

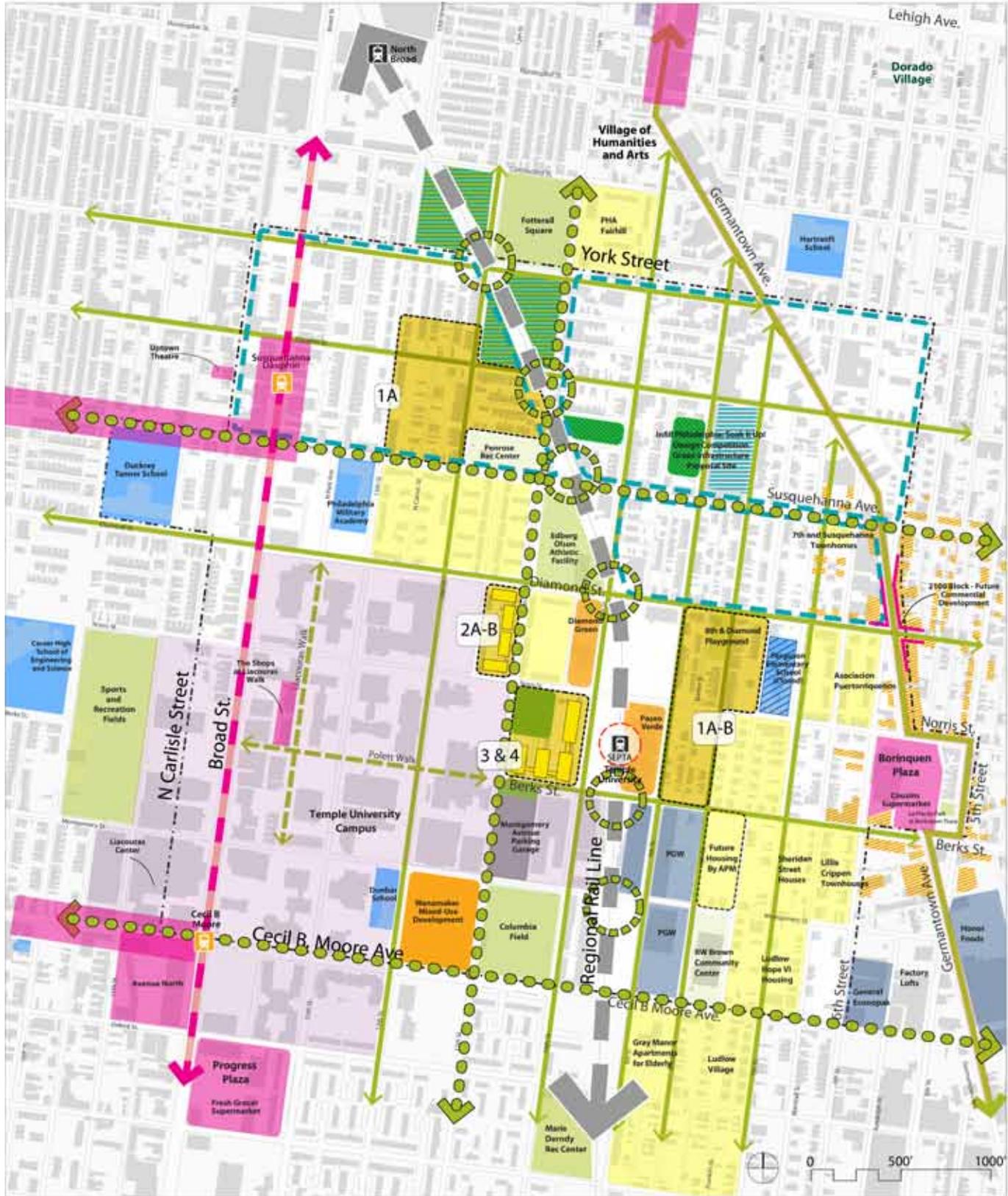
ATTACHMENT 39:
CONCEPTUAL SITE PLAN DESIGN

APPLICANT:
CITY OF PHILADELPHIA O.H.C.D.

