

CDR SET

LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

WISDOMTREE GROUP

PROJECT NARRATIVE:

A Vision for a Sustainable, Community-Centered West Philadelphia.

Lancaster Yards is a proposed transit-oriented, mixed-use development located at 5030 Lancaster Avenue, thoughtfully designed to contribute to the economic vitality and environmental resilience of West Philadelphia. By transforming an underutilized site into an active neighborhood asset, the project introduces four interconnected, six-story structures that blend essential community housing with vibrant, street-level retail space. Our goal is to create a welcoming, walkable, and sustainable anchor that respects and elevates the existing fabric of the Lancaster Avenue corridor.

Community-First Residential Housing & Amenities

The residential component introduces 160 modern apartment homes, carefully balanced to ensure neighborhood inclusivity. Reflecting our commitment to equitable growth, 10% of the total footprint (16 homes) will be permanently dedicated as affordable housing through the Mixed-Income Housing Bonus (MIHB) program. Residents will have access to dedicated wellness and community spaces, including a modern gym, co-working offices for remote workers, game rooms, and private terraces, fostering a vibrant, interconnected community within the building.

Prioritizing Green Space over Asphalt

In a deliberate rejection of traditional, car-centric infrastructure that increases local traffic and air pollution, Lancaster Yards features a strict zero-parking design. Instead, the project embraces and promotes sustainable transit by leveraging immediate access to Lancaster Avenue's comprehensive light rail and bus networks. By eliminating asphalt parking lots, the development is able to dedicate its ground-level footprint to two beautifully landscaped micro-parks integrated directly within the property line. Working in tandem with extensive green roof systems, this vital public-private green space will actively capture stormwater, reduce neighborhood flooding risks, and drastically enhance the safety and beauty of the pedestrian corridor.

Activating the Local Economy

To support local business growth and create safer, well-lit streets, Lancaster Yards features 17,500 square feet of pedestrian-friendly, ground-floor commercial space. The storefront layouts are strategically distributed across four frontages to naturally calm traffic and encourage neighborhood walkability:

- Building A: 5,750 sqft of retail space to anchor Lancaster Avenue (63' frontage).
- Building B: 4,500 sqft of neighborhood-scale retail along N. 51st Street (64' frontage).
- Building C: 4,500 sqft of wrap-around corner retail (64' on N. 51st St. / 100' on Warren St.).
- Building D: 2,750 sqft of boutique retail space (67' on Warren St. / 42' on Master St.).

Lancaster Yards represents a collaborative step forward for our neighborhood—one that champions affordable living, local business opportunities, and a cleaner, greener environment. We look forward to partnering with the community to bring this vision to life.

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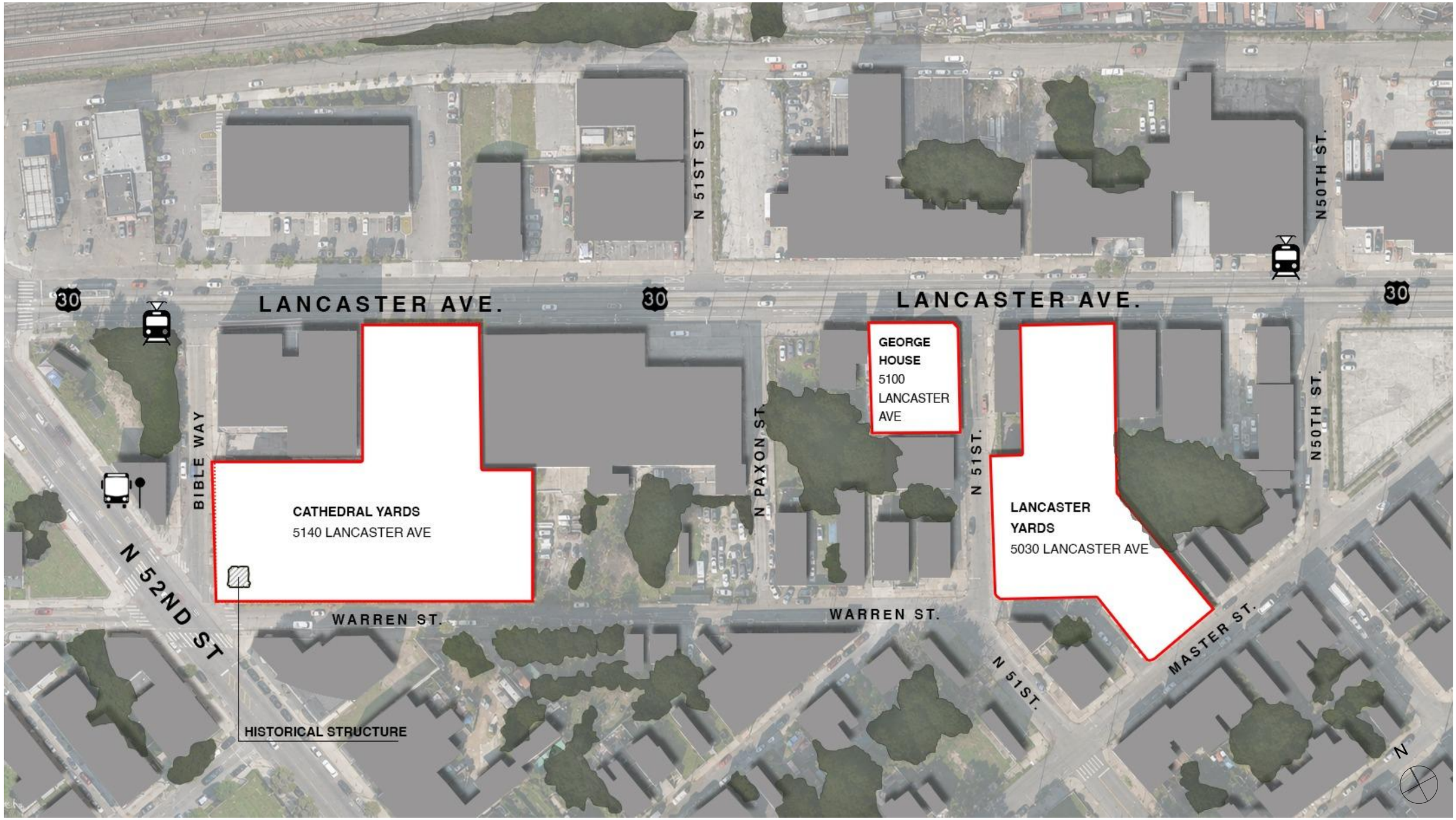
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SITE CONTEXT

