

Registered Community Organization Comments	
1	General Support for the project.
2	<p>Simplification of front facades could save money for replacement of vinyl siding.</p> <p><i>The Development team places a larger value on varied and interesting façades to create an organic neighborhood-type feel. This differs from the monochromatic facades of the existing Bartram Gardens buildings. The proposed siding is a durable material.</i></p>
3	<p>Missed opportunity to utilize rooftops for green roofs or solar energy generation.</p> <p><i>The project is designed in compliance with PWD's Stormwater Management requirements, and the homes are designed as Energy Ready, complying with the current Enterprise Green Communities Standards. The project will not utilize green roofs or solar energy generation.</i></p>
4	<p>Continue communication with adjacent site owners such as the Buddhist temple.</p> <p><i>We have communicated and are committed to ongoing communication with all of our neighbors, including the Buddhist Temple.</i></p>
Site Design Comments (Including Complete Streets)	
5	<p>Proposed design does not preserve any existing trees:</p> <ul style="list-style-type: none"> - Behind the western set of buildings, adjacent to the school, the site plan does not show any trees – this is an opportunity for tree preservation. <p><i>The existing conditions on-site require significant regrading. The Development team will investigate the preservation of any trees that are not required to be cleared for construction. During the construction process, we will re-evaluate based on site conditions.</i></p>

6	<p>Play Area/Plaza could be a richer experience.</p> <p><i>The Development team will provide additional visuals and details about enriching the Play Area/Plaza.</i></p>
7	<p>Front yards and covered entries could be used as community spaces – lean into opportunities for informal gathering spaces with landscaping and texture.</p> <p><i>The Development team will explore opportunities for additional community spaces. An important aspect of this community is that the residents have their own front door, creating “stoop mentality.” Additionally, there is a community space on site with an accompanying outdoor gathering space.</i></p>
8	<p>Design of the new street:</p> <ul style="list-style-type: none"> - There will be mid-block crossings – the street should be designed for this. - The parking lane should use a different material than the driving lane. - Since this is a new street and there will not be overhead wires – aim to make it as green as possible - space trees 15 feet on center. <p><i>The Street design will be reviewed by the Streets Department, whose requirements must be complied with during the Building Permit process.</i></p>
Building Design Comments	
9	<p>All sides of the buildings should incorporate higher quality materials:</p> <ul style="list-style-type: none"> - Vinyl siding will weather faster than the other specified materials – in places people will come into contact with it, a more durable material should be used. <p><i>The Development team places a larger value on varied and interesting façades to create an organic neighborhood-type feel. This differs from the monochromatic facades of the existing Bartram Gardens buildings. The proposed siding is a durable material.</i></p>
10	<p>Simplification of front facades could save money for replacement of vinyl siding.</p> <p><i>The Development team places a larger value on varied and interesting façades to create an organic neighborhood-type feel. This</i></p>

	<i>differs from the monochromatic facades of the existing Bartram Gardens buildings. The proposed siding is a durable material.</i>
Parking Design Comments	
11	<p>Make sure there is adequate bike parking.</p> <p><i>Due to site constraints and PHFA requirements, the required number bike parking spaces will be met.</i></p>
12	<p>Explore the option for a one-way street with parking on both sides – this would lessen the need for parking adjacent to the Temple.</p> <p><i>The Development Team believes that maintaining a two-way street will provide a more optimal traffic flow and better connect to the proposed streets in the forthcoming phases of Bartram Village.</i></p>

Civic Design Review Submission Materials

Bartram Village I
2639 South 58th street
Philadelphia, Pennsylvania 19143
June 4, 2024

TABLE OF CONTENTS

1. CDR Referral
2. Civic Design Review Application Form
3. Civic Design Review Sustainability Questionnaire
4. Streets Handbook Checklist
5. Community Meeting Notice
6. Registered Community Organization Letter
7. Design Materials

Exhibit 1
CDR Referral



Civic Design Review Notification to Philadelphia City Planning Commission

This form must be completed by the L&I plans examiner to notify PCPC that an application under review requires Civic Design Review (CDR).

The L&I plans examiner must forward this completed form to the applicant, the Community Group Notification (RCO@Phila.gov), and the Civic Design Review (CDR@Phila.Gov) and must also upload a copy to eCLIPSE.

Application Details

Identify the permit number, location of work and name of applicant.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

ZP- 2 | 0 | | | - | | | | | | | | | |

Address _____

Specific Location or Additional Parcels _____

Applicant Name _____

Applicant's Relationship to property:

Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Date of Notification to PCPC: ____ / ____ / ____

Plans Examiner

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

2

Name _____

Email Address _____ Phone Number _____

CDR Triggers

Provide applicable application details related to the CDR determination.

See §14-304(5) and Table 14-304.2 for additional details.

3

Zoning District(s): _____

Affects property in a residential district, as defined by §14-304(5)(b)(.2) Yes No

Application includes new construction or an expansion that creates _____ square footage of new GFA.

Application includes new construction or an expansion that creates _____ additional dwelling units.

Plan Review Results

Provide details regarding the outcome of the plan review

4

Will the application result in a by-right permit? Yes No

If **yes**, skip the questions below.

If **no**, has the applicant been issued a refusal / referral prior to completing CDR? Yes No

If **yes**, include the refusal / referral with this Notification and forward to the email addresses listed below.

If **no**, use the space below to outline the refusals / referrals that are anticipated:

Code Section(s):	Reason for Refusal / Referral:



**Plan Review Results
(cont'd)**

Provide details regarding the
outcome of the plan review

4

Code Section(s):	Reason for Refusal / Referral:

Note to Applicant: Plans that are submitted to L&I are considered final. Any changes made to the plans must be a result of the CDR process. If any changes are proposed, the [Civic Design Review Revision Form](#) must be submitted with the revised plans. Any changes that are not a result of the CDR process may require the submission of a new application.

Exhibit 2
Civic Design Review Application Form



CDR PROJECT APPLICATION FORM

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

L&I APPLICATION NUMBER:

ZP-2023-010892

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

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

PROJECT LOCATION

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

Address: 2639 S 58th Street, Philadelphia, PA 19143

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

CONTACT INFORMATION

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

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

Property Owner: Philadelphia Authority for Industrial Redevelopment (PAID)

Architect: WRT

Developer Pennrose PHL LLC



SITE CONDITIONS

Site Area: 2.897 Acres

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

Proposed Use:

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

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

COMMUNITY MEETING

Community meeting held: Yes No

If yes, please provide written documentation as proof.

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

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

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:

Date: N/A

Exhibit 3

Civic Design Review Sustainability Questionnaire

Civic Design Review Sustainable Design Checklist

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

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

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

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
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.	The site has access to multiple stops along the 36 Trolley & 11 Trolley lines within walking distance.
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	New parking areas are provided along the main street and back alley of the site. Parking takes up less than 40% of the site.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	(2) Electrical charging parking spaces are being provided out of the 36 total parking spaces. This is 5% of all parking spaces.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) ⁱ	A railway is located near the site. The design of the wall assemblies provide STC ratings between 31.5 and 35.6 which exceed the maximum required attenuation at the site of 25. The resulting interior noise levels are therefore acceptable as defined by Title 24 CFR Section 51 and HUD's "The Noise Guidebook".
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	(22) Bike Parking Spaces are provided on site.

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.	The proposed vegetation is in accordance City of Philadelphia's plant list, and does not require irrigation to be maintained.
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.	The RMX-3 Mixed Use Residential has a maximum occupied area of 90% (or open space of 10%). The project proposes an occupied area of 34% (or open space of 66%).
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	The proposed runoff from the new street will be managed on-site by the proposed Underground SWM Basins.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	Shading will be provided on the proposed asphalt paving (on the proposed vehicular traffic areas) and/or concrete (on the proposed pedestrian traffic areas) by buildings and landscaping proposed along the streets and/or alley.
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	This project complies with 2018 IECC.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	The project will be achieving Energy Star Multifamily New Construction.

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> •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}	Filters being provided on the project on MERV 8.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No specific provisions are provided at this time.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	

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

Exhibit 4
Streets Handbook Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

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

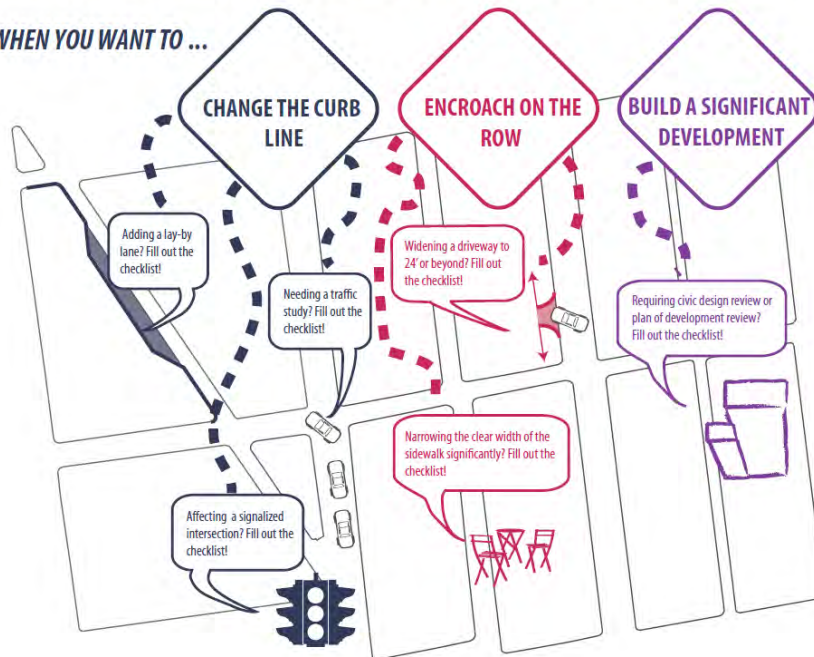
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects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

The Handbook and the checklist can be accessed at

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

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT:

DPF

DATE

4.19.24

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

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

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

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

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



f. Building Extensions into the sidewalk, such as stairs and stoops YES NO N/A

APPLICANT: General Project Information
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
S 57th Street	10' / N/A / 10'	10' / 10'
S 58th Street	10' / N/A / 10'	10' / 10'
_____	_____ / _____ / _____	_____ / _____
=====	===== / ===== / =====	===== / =====

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
S 57th Street	5' / N/A / 6'
S 58th Street	5' / N/A / 6'
_____	_____ / _____ / _____
=====	===== / ===== / =====

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

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
_____	_____	_____
_____	_____	_____
_____	_____	_____
=====	=====	=====

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Proposed ROW	26'	S 57th Street, S 58th Street
Driveway	15'	S 57th Street, S 58th Street
_____	_____	_____
=====	=====	=====

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

DEPARTMENTAL APPROVAL
YES NO

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
S 57th Street	0' / 0'
S 58th Street	0' / 0'
_____	_____ / _____
_____	_____ / _____

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

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
S 57th Street	3.5' / 0' / 4'
S 58th Street	3.5' / 0' / 4'
_____	_____ / _____ / _____
_____	_____ / _____ / _____

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 NO N/A
 YES NO N/A
 YES NO N/A
 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
 YES NO
 YES NO
 YES NO

19. Does the design avoid tripping hazards? YES NO N/A

20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception YES NO N/A

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

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

Bicycle Parking Spaces

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

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
2639 S 58th Street	22	0 / 0	0 / 27	0 / 0
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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

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

- YES NO N/A
- YES NO N/A
- YES NO N/A
- YES NO N/A

DEPARTMENTAL APPROVAL

- YES NO
- YES NO
- YES NO
- YES NO

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

- YES NO N/A

- YES NO

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

- YES NO N/A

- YES NO

APPLICANT: Bicycle Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

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

APPLICANT: Curbside Management Component

Additional Explanation / Comments: Proposed plan provides sidewalk along S 57th Street and S 58th Street along the property frontage where there is currently none, improving pedestrian access and connectivity within the neighborhood.

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

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

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

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

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

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

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

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

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

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

- 40. Does the design incorporate windows, storefronts, and other active uses facing the street?
- 41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?
- 42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?

YES NO N/A

YES NO N/A

YES NO N/A

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

APPLICANT: Urban Design Component
 Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component
 Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; if not, go to question No. 48.

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

APPLICANT: Intersections & Crossings Component
 Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component
 Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

Are EV ready spaces being incorporated?

OTIS:

Please ensure renderings of sidewalk widths and curb ramp locations match the engineering drawings.

Will the triangular plaza between buildings 3 and 5 be landscaped with greenery or remain bare concrete? Please include a proper landscaping plan and ensure an accessible route is maintained to the playground and to the rear parking area.

Are there fences planned on the east/west/south borders of the property on top of the retaining walls? Please indicate clearly in the renderings and site sections. If there are, please refrain from using chain-link fences.

Please ensure that trash pick-up area on 58th St is secured and fenced off to prevent illegal dumping. Also provide turning templates for trash pickup and all vehicular movements.

Add street trees in the furnishing zones on 57th and 58th Streets.

Please narrow all new road travel lanes to 11' wide. Add an all-way stop sign to the 58th/Eastwick Ave intersection.

SR 2023-020978 - 2639 S 58th St - Bartram Village Phase 1 (Off Site):

TIS requested by Traffic Engineering, Phase 1 TIS will be isolated from the future phases of PHA Bartram Village (projected to have 5 total phases as of March 2023).

City Plan Action needed for the future 56 ft wide Right of Way being proposed (note that the 5700 block of Eastwick Ave will remain vacated)

PWD GSI infrastructure proposed in this location

Exhibit 5
Community Meeting Notice

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

3/13/24

Re: 2639 South 58th Street

Dear Registered Community Organization or Neighbor:

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

Property Description:

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

Project Description:

Please see reverse of flyer

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

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

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

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

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

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

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

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

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

Sincerely,
Alan Nochumson, Esquire

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

RCO NOTIFICATION FOR ZONING APPLICATIONS

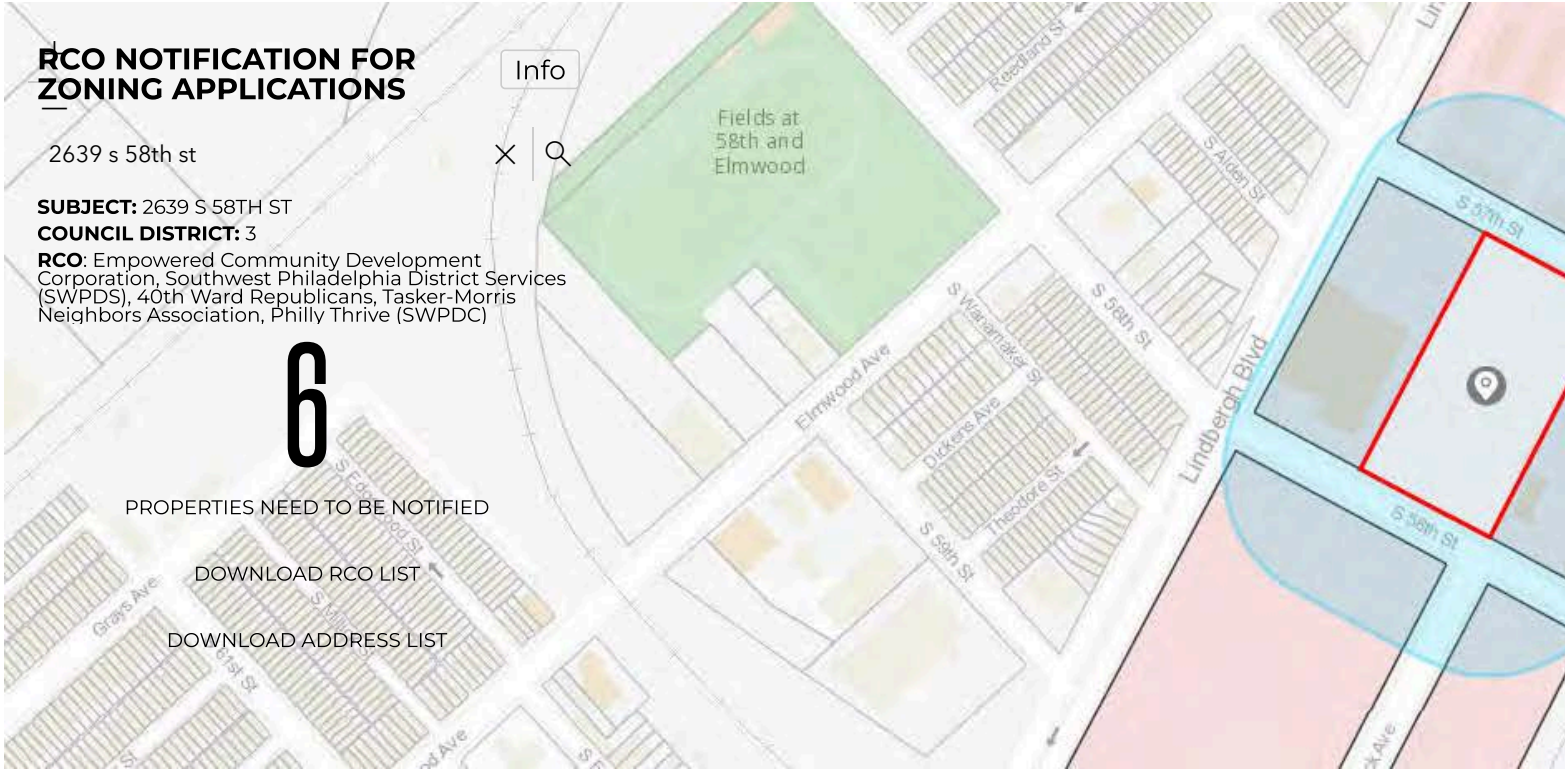
2639 s 58th st

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

6
 PROPERTIES NEED TO BE NOTIFIED

[DOWNLOAD RCO LIST](#)

[DOWNLOAD ADDRESS LIST](#)



Powered by [Esri](#)



Contact Planning and Development

RCO.Notification@phila.gov
(215)-683-4615

Connect with Planning and Development



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



Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
Current
Price List
(Notice 123)

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

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

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



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\$11.10
R2304N117809-12



Number of Identical Weight Pieces 6	Class of Mail First	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
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Total Number of Pounds	Total Postage Paid for Mailpieces \$3.84	Fee Paid \$11.10
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Mailed For 2639 South 58th Street	Mailed By Nochumson P.C.
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Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

Exhibit 6
Registered Community Organization Letter

Alex Goldberg

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

Ian-

I am confirming that the Affected Neighbors' community meeting referenced above has been conducted in accordance with CivicDesignReview-Brochure_2024.pdf.

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

Additionally, the meeting can be viewed using this link:

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

Passcode: j5@8xT2G

Should you need additional information, please let me know.

