



**Site Location**  
**3935-45-47 Ogden Street,**  
**Philadelphia, PA 19104**

# ***Project Summary***



*3935 – 47 Ogden St is a proposed multi-family, mixed use residential development on a 22,772 SF lot in the Mantua neighborhood of West Philadelphia.*

*The proposed building is 7 stories, occupies a footprint of approximately 16,644 SF and provides:*

- 140 residential units (mix of 1 bedroom, 2 bedroom and Studio)*
- Approximately 1,800 SF ground floor commercial space*
- 38 motor vehicle parking spaces within the footprint of the building (including two (2) ADA Van spaces, seven (7) auto share parking spaces, six (6) compact parking spaces and three (3) electric vehicle parking spaces and provision of bicycle parking per 14-802(8)b) and 14-802(8)(e)).*
- 80 Class 1A accessory bicycle parking spaces; to include one (1) off-street accessory loading spaces.*
- The project location provides easy access to public transport with a bus stop 250' away and a trolley stop within half a mile*

# CDR Application Form



## CDR PROJECT APPLICATION FORM

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

L&I APPLICATION NUMBER: ZP-2022-7084

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

The application proposes new construction that creates 133,152sf of new GFA and proposes 140 dwelling units.

### PROJECT LOCATION

Planning District: West Council District: 3<sup>rd</sup> Council District

Address: 3935 Ogden Street

Philadelphia, PA 19104

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

### CONTACT INFORMATION

Applicant Name: Meredith Ferleger, Esq. Primary Phone: 215-575-7052

Email: mferleger@dilworthlaw.com Address: 1500 Market Street, Suite 3500E

Philadelphia, PA 19102

Property Owner: Haverford Square by Metropolitan 7 LLC Developer: Haverford Square Designs

Architect: Haverford Square Designs

### SITE CONDITIONS

Site Area: 21,015sf

Existing Zoning: I-2/RSA-5 Are Zoning Variances required? Yes  No

#### Proposed Use:

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

1<sup>st</sup> Floor Commercial Space - 1,800sf

1<sup>st</sup> Floor Parking

140 units on floors 2-8 (16,644sf per floor)

Roof deck

Proposed # of Parking Units:

Thirty-eight (38) parking spaces, 80 bicycle parking spaces

### COMMUNITY MEETING

Community meeting held: Yes  No

If yes, please provide written documentation as proof.

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

Date: May 18, 2023 Time: 5:30

### ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes  No  NA

If yes, indicate the date hearing will be held:

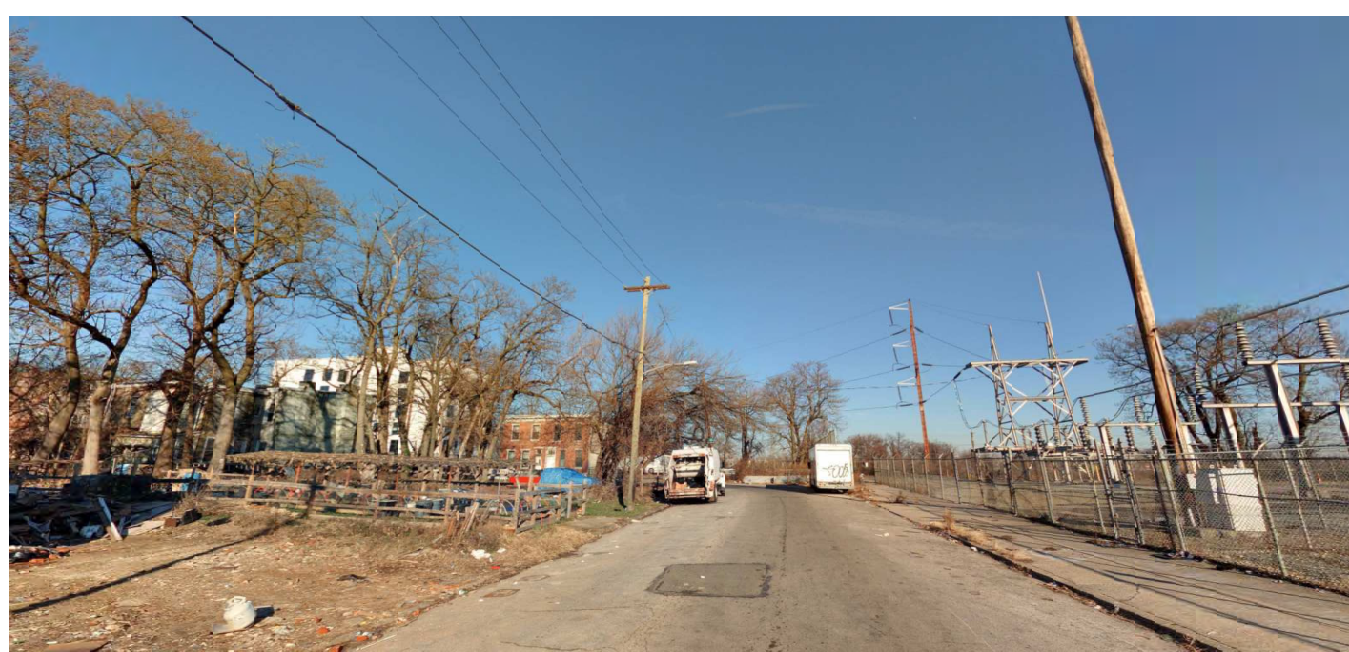
Date: June 14, 2023 (to be continued)

# Site Location





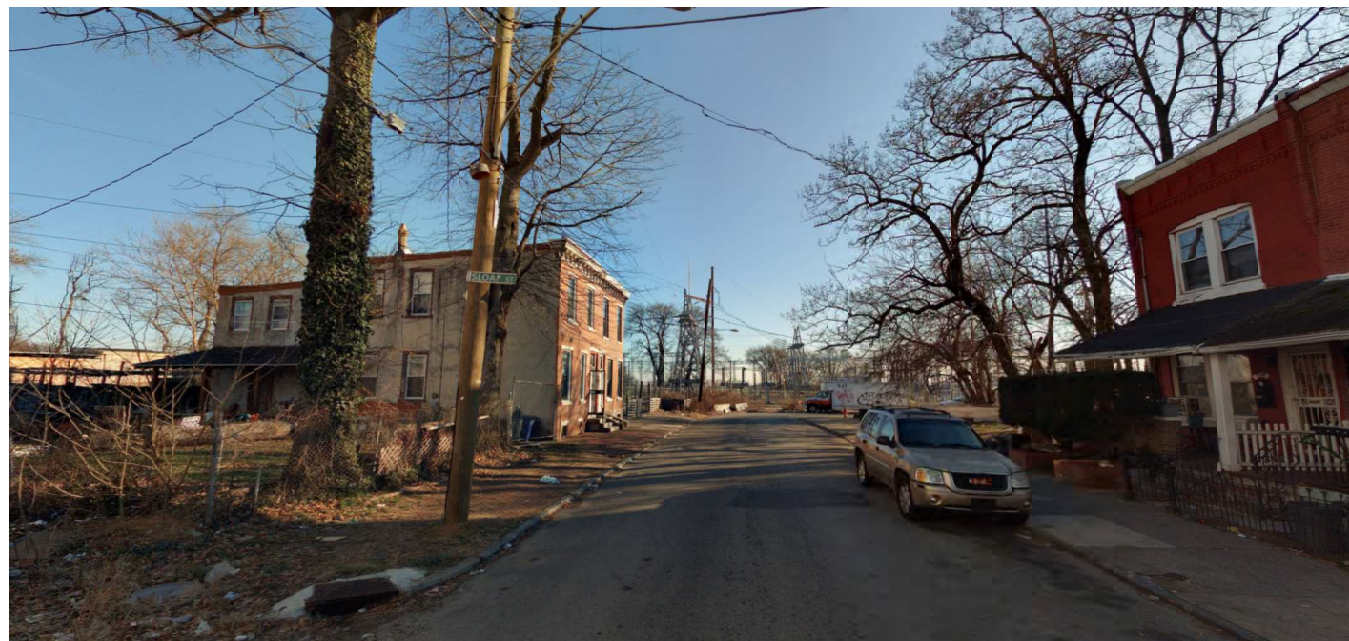
**Site Location**



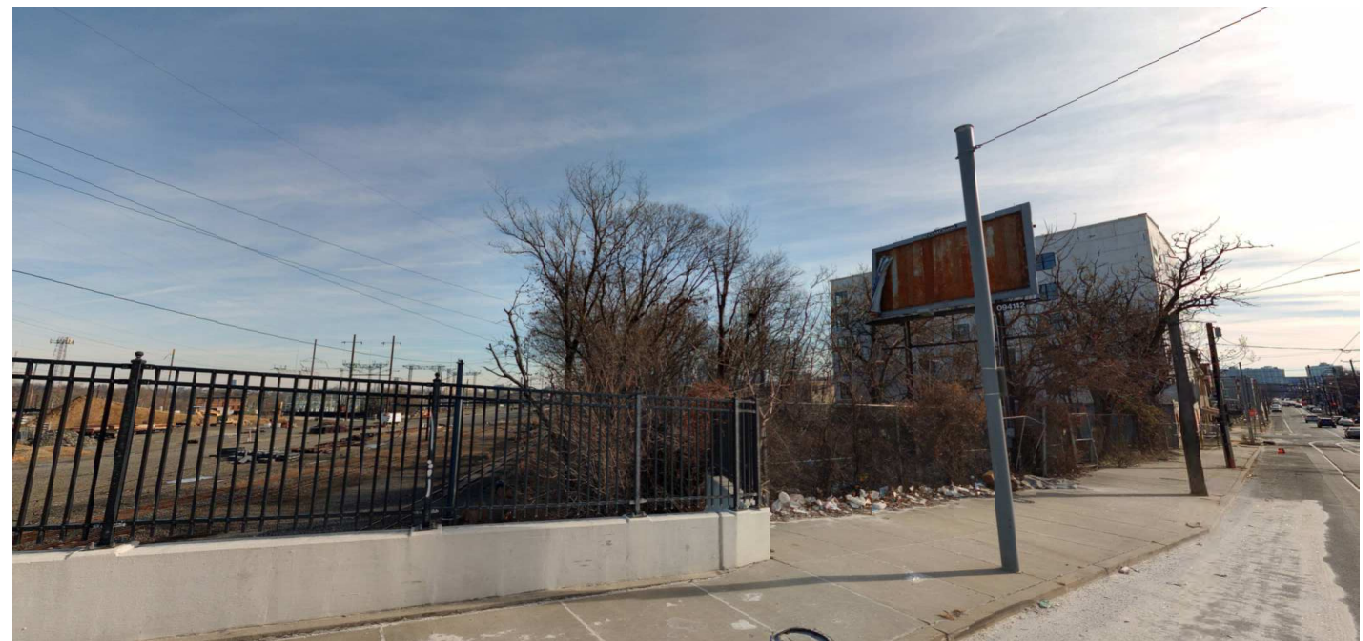
1. Ogden Street View, Looking North



2. Ogden Street View, Looking North



3. Ogden Street View, Looking East



4. N 40th Street, Looking East



5. Pennsgrove Street, Looking South

# Site Conditions



*Belmont Charter School*

*Belmont Community Health Center*

*Community Homes*



*Proposed 3935-47 Ogden Street,  
Mixed Use Development*

*877 N 40th Street,  
Mixed Use Development*

*Belmont Academy Charter School  
Elementary School*

# **Site Amenities**

# Site Context



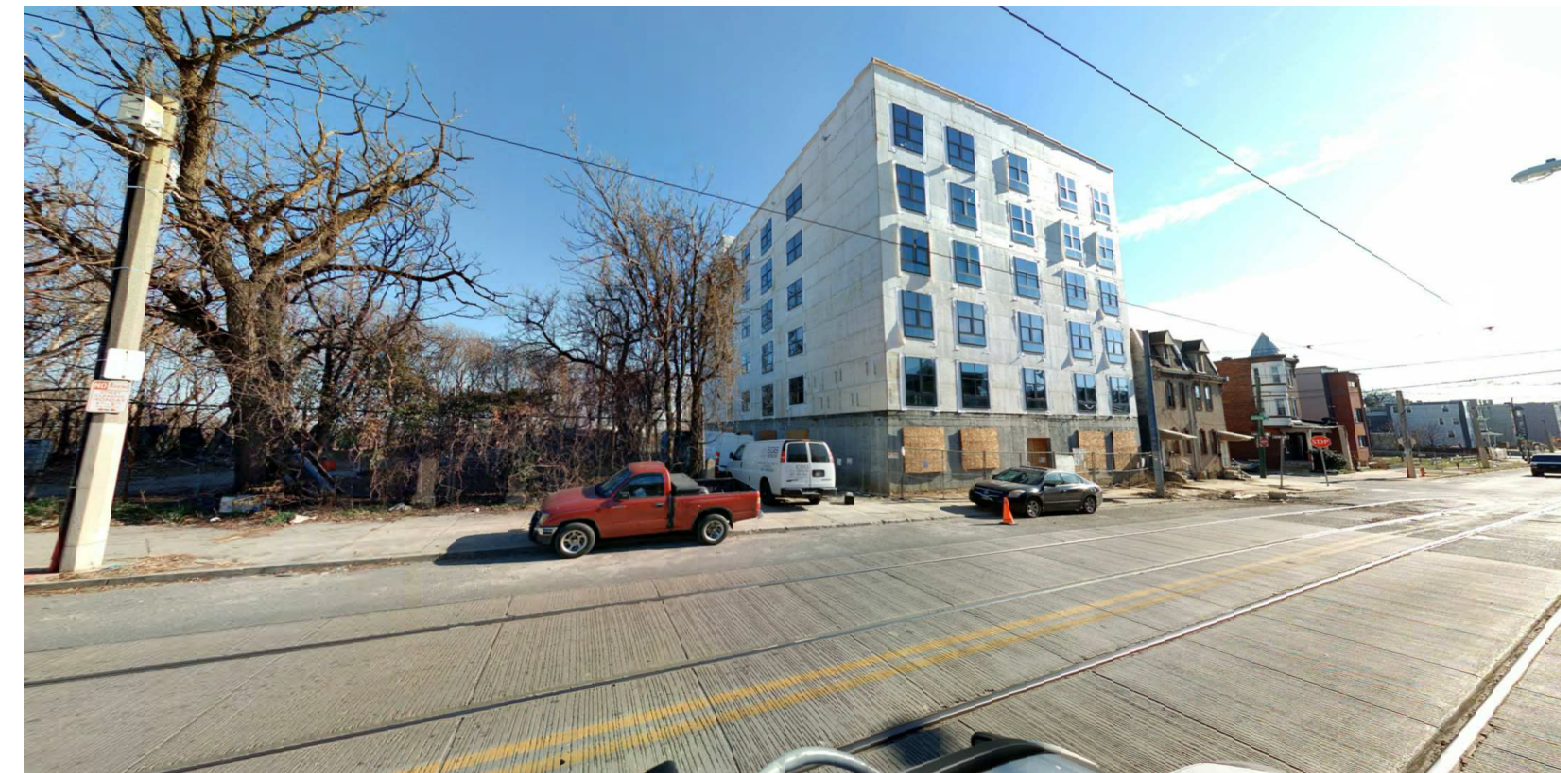
4035 Parrish Street, Philadelphia, PA 19104