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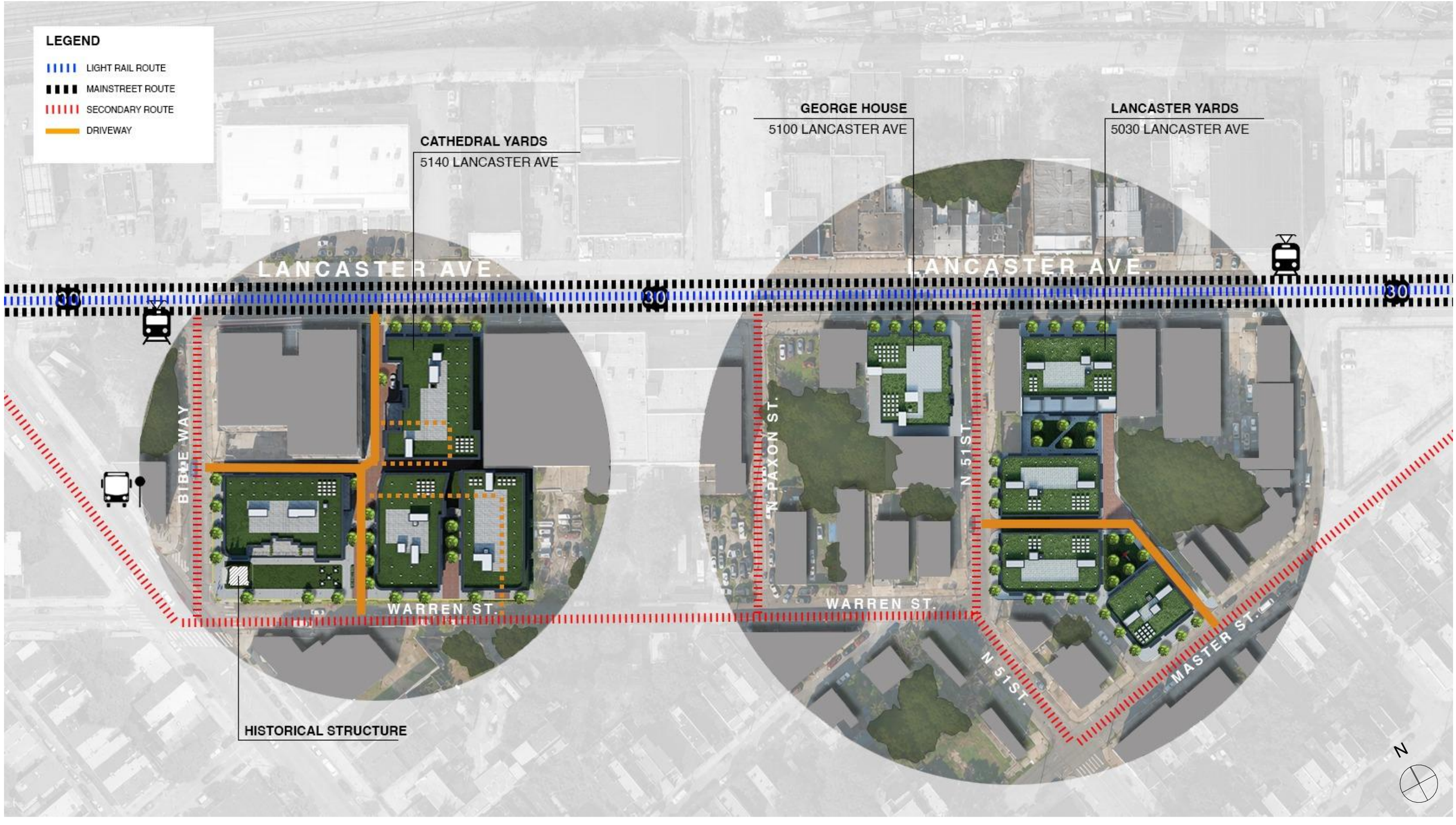
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MASTERPLAN

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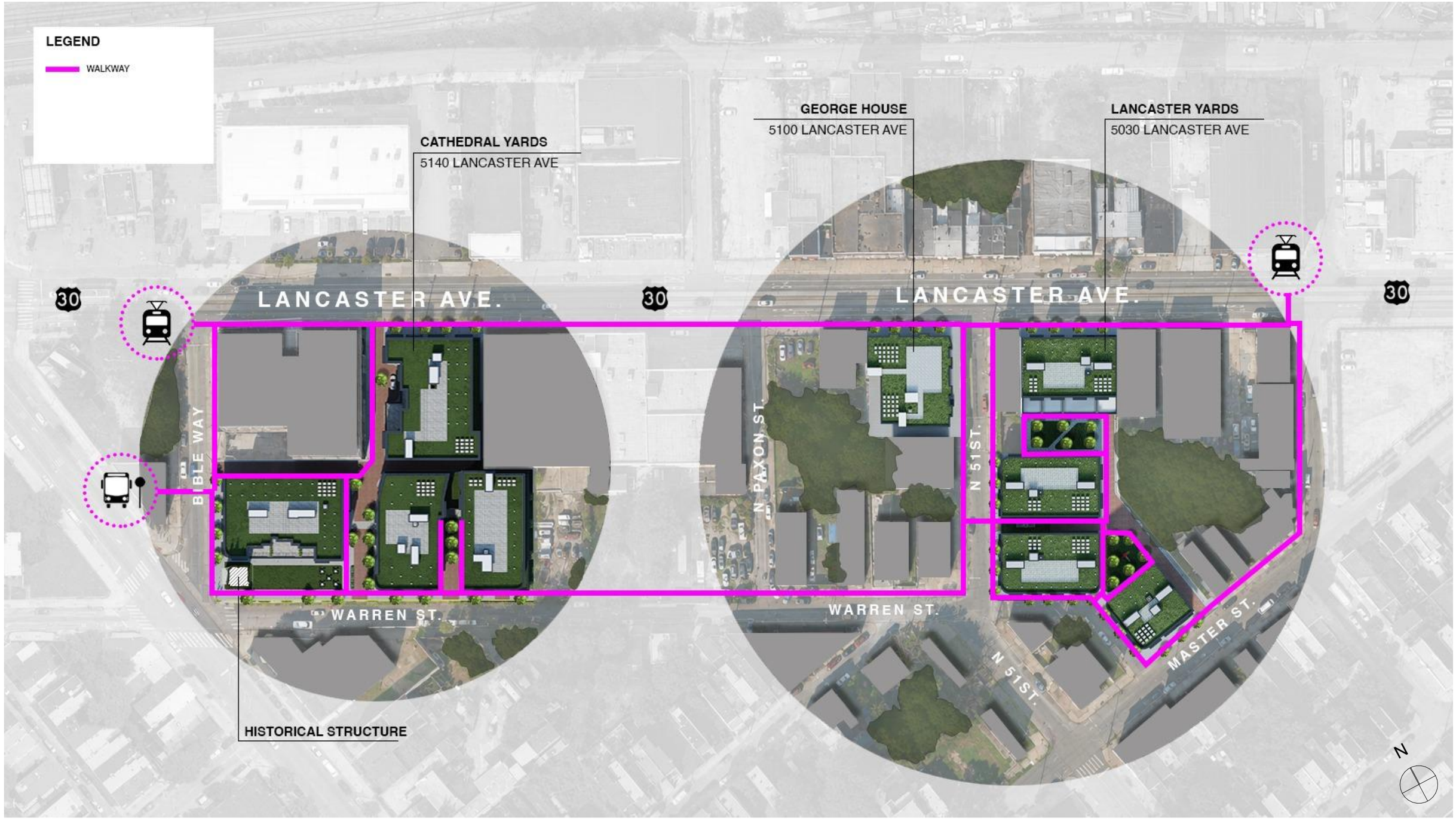


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MASTERPLAN - TRANSIT CONNECTION

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MASTERPLAN - PEDESTRIAN CONNECTION

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SITE PLAN

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A VIEW FROM LANCASTER AVE



C VIEW FROM N 51 ST.



B VIEW FROM LANCASTER AVE



D VIEW FROM MASTER ST.