FILE NAME:
Att39ConceptualDesign.pdf

Attachment 39

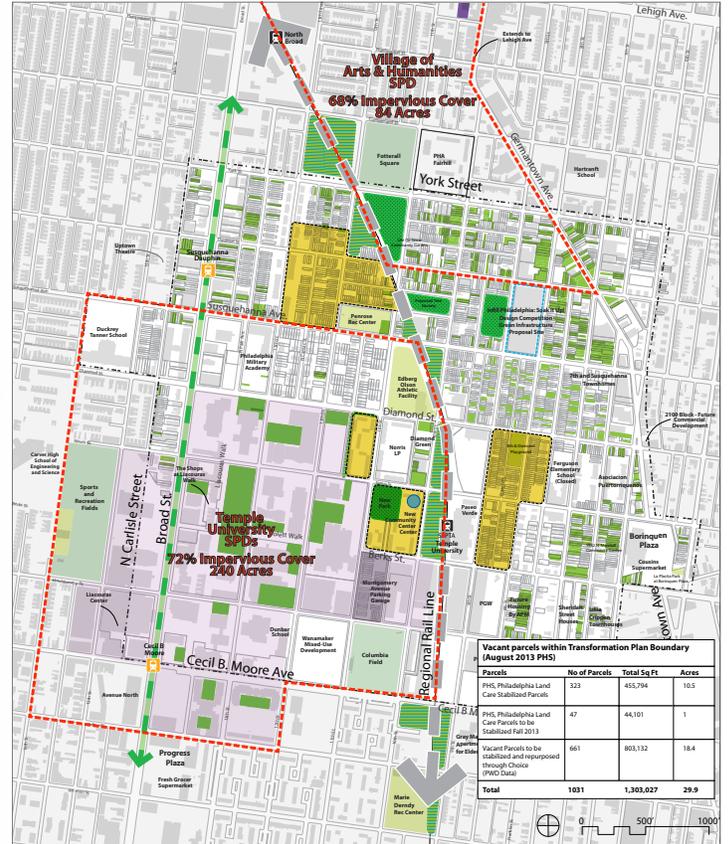
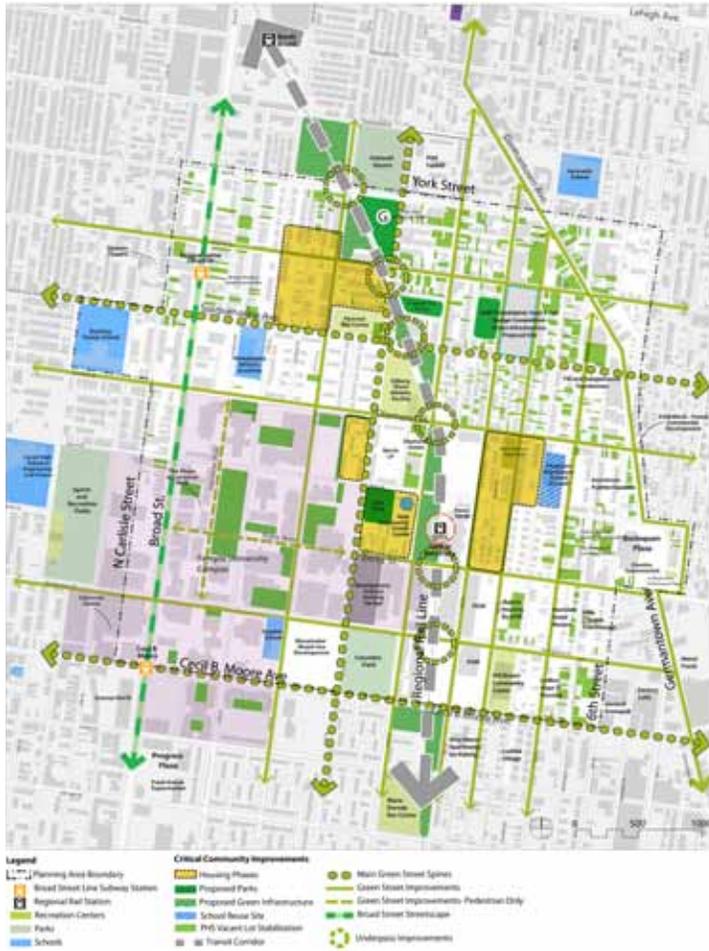
Conceptual Site Plan- Neighborhood Framework Plan



Legend	Housing Phases	Critical Community Improvements	Housing Development Phases
Planning Area Boundary	Housing Phases	Targeted Neighborhood Revitalization	Uptown Triangle Infill Housing
Broad Street Line Subway Station	Proposed Parks	Primary Green Streets	Darien Street Homeownership & Rental
Regional Rail Station	Mixed Use Developments	Green Street Improvements	Marvine Street
Recreation Centers	Strong Stabilized Residential	Green Street Improvements- Pedestrian Only	11th & Berks and Neighborhood Stabilization + Future Infill
Parks	Proposed Green Infrastructure	Transit & Commercial Corridor	
Schools	School Reuse Site	Underpass Improvements	
	Potential Germantown Infill		

Attachment 39

Conceptual Site Plan- Green Infrastructure Plan



GREEN STREETS

PARK STREET HAS A GREAT EXISTING TREE CANOPY



STORMWATER PLANTERS



GREEN STREETS CAN INCLUDE PERMEABLE PAVING, VEGETATED PLANTERS AND STREET TREES



VACANT LOT STABILIZATION

URBAN TREE FARM



VACANT LAND STABILIZATION



POP-UP GARDENS



URBAN AGRICULTURE

GREENSGROW FARMS IN NEARBY KENSINGTON IS A NATIONALLY RECOGNIZED NONPROFIT ORGANIZATION THAT SUPPORTS NEIGHBORHOOD REVITALIZATION THROUGH THE PRACTICE OF SUSTAINABLE URBAN AGRICULTURE.



