



2017R-31 N 63rd Street

AKA 2031 N 63rd Street Proposed Parcel A

CIVIC DESIGN REVIEW

Philadelphia Planning Commission

6/25/2024



DESIGN ASSOCIATES
6525 TULIP ST, PHILADELPHIA PA 19135
215-833-9256 kcadesignassociates.com

Contents



- 3 CDR Application Form/Owner information
- 5 Project Introduction
- 7 Zoning Drawings
- 9 Site Survey
- 10 Civil Drawings
- 17 Site Location / Massing Aerials
- 24 Floor Plans
- 30 Sections
- 32 Elevations
- 34 Materials
- 39 Renderings
- 40 Streets ROW complete checklist
- 48 Sustainability Checklist



CDR Application



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-2024-004495**

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

New GFA created by application = 63,928

Proposed 81 residential units

PROJECT LOCATION

Planning District: Ward 34 Division 25 Council District: 4th Council District

Address: 2017R-31 N 63rd street
AKA 2031 N 63rd street – Prop. Parcel A

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

CONTACT INFORMATION

Applicant Name: Logan Dry, KCA Design Primary Phone: 570-259-9546

Email: Logan.dry@kcadesignassociates.com Address: 6525 Tulip Street
Philadelphia PA 19135

Property Owner: Aaron Chau "Loft 63rd JV LLC" Developer: Loft 63rd JV, LLC
Architect: Logan Dry, KCA Design Associates

SITE CONDITIONS

Site Area: 21,999.9 s.f.

Existing Zoning: CMX-2.5 Are Zoning Variances required? Yes No

Proposed Use:

Proposed lot line consolidation to create (1) new parcel (proposed parcel A) from (3) existing parcels. Size location & extent per attached survey plans.

Proposed (4) story mixed use / multi-family building w/ partial cellar (mech & storage) partial ground floor vacant commercial space & 24 accessory parking spaces including (1) van accessible space. Proposed 27 class 1A bike parking spaces located inside building. Size location & extent per attached plans. Proposed (81) residential units on floors 2-4. Proposed green roof (no proposed occupiable/usable roof deck). Size location & extent per attached zoning plans.

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: 7/31/2024 Time: 6pm via zoom

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:

Date: n/a

Owner & Design Team Contacts

Owner:

Loft 63rd JV, LLC
210 Penns Trail
Newtown PA 18940

Applicant:

Logan Dry
KCA Design Associates
6525 Tulip St
Philadelphia PA 19135

Architect:

Logan Dry, KCA Design Associates
6525 Tulip Street
Philadelphia PA 19135
logan.dry@kcadesignassociates.com

Civil / Site:

AquaEconomics
1391 Walton Road
Blue Bell, PA 19422



Project Introduction

2017R-31 N 63rd Street (AKA 2031 N 63rd Street Parcel A) is a proposed multi-family residential complex comprised of (1) 4-story building, totaling 81 residential units, w/ partial ground floor vacant commercial space, 24 accessory vehicular parking spaces (including 1 ADA accessible), & 27 class 1A bike parking spaces located inside the building. Partial cellar is provided for mechanical and storage only. Residential access via covered side walkway, independent from proposed vacant commercial space, which comprises all of the remaining 63rd street frontage.

Other Site Features

- (24) vehicular parking spaces located @ rear of 1st floor, not visible from street
- Landscape buffer & yard trees provided in rear yard
- Partial green roof w/ mechanical access only (non occupiable roof deck due to 4th district zoning overlay)

Zoning

The site is zoned CMX-2.5, and zoning for the project is 100% as of right, requiring no zoning variances. While the zoning code allows for additional building height & use of additional density and height bonuses, the scale of the surrounding buildings led us to keep the size limited to 4 stories. Parking is not required by the zoning code, however our building design integrates 24 parking spaces, which is roughly a 3 space per 10 unit ratio, a factor required in numerous other zoning districts.

Design

The project has been designed with a green roof, in accordance with PWD standards according to storm water requirements specific to this site.

Building materiality features a mix of materials including cast stone, white/beige brick, & cast stone design accents throughout the façade. The Italianate inspired façade design & detailing also includes black windows w/ 2 over 2 divided lites & window box planters. The use of bay windows or additional façade protrusions was purposely avoided as to better mimic the surrounding context and also minimize the building massing. The design seeks to blend multi-family housing, of varying size & types with a plethora of onsite amenities both inside & outside the buildings. The fully detached nature of the building design is a response to create ample space of light & air, some rear green greenspace & also driveway for parking access & trash collection. The design seeks to use masonry as the primary front material much like the immediately adjacent surroundings.

2031 N 63rd street offers the experiences of city living, with additional benefits of onsite amenities such as commercial, gym & amenity spaces, landscaped outdoor areas, green roof, vehicular & bike parking.



Notes



Zoning Drawings

PROPOSED MULTI-FAMILY / MIXED USE BUILDING

PROPOSED 4-STORY MULTI-FAMILY BUILDING W/ PARTIAL CELLAR
 PROPOSED PARTIAL GROUND FLOOR VACANT COMMERCIAL SPACE, & 24 ACCESSORY PARKING SPACES, INCLUDING (1) ADA VAN ACCESSIBLE SPACE
 PROPOSED 81 RESIDENTIAL UNITS ON FLOORS 2-4. PROPOSED GREEN ROOF & MECHANICAL ROOF EQUIPMENT
 PROPOSED (37) CLASS 1A BIKE PARKING SPACES LOCATED WITHIN CELLAR
 2017 R-31 N 63RD STREET (PROPOSED PARCEL A, AKA PROPOSED PREMISES C), PHILADELPHIA, PENNSYLVANIA

ZONING CODE FOR THE CITY OF PHILADELPHIA CMX-2.5 DISTRICT SUMMARY FOR PROPERTY 2017R-31 N 63RD STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, MULTI/MIXED USE	MULTI-FAMILY RESIDENTIAL (81 UNITS TOTAL) PARTIAL GROUND FLR. VACANT COMMERCIAL
LOT WIDTH	N/A	VARIABLES (SEE PLAN)
LOT AREA	N/A	21,999.9 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	6,017.9 SQ. FT. = 27.4% Open TOTAL
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	15,982 SQ. FT. = 72.6% Covered TOTAL
FRONT YARD SETBACK	0'-0"	0'-0"
SIDE YARD SETBACK	5'-0" IF USED	5'-0" & 20'-0" (SEE PLAN)
REAR YARD SETBACK	9'-0" OR 10% OF LOT DEPTH	20'-0"
HEIGHT REGULATIONS	55'-0" MAX	47'-0"
BIKE PARKING	(1) CLASS 1A SPACE PER 3 RES. UNITS	27 BIKE PARKING SPACES LOCATED INSIDE BUILDING
GROSS FLOOR AREA	N/A	63,929 SQ. FT. TOTAL
LANDSCAPE REQ	YARD TREES PER SECTION 14-705	6017.9 S.F. OPEN AREA = 2275 S.F. DRIVEWAY = 1040 S.F. LANDSCAPE BUFFER = 2702 S.F. (100% PER TREE = 1.66 TREES) = 2 YARD TREES PROVIDED
LANDSCAPE BUFFER REQ	8'-0" WIDE LANDSCAPE BUFFER REQ'D BTWN. DIFFERENT ZONING DISTRICTS	8'-0" WIDE LANDSCAPE BUFFER PROVIDED ON REAR SIDE OF BUILDING THAT ABUTS RSA-5 DISTRICT & RAILROAD NOT OTHER BUFFERING REQ'D.

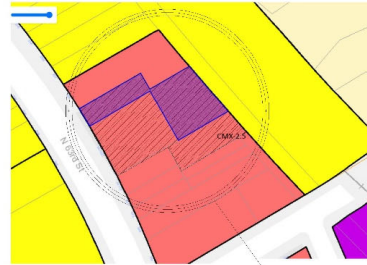


THE UNDERGROUND utility PROTECTION LAW
 SECTION 2501 OF THE PENNSYLVANIA STATUTES AND ANY
 LOCAL ORDINANCES OR REGULATIONS THAT REQUIRE THE
 PROTECTION OF UTILITIES SHALL APPLY TO THIS PROJECT.
 THE PROTECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL
 NECESSARY PERMITS AND INFORMATION FROM THE
 PHILADELPHIA DEPARTMENT OF WATER AND POWER
 CONCERNING THE LOCATION AND DEPTH OF ALL UTILITIES
 LOCATED ON OR UNDER THE PROJECT SITE.
 THE PROTECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL
 NECESSARY PERMITS AND INFORMATION FROM THE
 PHILADELPHIA DEPARTMENT OF WATER AND POWER
 CONCERNING THE LOCATION AND DEPTH OF ALL UTILITIES
 LOCATED ON OR UNDER THE PROJECT SITE.
 MORE THAN 10 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK.



PHOTO 2

LOT BOUNDARY DIMENSIONS ARE IDENTIFIED IN
 PHILADELPHIA DISTRICT STRAIGHT DIST & LOT
 DIMENSIONS SHALL ALL OTHER DIMENSIONS &
 DIMENSIONS ARE SHOWN IN (AS) STANDARD



ZONING MAP - CMX-2.5 ZONING

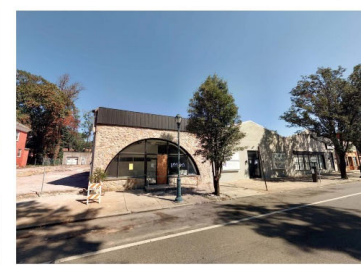
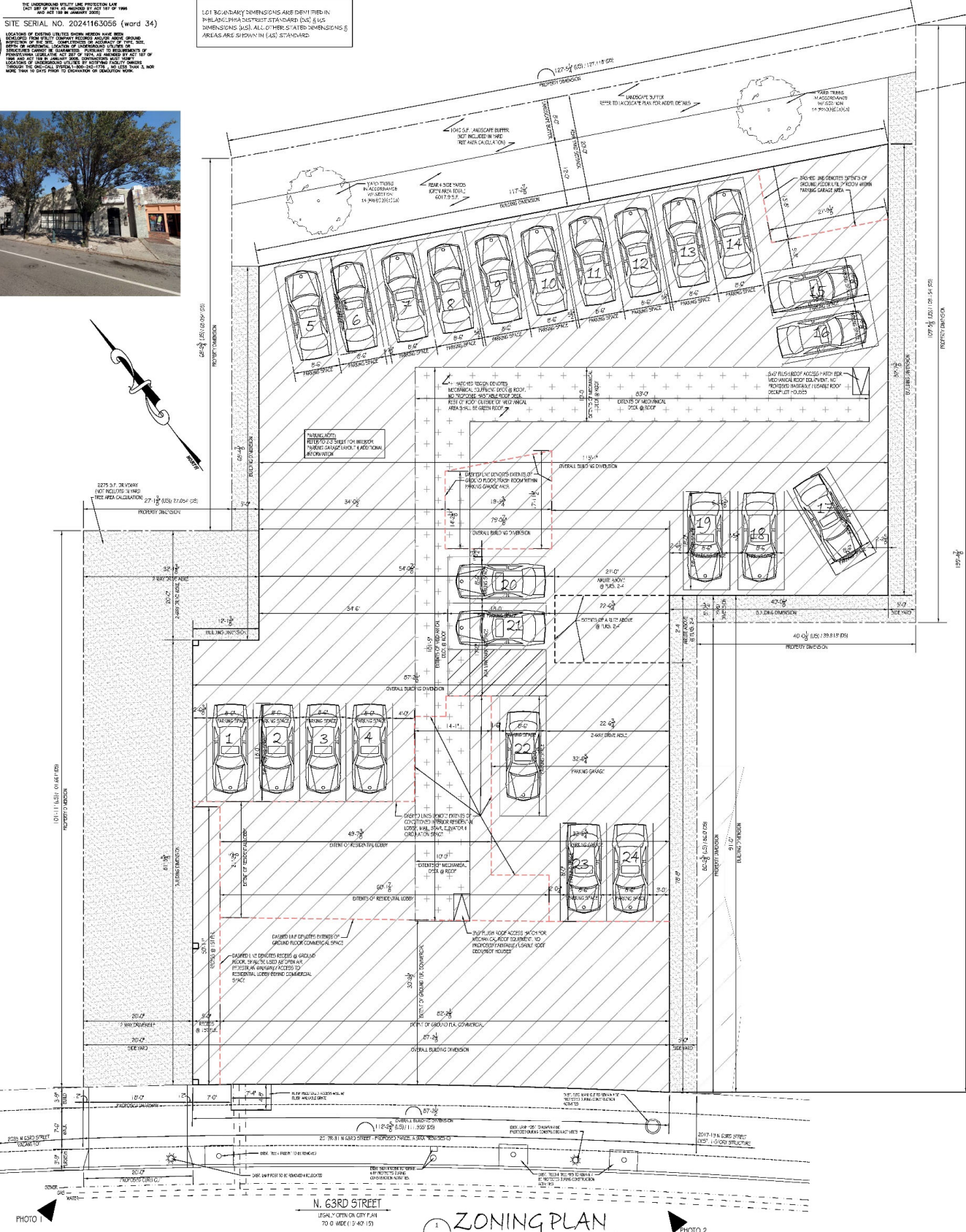
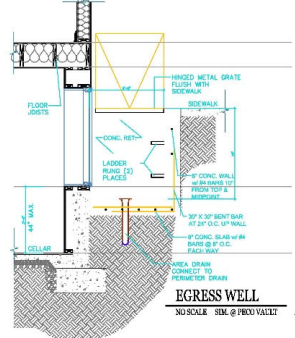
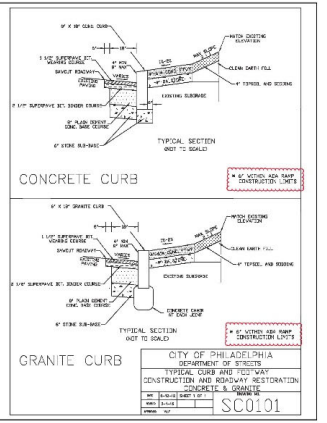
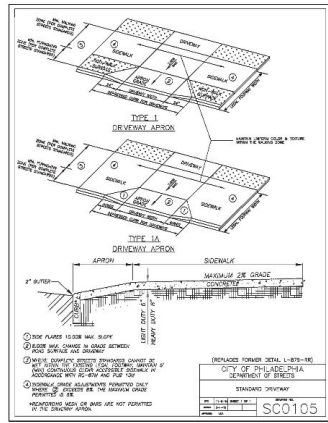


PHOTO 1



In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: **63RD ST**

PRIMARY FRONTAGE: **63RD ST**

REAR STREET: _____

Applied Electronically By: **BENJAMIN SCHMIDT** E-5568
 May 14, 2024 Ledger No. _____

Philadelphia City Planning Commission

KCA
 DESIGN ASSOCIATES
 8320 LINDEN STREET
 PHILADELPHIA, PA 19151
 (215) 382-8888

Nicholas Alan Coulter, Architect
 2400 MARKET STREET, SUITE 100
 PHILADELPHIA, PA 19104
 (215) 562-5500

PROJECT: PROPOSED MIXED USE/MULTI-FAMILY BUILDINGS
 2017R-31 N 63RD STREET (PROPOSED PARCEL A, AKA PREMISES C)
 PHILADELPHIA, PENNSYLVANIA

DMC TITLE: ZONING PLAN & ELEVATIONS

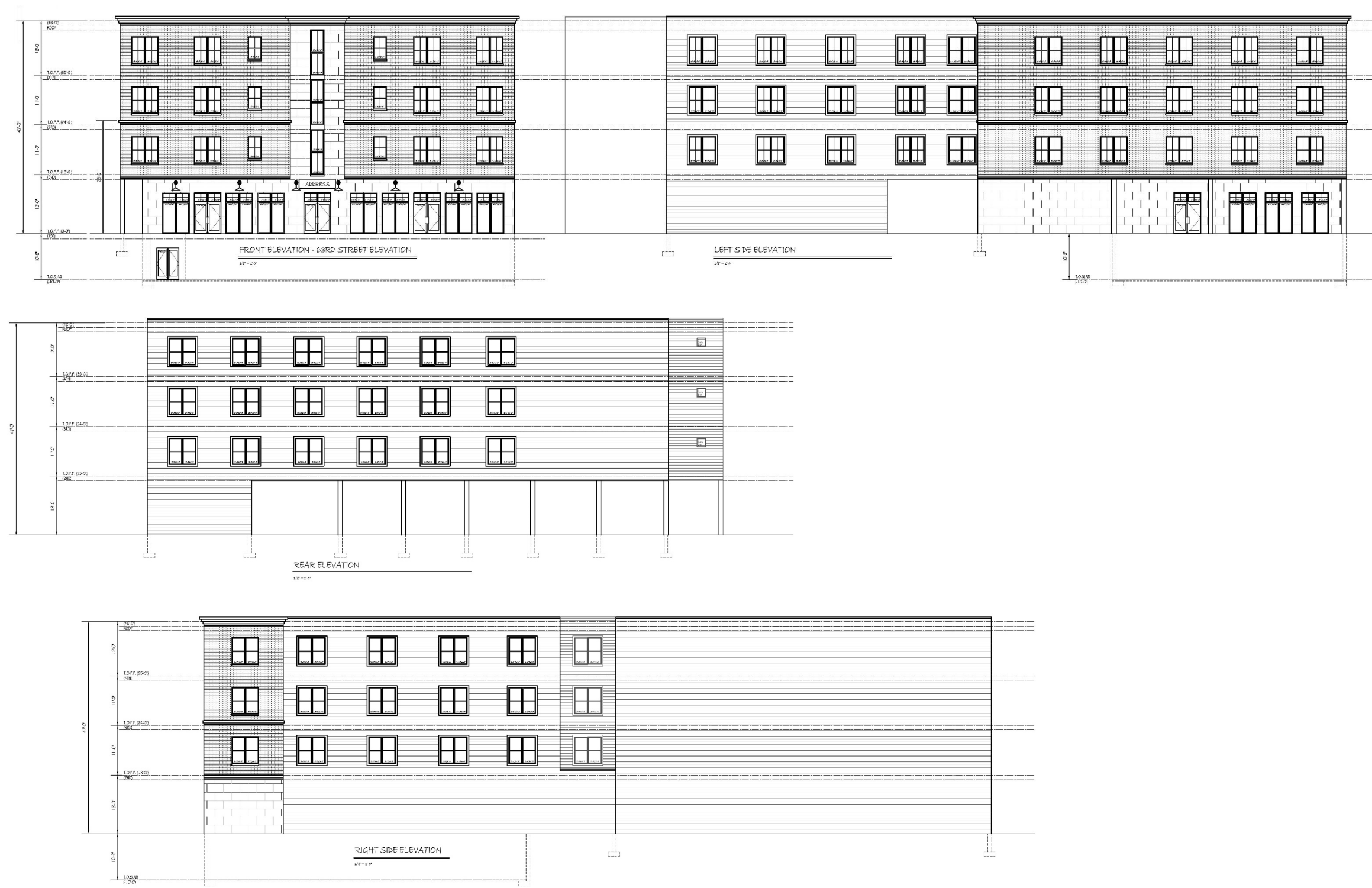
REVISIONS:

DRAWN BY: LD
 CHECKED BY: HK
 DATE: 12/12/2023
 SCALE: AS NOTED

JOB No: 63RD ST
 FILE: 63RD ST

Z-1

Zoning Drawings



PROJECT: PROPOSED MIXED USE/MULTI-FAMILY BUILDINGS
2017R-31 N 63RD STREET (PROPOSED PARCEL A, AKA PREMISES C)
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE: ZONING PLAN & ELEVATIONS

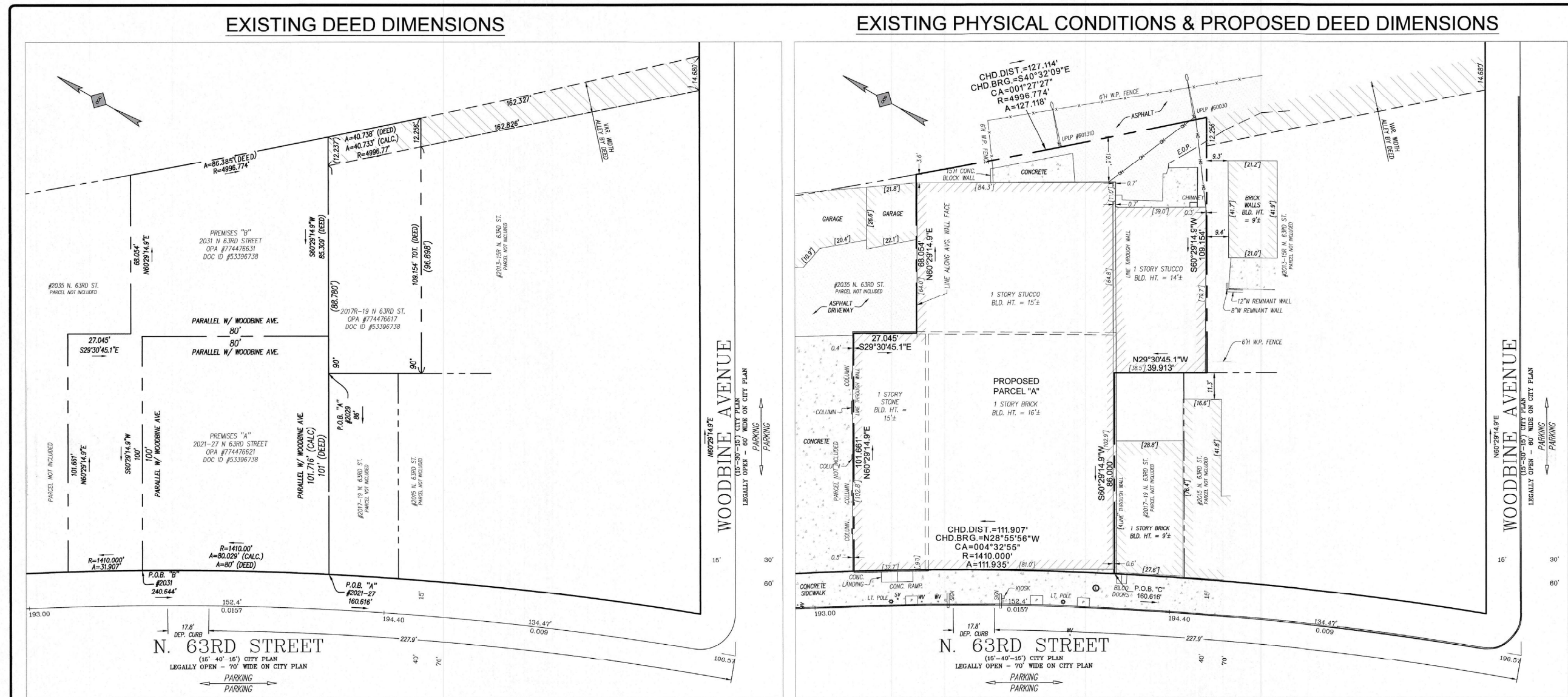
REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 12/1/2023
SCALE: AS NOTED

JOB No: 63RD-ST
FILE: 63RD-ST

Z-2

Site Survey/Consolidation



EXISTING PARCEL AREA						
ADDRESS	SQ. FT.	ACRES	OPA#	REGISTERED OWNERS	DOC ID	RECORDING DATE
2017-19 N. 63RD STREET	4,193.2	0.09626	774476617	NORTH 63RD STREET ASSOCIATES LLC	#53396738	07/27/2018
2021-27 N. 63RD STREET	8,038.3	0.18453	774476621			
2031 N. 63RD STREET	9,768.3	0.22425	774476631			

ZONING

CMX-2.5 (NEIGHBORHOOD COMMERCIAL MIXED-USE-2.5)

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

YARDS
 Minimum Front Yard Depth (ft.):
 • Must be built to front lot line
 Minimum Side Yard Width (ft.): 5 if used
 Minimum Rear Yard Depth (ft.):
 • The greater of 9 or 10% of lot depth

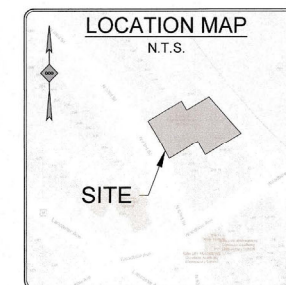
HEIGHT REGULATIONS
 Maximum Height (ft.) - 55 (See Zoning Bonus)
 Minimum Cornice Height (ft.) - 25

PROPOSED PREMISES AREA		
PREMISES	SQ. FT.	ACRES
"C"	21,999.9	0.50505

LEGEND

- FENCE
- - - DEPICTED CURB
- - - PROPERTY LINE
- ▨ BUILDING
- ▨ CONCRETE
- ▨ GRASS/EARTH
- ▨ UTILITY POLE WEIGHT
- SIGN
- BOLLARD
- WATER VALVE
- GAS VALVE
- SEWER VENT
- LIGHT POLE
- FIRE HYDRANT
- ELEC. MANHOLE
- LANDSCAPING PLANTER

GRAPHIC SCALE IN FEET
1" = 20'



- NOTES**
- THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF NORTH 63RD STREET ASSOCIATES LLC.
 - PARCEL ADDRESS: 2017R-19, 2021-27, 2031 N. 63RD STREET.
 - ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS CMX-2.5 (NEIGHBORHOOD COMMERCIAL MIXED-USE-2.5).
 - FIELD WORK PERFORMED ON 10/26/2023.
 - ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
 - SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
 - REGISTERED OWNERS: NORTH 63RD STREET ASSOCIATES LLC
 - THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT).
 - UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
 - A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
 - PREMISE SHOWN HEREON HAS STREET FRONTAGE.
 - ELEVATIONS SHOWN ON PLAN ARE FROM CITY PLAN No. 342.
 - THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE: AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
 - COPYRIGHT 2024 - ALL RIGHTS RESERVED - AQUA ECONOMICS NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.

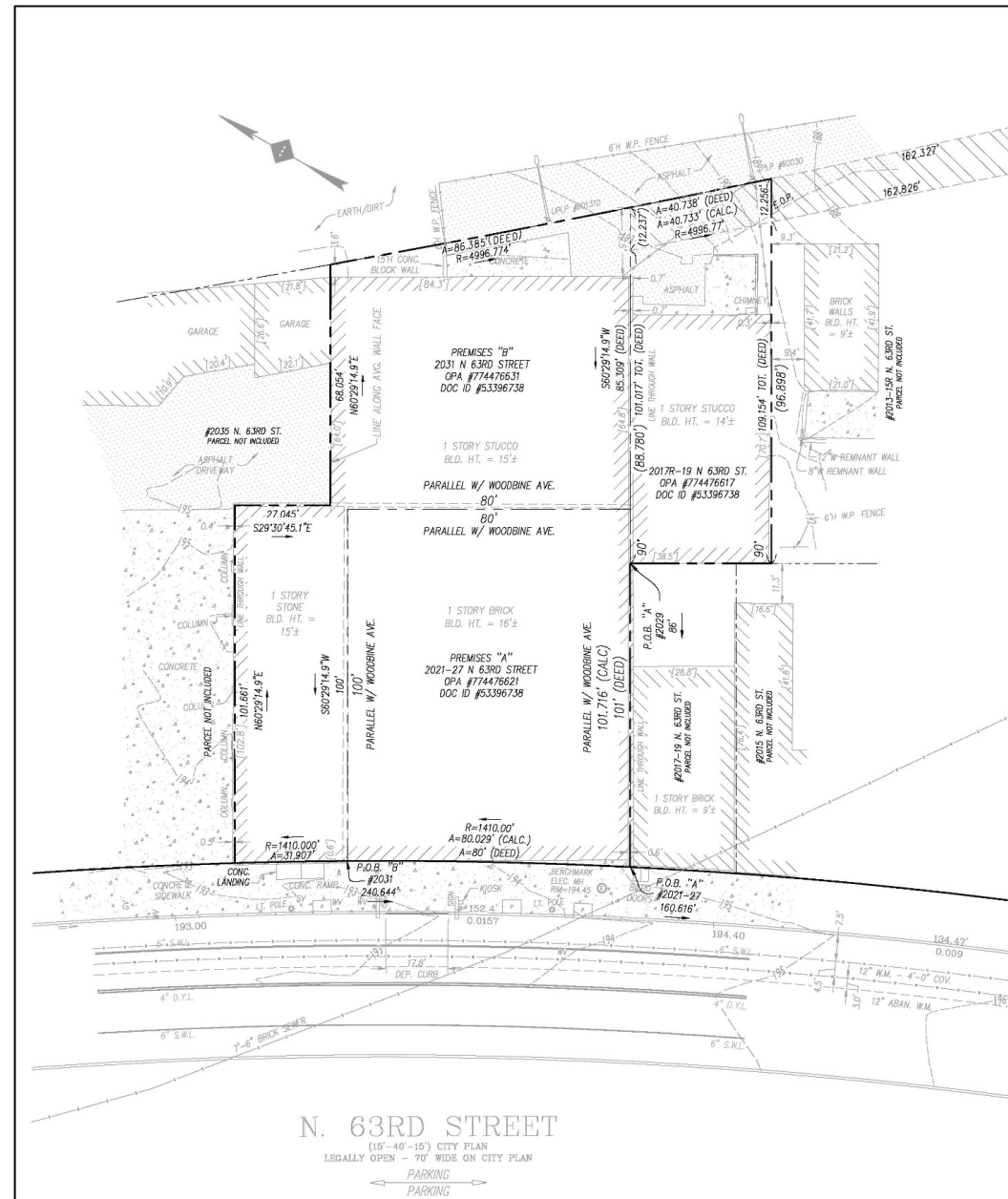
Reviewed and Approved as per Sub-Division Plan Requirements Applied by the Board of Surveyors

Trish Lonie 4/23/2024
 Surveyor & Regulator District Date

 1391 Walton Road Blue Bell, Pa 19422 (215)990-0878 / paul@aquaeconomics.com	Contact Information: GENERAL MANAGER: Trish Lonie Phone: (267)885-9875 Email: trish@aquaeconomics.com	Contact Information: SURVEY PROJECT MANAGER: Robert Babo Email: robert@aquaeconomics.com	03/04/2024
	PROPOSED CONSOLIDATION & SITE PLAN 2017R-19, 2021-27, 2031 N. 63RD STREET 34TH WARD PHILADELPHIA PA. 19151-2609		
MUNICIPALITY: PHILADELPHIA, PA Drawn By: JGK/RB Checked By: RB	Property Owner(s) NORTH 63RD STREET ASSOCIATES LLC	 PAUL N. LONIE PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU-024481-E	SCALE: 1" = 10' PROJECT ID: 2017R N 63RD ST (CONS-S2R1) SHEET: 1 of 1

Civil Drawings

Existing condition/Tree preservation plan



TREE PRESERVATION SCHEDULE					
TAG #	SPECIES	BOTANICAL	DBH (IN.)	DEFECT/PROBLEM/NOTES	COMPENSATION
				There are no trees present on site that are 2.5" or larger, there are 3 street trees in the right of way. 1 street tree to be removed and 2 to be projected during construction. Any street tree (s) that are replaced/proposed shall meet Philadelphia Parks and Rec. requirements.	
TOTAL DBH ON SITE			0	TOTAL DBH REQUIRED TO BE REPLACED	0

GENERAL NOTES

- NO EXISTING TREES WITHIN PROPERTY LINE

in accordance with the terms and provisions of Sections 14-603 (16) (b), 14-705 (1), and 14-803 (2) of the Philadelphia Code pertaining to

LANDSCAPE AND TREES

ON-SITE & PARKING LOT

<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> DISAPPROVED	<input type="checkbox"/> APPROVED
<input type="checkbox"/> WAIVED	<input type="checkbox"/> DISAPPROVED	<input type="checkbox"/> DISAPPROVED
IN-LIEU FEE \$ _____		

Applied Electronically By: BENJAMIN SCHMIDT E-5568
May 14, 2024 Ledger No.:

Philadelphia City Planning Commission

LOCATION MAP



LEGEND

- PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- BOLLARD
- S SIGN
- TS TRAFFIC SIGN
- A FIRE HYDRANT
- GV GAS VALVE
- WV WATER VALVE
- SV SEWER VALVE
- UP UTILITY POLE
- LP LIGHT POLE
- SAN MH SANITARY MAN HOLE
- - - EXISTING CONTOUR
- - - EXISTING GAS LINE
- - - EXISTING COMBINED SEWER
- - - EXISTING WATER LINE
- TBR TO BE REMOVED



PWD TRACKING #: FY24-RNRD-7727-01

TREE PRESERVATION PLAN



Paul Lonie
PAUL LONIE
PA PROFESSIONAL LAND SURVEYOR
LICENSE NO.: SU24461E

2017R-31 N 63RD ST 34TH WARD PHILADELPHIA, PA 19151	
Owner(s)	LOFT 63 RD JV, LLC 210 PENN'S TRAIL NEW TOWN, PA 18940 AARON CHAU AARON@KCADESIGN.COM 267-879-1678
Municipality	Philadelphia
County	Philadelphia
State	PA
Drawn	KL Scale 1" = 20'
Ckd	PL Date 4/29/2024
File	2017R-31 N 63RD ST
Drawing	Sheet 1 of 2