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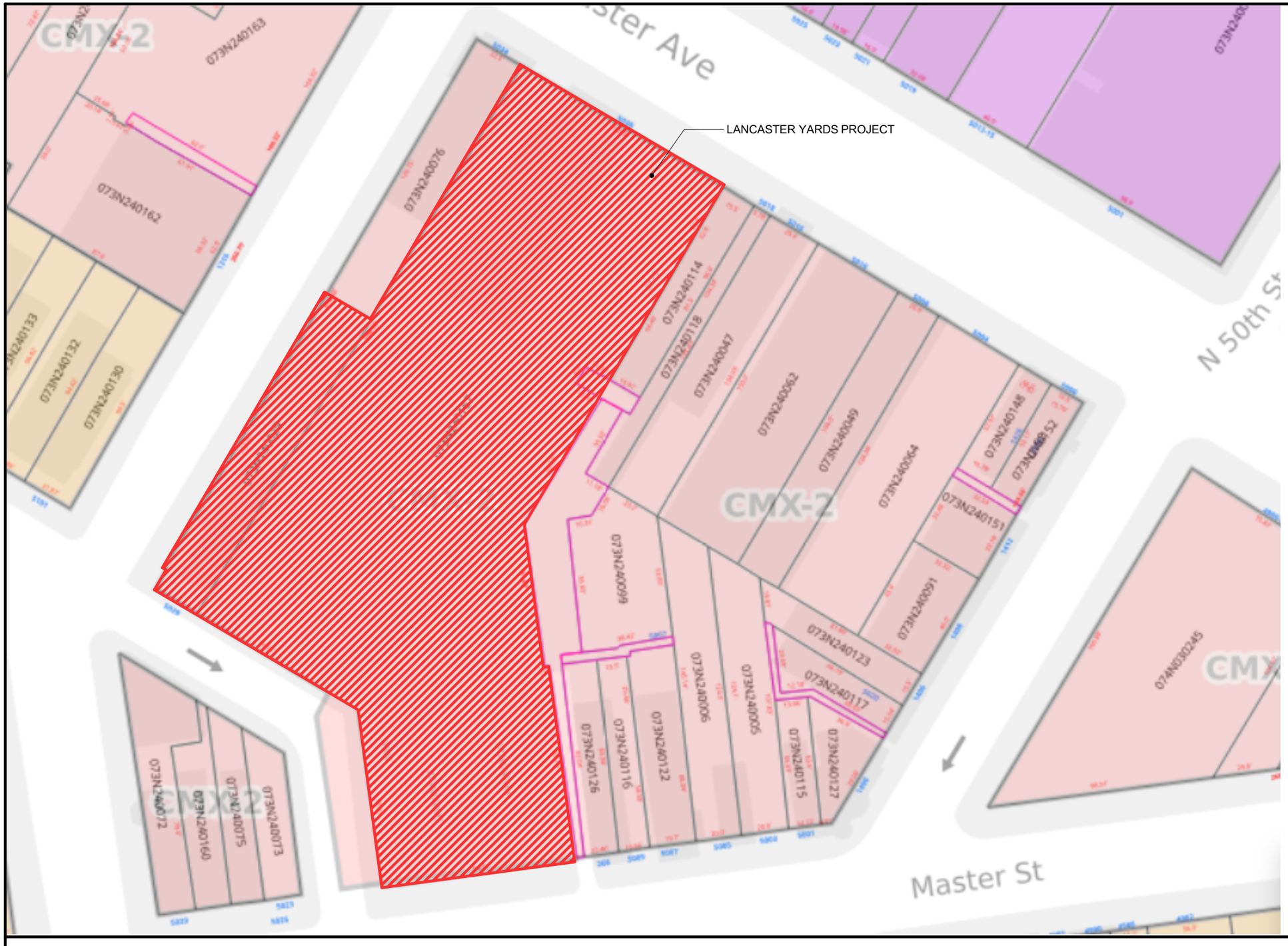
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SITE VIEWS

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LEGEND

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

ZONING TYPES

N

LANCASTER YARDS

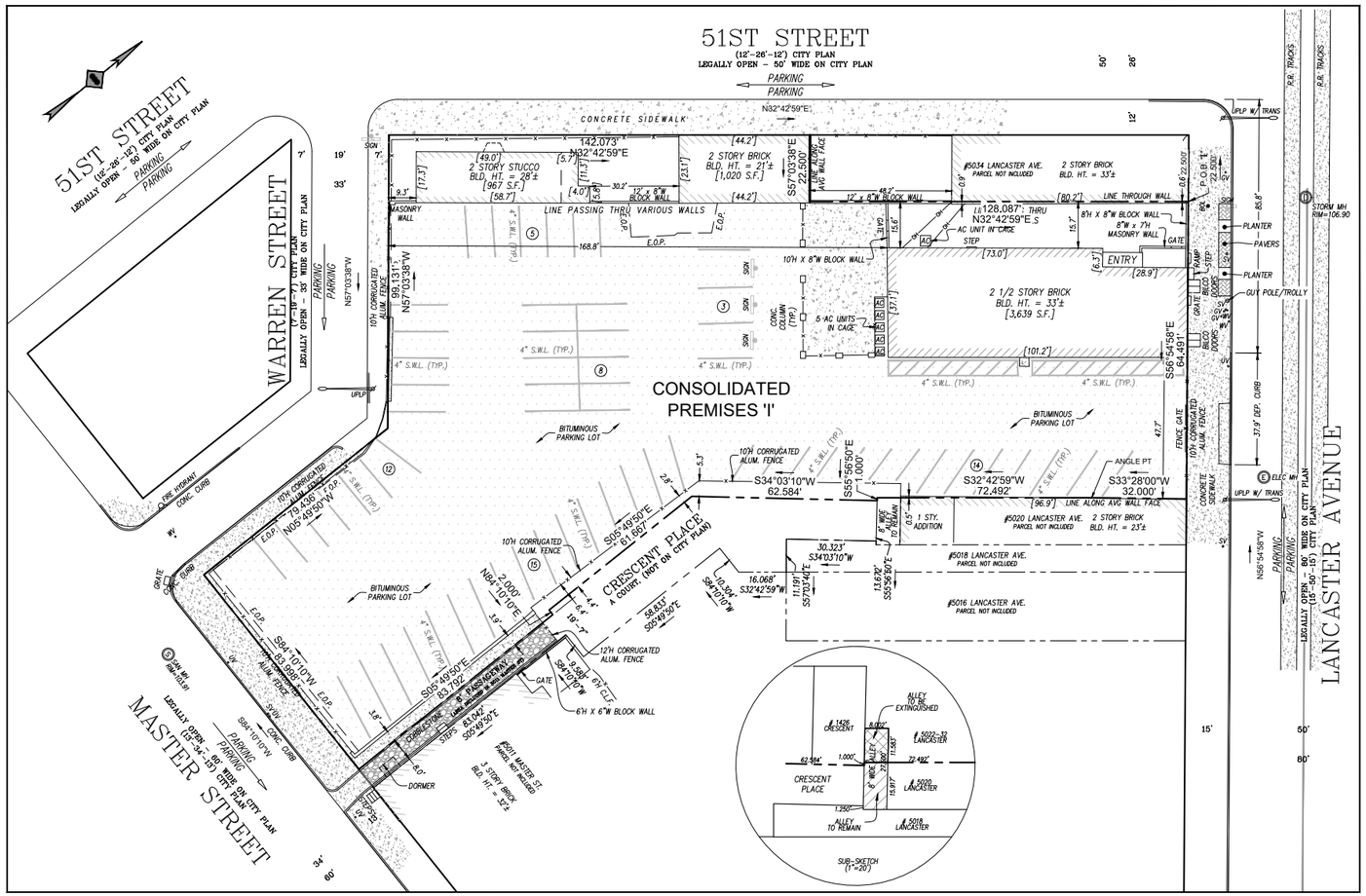
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ZONING

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PROPOSED DEED LINES & EXISTING CONDITIONS