URBAN GARDENS PROVIDE A NUMBER OF BENEFITS FOR THE ENTIRE COMMUNITY INCLUDING PROVIDING HEALTHY LOCALLY GROWN PRODUCE, ACTIVATING VACANT LOTS, AND BUILDING SOCIAL COHESION.



LIFE DO GROW (LDG) IS AN URBAN GARDEN COLLABORATION OPERATING ON THE CORNER OF 11TH & DAKOTA STREET.



Stormwater Planning Districts:

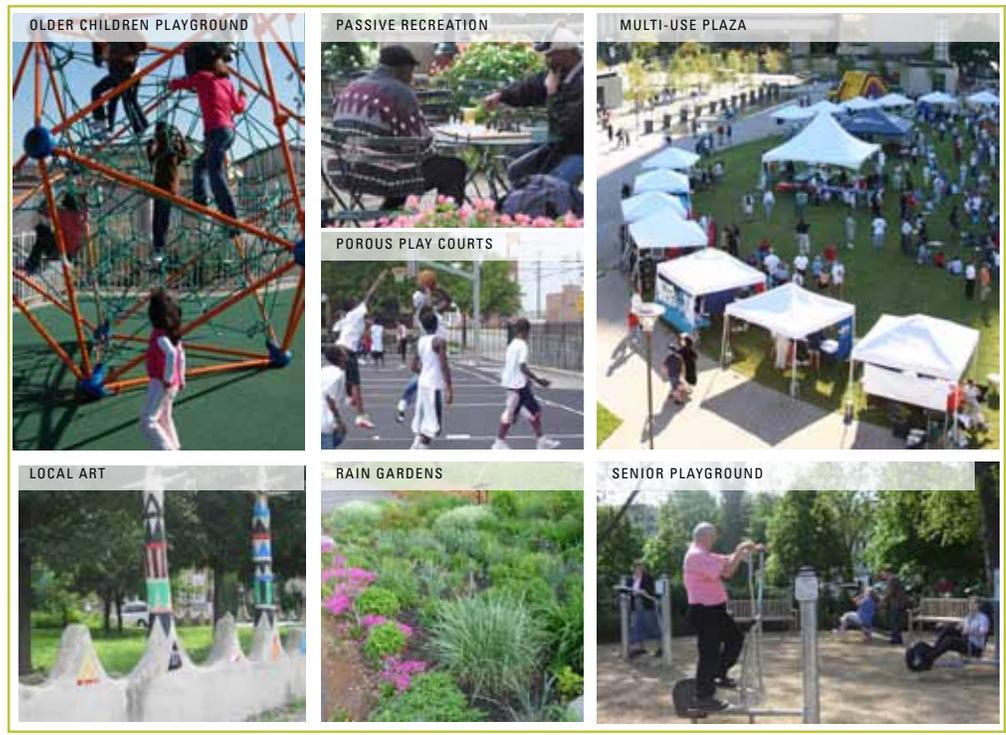
To accomplish the goals in the Long Term Control Plan, Philadelphia Water Department (PWD) has initiated a comprehensive planning process to implement storm water management best practices. Two of the priority Stormwater Planning Districts cover portions of the planning area. Working with stakeholders PWD will lead an effort to identify innovative ways to implement green infrastructure tools including- stormwater tree trenches, green roofs, stormwater planters, pervious paving, and rain gardens.

A **Green Infrastructure Strategy** that incorporates streets, sidewalks, and vacant lots can provide a number of direct benefits for the community including: managing storm water runoff, providing shade, improving air quality, beautifying the neighborhood, and habitat creation thus improving the environmental, economic and social sustainability of the entire neighborhood.

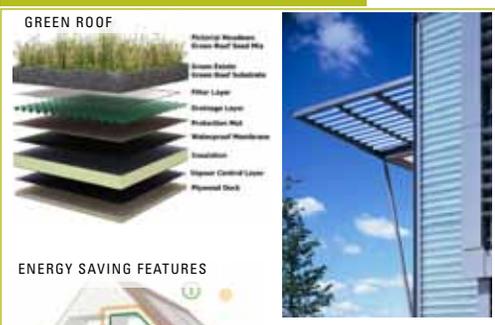
Attachment 39
Conceptual Site Plan



1. Ferguson Elementary School Site
2. 8th and Diamond Playground
3. Phase 1A Infill Housing along 9th Street and Darien Street
4. Paseo Verde Transit Oriented Development
5. Future Housing Development
6. RW Brown Community Center
7. Columbia Field
8. Montgomery Street Parking Garage
9. Phase 2A and 2B Mixed Income and Mixed-Use Development
10. Phase 3 Redevelopment-Townhomes
11. Norris Apartments
12. Diamond Green
13. Edberg Olson Athletic Facility
14. Temple University Main Campus
15. Green Streets
16. Penrose Recreation Center
17. Rain Garden
18. Community Garden
19. Urban Farm & Tree Nursery



