



## CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 698338

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

This project creates more than 100,000 new gross floor area and creates more than 100

additional dwelling units.

### PROJECT LOCATION

Planning District: <u>Central</u>	Council District: <u>1</u>
Address: <u>1100 Market Street</u>	
<u>Philadelphia, PA</u>	
Is this parcel within a Master Plan District? Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

### CONTACT INFORMATION

Applicant Name: <u>Jennifer Tintenfass, Esq.</u>	Primary Phone: <u>215-665-2028</u>
Email: <u>jtintenfass@cozen.com</u>	Address: <u>1650 Market Street, Suite 2800</u>
	<u>Philadelphia, PA 19103</u>
Property Owner: <u>TRS Stephen Girard</u>	Developer: <u>Girard Square A NY LP</u>
Architect: <u>BLT Architects/Jennifer Burnside</u>	

CONTINUED ON NEXT PAGE

**SITE CONDITIONS**

Site Area: 87,696 sf, District Standards

Existing Zoning: CMX-5 Are Zoning Variances required? Yes  No

**SITE USES**

Present Use: Vacant/Previously approved work in progress

Proposed Use:

*Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):*  
Residential and Retail, 327,055 square feet; 240 additional residential dwellings;  
172 underground accessory parking spaces  
*Proposed # of Parking Units:*

**COMMUNITY MEETING**

Community meeting held: Yes  No  5th Republican Ward

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:  
Date: August 29, 2016 Time: 5:30 P.M.

**ZONING BOARD OF ADJUSTMENT HEARING**

ZBA hearing scheduled: Yes  No  NA

If yes, indicate the date hearing will be held:  
Date: \_\_\_\_\_

EAST MARKET  
1199 LUDLOW STREET  
CDR PRESENTATION  
12 AUGUST 2016



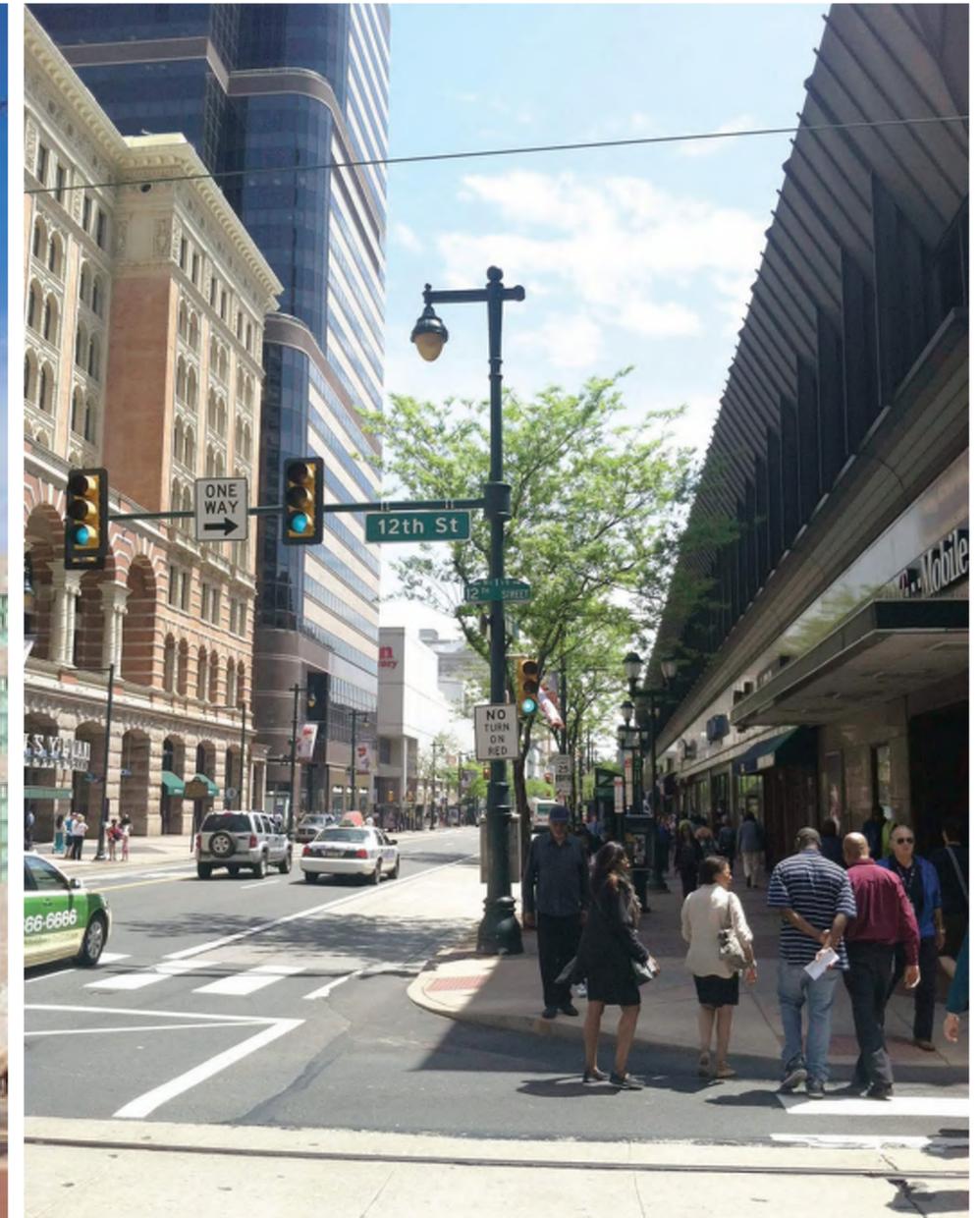
: EAST MARKET  
: 1199 LUDLOW STREET

: DATE: 12 AUGUST 2016  
: PROJECT #: 1313400





VIEW OF MARKET, LOOKING SOUTH WEST



VIEW ON MARKET, LOOKING EAST

EXISTING SITE PHOTOGRAPHS - MARKET STREET



• EAST MARKET  
• 1199 LUDLOW STREET

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VIEW OF 12TH, LOOKING SOUTH EAST



VIEW ON 12TH, LOOKING NORTH

EXISTING SITE PHOTOGRAPHS - 12TH STREET



• EAST MARKET  
• 1199 LUDLOW STREET

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VIEW ON LUDLOW, LOOKING EAST