836 N Preston Street, Philadelphia, PA 19104



877 N 40th Street, Philadelphia, PA 19104



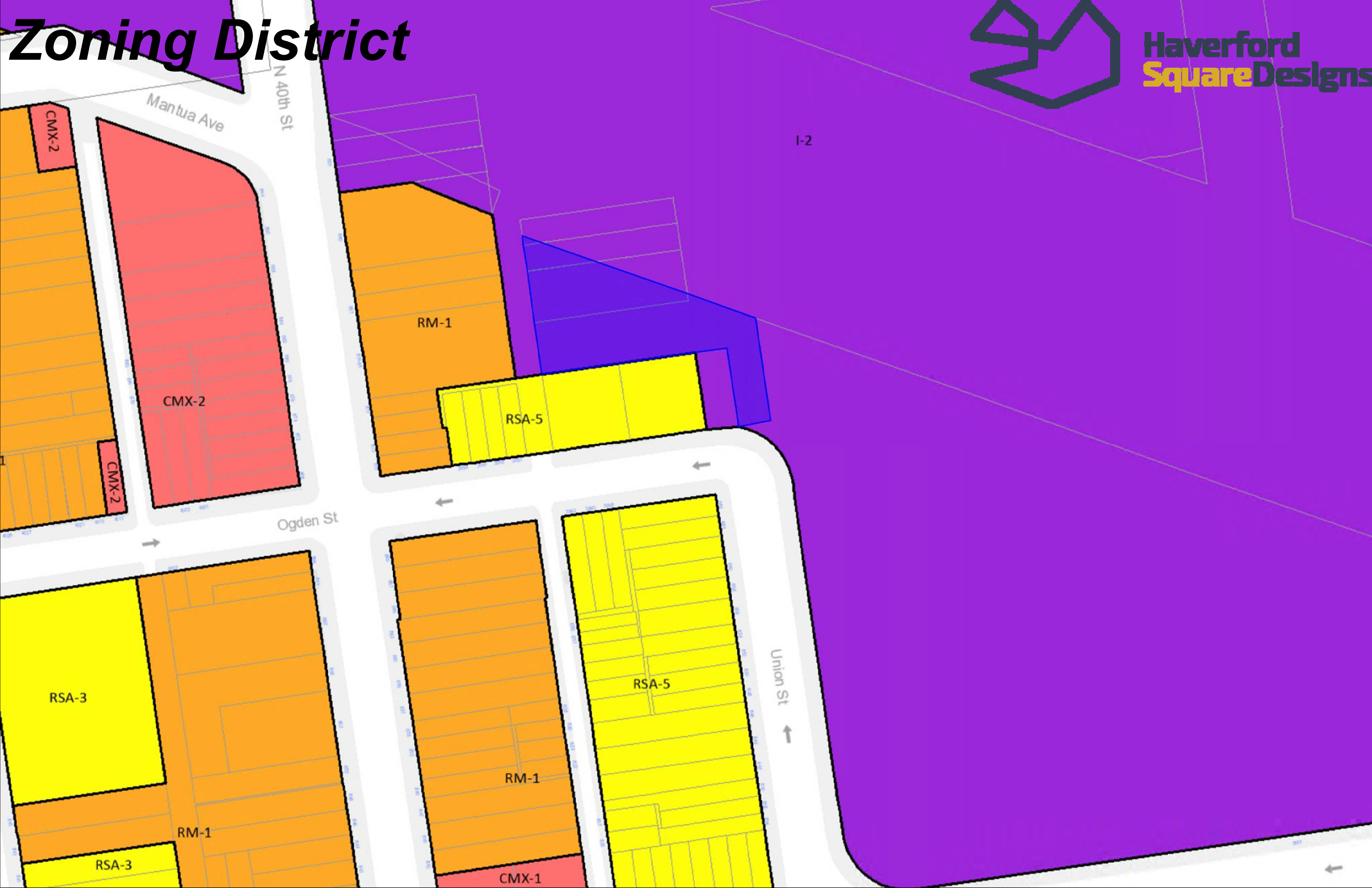
877 N 40th Street, Philadelphia, PA 19104



# Zoning District



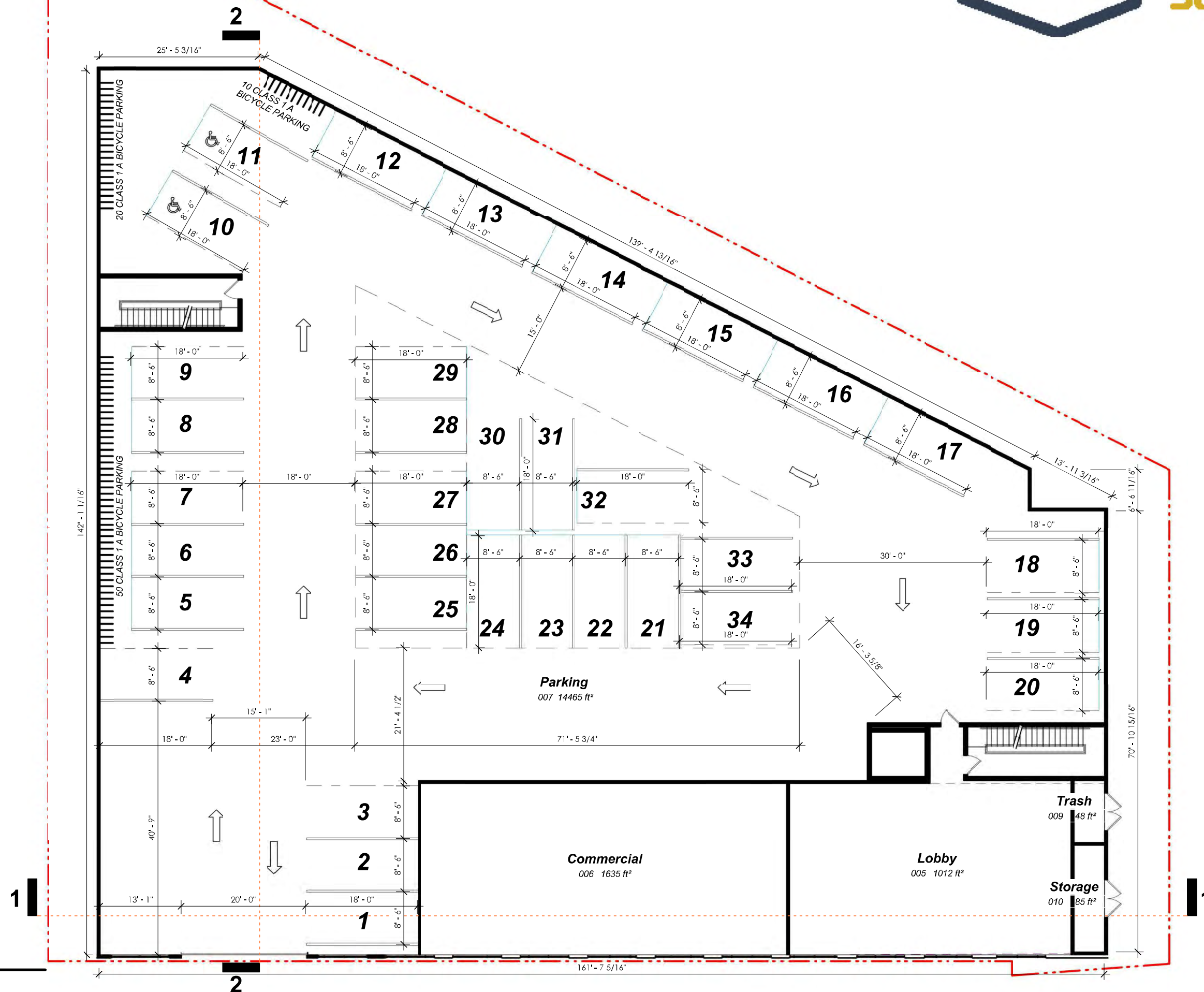
Haverford  
Square Designs



# Floor Plans



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SquareDesigns



First Floor Plan

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

# Floor Plans



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Square Designs



## Legend

- 1BR
- 1BR CORNER 2
- 2BR
- 2BR CORNER
- 2BR CORNER 2
- 2BR CORNER 3
- 2BR CORNER 4
- STUDIO

## Unit QTY

20 - Residential Units per Floor

Total Unit Qty - 120

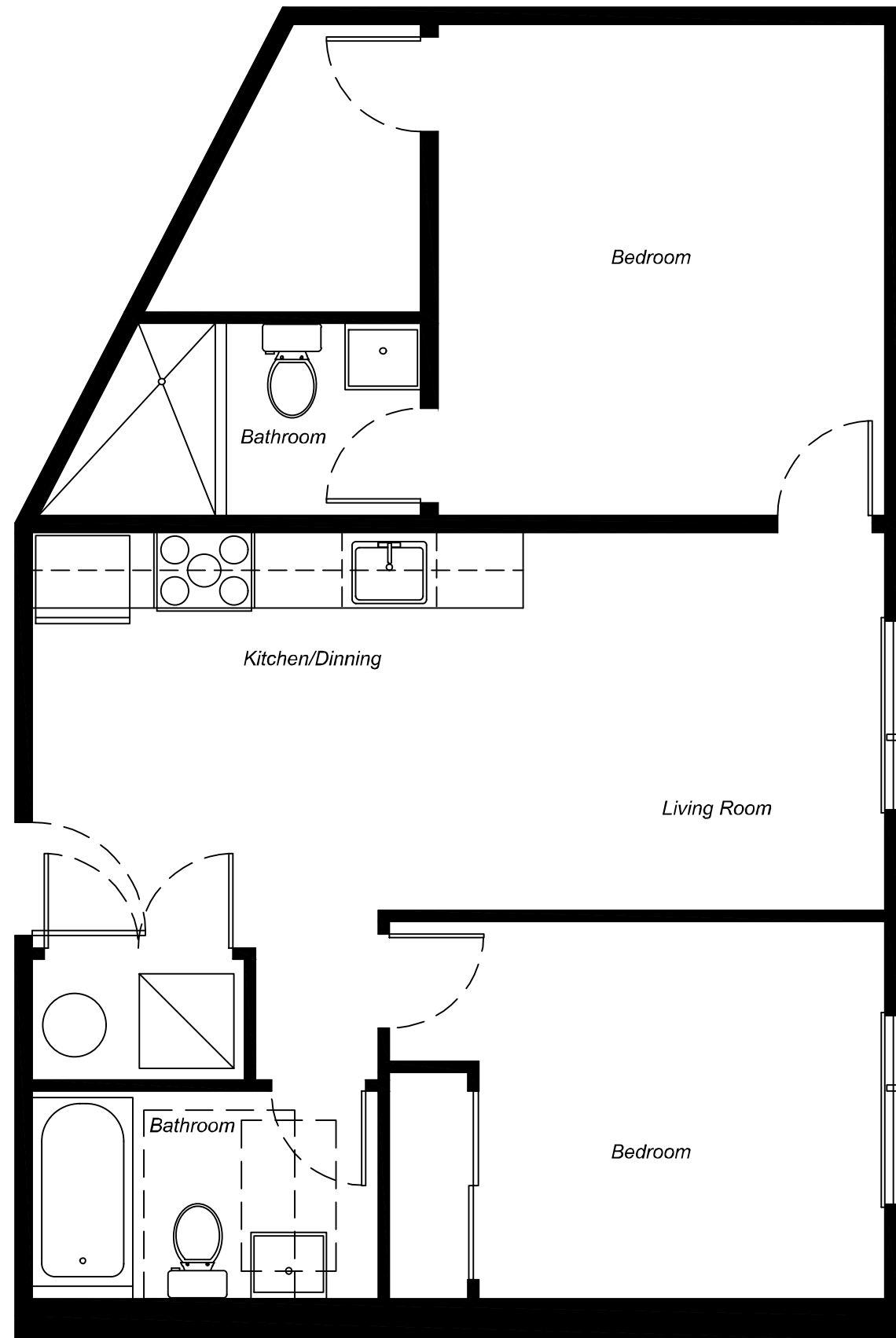
Second - Seventh Floor Plan

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

# Typ. Apartments



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2 Bedroom Apartment (Corner 3)

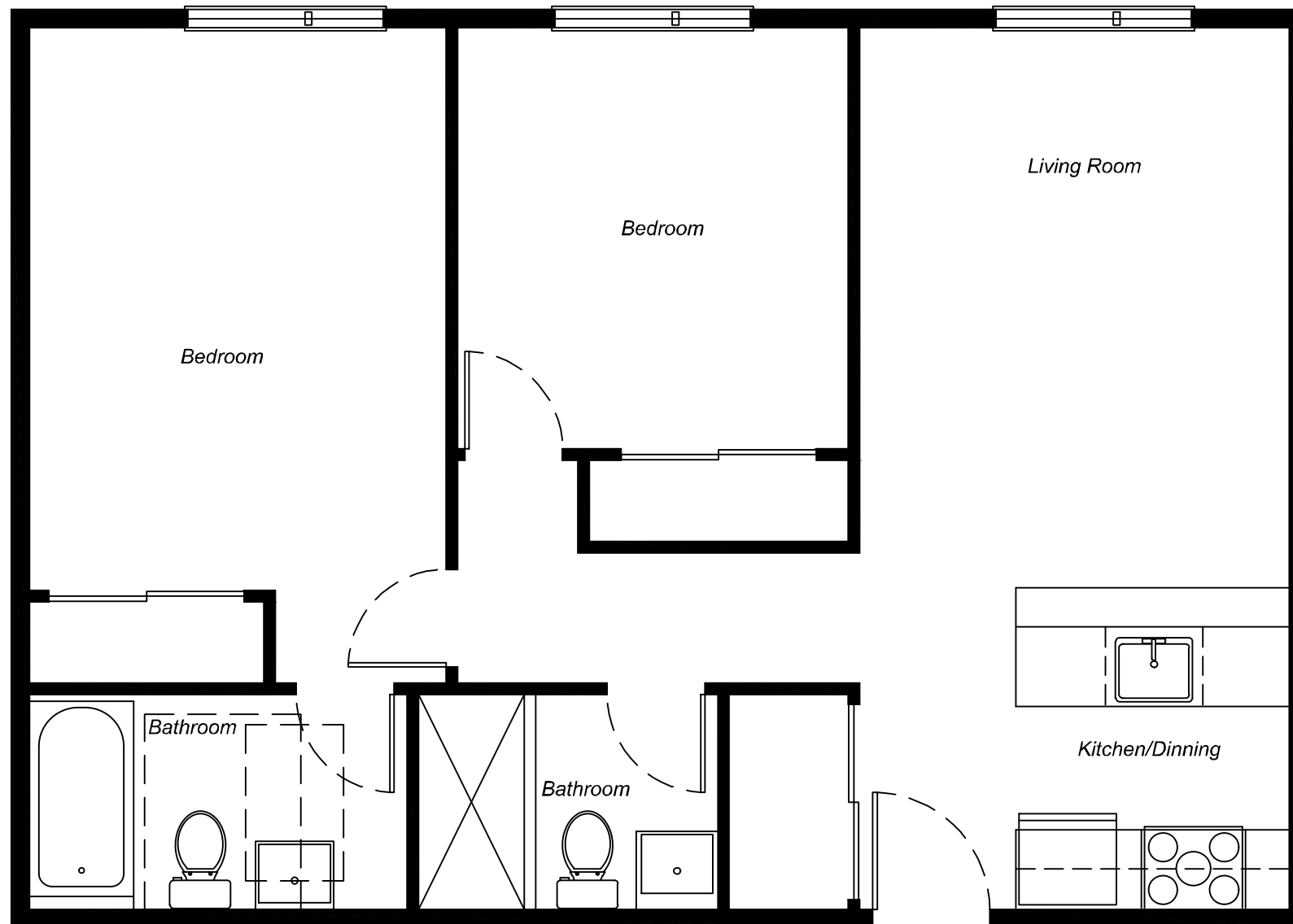
SCALE: 1/4" = 1'-0"