GREEN BUILDING ELEMENTS



ENERGY SAVING FEATURES



COMMUNITY PARK

Attachment 39 Conceptual Site Plan

UPTOWN TRIANGLE (PHASE 1A RENTAL)

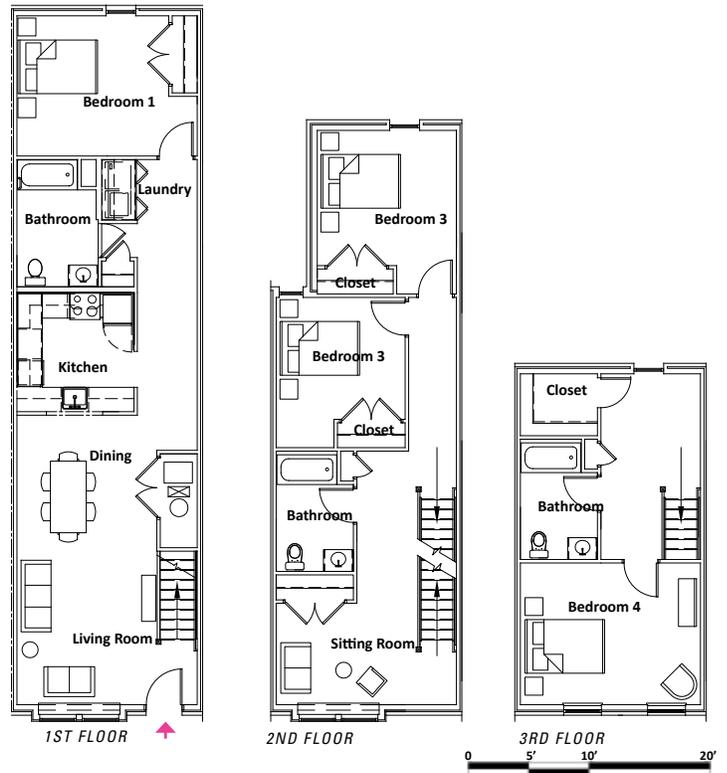
PROPOSED SITE PLAN IDENTIFYING INFILL LOTS



UPTOWN TRIANGLE (PHASE 1A RENTAL) TYPICAL ELEVATION



UPTOWN TRIANGLE (PHASE 1A RENTAL) TYPICAL PLAN



EXISTING CONTEXT



N. CAMAC STREET

PRECEDENT



GLENVIEW TOWNHOMES, JERSEY CITY, NJ



GLENVIEW TOWNHOMES, JERSEY CITY, NJ

Attachment 39 Conceptual Site Plan

DARIEN STREET (PHASE 1A RENTAL + 1B FOR-SALE) PROPOSED SITE PLAN IDENTIFYING INFILL LOTS
 PROPOSED SITE PLAN IDENTIFYING INFILL LOTS



