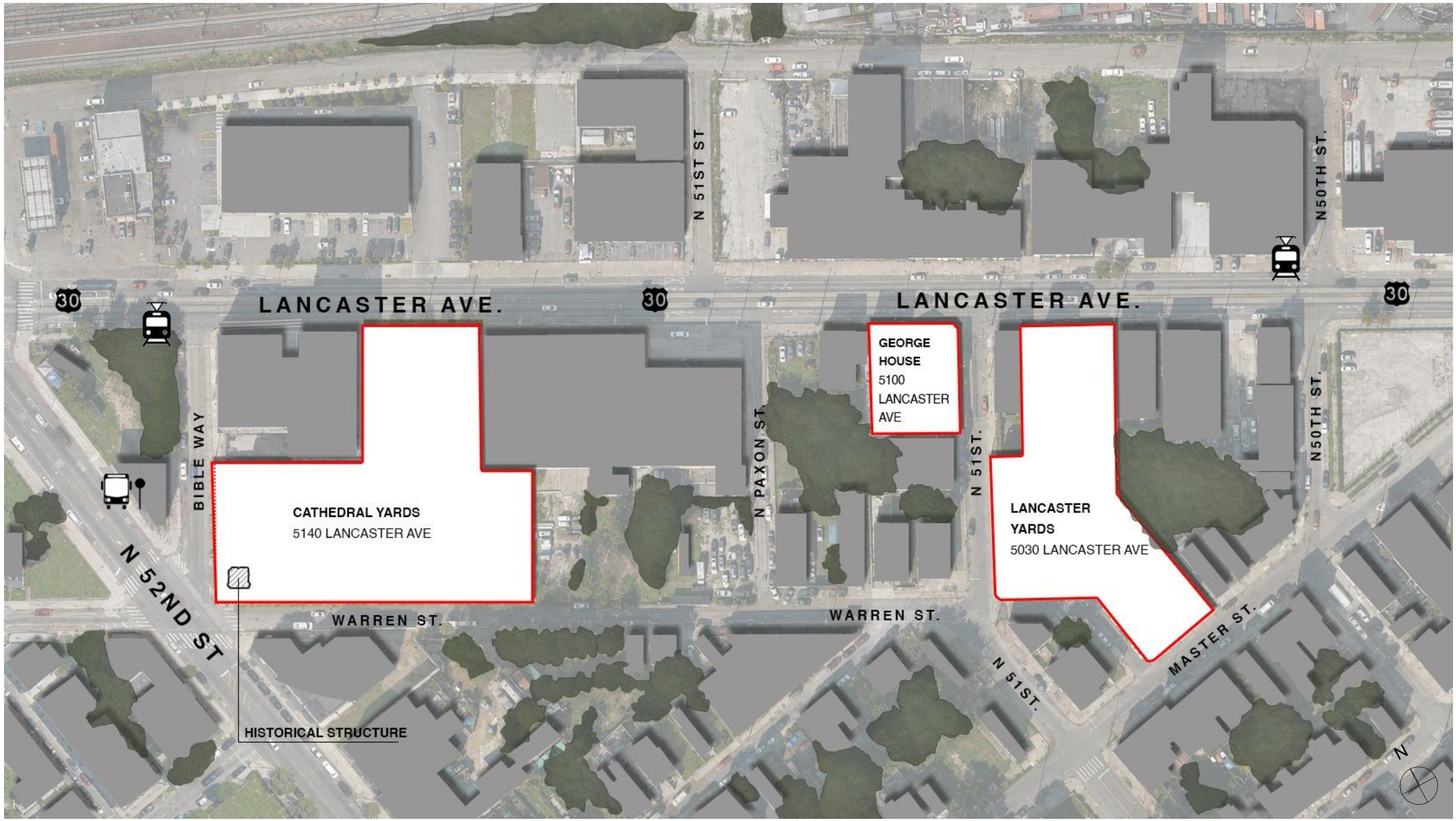
CHAPTER 2 - SITE CONTEXT
- SITE CONTEXT....03
- MASTERPLAN....04
- MASTERPLAN - TRANSIT CONNECTION....05
- MASTERPLAN - PEDESTRIAN CONNECTION....06
- SITE PLAN....07
- SITE VIEWS....08
- ZONING....09
- EXISTING SITE SURVEY....10
- ZONING PLAN....11
- SITE SECTIONS....12
- LANDSCAPE PLAN....13

CHAPTER 3 - BUILDING PLANS
- SITE PLAN - LEVEL ONE....14
- TYPICAL LEVEL PLAN....15

CHAPTER 4 - ELEVATIONS & SECTIONS
- SITE ELEVATIONS....16-17
- SITE SECTIONS....18-19
- BUILDING ELEVATIONS....20-21
- BUILDING MATERIALS WITH FACADE CLOSE-UP...22