2 Bedroom Apartment (Corner 4)

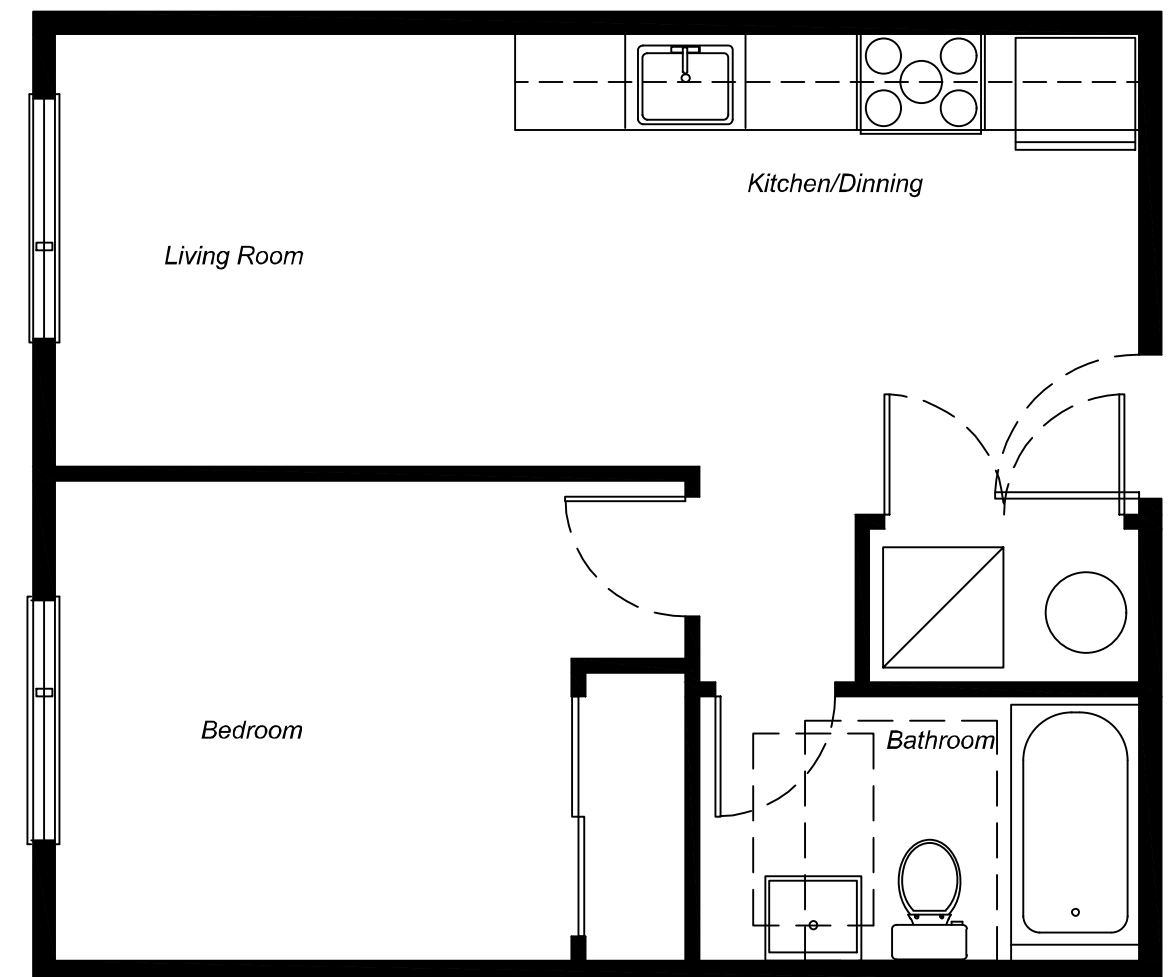
SCALE: 1/4" = 1'-0"

# Typ. Apartments



*2 Bedroom Apartment*

SCALE: 1/4" = 1'-0"



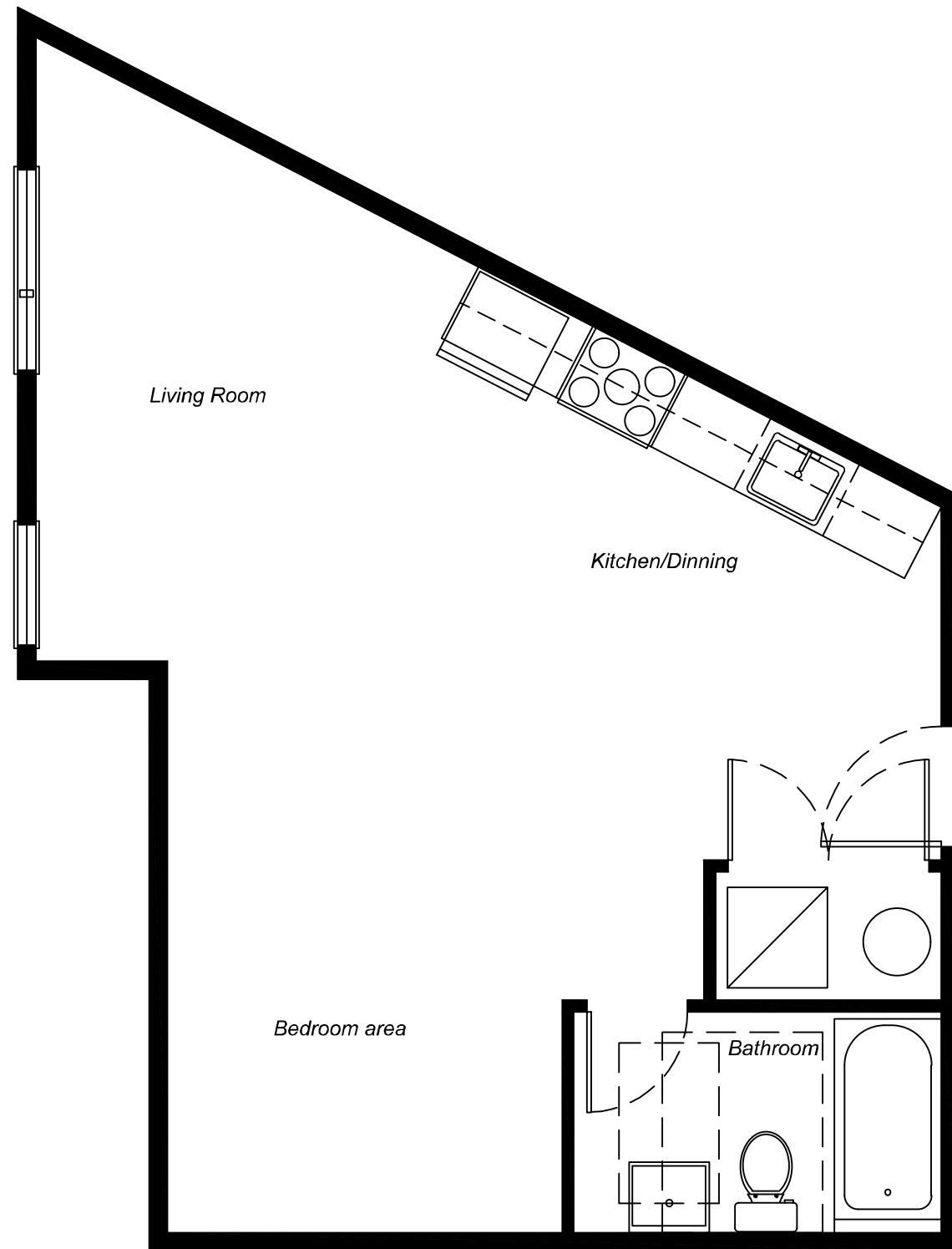
*1 Bedroom Apartment*

SCALE: 1/4" = 1'-0"

# Typ. Apartments

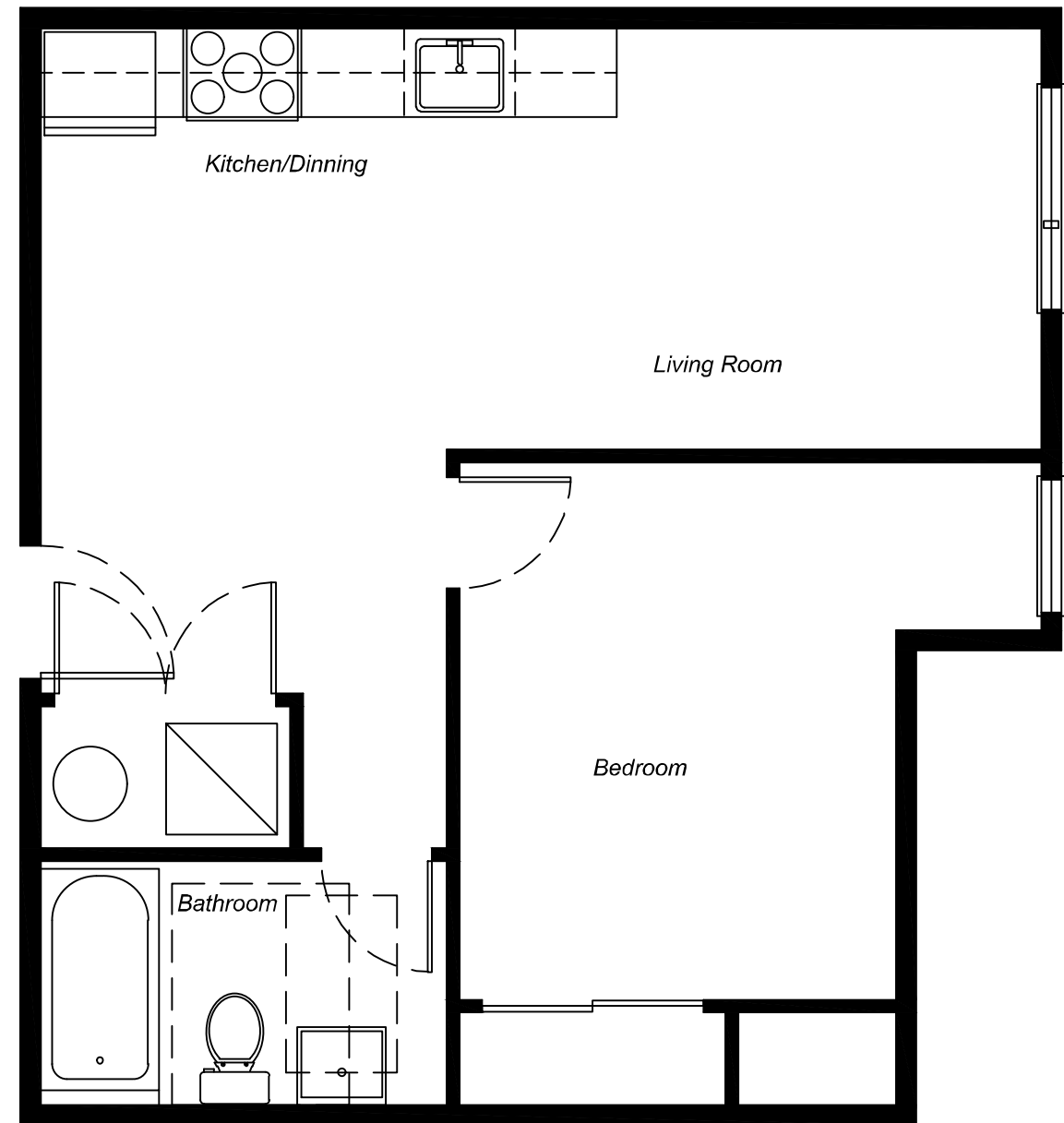


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Square Designs



*Studio Apartment*

SCALE: 1/4" = 1'-0"



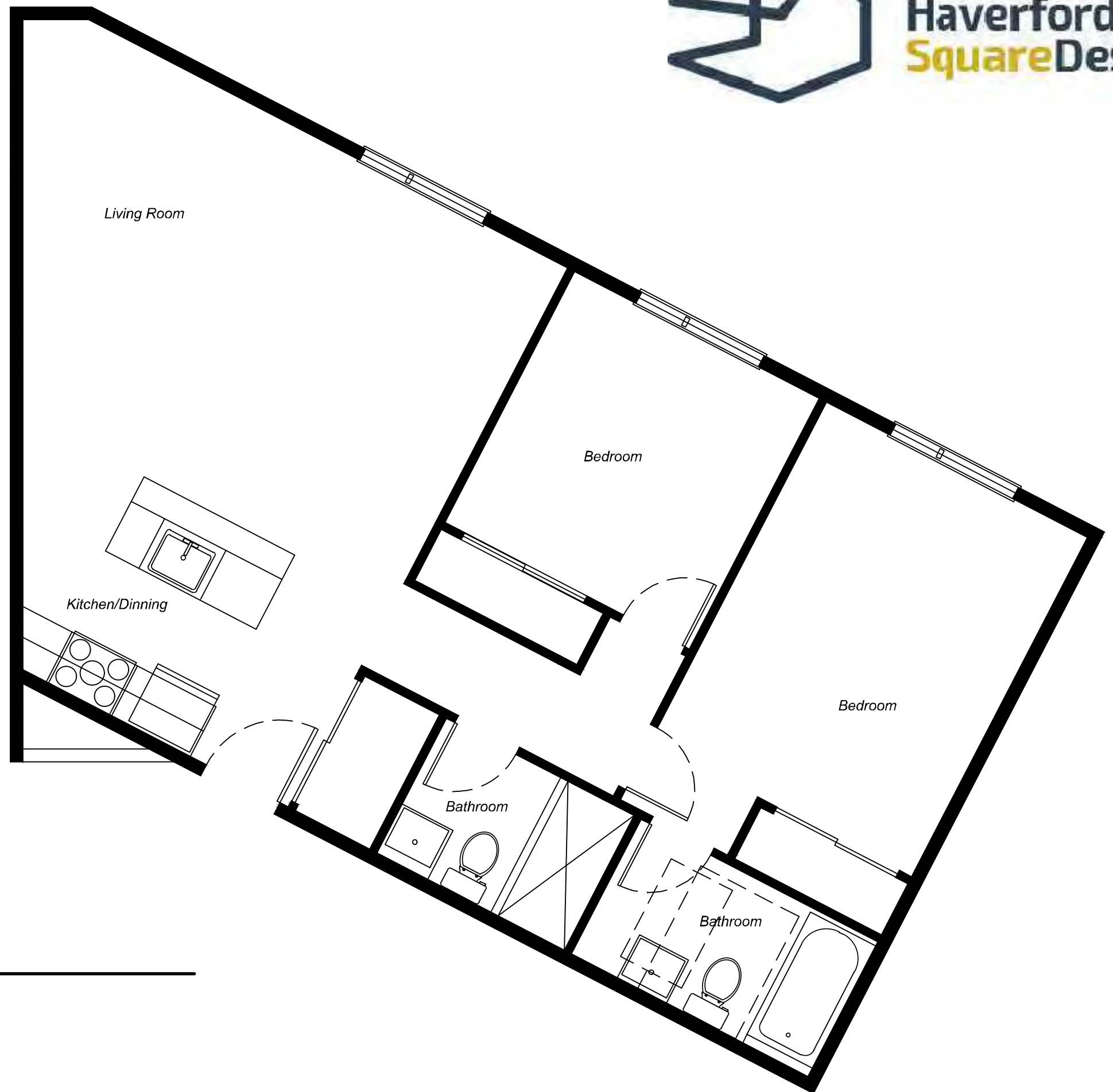
*1 Bedroom Apartment (Corner 2)*

SCALE: 1/4" = 1'-0"