EXISTING CONTEXT



BERKS STREET- PASEO VERDE



8TH STREET



DARIEN STREET

Attachment 39 Conceptual Site Plan

DARIEN STREET (PHASE 1A RENTAL) TYPICAL RENTAL INFILL ELEVATIONS

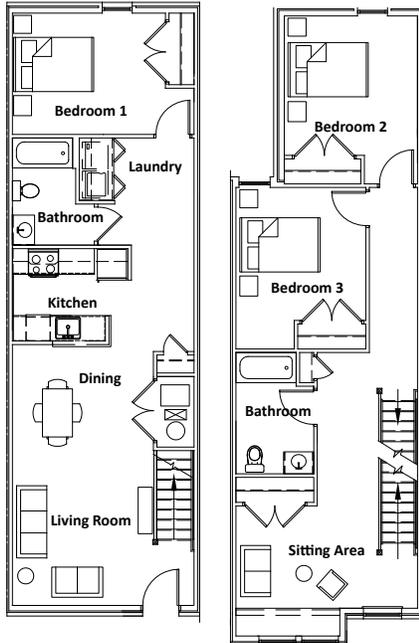


4BR ROWHOUSES



2BR ROWHOUSES

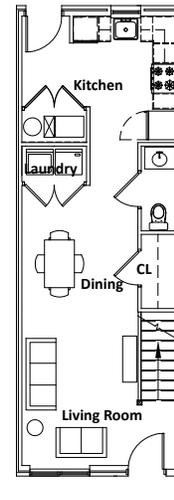
DARIEN STREET (PHASE 1A RENTAL) TYPICAL 2BR & 4BR UNIT PLANS



1ST FLOOR

2ND FLOOR

3RD FLOOR



1ST FLOOR

2ND FLOOR

PRECEDENT



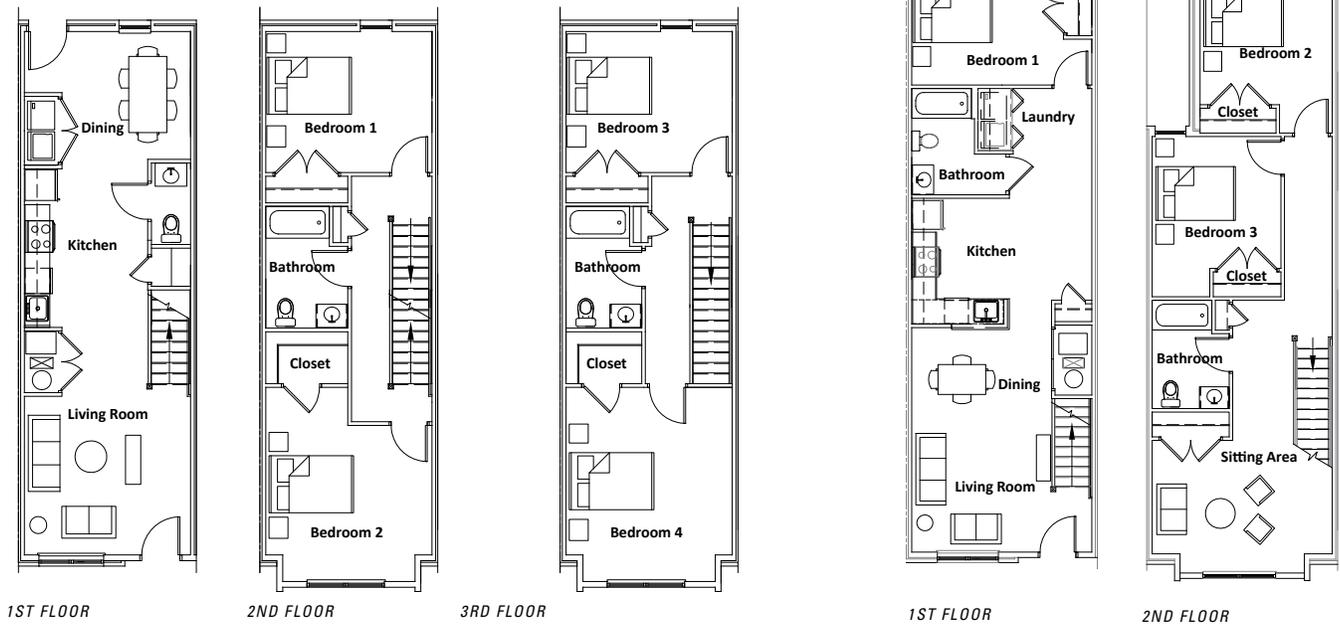
MONTGOMERY HEIGHTS II, NEWARK, NJ

Attachment 39 Conceptual Site Plan

DARIEN STREET (PHASE 1B FOR SALE) TYPICAL FOR SALE INFILL



DARIEN STREET (PHASE 1B FOR SALE) TYPICAL FOR SALE 3 & 4BR UNIT PLANS



PRECEDENT



PASEO VERDE TOWN HOUSES, 9TH + NORRIS ST, PHILADELPHIA

Attachment 39 Conceptual Site Plan

NORRIS (PHASE 2A RENTAL + 2B FOR SALE)
 11TH & BERKS (PHASE 3 + 4) AND CONCEPTUAL SITE PLAN



PHASE 3 + 4		
	UNIT TYPE	UNIT AMOUNT
PHASE 3	1-BR	30
	2-BR	25
	3-BR	5
PHASE 4	1-BR	30
	2-BR	25
	3-BR	5
TOTAL		120

PHASE 2A + 2B		
	UNIT TYPE	UNIT AMOUNT
PHASE 2A	1-BR	7
	2-BR	20
	3-BR	15
	4-BR	5
	3BR	5
2B FOR SALE	4BR	0
TOTAL		52

- ① NORRIS STREET
- ② 11TH & BERKS
- ③ PASEO VERDE
- ④ NORRIS HOMES L.P.
- ⑤ DIAMOND GREEN APARTMENTS
- ⑥ DIAMOND GREEN TOWN HOMES
- ⑦ FLEXIBLE PUBLIC PLAZA
- ⑧ BASKETBALL COURT
- ⑨ TENNIS COURT
- ⑩ PLAYGROUND
- ⑪ TEMPLE PARKING PLAZA