GENERAL NOTES

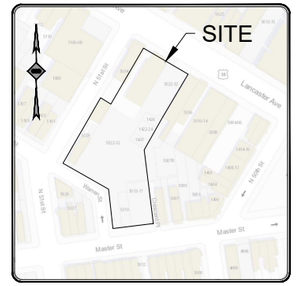
1. THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF SAM 5100 ENTERPRISES, INC..
2. PARCEL ADDRESS: #5022-32 LANCASTER AVENUE, #5013-19 MASTER STREET, #1420-26 CRESCENT PLACE, #5029 WARREN STREET.
3. 3'-3" WIDE ALLEY (G) AND 3' WIDE ALLEY (H) TO BE EXTINGUISHED AND TO BECOME A PORTION OF THE PROPOSED CONSOLIDATED PREMISES.
4. FIELD WORK PERFORMED ON 8/16/2022. PHYSICAL CONDITIONS SHOWN REFLECT CONDITIONS AT TIME OF FIELD WORK.
5. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS CMX-2 (NEIGHBORHOOD COMMERCIAL MIXED-USE-2).
6. ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
8. SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
9. REGISTERED OWNERS: SAM 5100 ENTERPRISES, INC.
10. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT).
11. UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
12. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
13. PREMISE SHOWN HEREON HAS STREET FRONTAGE.
14. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HERON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
15. COPYRIGHT 2022 - ALL RIGHTS RESERVED - AQUA ECONOMICS NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.

SURVEY PLAN REFERENCES

- EXISTING PLAN OF PROPERTIES MADE FOR SAM-5100 ENTERPRISES, INC. (DWG #D4788) SHEET 1 OF 2, BY ALLEN J. BOMMENTRE, JR., P.L.S., SURVEYOR AND REGULATOR OF THE SEVENTH DISTRICT OF PHILADELPHIA, DATED FEBRUARY 24, 2011.
- SURVEY AND PLAN OF PROPERTIES MADE FOR FOR SAM-5100 ENTERPRISES, INC. (DWG #D4788) SHEET 2 OF 2, BY ALLEN J. BOMMENTRE, JR., P.L.S., SURVEYOR AND REGULATOR OF THE SEVENTH DISTRICT OF PHILADELPHIA, DATED MARCH 4, 2011.

LOCATION MAP

N.T.S.



LEGEND

SYMBOL	DESCRIPTION
P.O.B.	POINT OF BEGINNING
	SIGNS
x x	CHAINLINK FENCE
	PROPERTY LINE
100	MAJOR CONTOUR
101	MINOR CONTOUR
	BUILDING
	CONCRETE
	GRASS / EARTH
UPLP	UTILITY POLE WITH LIGHT
BOL	BOLLARD
WV	WATER VALVE
GV	GAS VALVE
SV	SEWER VENT
LP	LIGHT POLE
FH	FIRE HYDRANT
PM	PARKING METER
	TREE
S	MANHOLE (TYP.)

20' 0' 20' 40'
GRAPHIC SCALE IN FEET
1" = 20'

PROPOSED PARCEL AREA

PREMISES	SQ. FT.	ACRES
"I"	38,403.8 S.F.	0.88163 AC.

ZONING TABULATION

CMX-2	EXISTING							PROPOSED
PREMISES	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"I"
ADDRESS	5022-32 LANCASTER AVE	2013-17 MASTER ST	5019 MASTER ST	1420 CRESCENT PL	1422-24 CRESCENT PL	1426 CRESCENT PL	5029 WARREN ST	CONSOLIDATED PARCEL
MAX. OCCUPIED AREA: INTERMEDIATE 75% CORNER 80%	3,639 S.F. / 13%	N/A	N/A	N/A	N/A	N/A	1,990 S.F. / 62%	5,629 S.F. / 18%
MIN. SIDE YARD WIDTH: 5' IF USED	15.7'	N/A	N/A	N/A	N/A	N/A	0'	0'
MIN. REAR YARD DEPTH: GREATER OF 9' OR 10% OF LOT	186.8'	N/A	N/A	N/A	N/A	N/A	0'	168.8'
MAX. HEIGHT	33'	N/A	N/A	N/A	N/A	N/A	28'	33'

ZONING

CMX-2 (NEIGHBORHOOD COMMERCIAL MIXED-USE-2)

LOT DIMENSIONS
Maximum Occupied Area
- Lot: Intermediate 75%
- Corner: 80%

YARDS
Minimum Side Yard Width (ft.): 5 if used
Minimum Rear Yard Depth (ft.):
- The greater of 9 or 10% of lot depth

HEIGHT REGULATIONS
Maximum Height (ft.) - 38 (See Zoning Bonus)
Minimum Cornice Height (ft.) - N/A

AQUA ECONOMICS
1391 Walton Road Blue Bell, Pa 19422
(215)990-0678 / paul@aquaeconomics.com

Contact Information:
GENERAL MANAGER: Trish Lonie
Phone: (267)885-9875
Email: trish@aquaeconomics.com

Contact Information:
SURVEY PROJECT MANAGER:
Robert Babb
Email: robert@aquaeconomics.com

AMENDED CONSOLIDATION & SITE PLAN

#5022-32 LANCASTER AVENUE, #5013-19 MASTER STREET, #1420-26 CRESCENT PLACE, #5029 WARREN STREET

44TH WARD PHILADELPHIA PA. 19123

MUNICIPALITY: PHILADELPHIA
PHILADELPHIA COUNTY, PA

Drawn By: JGK/RB | Ckecked By: PL

Property Owner(s)
SAM 5100 ENTERPRISES, INC.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1.	10-05-22	RB	ORIGINAL SUBD. PLAN (APPRV'D. BY DISTRICT ON 12/02/22)

08/11/2025

PRELIMINARY UNDER CLIENT & PLS REVIEW

PAUL N. LONIE
PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU-024461-E

SCALE: 1" = 20'
PROJECT ID: 5022 LANCASTER (AMND CONS-S3R1)
SHEET: Sheet 2 of 2 (24"x36")

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LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

EXISTING SITE SURVEY

ZONING SUMMARY				
SITE INFORMATION:	BASE DISTRICT:	CMX-2		
	ADDRESS:	5030 LANCASTER AVENUE, PHILADELPHIA, PA 19131 [OPA# 881000582]		
	LOT AREA:	38,403.8		
	PROJECT DESCRIPTION:	NEW CONSTRUCTION OF (4) RESIDENTIAL MIXED USE BUILDINGS, CONTAINING 160 RESIDENTIAL UNITS.		
ITEM		**ZONING SECTION**	**ZONING REQUIREMENT**	**PROPOSED**
USE REGULATIONS		14-602-2	ONLY USES PERMITTED IN SECTION 14-602-2	MULTI-FAMILY RESIDENTIAL, COMMERCIAL (ONLY ON LEVEL 1 OF EACH BUILDING)
UNIT DENSITY		14-602-3(a)	480 SF PER UNIT	160 (VARIANCE REQUESTED FOR 20 ADDITIONAL UNITS)
			80 (BASE)	
	LOW INCOME DENSITY BONUS (PROVIDED ON SITE)	14-702-7	50% (40)	
	GREEN ROOF DENSITY BONUS	14-702-16	25% (20)	
	TOTAL		140	
MIN. LOT WIDTH (FT)		14-701-3	16	SEE ZONING PLAN
MIN. LOT AREA (SQ.FT)		14-701-3	1,440	38,403.80
MAX. OCCUPIED AREA (% OF LOT)		14-701-3	CORNER: 80	68% (26,150 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 5' OR 10% OF LOT DEPTH	N/A
HEIGHT REGULATIONS		14-701-3	38'	75' (VARIANCE REQUESTED)
LOW INCOME HEIGHT BONUS		14-702-2	7'	
MIN. STREET FRONTAGE (FT)		14-701-3	N/A	N/A
GROSS FLOOR AREA				BUILDING A = 40,900 SF
				BUILDING B = 40,658 SF
				BUILDING C = 40,658 SF
				BUILDING D = 28,755 SF
				TOTAL = 148,651 SF
STREET TREE REQUIREMENTS		14-705-2	1/35' OF FRONTAGE (359 LF) = 10 REQ'D	10
YARD TREE REQUIREMENTS		14-705-10e)	1/1,600 SF OF OPEN AREA (23968 SF) = 15 REQ'D	10
VEHICLE PARKING SPACES		14-802-1	0	N/A
ACCESSIBLE PARKING SPACES		14-802-4	0	N/A
ELECTRIC PARKING SPACES		14-803-3	0	N/A
LANDSCAPE REQUIREMENT		14-803-5	4,644SQFT X 10% =465 SQFT	3,686 SQFT
BICYCLE PARKING REGULATIONS		14-804-1	12 OR MORE DWELLING UNITS: 1 PER EVERY 3 DWELLING UNITS	54