# Typ. Apartments



Haverford  
Square Designs



*2 Bedroom Apartment (Corner)*

SCALE: 1/4" = 1'-0"

# Typ. Apartments



Haverford  
Square Designs



2 Bedroom Apartment (Corner 2)

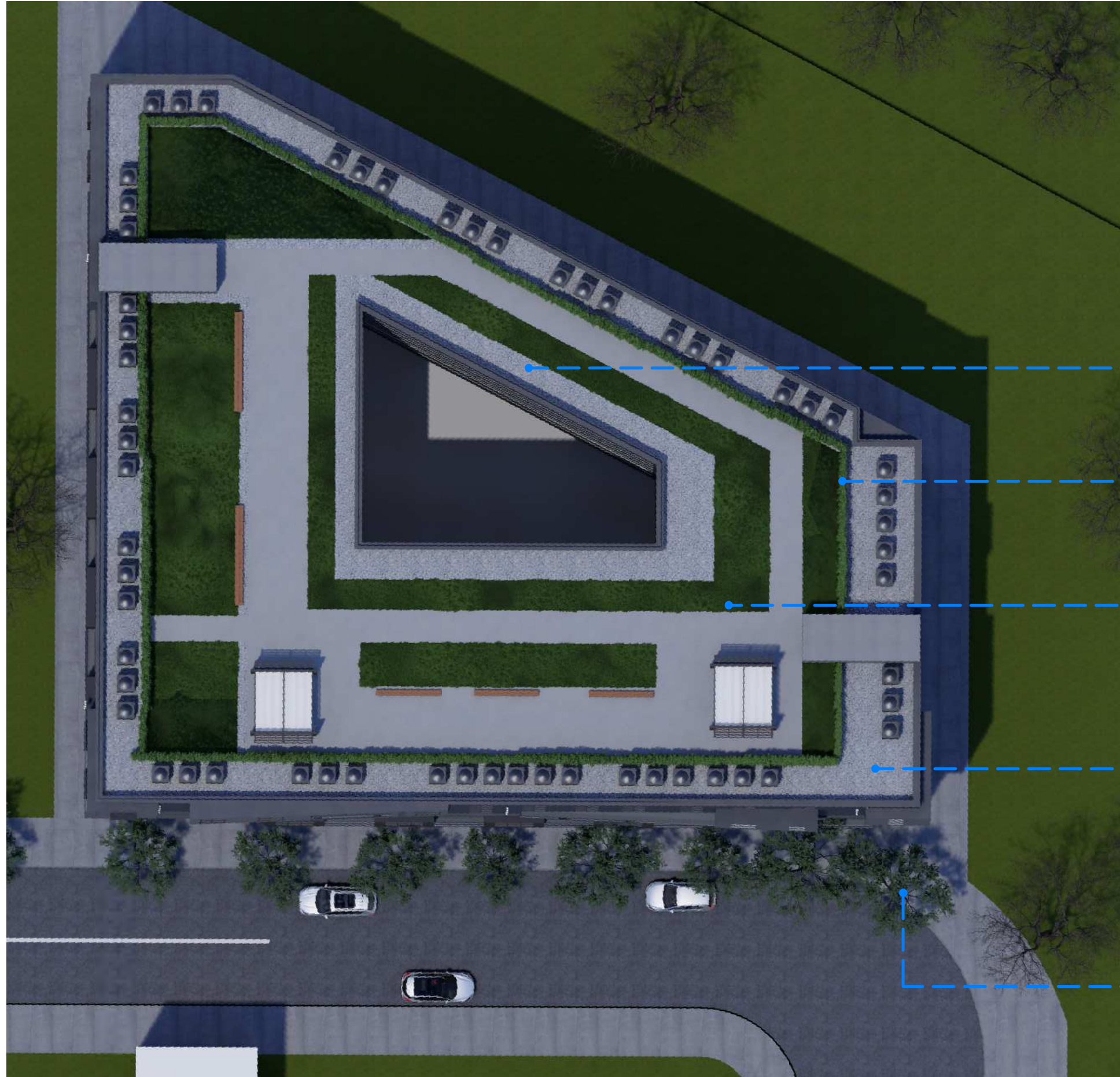
SCALE: 1/4" = 1'-0"