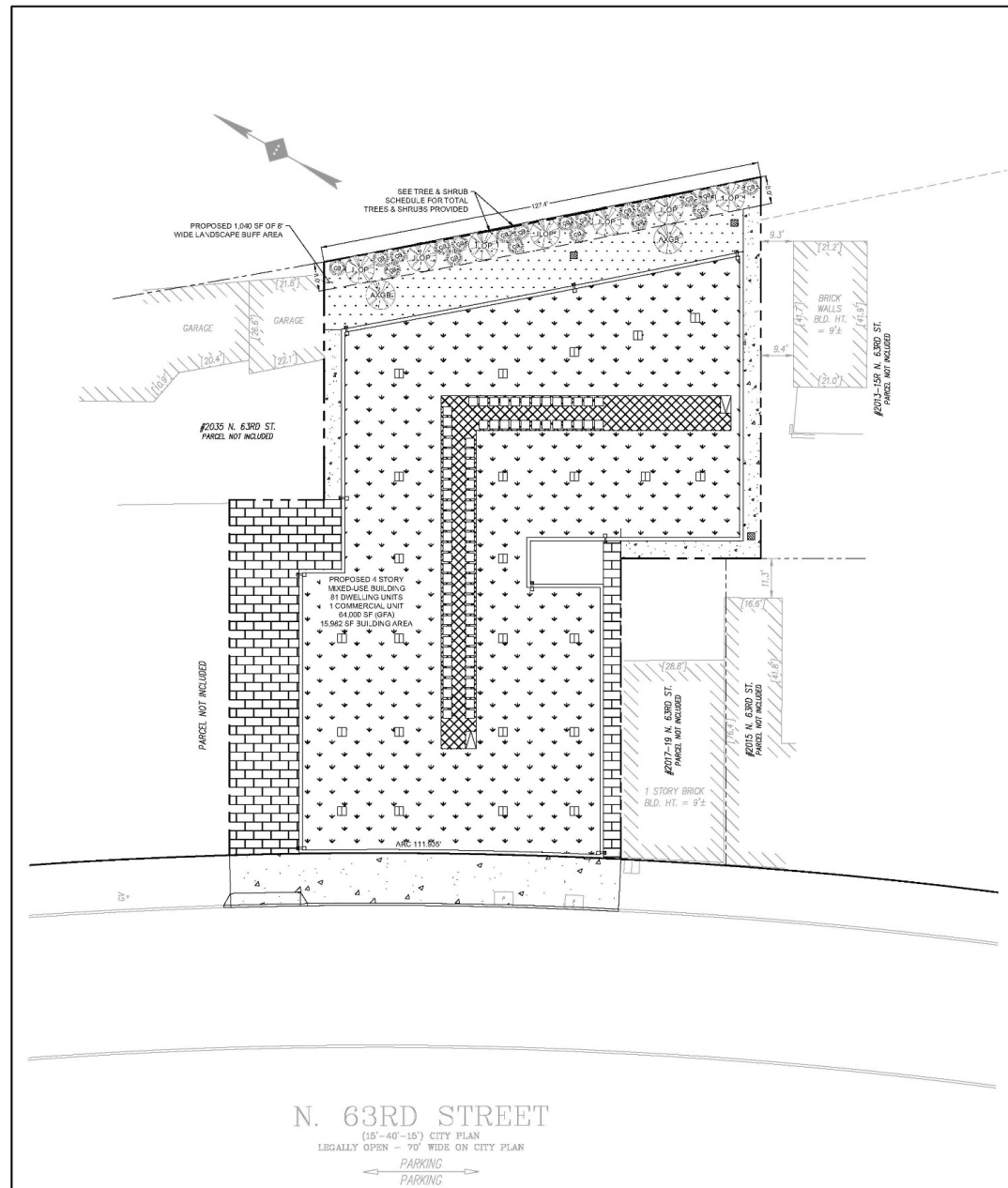
AQUA ECONOMICS
1391 WALTON ROAD
BLUE BELL, PA 19422
(267) 885-9875
KENNY@AQUAECONOMICS.COM



No.	DATE	REVISION	BY
5			
4			
3			
2			
1			

Civil Drawings

Landscape/Tree planning plan



GENERAL NOTES

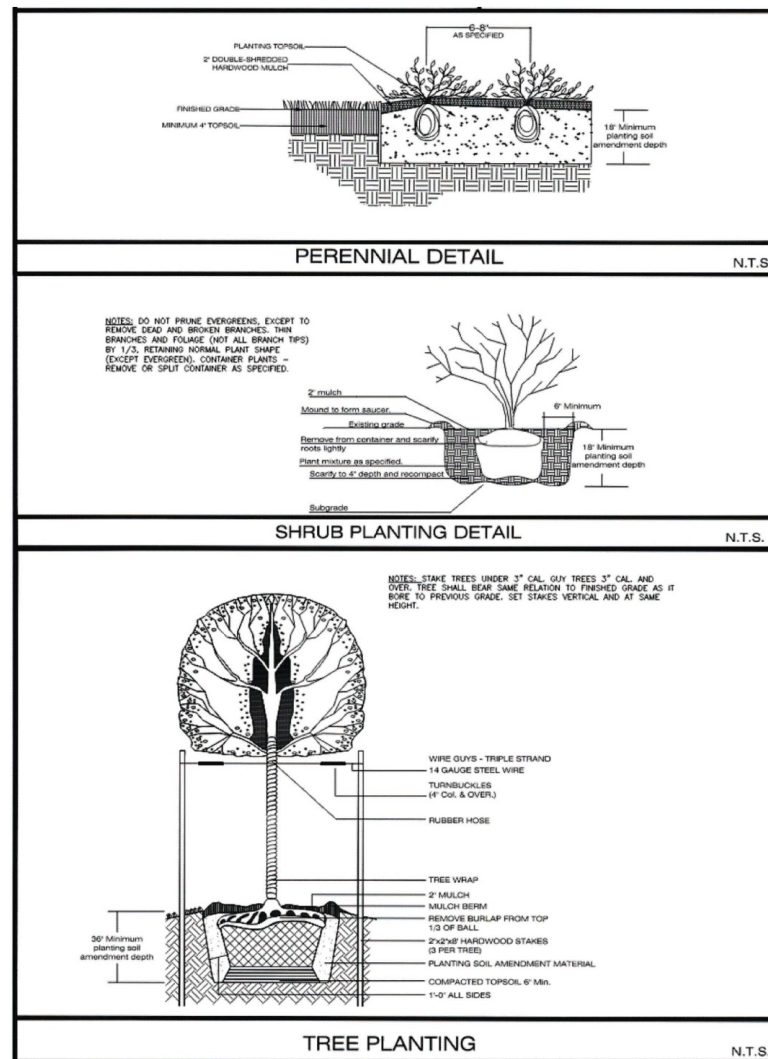
- ALL BALL & BURLAP TREES SHALL BE FREELY DUG AND DELIVERED TO THE SITE AS REQUIRED FOR IMMEDIATE PLANTING.
- REMOVE BURLAP AND WIRE BASKETS FROM TOP OF ROOT BALLS AND FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
- INSTALL ALL PLANTS SO THAT THE TOP OF THE ROOT BALL IS FLUSH WITH THE SURROUNDING SOIL LEVEL.
- PROVIDE NEW PLANTING SOIL AS NECESSARY TO COMPLETE THE PLANTING WORK AND AMEND AS INDICATED.
- PLANTING GROUPS AS SHOWN ON THE PLAN ARE ONLY DIAGRAMMATIC. ACTUAL MASSING OF PLANT MATERIAL MAY VARY DUE TO EXISTING FIELD CONDITIONS. PRIOR TO DIGGING PLANT PITS, PLACE ALL PLANTS FOR APPROVAL IN THEIR RELATIVE POSITIONS AS INDICATED ON THE PLAN.
- NO PLANT WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL PLANTS MUST BE LABELED WHEN THEY ARE DELIVERED TO THE SITE.
- RECOMMENDED PLANTS FROM PHILADELPHIA CITY PLANNING COMMISSION MAY BE USED AS SUBSTITUTIONS.
- MULCH ALL PLANT BEDS WITH 2" OF TRIPLE-SH-RECYCLED NATURAL BROWN-HARDWOOD MULCH.
- THOROUGHLY WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
- APPLY 3" DEPTH OF COMPOST TO ALL PLANT BEDS AND THOROUGHLY TILL INTO SOIL BEFORE PLANTING.
- APPLY 8-10-10 GRANULAR SLOW-RELEASE FERTILIZER TO PLANT BEDS AFTER PLANTS HAVE BEEN INSTALLED BUT BEFORE MULCH HAS BEEN APPLIED. COVER FERTILIZER W/ MULCH SO THAT IT IS NOT EXPOSED.
- IF ADDING SOIL TO SITE, ENSURE THAT NEW SOIL IS CERTIFIED WEED-FREE & LARGELY COMPOSED OF SAND TO MATCH EXISTING SITE SOILS. THOROUGHLY TILL & INCORPORATE INTO NATIVE SOILS BEFORE PERFORMING FINISH GRADING & PLANT INSTALLATION.

TREE & SHRUB SCHEDULE						
TYPE	SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	NOTES
Tree	AXGB	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	2	2.5" cal	10' ht., Multistem, B&B, Full Crown
Tree	ILOP	Ilex Opaca	American Holly	7	2.5" cal	B&B, Full Crown
Shrub	ca	Clethra alnifolia 'Tom's Compact'	Sweetpepper Bush	20	3 gal	Matching

ONSITE YARD TREE & SCREENING CALCULATIONS:

YARD TREE: 6 (4.785' H) TREES	6,016 - 2,275 (1,040' x 2,700' 2,700' 600' x .86)	1.69 TREE REQUIRED (2 TREES PROVIDED)
SCREENING: 6 (4.705' H) TREES	127,420 + 6.37	6.37 TREE REQUIRED (7 TREES PROVIDED)
SHRUBS:	(127,420 + 6.37) x 3 = 191.1	191.1 SH-RUBS REQUIRED (20 SH-RUBS PROVIDED)

SCALE: 1"=20'



EXISTING LEGEND

- PROPERTY LINE
- UTILITY POLE W/ STREET LIGHT
- ⊕ MH MAN HOLE
- ▨ EXISTING BUILDING
- EXISTING CURB
- inlet EXISTING INLET

PROPOSED LEGEND

- LIMIT OF DISTURBANCE
- ▭ BUILDING
- ▨ CONCRETE/PAVED AREA
- ▨ GREEN ROOF
- ▨ GRASS/LANDSCAPED AREA
- ▨ ROOF DECK
- ▨ POROUS PAVER
- CURB



Pennsylvania 811

PWD TRACKING #: FY24-RNRD-7727-01

In accordance with the terms and provisions of Sections 14-603 (16) (d), 14-705 (1), and 14-803 (5) of the Philadelphia Code pertaining to

LANDSCAPE AND TREES

ON-SITE & PARKING LOT

APPROVED DISAPPROVED WAIVED IN-LIEU FEE \$

WIRELESS TOWERS

APPROVED DISAPPROVED

Applied Electronically By: BENJAMIN SCHMIDT
May 14, 2024 Ledger No.: E-5568

Philadelphia City Planning Commission

5			
4			
3			
2			
1			
No.	DATE	REVISION	BY

PLANTING PLAN

2017R-31 N 63RD ST
34TH WARD PHILADELPHIA, PA 19151

Owner(s): LOFT 63 RD JV, LLC
210 PENNS TRAIL
NEWTOWN, PA 18940
AARON CHAU
AARON@KCADESIGN.COM
267-879-1678

Municipality: Philadelphia

County: Philadelphia State: PA

Drawn: KL Scale: 1" = 20'

Ckd: PL Date: 4/29/2024

File: 2017R-31 N 63RD ST

Drawing: Sheet 2 of 2

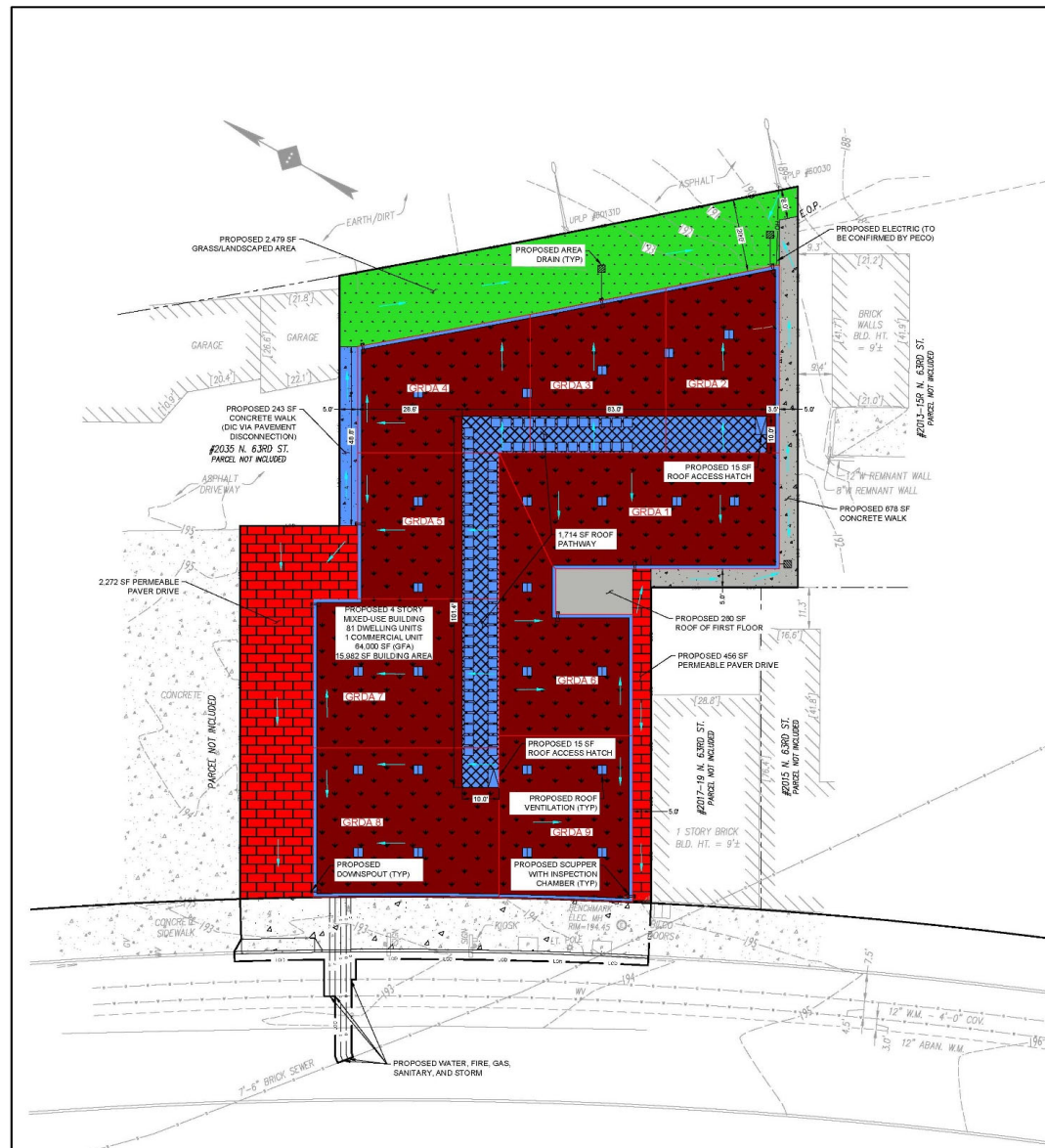
1391 WALTON ROAD
BLUE BELL, PA 19422
(267) 885-9875
KENNY@AQUAECONOMICS.COM

AQUA ECONOMICS

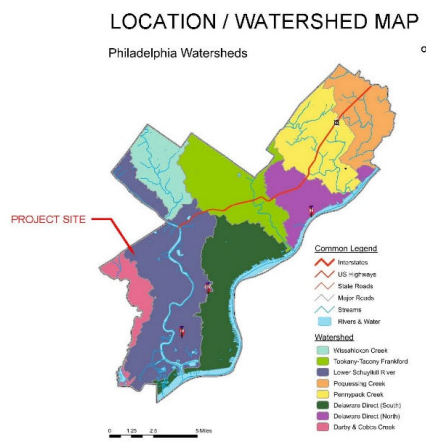
PAUL N. LONIE
PA PROFESSIONAL LAND SURVEYOR
LICENSE NO.: SU24461E

Civil Drawings

ERSA Plan/conceptual approval



N. 63RD STREET
 (15'-40'-10") CITY PLAN
 LEGALLY OPEN - 10' WIDE ON CITY PLAN
 PARKING
 PARKING



SITE DISTURBANCE TABLE

DESCRIPTION	AREA (SF)	% OF SITE DISTURBANCE
SITE DISTURBANCE	22,110	100.0%
GREEN ROOF	13,211	59.8%
ROOF DIC	2,511	11.4%
ROOF DCIA	260	1.2%
PERVIOUS AREA (GRASS/LANDSCAPE)	2,479	11.2%
PERMEABLE PAVERS	2,728	12.3%
PAVEMENT DIC	243	1.1%
GROUND DCIA	678	3.1%
DESCRIPTION	AREA (SF)	% OF TOTAL IMPERVIOUS
TOTAL AREA EXCLUDING GRASS/LANDSCAPE	19,371	100.0%
TOTAL DISCONNECTED AREA	18,433	95.2%

GREEN ROOF DRAINAGE AREA

Green Roof DA (GRDA)	Area (SF)	Green Roof (GR) (SF)	Impervious Area (IA) (SF)	Load Ratio GR:IA (X:1)	Load Ratio IA:GR (X:1)
1	2,189	2,072	117	17.709	0.056
2	1,492	1,124	368	3.054	0.327
3	1,530	1,114	416	2.678	0.373
4	1,569	1,297	272	4.768	0.210
5	1,540	1,089	451	2.415	0.414
6	1,635	1,549	86	18.012	0.056
7	2,065	1,593	472	3.375	0.296
8	2,065	1,841	224	8.219	0.122
9	1,638	1,532	106	14.453	0.069
Total	15,723	13,211	2,512		

EXISTING LEGEND

- PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- SAN MH EXISTING SANITARY MAN HOLE
- EXISTING BUILDING
- EXISTING ASPHALT PAVING
- EXISTING BRICK PAVING
- EXISTING CONCRETE
- EXISTING GRASS AREA
- EXISTING WOODS/BRUSHES
- EXISTING CURB
- EXISTING CONTOUR
- EXISTING SEWER
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING OVERHEAD ELECTRIC

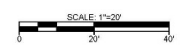
PROPOSED LEGEND

- LIMIT OF DISTURBANCE
- BUILDING (IMPERVIOUS)
- CONCRETE
- GREEN ROOF
- PERMEABLE PAVERS
- DIC
- DCIA
- ROOF PATHWAY
- DOWNSPOUT WITH SCUPPER AND INSPECTION CHAMBER
- INLET / AREA DRAIN
- UTILITY LINES
- CURB
- GREEN ROOF DRAINAGE AREA
- FLOW ARROW

GENERAL NOTES

- PARAPETS & RETAINING WALLS TO BE CONSIDERED DISCONNECTED IMPERVIOUS COVERAGE (DIC), PITCHING TOWARDS GREEN ROOF AREAS.
- GREEN ROOF SHALL MEET REQUIREMENTS IN SECTION 4.3 OF THE PHILADELPHIA STORMWATER MANUAL.
- SEDUM SARMENTOSUM, ALSO KNOWN AS STAR SEDUM, GOLD MOSS, STRINGY STONECROP, OR GRAVEYARD MOSS, IS NOT PROPOSED.
- ROOF OVERFLOW DRAINS AND LEADERS TO CONNECT INTERNALLY TO THE CITY SEWER.
- PERMEABLE PAVERS SHALL MEET REQUIREMENTS IN SECTION 4.2 OF THE PHILADELPHIA STORMWATER MANUAL.
- ROOF DRAINS/DOWNSPOUT TO CONNECT INTERNALLY TO CITY SEWER.