Sincerely,

Craig

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

cc: Andrew Goodman
J Matthew Wolfe, Esq

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

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

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

Meeting ID: 823 2417 7757
Passcode: 543202

One tap mobile
+13052241968,,82324177757#,,,,*543202# US
+13092053325,,82324177757#,,,,*543202# US

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

Meeting ID: 823 2417 7757
Passcode: 543202

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

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

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

Quick recap

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

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

Next steps

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

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

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

Summary

Mixed Housing Development and Transportation System Adjustments

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

Discussing Development Plans and Balance

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

Unit Types, Accessibility, and Local Government Challenges

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

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

New School, Church, and Affordable Housing Development

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

Fence, Art, and Landscaping Discussion

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

Bartram Village Landscaping and Tree Maintenance

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

Bartram Site Management and Affordable Housing

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

Improving Community Aesthetics and Environment

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

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

Expanding Community and Scientific Exchange

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

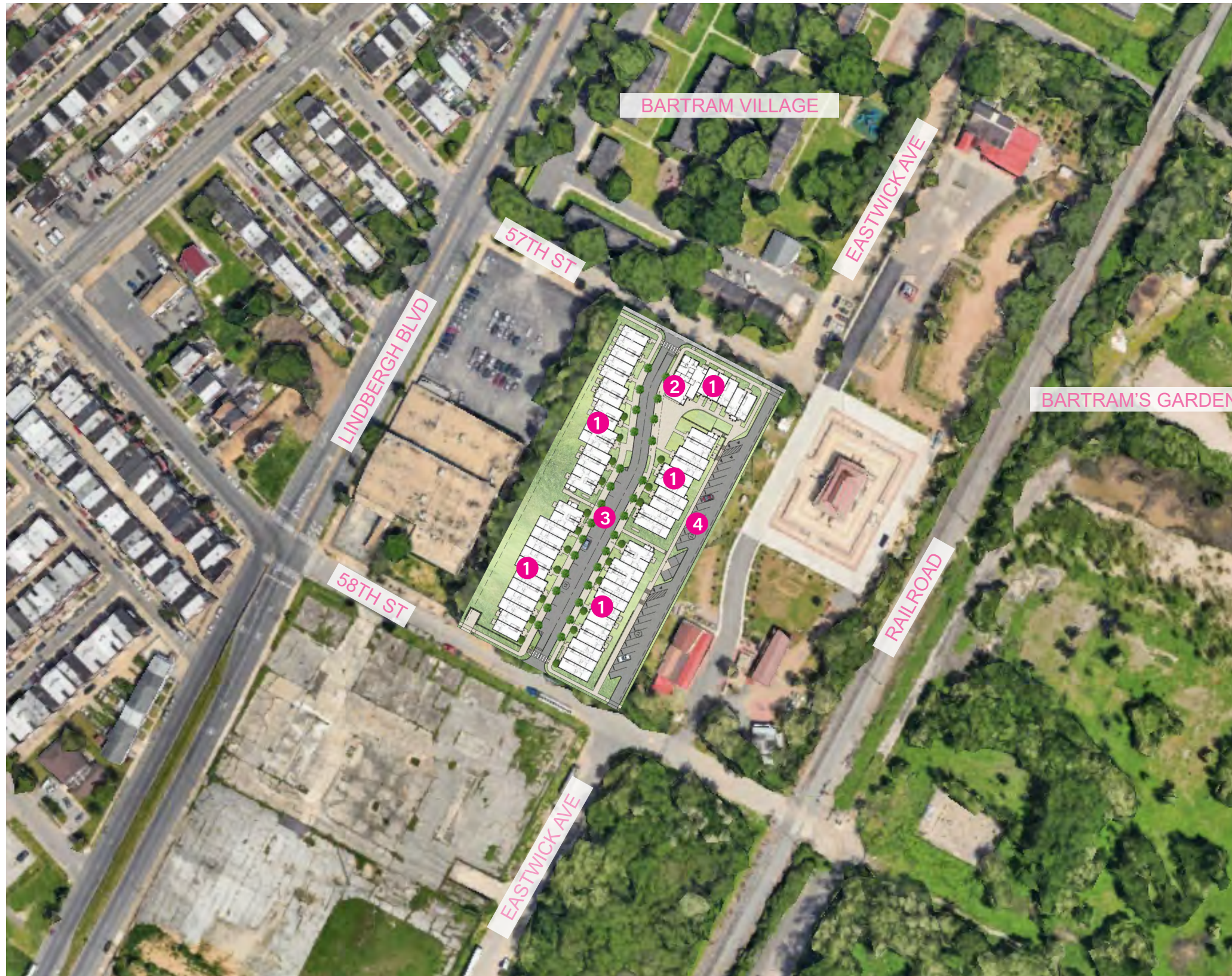
AI-generated content may be inaccurate or misleading. Always check for accuracy.

Exhibit 7
Design Materials

CIVIC DESIGN REVIEW
SITE CONTEXT MAP: EXISTING



CIVIC DESIGN REVIEW
SITE CONTEXT MAP: PROPOSED



PROPOSED FEATURES

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



CIVIC DESIGN REVIEW
EXISTING SITE AERIAL VIEW



CIVIC DESIGN REVIEW
PROPOSED SITE AERIAL VIEW

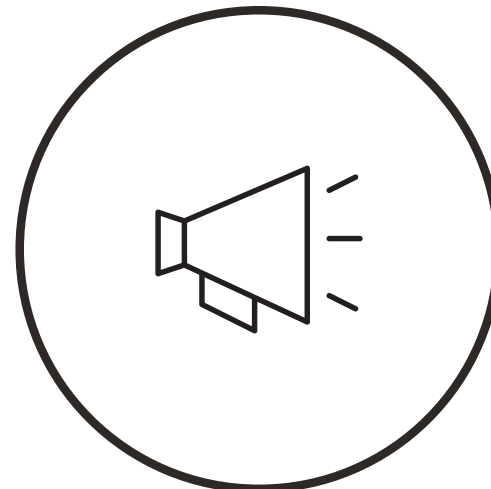


PROJECT GOALS



UNIVERSAL + CONNECTED

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



SAFE + VIBRANT

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



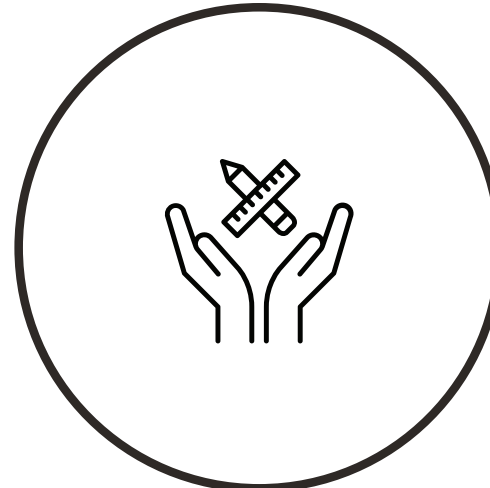
INCLUSIVE + INTERGENERATIONAL

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



HEALING + ACTIVE

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



HIGH-QUALITY + WELL-CONSIDERED

Careful design that promotes physical and mental wellness.



CONTEXTUAL + RESPONSIVE TO SITE

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

CIVIC DESIGN REVIEW

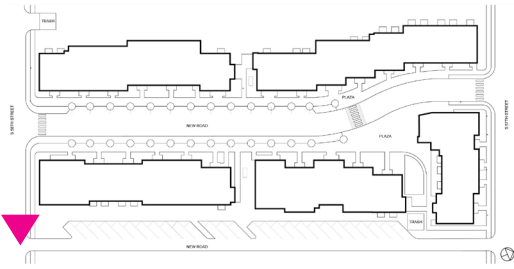
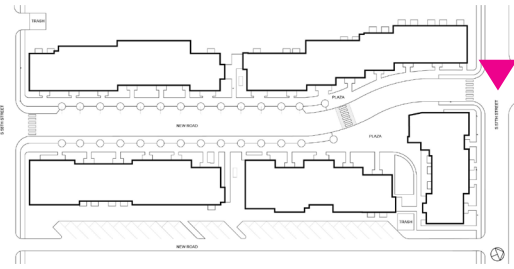
SITE PHOTOS



VIEW EAST ALONG S 57TH ST



VIEW EAST FROM EASTWICK AVE



CIVIC DESIGN REVIEW

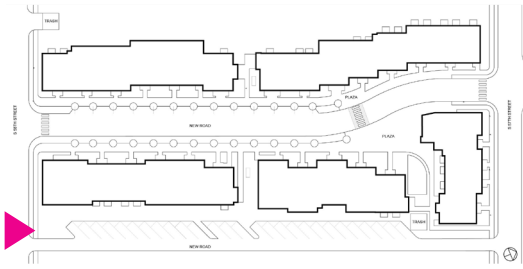
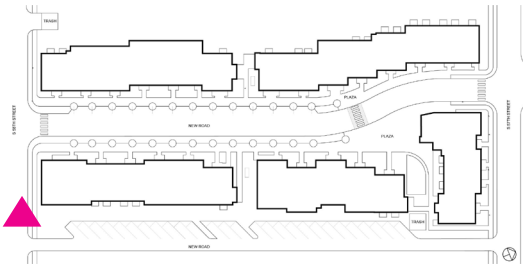
SITE PHOTOS



VIEW WEST ALONG S 58TH ST



VIEW NORTH FROM S 58TH ST



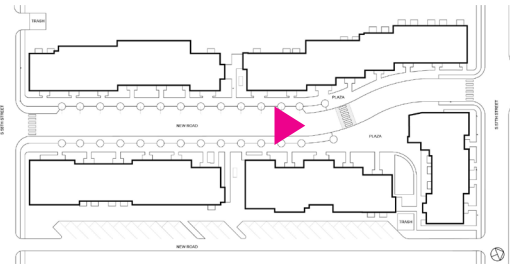
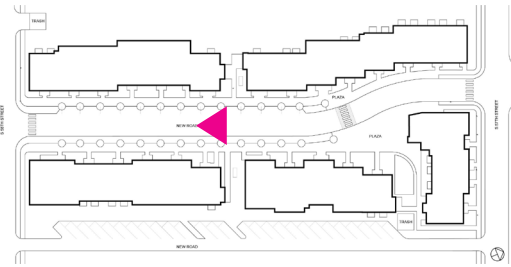
SITE PHOTOS



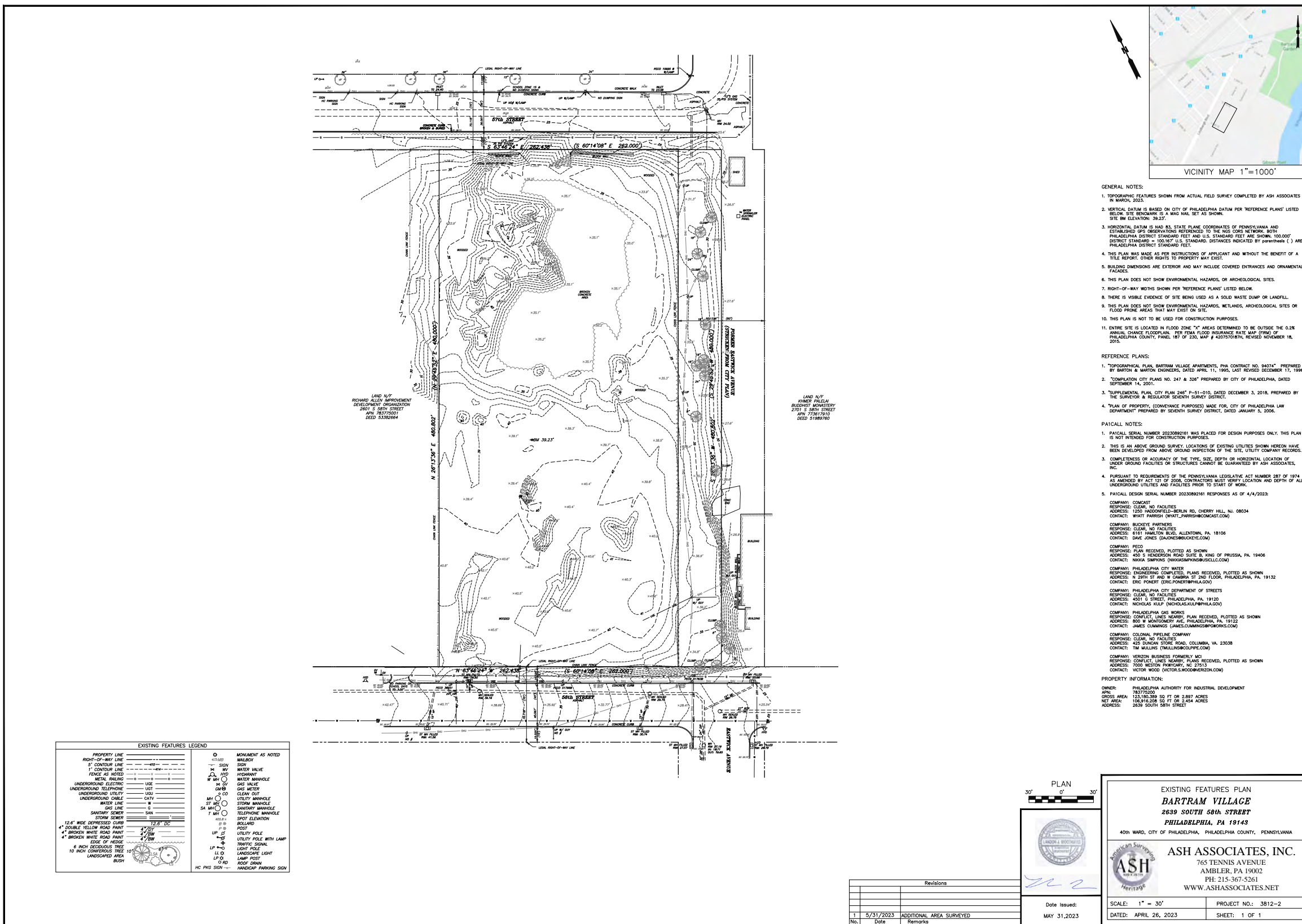
VIEW SOUTH FROM INTERIOR OF SITE



VIEW NORTH FROM INTERIOR OF SITE



CIVIC DESIGN REVIEW EXISTING SITE SURVEY



GENERAL NOTES:

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

REFERENCE PLANS:

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

PAICALL NOTES:

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

COMPANY: COMCAST
RESPONSE: CLEAR, NO FACILITIES
ADDRESS: 1200 HUNTSFELD-BERLIN RD, CHERRY HILL, NJ, 08034
CONTACT: WYATT PARRISH (WYATT_PARRISH@COMCAST.COM)

COMPANY: BUCKEYE PARTNERS
RESPONSE: CLEAR, NO FACILITIES
ADDRESS: 6161 HAMILTON BLVD, ALLTOWNSHIP, PA, 18108
CONTACT: LANE JONES (LANE@BUCKEYEPARTNERS.COM)

COMPANY: PECO
RESPONSE: PLAN RECEIVED, PLOTTED AS SHOWN
ADDRESS: 450 S HENDERSON ROAD SUITE B, KING OF PRUSSIA, PA, 19406
CONTACT: MIKE SHAPIRO (MIKESH@PECO.COM)

COMPANY: PHILADELPHIA CITY WATER
RESPONSE: ENGINEERING COMPLETED. PLANS RECEIVED, PLOTTED AS SHOWN
ADDRESS: 11 20TH ST AND W CAMDEN ST 2ND FLOOR, PHILADELPHIA, PA, 19132
CONTACT: ERIC POMERT (ERIC.POMERT@PHILA.GOV)

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
RESPONSE: CLEAR, NO FACILITIES
ADDRESS: 4301 G STREET, PHILADELPHIA, PA, 19153
CONTACT: NICHOLAS KULEV (NICHOLAS.KULEV@PHILA.GOV)

COMPANY: PHILADELPHIA GAS WORKS
RESPONSE: CONTACT LINES NEARBY. PLANS RECEIVED, PLOTTED AS SHOWN
ADDRESS: 800 W MONTGOMERY AVE, PHILADELPHIA, PA, 19122
CONTACT: JAMES CAMPBELL (JAMES.CAMPBELL@PHILA.GOV)

COMPANY: COLONIAL PIPELINE COMPANY
RESPONSE: CLEAR, NO FACILITIES
ADDRESS: 425 DUNNAN STONE ROAD, COLUMBIA, VA, 23038
CONTACT: TIM MULLINS (TMULLINS@COLPIPE.COM)

COMPANY: VERICON BUSINESS FORMERLY MCI
RESPONSE: CONTACT LINES NEARBY. PLANS RECEIVED, PLOTTED AS SHOWN
ADDRESS: 7000 WELTON PARKWAY, NC, 27013
CONTACT: VICTOR WOOD (VICTOR.WOOD@VERICON.COM)

PROPERTY INFORMATION:
OWNER: PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT
APN: 78370200
GROSS AREA: 123,180.389 SQ FT OR 2.897 ACRES
NET AREA: 106,618.258 SQ FT OR 2.434 ACRES
ADDRESS: 2639 SOUTH 58TH STREET

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

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

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

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

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

SCALE: 1" = 30'