CHAPTER 5 - RENDERINGS
- VISUALS & RENDERS....23-29
- ARIEL VIEWS....30-31

CHAPTER 6 - RENDERINGS
- CDR SUSTAINABILITY CHECK....32-33
- STREET HANDBOOK CHECK....34-40



CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

SITE CONTEXT

September 10, 2026

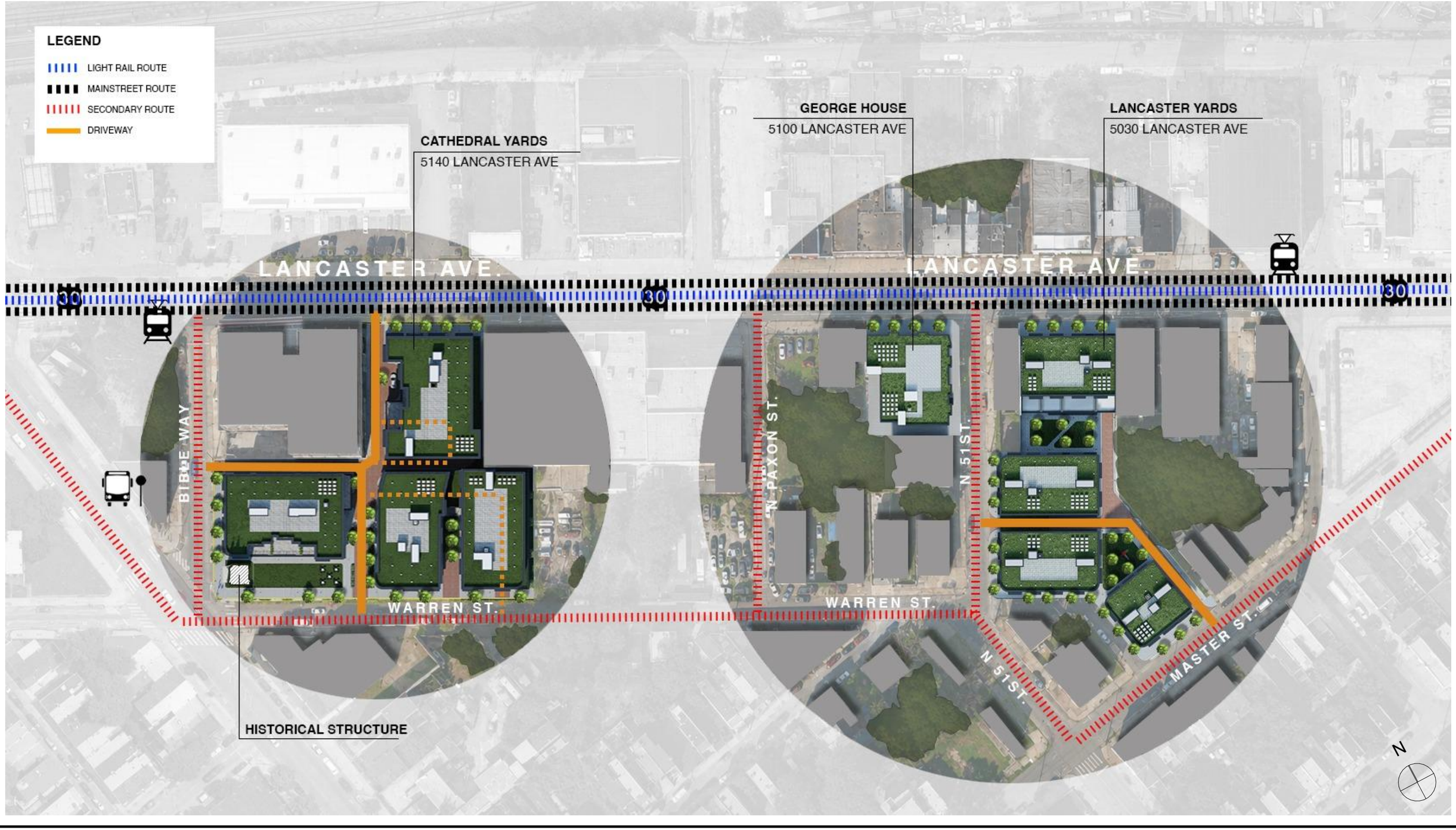


CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

MASTER PLAN

P 04
September 10, 2026

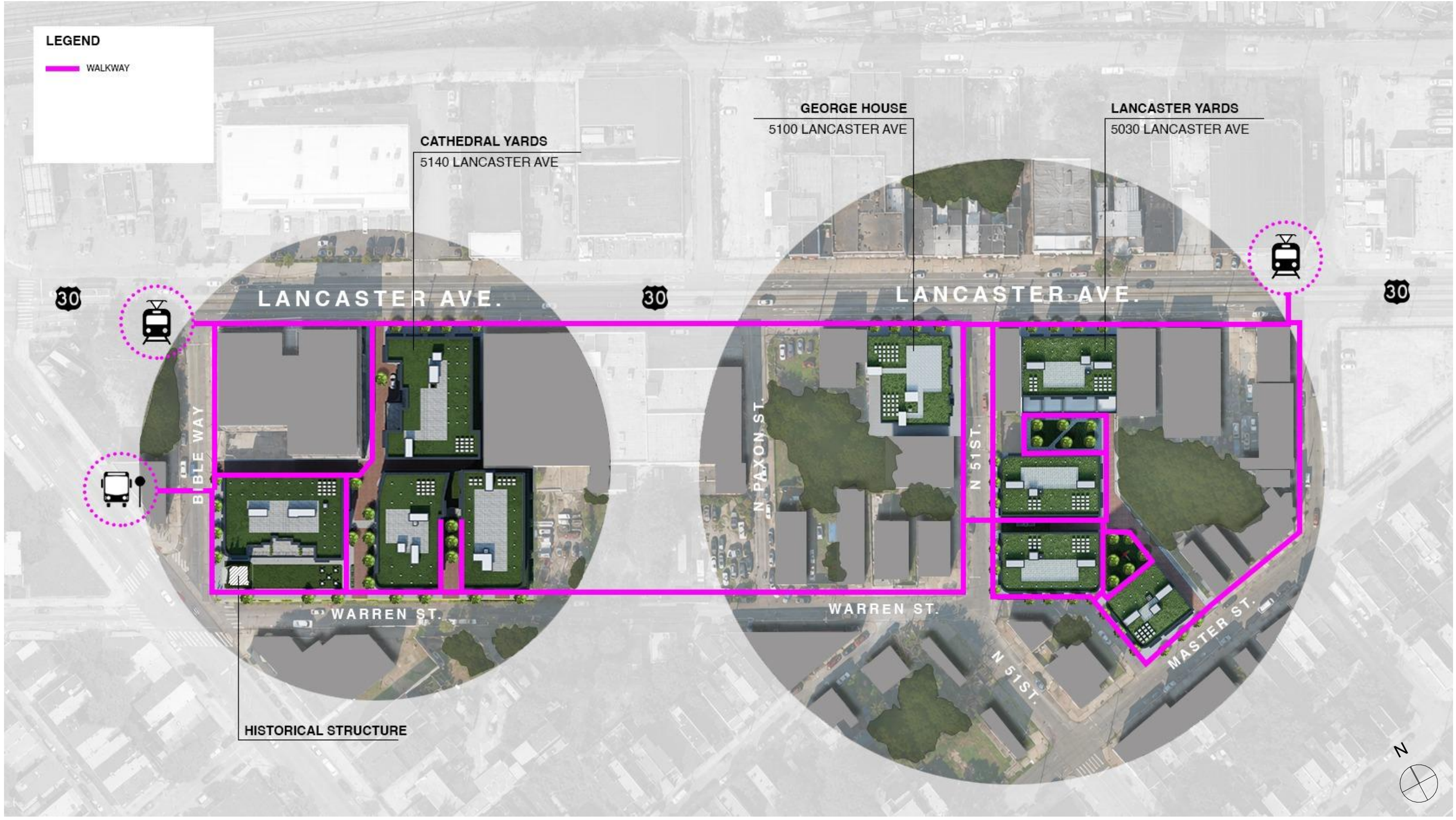


CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

MASTERPLAN - TRANSIT CONNECTION

P 05
September 10, 2026



CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

WISDOMTREE GROUP

MASTERPLAN - PEDESTRIAN CONNECTION

P 06
September 10, 2026



N

WISDOMTREE GROUP

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

SITE PLAN

P 07
September 10, 2026



A VIEW FROM BIBLE WAY



B VIEW FROM LANCASTER AVE



C VIEW FROM WARREN STREET



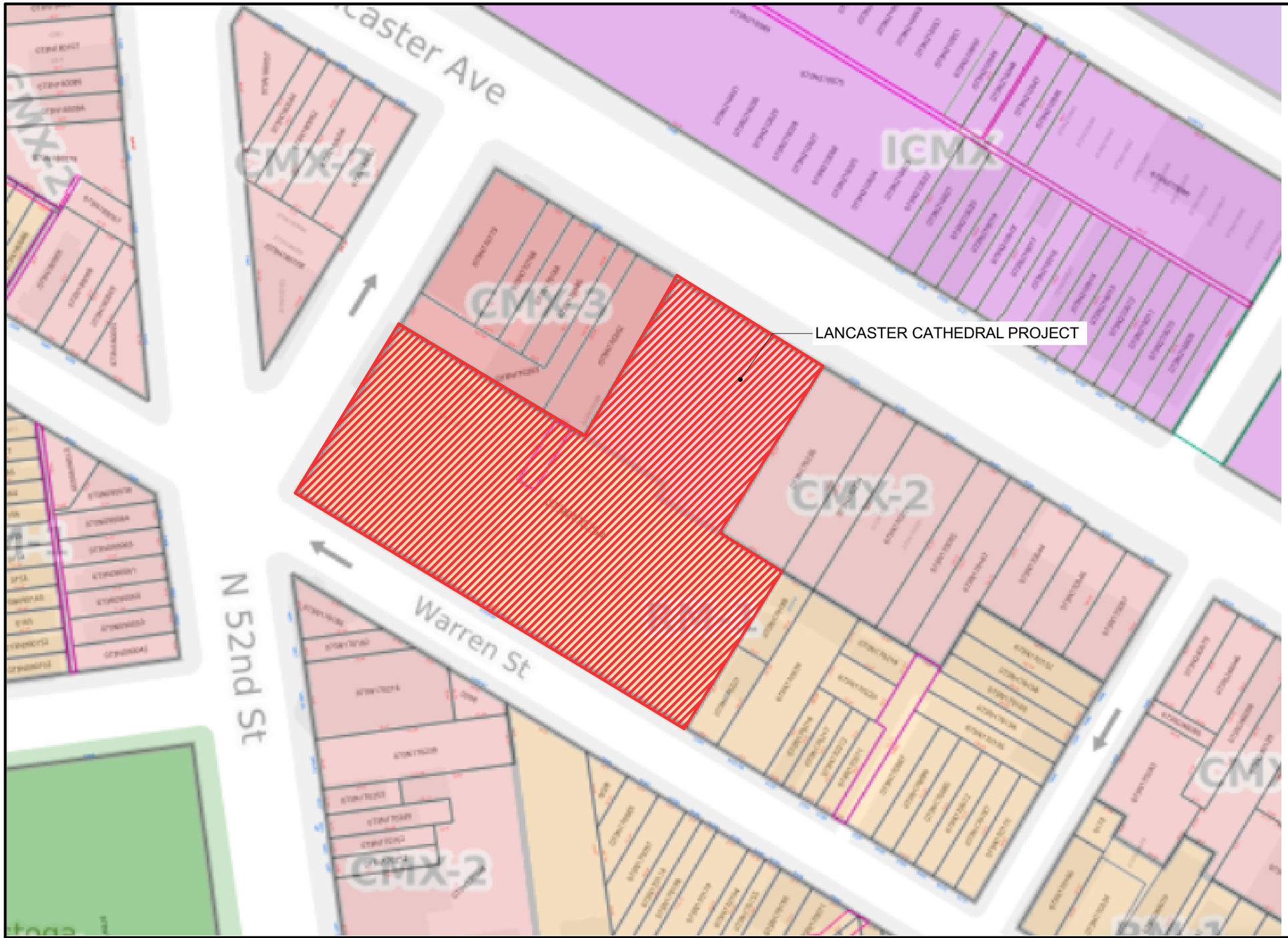
D VIEW FROM WARREN STREET

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

SITE VIEWS

P 08
September 10, 2026



LEGEND

- SITE
- ICMX
- CMX-2
- RM-1

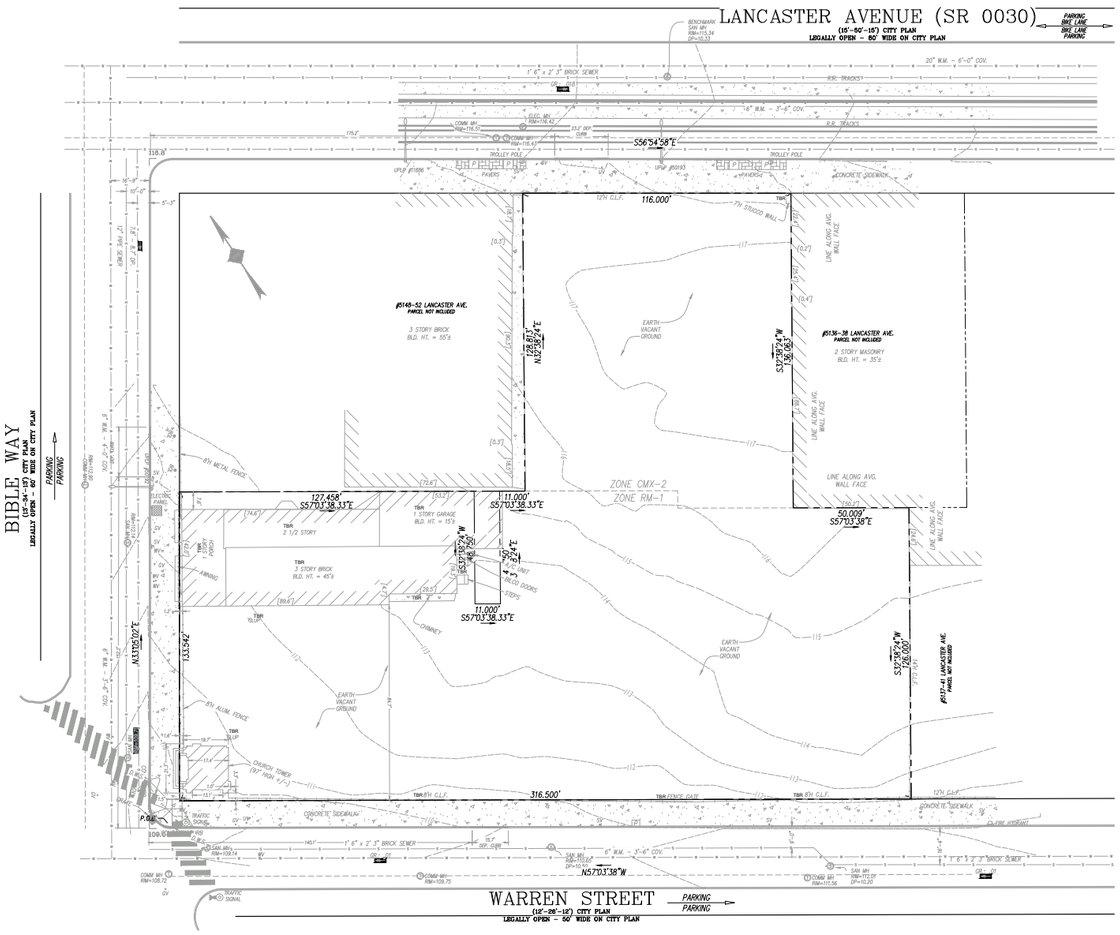
ZONING TYPES

N

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

ZONING


LANCASTER AVENUE (SR 0030)
(15'-50'-15') CITY PLAN
LEGALLY OPEN – 80' WIDE ON CITY PLAN
PARKING
BIKE LANE
PARKING
BIBLE WAY
(15'-50'-15') CITY PLAN
LEGALLY OPEN – 80' WIDE ON CITY PLAN
WARREN STREET
(12'-28'-12') CITY PLAN
LEGALLY OPEN – 50' WIDE ON CITY PLAN
#5140-52 LANCASTER AVE.
PARCEL NOT INCLUDED
3 STORY BRICK
BLD. HT. = 55'±
#5136-38 LANCASTER AVE.
PARCEL NOT INCLUDED
2 STORY MASONRY
BLD. HT. = 35'±
#5137-41 LANCASTER AVE.
PARCEL NOT INCLUDED
ZONE CMX-2
ZONE RM-1
EARTH
VACANT
GROUND