# Roof/Landscape Plan



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Square Designs



Gravel



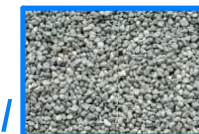
Raised Planter



Sedum + Perennials  
+ Overseeding



Gravel



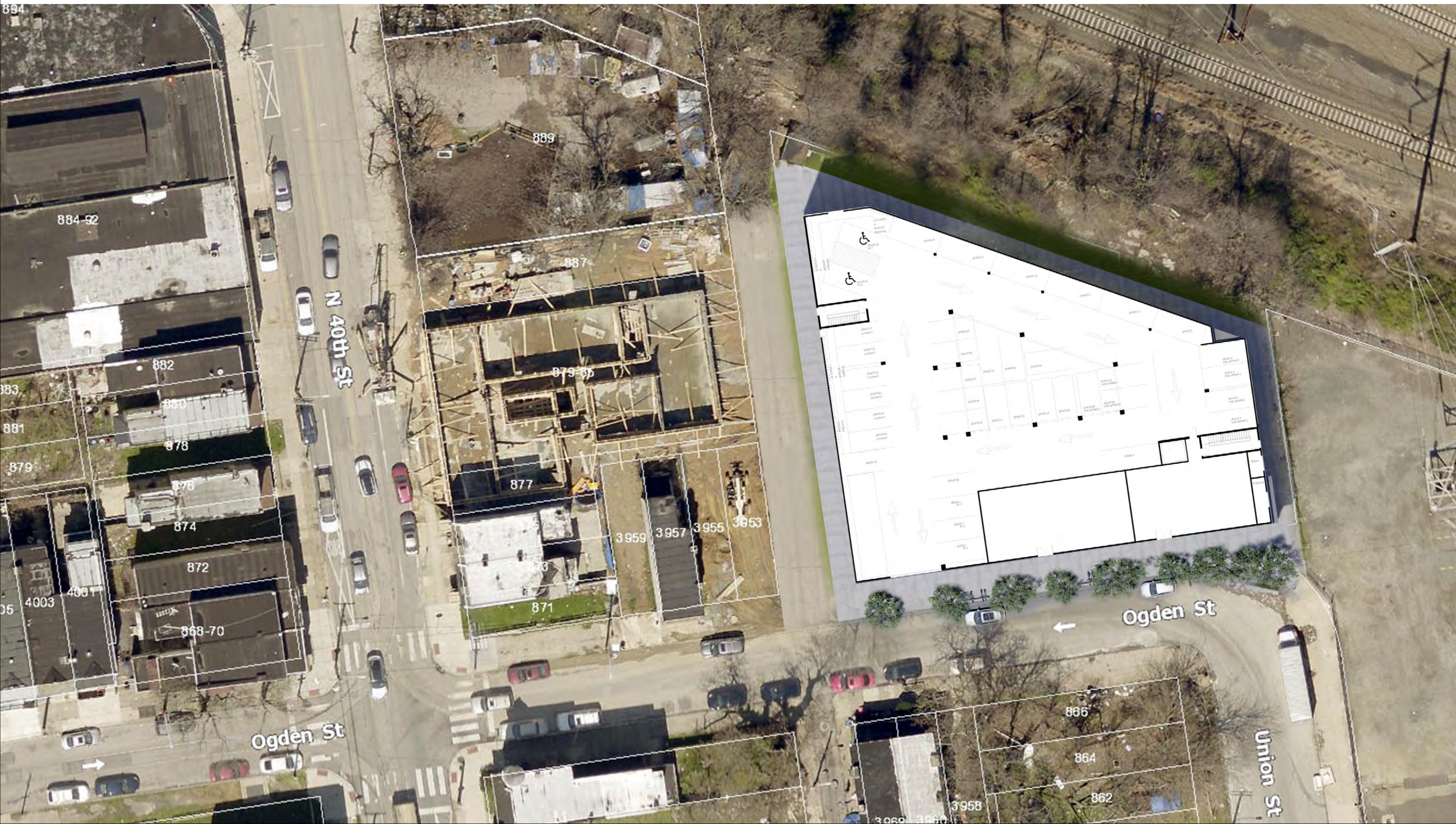
BaldCypress



# Ground Floor Plan



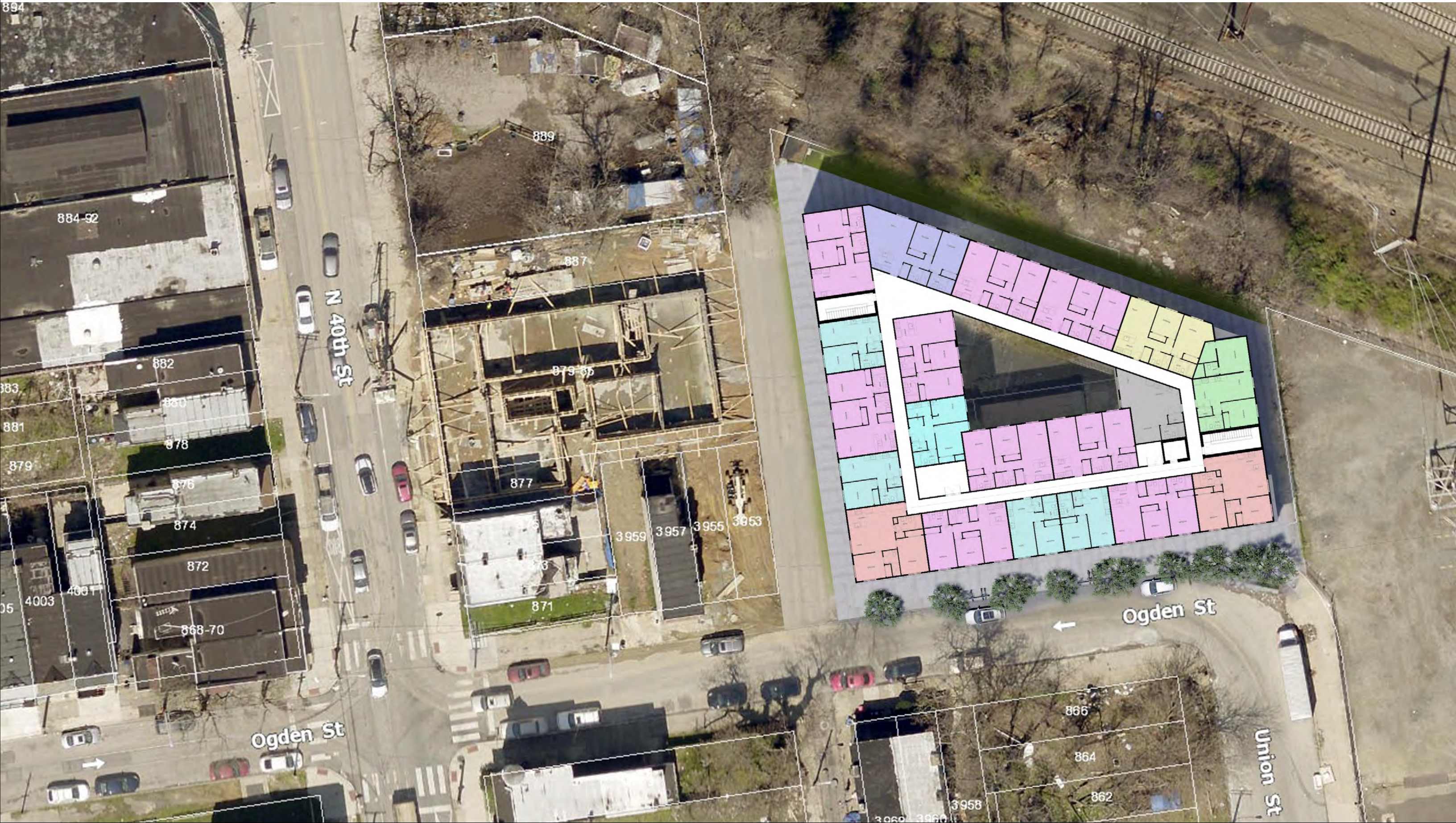
Haverford  
Square Designs



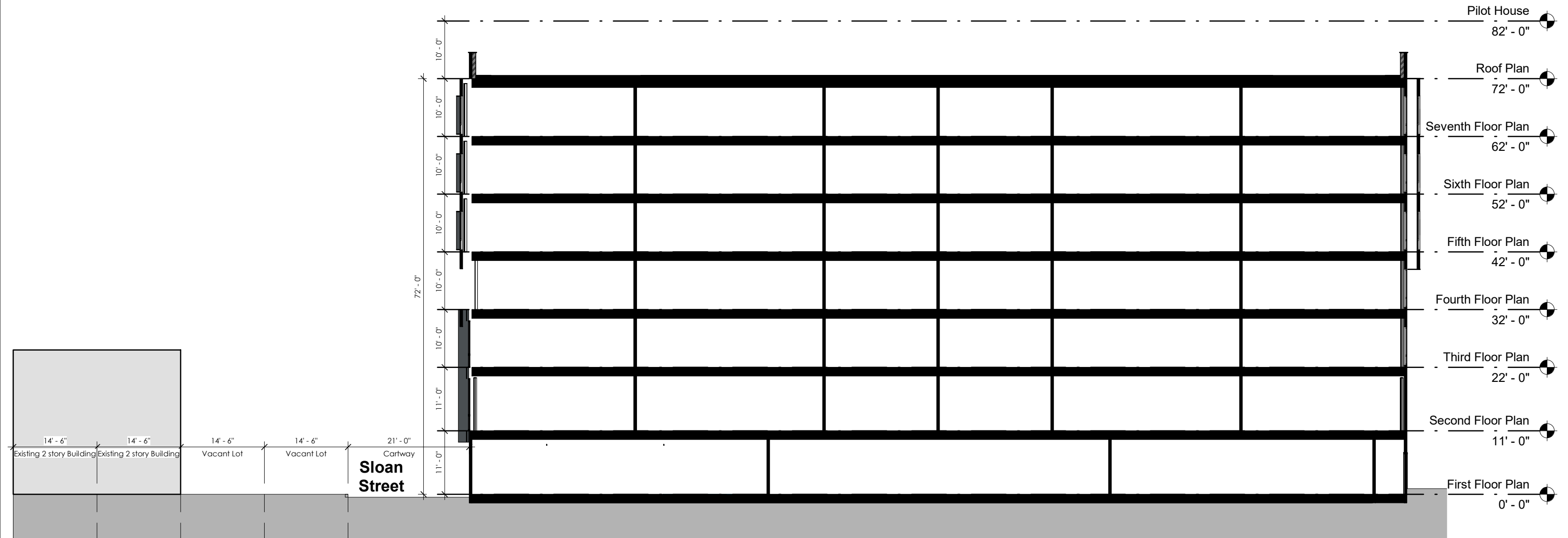
# Second Floor Plan



Haverford  
Square Designs



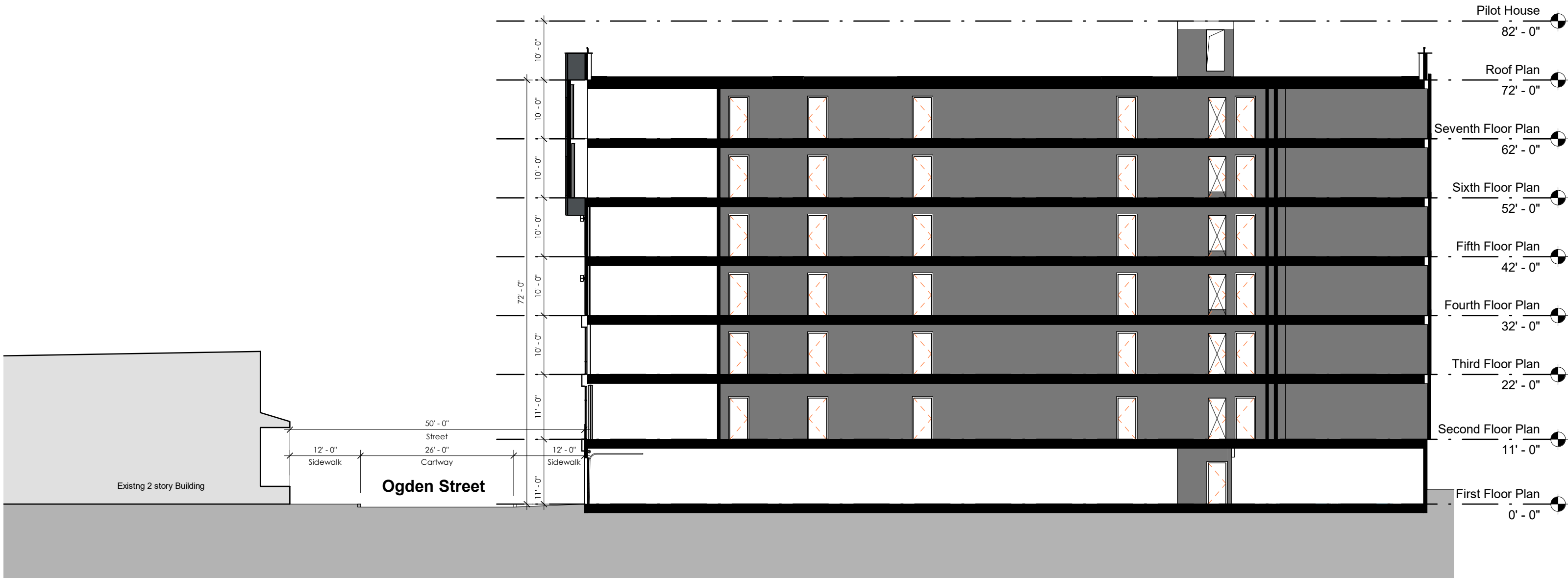
# Sections



## Section 1

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

# Sections



Section 2

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

# Elevations



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Square Designs



*Front Elevation*

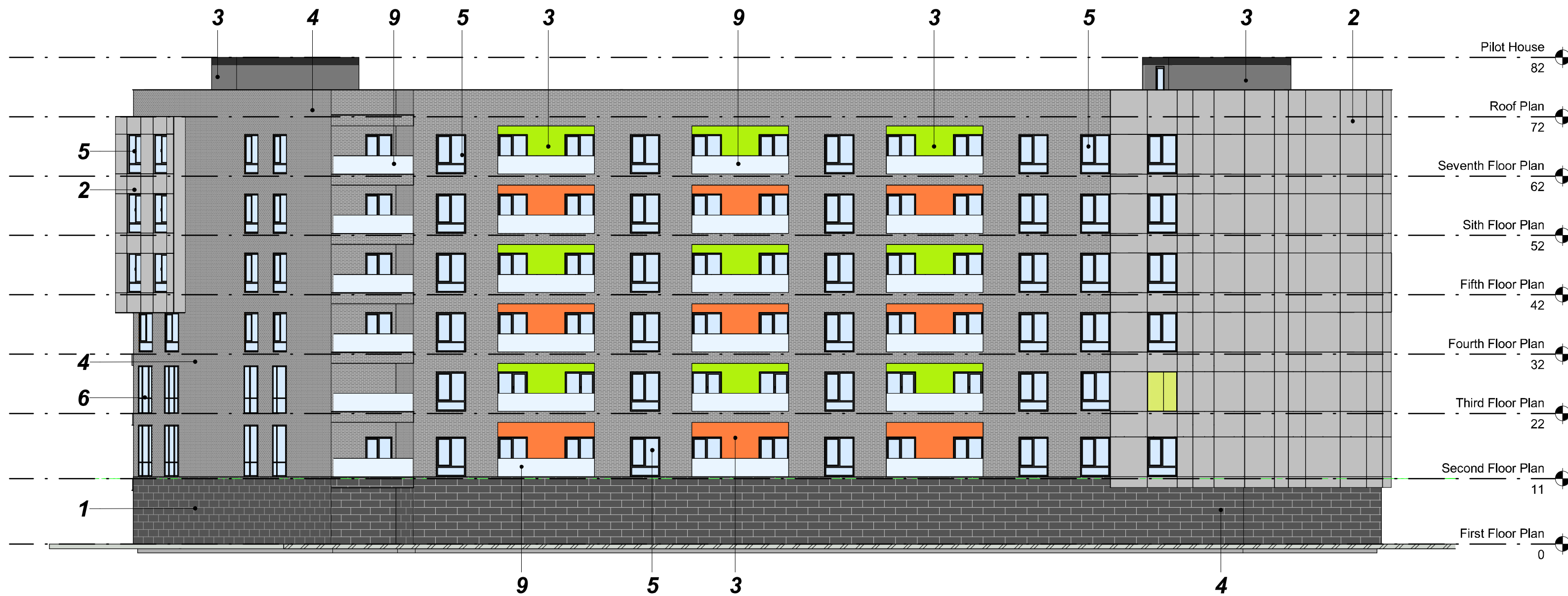
SCALE: 1/16" = 1'-0"

1. BRICK - DARK GRAY
2. FIBER CEMENT PANELS - GRAY
3. FIBER CEMENT PANELS - LIGHT
4. FIBER CEMENT HORIZONTAL SIDING OR BRICK - DARK GRAY
5. VINYL WINDOWS
6. STOREFRONT WINDOWS
7. GARAGE ENTRANCE
8. EXTERIOR LIGHTS
9. RAILING PANELS

# Elevations



Haverford  
Square Designs



Rear Elevation

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

1. BRICK - DARK GRAY
2. FIBER CEMENT PANELS - GRAY
3. FIBER CEMENT PANELS - LIGHT
4. FIBER CEMENT HORIZONTAL SIDING OR BRICK - DARK GRAY
5. VINYL WINDOWS
6. STOREFRONT WINDOWS
7. GARAGE ENTRANCE
8. EXTERIOR LIGHTS
9. RAILING PANELS

# Elevations



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*Left Side Elevation*

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

1. BRICK - DARK GRAY
2. FIBER CEMENT PANELS - GRAY
3. FIBER CEMENT PANELS - LIGHT
4. FIBER CEMENT HORIZONTAL SIDING OR BRICK - DARK GRAY
5. VINYL WINDOWS
6. STOREFRONT WINDOWS
7. GARAGE ENTRANCE
8. EXTERIOR LIGHTS
9. RAILING PANELS



# Elevations



Haverford  
Square Designs



*Right Side Elevation*

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

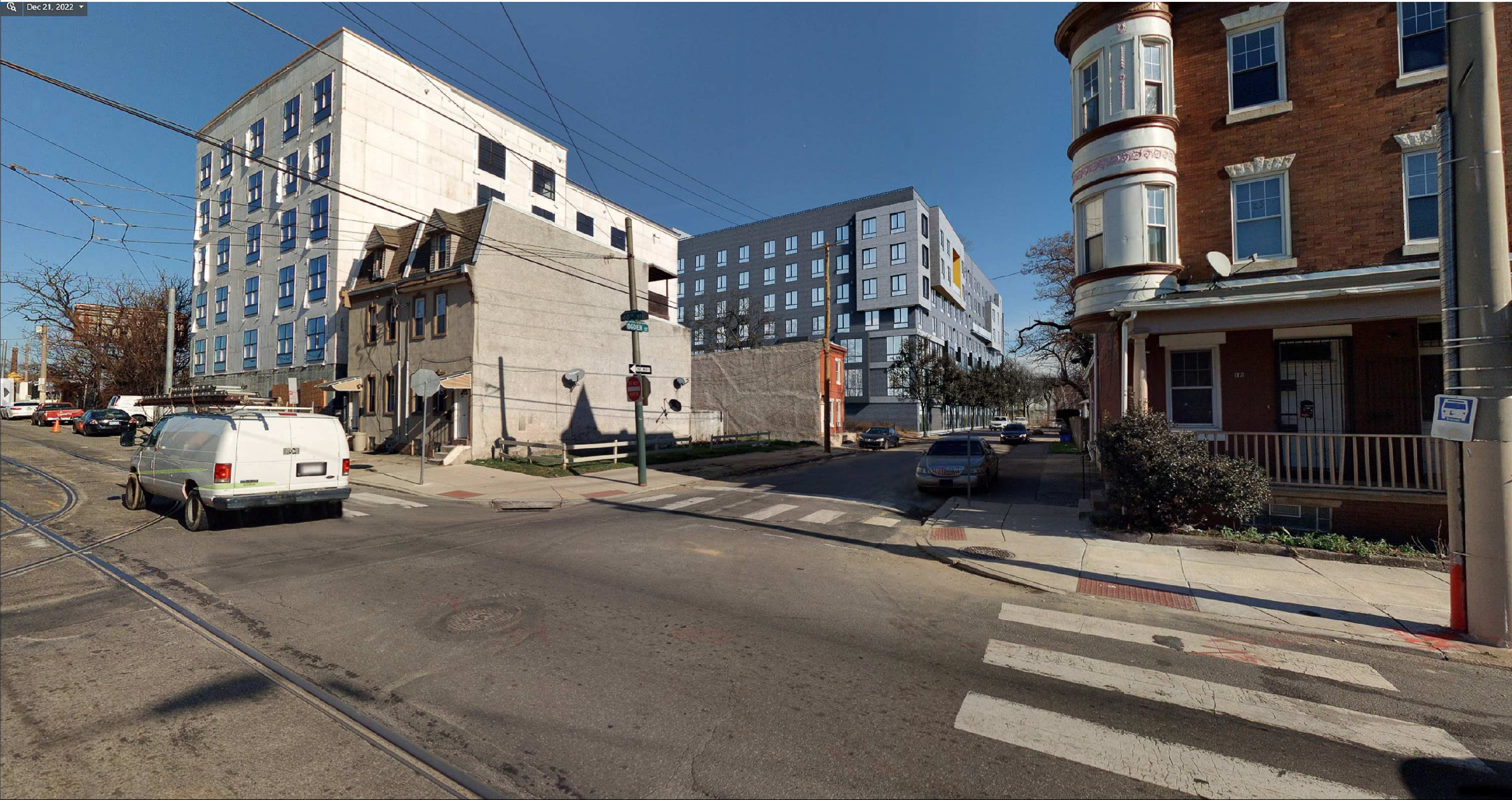
1. BRICK - DARK GRAY
2. FIBER CEMENT PANELS - GRAY
3. FIBER CEMENT PANELS - LIGHT
4. FIBER CEMENT HORIZONTAL SIDING OR BRICK - DARK GRAY
5. VINYL WINDOWS
6. STOREFRONT WINDOWS
7. GARAGE ENTRANCE
8. EXTERIOR LIGHTS
9. RAILING PANELS

# Street Perspectives



Haverford  
Square Designs

Dec 21, 2022



# Street Perspectives



Haverford  
Square Designs



# *Street Perspectives*



**Haverford  
Square Designs**



# Street Perspectives



Haverford  
Square Designs



# Street Perspectives



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SquareDesigns



# Street Perspectives



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Square Designs



# Street Perspectives



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SquareDesigns





# Street Perspectives



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SquareDesigns



# *Street Perspectives*



**Haverford  
Square** Designs



**40th Street View**

# *Street Perspectives*



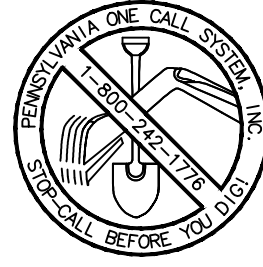
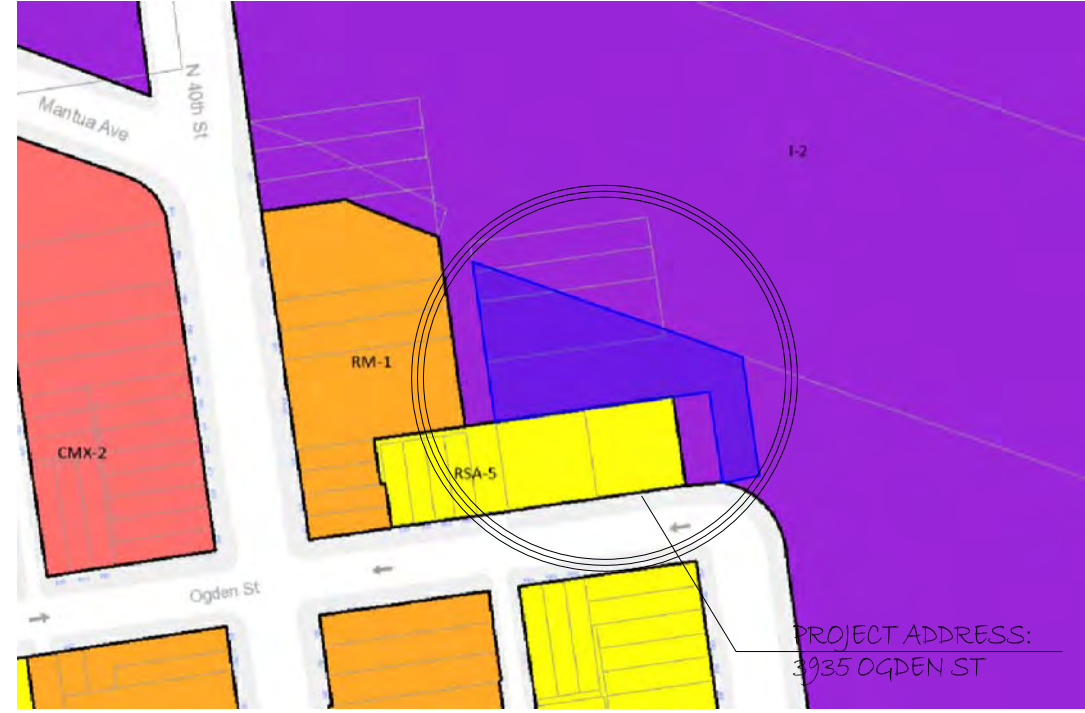
**Haverford  
Square** Designs