PROJECT NO.: 3812-2

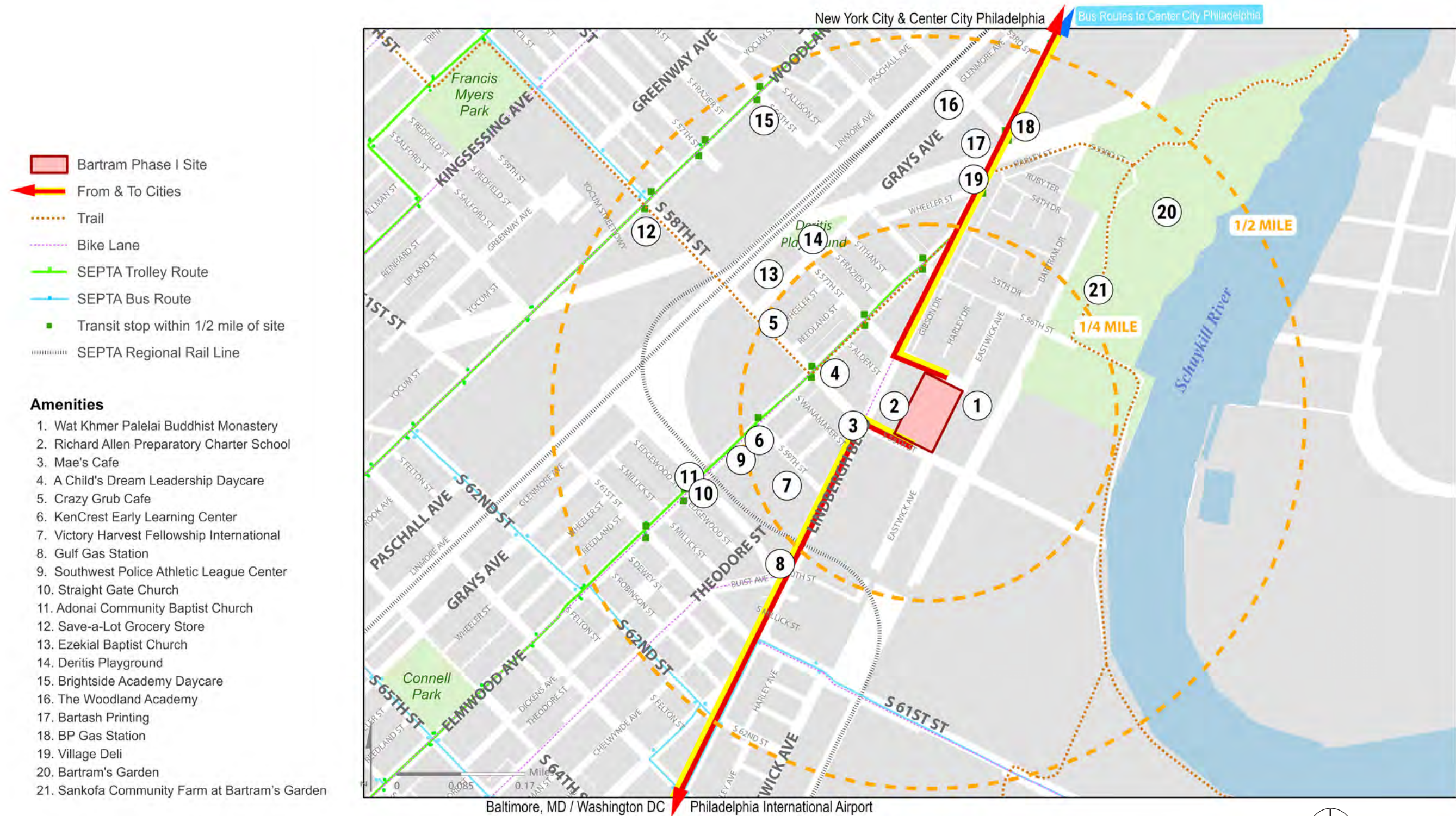
DATED: APRIL 26, 2023

SHEET: 1 OF 1

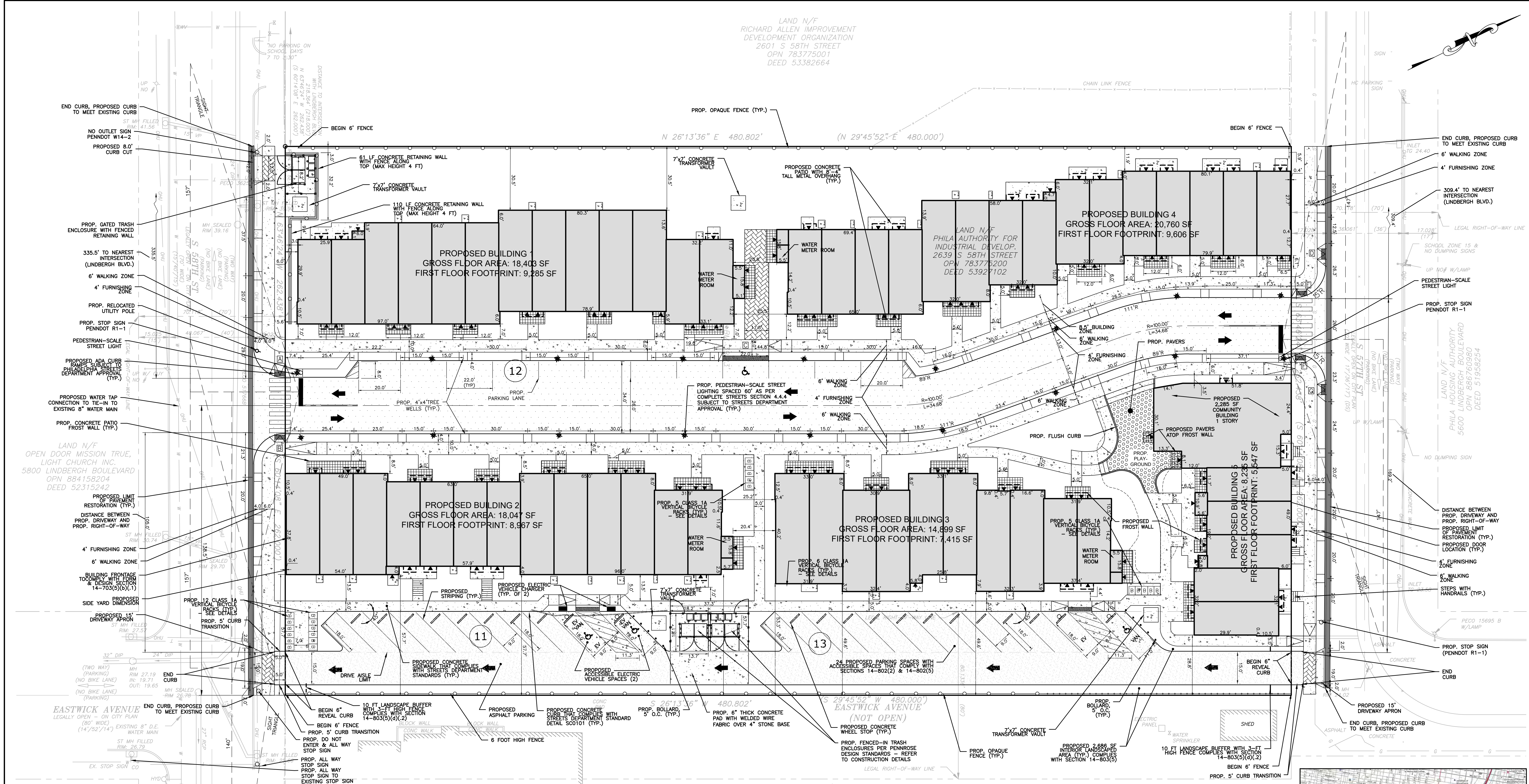
Date Issued: MAY 31, 2023

CIVIC DESIGN REVIEW

NEIGHBORHOOD CONTEXT MAP



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



NO.	DATE	REVISIONS	BY

CHRISTOPHER JENSEN, P.E.
 LICENSED PROFESSIONAL ENGINEER
 STATE OF PA LICENSE NO. PE-076464

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

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

GENERAL NOTES:
 1. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
 2. BEING 2639 S 58TH STREET, PHILADELPHIA, PENNSYLVANIA CONTAINING 126,180 SQUARE FEET OF LAND MORE OR LESS.
 3. REFERENCE MADE TO A COMPILATION OF A PORTION OF CITY PLANS NO. 247 & 326.
 4. ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF PHILADELPHIA COUNTY, PANE 187 OF 230, MAP # 4207570187H, REVISED NOVEMBER 18 2015.
 5. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE IN THE FIELD. AVAILABLE AS-BUILT PLANS DO NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGUN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 6. UNDERGROUND STORM SEWER AND SANITARY SEWER PIPES ARE DRAWN GRAPHICALLY ON THIS SURVEY AND SHOULD BE CONSIDERED APPROXIMATE. UNDERGROUND STORM AND SANITARY PIPES SHOULD BE VERIFIED INDEPENDENTLY AS TO THEIR LOCATION, SIZE AND TYPE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 7. HORIZONTAL DATUM IS NAD 83. STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NAD 83 COORDINATE SYSTEM. BOTH PHILADELPHIA DISTRICT STANDARD FEET AND U.S. STANDARD FEET ARE SHOWN. 100,000' DISTRICT STANDARD = 100,167' U.S. STANDARD. DISTANCES INDICATED BY parentheses () ARE PHILADELPHIA DISTRICT STANDARD FEET.
 8. VERTICAL DATUM IS BASED ON CITY OF PHILADELPHIA DATUM. SITE BENCHMARK IS A MAG NAIL SET AS SHOWN. SITE BM ELEVATION: 39.23'.
 9. 64 MULTI-FAMILY RESIDENCES ARE PROPOSED PER RMX-3.
 10. BUILDING FOOTPRINT AND BUILDING ELEVATION INFORMATION DEVELOPED AND PROVIDED BY WRT DESIGN. T&M ASSOCIATES ASSUMES NO RESPONSIBILITY FOR BUILDING DESIGN DEPICTED ON THESE PLANS.
 11. SITE PLAN FULLY COMPLIES WITH SECTION 14-703 "FORM AND DESIGN" DEVELOPMENT STANDARDS.
 12. PROJECT SITE LIES WITHIN THE RMX-3 MIXED-USE RESIDENTIAL ZONING DISTRICT.
 13. PROJECT BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FOR THE CURRENT DEEDS FOR SUBJECT PROPERTIES.
 14. THERE IS VISIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.
 15. THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, WETLANDS, ARCHEOLOGICAL SITES OR FLOOD PRONE AREAS THAT MAY EXIST ON SITE.
 16. THIS PLAN IS INTENDED FOR PERMITTING PURPOSES ONLY AND IS NOT A CONSTRUCTION DOCUMENT.

PHILADELPHIA STREETS DEPARTMENT NOTES:
 1. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
 2. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION, PENNSYLVANIA ONE CALL SYSTEM #2021132278 AND WARD #95.
 3. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
 4. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 7TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.
 5. NOTE: ITEM # ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.
 6. PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING WILL BE FURNISHED BY THE 1ST HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
 7. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK. TO BE PAID UNDER ITEM # 4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
 8. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 686-5363.
 9. FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

BARTRAM'S VILLAGE - PHASE 1 ZONING SUMMARY

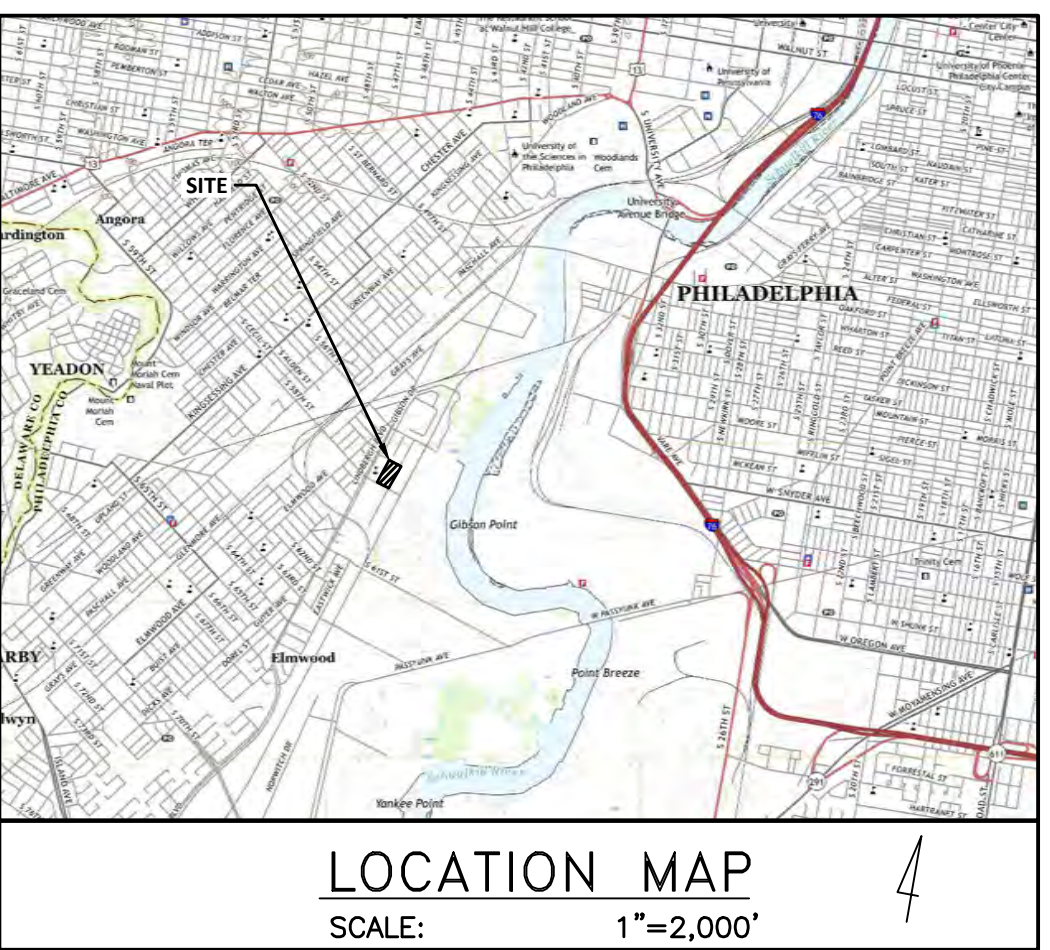
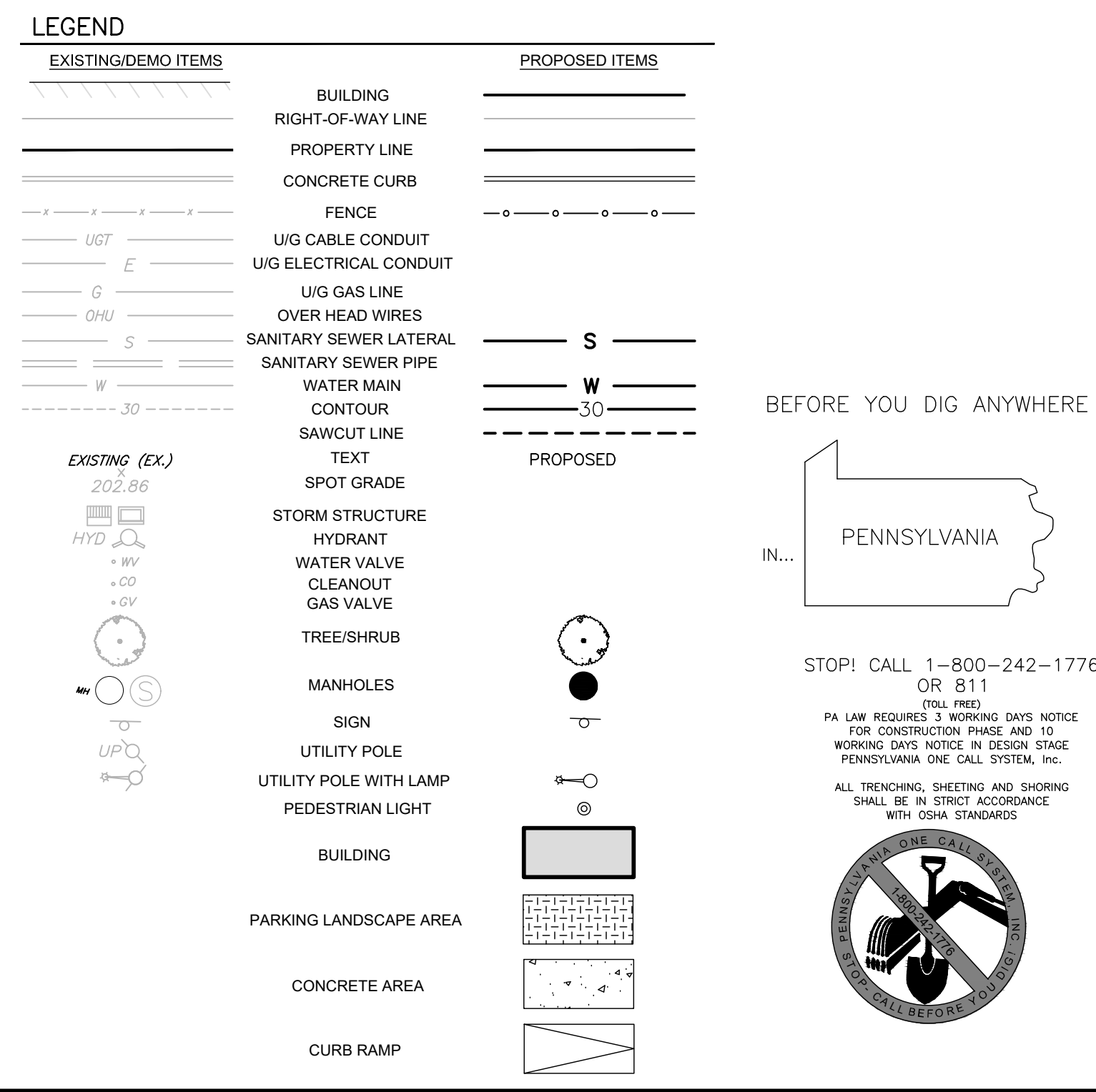
EXISTING ZONING DISTRICT	EXISTING USE	PROPOSED USE
RMX-3 MIXED-USE RESIDENTIAL	VACANT	MULTI-FAMILY RESIDENTIAL

AREA AND BULK REGULATIONS

CODE SECTION	REQUIRED (RMX-3 MIXED-USE RESIDENTIAL)	PROPOSED
MINIMUM LOT WIDTH (FT.)	TABLE 14-701-2 N/A	N/A
MINIMUM STREET FRONTAGE AS TAKEN FROM THE FRONT LOT LINE (FT.)	TABLE 14-701-2 N/A	N/A
MINIMUM DISTRICT AREA (ACRES)	TABLE 14-701-2 N/A	N/A
MINIMUM LOT AREA (SQ. FT.)	TABLE 14-701-2 N/A	N/A
MINIMUM OCCUPIED AREA (% OF LOT)	TABLE 14-701-2 LESS THAN 30%	34%
MINIMUM FRONT YARD DEPTH (FEET)	TABLE 14-701-2 N/A	N/A
MINIMUM SIDE YARD WIDTH, BASH (FEET)	TABLE 14-701-2 N/A	N/A
MINIMUM REAR YARD AREA (SQ. FT.)	TABLE 14-701-2 N/A	N/A
MINIMUM REAR YARD DEPTH (FEET)	TABLE 14-701-2 N/A	N/A
MAXIMUM HEIGHT (FEET)	TABLE 14-701-2 N/A	3 STORES MAX.
MAXIMUM FLOOR AREA (% OF LOT AREA)	TABLE 14-701-2 500K	648K

PARKING AND LOADING REQUIREMENTS

MINIMUM REQUIRED PARKING SPACES	PROPOSED
TABLE 14-802-1 3 PARKING SPACES PER 10 UNITS = 20 PARKING SPACES (04 UNITS)	24 SPACES ON SITE 12 SPACES ON STREET
PARALLEL - MINIMUM STALL WIDTH (FEET)	8.5 FEET
PARALLEL - MINIMUM STALL DEPTH (FEET)	20 FEET FOR END SPACES, 22 FEET FOR INTERIOR SPACES
PARALLEL - MINIMUM ASLE WIDTH (FEET)	20 FEET FOR TWO WAY TRAFFIC
45 DEGREES - MINIMUM STALL WIDTH (FEET)	8.5 FEET
45 DEGREES - MINIMUM STALL DEPTH (FEET)	18 FEET
45 DEGREES - MINIMUM ASLE WIDTH (FEET)	12 FEET
MINIMUM REQUIRED ADA PARKING SPACES	2 ACCESSIBLE PARKING SPACES (26 TO 50 TOTAL PARKING SPACES PROVIDED)
MINIMUM REQUIRED ELECTRIC VEHICLE PARKING SPACES	3 SPACES (1 ADA)
MINIMUM INTERIOR LANDSCAPED AREA (SECTION 14-803(A))	2,686 SF
MINIMUM REQUIRED BIKE PARKING SPACES	22 SPACES
MINIMUM REQUIRED LOADING SPACES	N/A