STREETS DEPARTMENT			
STREET INFORMATION:	STREET:	LANCASTER AVENUE	
	BREAKDOWN:	SIDEWALK 11'- CARTWAY 50' - SIDEWALK 11' = 80' WIDE	
	ALLOWABLE ENCROACHMENT:	4'-6"	
	STREET:	MASTER STREET	
	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	3'-0"	3'-0"
ARCHITECTURAL EMBELLISHMENTS	11-603-5	N/A	N/A
CELLAR DOORS AND STEPS	11-604-4	4'-6" (LANCASTER & MASTER)	N/A

BONUS SUMMARY:

MIXED INCOME BONUS CALCULATIONS:

BONUS LEVEL: LOW-INCOME

BASE UNIT CALCULATIONS: 38,403 / 480 = 80 UNITS

BASE UNIT TOTAL = 80 UNITS

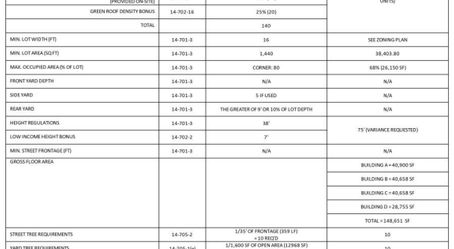
MIXED INCOME DENSITY BONUS (LOW-INCOME) = 80 UNITS X 0.5 = 40 UNITS

GREEN ROOF DESITY BONUS: 81 UNITS X 0.25 = 20 UNITS

TOTAL UNIT COUNT: 140 UNITS

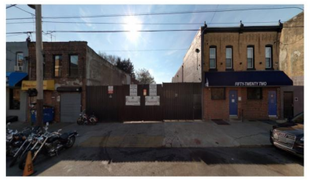
PROPOSED UNIT COUNT: 160 (SEEKING VARIANCE FOR 20 ADDITIONAL UNITS)

FOURTEEN (14) UNITS TO BE RESERVED AS AFFORDABLE, PER MIXED-INCOME HOUSING BONUS ACKNOWLEDGMENT FORMS. MIXED-INCOME BONUS WILL BE EARNED THROUGH PROVIDING LOW-INCOME UNITS IN COMPLIANCE WITH 14-702(7).





WARREN STREET



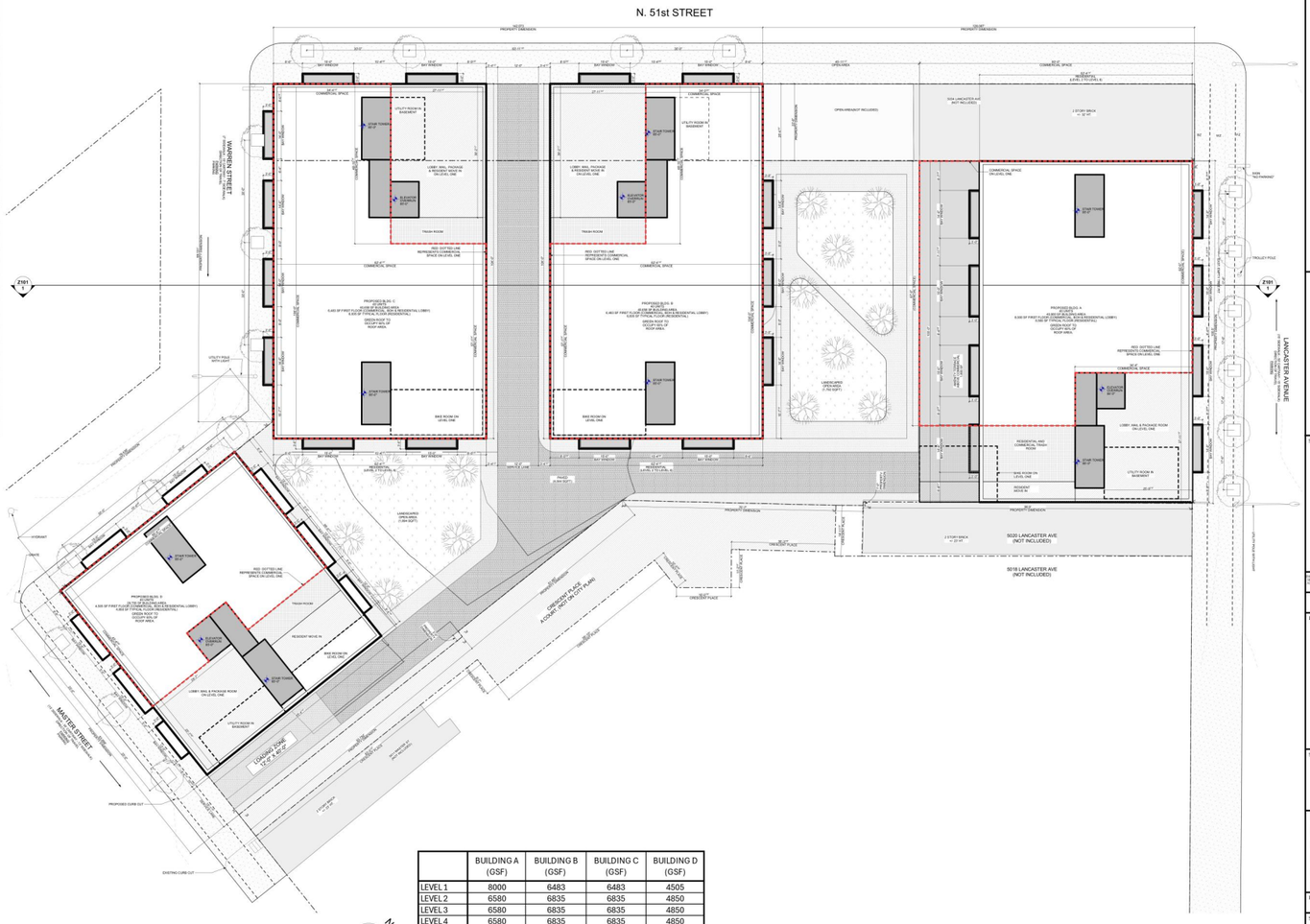
LANCASTER AVE



CORNER OF MASTER ST AND WARREN ST



MASTER ST



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

	BUILDING A (GSF)	BUILDING B (GSF)	BUILDING C (GSF)	BUILDING D (GSF)
LEVEL 1	8000	6483	6483	4505
LEVEL 2	6580	6835	6835	4850
LEVEL 3	6580	6835	6835	4850
LEVEL 4	6580	6835	6835	4850
LEVEL 5	6580	6835	6835	4850
LEVEL 6	6580	6835	6835	4850
TOTAL	40900	40658	40658	28755