**Ogden Street View**

ZONING CODE FOR THE CITY OF PHILADELPHIA RSA-5 DISTRICT SUMMARY FOR PROPERTY 3935 OGDEN STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED - RSA-5	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL RESIDENTIAL	MULTI-FAMILY RESIDENTIAL - 140 UNITS
LOT WIDTH	140'-0"	140'-0"
LOT AREA	1440 SQ FT	21,015.5 SQ. FT. = 100% Total Lot Area
OPEN AREA	25%	4,371.5 SQ. FT. = 20.6% Open
OCCUPIED AREA	75%	16,644 SQ. FT. = 79.2% Covered
REAR YARD SETBACK	9'-0"	9'-0"
HEIGHT REGULATIONS	38'-0"	86'-0"
FLOOR AREA RATIO	NA	633.59%
PARKING	NA	38 SPACES (2 ACCESSIBLE, 7 ELECTRIC SPACES & 6 COMPACT SPACES) 70 SPACES (40% PARKING REDUCTION FOR CAR SHARE & 10% BICYCLE REDUCTION (7 CAR SHARE))
BICYCLE PARKING	NA	80 SPACES
REAR YARD AREA	144 SQ FT	NA

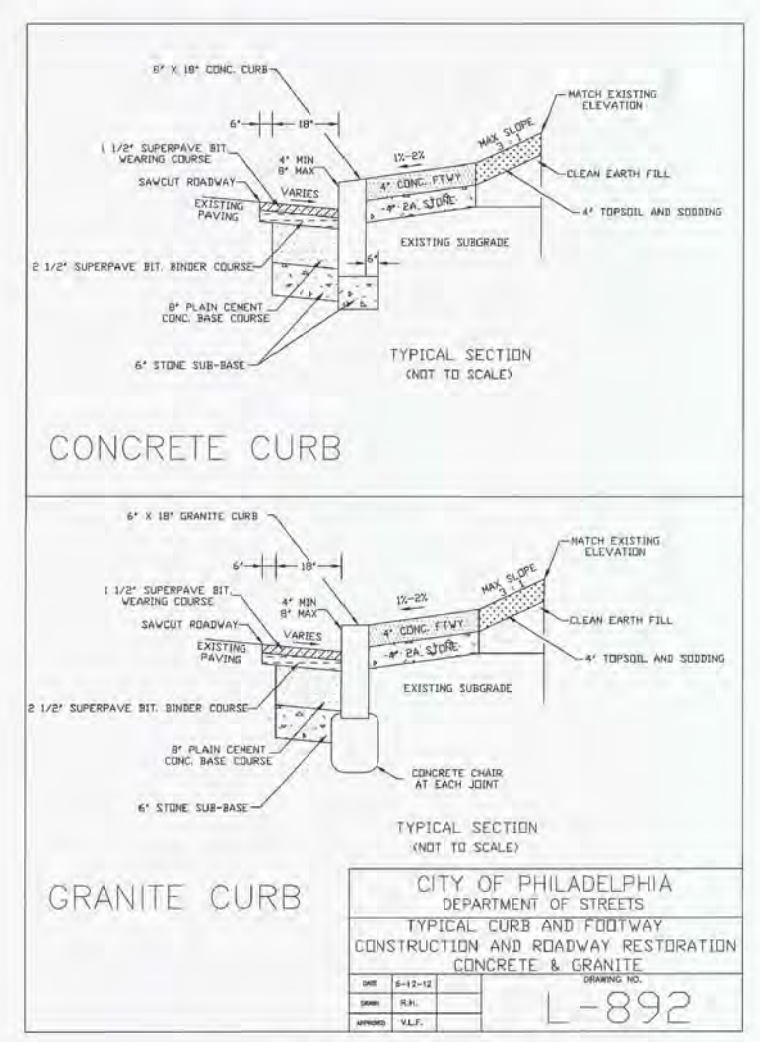
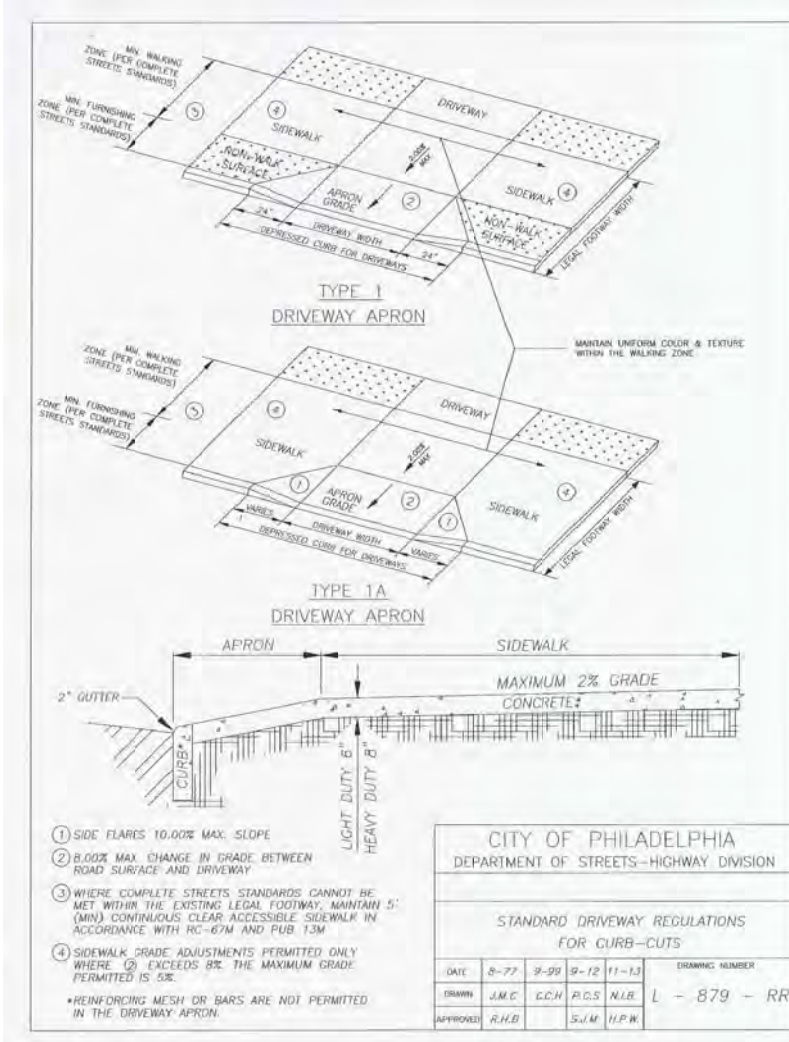
ZONING MAP - RSA-5 ZONING



THE UNDERGROUND UTILITY LINE PROTECTION LAW  
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1998  
AND ACT 198 IN JANUARY 2005)

SITE SERIAL NO. 20160491238

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES ON STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1998 AND ACT 198 IN JANUARY 2005, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM 24 HOURS LESS THAN 3, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



# PROPOSED MULTI-FAMILY RESIDENCE

3935 OGDEN STREET, PHILADELPHIA, PENNSYLVANIA  
PROPOSED (8) STORY MULTI-FAMILY RESIDENCE (140 UNITS)

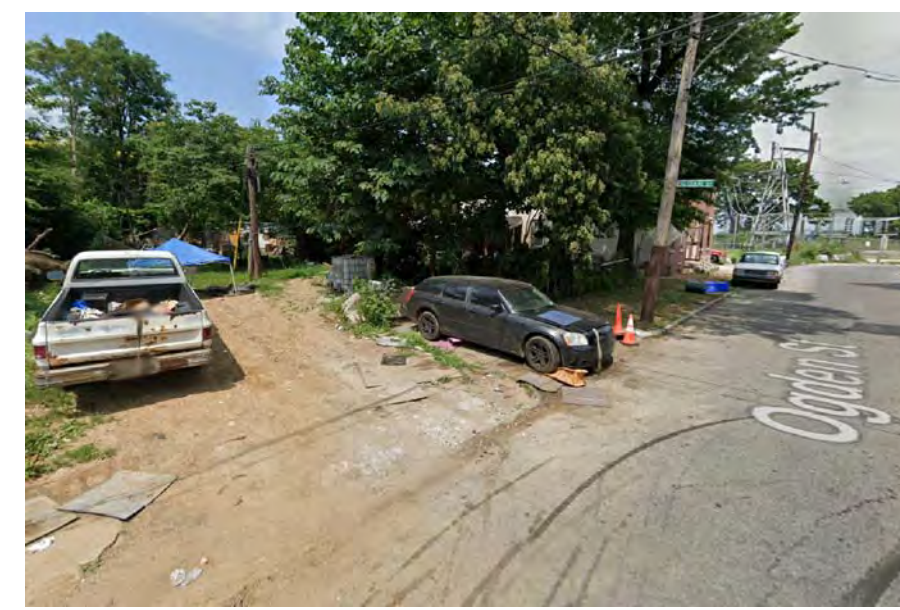
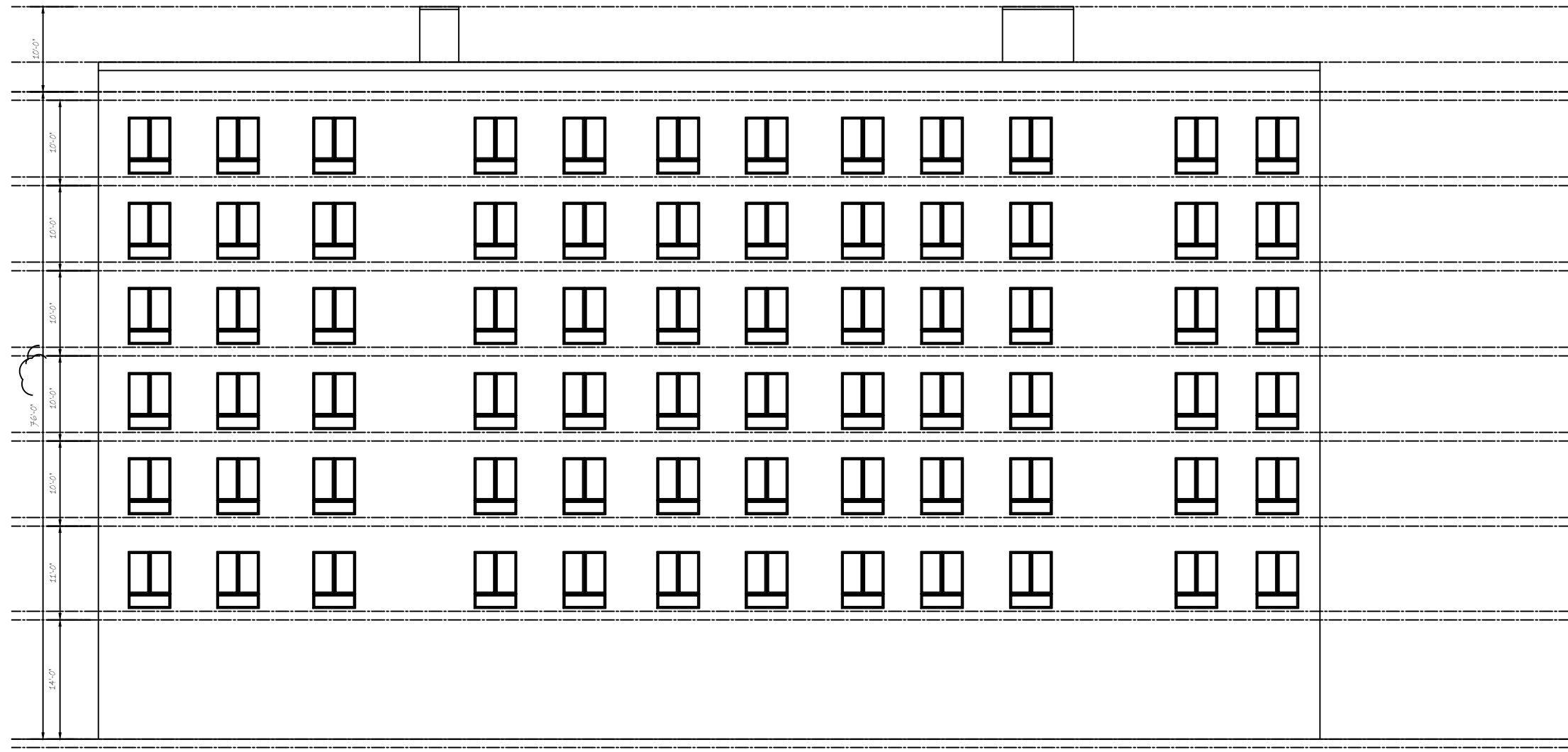