5/3/2024
 LICENSED PROFESSIONAL ENGINEER
 STATE OF PA LICENSE NO. PE-076464

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

CONSTRUCTION SITE PLAN

DEDICATED SPACE FOR CITY DEPARTMENT APPROVAL STAMPS

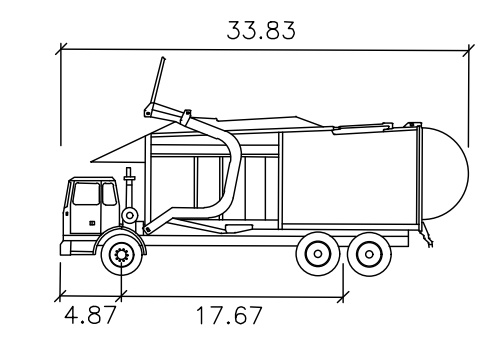
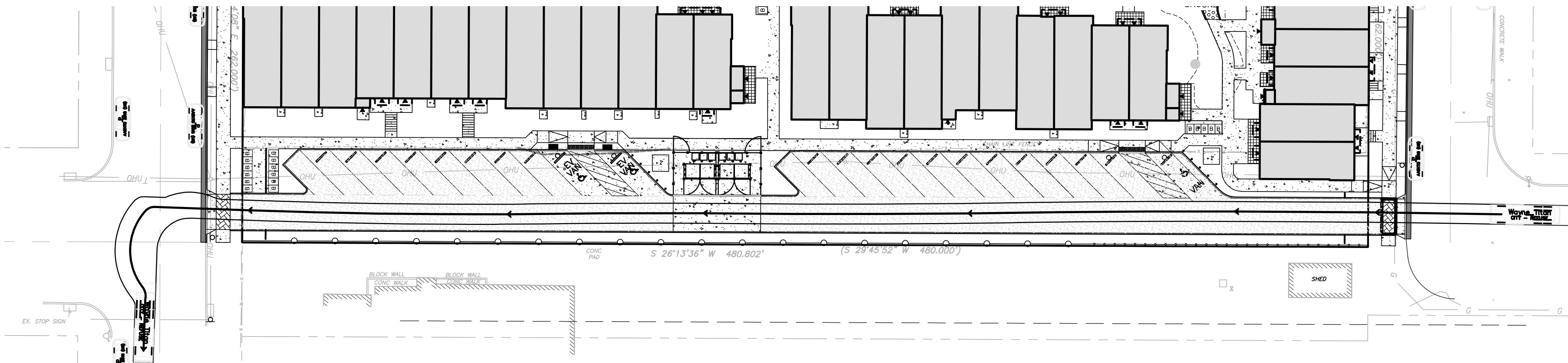
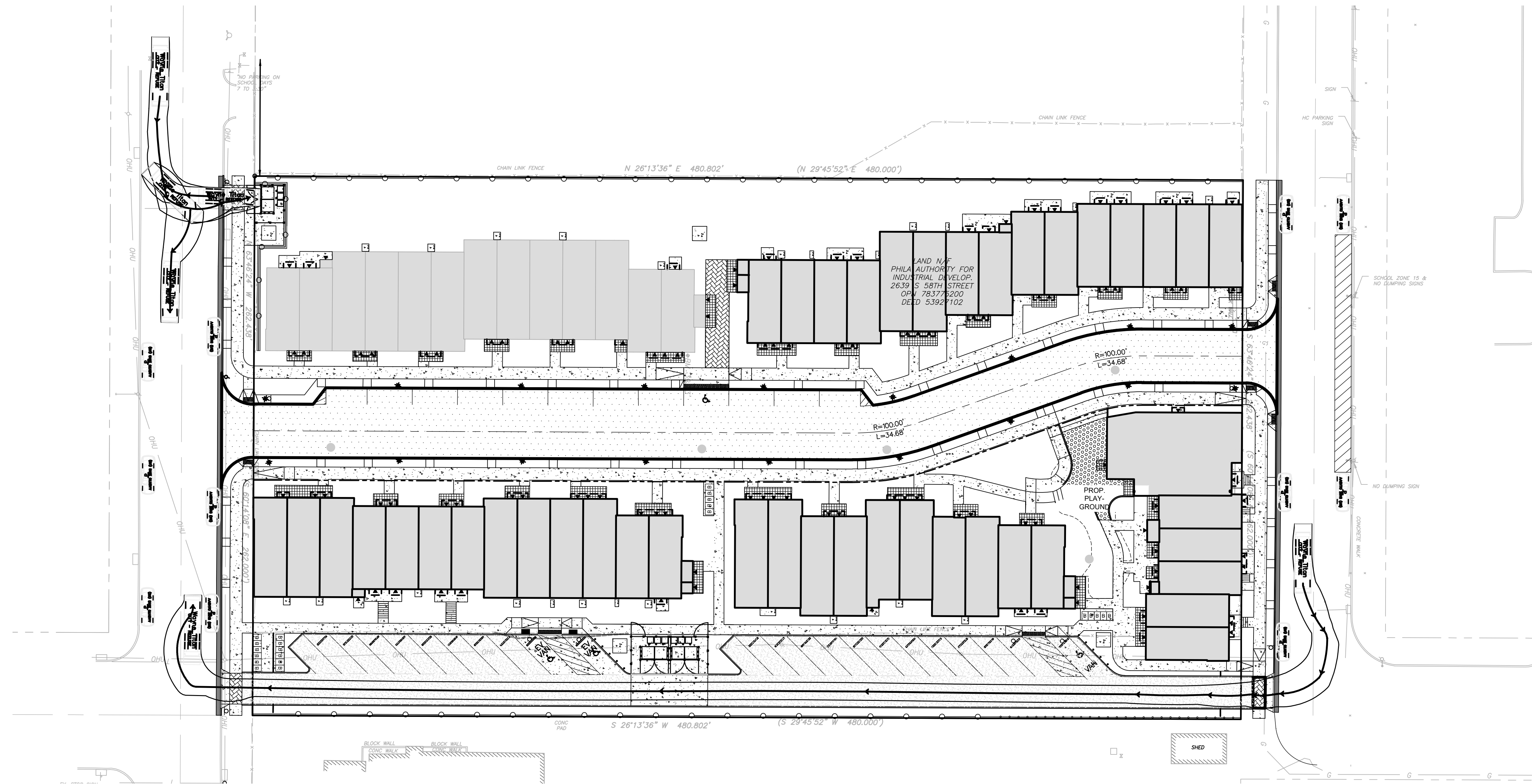
AND
 YOUR GOALS. OUR MISSION.
 1700 MARKET STREET, SUITE 1110
 PHILADELPHIA, PA 19103
 TEL 215-282-7850
 FAX 215-627-3459

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

DESIGNED BY	GJD	DRAWING	CSP
CHECKED BY	DIS	SHEET	05
DRAWN BY	GJD	DATE	5/3/2024
SCALE	AS SHOWN	PROJ. NO.	PENRO168
		OF	44

PROJECT INFORMATION:
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 LAST SAVE BY: GAVOROK

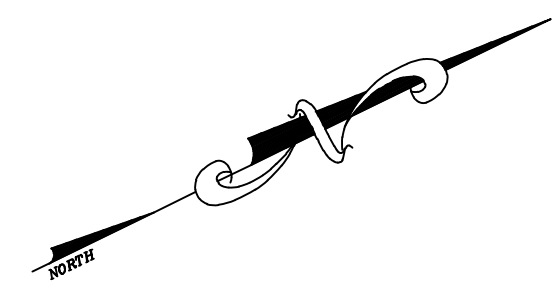
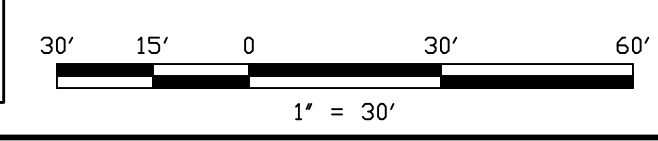
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 OF THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT
 PURPOSES, IS EXPRESSLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF T&M
 ASSOCIATES IS PROHIBITED.



Wayne Titan
 feet
 Width : 8.46
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 45.0

FRONT LOADING GARBAGE TRUCK

DEDICATED SPACE FOR CITY DEPARTMENT APPROVAL STAMPS



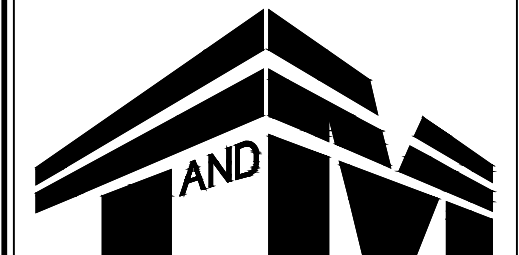
FRONT LOADING GARBAGE TRUCK

NO.	DATE	REVISIONS	BY	CHKD

CHRISTOPHER W. JENSEN

05/03/24
 LICENSED PROFESSIONAL ENGINEER
 STATE OF PA LICENSE No. PE-076464

BARTRAM VILLAGE 1, LLC
BARTRAM VILLAGE I
 2639 SOUTH 58TH STREET, PHILADELPHIA, PA 19143
**GARBAGE TRUCK
 TURNING PLAN**



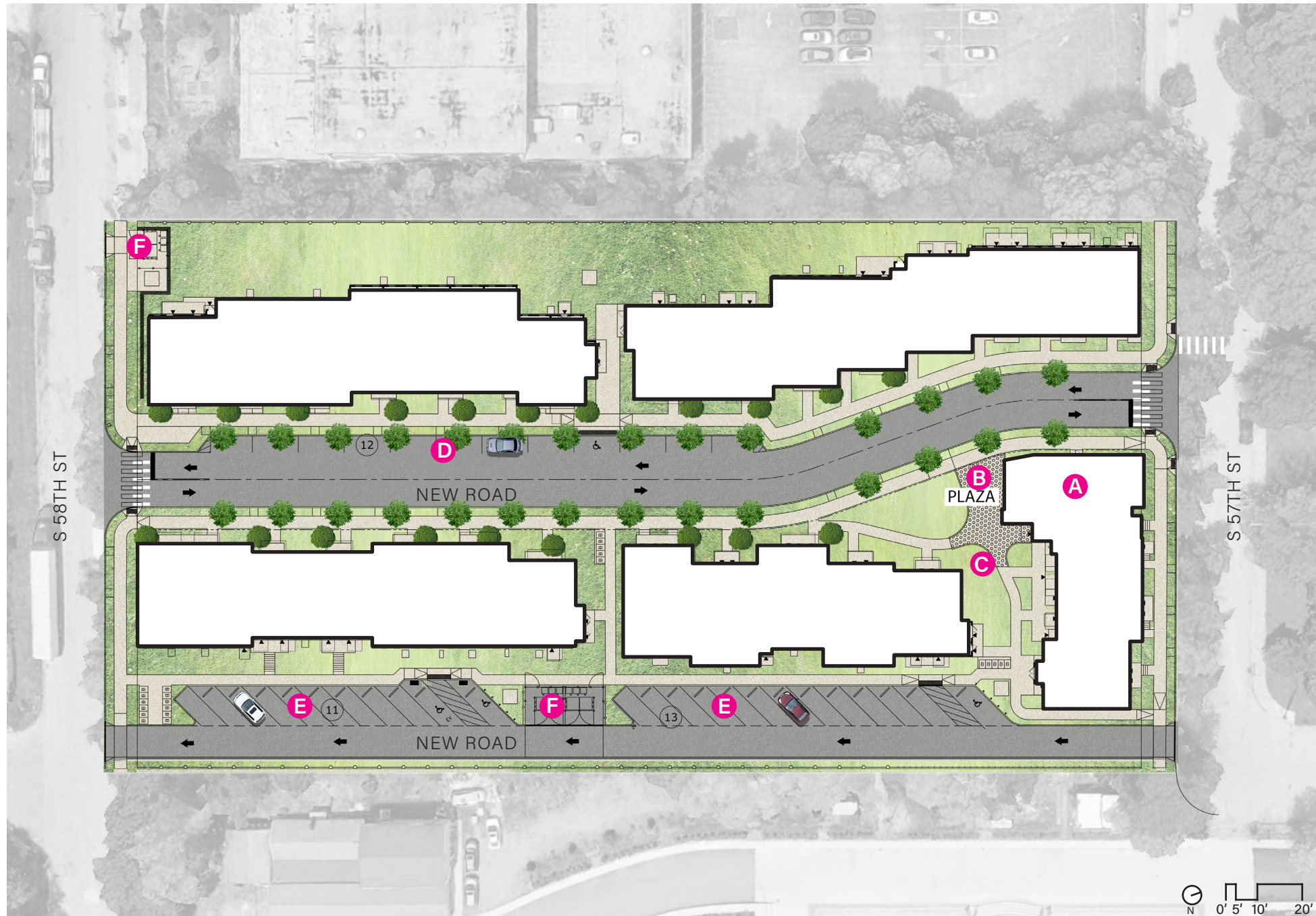
1700 MARKET STREET, SUITE 3110
 PHILADELPHIA, PA 19103
 TEL 215-282-7850
 FAX 215-627-3459

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

DESIGNED BY GJD	DRAWING TP3
CHECKED BY DJS	SHEET 3
DRAWN BY GJD	OF 3
DATE 05/03/24	
SCALE 1" = 30'	
PROJ. NO. PENR00168	

CIVIC DESIGN REVIEW

PROPOSED ILLUSTRATED SITE PLAN



LEGEND

- A** Community Space
- B** Plaza
- C** Playground
- D** On-Street Parking
- E** On-Site Parking
- F** Trash Pick-Up

1 - SERVICEBERRY TREES

GROUPINGS OF AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE' PROVIDE YEAR ROUND INTEREST WITH SPRING BLOOMS (SUPPORTING POLLINATORS), DAPPLED SUMMER SHADE & EDIBLE SMALL BERRIES. THESE PROVIDE PRIVACY IN THIS TIGHT SPACE AS WELL AS SUPPORT SOCIAL PROGRAM



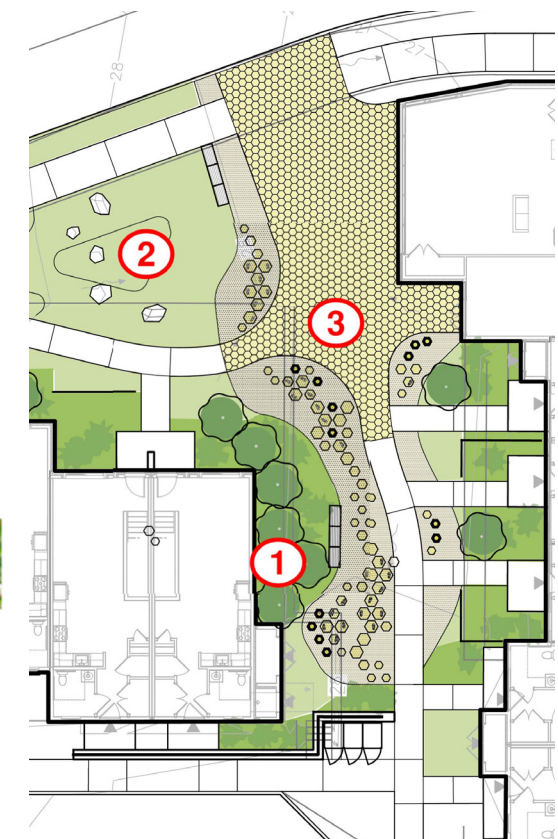
2 - NO-MOW LAWN & BOULDERS

GROUPINGS OF BOULDERS (FOUND ON SITE) INSTALLED IN ROWS TO PROMOTE SMALL GROUPS SITTING, OR AN INFORMAL PLAY ELEMENT FOR CHILDREN. SET IN A NO-MOW LAWN OF CREEPING RED FESCUE & DUTCH CLOVER (POLLINATOR)



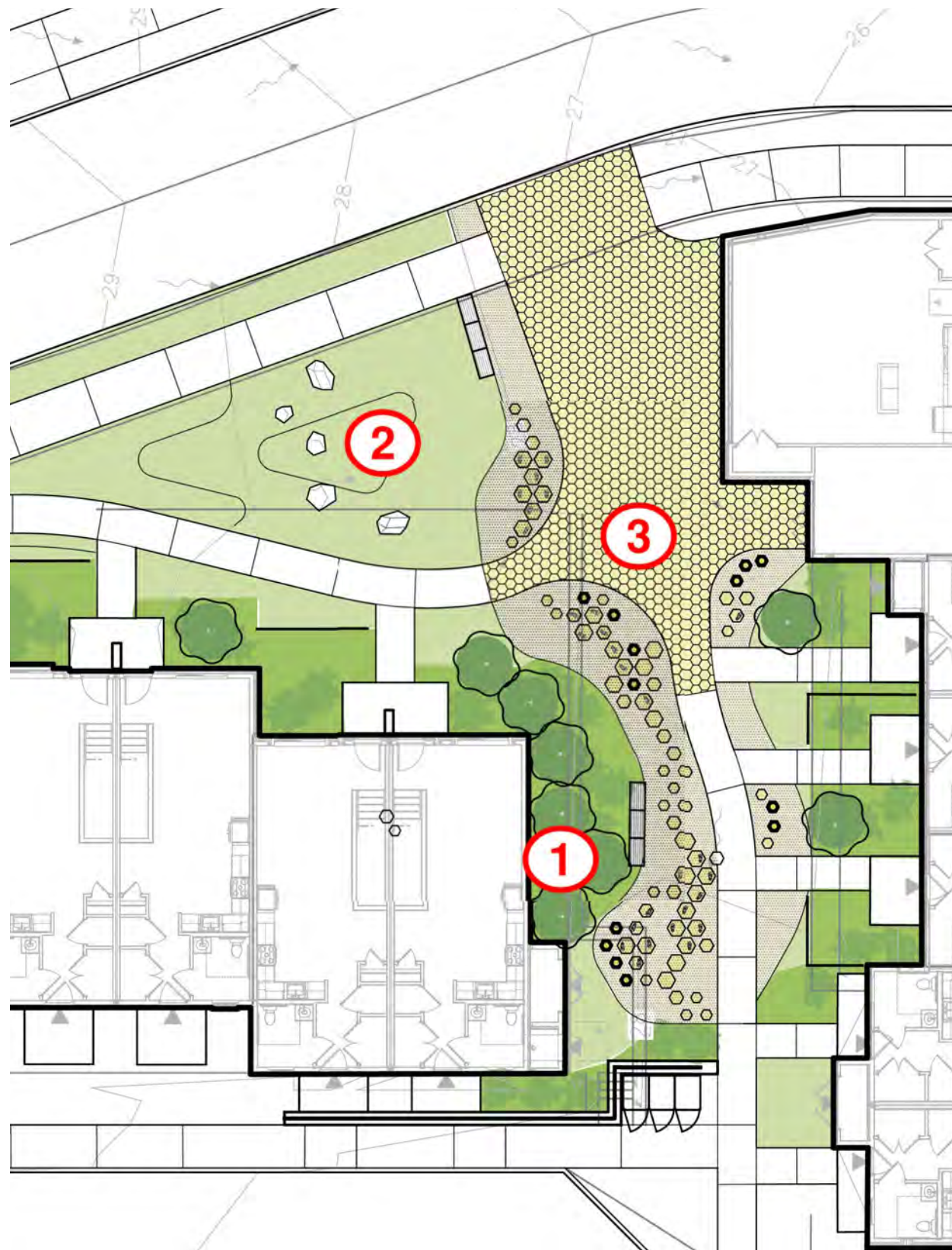
3 - SPECIAL PAVING & WOODEN STUMPS

HEXAGONAL PAVERS (HANOVER, SEE CUT SHEET) FOR THE PLAZA AREA CAN BE ETCHED TO PROVIDE INSTRUCTION/DIRECTION FOR THE HOPSCOTCH COURSE. 11" LATHE TURNED WOODEN STUMPS CAN BE INSTALLED FOR SEATING AND MORE DYNAMIC HOPSCOTCH PLAY.