VIEW ON LUDLOW, LOOKING WEST

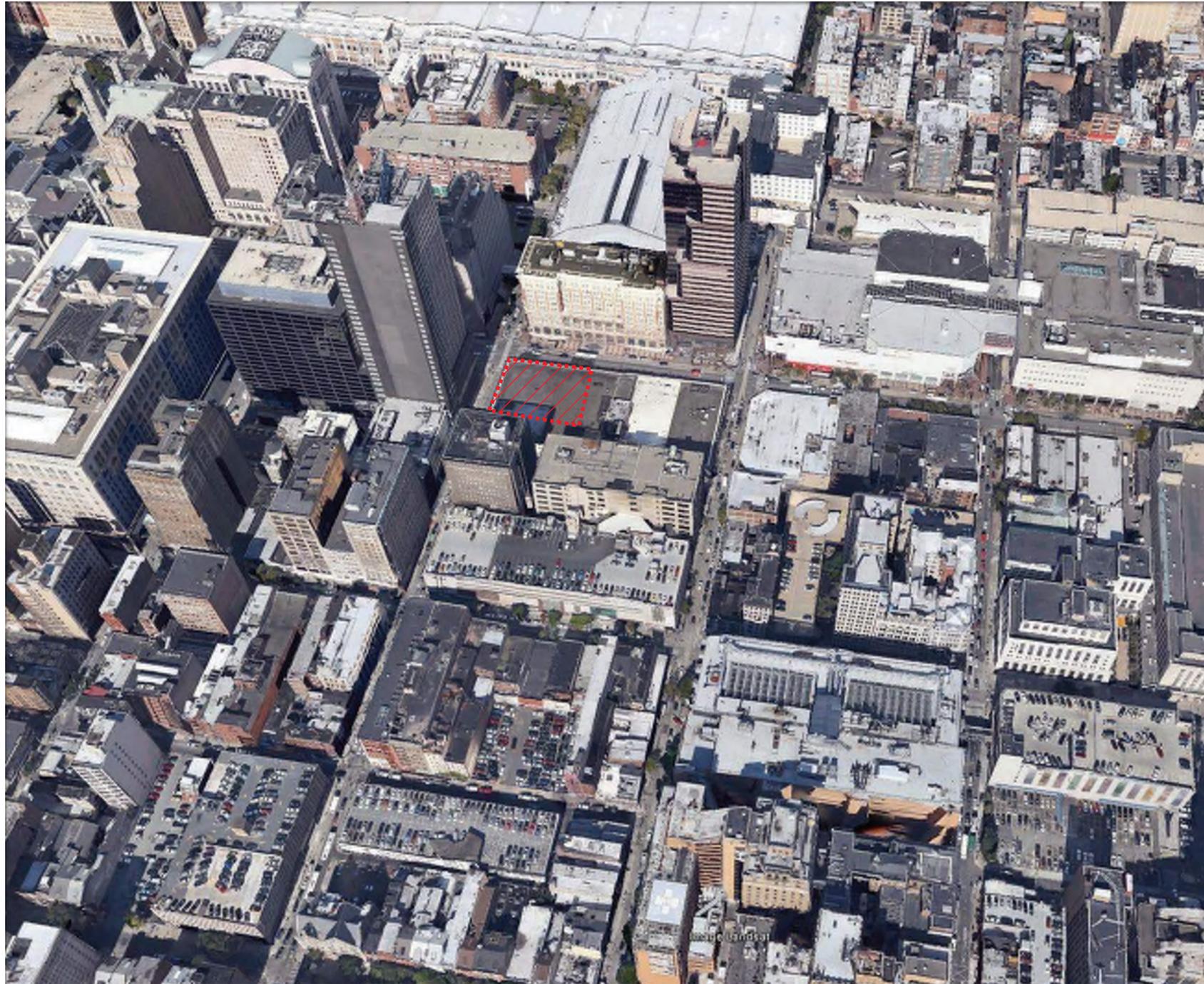
EXISTING SITE PHOTOGRAPHS - LUDLOW STREET



• EAST MARKET  
• 1199 LUDLOW STREET

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SITE AERIAL OBLIQUE



• EAST MARKET  
• 1199 LUDLOW STREET

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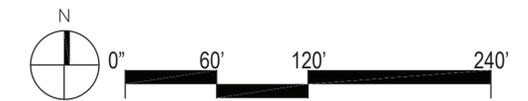
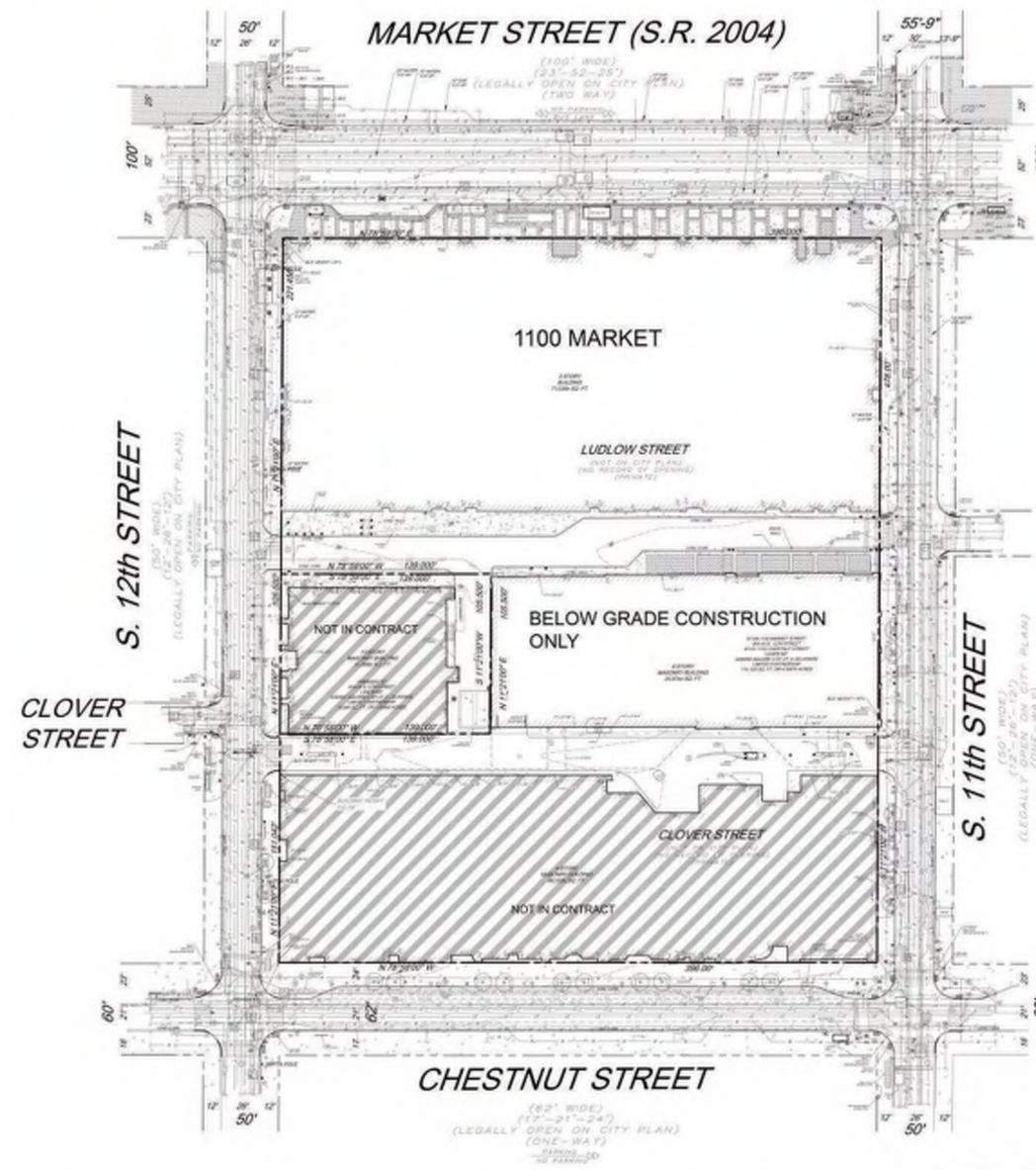
LOCATION PLAN



• EAST MARKET  
• 1199 LUDLOW STREET

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EXISTING SITE SURVEY



: EAST MARKET  
 : 1199 LUDLOW STREET

: DATE: 12 AUGUST 2016  
 : PROJECT #: 1313400



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## INSTRUCTIONS

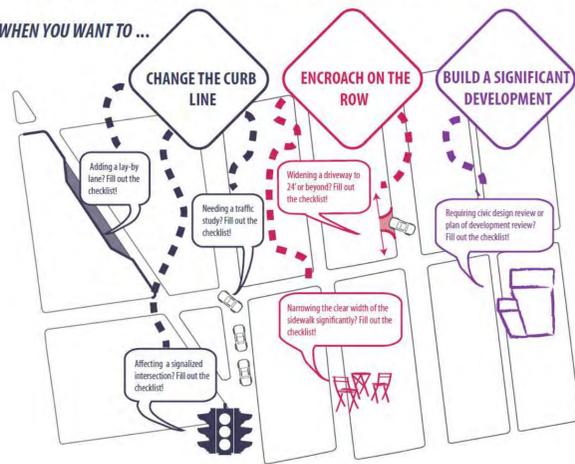
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards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