LINE ALONG AVG.
WALL FACE
TBR
1 STORY GARAGE
BLD. HT. = 15'±
TBR
2 1/2 STORY
TBR
3 STORY BRICK
BLD. HT. = 45'±
TBR
1 STORY
PORCH
TBR
2 STORY
BRICK
BLD. HT. = 25'±
TBR
1 STORY
BRICK
BLD. HT. = 15'±
TBR
2 STORY
BRICK
BLD. HT. = 25'±
TBR
2 STORY
BRICK
BLD. HT. = 25'±
TBR
2 STORY
BRICK
BLD. HT. = 25

ZONING SUMMARY			
SITE INFORMATION:	BASE DISTRICT:	CMX-2 (27.2%), RM-1 (72.7%)	
	OVERLAYS:	FDO-FOURTH DISTRICT OVERLAY	
	ADDRESS:	5140 LANCASTER AVENUE, PHILADELPHIA, PA 19131	
	LOT AREA:	CMX-2 - 15,348 SF RM-1 - 41,063 SF TOTAL = 56,411 SF	
	PROJECT DESCRIPTION:	NEW CONSTRUCTION OF (4) 6-STORY, MULTI-FAMILY BUILDINGS. BUILDING A TO CONTAIN COMMERCIAL SPACE ON GROUND FLOOR AND 60 RESIDENTIAL UNITS. BUILDING B TO CONTAIN COMMERCIAL SPACE ON GROUND FLOOR AND 45 RESIDENTIAL UNITS. BUILDING C TO CONTAIN COMMERCIAL SPACE ON GROUND FLOOR AND 50 RESIDENTIAL UNITS. BUILDING D TO CONTAIN COMMERCIAL SPACE ON GROUND FLOOR AND 60 RESIDENTIAL UNITS. THE PROJECT WILL HAVE 60 PARKING SPACES IN BUILDING GARAGES. THE PROJECT WILL MAKE USE OF LOW INCOME AND GREEN ROOF BONUS.	

ITEM	ZONING SECTION	ZONING REQUIREMENT	PROPOSED
USE REGULATIONS	14-602-2	ONLY USES PERMITTED IN SECTION 14-602-2	MULTI-FAMILY RESIDENTIAL, COMMERCIAL & PARKING (LEVEL ONE OF EACH BUILDING)
UNIT DENSITY	14-602-3(a)	480 SF PER UNIT 56,411 /480 = 117	*215 (VARIANCE REQUESTED) *TWENTY ONE (21) UNITS TO BE RESERVED AS AFFORDABLE, PER MIXED-INCOME HOUSING BONUS ACKNOWLEDGEMENT FORMS. MIXED INCOME BONUS WILL BE EARNED THROUGH PROVIDING LOW INCOME UNITS IN COMPLIANCE WITH 14-702(7).
		117 (BASE)	
LOW INCOME DENSITY BONUS (PROVIDED ON-SITE)	14-702-7	50% (58)	
GREEN ROOF DENSITY BONUS	14-702-16	25% (29)	
TOTAL		204	
MIN. LOT WIDTH (FT)	14-701-3	16	SEE ZONING PLAN