Landscape Sketch & Precedent Images

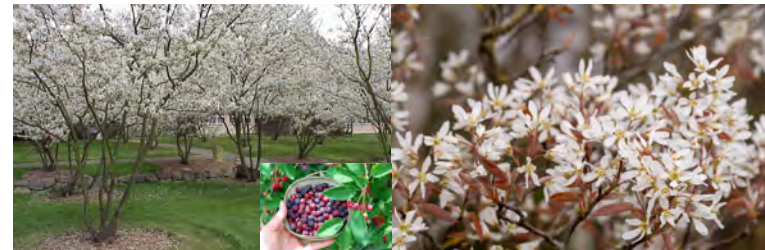
PROPOSED ILLUSTRATED PLAY AND PLAZA PLAN



LEGEND

1 - SERVICEBERRY TREES

GROUPINGS OF AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' PROVIDE YEAR ROUND INTEREST WITH SPRING BLOOMS (SUPPORTING POLLINATORS), DAPPLED SUMMER SHADE & EDIBLE SMALL BERRIES. THESE PROVIDE PRIVACY IN THIS TIGHT SPACE AS WELL AS SUPPORT SOCIAL PROGRAM



2 - NO-MOW LAWN & BOULDERS

GROUPINGS OF BOULDERS (FOUND ON SITE) INSTALLED IN ROWS TO PROMOTE SMALL GROUPS SITTING, OR AN INFORMAL PLAY ELEMENT FOR CHILDREN. SET IN A NO-MOW LAWN OF CREEPID RED DESCUE & AND DUTCH CLOVER (POLLINATOR)



3 - SPECIAL PAVING & WOODEN STUMPS

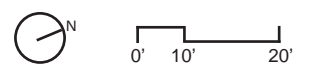
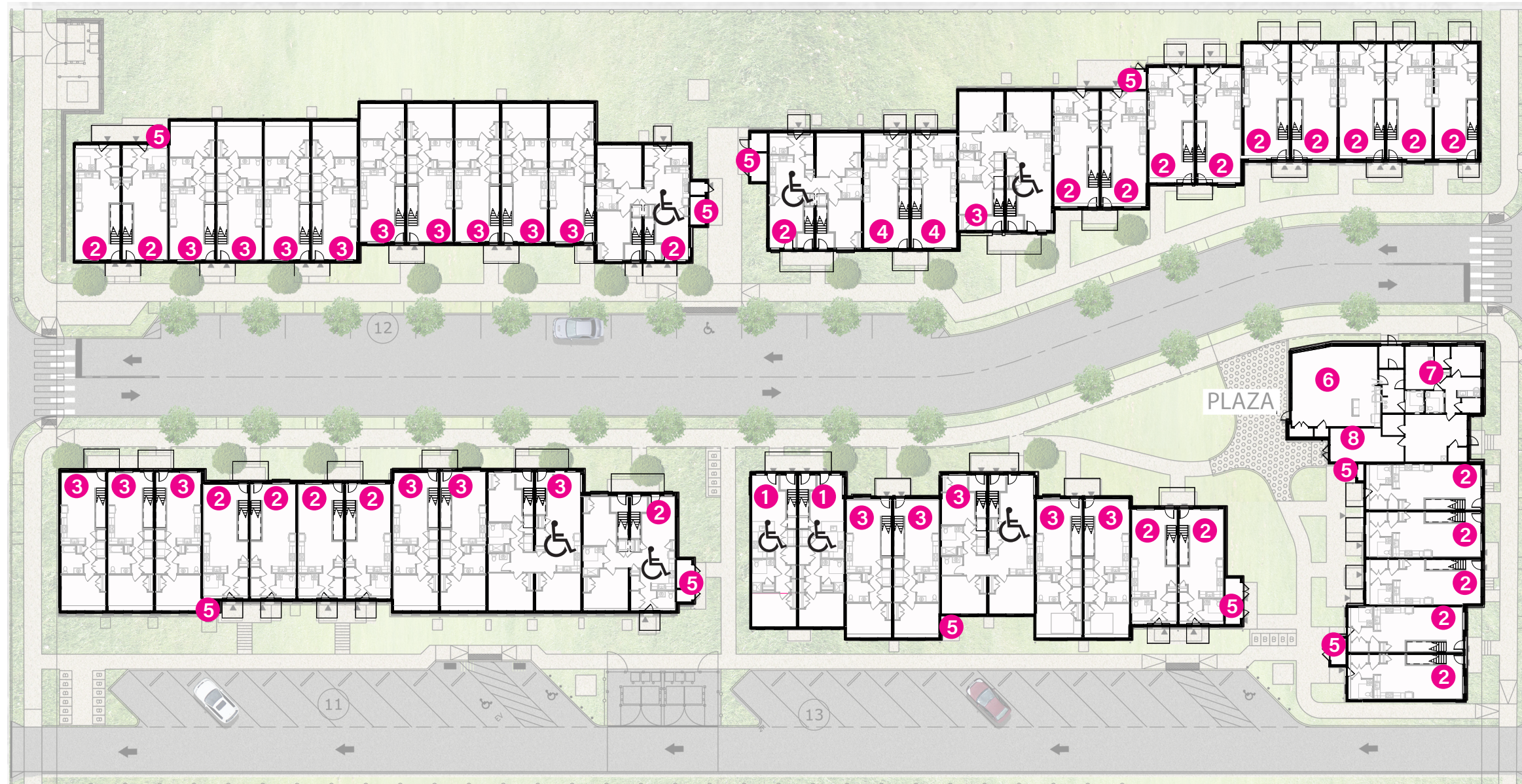
HEXAGONAL PAVERS (HANOVER, SEE CUT SHEET) FOR THE PLAZA PLAY AREA CAN BE ETCHED TO PROVIDE INSTRUCTIONS/DIRECTION FOR THE HOPSCOTCH COURSE. 11" LATHE TURNED WOODEN STUMPS CAN BE INSTALLED FOR SEATING AND MORE DYNAMIC HOPSCOTCH PLAY.



CIVIC DESIGN REVIEW
1ST FLOOR PLANS

LEGEND

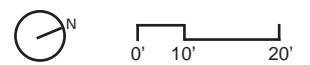
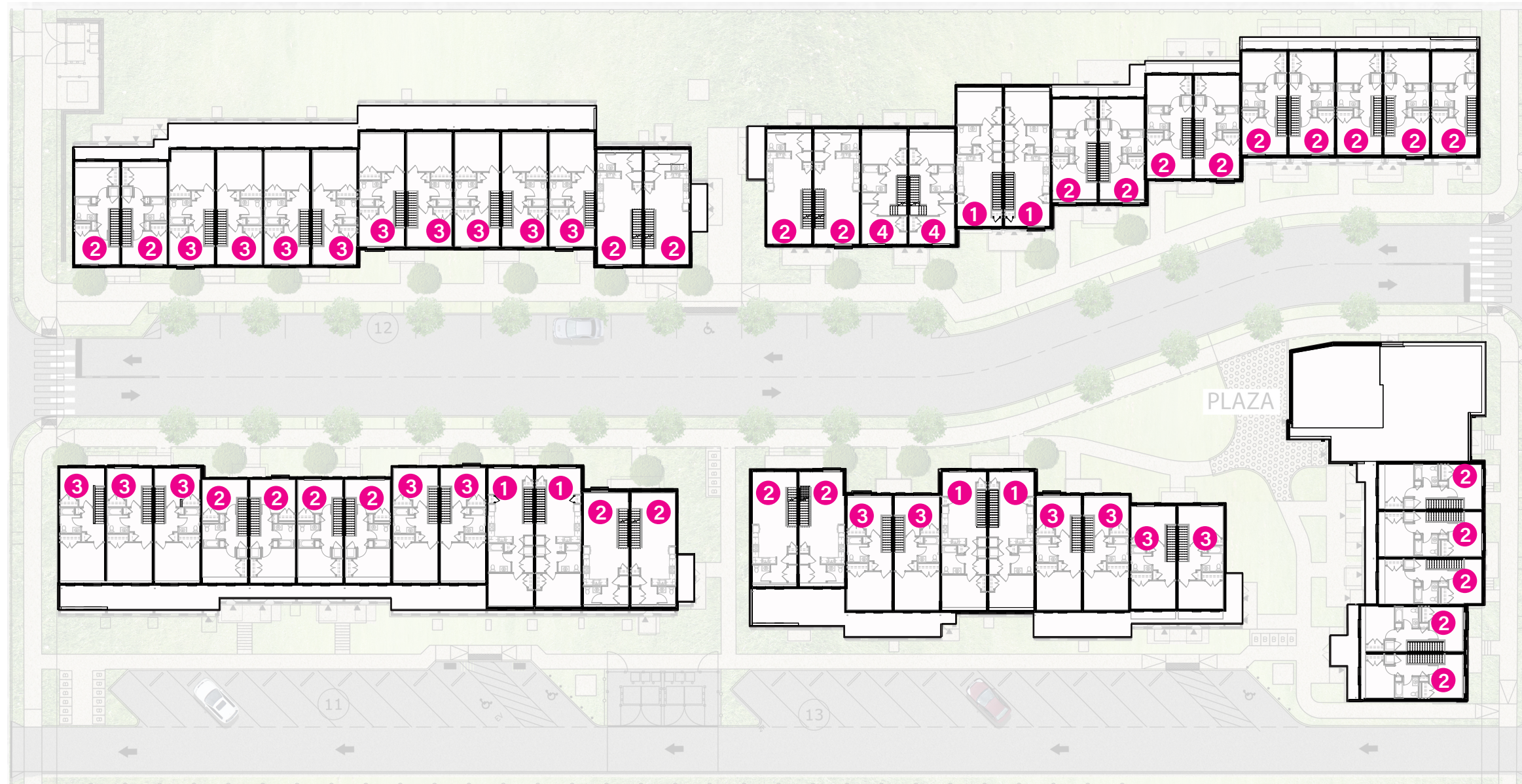
- 1 One-Bedroom Unit, by Modular Manuf.
- 2 Two-Bedroom Unit, by Modular Manuf.
- 3 Three-Bedroom Unit, by Modular Manuf.
- 4 Four-Bedroom Unit, by Modular Manuf.
- 5 Sprinkler Room & Crawl Space Access
- 6 Community Room
- 7 Management Suite
- 8 Workshop



CIVIC DESIGN REVIEW
2ND FLOOR PLANS

LEGEND

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

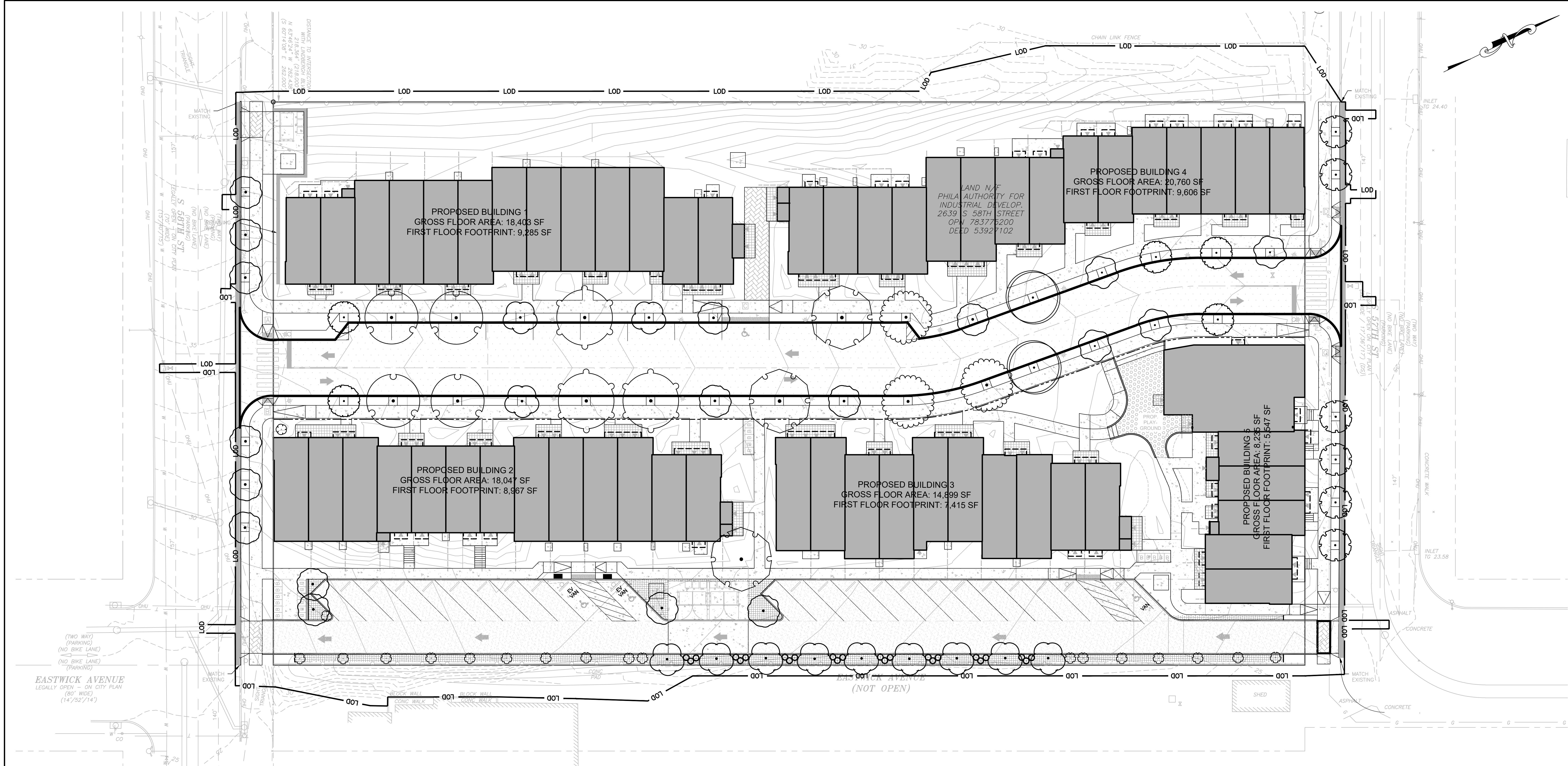


CIVIC DESIGN REVIEW
3RD FLOOR PLANS

LEGEND

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





GENERAL:

- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES, INCLUDING GAS, ELECTRICAL, AND TELECOMMUNICATION LINES, PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ANY DAMAGE THEY CAUSE TO UTILITIES. PRIOR TO SUBMITTING A BID, VERIFY ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS WITH THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS WHICH SHOULD HAVE AN AMENDED PH BETWEEN 6.0 AND 6.8. NO ADDITION TO OR PLACEMENT OF SOIL IS TO BE DONE PRIOR TO THE COMPLETION OF A SOIL TEST. TESTING SHALL BE PERFORMED BY A SUITABLE LABORATORY. NO PLANTING SHALL BEGIN UNTIL ANY PROPER ADJUSTMENTS HAVE BEEN MADE.
- REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
- THE LOCATION OF SODDED AREAS AND BEDLINES SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION OF PLANT MATERIALS OR PERMANENT BEDLINES.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF (12) MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE LANDSCAPE ARCHITECT.
- QUANTITIES ON PLANT SCHEDULE SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIALS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL AND PLANTING AREAS INCLUDING BUT NOT LIMITED TO SHRUBS, TREES, LAWN AND ANNUAL BEDS; MAINTENANCE TO INCLUDE WATERING, MULCHING, SPRAYING, MOWING, FERTILIZING, WEEDING ETC.; MAINTENANCE TO CONTINUE UNTIL PROJECT IS ACCEPTED IN FULL BY OWNERS.
- LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL IN FULL FOR (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. REPLACE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AND HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, OR OTHER CAUSES DUE TO THE CONTRACTOR'S NEGLIGENCE. THE COST OF SUCH REPLACEMENT(S) IS AT CONTRACTOR'S EXPENSE. ALL REPLACEMENT PLANTS SHALL BE WARRANTED FOR (1) YEAR AFTER INSTALLATION.
- WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS OR GROUND COVERS CAUSED BY FIRES, FLOODS, FREEZING RAINS, LIGHTNING STORMS OR WINDS OVER (75) MILES PER HOUR, WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREA, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- REMOVE AND IMMEDIATELY REPLACE ALL PLANTS FOUND TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION. MAINTAIN PLANT MATERIAL AND LAWNS UNTIL FINAL ACCEPTANCE IS MADE.
- AFTER THE PROJECT IS FULLY ACCEPTED BY THE OWNER, THE OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE THROUGHOUT THE REMAINDER OF THE GUARANTEE PERIOD.

MATERIALS:

- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERMEN, INC.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. REJECT ALL CRACKED ROOT BALLS.
- ALL PLANTS SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT AND PROPERTY OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- TOPSOIL FOR PLANTING BEDS AND SOD SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 6.0 AND 6.8
- MULCH FOR PLANTING BEDS SHALL BE DOUBLE-SHREDDED HARDWOOD MULCH THAT HAS BEEN AGED TO A DARK BROWN COLOR. MULCH COLOR SHOULD BE CONSISTENT THROUGHOUT THE PROJECT.