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FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

[Redacted comment area]

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# COMPLETE STREETS HANDBOOK CHECKLIST

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## 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

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## COMPLETE STREETS HANDBOOK CHECKLIST

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

## COMPLETE STREETS HANDBOOK CHECKLIST

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### GENERAL PROJECT INFORMATION

1. PROJECT NAME <u>1199 Ludlow Street</u>	2. DATE <u>08/11/2016</u>
3. APPLICANT NAME <u>Daniel Killinger; Girard Square, A NY LP</u>	5. PROJECT AREA: list precise street limits and scope <u>The project consists of the construction of a 21-story residential tower containing 240 units. It sits on top of an existing 2-story retail podium. All site improvements were designed and approved with the 1100 Market Street Project.</u>
4. APPLICANT CONTACT INFORMATION <u>900 Seventh Street, NW Suite 900; Washington DC 2001; 646-391-7484; dkillinger@nreadelvelopment.com</u>	
6. OWNER NAME <u>Girard Square, A NY LP</u>	
7. OWNER CONTACT INFORMATION <u>900 Seventh Street, NW, Suite 900 Washington DC 2001</u>	
8. ENGINEER / ARCHITECT NAME <u>Lawrence E. Leso, Jr. PE, PLS; Pennoni Associates Inc.</u>	
9. ENGINEER / ARCHITECT CONTACT INFORMATION <u>3001 Market Street, Suite 200, Philadelphia PA 19104; 215-254-7785; lleso@pennoni.com</u>	

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>11th Street</u>	<u>Market Street</u>	<u>Chestnut Street</u>	<u>High Volume Pedestrian</u>
<u>Market Street</u>	<u>11th Street</u>	<u>12th Street</u>	<u>Civil/Ceremonial Street</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  NO
  - b. Street Furniture such as bus shelters, honor boxes, etc. YES  NO  N/A
  - c. Street Direction YES  NO
  - d. Curb Cuts YES  NO  N/A
  - e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. YES  NO  N/A

## COMPLETE STREETS HANDBOOK CHECKLIST

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



• EAST MARKET  
• 1199 LUDLOW STREET

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### PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)	
	Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
<b>11th Street</b>	<b>16' / 12' / NA</b>	<b>12' / NA</b>
<b>Market Street</b>	<b>20' / 23' / NA</b>	<b>23' / NA</b>
_____	____ / ____ / ____	____ / ____
_____	____ / ____ / ____	____ / ____

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	
<b>11th Street</b>	<b>8' / 8' / NA</b>	
<b>Market Street</b>	<b>10' / 10' / NA</b>	
_____	____ / ____ / ____	
_____	____ / ____ / ____	

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
<b>NA</b>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

#### PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT

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## COMPLETE STREETS HANDBOOK CHECKLIST

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<b>NA</b>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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## COMPLETE STREETS HANDBOOK CHECKLIST

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### 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: \_\_\_\_\_

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• EAST MARKET  
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### 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	
<b>11th Street</b>	NA / ____	
<b>Market Street</b>	NA / ____	
____	____ / ____	
____	____ / ____	

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		
<b>11th Street</b>	4' / 4' / ____		
<b>12th Street</b>	4' / 5' / ____		
____	____ / ____ / ____		
____	____ / ____ / ____		

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  NO   
N/A
- Lighting YES  NO   
N/A
- Benches YES  NO   
N/A

#### DEPARTMENTAL APPROVAL

- YES  NO
- YES  NO
- YES  NO

## COMPLETE STREETS HANDBOOK CHECKLIST

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- Street Trees YES  NO   
N/A
  - Street Furniture YES  NO   
N/A
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

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

APPLICANT: Building & Furnishing Component  
Additional Explanation / Comments: \_\_\_\_

DEPARTMENTAL REVIEW: Building & Furnishing Component  
Reviewer Comments: \_\_\_\_



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• 1199 LUDLOW STREET

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## COMPLETE STREETS HANDBOOK CHECKLIST

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### 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	Existing / Proposed		
<b>1199 Ludlow Street</b>	<b>80</b>	<b>0 / 80</b>	<b>12 / 0</b>				
_____	_____	____/____	____/____	____/____	____/____		
_____	_____	____/____	____/____	____/____	____/____		
_____	_____	____/____	____/____	____/____	____/____		

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

- Conventional Bike Lane YES  NO   
N/A
  - Buffered Bike Lane YES  NO   
N/A
  - Bicycle-Friendly Street YES  NO   
N/A
26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES  NO   
N/A
27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES  NO   
N/A

**DEPARTMENTAL APPROVAL**

- YES  NO

**APPLICANT: Bicycle Component**

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

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## COMPLETE STREETS HANDBOOK CHECKLIST

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**DEPARTMENTAL REVIEW: Bicycle Component**

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

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## COMPLETE STREETS HANDBOOK CHECKLIST

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### 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?  
\_\_\_\_\_

**DEPARTMENTAL APPROVAL**

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

**APPLICANT: Curbside Management Component**

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

**DEPARTMENTAL REVIEW: Curbside Management Component**

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

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• **EAST MARKET**  
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## COMPLETE STREETS HANDBOOK CHECKLIST

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### VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, identify existing and proposed lane widths and the design speed for each street frontage; If not, go to question No. 35

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

33. What is the maximum AASHTO design vehicle being accommodated by the design? WB-50
34. Will the project affect a historically certified street? An [inventory of historic streets](#)<sup>(1)</sup> 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

#### APPLICANT: Vehicle / Cartway Component

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

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## COMPLETE STREETS HANDBOOK CHECKLIST

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### DEPARTMENTAL REVIEW: Vehicle / Cartway Component

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

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

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## COMPLETE STREETS HANDBOOK CHECKLIST

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### URBAN DESIGN COMPONENT (Handbook Section 4.8)

40. Does the design incorporate windows, storefronts, and other active uses facing the street? YES  NO  N/A
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)? YES  NO  N/A
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

#### DEPARTMENTAL APPROVAL

- YES  NO
- YES  NO
- YES  NO

#### APPLICANT: Urban Design Component

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

### DEPARTMENTAL REVIEW: Urban Design Component

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

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• EAST MARKET  
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### INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

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

- |   |   |  |
|---|---|--|
| 44. Does the design minimize the signal cycle length to reduce pedestrian wait time?  | YES <input type="checkbox"/> NO <input type="checkbox"/><br>N/A <input checked="" 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"/><br>N/A <input checked="" 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?<br><i>If yes, City Plan Action may be required.</i>   | YES <input type="checkbox"/> NO <input type="checkbox"/><br>N/A <input checked="" 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"/><br>N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| ▪ Pedestrian Refuge Islands   | YES <input type="checkbox"/> NO <input type="checkbox"/><br>N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| ▪ Signal Timing and Operation   | YES <input type="checkbox"/> NO <input type="checkbox"/><br>N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |

## COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



- |   |   |  |
|---|---|--|
| ▪ Bike Boxes  | YES <input type="checkbox"/> NO <input type="checkbox"/><br>N/A <input checked="" 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 type="checkbox"/><br>N/A <input checked="" 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 type="checkbox"/> NO <input type="checkbox"/><br>N/A <input checked="" 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