Printed: 6/16/2026

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Versions

No.	Date	Description
01	05/12/2026	ISSUED FOR ZONING
02	06/18/2026	COMMENT RESPONSE

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WISDOMTREE GROUP
500 Office Center Drive - Suite 200
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610-288-7700

Signature & Seal

Project Title

LANCASTER YARDS MULTI-FAMILY

5022-32 LANCASTER AVENUE
PHILADELPHIA, PA 19131

Sheet Title

ZONING SITE PLAN

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

Date: 06-18-2026
Project Number: 2501
Scale: as noted
Sheet No.: Z100
Drawn By: KD
Checked By: MB

WISDOMTREE GROUP

LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

ZONING PLAN

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September 10, 2026

AQUA ECONOMICS & ENGINEERING
Civil & Environmental Engineering
Land Surveying

DESCRIPTION OF CONSOLIDATED PREMISES 'L'

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 44th Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to a Proposed Consolidation and Site Plan made by Paul N. Lonie, Aqua Economics, LLC, dated August 12, 2025 as follows, to wit:

BEGINNING at a point on the southwesterly side of Lancaster Avenue (80' wide on City Plan, legally open), said point being located S56°54'58"E, a distance of 22.500 feet from the intersection of the same with the southeasterly side of 51st Street (50' wide on City Plan, legally open);

THENCE extending along the said southwesterly side of Lancaster Avenue, S56°54'58"E, a distance of 100.500 feet to a point;

THENCE extending partly along the average face of a certain wall, S33°28'00"W, a distance of 32.000 feet to an angle point along the average face of said certain wall;

THENCE extending partly through said certain wall and along the northwesterly terminus of a certain 8' wide alley which runs southeastwardly to a terminus, communicating with Crescent Place (a variable width Court, not on City Plan) which extends southwestwardly, then southwardly, communicating with a certain 8' wide passageway which extends southwardly to its head on the northerly side of Master Street (60' wide, on city plan, legally open), S32°42'59"W, a distance of 72.492 feet to a point;

THENCE extending along the said southwesterly side of certain 8' wide alley, S55°56'50"E, a distance of 1.000 feet to a point formed by the intersection of the said southwesterly side of certain 8' wide alley and on the northwesterly side of Crescent Place (not on City Plan);

THENCE extending along the said northwesterly side of Crescent Place, S34°03'10"W, a distance of 62.584 feet to an angle point formed by the said northwesterly side of Crescent Place and the westerly side of the same;

THENCE extending along the said westerly side of Crescent Place, S05°49'50"E, a distance of 61.667 feet to an angle point formed by the said westerly side of Crescent Place and the southerly head of the said Crescent Place;

THENCE extending along the said southerly head of Crescent Place, N84°10'10"E , a distance of 2.000 feet to a point on the on the westerly side of a certain 8' wide passageway which runs southwardly to the northerly side of said Master Street (60' wide on City Plan, legally open);

THENCE extending along the said westerly side of certain 8' wide passageway, S05°49'50"E, a distance of 83.792 feet to a point on the on the said northerly side of Master Street;

THENCE extending along the said northerly side of Master Street, S84°10'10"W, a distance of 83.998 feet to a point on the easterly side of Warren Street (33' wide on City Plan, legally open);

- DESCRIPTION OF CONSOLIDATED PREMISES 'L' (continued) -

THENCE extending along the said easterly side of Warren Street, N05°49'50"W, a distance of 79.436 feet to an angle point formed by the easterly side of Warren Street and the northeasterly side of said Warren Street;

THENCE extending along the said northeasterly side of Warren Street, N57°03'38"W, a distance of 99.131 feet to a point on the said southeasterly side of 51st Street;

THENCE extending along the said southeasterly side of 51st Street, N32°42'59"E, a distance of 142.073 feet to a point;

THENCE extending along the average face of a certain wall, S57°03'38"E, a distance of 22.500 feet to a point along the average face of said certain wall;

THENCE extending through a certain 8" block wall and a certain building wall, N32°42'59"E, a distance of 128.087 feet to a point on the said southwesterly side of Lancaster Avenue, being the first mentioned point and PLACE OF BEGINNING.

BEING KNOWN as CONSOLIDATED PREMISES 'L' on said plan.

CONTAINING in area 38,403.8 square feet or 0.88163 acres.

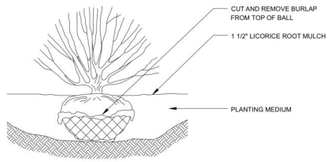
Paul N. Lonie
Paul N. Lonie, PLS
Pa License SU-024461-E
August 12, 2025

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL PAUL N. LONIE LICENSE NUMBER SU024461E SURVEYOR

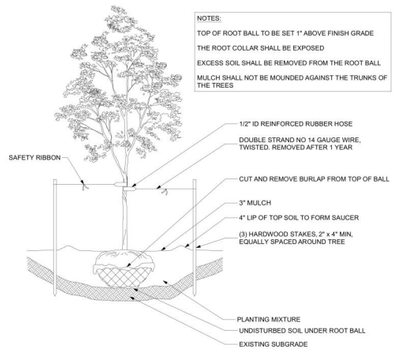
Reviewed and approved as per Subdivision Regulations adopted by the Board of Managers

Surveyor of Record Title Date

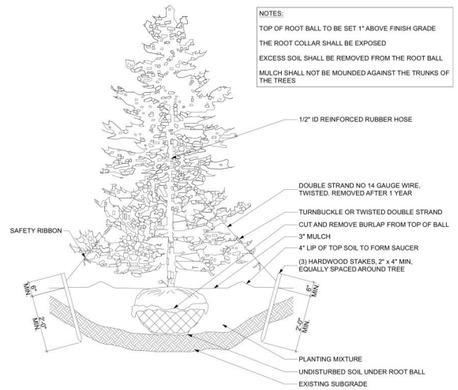
NOTES:
- TOP OF ROOT BALL TO BE SET 1" ABOVE FINISH GRADE.
- THE ROOT COLLAR SHALL BE EXPOSED.
- EXCESS SOIL SHALL BE REMOVED FROM THE ROOT BALL.
- MULCH SHALL NOT BE MOUNDED AGAINST THE BRANCHES OF THE SHRUBS.



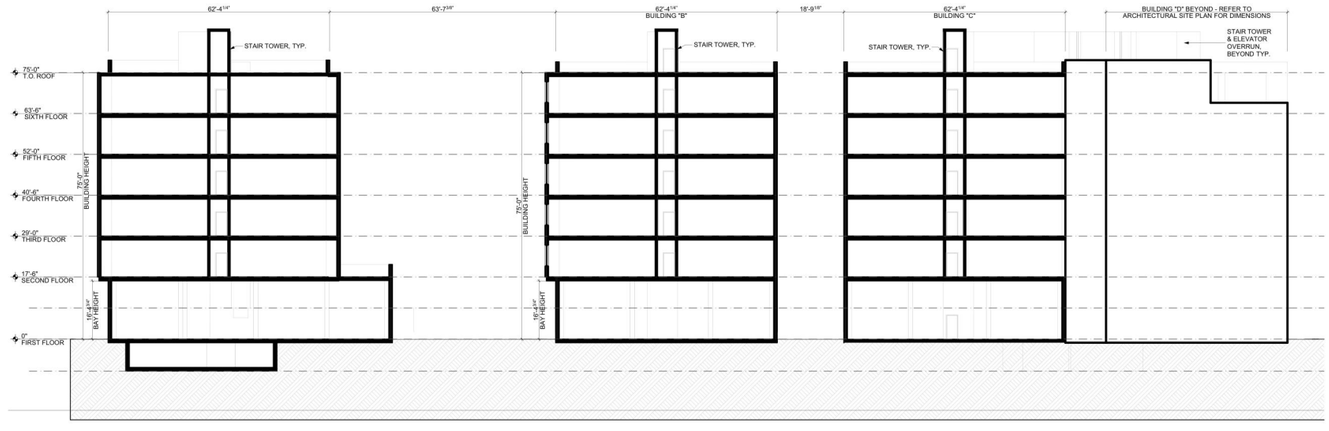
4 SHRUB PLANTING DETAILS
SCALE: 1" = 1'-0"