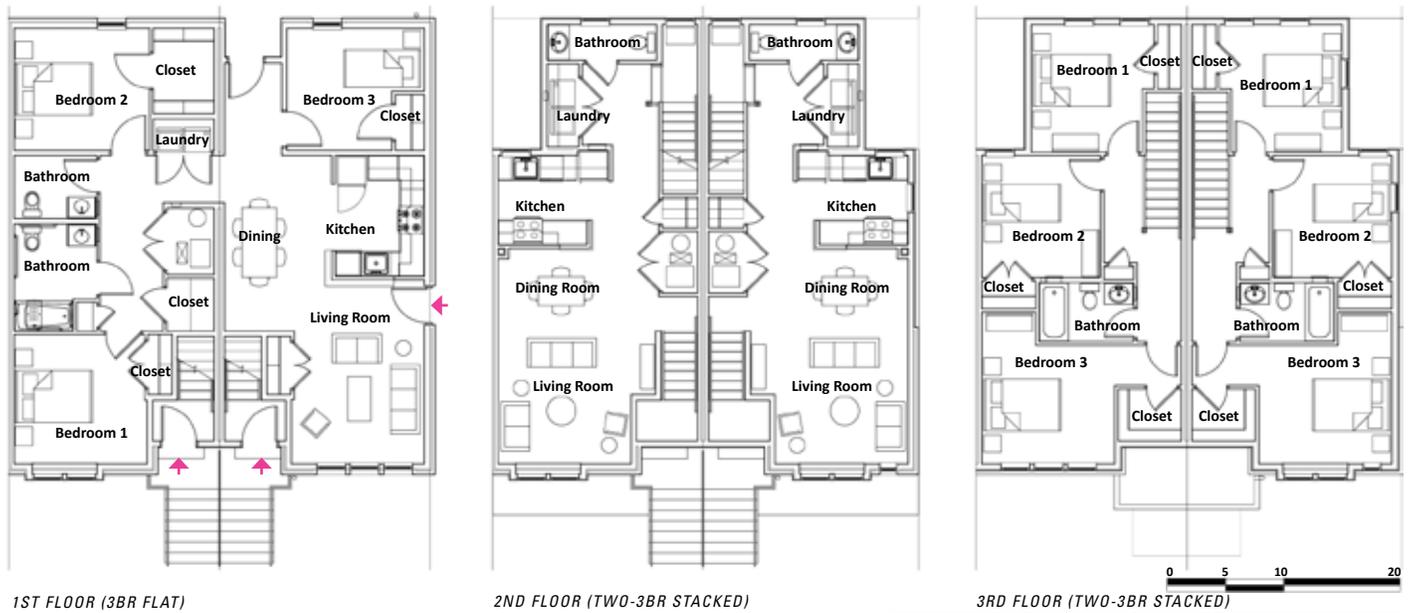
- EXISTING BLDGS
- RECENT NEW INVESTMENTS
- INFILL RENTAL PARCELS
- INFILL FOR SALE PARCELS
- PHASE BOUNDARY