MIN. LOT AREA (SQ FT)	14-701-3	1,440	56,411
MAX. OCCUPIED AREA (% OF LOT)	14-701-3	INTERMEDIATE: 75; CORNER: 80	TOTAL = 67.7% (38,200) SF
FRONT YARD DEPTH	14-701-3	N/A	N/A
SIDE YARD	14-701-3	5 IF USED	N/A
REAR YARD	14-701-3	THE GREATER OF 9' OR 10% OF LOT DEPTH	N/A
HEIGHT REGULATIONS	14-701-3	38'	70' (VARIANCE)
LOW INCOME HEIGHT BONUS	14-702-2	7'	
MIN. STREET FRONTAGE (FT)	14-701-3	N/A	N/A
GROSS FLOOR AREA			BUILDING A = 55,500 SF BUILDING B = 46,075 SF BUILDING C = 45,125 SF BUILDING D = 58,500 SF TOTAL = 205,200 SF
STREET TREE REQUIREMENTS	14-705-2	1/35' OF FRONTAGE (436.3 LF) = 12.46 REQ'D	13
YARD TREE REQUIREMENTS	14-705-1(e)	1/1,600 SF OF OPEN AREA (18,211 SF) = 12 REQ'D	12
VEHICLE PARKING SPACES	14-802-1	0	60
ACCESSIBLE PARKING SPACES	14-802-4	0	6
ELECTRIC PARKING SPACES	14-803-3	0	N/A
LANDSCAPE REQUIREMENT	14-803-5	650 SQFT X 10% = 65 SQFT	2530 SQFT
BICYCLE PARKING REGULATIONS	14-804-1	12 OR MORE DWELLING UNITS: 1 PER EVERY 3 DWELLING UNITS	72
OFF STREET LOADING	14-806	GFA 100,000-150,000 SF 1 REQUIRED	2

STREETS DEPARTMENT			
STREET INFORMATION:	STREET:	LANCASTER AVENUE	
	BREAKDOWN:	SIDEWALK 15' - CARTWAY 50' - SIDEWALK 15' = 80' WIDE	
	ALLOWABLE ENCROACHMENT:	4'-6"	
	STREET:	BIBLE WAY	
	BREAKDOWN:	SIDEWALK 13' - CARTWAY 34' - SIDEWALK 13' = 60' WIDE	
	ALLOWABLE ENCROACHMENT:	4'-6"	
	STREET:	WARREN STREET	
	BREAKDOWN:	SIDEWALK 7' - CARTWAY 19' - SIDEWALK 7' = 33' WIDE	
	ALLOWABLE ENCROACHMENT:	3'-2"	

PROPOSED ENCROACHMENT	STREETS SECTION	ALLOWABLE	PROPOSED
AWNINGS	11-603-1	N/A	N/A
CANOPIES	11-603-2	N/A	N/A
MARQUEES	11-603-3	N/A	N/A
BALCONIES AND BAY WINDOWS	11-603-4	N/A	N/A
ARCHITECTURAL EMBELLISHMENTS	11-603-5	N/A	N/A
CELLAR DOORS AND STEPS	11-604-4	4'-6"	N/A