TOTAL LIMIT OF DISTURBANCE = 24,180 SF



No.	DATE	REVISION	BY
5			
4			
3			
2			
1	4-4-2024	REVISED PER PWD REVIEW LETTER	KL



PWD TRACKING #: FY24-RNRD-7727-01

CONCEPTUAL STORMWATER MANAGEMENT PLAN

2017R-31 N 63RD ST
 34TH WARD PHILADELPHIA, PA 19151

Owner(s): LOFT 63 RD JV, LLC
 210 PENNS TRAIL
 NEWTOWN, PA 19940
 AARON CHAU
 AARON@ROCKURBAN.COM
 267-979-1078

Municipality: Philadelphia
 County: Philadelphia
 State: PA

Drawn: KL
 Cld: PL
 File: 2017R-31 N 63RD ST
 Drawing: Sheet 2 of 2

Scale: 1" = 20'
 Date: 3/26/2024

1391 WALTON ROAD
 BLUE BELL, PA 19422
 (267) 885-9875
 KENNY@AQUAECONOMICS.COM

AQUA ECONOMICS

PAUL N. LONIE
 PA PROFESSIONAL LAND SURVEYOR
 LICENSE NO.: SU24461E

Civil Drawings

ERSA Plan/conceptual approval

Conceptual Approval Letter (FY24-RNRD-7727-01)

April 11, 2024



April 11, 2024

Conceptual Approval

Aaron Chau
Loft 63 RD JV, LLC
210 Penn's Trail
Newtown, PA 18940

RE: 2017R-31 N 63RD ST (FY24-RNRD-7727-01)

Project Address:	2017R-19, 2021-27 & 2031 N 63rd Street	Earth Disturbance:	24,180 SF
Development Type:	Redevelopment	Flood Management District:	A
Watershed:	Lower Schuylkill River	Sewer Type:	Combined

Dear Aaron Chau,

The Philadelphia Water Department (PWD) has completed its review of the Conceptual Review Submission Package for this project. PWD has determined that the project meets the requirements for Conceptual Approval. A table of documents approved as part of this submittal follows:

Item	Description	Dated
Sheet 2 of 2	Conceptual Stormwater Management Plan	04/04/2024

Conceptual Approval is a preliminary approval only and does not constitute final PWD approval of the project, nor does it relieve the applicant from meeting the requirements of other City agencies. The applicant may use this letter when filing for a Zoning Permit; however, PWD does not stamp Zoning Permit applications. The applicant is responsible to obtain any required federal, state, and local permits outside of this review.

Below and on Page 2 of this letter are the PWD reviews applicable to this project which must be completed prior to construction activity proceeding. Please see [Section 2.5](#) of the Manual for more information about these reviews:

1. Submit a [Utility Plan](#) to PWDur@phila.gov. Utility Plan Review is required for all projects that require a building permit or are proposing connections to PWD infrastructure.
2. If water service or sewer connections/disconnections are proposed, then approvals must be obtained through PWD Water Transport Records.
3. If the project includes installation of facilities that will generate sewage, then submit to PWD Projects Control for [Act 537](#) review.
4. Backflow prevention and cross connection control measures are required as a condition of water service. Please contact PWD [Industrial Waste](#) & [Backflow Compliance](#) for more information.

Page 1 of 2

VALID TWO YEARS FROM DATE OF ISSUANCE

Philadelphia Water Department | 1101 Market Street | Philadelphia, PA 19107-2994
An Equal Opportunity Employer

5. Post-Construction Stormwater Management Plan (PCSMP) Review

Development Compliance Review Path

The project is subject to the Post-Construction Stormwater Management Requirements identified below. Please refer to the Development Compliance Review Path in [Section 2.3.1](#) of the Manual for more information.

Post-Construction Stormwater Management Requirements

Water Quality Channel Protection* Flood Control* PHS Release Rate ___cfs/acre

*Some Redevelopment projects may be exempt from Flood Control and Channel Protection. See [Section 1.2.1](#) of the Philadelphia Stormwater Management Guidance Manual for more information. If eligible, these exemptions will be applied at the Post Construction Stormwater Management Plan Review Phase.

Expedited PCSMP Review Eligibility

Disconnection Green Review Surface Green Review Not eligible for Expedited Review

Sincerely,

Evan Huzinec
Conceptual Plan Review
Phone: (215) 685-6387
Email: Evan.Huzinec@phila.gov

Jo-Marie McNulty
Supervisor, Conceptual Stormwater Plan Review
Phone: (215) 685-6387
Email: Jo-Marie.McNulty@phila.gov

Katelyn Csatari
Manager, Stormwater Plan Review
Phone: (215) 685-6387
Email: Katelyn.Csatari@phila.gov

Cc: *E. Smith*
S. Chiu
A. Fody
J. Sheridan (Aqua Economics, LLC)
K. Lin (Aqua Economics, LLC)

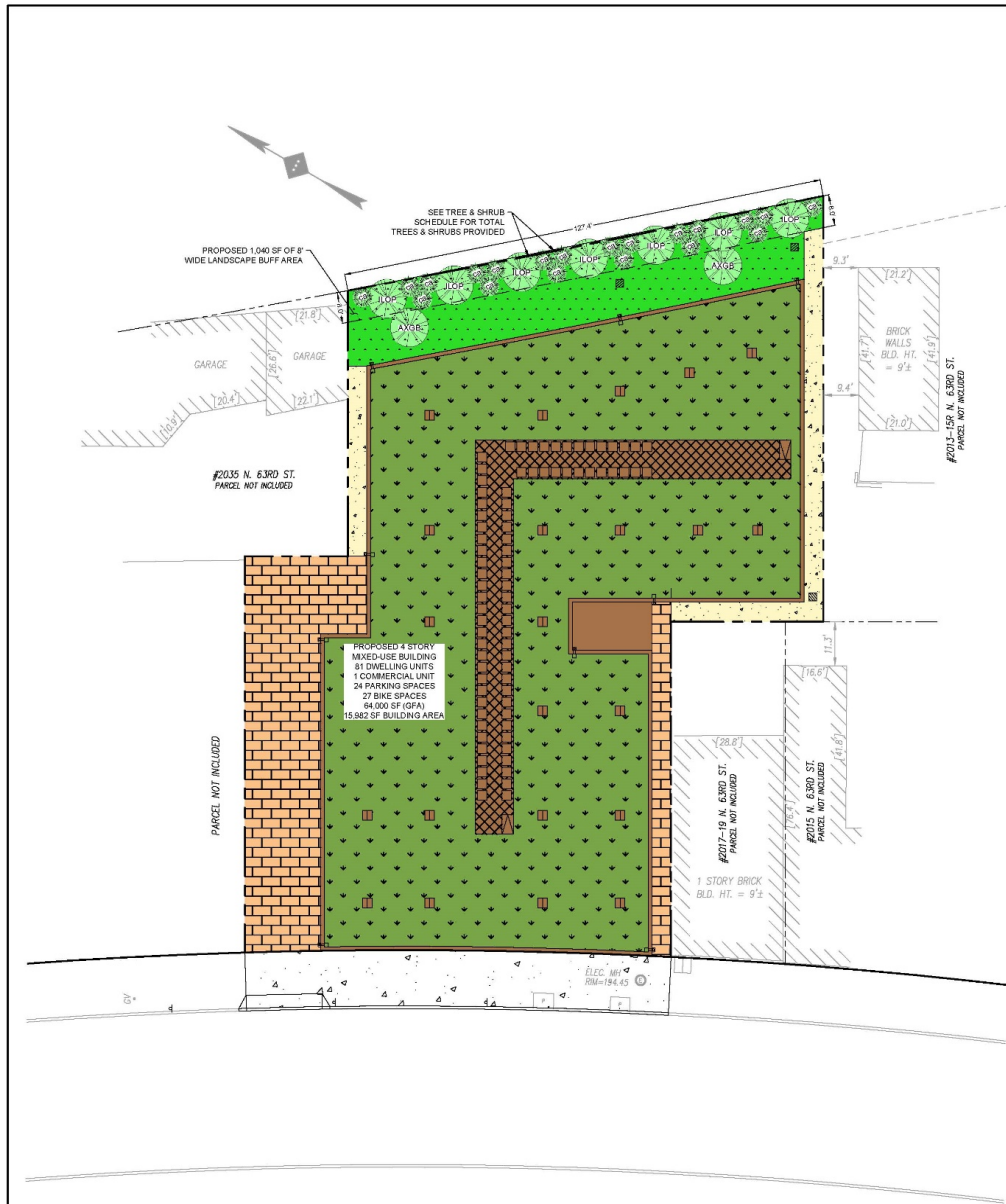
Page 2 of 2

VALID TWO YEARS FROM DATE OF ISSUANCE

Philadelphia Water Department | 1101 Market Street | Philadelphia, PA 19107-2994
An Equal Opportunity Employer

Civil Drawings

Landscape plan/renders



SERVICEBERRY



AMERICAN HOLLY



SWEETPEPPER BUSH

N. 63RD STREET (SR 3015)

(15'-40'-15') CITY PLAN
LEGALLY OPEN - 70' WIDE ON CITY PLAN

GENERAL NOTES

- ALL BALL & BURLAP TREES SHALL BE FRESHLY DUG AND DELIVERED TO THE SITE AS REQUIRED FOR IMMEDIATE PLANTING.
- REMOVE BURLAP AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
- INSTALL ALL PLANTS SO THAT THE TOP OF THE ROOT BALL IS FLUSH WITH THE SURROUNDING SOIL LEVEL.
- PROVIDE NEW PLANTING SOIL AS NECESSARY TO COMPLETE THE PLANTING WORK AND AMEND AS INDICATED.
- PLANTING GROUPS AS SHOWN ON THE PLAN ARE ONLY DIAGRAMMATIC. ACTUAL MASSING OF PLANT MATERIAL MAY VARY DUE TO EXISTING FIELD CONDITIONS. PRIOR TO DIGGING PLANT PITS, PLACE ALL PLANTS FOR APPROVAL IN THEIR RELATIVE POSITIONS AS INDICATED ON THE PLAN.
- NO PLANT WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL PLANTS MUST BE LABELED WHEN THEY ARE DELIVERED TO THE SITE.
- RECOMMENDED PLANTS FROM PHILADELPHIA CITY PLANNING COMMISSION MAY BE USED AS SUBSTITUTIONS.
- MULCH ALL PLANT BEDS WITH 2" OF TRIPLE-SHREDDED NATURAL BROWN HARDWOOD MULCH.
- THOROUGHLY WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
- APPLY 3" DEPTH OF COMPOST TO ALL PLANT BEDS AND THOROUGHLY TILL INTO SOIL BEFORE PLANTING.
- APPLY 1/2-1" GRANULAR SLOW-RELEASE FERTILIZER TO PLANT BEDS AFTER PLANTS HAVE BEEN INSTALLED BUT BEFORE MULCH HAS BEEN APPLIED. COVER FERTILIZER WITH MULCH SO THAT IT IS NOT EXPOSED.
- IF ADDING SOIL TO SITE, ENSURE THAT NEW SOIL IS CERTIFIED WEED-FREE & LARGELY COMPOSED OF SAND TO MATCH EXISTING SITE SOILS. THOROUGHLY TILL & INCORPORATE INTO NATIVE SOILS BEFORE PERFORMING FINISHED GRADING & PLANT INSTALLATION.

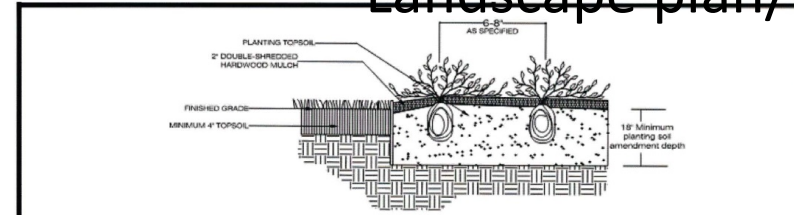
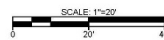
TREE & SHRUB SCHEDULE

TYPE	SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	NOTES
Tree	AXGB	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	2	2.5" cal	10' ht., Multistem, B&B, Full Crown
Tree	ILOP	Ilex Opaca	American Holly	7	2.5" cal	B&B, Full Crown
Shrub	ca	Clethra alnifolia 'Tom's Compact'	Sweetpepper Bush	20	3 gal	Matching

TREES & SHRUBS SPECIES MAY BE SUBSTITUTED SO LONG IT MEETS PHILADELPHIA PLANNING COMMISSION PLANT LIST REQUIREMENTS AND A MINIMUM OF FIFTY PERCENT (50%) OF THE REQUIRED SCREENING BUFFER TREES ARE EVERGREEN TREE SPECIES

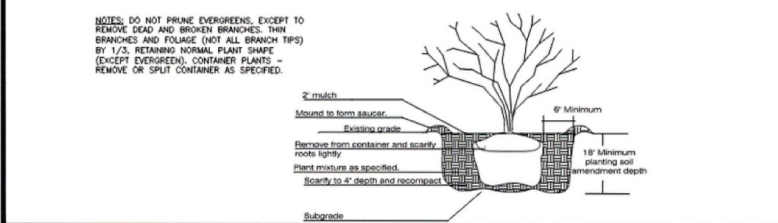
ONSITE YARD TREE & SCREENING CALCULATIONS:

YARD TREE (\$14,705/1X)	6,018-2,275-1,040 = 2,703	2,703/1900 = 1.48	1.48 TREE REQUIRED (2 TREES PROVIDED)
SCREENING (\$14,705/1X)	127,420 = 6.37	6.37 X 3 = 19.11	6.37 TREE REQUIRED (7 TREES PROVIDED)
SHRUBS	(127,420 + 6.37)	6.37 X 3 = 19.11	19.11 SHRUBS REQUIRED (20 SHRUBS PROVIDED)



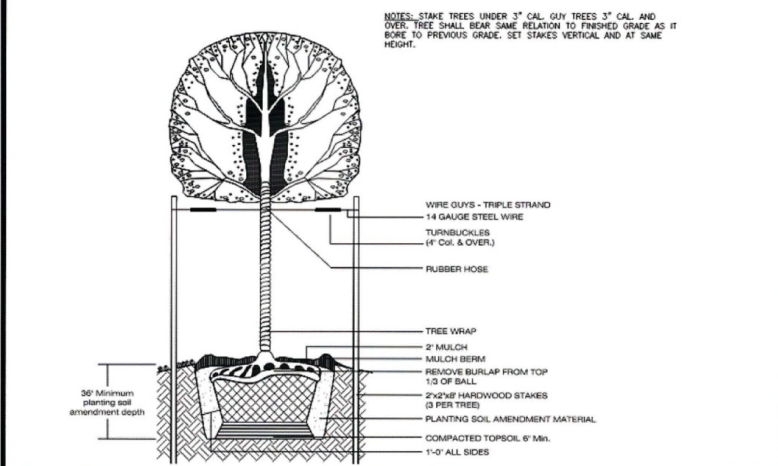
PERENNIAL DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



TREE PLANTING

N.T.S.