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### ADDITIONAL COMMENTS

#### APPLICANT

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

#### DEPARTMENTAL REVIEW

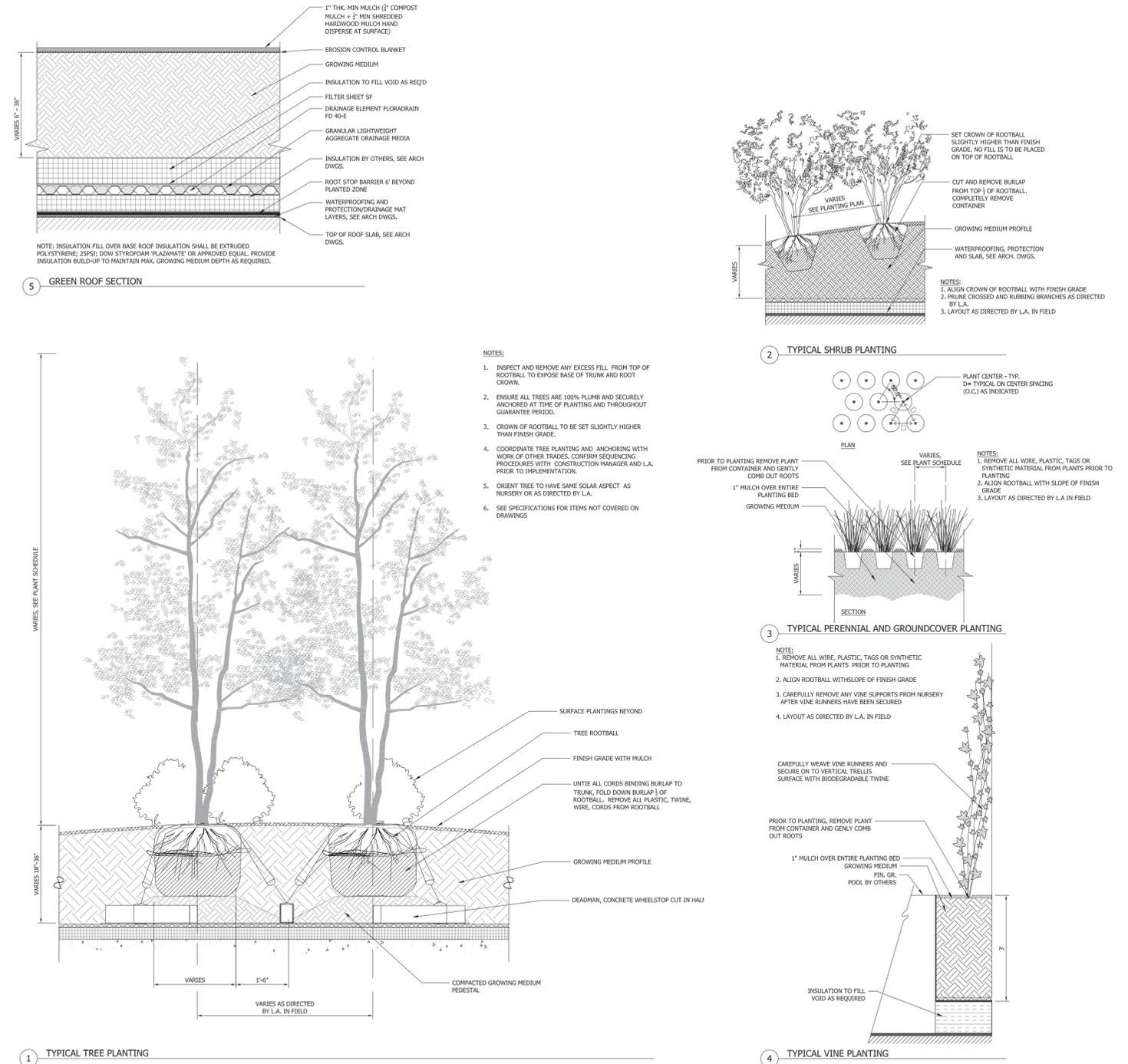
Additional Reviewer Comments: \_\_\_\_\_

## Sustainable Design Elements

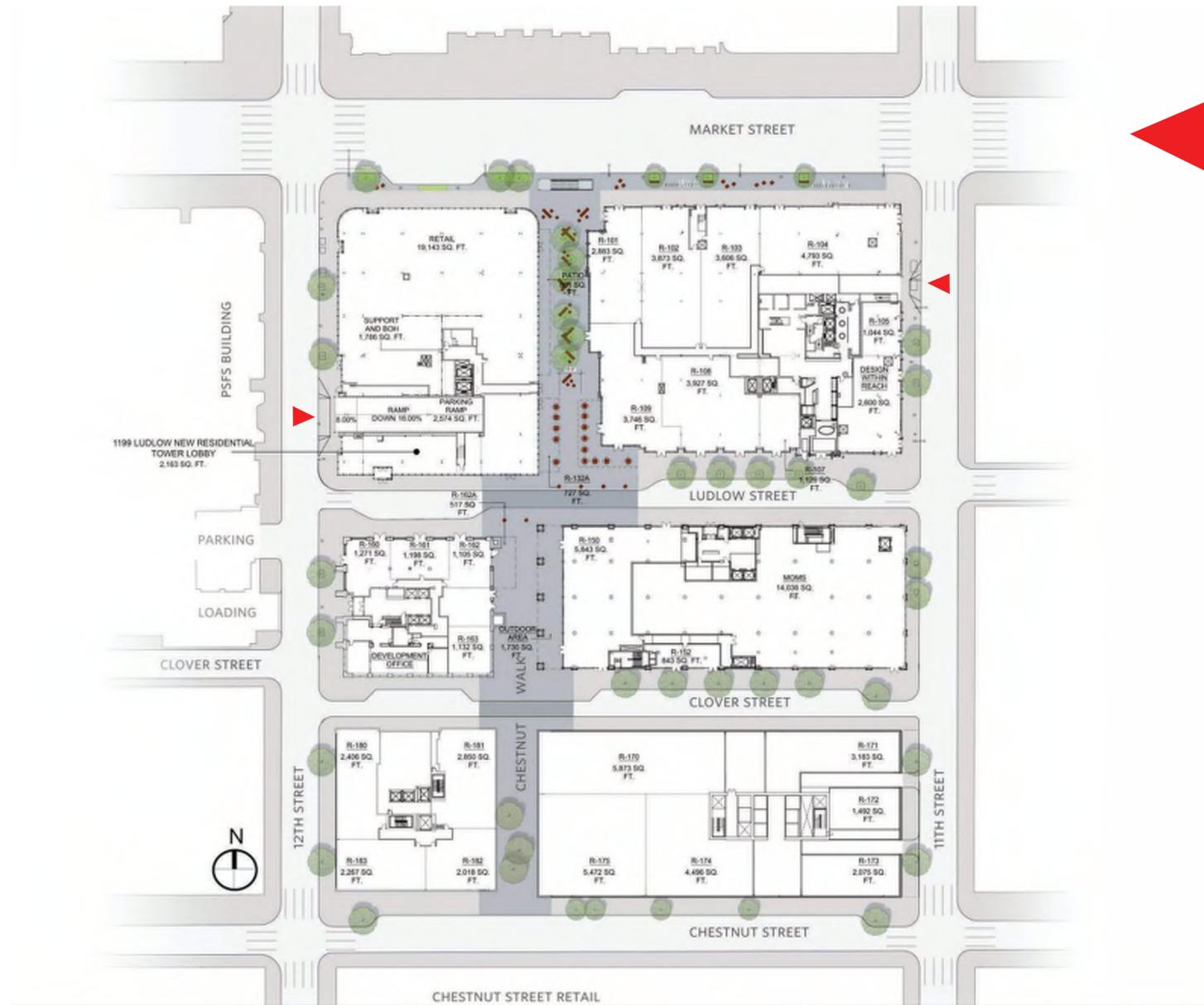
1199 Ludlow Street is the third phase of East Market's re-development in the heart of Center City Philadelphia as bounded by Market Street to the north, 11<sup>th</sup> and 12<sup>th</sup> Streets to the east and west, and Ludlow Street to the south. Once completed, the project will breathe new life into the historic Market East corridor, located just blocks from iconic Philadelphia City Hall, Independence Mall, the landmark Reading Terminal Market and Headhouse, and the Pennsylvania Convention Center. From the late 19<sup>th</sup> century through the first half of the 20<sup>th</sup> century, Market Street east of City Hall was dominated by retail uses, including several Philadelphia-based department stores. In fact, for many years the Girard Square site was the home of Snellenburg's department store. When new development in Center City shifted to areas west of Broad Street beginning in the 1970's and continuing through the 1990's, the Market East corridor began a steady decline. However, East Market is positioned to reverse that trend and to replace blighted storefronts with an exciting, vibrant mixed-use project, highlighted by large format digital signage along Market Street.