PROJECT LOCATION



1 ZONING SITE PLAN
SCALE: 1/16" = 1'-0"

Versions		
No.	Date	Description
01	05/15/2026	ISSUED FOR ZONING
02	06/18/2026	COMMENT RESPONSE

WISDOMTREE GROUP
500 Office Center Drive - Suite 200
Fort Washington, PA 19034
610-288-7700

Signature & Seal

Project Title

CATHEDRAL YARDS MULTI-FAMILY

5140 LANCASTER AVENUE
PHILADELPHIA, PA 19131

Sheet Title

ZONING SITE PLAN

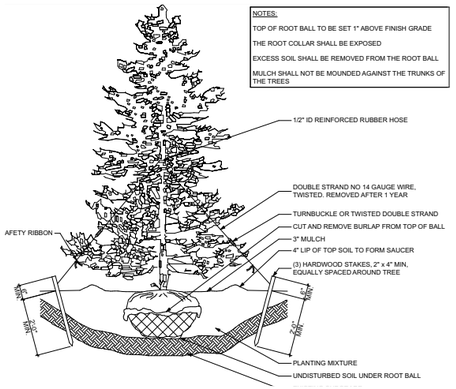
- [x] For Review
- [ ] Permit Review
- [x] Not For Construction
- [ ] For Construction

Date	Project Number
06-18-2026	2502
Scale: as noted	Sheet No.: Z101
Drawn By: KD	
Checked By: MB	

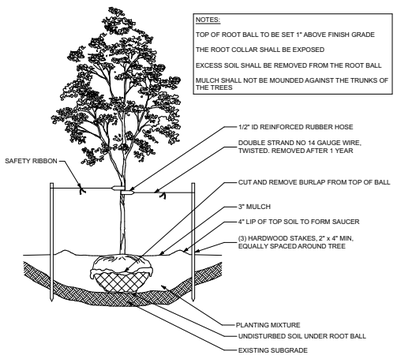
Plotted: 6/18/2026

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design.

© Wisdomtree Group 2026 All Rights Reserved

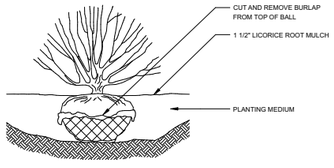


3 EVERGREEN TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



4 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

NOTES:
- TOP OF ROOT BALL TO BE SET 1" ABOVE FINISH GRADE.
- THE ROOT COLLAR SHALL BE EXPOSED.
- EXCESS SOIL SHALL BE REMOVED FROM THE ROOT BALL.
- MULCH SHALL NOT BE MOUNDED AGAINST THE BRANCHES OF THE SHRUBS.



5 SHRUB PLANTING DETAIL
SCALE: 1" = 1'-0"



STREET VIEW - WARREN ST - SE



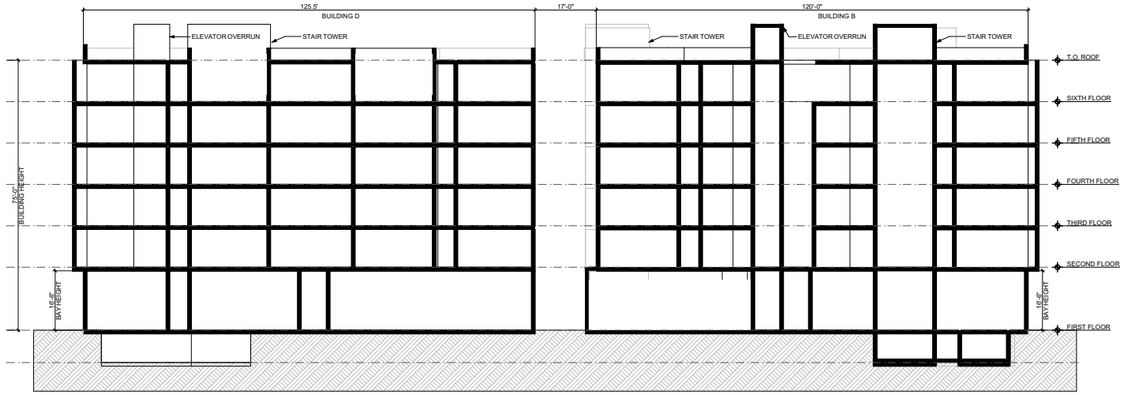
STREET VIEW - WARREN ST - SW



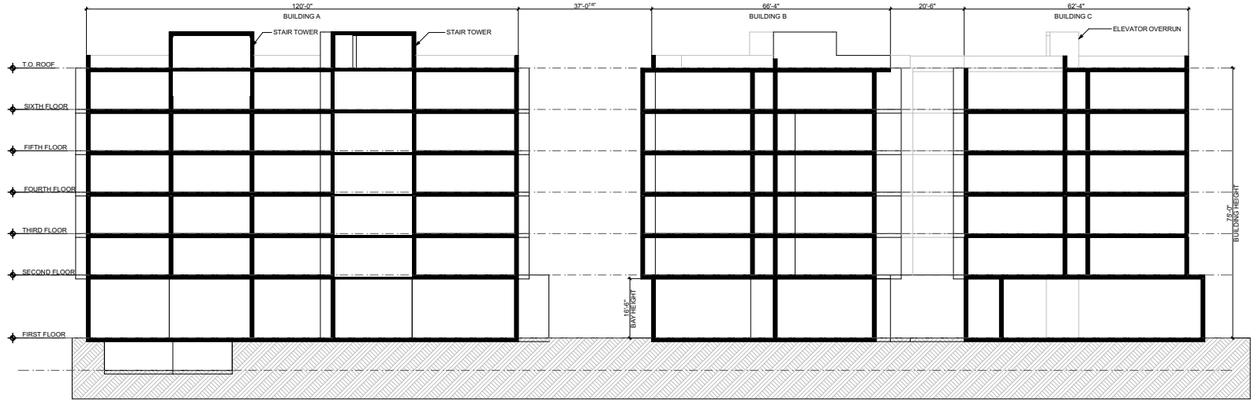
STREET VIEW - BIBLE WAY



STREET VIEW - LANCASTER AVE



2 ZONING SECTION THRU BLDG D & B
SCALE: 1/16" = 1'-0"



1 ZONING SECTION - THRU BLDG A,B & C
SCALE: 1/16" = 1'-0"

Printed: 6/18/2026

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.O. as amended December 1990 and known as Architectural Works Copyright Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design.