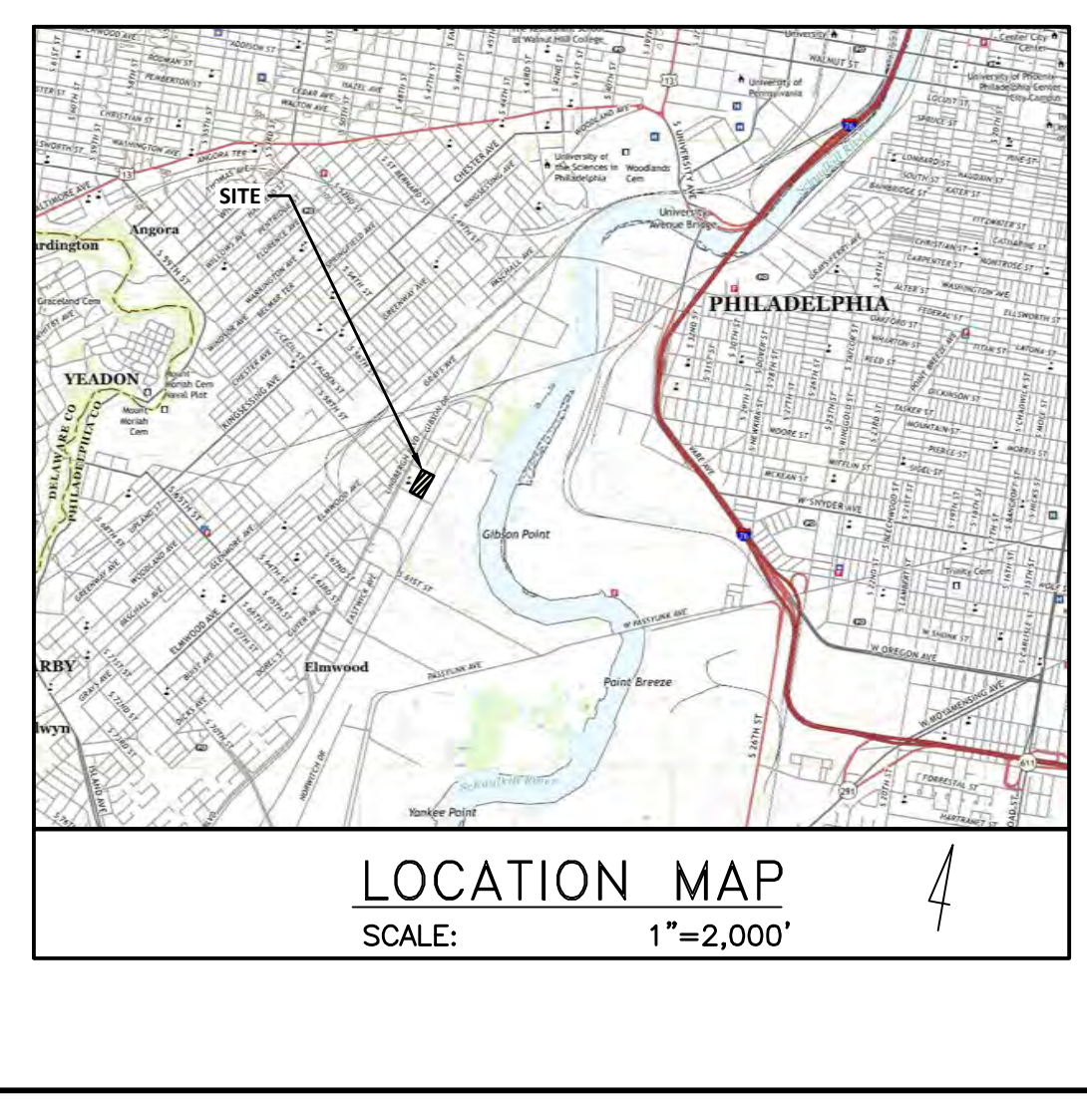
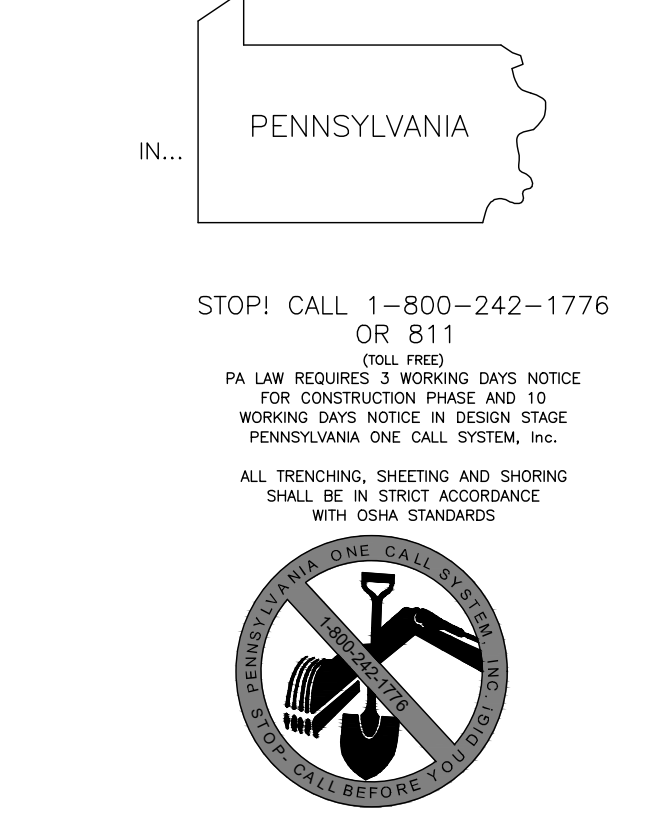
EXECUTION:

- ALL PLANTING TECHNIQUES SHALL CONFORM TO STANDARD PRACTICES AND ARE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT OR OWNER.
- A MINIMAL AMOUNT OF FINE GRADING MAY BE REQUIRED TO MAINTAIN A POSITIVE FLOW AWAY FROM STRUCTURES AND TO DRAINAGE AREAS. THIS WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PLANT HOLES SHALL BE TWICE THE WIDTH OF THE ROOT BALL. BACKFILL TO BE AMENDED WITH TOPSOIL. PREVENT ROOTBALL SETTLEMENT BY BACKFILLING AND TAMPING BOTTOM OF PLANT HOLE. TRUNK/PLANT ROOT FLARE AT BASE OF PLANT SHALL BE VISIBLE JUST ABOVE FINAL GRADE. TOP OF ROOTBALL SHOULD NOT SETTLE BELOW SURROUNDING GRADE.
- ALL TREES IN SOD TO BE IN A (4) FOOT MINIMUM RADIUS MULCHED RING AROUND THE NEWLY PLANTED TREES.
- STAKE ALL EVERGREEN AND DECIDUOUS TREES AS SHOWN IN DETAIL IMMEDIATELY AFTER PLANTING. STAKING MATERIALS SHALL BE REMOVED WHEN TREES BECOME ESTABLISHED, NOT LONGER THAN THE END OF THE GUARANTEE PERIOD.
- ALL ANNUAL BEDS TO BE (12) INCHES MINIMUM FILLED DEPTH AND AMENDED WITH A MINIMUM (4) INCHES TOPSOIL.
- A MINIMUM OF (3) INCHES OF TOPSOIL SHALL BE PLACED AND RAKED SMOOTH IN ALL SOD AREAS PRIOR TO INSTALLATION OF SOD.
- AFTER INSTALLATION, PLANT MATERIAL SHOULD BE WATERED TWICE IN THE FIRST (24) HOUR PERIOD AND MULCH APPLIED IMMEDIATELY.
- FERTILIZE ALL TREES AND SHRUBS IN EARLY SPRING WITH AN APPROPRIATE SLOW-RELEASE FERTILIZER.
- ALL SHRUB AND TREE PITS SHALL BE FILLED WITH EXCAVATED MATERIAL THAT HAS BEEN AMENDED WITH SPECIFIED TOPSOIL MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 2% POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A (3) INCH LAYER OF DOUBLE SHREDDED HARDWOOD MULCH.
- EXCAVATE EDGES OF ALL PLANTING BEDS TO (6) INCHES DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT.
- LARGE MATURING TREE SPECIES SHALL HAVE A MINIMUM CLEARANCE OF (30) FEET FROM OVERHEAD UTILITY LINES.
- ANY EXISTING GRASS IN PLANTING AREAS TO BE REMOVED AND RAKED FREE OF ANY ROCK MATERIAL AND OTHER DEBRIS LARGER THAN (1) INCH IN DIAMETER.
- LANDSCAPE CONTRACTOR SHALL TEST SOIL AND APPLY FERTILIZER AND LIME ACCORDINGLY PRIOR TO INSTALLATION OF SOD.
- SOD SHOULD BE CUT LESS THAN (24) HOURS PRIOR TO ARRIVING ON SITE. SOD SHOULD BE Laid IMMEDIATELY UPON ARRIVAL ON SITE. THEN ROLLED AND WATERED THOROUGHLY WITHIN AN HOUR OF INSTALLATION.
- IRRIGATION TO BE INSTALLED TO PROVIDE 100% COVERAGE OF SOD AREAS AND LANDSCAPE BEDS.
- ALL DISTURBED AREAS OF THE SITE WHERE SOD WILL NOT BE Laid SHALL BE SEEDDED WITH SEED MATCHING THE PROPOSED SOD OR OTHER APPROPRIATE SEED MIXTURE APPROVED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER
3	ACER RUBRUM	RED MAPLE	B & B	3"-3 1/2"
12	STYRAX JAPONICUS	JAPANESE SNOWBELL	B & B	2 1/2"-3"
6	QUERCUS BICOLOR 'BONNIE AND MIKE'	BEACON OAK	B & B	3"-3 1/2"
2	QUERCUS MARILANDICA	BLACKJACK OAK	B & B	3"-3 1/2"
3	NYSSA SYLVATICA	TUPELO	B & B	3"-3 1/2"
5	ACER SACCHARIN 'COLUMNARE'	COLUMNAR SUGAR MAPLE	B & B	3"-3 1/2"
3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	3"-3 1/2"
4	CLADRASTIS KENTUCKIA 'PINK PINK'	PERKINS PINK YELLOWWOOD	B & B	3"-3 1/2"
14	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2'-2 1/2"
4	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	B & B	2'-2 1/2"
274	DIASANTHUM LATIFOLIUM	NORTHERN SEA OATS	CONT. PLUG	18" O.C.
300	MONARDA X RASPBERRY WINE	RASPBERRY WINE BEE BALM	CONT. PLUG	18" O.C.
300	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	18" O.C.
300	SALVIA COCCINEA	SCARLET SAGE	18" O.C.	18" O.C.
300	ACHILLEA MILEFOLIUM 'MILLY ROCK YELLOW'	MILLY ROCK YELLOW YARROW	PLUG	18" O.C.

BEFORE YOU DIG ANYWHERE



STREET TREE NOTE:

- ALL EXISTING STREET TREES ARE PROPOSED TO BE REMOVED UNLESS SPECIFICALLY NOTED ON THIS PLAN.
- REQUIRED: 1 STREET TREE PER 35 LF FRONTAGE
 - S 57TH ST = 206 LF; 6 REQUIRED; 6 PROPOSED
 - S 58TH ST = 206 LF; 6 REQUIRED; 6 PROPOSED
 - FUTURE R.O.W. = 1038 LF; 30 REQUIRED; 30 PROPOSED.

PROPOSED CODE SECTION	REQUIRED (MIN-3 MIXED-USE RESIDENTIAL)	PROPOSED
MINIMUM INTERIOR LANDSCAPED AREA SECTION 14-803.5(1)	10% OF INTERIOR PARKING LOT AREA SHALL BE LANDSCAPED (13,768 SF x 0.10 = 1,377 SF)	2,686 SF
SHADE TREE REQUIREMENTS SECTION 14-803.5(2)	1 SHADE TREE PER 200 SF OF LANDSCAPED AREA (2,686 SF / 200 = 14 SHADE TREES)	14 SHADE TREES
SHRUB REQUIREMENTS SECTION 14-803.5(3)	3 SHRUBS PER 200 SF OF LANDSCAPED AREA (2,686 SF / 200 SF * 3 = 42 SHRUBS)	42 SHRUBS
PERENNIALS / GROUND COVER REQUIREMENTS SECTION 14-803.5(4)	15 PERENNIALS / GROUND COVER PER 300 SF OF LANDSCAPED AREA (2,686 SF / 200 SF * 15 = 210)	210 PERENNIALS

DEDICATED SPACE FOR CITY DEPARTMENT APPROVAL STAMPS

NO.	DATE	REVISIONS	BY

CHRISTOPHER JENSEN, P.E.

5/3/2024
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE NO. PE-076464

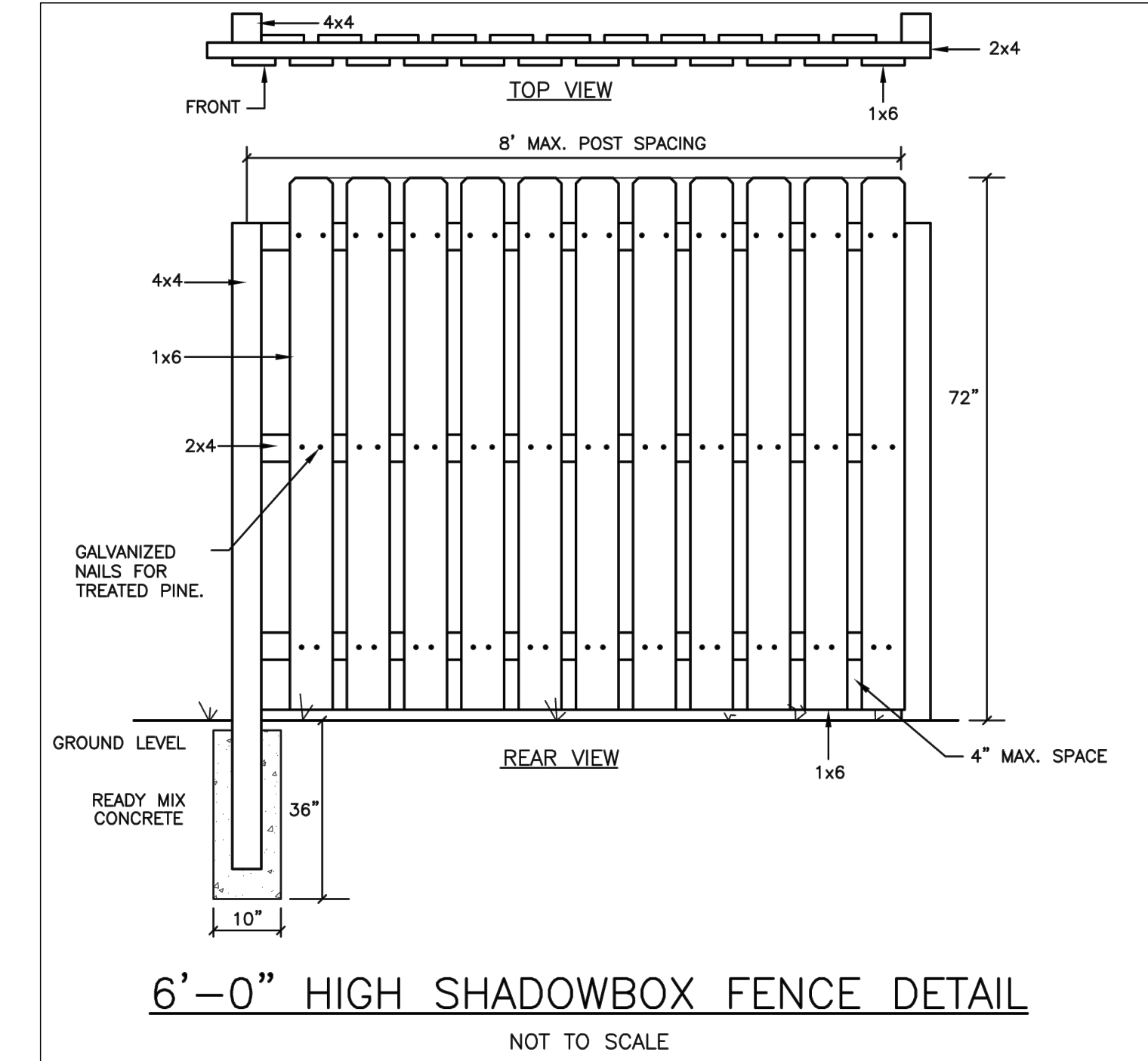
BARTRAM VILLAGE 1, LLC
BARTRAM VILLAGE I
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

LANDSCAPE PLAN

YOUR GOALS. OUR MISSION.
1700 MARKET STREET, SUITE 2110
PHILADELPHIA, PA 19103
TEL 215-282-7850
FAX 215-627-3459

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

DESIGNED BY GJD DRAWING NO. LSP
CHECKED BY DIS SHEET NO. 18
DATE 5/3/2024 AS SHOWN
SCALE 1" = 20'
PROJ. NO. PENR00168 OF 44



NO.	DATE	REVISIONS	BY	CHKD

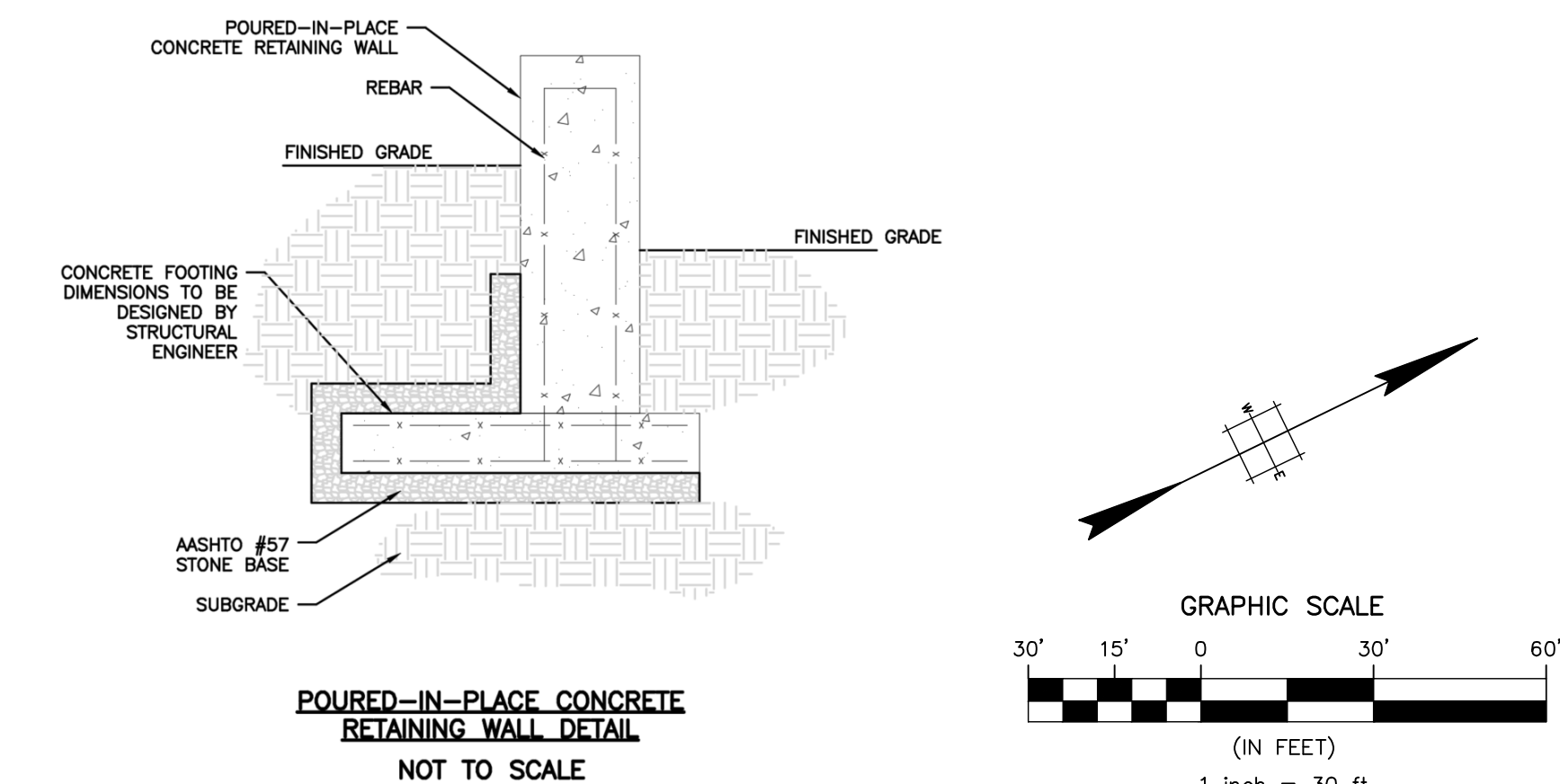
PLANT SCHEDULE

DICEDUCOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	
AR	3	ACER RUBRUM	RED MAPLE	B & B	3"-3 1/2"	
SJ	12	STYRAX JAPONICUS	JAPANESE SNOWBELL	B & B	2 1/2"-3"	
OB	6	QUERCUS BICOLOR 'BONNIE AND MIKE'	BEACON OAK	B & B	3"-3 1/2"	
OM	2	QUERCUS MARILANDICA	BLACKJACK OAK	B & B	3"-3 1/2"	
NS	3	NYSSA SYLVATICA	TUPELO	B & B	3"-3 1/2"	
AS	5	ACER SACCHARUM 'COLUMNARE'	COLUMNAR SUGAR MAPLE	B & B	3"-3 1/2"	
CO	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	3"-3 1/2"	
CK	4	CLADRASTIS KENTUCKEA 'PERKINS PINK'	PERKINS PINK YELLOWWOOD	B & B	3"-3 1/2"	
CC	14	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2'-2 1/2"	
PS	4	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	B & B	2'-2 1/2"	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	
IV	18	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	1 GAL	30"-36"	
CS	24	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	1 GAL	30"-36"	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
CL	300	CHASMANTHUM LATIFOLIUM	NORTHERN SEA OATS	PLUG	18"	18" O.C.
MX	300	MONARDA X 'RASPBERRY WINE'	RASPBERRY WINE BEE BALM	PLUG	18"	18" O.C.
PV	300	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL	18"	18" O.C.
SC	300	SALVIA COCCINEA	SCARLET SAGE	PLUG	18"	18" O.C.
AM	300	ACHILLEA MILLEFOLIUM 'MILLY ROCK YELLOW'	MILLY ROCK YELLOW YARROW	PLUG	18"	18" O.C.