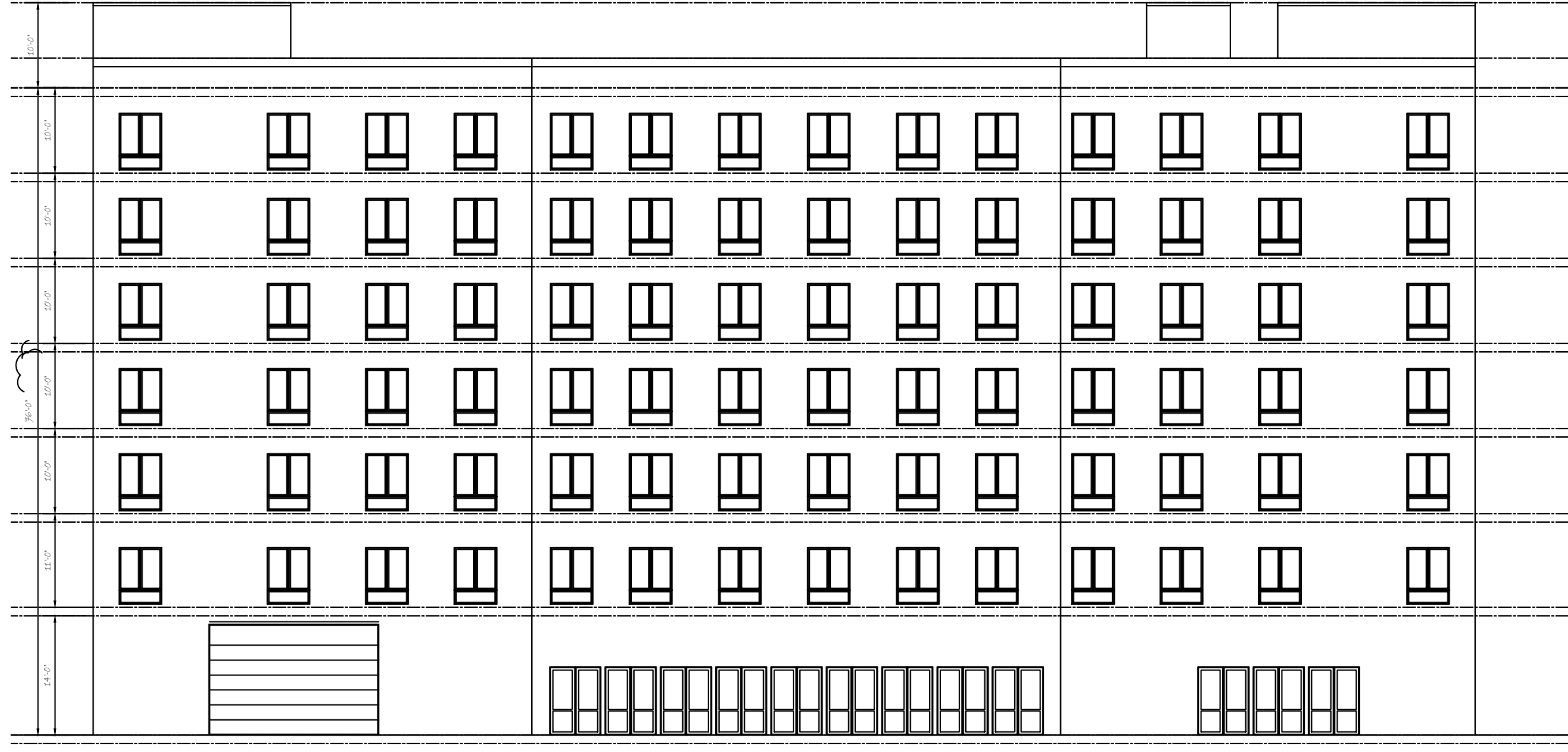
PHOTO 1



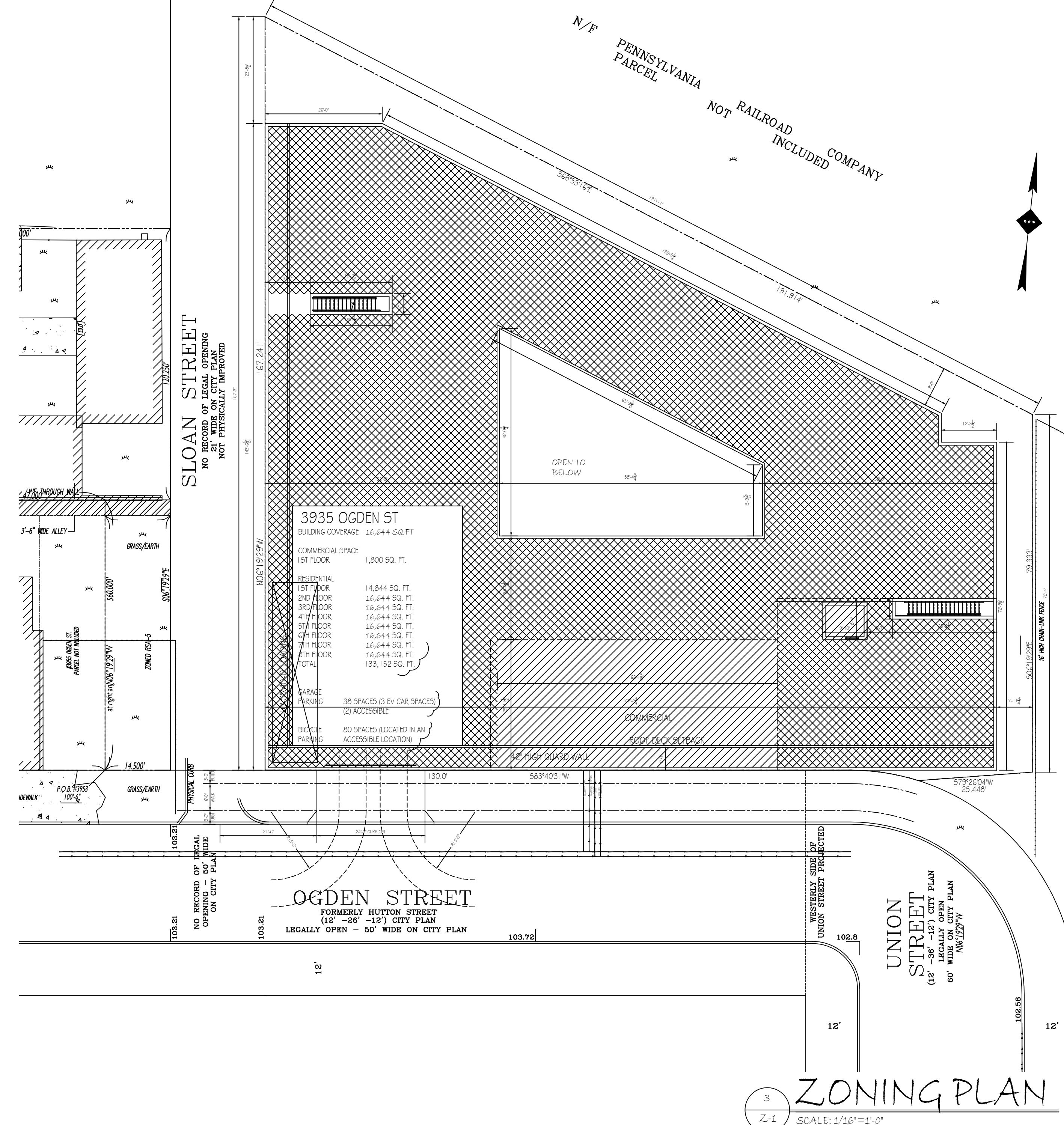
PHOTO 2



4 SIDE ELEVATION  
SCALE: 1/16"=1'-0"



5 FRONT ELEVATION  
SCALE: 1/16"=1'-0"



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

PROPOSED MUTLI FAMILY RESIDENCE  
623-639 NORTH 39th  
PHILADELPHIA, PENNSYLVANIA

PROJECT

DWG. TITLE

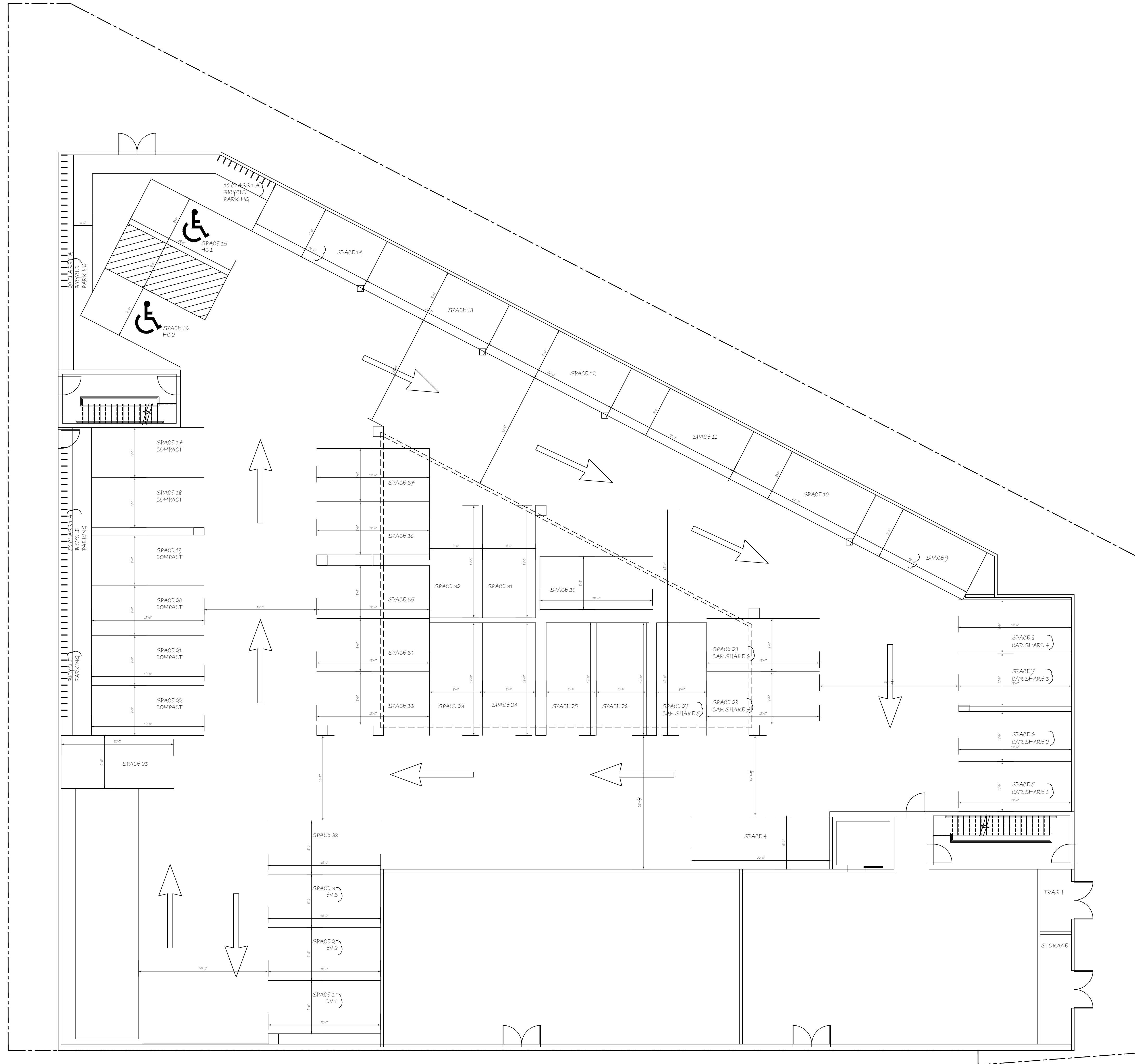
ZONING PLAN & ELEVATIONS

REVISIONS:

DRAWN BY: HK  
CHECKED BY: HK  
DATE: 03/25/2021  
SCALE: AS NOTED

JOB No: 623-639 NORTH 39th  
FILE: 623-639 NORTH 39th

Z-1



1 PARKING PLAN  
SCALE: 1/8" = 1'-0"



PROJECT: PROPOSED MUTLI FAMILY RESIDENCE  
623-639 NORTH 39th  
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE: SCHEMATIC DESIGN PLANS

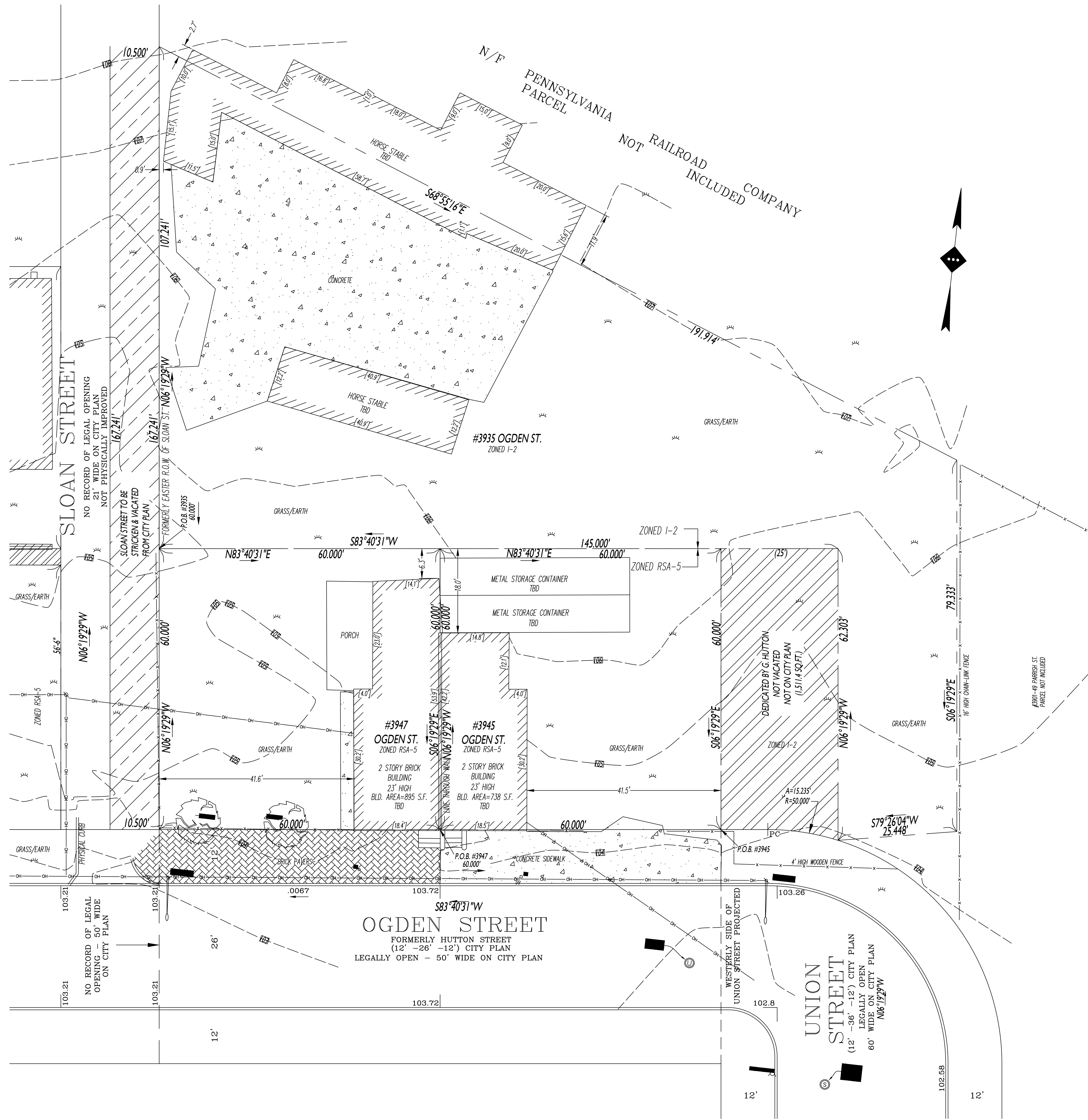
REVISIONS:  
REV 1

DRAWN BY: HK  
CHECKED BY: HK  
DATE: 03/25/2021  
SCALE: AS NOTED

JOB No: 623-639 NORTH 39th  
FILE: 623-639 NORTH 39th

Z-2

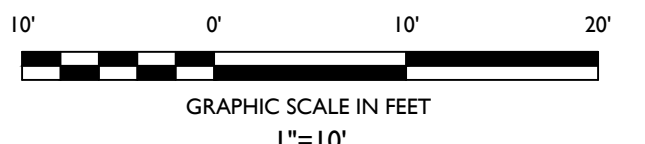
# EXISTING CONDITIONS



## NOTES

- THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
- PARCEL ADDRESS: #3935 OGDEN ST., #3945-47 OGDEN ST.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTIES ARE ZONED AS RSA-5 & I-2.
- 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.
- 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.
- SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
- REGISTERED OWNERS: CHRISTOPHER EATON.
- 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).
- 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.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- ELEVATIONS TAKEN FROM CITY PLAN NO. 105. BENCHMARK: SANITARY MANHOLE RIM (UNION STREET), ELEVATION = 102.55.
- PREMISE SHOWN HEREON HAS STREET FRONTAGE.
- 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.
- COPYRIGHT 2021. 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, PHOTOCOPIING RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.