Versions

No.	Date	Description
01	05/15/2026	ISSUED FOR ZONING
02	06/18/2026	COMMENT RESPONSE

© Bohannon Group 2026 - All Rights Reserved

WISDOMTREE GROUP
500 Office Center Drive - Suite 200
Fort Washington, PA 19034
610-288-7700

Signature & Seal

Project Title
CATHEDRAL YARDS MULTI-FAMILY
5140 LANCASTER AVENUE
PHILADELPHIA, PA 19131

Sheet Title
ZONING SECTION

- [x] For Review
- [ ] Permit Review
- [x] Not For Construction
- [ ] For Construction

Date	Project Number
06-18-2026	2502
Scale: as noted	Sheet No.: Z102
Drawn By: KD	
Checked By: MB	

WISDOMTREE GROUP

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

BUILDING SECTIONS

P 12
September 10, 2026



STREET TREE

Japanese Zelkova	

YARD TREE

Black Gum	

ADDITIONAL PLANTING

01	Virginia Sweetspire
02	Winterberry Holly
03	Arrowwood Viburnum

LEGEND

N

GRASS

HARDSCAPE

EWAY

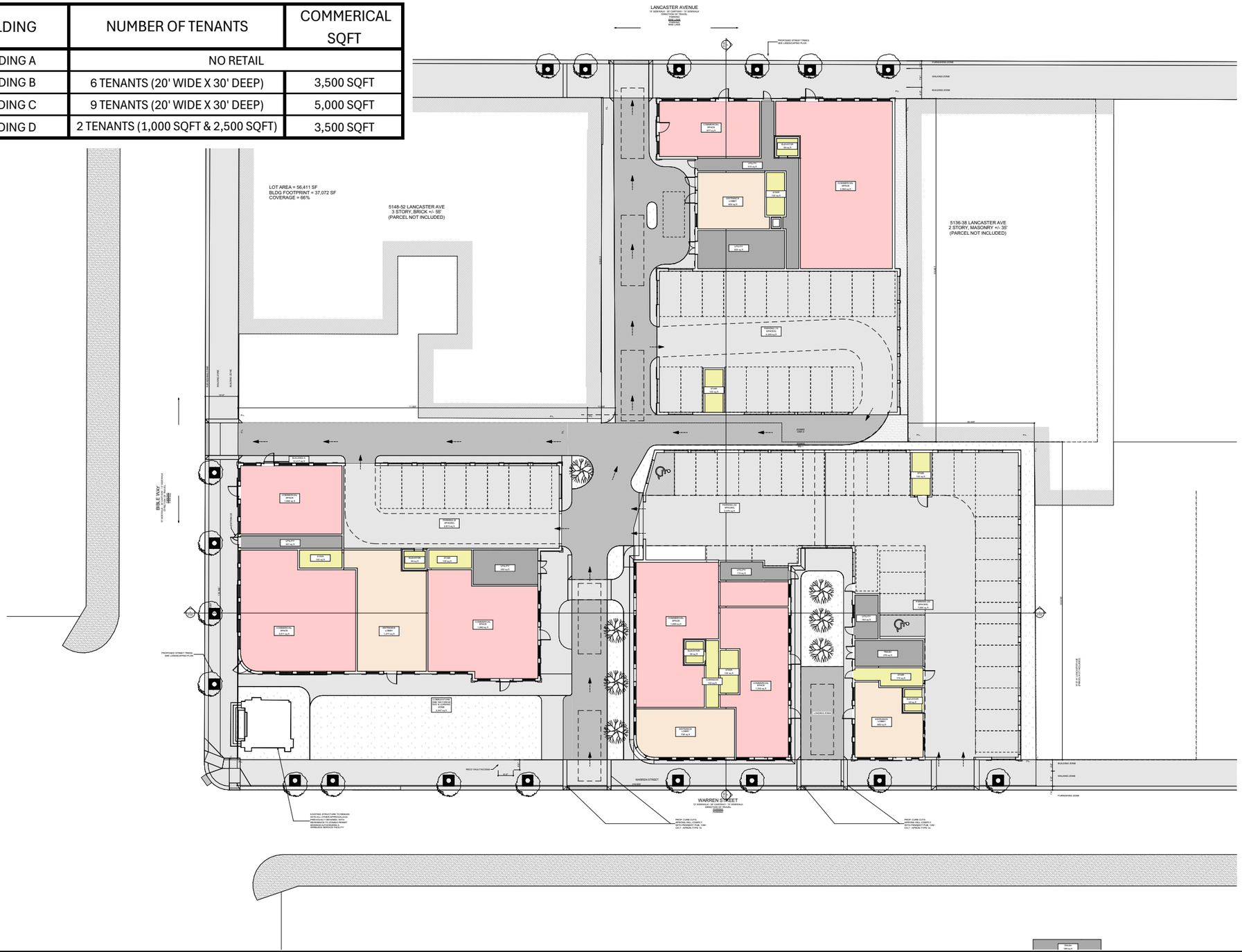
WISDOMTREE GROUP

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

LANDSCAPE PLAN

BUILDING	NUMBER OF TENANTS	COMMERICAL SQFT
BUILDING A	NO RETAIL	
BUILDING B	6 TENANTS (20' WIDE X 30' DEEP)	3,500 SQFT
BUILDING C	9 TENANTS (20' WIDE X 30' DEEP)	5,000 SQFT
BUILDING D	2 TENANTS (1,000 SQFT & 2,500 SQFT)	3,500 SQFT



LEGEND

- COMMERCIAL SPACE
- ENTRANCE LOBBY
- UTILITY
- CIRCULATION

N

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

WISDOMTREE GROUP

SITE PLAN LEVEL 1

September 10, 2026



LEGEND

- ONE BEDROOM UNIT
- TWO BEDROOM UNIT
- UTILITY
- CIRCULATION

BUILDING	UNIT TYPE	
	ONE BEDROOM	TWO BEDROOM
BUILDING A	40	10
BUILDING B	15	30
BUILDING C	50	10
BUILDINB D	40	20
TOTAL	145	70
	215	

N

WISDOMTREE GROUP

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

TYPICAL LEVEL PLAN

September 10, 2026





E01 ELEVATION FROM MAIN PROJECT DRIVEWAY



E02 ELEVATION FROM BIBLE WAY

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

SITE ELEVATION





E03 ELEVATION FROM WARREN ST.



E04 ELEVATION FROM LANCASTER AVE.