- ### EXISTING LEGEND
- PROPERTY LINE
 - UTILITY POLE W/ STREET LIGHT
 - ⊕ MH MAN HOLE
 - ▨ EXISTING BUILDING
 - EXISTING CURB
 - inlet EXISTING INLET

- ### PROPOSED LEGEND
- LIMIT OF DISTURBANCE
 - ▭ BUILDING
 - ▨ CONCRETE/PAVED AREA
 - ▩ GREEN ROOF
 - ▤ GRASS/LANDSCAPED AREA
 - ▧ ROOF DECK
 - ▧ POROUS PAVER
 - CURB



PWD TRACKING #: FY24-RNRD-7727-01

PLANTING PLAN

2017R-31 N 63RD ST
34TH WARD PHILADELPHIA, PA 19151

Owner(s): LOFT 63 RD JV, LLC
210 PENN'S TRAIL
NEWTOWN, PA 18940
AARON CHAU
AARON@ROCKURBAN.COM
267-879-1678

Municipality: Philadelphia
County: Philadelphia
State: PA

Drawn: KL
Scale: 1" = 20'

Ckd: PL
Date: 4/29/2024

File: 2017R-31 N 63RD ST
Drawing: Sheet 2 of 2

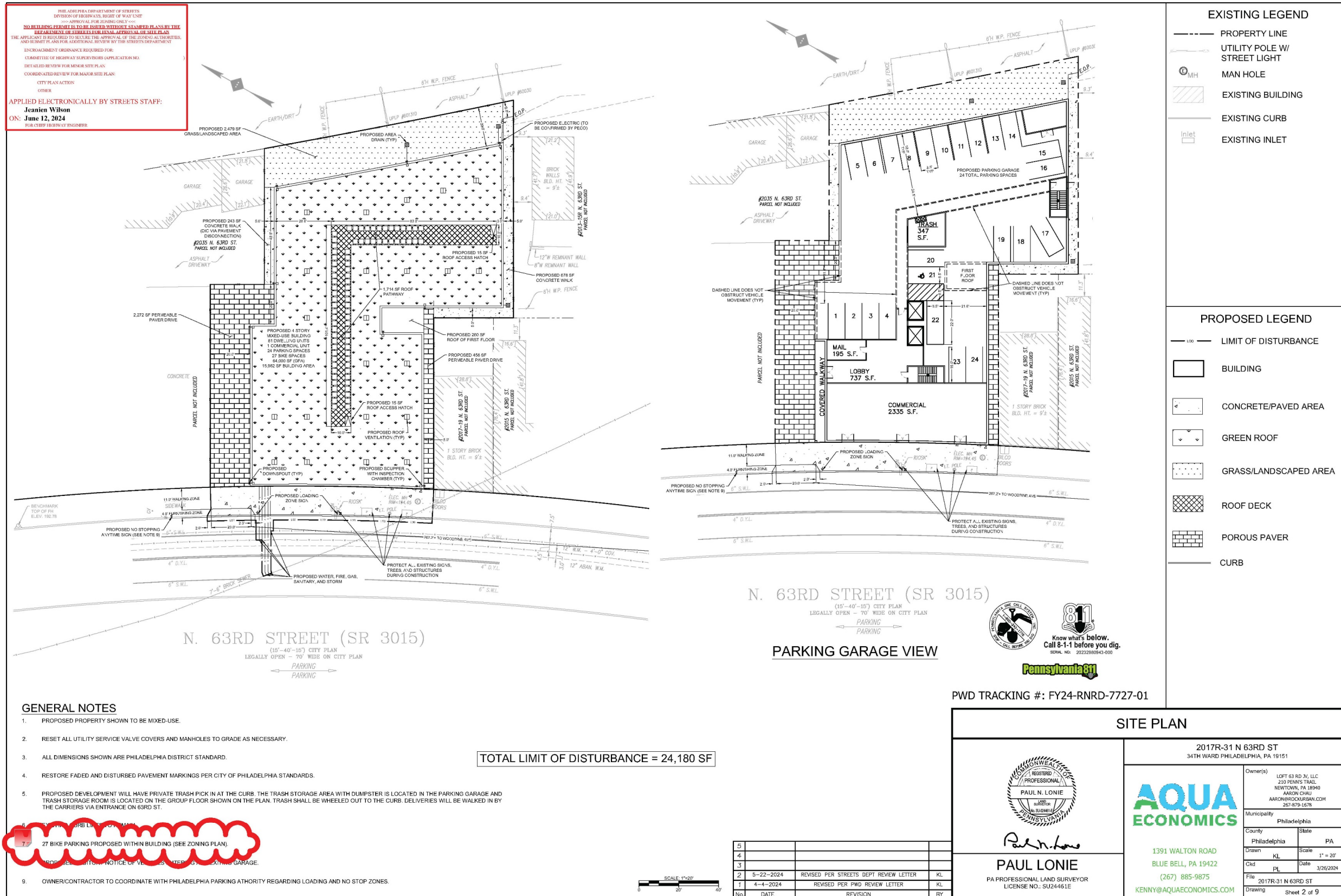
1391 WALTON ROAD
BLUE BELL, PA 19422
(267) 885-9875
KENNY@AQUAECONOMICS.COM

PAUL LONIE
PA PROFESSIONAL LAND SURVEYOR
LICENSE NO. SU24461E

No.	DATE	REVISION	BY

Civil Drawings

Streets Department Zoning Approval



Civil Drawings

Streets Department Zoning Approval


Page 1 of 2



Streets Approval Number SR-2024-023505

Zoning Plan (L&I Permit Pre-Requisite)

PROJECT KNOWN AS	DATE APPROVED
	6/12/2024

LOCATION(S) OF WORK

2017R-19 N 63RD ST, Philadelphia, PA 19151-2609
 2021-27 N 63RD ST, Philadelphia, PA 19151-2609
 2031 N 63RD ST, Philadelphia, PA 19151-2609
 2000 Block of N 63RD ST - WOODBINE AVE to SHERWOOD RD
 WOODBINE AVE to SHERWOOD RD

<p>OWNER INFORMATION</p> <p>AARON CHAU LOFT 63 RD JV, LLC 210 PENN'S TRAIL NEWTOWN, PA 18940 AARON@ROCKURBAN.COM (267) 879-1678</p>	<p>DEVELOPER INFORMATION</p> <p>AARON CHAU LOFT 63 RD JV, LLC 210 PENN'S TRAIL NEWTOWN, PA 18940 AARON@ROCKURBAN.COM (267) 879-1678</p>
<p>APPLICANT INFORMATION</p> <p>Kenny Lin AquaEconomics 1391 Walton Road Blue Bell, PA USA 19422 kenny@aquaeconomics.com (424) 941-2655</p>	<p>DESIGNER INFORMATION</p> <p>Kenny Lin AquaEconomics 1391 Walton Road Blue Bell, PA USA 19422 kenny@aquaeconomics.com (267) 885-9875</p>

FINAL SUMMARY

A review of the application and plans for the subject submission has been performed. The Philadelphia Streets Department (PSD) now takes no further exception to the most recently submitted current version of the Proposed Site Civil Plans for Zoning purposes, which are approved, as noted by any conditions.


APPROVAL CONDITIONS (THE FOLLOWING CLAUSES MUST BE ABIDED ACCORDINGLY)


- No Conditions

APPROVED BY	DATE APPROVED	CHECKED BY	DATE CHECKED
Titus Joy	6/10/2024	Jeanien Wilson	6/12/2024

GIS MAP DATA & IMPORTANT INFORMATION

Highway District: 1	City Planning District: CENTRAL WEST
Survey District: 7	GPIS Project Number:
Traffic District: 2	PWD Project Number:
State Routes: 3015	Other Reference Number:
SEPTA Routes: 65	PennDOT Reference Number:


Page 2 of 2




Streets Approval Number SR-2024-023505

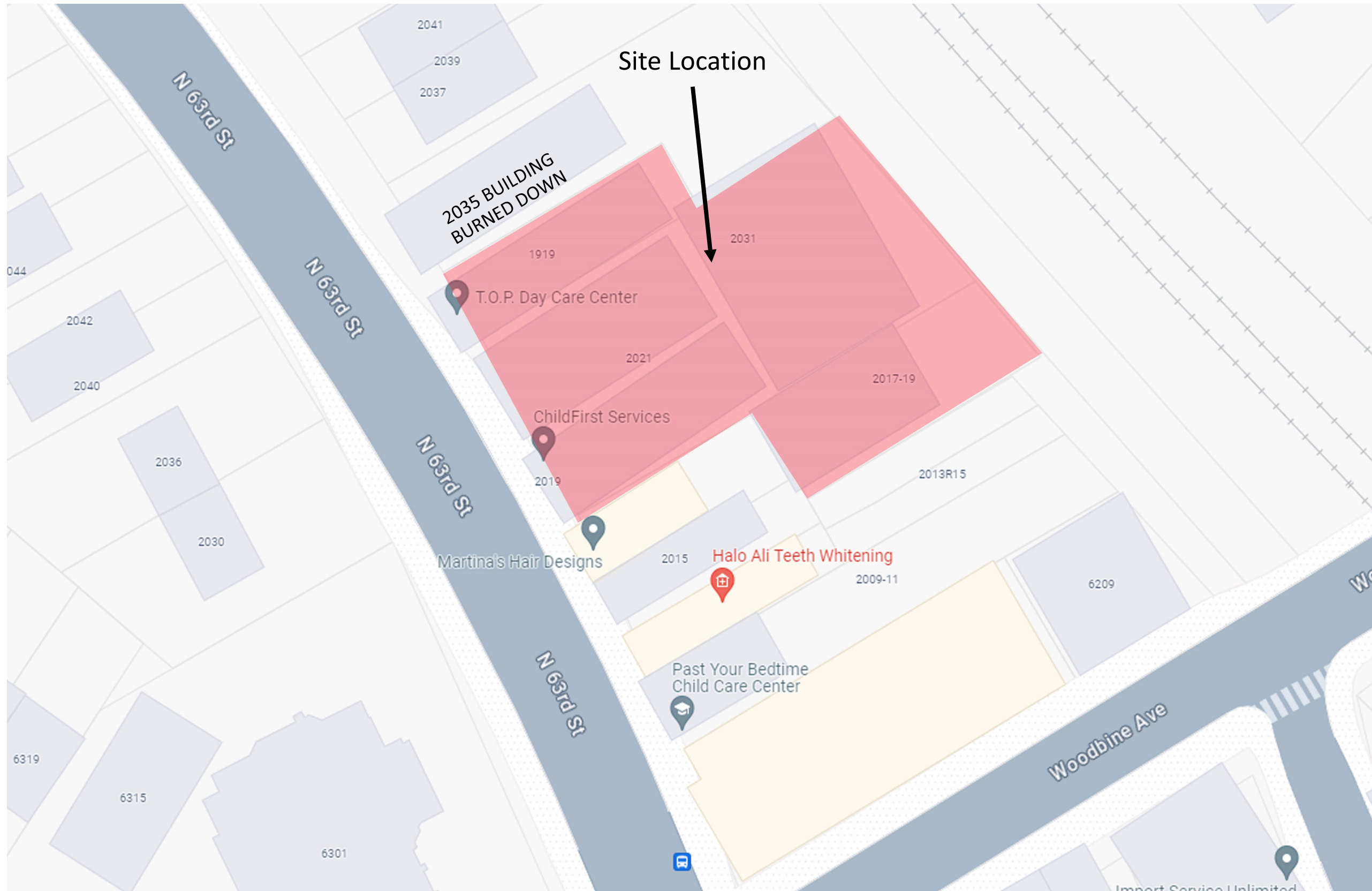
Zoning Plan (L&I Permit Pre-Requisite)

POST A TRUE COPY OF THIS NOTICE IN A CONSPICUOUS LOCATION AT THE WORK SITE.

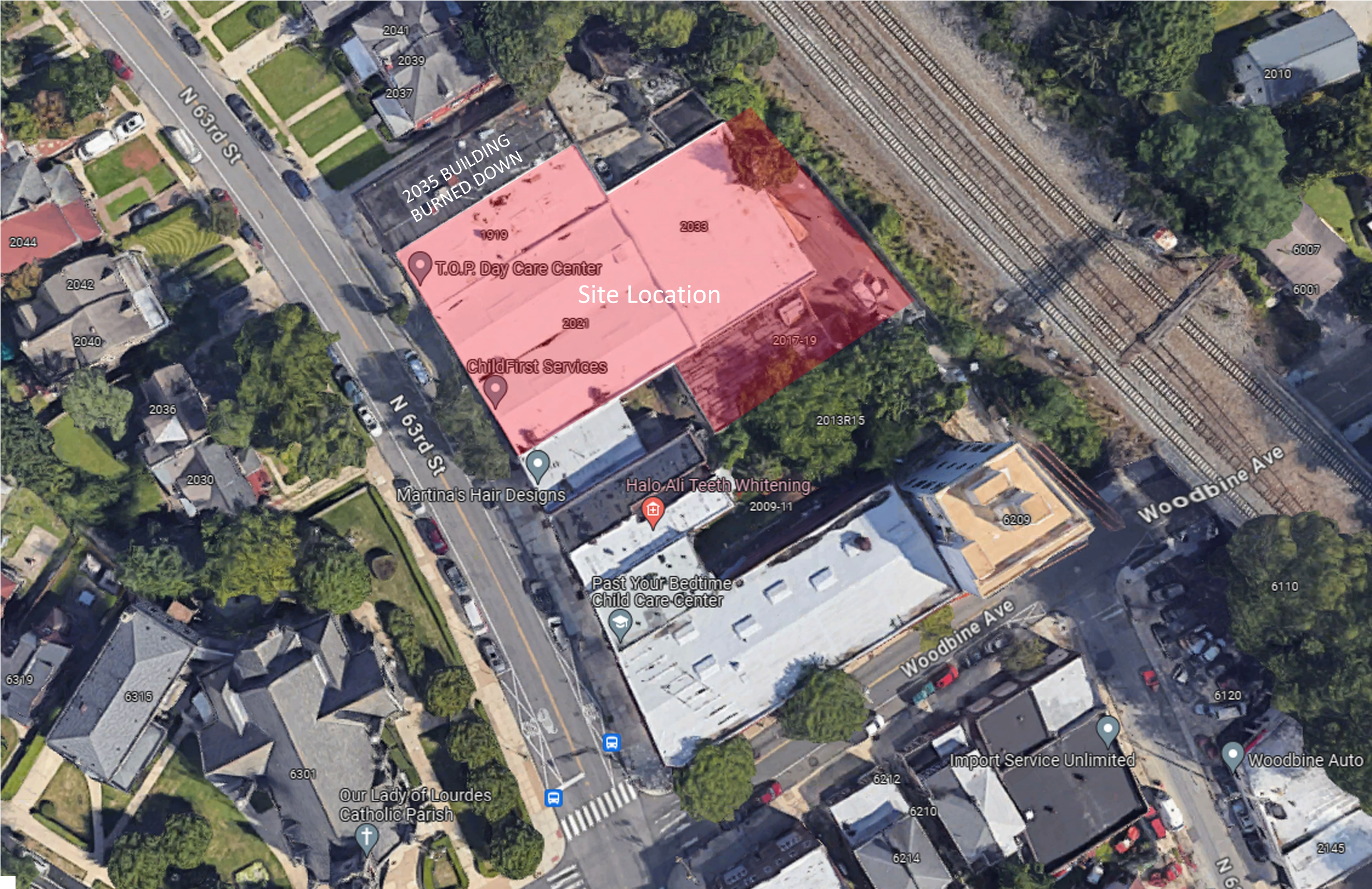
TO ANONYMOUSLY REPORT UNSAFE CONDITIONS AT THIS WORK SITE, CALL 311 or 911.