Plant Palette



Materials Palette



PENROSE DEVELOPMENT, LLC
BARTRAM VILLAGE
 BATRAM CHOICE NEIGHBORHOOD, PHILADELPHIA, PA
CONCEPTUAL SITE PLAN RENDERING

1700 MARKET STREET, SUITE 3110
 PHILADELPHIA, PA 19103
 TEL 215-282-7850
 FAX 215-627-3459
 www.landmassociates.com

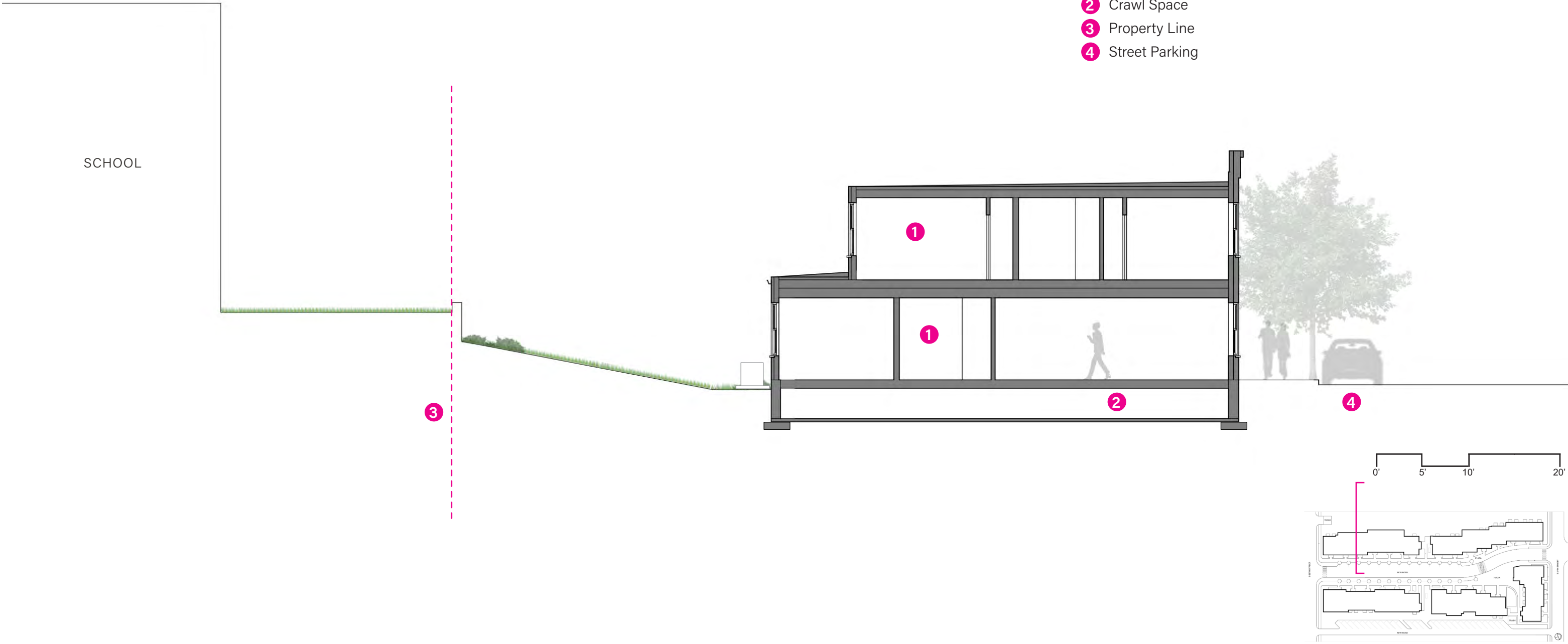
OFFICES LOCATED IN:
 DELAWARE, INDIANA, KENTUCKY,
 MASSACHUSETTS, MICHIGAN, NEW JERSEY,
 OHIO AND PENNSYLVANIA

DESIGNED BY	AMA	DRAWING	SR
CHECKED BY	DJS	SHEET	00
DRAWN BY	AMA		
DATE	03/14/2023		
SCALE	1"=30'		
PROJ. NO.	PENR00163		
		OF	3

SITE SECTION - THROUGH BUILDING 1 - LOOKING NORTH

LEGEND

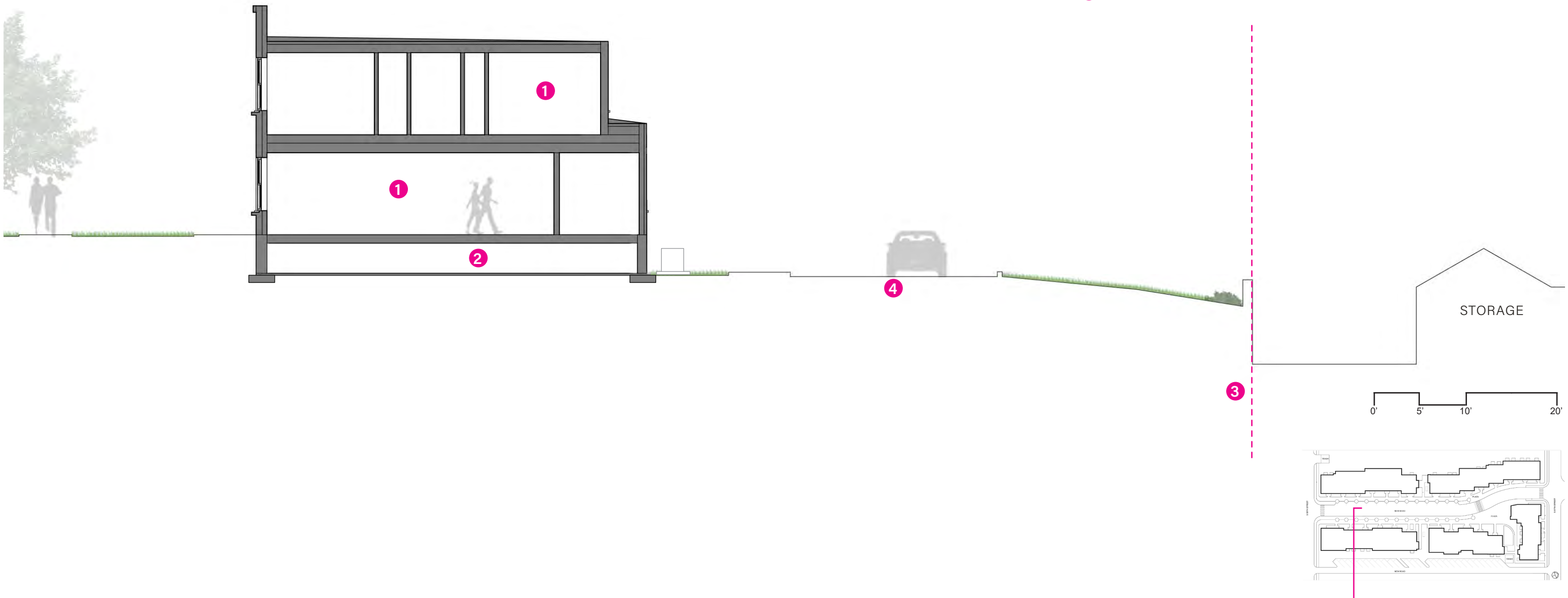
- ① Residential Unit
- ② Crawl Space
- ③ Property Line
- ④ Street Parking



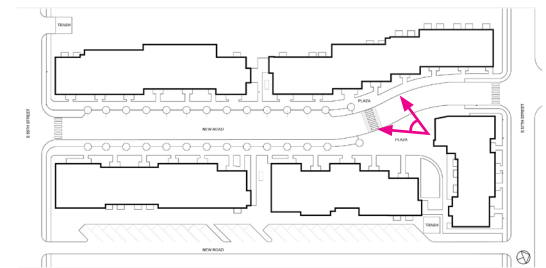
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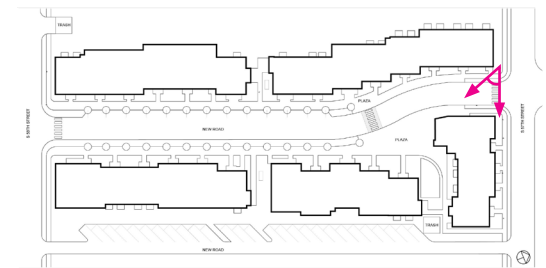
- 1 Residential Unit
- 2 Crawl Space
- 3 Property Line
- 4 Back Alley



3D PERSPECTIVES
VIEW FROM PLAZA



3D PERSPECTIVES
VIEW FROM 57TH STREET

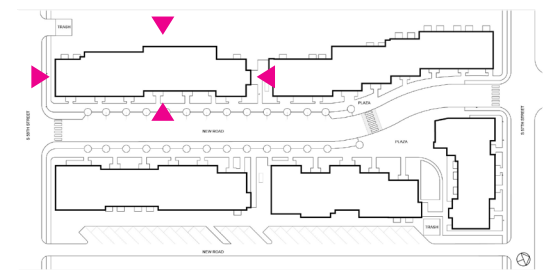
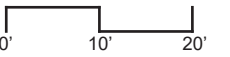
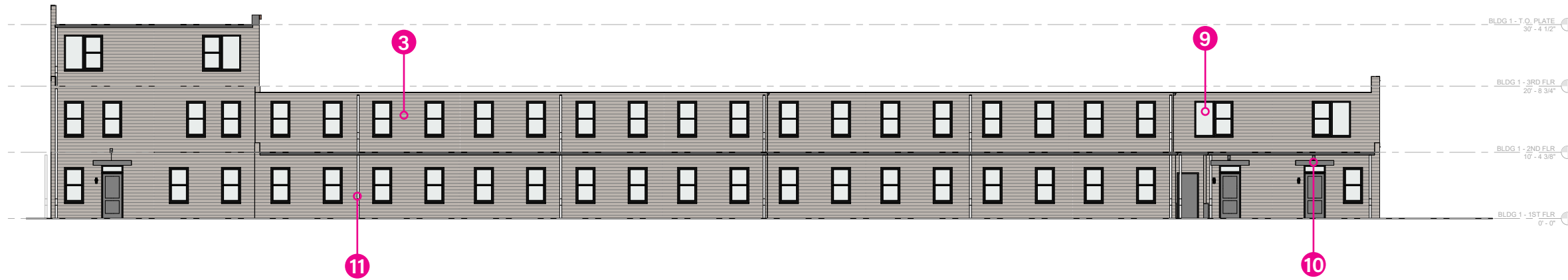
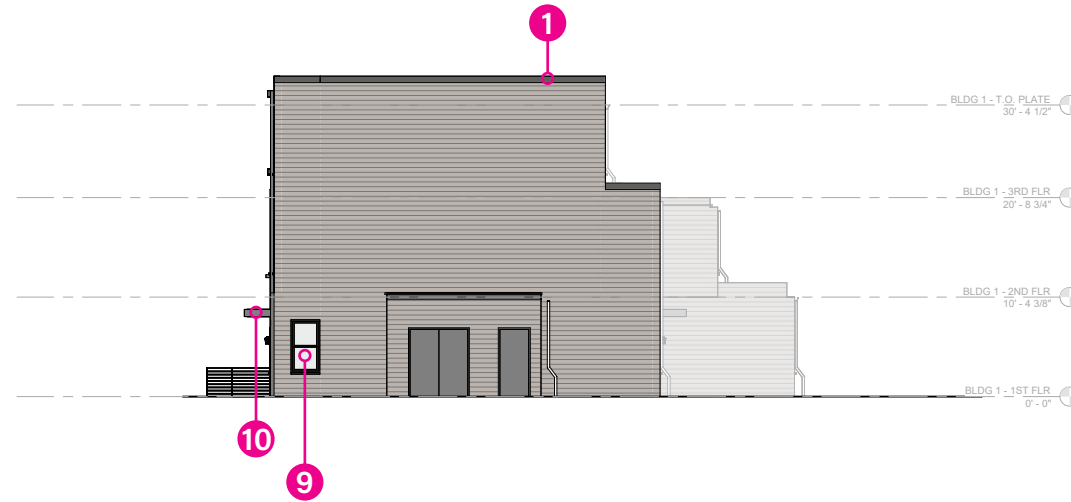
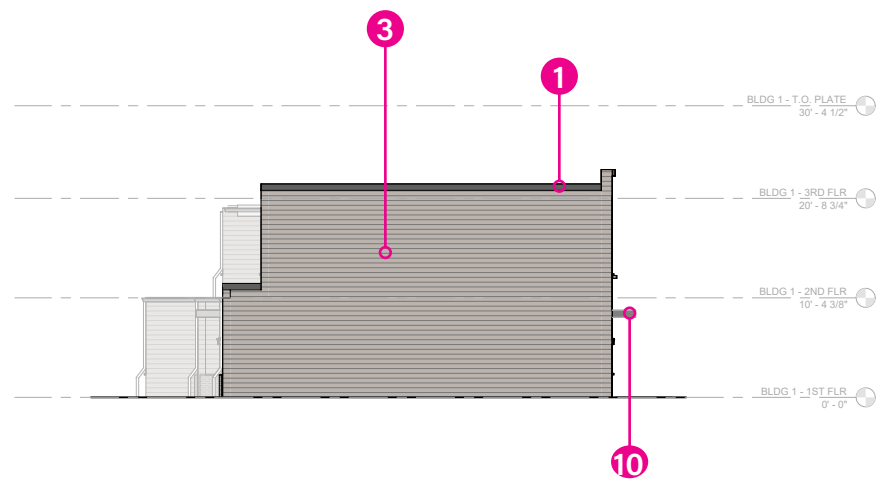


CIVIC DESIGN REVIEW

BUILDING 1 ELEVATIONS

LEGEND

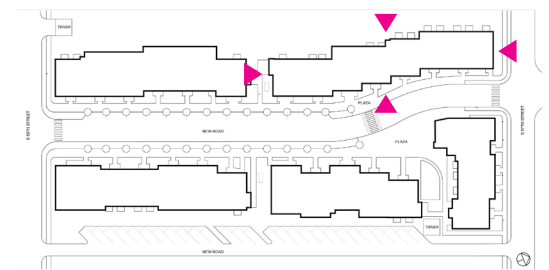
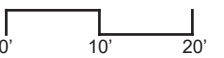
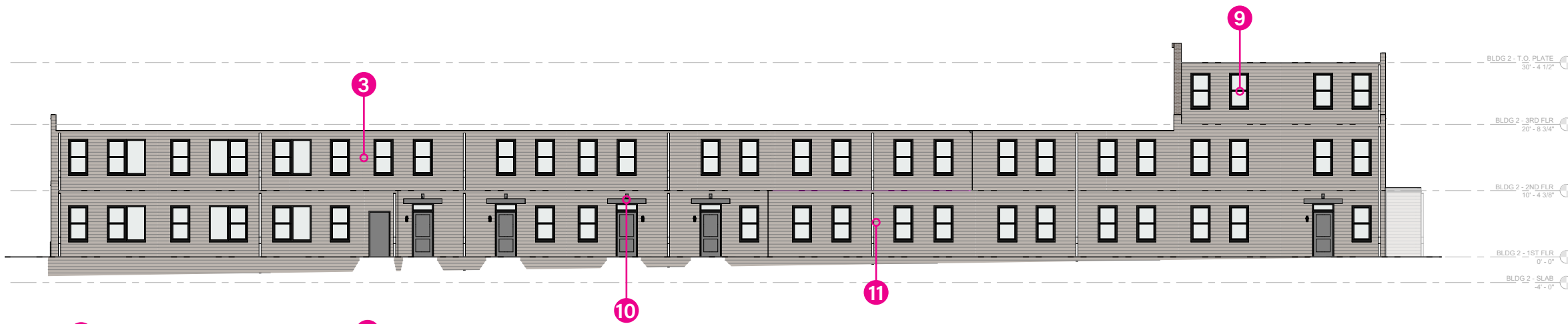
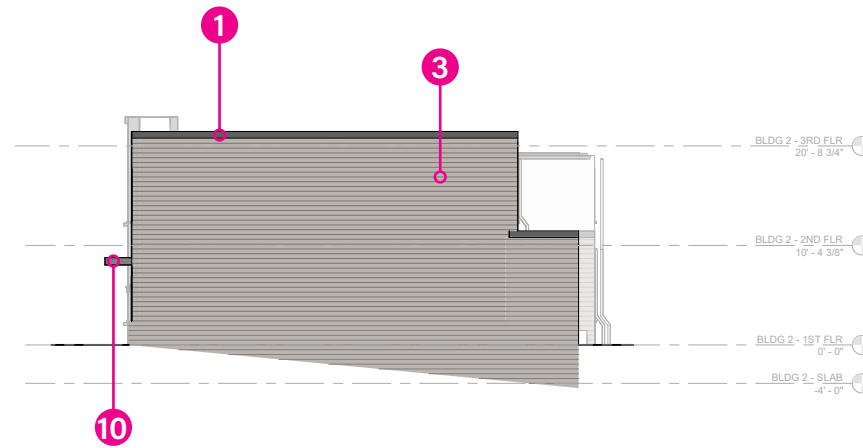
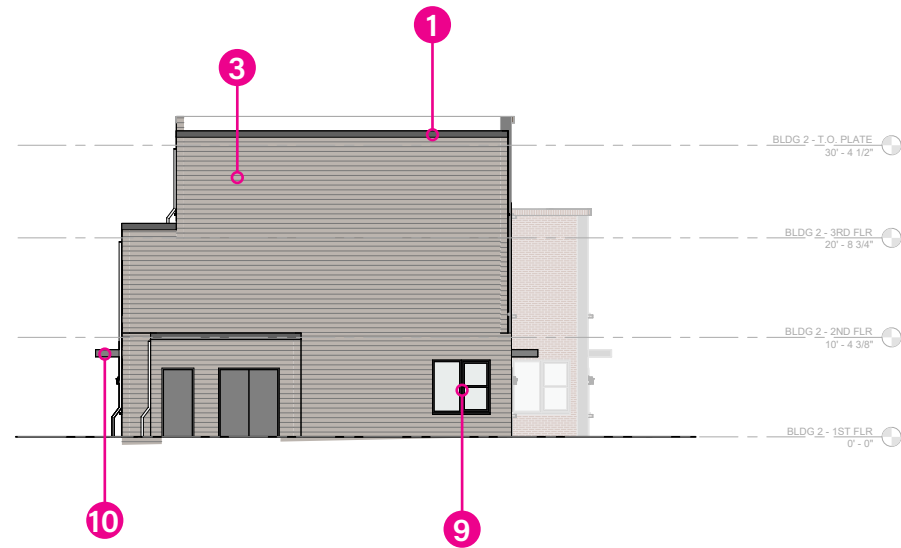
- 1 METAL COPING
- 2 FIBER CEMENT PANEL
- 3 HORIZONTAL VINYL SIDING
- 4 BRICK COLOR 1
- 5 BRICK COLOR 1 SOLDIER COURSE CORNICE
- 6 BRICK COLOR 3
- 7 BRICK COLOR 3 SOLDIER COURSE CORNICE
- 8 BRICK COLOR 2 STACKED
- 9 VINYL WINDOW
- 10 PRE-MANUFACTURED METAL CANOPY
- 11 ALUMINUM DOWNSPOUT
- 12 HORIZONTAL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



