ATTACHMENT 39:

CONCEPTUAL SITE PLAN DESIGN

APPLICANT:

CITY OF PHILADELPHIA O.H.C.D.

FILE NAME:

Att39ConceptualDesign.pdf
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.
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
Attachment 39 Conceptual Site Plan

UPTOWN TRIANGLE (PHASE 1A RENTAL)
PROPOSED SITE PLAN IDENTIFYING INFILL LOTS

PHASE 1A

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
<th>AMOUNT</th>
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<tr>
<td>1-BR</td>
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<td>2-BR</td>
<td>8</td>
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<td>3-BR</td>
<td>12</td>
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<td>4-BR</td>
<td>4</td>
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<tr>
<td>5-BR</td>
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<td>TOTAL</td>
<td>40</td>
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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**

**PHASE 1A+1B**

<table>
<thead>
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<th>UNIT AMOUNT</th>
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<td>9</td>
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<tr>
<td>2-BR</td>
<td>14</td>
</tr>
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<td>3-BR</td>
<td>25</td>
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<td>4-BR</td>
<td>10</td>
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<tr>
<td>5-BR</td>
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<td>4-BR</td>
<td>11</td>
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<td>SALE TOTAL</td>
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<tr>
<td>TOTAL</td>
<td>85</td>
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**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

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

1ST FLOOR

2ND FLOOR

3RD FLOOR

PRECEDENT

MONTGOMERY HEIGHTS II, NEWARK, NJ
Attachment 39 Conceptual Site Plan

**Darien Street (Phase 1B for Sale) Typical for Sale Infill**

**3BR Rowhouses**

**4BR Rowhouses**

**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

NORTH CENTRAL PHILADELPHIA CHOICE NEIGHBORHOODS

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

PHASE 2A + 2B

PHASE 2A

PHASE 3 + 4

PHASE 4

Norris Street

11th & Berks

Paseo Verde

Norris Homes L.P.

Diamond Green Apartments

Diamond Green Town Homes

Flexible Public Plaza

Basketball Court

Tennis Court

Playground

Temple Parking Plaza

Existing Bldgs

Recent New Investments

Infill Rental Parcels

Infill For Sale Parcels

Phase Boundary

Phase 2A

Phase 3 + 4

Phase 4

Phase 3

Phase 4

Phase 2A + 2B

Phase 3 + 4

Phase 2A + 2B

Unit Type

1-BR

2-BR

3-BR

1-BR

2-BR

3-BR

Total

Amount

30

25

5

30

25

5

120

7

20

15

5

5

0

52
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
Norris Street (Phase 2B) Typical Elevations

Norris Street (Phase 2B for sale) 3 BR Unit Plans

Precedent

Montgomery Heights II, Newark, NJ
11TH & BERKS (PHASE 3 + 4) TYPICAL ELEVATIONS

BERKS STREET ELEVATION

11TH & BERKS PHASE 3 + 4 TYPICAL UNIT PLANS

1 BEDROOM UNIT

2 BEDROOM UNIT

3 BEDROOM UNIT

PRECEDEANT

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

PHASE 4  PHASE 3

11TH STREET
10TH STREET
N. 11TH STREET
N. 10TH STREET
N. ALDER STREET
N. MARVINE STREET
N. 9TH STREET
N. 8TH STREET
DARIEN STREET
TEMPLE UNIVERSITY CAMPUS
SEPTA-TEMPLE UNIVERSITY STATION
DROP-OFF GARAGE
EDBERG-OLSON FOOTBALL PRACTICE FACILITY
BAR 1
BAR 2
BAR 3
BAR 4
Management Offices
Retail
Parking 75 Spaces
Community Center
Courtyard
Residential
Courtyard
Residential
Courtyard
Parking

PG 8 ELEV
PG 9 ELEV

12 of 13
Attachment 39 Conceptual Site Plan

Views

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

PROPOSED

PROPOSED

EXISTING

EXISTING

11th and Berks Street View - Existing Norris Apartments

View Uptown Triangle - Proposed Infill Housing Development