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



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



1 ZONING SECTION
SCALE: 1/16" = 1'-0"

Printed: 6/30/2026

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Versions

No.	Date	Description
01	05/12/2026	ISSUED FOR ZONING
02	06/18/2026	COMMENT RESPONSE

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

Signature & Seal

ANY DRAWINGS ARE PRELIMINARY AND ARE GIVEN AS USER TOOLS AS THEY ACCEPT THE RISK THAT THEY REPRESENT THE AS CONSTRUCTED THE BIDDER AND CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ARE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME

Project Title

LANCASTER YARDS MULTI-FAMILY

5022-32 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	2501
Scale: as noted	Sheet No. Z101
Drawn By: KD	
Checked By: MB	

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LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

BUILDING SECTIONS

P 12
September 10, 2026



STREET TREE

Thornless Honeylocust	

YARD TREE

Swamp white Oak	

ADDITIONAL PLANTING

01	Inkberry Holly
02	Red Osier Dogwood
03	Arrowwood Viburnum

LEGEND

N

GRASS

HARDSCAPE

DRIVEWAY

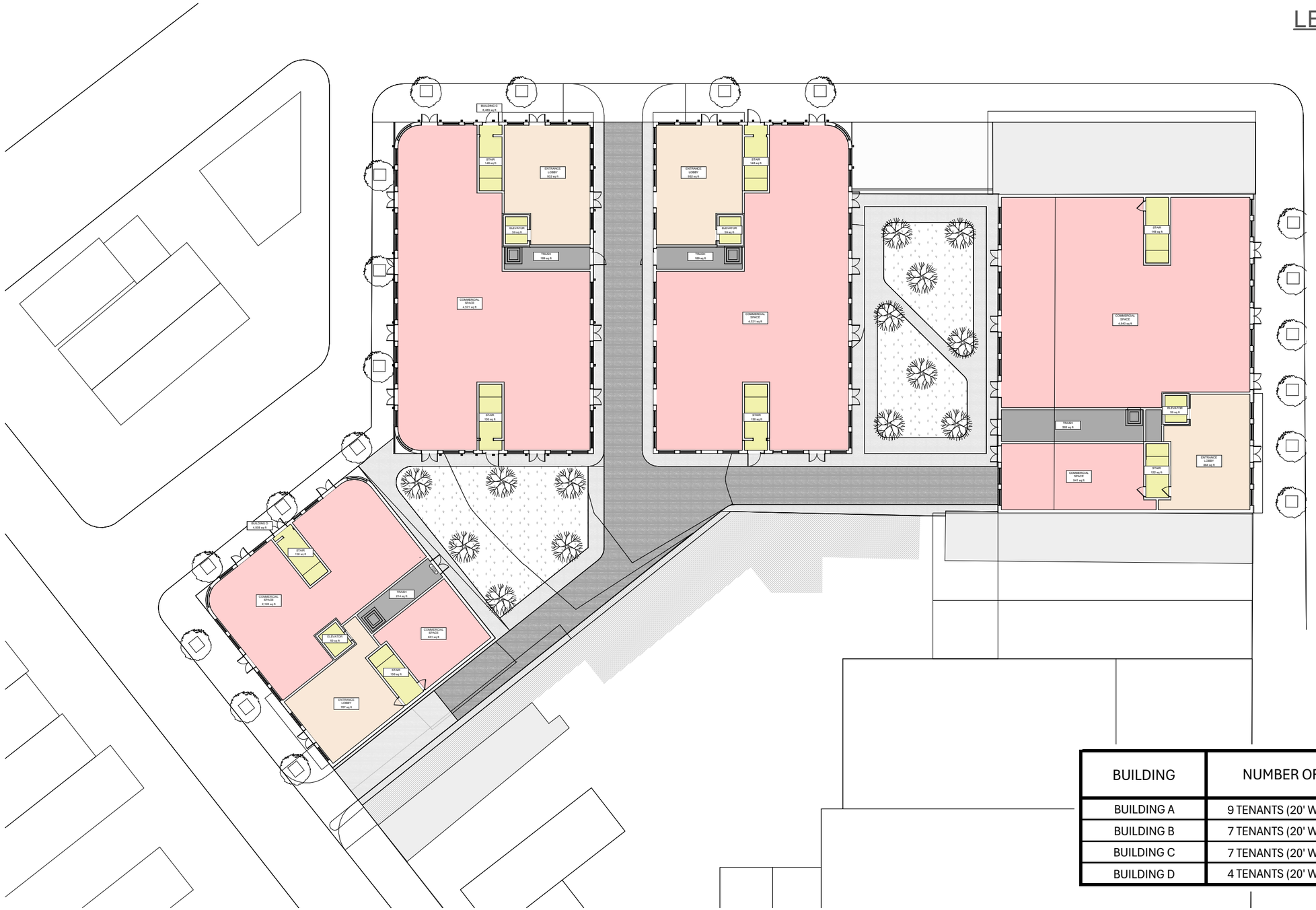
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LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

LANDSCAPE PLAN

September 10, 2026



LEGEND

- COMMERCIAL SPACE
- ENTRANCE LOBBY
- UTILITY
- CIRCULATION

BUILDING	NUMBER OF TENANTS	COMMERICAL SQFT
BUILDING A	9 TENANTS (20' WIDE X 30' DEEP)	5,750 SQFT
BUILDING B	7 TENANTS (20' WIDE X 30' DEEP)	4,500 SQFT
BUILDING C	7 TENANTS (20' WIDE X 30' DEEP)	4,500 SQFT
BUILDING D	4 TENANTS (20' WIDE X 30' DEEP)	2,750 SQFT

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LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

FIRST FLOOR SITE PLAN

September 10, 2026



BUILDING	UNIT TYPE	
	ONE BEDROOM	TWO BEDROOM
BUILDING A	30	10
BUILDING B	20	20
BUILDING C	20	20
BUILDINB D	30	10
TOTAL	100	60
	160	

LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

TYPICAL LEVEL PLAN

P 15

September 10, 2026





LANCASTER AVENUE

E01 ELEVATION FROM LANCASTER AVE



LANCASTER AVENUE

N 51ST STREET

E02 ELEVATION FROM N 51ST.