Attachment 39 Conceptual Site Plan

NORRIS STREET (PHASE 2A RENTAL) TYPICAL ELEVATIONS



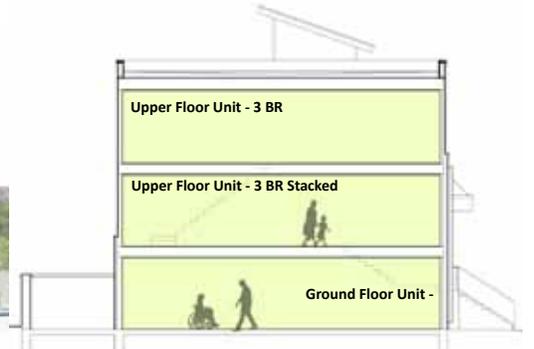
NORRIS STREET (PHASE 2A RENTAL) 3 BR FLAT & TWO 3 BR STACKED UNIT PLANS



PRECEDENT



PASEO VERDE TOWN HOUSES, 9TH + NORRIS ST, PHILADELPHIA



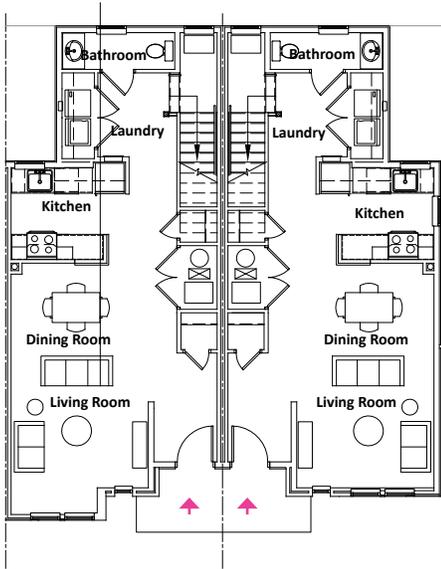
SECTION THROUGH RENTAL TOWNHOUSE

Attachment 39 Conceptual Site Plan

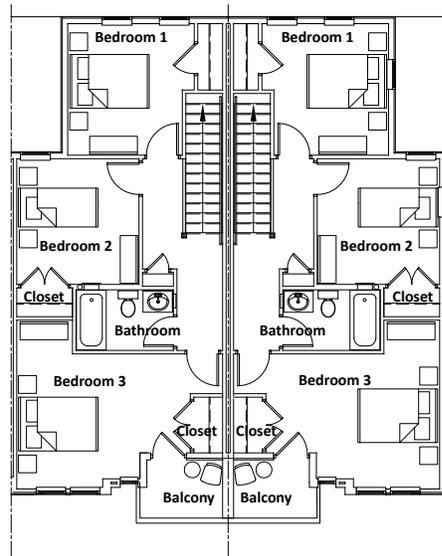
NORRIS STREET (PHASE 2B FOR-SALE) TYPICAL ELEVATIONS



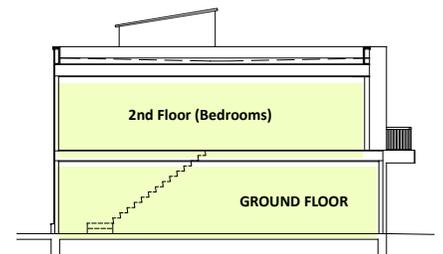
NORRIS STREET (PHASE 2B FOR SALE) 3 BR UNIT PLANS



1ST FLOOR



2ND FLOOR



SECTION THROUGH FOR SALE ROWHOUSE

PRECEDENT



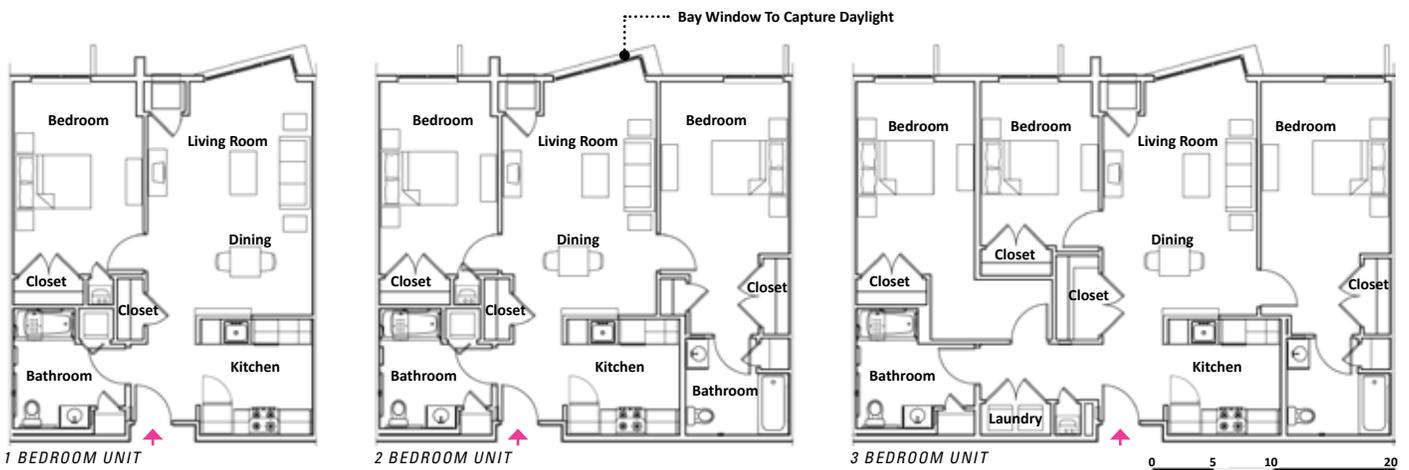