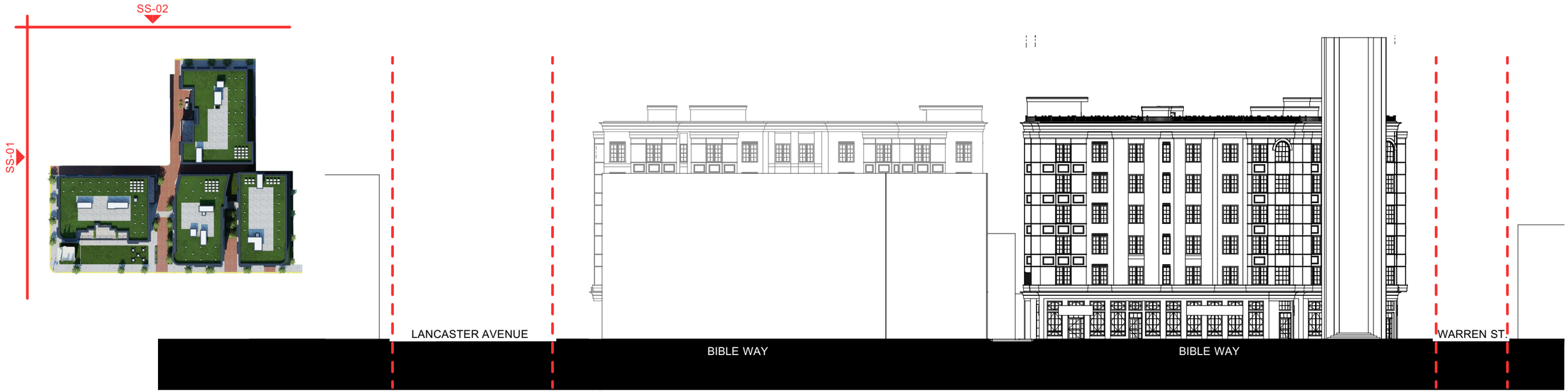
WISDOMTREE GROUP

CATHEDRAL YARDS

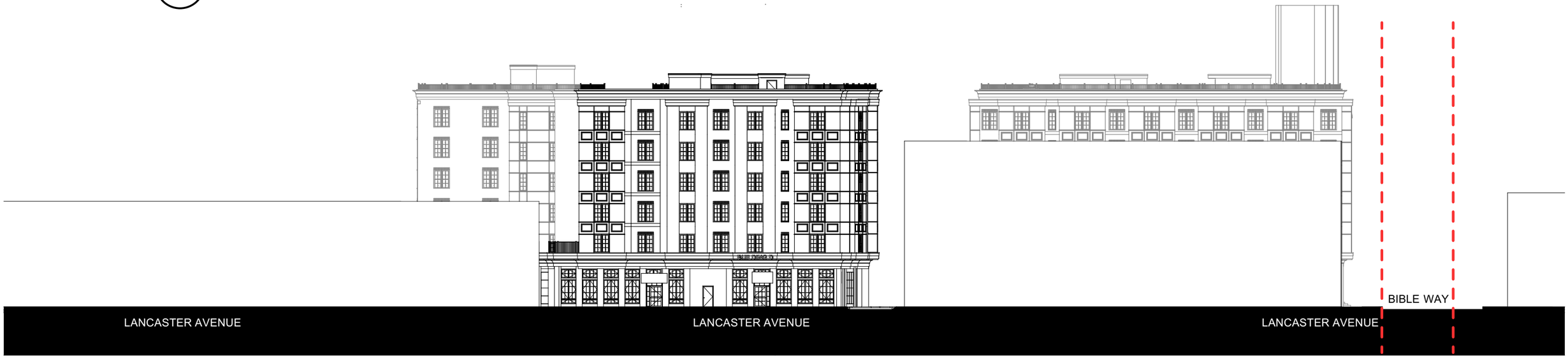
5140 Lancaster Ave, Philadelphia, PA 19131, USA