Site Location



Site Location



Site Location



Aerial view from N 63rd Street



Site Location



Site Location



Photo 1 – Looking at 63rd St property frontage



Photo 2 – Looking at 63rd street property frontage



Photo 3 – View towards site from Woodbine St intersection



Photo 4 – View further down 63rd street looking towards site

Site Location



Photo 5 – Context – Looking across 63rd street from site



Photo 6 – Context – Looking across 63rd street from site



Photo 7 – Apartment complex northwest of site



Photo 8 – Apartment complex northwest of site

Site Location



Photo 9 – Context – apartment complex at 6211 woodbine ave



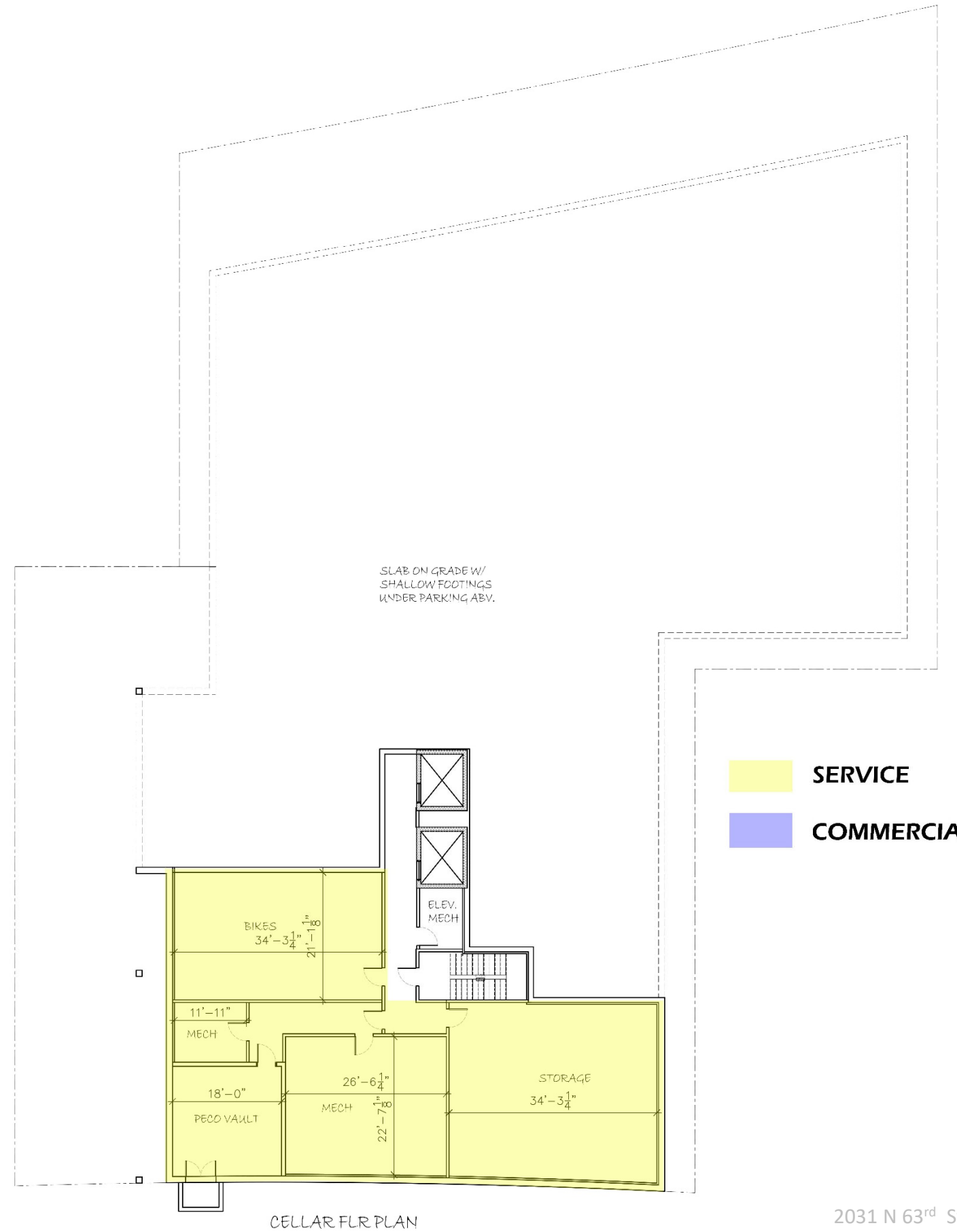
Photo 10 – Context – 63rd street commercial south of site

Floor Plans

Cellar floor level

- (27) Bike Parking spaces in room
- Mechanical spaces
- Storage spaces
- Gym/Amenity spaces (if leftover space permits)
- Peco Vault

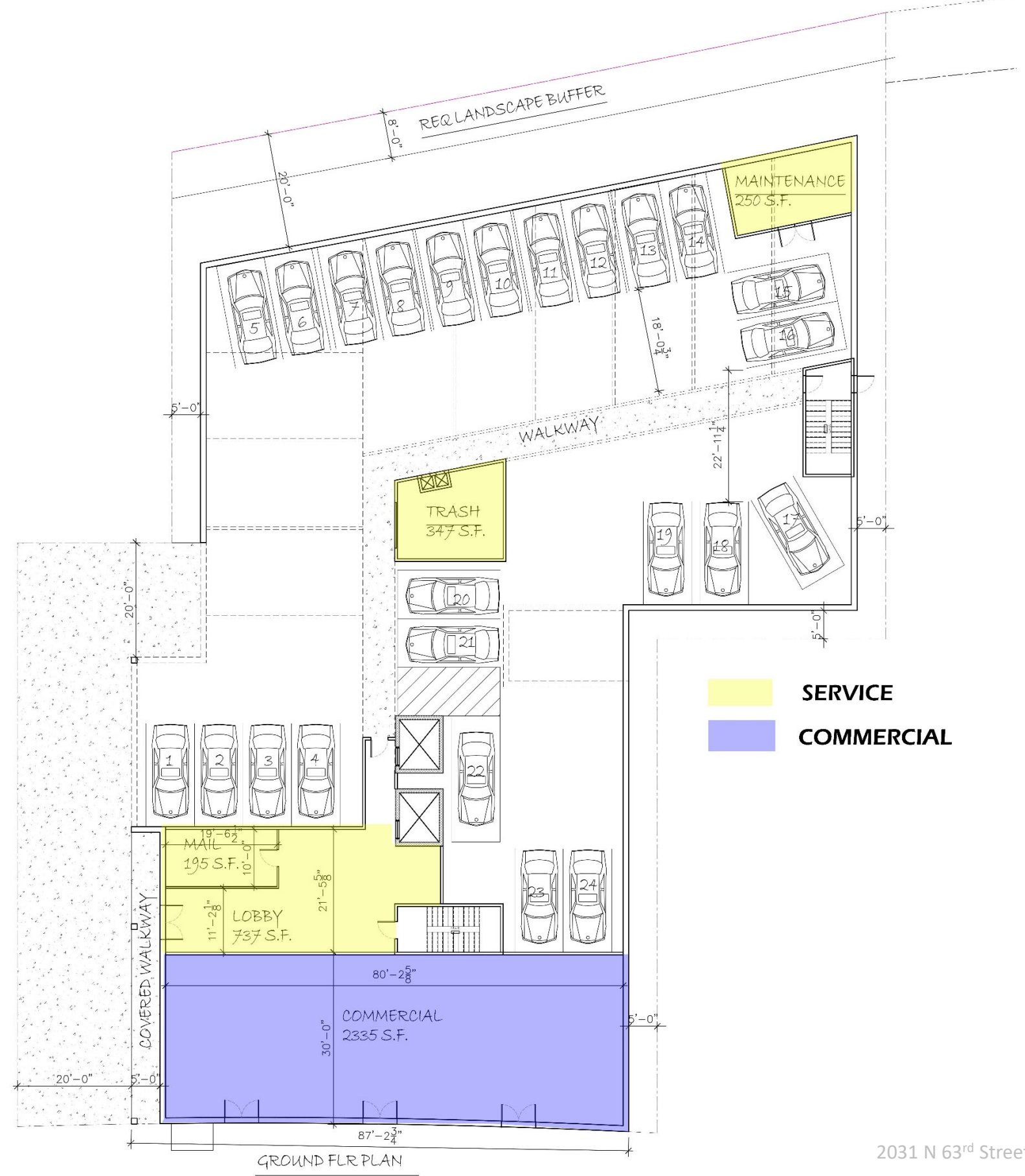
Cellar



Floor Plans

First Floor

- Ground floor level
- (1) Commercial space:
 - (1) residential lobby w/ mail room
 - (1) Trash Room w/ direct access to parking/driveway
 - Residential lobby
 - (24) vehicular parking spaces



SERVICE
 COMMERCIAL

GROUND FLR PLAN



Floor Plans

Typ. Flrs 2-4



Second floor

- (27) residential units
 - 12 studios
 - 15 1 bedrooms

Third floor

- (27) residential units
 - 12 studios
 - 15 1 bedrooms

Fourth floor

- (27) residential units
 - 12 studios
 - 15 1 bedrooms

Building Total

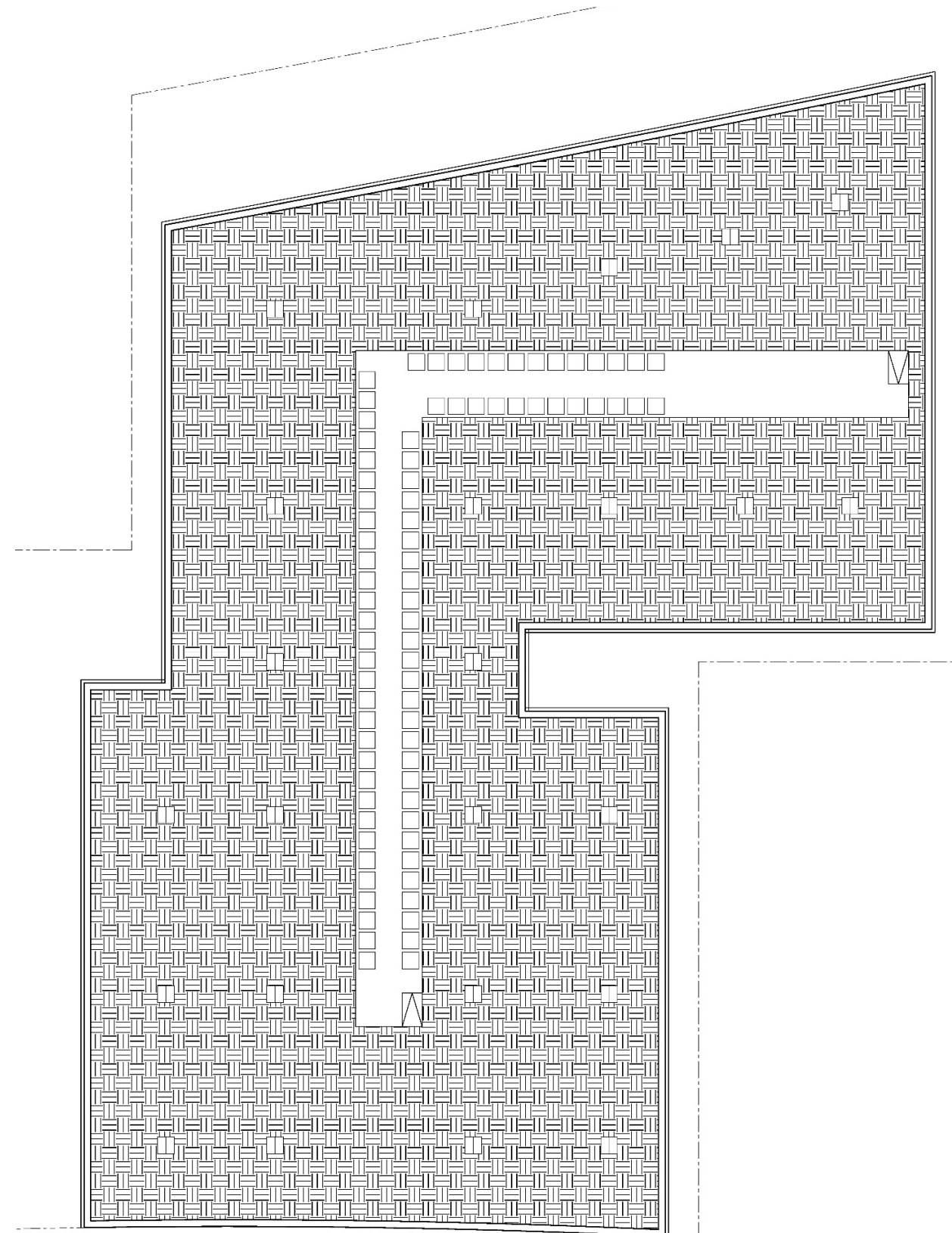
- (81) residential units 36 studios & 45 1 bedroom units, ranging in size from 344 s.f. to 553 s.f.

- 1 Bedroom
- Studio



Floor Plans

Mechanical / Green roof



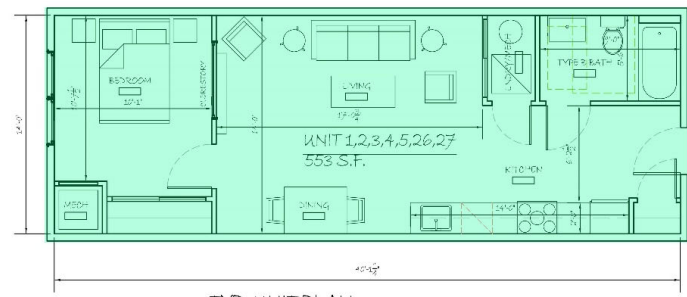
- AC condensers & mechanical access roof hatches for maintenance only
- No habitable roof deck permitted due to 4th district overlay
- Green roof in accordance w/ PWD stormwater regulations

MECHANICAL / GREEN ROOF PLAN

Floor Plans

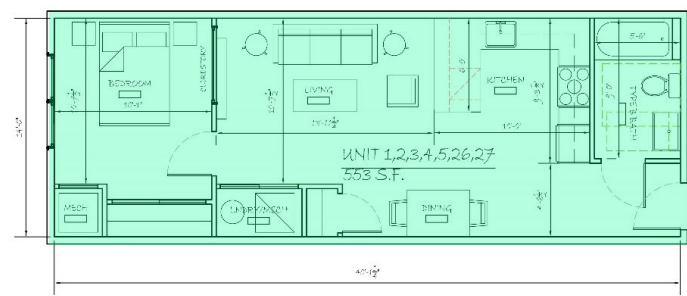
Unit type plans

UNITS
#1,2,3,4,5,26,27
553 S.F.



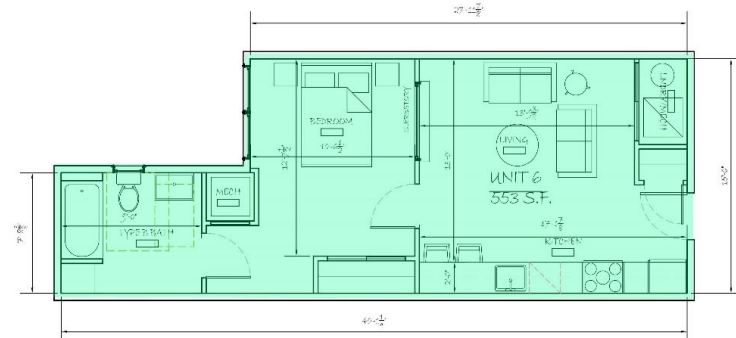
TYP. UNIT PLAN

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



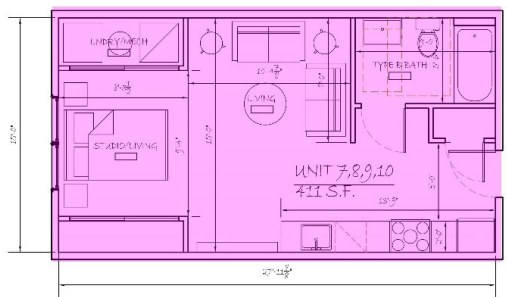
TYP. UNIT PLAN

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



TYP. UNIT PLAN

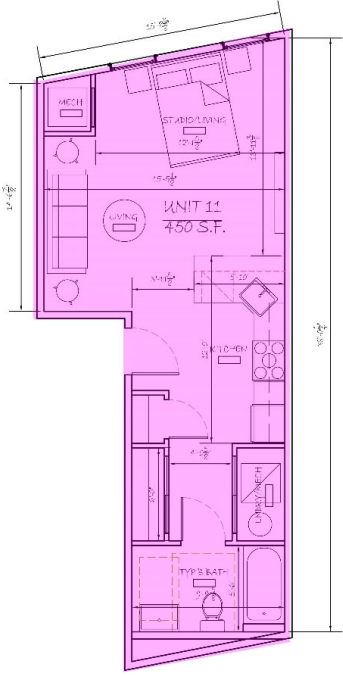
SCALE: 1/4" = 1'-0"



TYP. UNIT PLAN

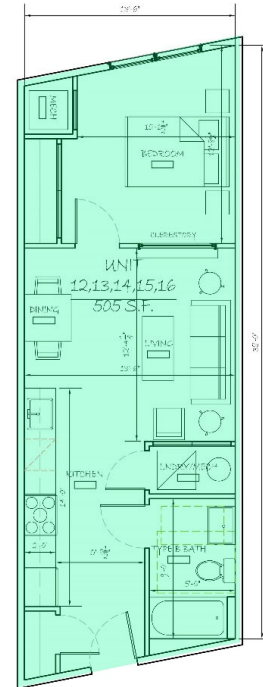
SCALE: 1/4" = 1'-0"

UNITS
#12,13,14,15,16
505 S.F.