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LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

SITE ELEVATIONS

September 10, 2026





E03 ELEVATION FROM MASTER STREET

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SITE ELEVATIONS

September 10, 2026



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



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

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SITE SECTION

September 10, 2026





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

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LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

SITE SECTION





ELEV-BLDG B-C ELEVATION FROM N 51ST. - BUILDING B & C



ELEV-BLDG C ELEVATION FROM WARREN ST. - BUILDING C

WISDOMTREE GROUP

LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

BUILDING ELEVATIONS





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



ELEV-BLDG D ELEVATION FROM WARREN ST. - BUILDING D

WISDOMTREE GROUP

LANCASTER YARDS

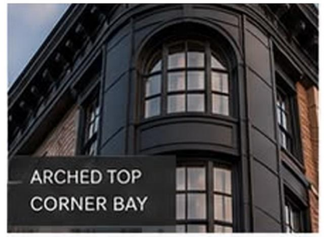
5030 Warren St, Philadelphia, PA 19131, USA

BUILDING ELEVATIONS

September 10, 2026



MATERIALS & TYPOLOGY



A CURVED PVC PANELS
@ CORNER BAYS



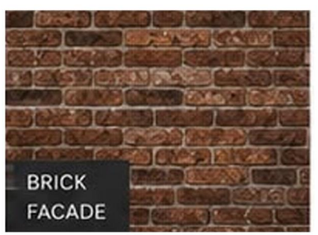
B BLACK ACP PANELS
@ EXTENDED BAYS



C BLACK PVC CORNICE &
DECORATIVE ELEMENTS
@ PARAPET & STORES



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



E BRICK CLADDING
@ BUILDING FACADES

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LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

BUILDING MATERIALS WITH FACADE CLOSE-UP



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LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

RENDERING - ROOFTOP RETREAT





LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

RENDERING - URBAN CANOPY COURT





LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

RENDERING - RETAIL PROMENADE - FROM N 51ST. VIEW





LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

RENDERING - RETAIL PROMENADE





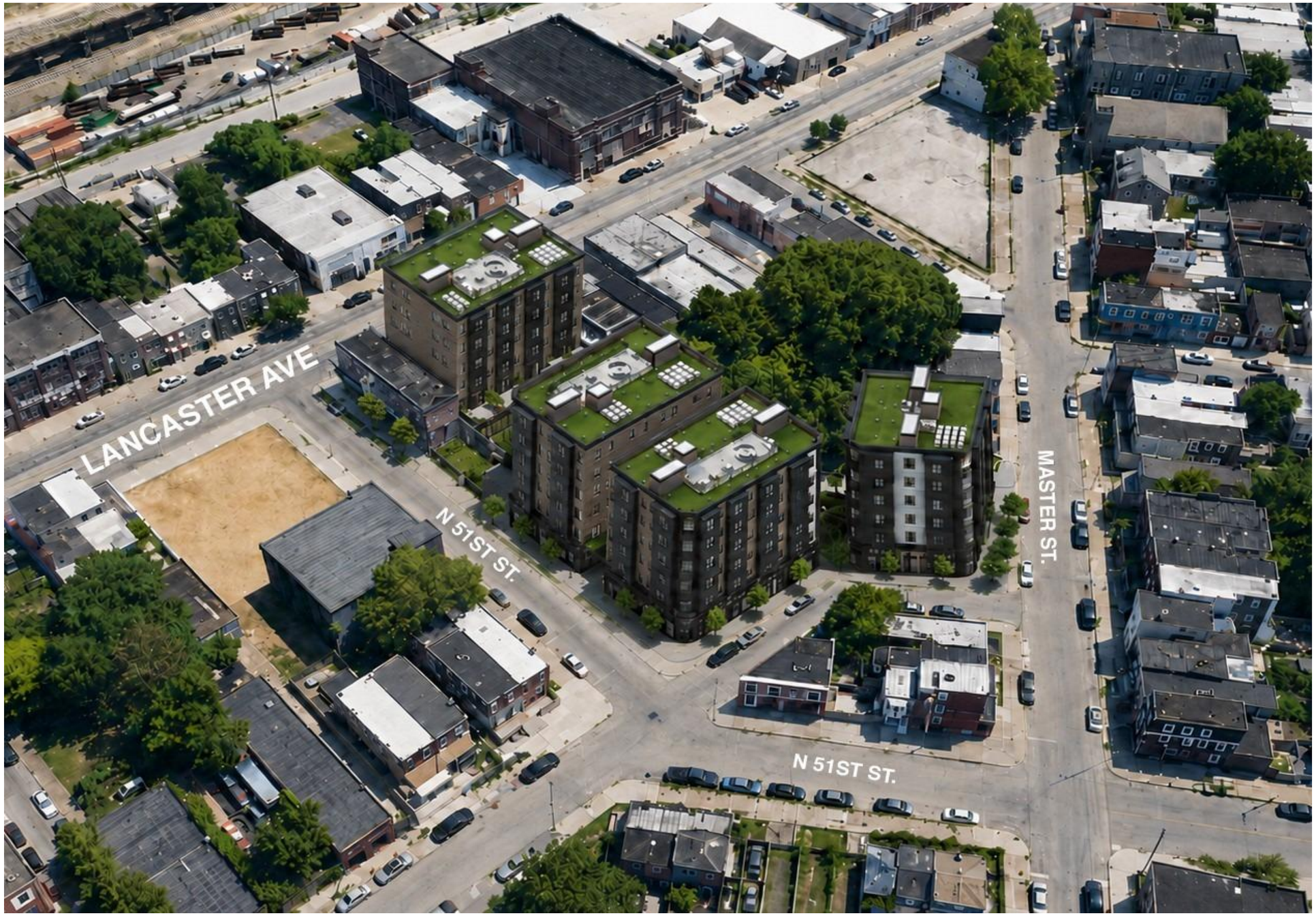
WISDOMTREE GROUP

LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

RENDERING - OUTDOOR RETREAT





WISDOMTREE GROUP

LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

RENDERING - ARIEL VIEW 1

September 10, 2026





LANCASTER YARDS

5030 Warren St, Philadelphia, PA 19131, USA

RENDERING - ARIEL VIEW 2

September 10, 2026

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 & 50th street 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.	No new parking spaces proposed.
(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	
(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

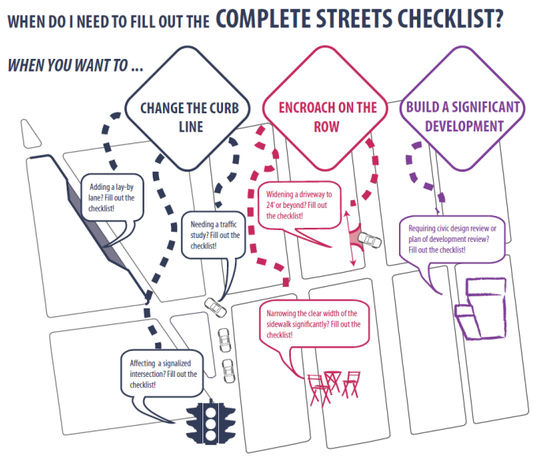
Philadelphia City Planning Commission

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

   Lancaster Yards

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

   5022-32 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/5543867320583086178c4f34/

STREET	FROM	TO	COMPLETE STREET TYPE
Lancaster Ave	N 51st street	Warren street	Local
N 51st street	Warren street	Lancaster Ave	Local
Warren street	Master street	N 51st street	Local
Master street	Warren street	N 50th street	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'
N 51st Street	10' / 13' / 13'	13' / 13'
Warren Street	10' / 7' / 7.1'	7' / 7.1'
Master Street	10' / 13' / 13'	13' / 13'

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'
N 51st Street	5' / 5' / 5'
Warren street	5' / 5' / 5'
Master Street	6' / 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
CurbCut	6'	Master Street

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Curbcut	12'-0"	N 51st Street
Curbcut	22'-0"	Warren 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
Lancaster Ave	**0' / 3'**
N 51st Street	**0' / 3'**
Warren street	**0' / 3'**
Master 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'**
N 51st Street	**3' / 3' / 3'**
Warren Street	**3' / 3' / 3'**
Master 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**	**SU-40** / **54**
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____

				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? *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: _____