SYMBOL	DESCRIPTION
P.O.B.	POINT OF BEGINNING
—●—	SIGNS / BOLLARDS
—	FENCE / HEIGHT
▨	BUILDING
▨	CONCRETE
—	PROPERTY LINE
○	BOLLARD
○	WATER VALVE
○	GAS VALVE
○	SEWER VENT
○	LIGHT POLE
○	MANHOLE (TYP.)
○	FIRE HYDRANT



ZONING TABLE	
BASE DISTRICT I-2	
Notes for TABLE 14-701.4	
[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the side abutting the residential district. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the adjoining side, whichever is larger.	
Table 14-701.4: Dimensional Standards	
Previous District Name: G-1, G-2	District Name: I-2
Max. Occupied Area (% of lot)	100
Min. Front Yard Depth (ft.)	0 [3]
Min. Side Yard Width, Each (ft.)	6 if used [3]
Min. Rear Yard Depth (ft.)	8 if used [3]
Max. Height (ft.)	60 if abutting a Residential or SP-PO district; otherwise no limit
Max. Floor Area Ratio (FAR) (% of lot area)	500

ZONING	
(RSA-5: RESIDENTIAL SINGLE-FAMILY, ATTACHED-5)	
• Lot Dimensions	<ul style="list-style-type: none"> <li>§ Minimum Lot Width (ft.): 16</li> <li>§ Minimum Lot Area (sq. ft.): 1,440</li> <li>§ Minimum Open Area (% of lot): Intermediate: 25; Corner: 20 [3]</li> </ul>
• Front Setback	<ul style="list-style-type: none"> <li>§ Minimum (ft.): [4] [5]</li> </ul>
• Minimum Side Yard Width:	5ft.
• Rear Yard	
• Height	<ul style="list-style-type: none"> <li>§ Minimum Depth (ft.): 9ft. [7]</li> </ul>
• Parking:	1 space per family.

EXISTING PARCEL AREA			
PARCEL	SQ. FT.	ACRES	OPA #
#3935 OGDEN STREET	12,304.1 sq. ft.	0.28246 acres	#243145700
#3945 OGDEN STREET	3,600.0 sq. ft.	0.08264 acres	#243145800
#3947 OGDEN STREET	3,600.0 sq. ft.	0.08264 acres	#243145900

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

<b>GENERAL INFORMATION:</b> GENERAL MANAGER: Chris Mullin Phone: (267)885-9875 Email: chris@aquaeconomics.com		<b>CONTACT INFORMATION:</b> SURVEY PROJECT MANAGER: Robert Babb Email: robert@aquaeconomics.com	
<b>EXISTING CONDITIONS PLAN</b>			
<b>3935 &amp; 3945-47 OGDEN STREET</b>			
24TH WARD PHILADELPHIA PA. 19104			
MUNICIPALITY: PHILADELPHIA PHILADELPHIA COUNTY, PA		Property Owner(s) <b>CHRISTOPHER EATON</b>	
Drawn By: RB	Checked By: PL		
1/04/21	RB	12/23/20	CB/JH
DATE	BY	FIELD DATE	FIELD CREW
		ORIGINAL SURVEY DATE	
		DESCRIPTION	
<b>PAUL LONIE</b>			
PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU24461E			
SCALE: 1" = 10'	PROJECT ID: 3935-47 OGDEN ST (KC) (S1R2)	SHEET: 1 of 1	Size: 30" x 42"

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## INSTRUCTIONS

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

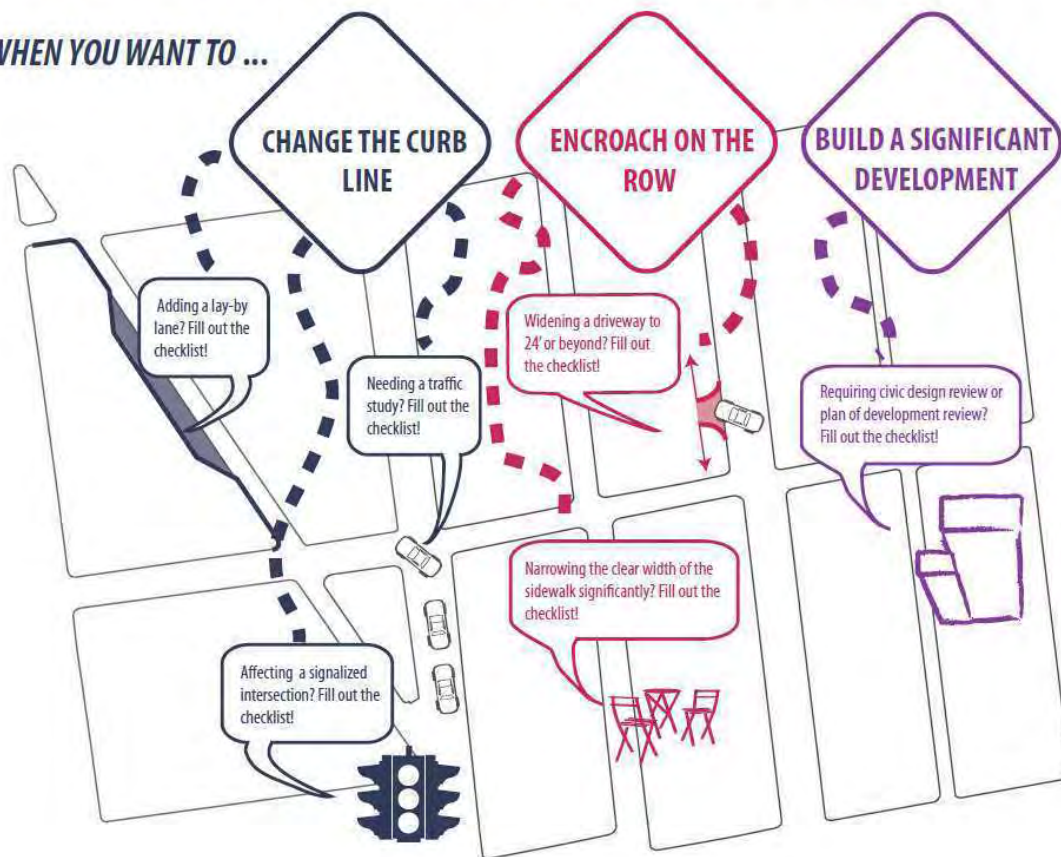
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects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

The Handbook and the checklist can be accessed at

<http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx>

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

\_\_\_\_\_

\_\_\_\_\_

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

\_\_\_\_\_

\_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.
- All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.
- Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ADA curb-ramp designs must be submitted to Streets Department for review
- Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit> . An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
  - o Placing of a new street;
  - o Removal of an existing street;
  - o Changes to roadway grades, curb lines, or widths; or
  - o 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
  - o FULLY DIMENSIONED
  - o CURB CUTS/DRIVEWAYS/LAYBY LANES
  - o TREE PITS/LANDSCAPING
  - o BICYCLE RACKS/STATIONS/STORAGE AREAS
  - o TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
  - o FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
  - o PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
  - o PROPOSED TREE PITS/LANDSCAPING
  - o BICYCLE RACKS/STATIONS/STORAGE AREAS
  - o 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

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## GENERAL PROJECT INFORMATION

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. PROJECT NAME<br/><u>3935-47 Ogden street</u></p> <p>3. APPLICANT NAME<br/><u>German Yakubov (Haverford Square Properties)</u></p> <p>4. APPLICANT CONTACT INFORMATION<br/><u>germy@haverfordsq.com</u></p> <p>6. OWNER NAME<br/>Haverford Square Properties</p> <p>7. OWNER CONTACT INFORMATION<br/><u>germy@haverfordsq.com</u></p> <p>8. ENGINEER / ARCHITECT NAME<br/><u>Connor Murphy</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION<br/><u>connor@hsgdesigns.com</u></p> | <p>2. DATE<br/>_____</p> <p>5. PROJECT AREA: list precise street limits and scope<br/><u>New construction of a 7-story, multifamily, mixed use structure with ground floor parking and commercial space. The proposed occupied area totals 16,644 sf</u></p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

10. STREETS: List the streets associated with the project. Complete Streets Types can be found at [www.phila.gov/map](http://www.phila.gov/map) under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Ogden Street</u>	<u>Sloan Street</u>	<u>Union Street</u>	<u>Local</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

**APPLICANT: General Project Information**  
Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: General Project Information**

# COMPLETE STREETS HANDBOOK CHECKLIST

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## 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
<u>Ogden Street</u>	<u>10 / 12 / 12</u>	<u>12 / 12</u>
_____	_____ / _____ / _____	_____ / _____
_____	_____ / _____ / _____	_____ / _____
_____	_____ / _____ / _____	_____ / _____

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
<u>Ogden Street</u>	<u>5 / 6 / 6</u>
_____	_____ / _____ / _____
_____	_____ / _____ / _____
_____	_____ / _____ / _____

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
<u>Curb Cut (Driveway)</u>	<u>24'</u>	<u>Ogden Street</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

# 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
<u>Ogden Street</u>	<u>3' / 3'</u>
_____	_____ / _____
_____	_____ / _____
_____	_____ / _____

17. FURNISHING ZONE: list the MINIMUM, recommended, existing, and proposed Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
<u>Ogden Street</u>	<u>3.5' / 3.5' / 3.5'</u>
_____	_____ / _____ / _____
_____	_____ / _____ / _____
_____	_____ / _____ / _____

18. Identify proposed “high priority” building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?

- Bicycle Parking
- Lighting
- Benches
- Street Trees
- Street Furniture

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

19. Does the design avoid tripping hazards?

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

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

### DEPARTMENTAL APPROVAL

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

# COMPLETE STREETS HANDBOOK CHECKLIST

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## BUILDING & FURNISHING COMPONENT (continued)

- |                                                                                                             |                                         |                             |                                         |                              |                             |
|-------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|-----------------------------------------|------------------------------|-----------------------------|
| 21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8) | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/>            | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 22. Does the design maintain adequate visibility for all roadway users at intersections?                    | YES <input type="checkbox"/>            | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

**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
<b>3935-47 Ogden Street</b>	<b>0</b>	<b>0 / 0</b>	<b>0 / 0</b>	<b>0 / 36</b>
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

25. Identify proposed “high priority” bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following “High Priority” elements identified and dimensioned on the plan?

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

YES  NO  N/A

YES  NO  N/A

YES  NO  N/A

YES  NO  N/A

**DEPARTMENTAL APPROVAL**

YES  NO

YES  NO

YES  NO

YES  NO

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?

YES  NO  N/A

YES  NO

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

YES  NO  N/A

YES  NO

**APPLICANT: Bicycle Component**  
 Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Bicycle Component**  
 Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

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## CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

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

**APPLICANT: Curbside Management Component**

Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Curbside Management Component**

Reviewer Comments:

# COMPLETE STREETS HANDBOOK CHECKLIST

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## VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, identify existing and proposed lane widths and the design speed for each street frontage;

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
_____	_____	_____	____ / ____	_____
_____	_____	_____	____ / ____	_____
_____	_____	_____	____ / ____	_____
_____	_____	_____	____ / ____	_____

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

34. Will the project affect a historically certified street? An [inventory of historic streets](#)<sup>(1)</sup> is maintained by the Philadelphia Historical Commission.

35. Will the public right-of-way be used for loading and unloading activities?

36. Does the design maintain emergency vehicle access?

37. Where new streets are being developed, does the design connect and extend the street grid?

38. Does the design support multiple alternative routes to and from destinations as well as within the site?

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?

### DEPARTMENTAL APPROVAL

YES  NO

YES  NO

YES  NO

YES  NO

YES  NO  N/A

YES  NO  N/A

YES  NO

**APPLICANT: Vehicle / Cartway Component**

Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Vehicle / Cartway Component**

Reviewer Comments:

(1) [http://www.philadelphiastreet.com/images/uploads/documents/Historical\\_Street\\_Paving.pdf](http://www.philadelphiastreet.com/images/uploads/documents/Historical_Street_Paving.pdf)



# COMPLETE STREETS HANDBOOK CHECKLIST

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## URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

**APPLICANT: Urban Design Component**

Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Urban Design Component**

Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

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## 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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

44. Does the design minimize the signal cycle length to reduce pedestrian wait time?

YES  NO  N/A

DEPARTMENTAL APPROVAL

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
- Pedestrian Refuge Islands
- Signal Timing and Operation
- Bike Boxes

YES  NO  N/A

YES  NO

YES  NO  N/A

YES  NO

YES  NO  N/A

YES  NO

YES  NO  N/A

YES  NO

48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?

YES  NO  N/A

YES  NO

49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?

YES  NO  N/A

YES  NO

**APPLICANT: Intersections & Crossings Component**

Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Intersections & Crossings Component**

Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## ADDITIONAL COMMENTS

**APPLICANT**

Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW**

Additional Reviewer Comments: \_\_\_\_\_

## Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
<b>Location and Transportation</b>		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Residents are 250' from a bust stop on 40th Street and 0.4 miles from trolley stops on Girard Ave
(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 will be within the building footprint and appropriately screened
(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.	EV parking is provided and identified on plan
(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. <b>(If setback used, specify distance)<sup>i</sup></b>	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

Civic Sustainable Design Checklist – Updated September 3, 2019

<b>Water Efficiency</b>		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	Yes. Native species proposed for on-site landscaping
<b>Sustainable Sites</b>		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	Yes. Open area on the site will be pervious in addition to green roof area
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	The project will conform
(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.	Project roofing will have an SRI>29  Street trees will provide shading
<b>Energy and Atmosphere</b>		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. <sup>ii</sup>	The project will exceed energy requirements of the 2018 IECC and demonstrate conformance through COMcheck calculations
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? <sup>iii</sup> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	The project will reduce energy consumption with high efficiency appliances and reduce water consumption with low flow fixtures

Civic Sustainable Design Checklist – Updated September 3, 2019

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> <li>•Achieve certification in Energy Star for Multifamily New Construction (MFNC).</li> <li>•Achieve Passive House Certification</li> </ul>	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. <sup>iv</sup>	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
<b>Innovation</b>		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	N/A

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

<sup>ii</sup> Title 4 The Philadelphia Building Construction and Occupancy Code  
 See also, “The Commercial Energy Code Compliance” information sheet:  
<https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf>

and the “What Code Do I Use” information sheet:  
<https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

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

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