TYP. UNIT PLAN

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



TYP. UNIT PLAN

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

- 1 Bedroom
- Studio

- Second floor
- (27) residential units
 - 12 studios
 - 15 1 bedrooms

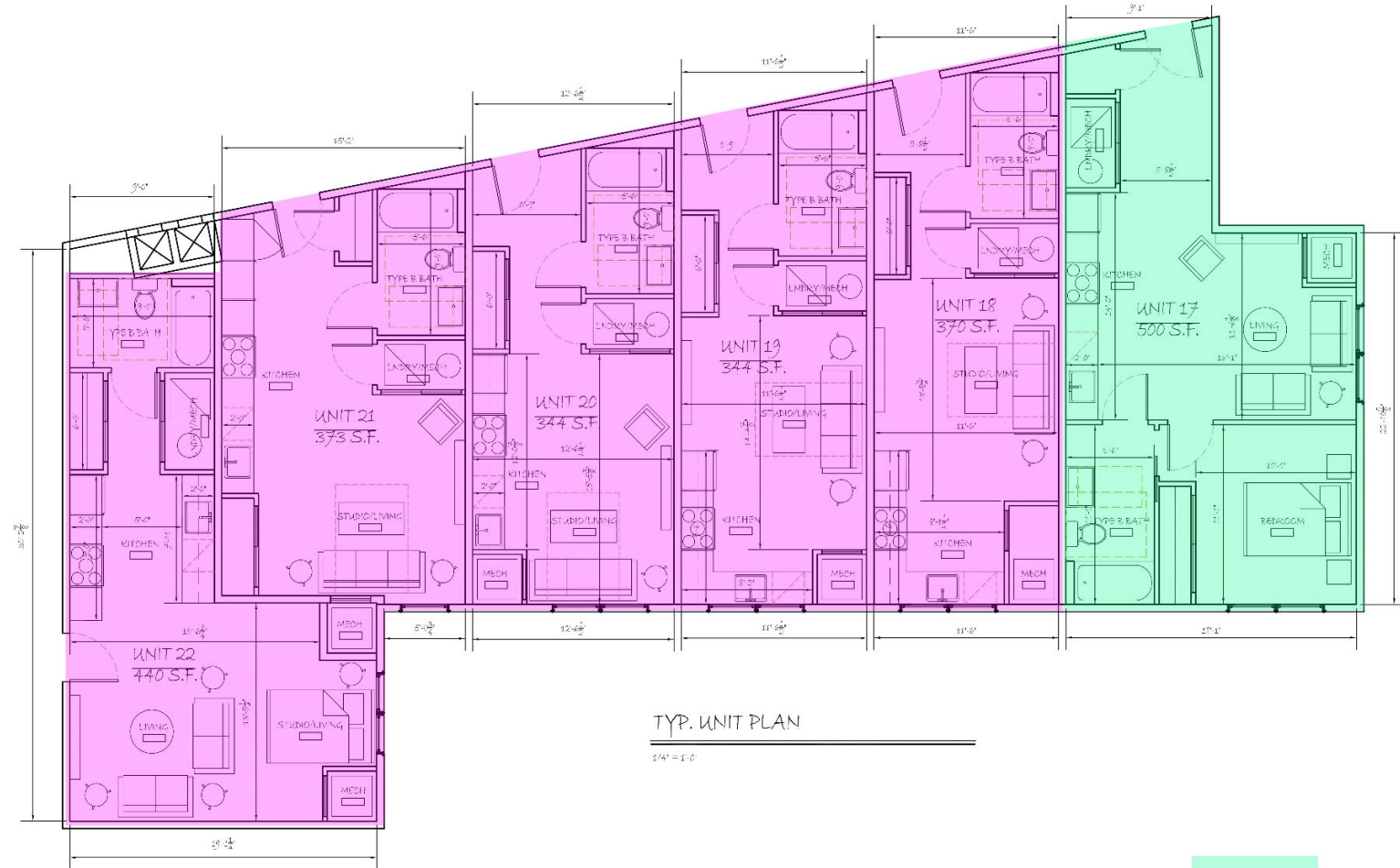
- Third floor
- (27) residential units
 - 12 studios
 - 15 1 bedrooms

- Fourth floor
- (27) residential units
 - 12 studios
 - 15 1 bedrooms

- Building Total
- (81) residential units 36 studios & 45 1 bedroom units, ranging in size from 344 s.f. to 553 s.f.

Floor Plans

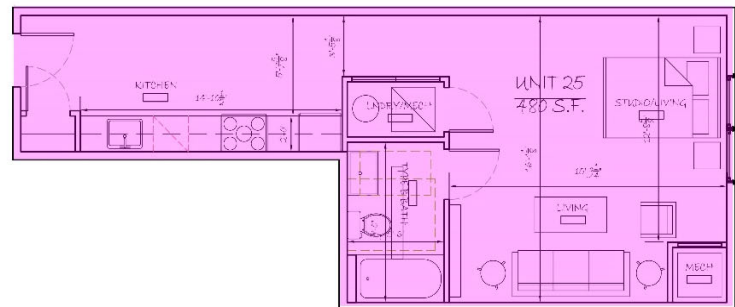
Unit type plans



1 Bedroom

Studio

UNITS
 #23,24
 503 S.F.



- Second floor**
- (27) residential units
 - 12 studios
 - 15 1 bedrooms

- Third floor**
- (27) residential units
 - 12 studios
 - 15 1 bedrooms

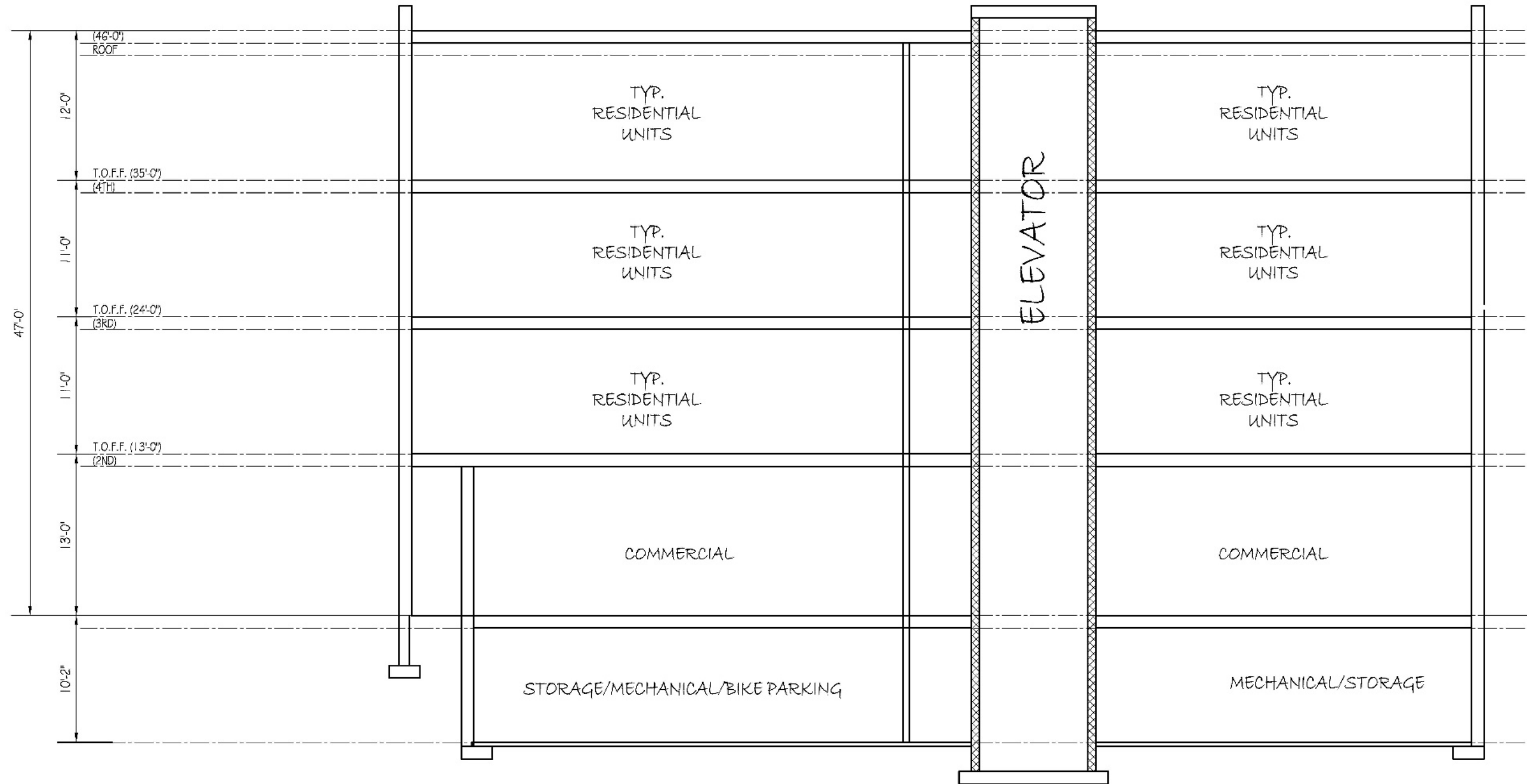
- Fourth floor**
- (27) residential units
 - 12 studios
 - 15 1 bedrooms

- Building Total**
- (81) residential units 36 studios & 45 1 bedroom units, ranging in size from 344 s.f. to 553 s.f.



Section

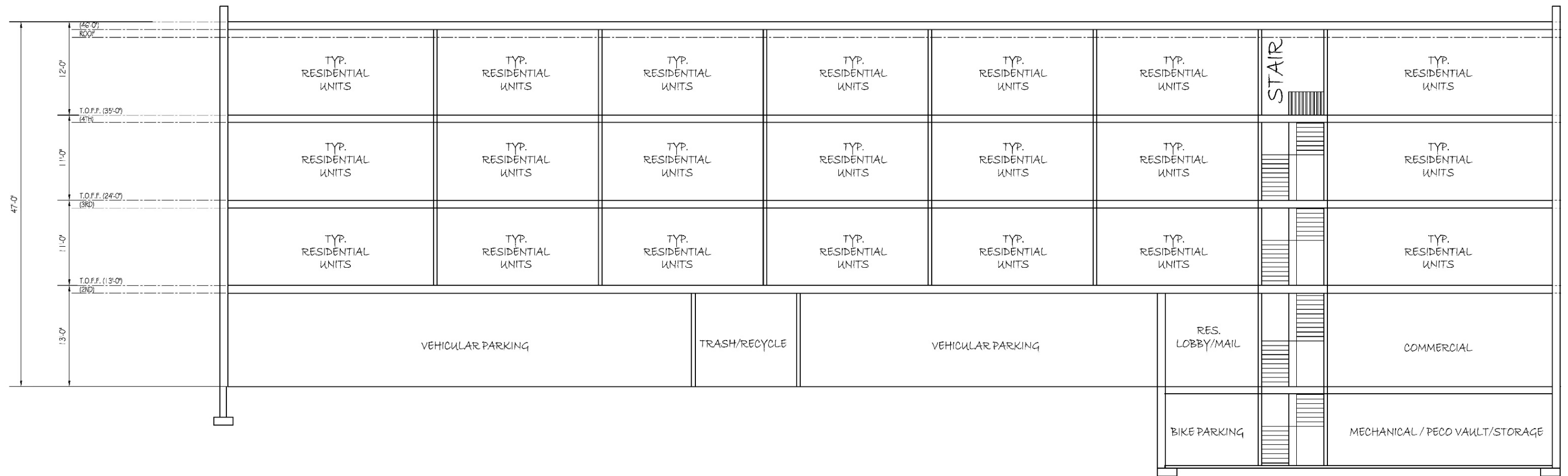
Cross Section



BUILDING CROSS SECTION

Section

Longitudinal Section



BUILDING LONGITUDINAL SECTION

Elevations



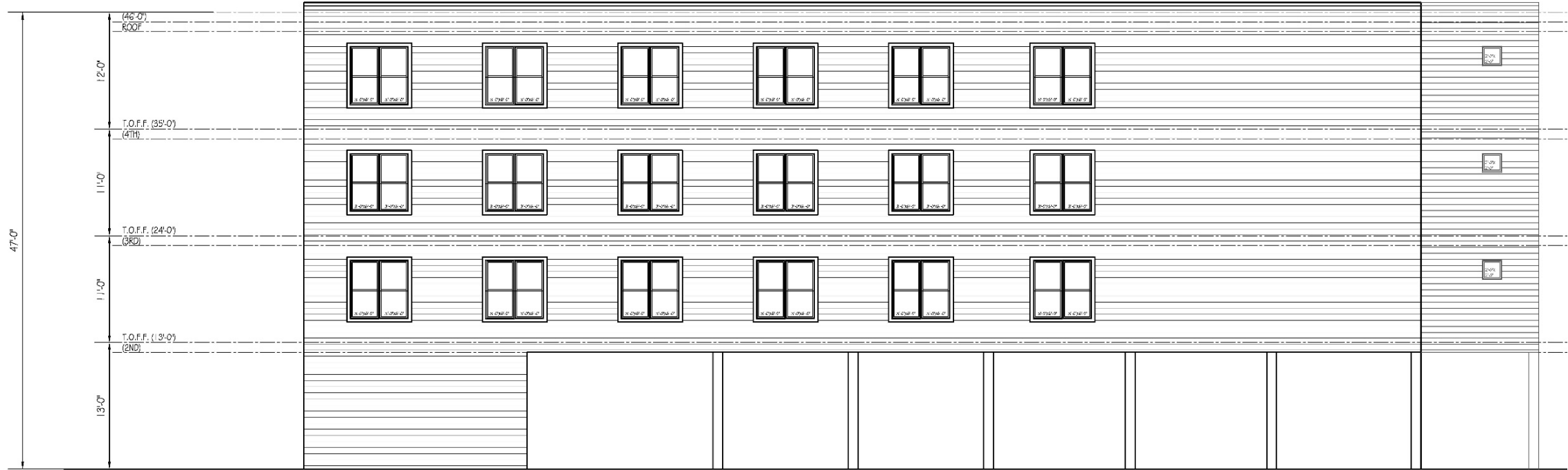
FRONT ELEVATION - 63RD STREET ELEVATION



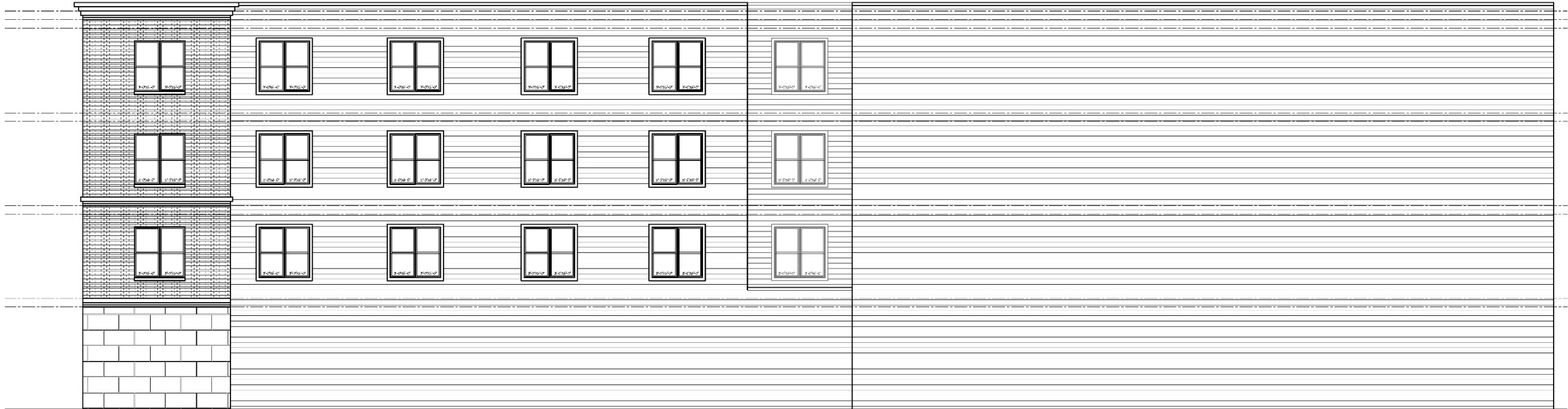
LEFT SIDE ELEVATION



Elevations



REAR ELEVATION

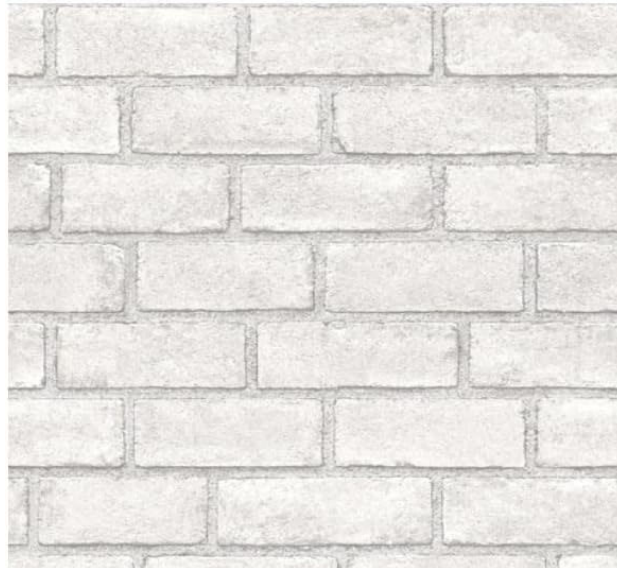


RIGHT SIDE ELEVATION

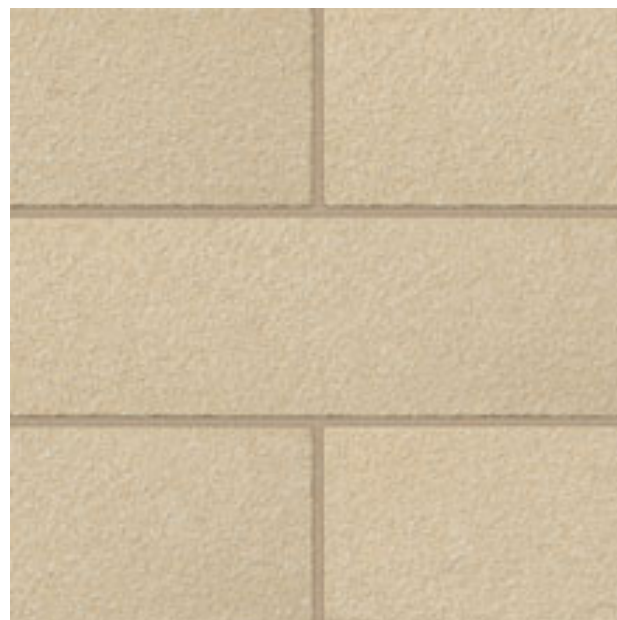
Materials



(5) CAST SONE CORNICE/TRIMS



(1) WHITE BRICK VENEER



(2) CAST STONE VENEER

Building materiality includes a pallet of white brick veneer, limestone cast stone & cast stone trim/cornices as the primary façade elements. Hardie Board siding is used on the sides & rear of the building. Accents of cast stone & black metal are used on the primary facades to reflect the Italianate inspired motif.