This phase of the project provides 240 new market rate residential units with a third floor amenity area including an exterior pool, and landscaped deck as well as interior amenities including lounges, theater and exercise facilities. Sustainable features include:

- The project is located across from Jefferson Station and offers convenient access to public transportation
- Existing bike storage is provided in excess of the zoning requirements and each storage room includes a bike tuning station
- Ten (10) car charging stations are provided within the underground garage (4 designated for the 1199 Ludlow Street)
- Over 4,500 square feet of vegetated green roofs for storm water management
- Plant selections made to minimize irrigation requirements
- Light-colored roofing and pavers specified, where no vegetated roofing, to reduce heat island effect
- The project includes energy efficient mechanical systems.
  - Efficiency measures include the use of natural ventilation for the residential units as well as condensing boilers and other equipment that exceeds the minimum efficiency requirements.
  - Natural ventilation avoids the need to condition and supply ventilation air and reduces the costs associated with conditioning the residential units by as much as 40%.
  - The project's boiler plant will be at least 10% more efficient than the energy code requires and the project's cooling equipment will also be more efficient than code.
  - The retail is serviced by a four-pipe loop HVAC system
- An energy efficient lighting system, using primarily LED lighting, and lighting controls will add to the project's overall energy performance.



## INTENDED SUSTAINABLE DESIGN ELEMENTS




**VEHICLE LOADING & UNLOADING AREAS (EXISTING CONDITIONS)**

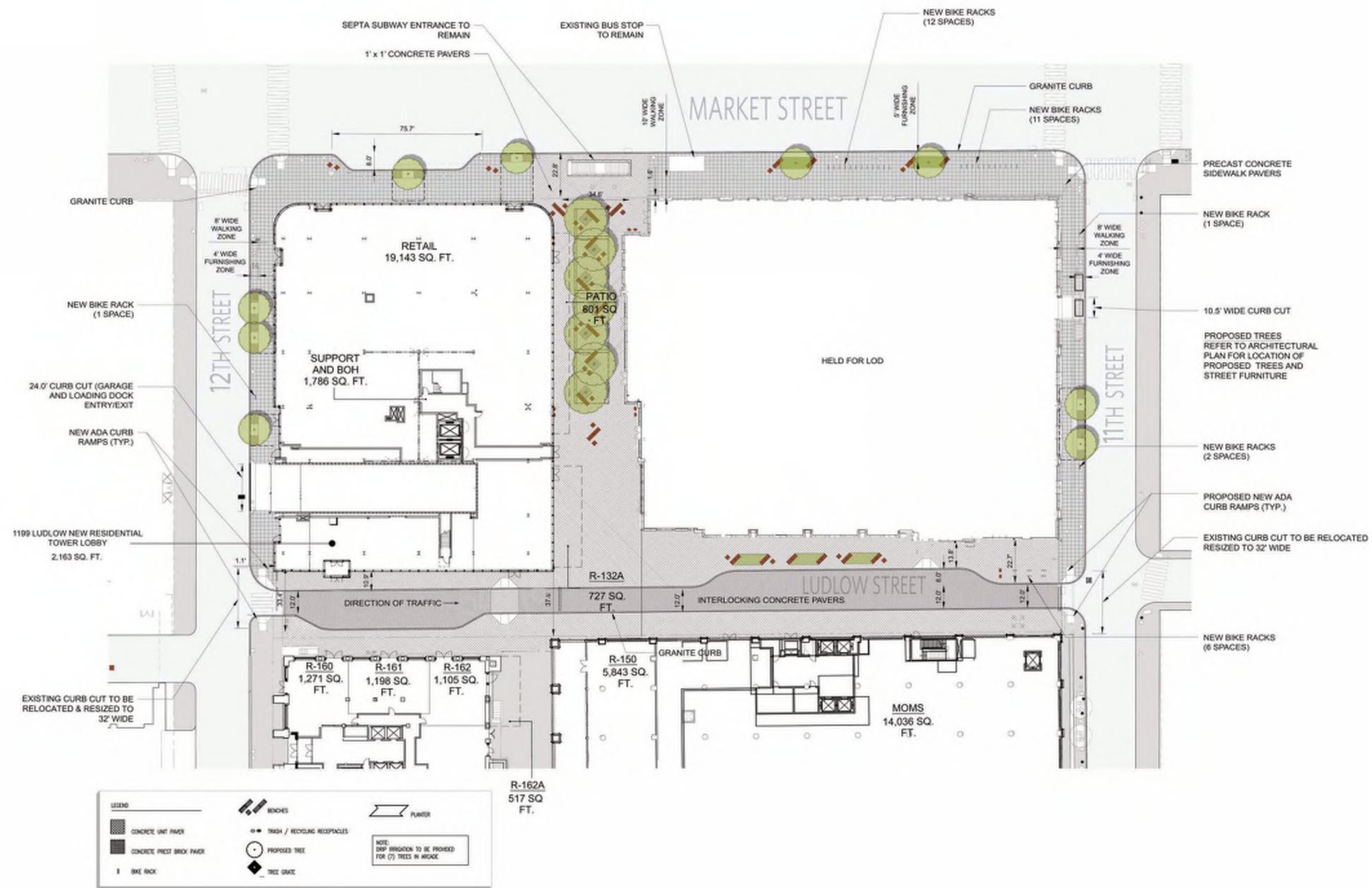
CONCEPT MASTER PLAN



: EAST MARKET  
 : 1199 LUDLOW STREET

: DATE: 12 AUGUST 2016  
 : PROJECT #: 1313400





EXISTING GROUND FLOOR LANDSCAPE PLAN



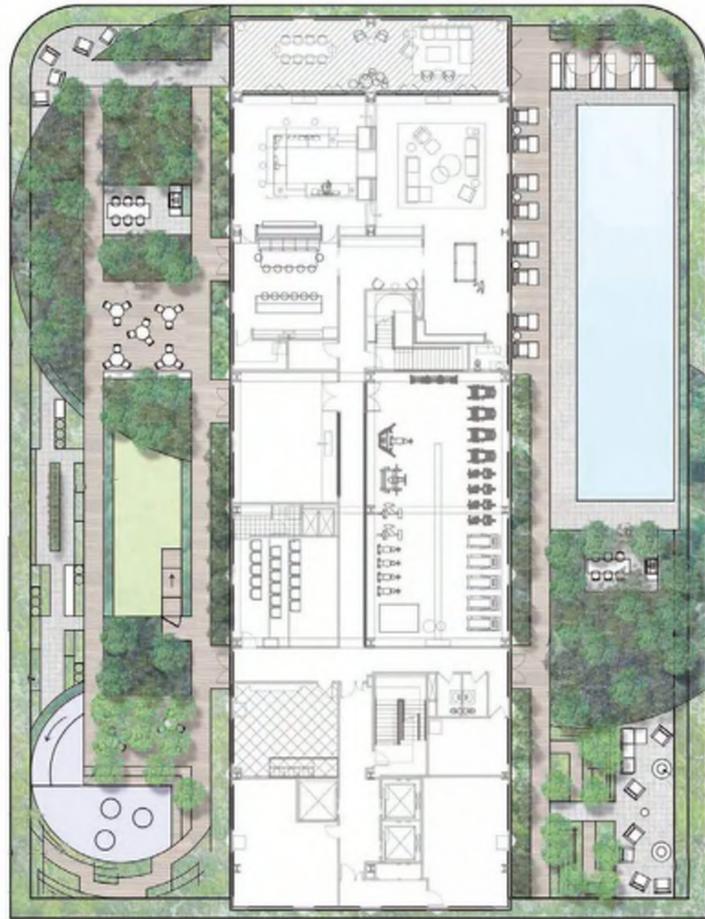
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• PROJECT #: 1313400