SITE ELEVATION

September 10, 2026



1 SITE SECTION SS-01
SCALE: 1/8" = 1'-0"



2 SITE SECTION SS-02
SCALE: 1/8" = 1'-0"

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

WISDOMTREE GROUP

SITE SECTION

September 10, 2026



SS-01



1 SITE SECTION SS-03
SCALE: 1/8" = 1'-0"

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

SITE SECTION

September 10, 2026





ELEV-BLDG A ELEVATION FROM BIBLE ST. - BUILDING A





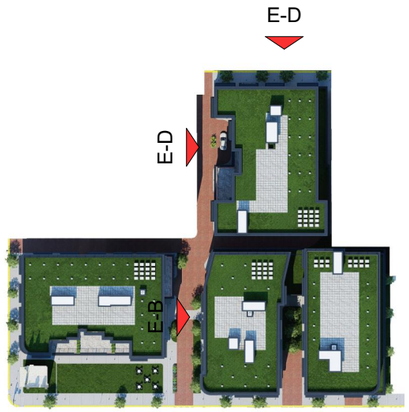
ELEV-BLDG A & B & C ELEVATION FROM WARREN ST. - BUILDING B & C

WISDOMTREE GROUP

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

BUILDING ELEVATIONS





ELEV-BLDG D ELEVATION FROM LANCASTER AVE. - BUILDING D





ELEV-BLDG B ELEVATION FROM DRIVEWAY - BUILDING B

WISDOMTREE GROUP

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

BUILDING ELEVATIONS





A CURVED PVC PANELS @ CORNER BAYS



B BLACK ACP PANELS @ EXTENDED BAYS



C BLACK PVC CORNICE & DECORATIVE ELEMENTS @ PARAPET & STORES



D BLACK PVC PILLARS & PIERS @ STOREFRONTS AND BASE OF BUILDING



E BRICK CLADDING @ BUILDING FACADES



F WHITE BRICK CLADDING @ BUILDING FACADES

WISDOMTREE GROUP

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

BUILDING MATERIAL WITH FACADE CLOSE-UP



CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

RENDERINGS - ROOFTOP RETREAT



CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

RENDERING - URBAN CANOPY COURT

September 10, 2026





CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

WISDOMTREE GROUP

RENDERING - RETAIL ROMENADE





WISDOMTREE GROUP

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

RENDERING - RETAIL PROMENADE





WISDOMTREE GROUP

CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

RENDERING - RETAIL PROMENADE





CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

RENDERING - DROP OFF VIEW





CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

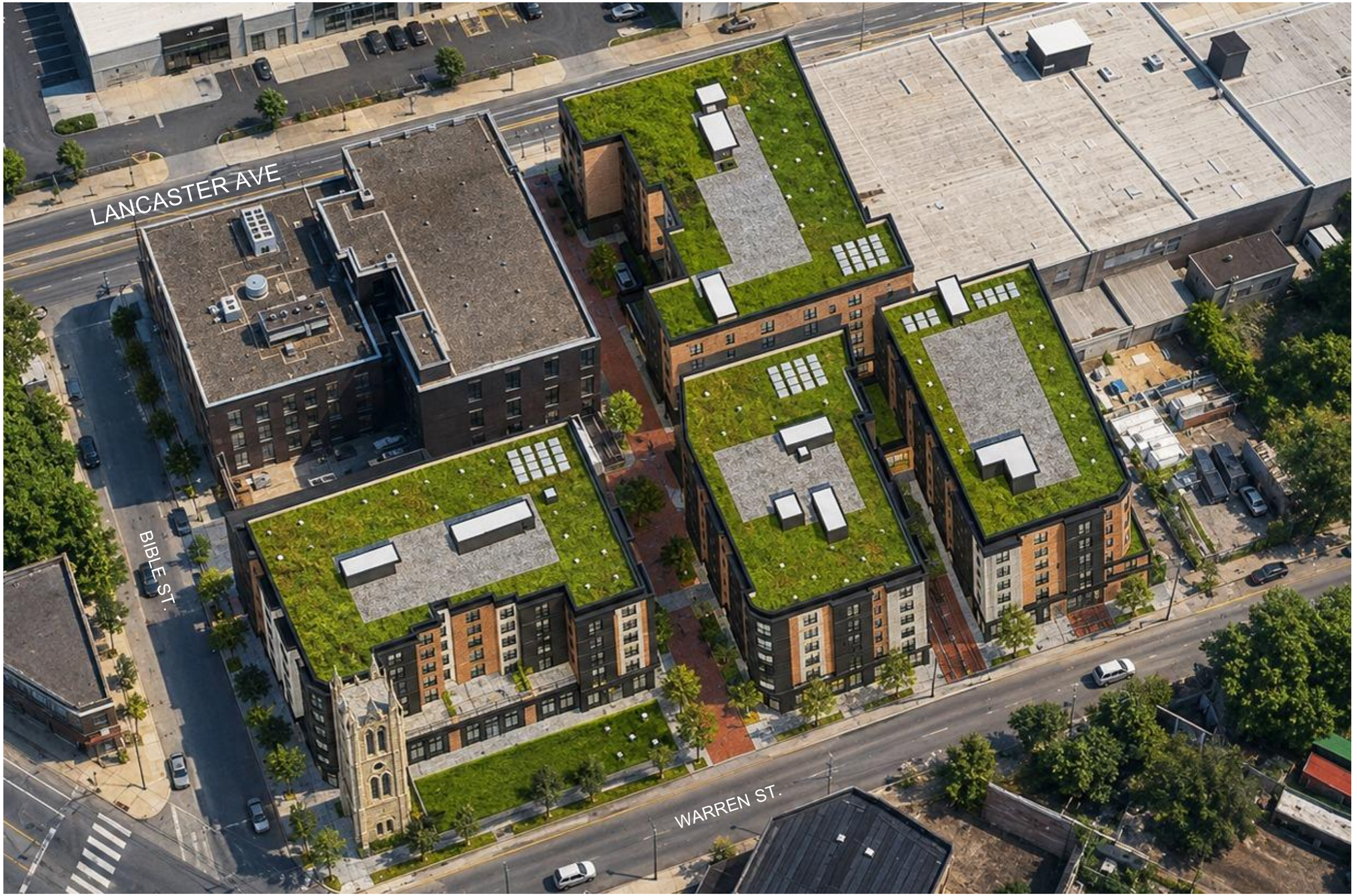
RENDERING - OUTDOOR RETREAT



CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

RENDERING - ARIEL VIEW 1





CATHEDRAL YARDS

5140 Lancaster Ave, Philadelphia, PA 19131, USA

RENDERING - ARIEL VIEW 2

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.	Lancaster Ave & Bible way light rail stop and several bus stops are within a 1/4 mile 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.	Parking provided at L1 of the site, within building footprint.
(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.	N/A
(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]	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	N/A

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.
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.
(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	Yes.
(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. Heat island effect will be reduced by shading trees, green roof, green site areas, building structure and high reflectance hardscapes.
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]	2021 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? [iii] •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	No

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	N/A
(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]	N/A
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	N/A
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Bike storage on site.

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

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

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

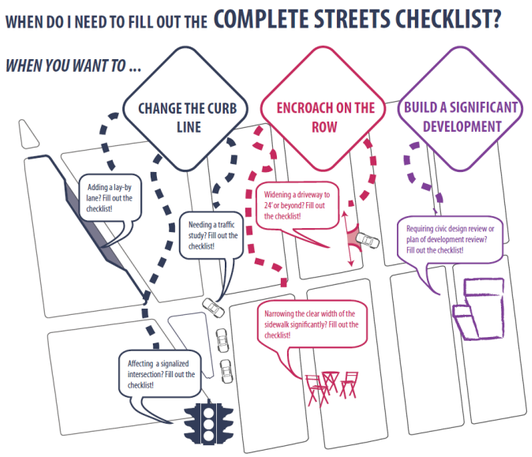
Philadelphia City Planning Commission

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

   The Trinity

2. DATE

   08-10-2026

3. APPLICANT NAME

   Wisdom Tree - Karan S Dalwadi / Matthew Beuke

4. APPLICANT CONTACT INFORMATION

   500 W Office Center Dr #210, Fort Washington, PA 19034 (608-273-5247)

5. PROJECT AREA: list precise street limits and scope

   5140 Lancaster Yards, Philadelphia, PA 19131

6. OWNER NAME

   Haverford Square by Metropolitan 10 LLC

7. OWNER CONTACT INFORMATION

   1400 North 51st Street, Philadelphia, 19131 (215-268-6151)

8. ENGINEER / ARCHITECT NAME

   500 W Office Center Dr #210, Fort Washington, PA 19034 (608-273-5247)

9. ENGINEER / ARCHITECT CONTACT INFORMATION

   500 W Office Center Dr #210, Fort Washington, PA 19034 (608-273-5247)

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
Lancaster Ave	Bible way	N Paxton St	Local
Bible Way	Warren street	Lancaster Ave	Local
Warren street	Bible Way	N Paxton St	Local
_____	_____	_____	_____

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?

    a. Parking and loading regulations in curb lanes adjacent to the site — YES ☒ NO ☐
    b. Street Furniture such as bus shelters, honor boxes, etc. — YES ☒ NO ☐ N/A ☐
    c. Street Direction — YES ☒ NO ☐
    d. Curb Cuts — YES ☒ NO ☐ N/A ☐
    e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. — YES ☒ NO ☐ N/A ☐
    f. Building Extensions into the sidewalk, such as stairs and stoops — YES ☒ NO ☐ N/A ☐
    g.

APPLICANT: General Project Information

Additional Explanation / Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

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
Lancaster Ave	10' / 15' / 15'	15' / 15'
Bible Way	10' / 13' / 13'	13' / 13'
Warren Street	10' / 7' / 7.1'	7' / 7.1'
_____	_____ / _____ / _____	_____ / _____

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
Lancaster Ave	6' / 6' / 6'
Bible Way	5' / 6' / 6'
Warren street	5' / 6' / 6'
_____	_____ / _____ / _____

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

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
____	____	____
____	____	____
____	____	____
____	____	____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Curbcut	15'-0"	Lancaster Ave
Curbcut	13'-0"	Warren Street
Curbcut	13'-0"	Bible Way
Curbcut	15'-0"	Lancaster Ave

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
Lancaster Ave	**0' / 3'**
Bible Way	**0' / 3'**
Warren street	**0' / 3'**
_____	_____/ _____

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
Lancaster Ave	**3' / 3' / 3'**
Bible Way	**3' / 3' / 3'**
Warren Street	**3' / 3' / 3'**
_____	_____/ _____/ _____

				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)

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf

    _____

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

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
Residential	_____	0 / 0	0 / 0	_____ / 72
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____

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

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-40			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
N/A	____	____
____	____	____
____	____	____
____	____	____

				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?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
If yes, City Plan Action may be required.					
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: _____