The street level transparency allows for pedestrian interaction with commercial spaces, lounges, and other amenity spaces that are part of the proposal.



(3) HARDIE PLANK SIDING



(4) BLACK CURTAIN WALL GLAZING ELEMENTS @ GROUND FLOOR AMENITY SPACES



(6) ARCHITECTURAL GOOSENECK DOWNLIGHTING (TO REDUCE LIGHT NOISE)



BLACK WINDOWS @ RESIDENTIAL UNITS ABOVE

Materials

63rd Street Front Elevation



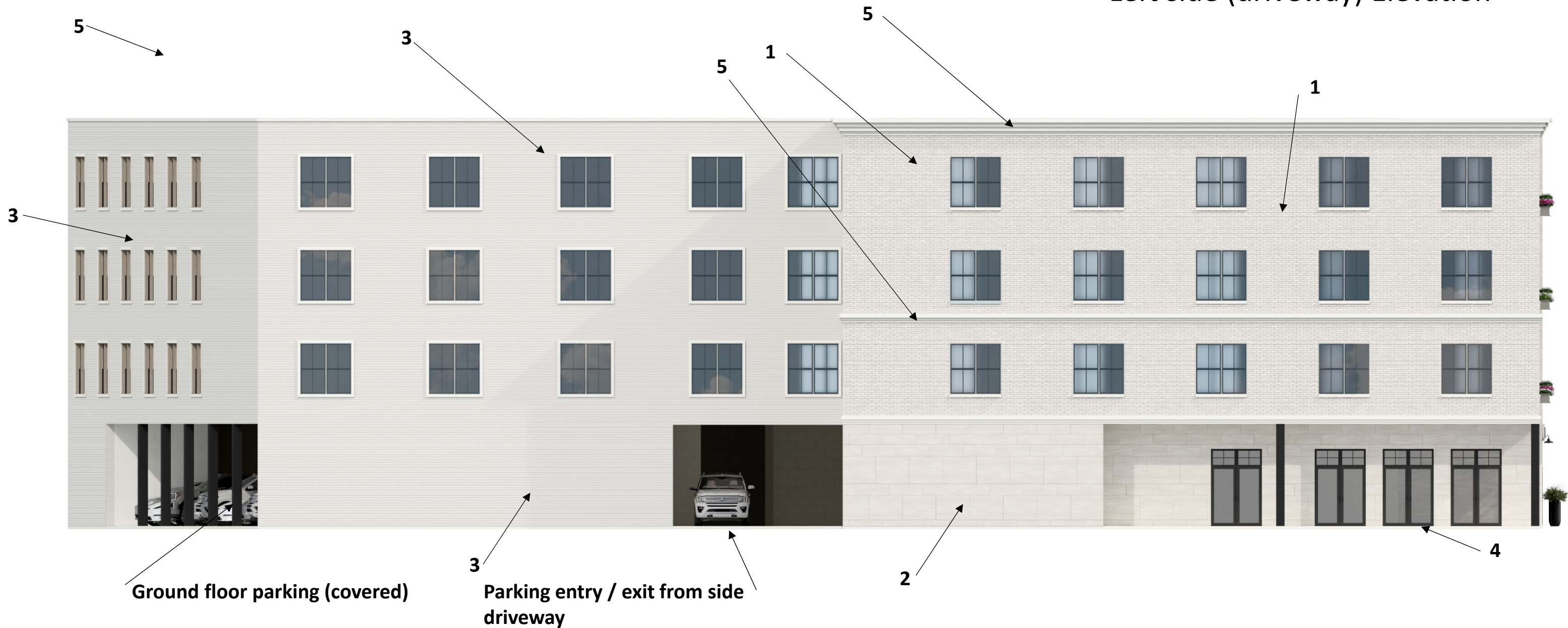
- 1. Brick veneer
- 2. Cast stone Veneer/Accent

- 3. Hardie Plank siding (white)
- 4. Storefront glazing

- 5. Cast stone accents
- 6. Architectural accent lighting

Materials

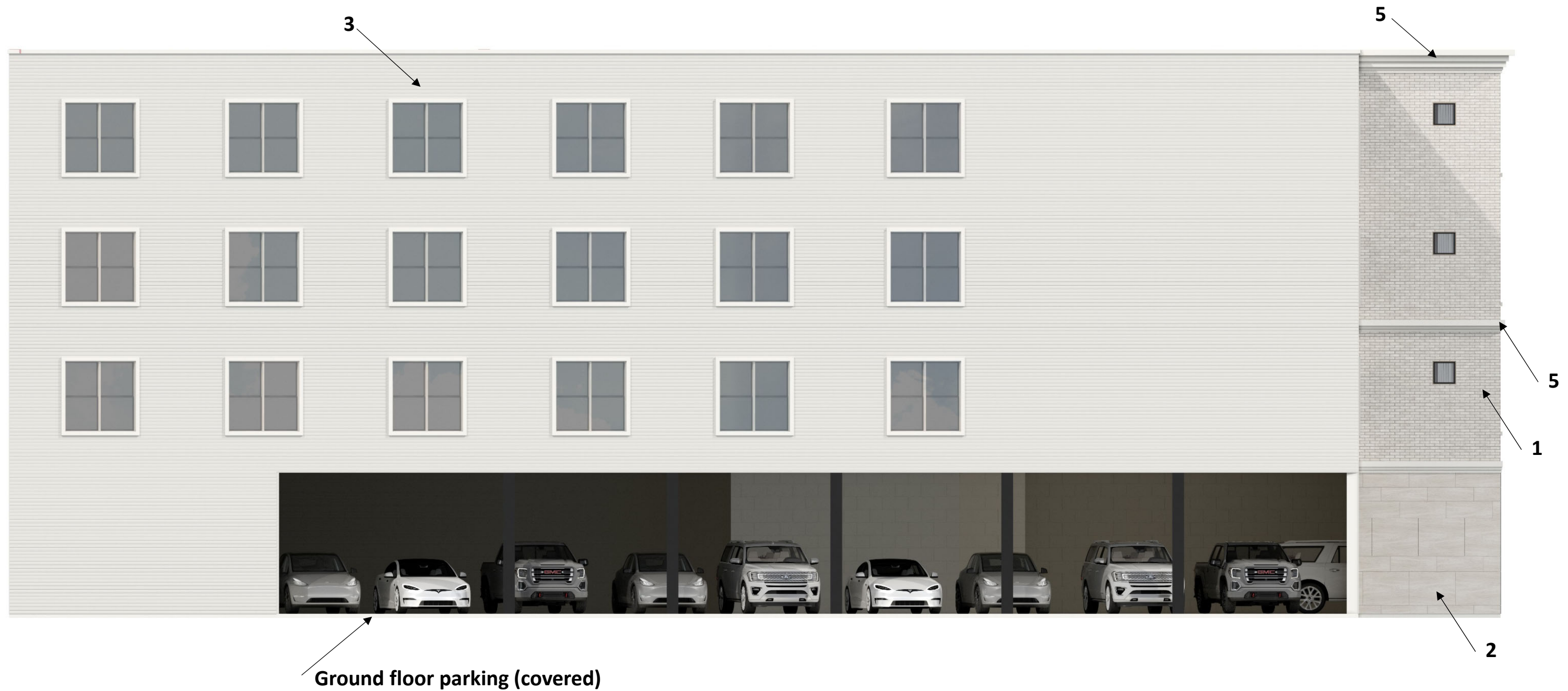
Left side (driveway) Elevation



- 1. Brick veneer
- 2. Cast stone Veneer/Accent
- 3. Hardie Plank siding (white)
- 4. Storefront glazing
- 5. Cast stone accents
- 6. Architectural accent lighting

Materials

Rear Elevation



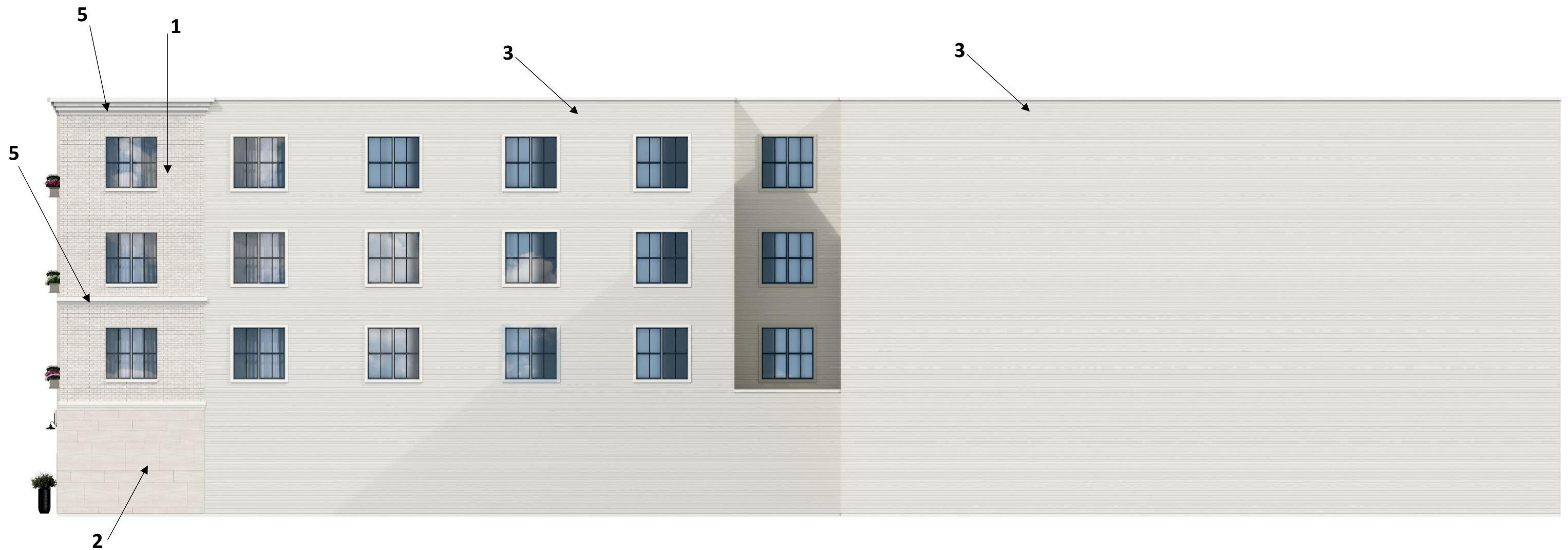
- 1. Brick veneer
- 2. Cast stone Veneer/Accent

- 3. Hardie Plank siding (white)
- 4. Storefront glazing

- 5. Cast stone accents
- 6. Architectural accent lighting

Materials

Right Side Elevation



- | | | |
|-----------------------------|--------------------------------|----------------------------------|
| 1. Brick veneer | 3. Hardie Plank siding (white) | 5. Cast stone accents |
| 2. Cast stone Veneer/Accent | 4. Storefront glazing | 6. Architectural accent lighting |

Renderings



View of complex from N 63rd Street



Complete Streets Handbook

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

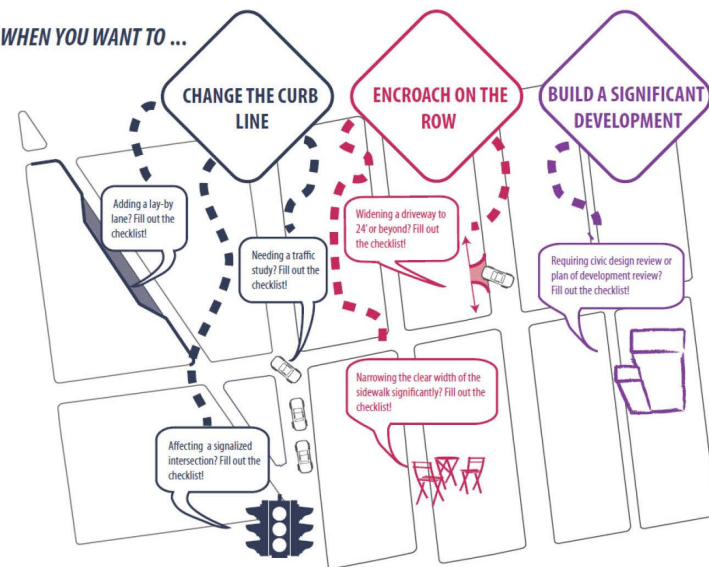
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

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

The Handbook and the checklist can be accessed at <http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx>

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT: _____

DATE _____

FINAL STREETS DEPT REVIEW AND COMMENT: _____

DATE _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.
- All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.
- Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ADA curb-ramp designs must be submitted to Streets Department for review
- Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
 - o Placing of a new street;
 - o Removal of an existing street;
 - o Changes to roadway grades, curb lines, or widths; or
 - o Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

- EXISTING CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - o FULLY DIMENSIONED
 - o CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - o FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - o PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o PROPOSED TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS

*APPLICANTS PLEASE NOTE: ONLY FULL-SIZE, READABLE SITE PLANS WILL BE ACCEPTED. ADDITIONAL PLANS MAY BE REQUIRED AND WILL BE REQUESTED IF NECESSARY

Complete Streets Handbook

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|--|--|
| <p>1. PROJECT NAME
<u>2017R-31 N 63rd St</u></p> <p>3. APPLICANT NAME
<u>Aaron Chau</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>AARON@ROCKURBAN.COM</u>, 267-879-1678</p> <p>6. OWNER NAME
<u>LOFT 63 RD JV, LLC</u></p> <p>7. OWNER CONTACT INFORMATION
<u>AARON@ROCKURBAN.COM</u>, 267-879-1678</p> <p>8. ENGINEER / ARCHITECT NAME
<u>AquaEconomics, LLC</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>PAUL@AQUAECONOMICS.COM</u>, 267-885-9875</p> | <p>2. DATE
<u>6-17-2024</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>On N 63rd St: ~447 LF east of Sherwood Rd and ~ 178 LF west of Woodbine Ave</u></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.

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>N 63rd St</u>	<u>Sherwood Rd</u>	<u>Woodbine Ave</u>	<u>Walkable Commercial Corridors</u>

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

APPLICANT: General Project Information

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
<u>N 63rd St</u>	<u>12/ 15 / 15</u>	<u>15 / 15</u>

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE Required / Existing / Proposed
<u>N 63rd St</u>	<u>7.5/ 6.2 / 11</u>

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

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>17.8'</u>	<u>N 63rd St</u>

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>20'</u>	<u>N 63rd St</u>

Complete Streets Handbook

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

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

DEPARTMENTAL APPROVAL

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
N 63 rd St	4.9/0

_____ / _____

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
N 63 rd St	4/4.5/4

_____ / _____ / _____

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	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	DEPARTMENTAL APPROVAL
▪ Lighting	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Benches	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Street Trees	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Street Furniture	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

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

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

Complete Streets Handbook

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>
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	ON SIDEWALK	OFF-STREET
		Existing / Proposed	Existing / Proposed	Existing / Proposed
2017R-31 N 63rd St	27	0 / 0	0 / 0	0 / 27
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____

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

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

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

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

APPLICANT: Bicycle Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component
Reviewer Comments:

Complete Streets Handbook

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

28. Does the design limit conflict among transportation modes along the curb? YES NO
29. Does the design connect transit stops to the surrounding pedestrian network and destinations? YES NO N/A
30. Does the design provide a buffer between the roadway and pedestrian traffic? YES NO N/A
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? All sidewalk and curbs along the frontage will be replaced thus improving the accessibility, visibility, connectivity, and attractiveness of the site.

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

YES NO

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

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

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

APPLICANT: Urban Design Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

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?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <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>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <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	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Signal Timing and Operation	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Bike Boxes	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <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 type="checkbox"/>	NO <input checked="" 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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

Sustainability Checklist

Civic Sustainable Design Checklist – Updated September 3, 2019

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.
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, building is located (1) block from septa bus stop for bus 63 & 105. Building is also located (2) blocks from 63rd & Malvern Train/bus depot
(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.	Yes, all proposed parking is located @ the ground floor under the building / within garage
(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.	maybe- will consider designating (1) car share space if there is found to be a demand/need for it
(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)	Building has a 20' rear yard setback. From the rear property line to the railway, there is about another 40-60' separation. Landscape buffer & yard trees in rear will help to buffer noise, and building will be constructed w/ sound attenuated insulation
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	open to considerations, however sidewalk is narrow/ crowded w/ street trees, lamposts & parking kiosk

Civic Sustainable Design Checklist – Updated September 3, 2019

(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.	Partially, Green roof provided for stormwater management purposes & recollection of water to be used for green roof & site irrigation
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	Yes green roof, landscape buffer & pervious paved areas onsite comprise more than 30% of the total open area space onsite.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	Yes, B - Green roof / stormwater conceptual approval provided to show PWD approved means & methods for onsite water runoff & management regulations.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	Yes, A - Hardscapes w/ high reflectance
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	Yes, Building shall meet required 2018 IECC energy codes as it relates to Comcheck building envelope & MEP design in accordance w/ 2018 IBC code mandated minimum energy insulative values.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	Yes, design team shall evaluate the use of LED lighting, sensor based lighting both interior & exterior locations.

Sustainability Checklist

Civic Sustainable Design Checklist – Updated September 3, 2019

	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}	Yes
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Proposal includes green roof & various areas of grass & landscape buffering, in addition to yard trees. The addition of landscaping is a net positive as the existing site is currently all paved

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