MARKET STREET

12TH STREET



NEW RESIDENTIAL TOWER - ROOF DECK



EXISTING RESIDENTIAL TOWER - ROOF DECK

11TH STREET

AMENITY TERRACE



• EAST MARKET  
• 1199 LUDLOW STREET

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FOREST PLANT MIX

GROUNDCOVER



*Carex pensylvanica*



*Danthonia spicata*



*Gaultheria procumbens*



*Juncus tenuis*



*Maianthemum canadense*



*Tridens flavus*



*Comptonia peregrina*



*Euphorbia amygdaloides var. robbiae*

SHRUBS



*Crataegus viridis 'Winter King'*



*Fragaria virginiana*



*Vaccinium angustifolium*



*Dryopteris filix-mas*



*Persicaria virginiana*



*Geranium renardii*



*G. phaeum 'Samobor'*



*Hamamelis virginiana*



*Staphylea trifolia*



*Viburnum prunifolium*



*Mahonia repens*

TREES



*Betula lenta*



*Carpinus caroliniana*



*Magnolia virginiana*



*Amelanchier canadensis*



*Ostrya virginiana*

HEDGES



*Taxus cuspidata*



*Carpinus betulus*

VEGETABLE GARDEN PLANT MIX



*Salvia officinalis*



*Lavandula dentata*



*Thymus vulgaris*



Espaliered fruit trees



Mix of vegetables

AMENITY TERRACE PLANTING



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CHILDREN'S GARDEN PLANT MIX

GROUND COVER



*Carex pensylvanica*



*Fragaria virginiana*



*Vaccinium angustifolium*



*Dryopteris filix-mas*



*Maianthemum canadense*



*Persicaria virginiana*



*Geranium renardii*



*Buddleja globosa*

SHRUBS

TREES



*Cornus florida rutgers hybrid*



*Halesia carolina*



ORCHARD PLANT MIX

GROUND COVER



*Yucca filamentosa*



*Stipa pennata*

TREES



*Prunus subhirtella 'Autumnalis'*



*Prunus x incam 'Okame'*

VINE PLANT MIX

VINES



*Clematis virginiana*



*Clematis armandii*



*Parthenocissus quinquefolia*

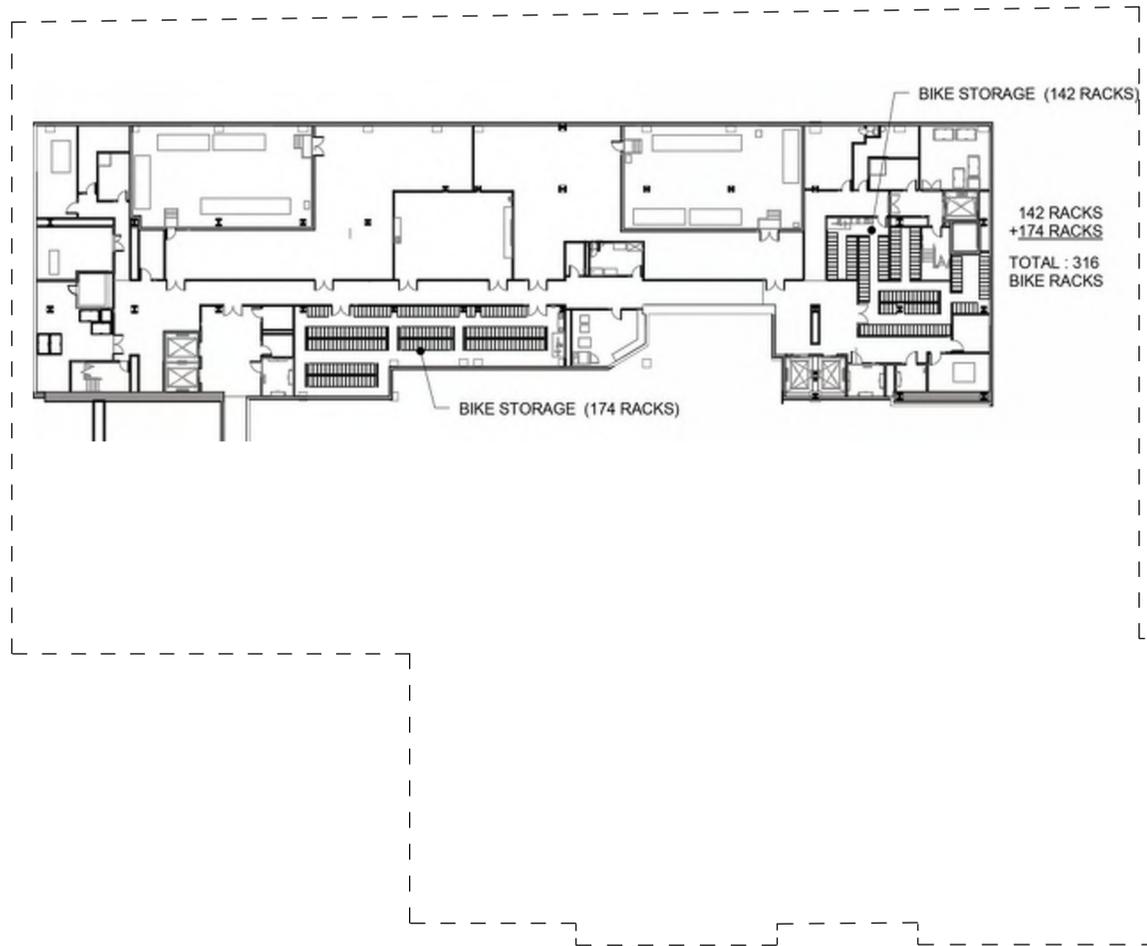
AMENITY TERRACE PLANTING