CIVIC DESIGN REVIEW
BUILDING 2 ELEVATIONS

LEGEND

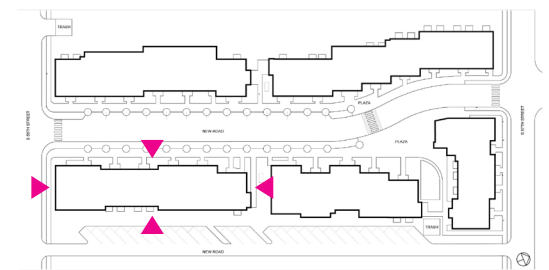
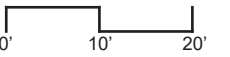
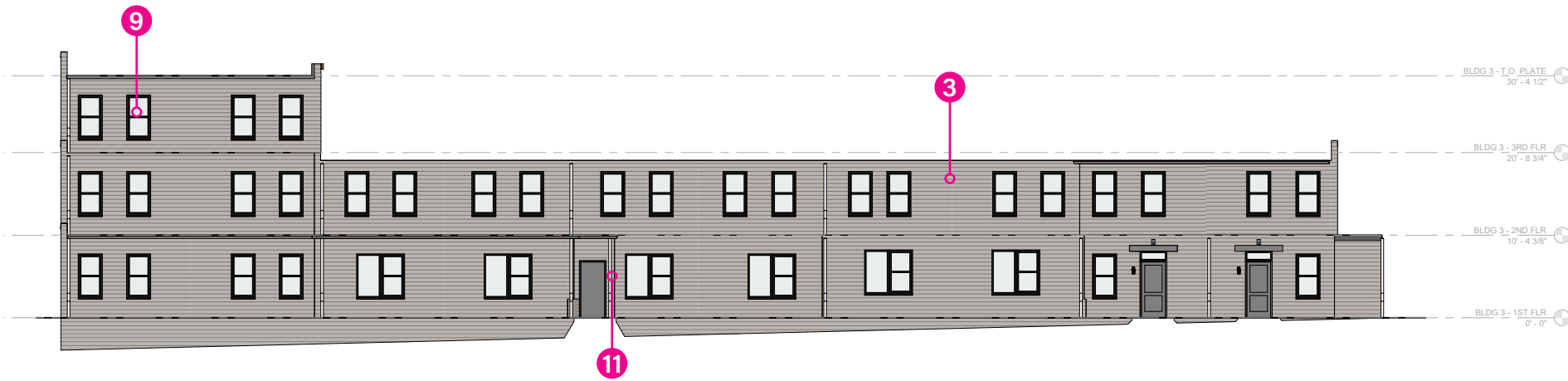
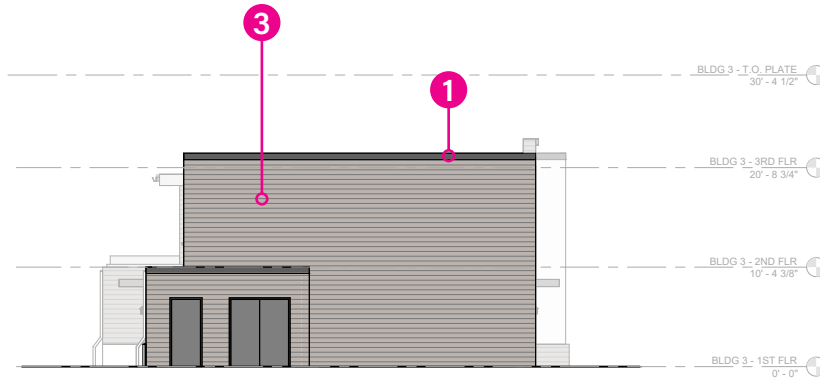
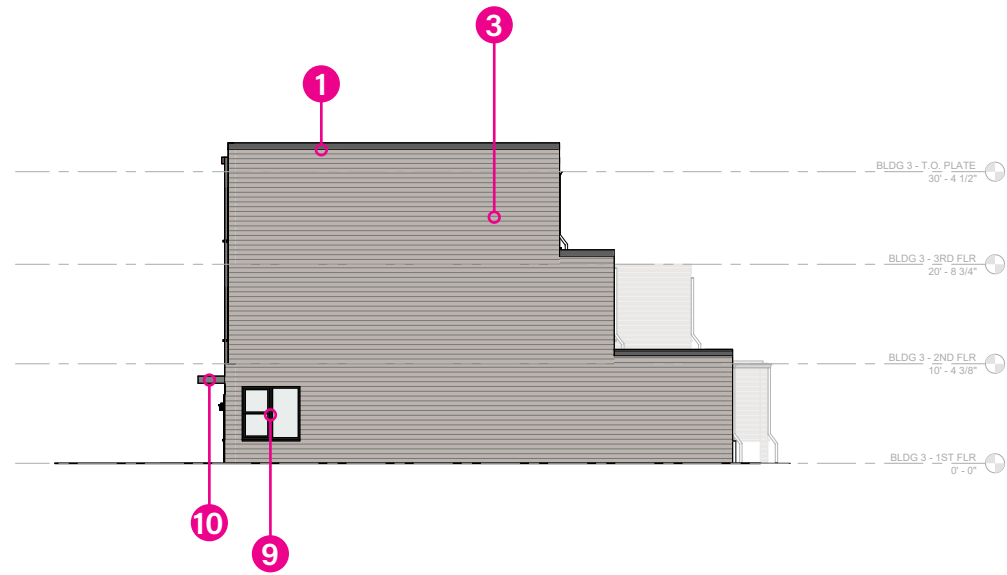
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- 2 FIBER CEMENT PANEL
- 3 HORIZONTAL VINYL SIDING
- 4 BRICK COLOR 1
- 5 BRICK COLOR 1 SOLDIER COURSE CORNICE
- 6 BRICK COLOR 3
- 7 BRICK COLOR 3 SOLDIER COURSE CORNICE
- 8 BRICK COLOR 2 STACKED
- 9 VINYL WINDOW
- 10 PRE-MANUFACTURED METAL CANOPY
-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



BUILDING 3 ELEVATIONS

LEGEND

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

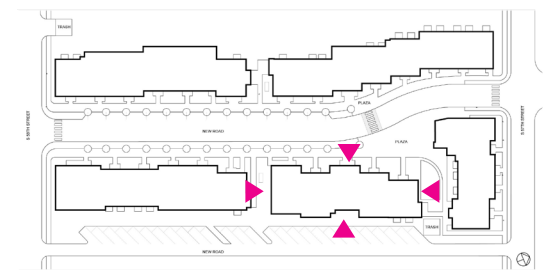
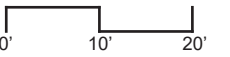
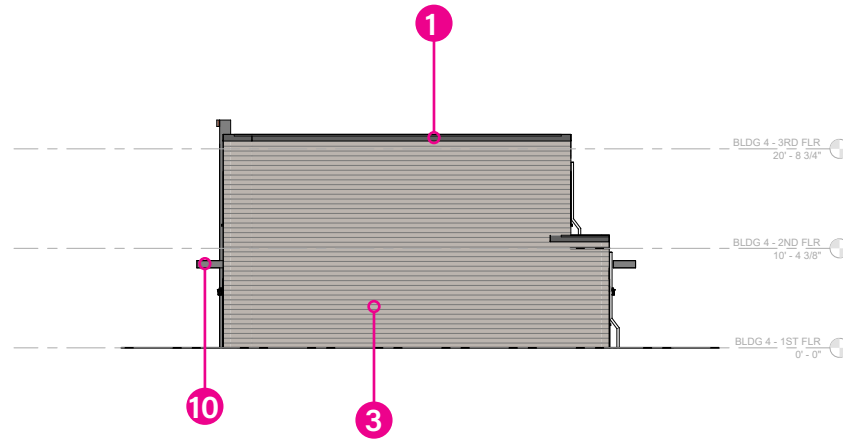
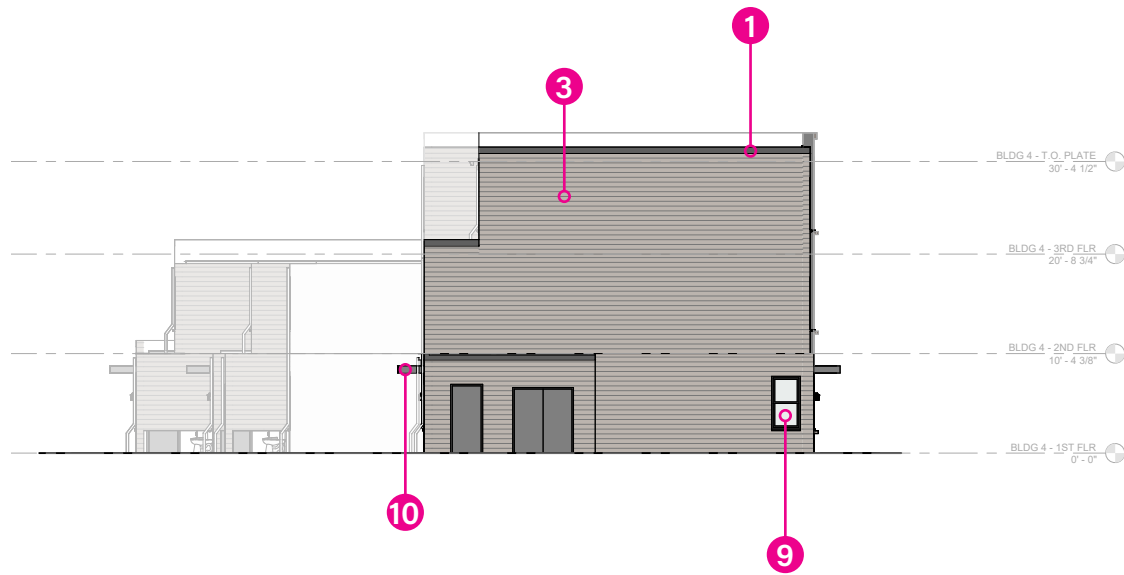


CIVIC DESIGN REVIEW

BUILDING 4 ELEVATIONS

LEGEND

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

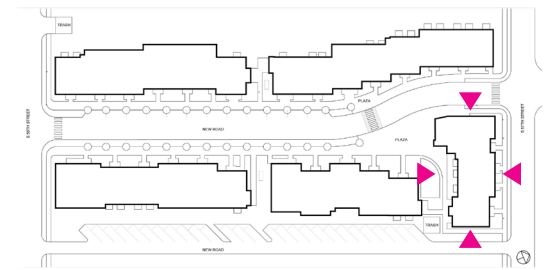
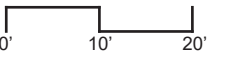
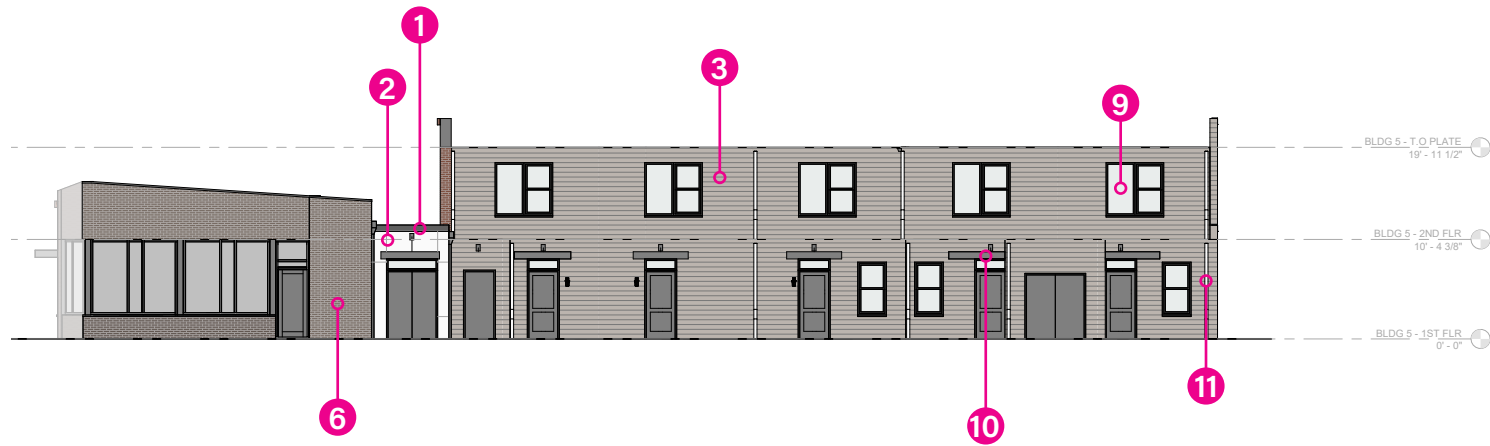
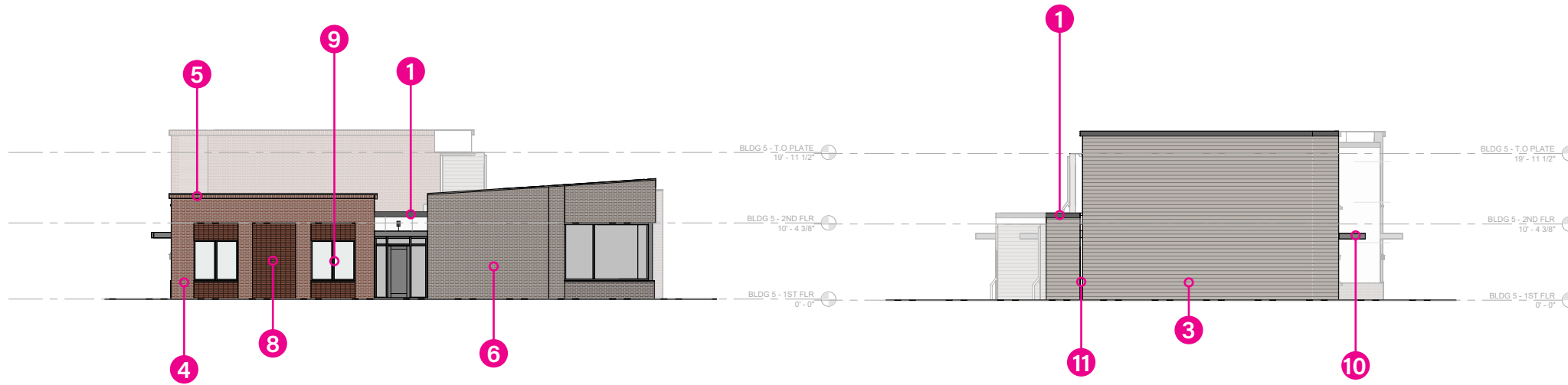


CIVIC DESIGN REVIEW

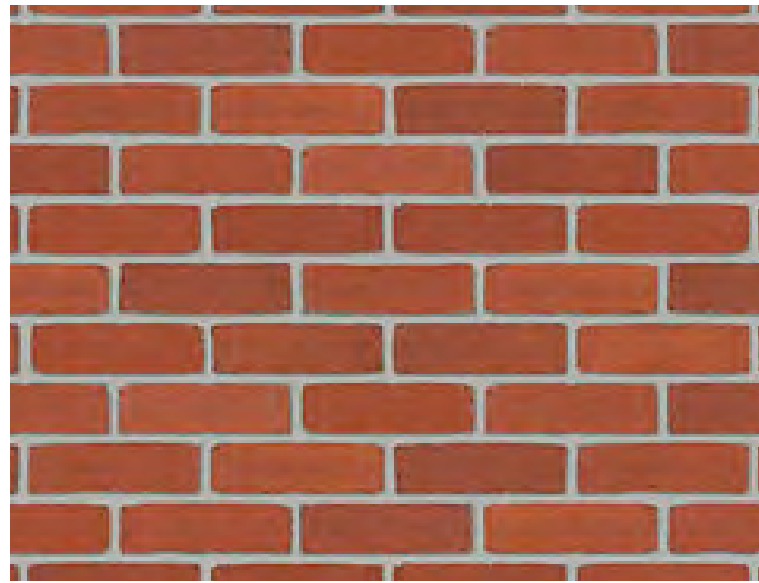
BUILDING 5 ELEVATIONS

LEGEND

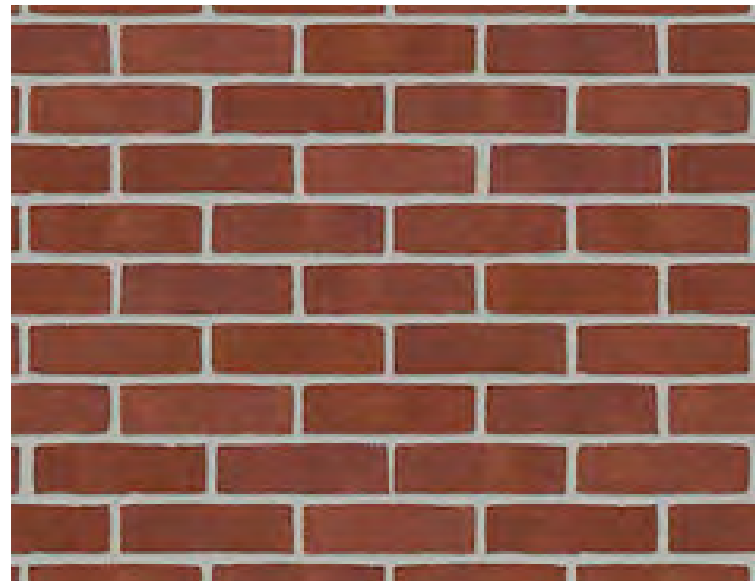
- 1 METAL COPING
- 2 FIBER CEMENT PANEL
- 3 HORIZONTAL VINYL SIDING
- 4 BRICK COLOR 1
- 5 BRICK COLOR 1 SOLDIER COURSE CORNICE
- 6 BRICK COLOR 3
- 7 BRICK COLOR 3 SOLDIER COURSE CORNICE
- 8 BRICK COLOR 2 STACKED
- 9 VINYL WINDOW
- 10 PRE-MANUFACTURED METAL CANOPY
- 11 ALUMINUM DOWNSPOUT
- 12 HORIZONTAL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



CIVIC DESIGN REVIEW
BUILDING MATERIAL PALETTE



BRICK COLOR 1 - RED



BRICK COLOR 2 - DARK RED



BRICK COLOR 3 - GRAY



VINYL LAP SIDING - GRAY



FIBER CEMENT LAP SIDING - GRAY



FIBER CEMENT PANELS - WHITE