MONTGOMERY HEIGHTS II, NEWARK, NJ

Attachment 39 Conceptual Site Plan

11TH & BERKS (PHASE 3 + 4) TYPICAL ELEVATIONS



11TH & BERKS(PHASE 3 + 4) TYPICAL UNIT PLANS



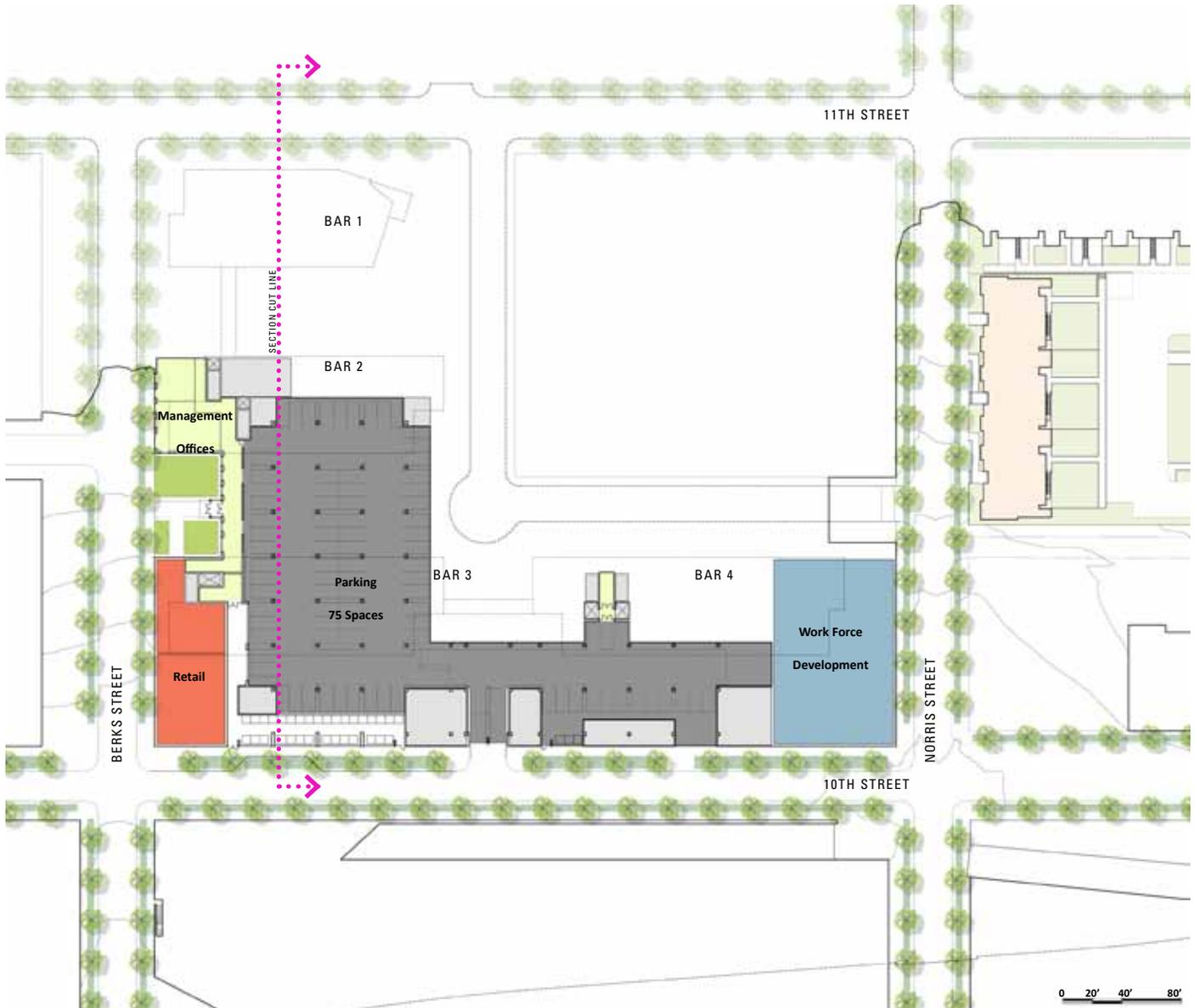
PRECEDENT



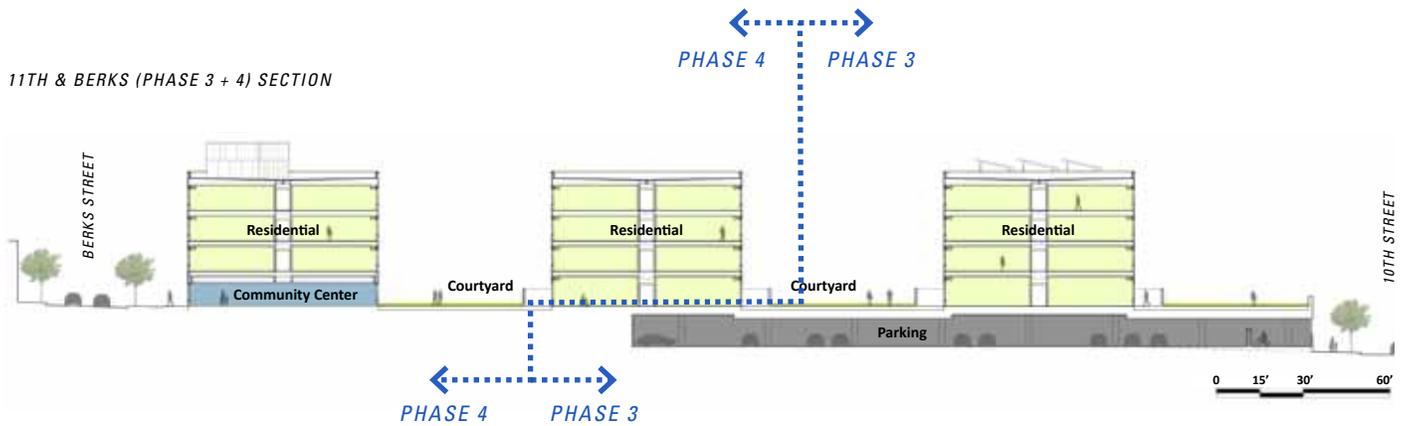
PASEO VERDE (9TH STREET & BERKS STREET), PHILADELPHIA

Attachment 39 Conceptual Site Plan

11TH & BERKS (PHASE 3 + 4) FIRST FLOOR PLAN



11TH & BERKS (PHASE 3 + 4) SECTION



Attachment 39 Conceptual Site Plan

Views



Rendering of proposed Transit Oriented Development at 11th and Berks.



11th and Berks Street View - Existing Norris Apartments

View Uptown Triangle - Proposed Infill Housing Development