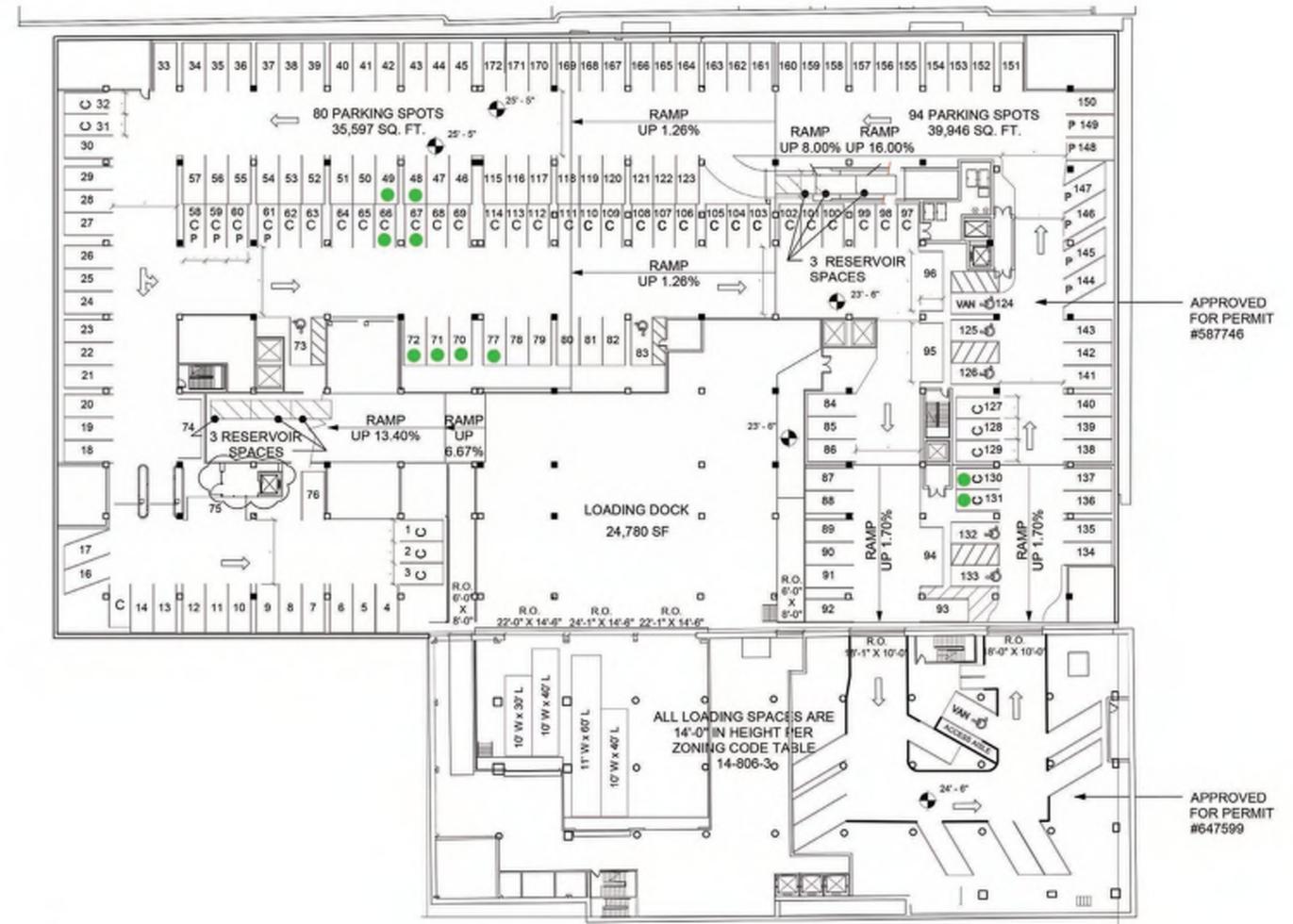
• EAST MARKET  
• 1199 LUDLOW STREET

• DATE: 12 AUGUST 2016  
• PROJECT #: 1313400



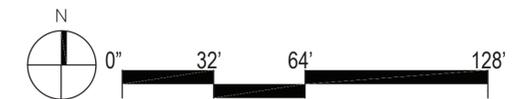


BIKE STORAGE IN SUB-BASEMENT- EXISTING

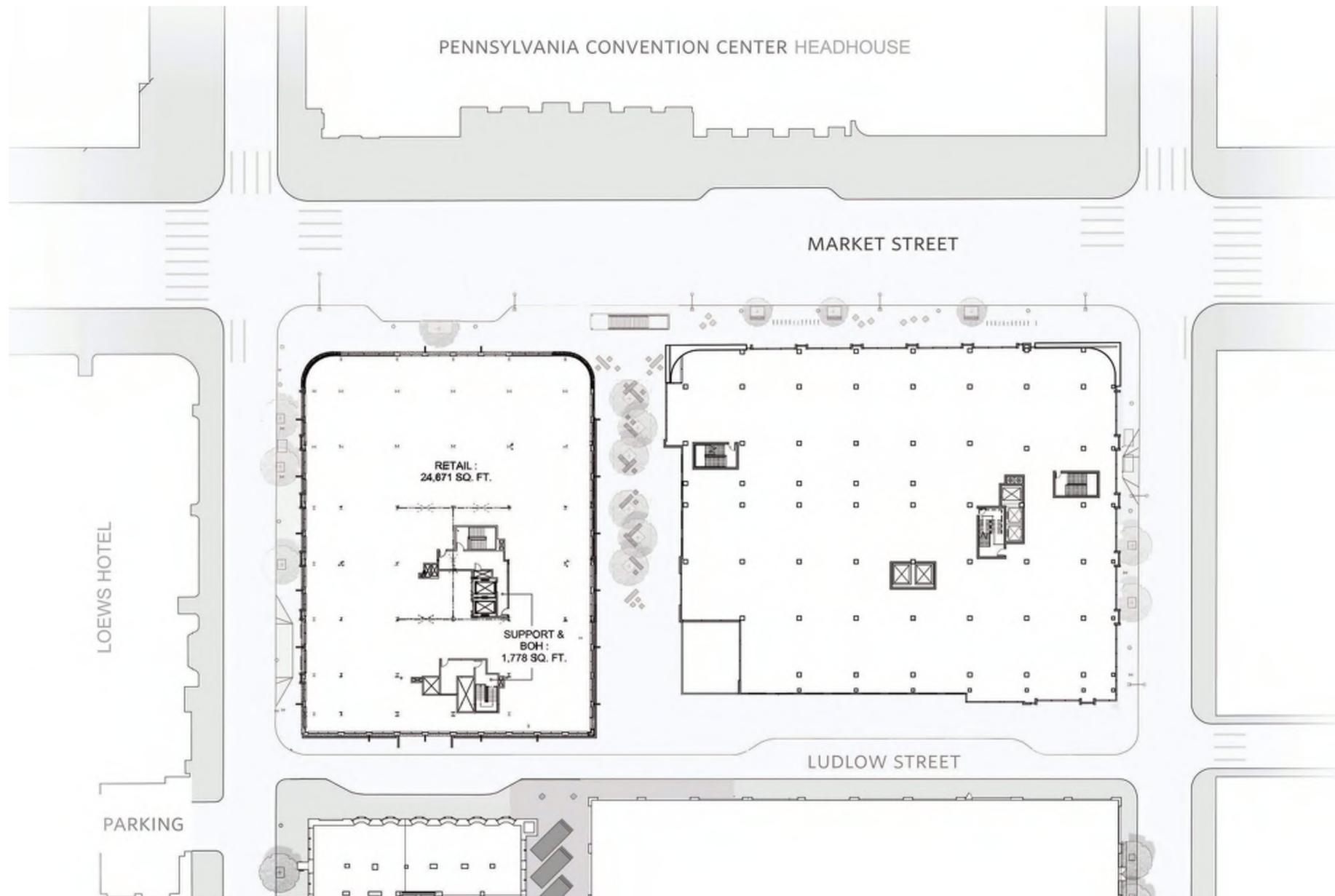


PARKING & LOADING IN BASEMENT- EXISTING

● DESIGNATES ELECTRIC VEHICLE CHARGING STATION



BASEMENT PLANS - EXISTING



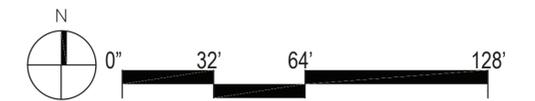
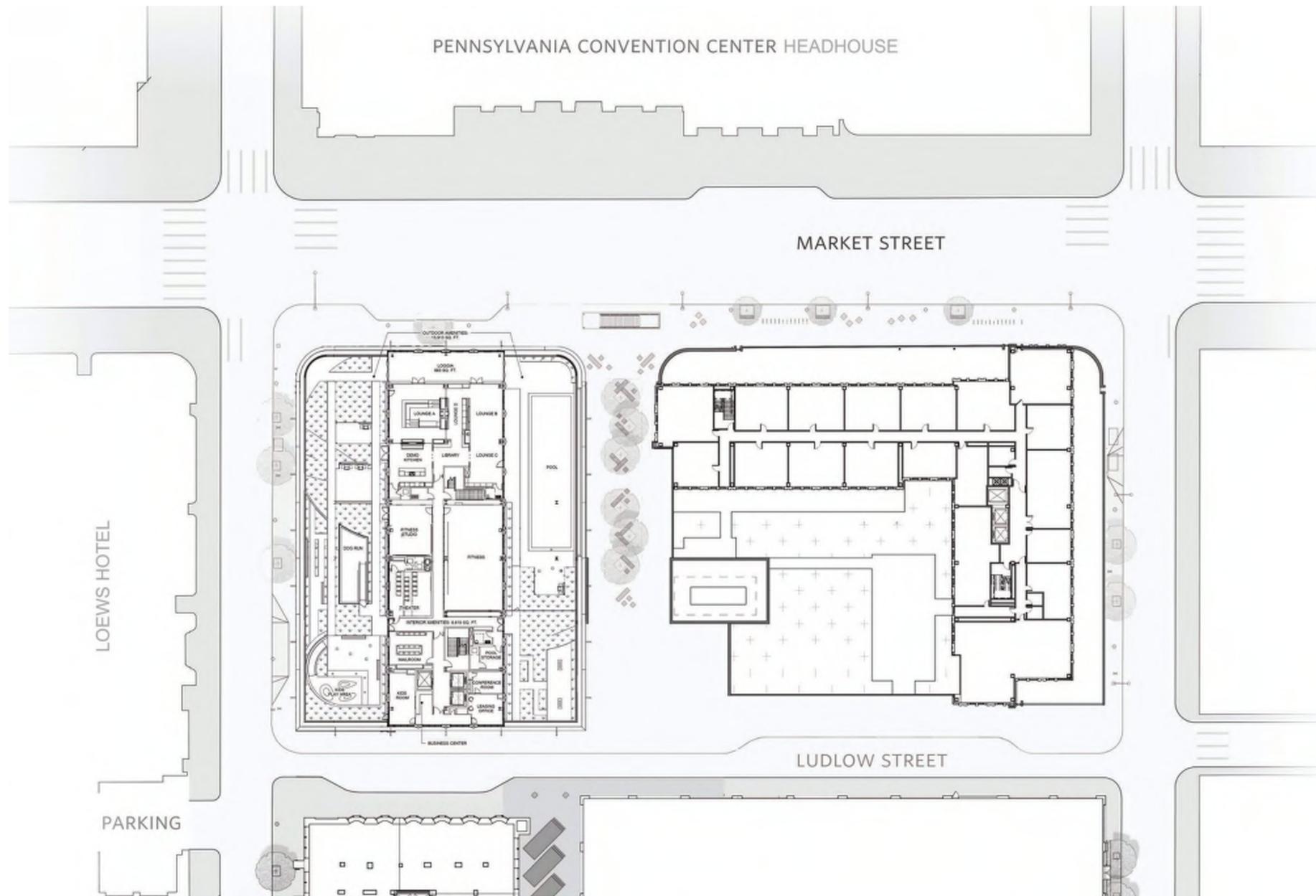
SECOND FLOOR PLANS - EXISTING



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 : PROJECT #: 1313400





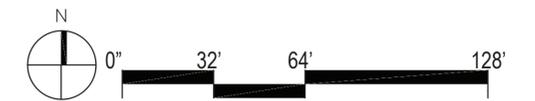
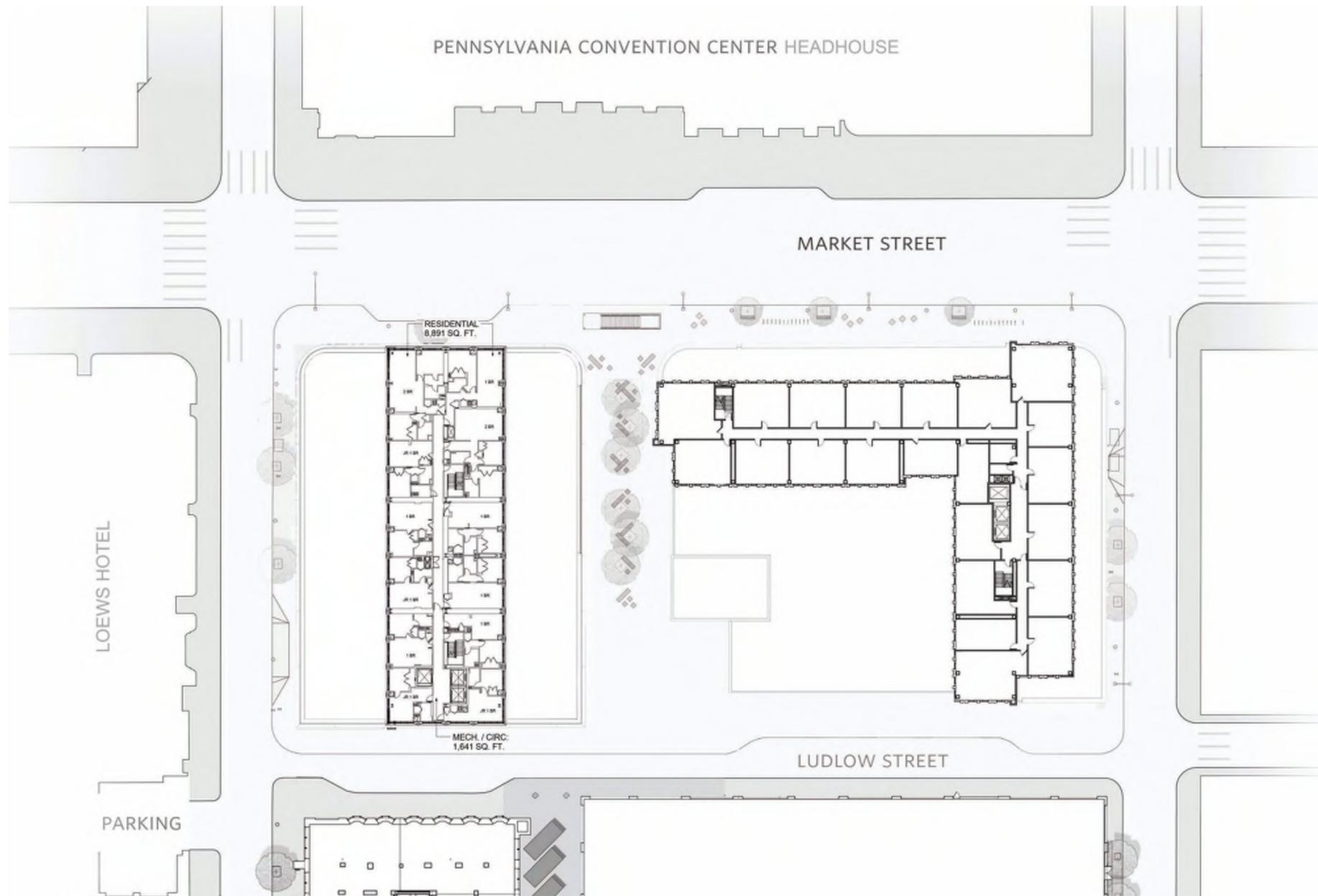
THIRD FLOOR RESIDENTIAL AND AMENITY PLAN



: EAST MARKET  
 : 1199 LUDLOW STREET

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TYPICAL RESIDENTIAL FLOOR PLAN



: EAST MARKET  
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 : PROJECT #: 1313400







MARKET STREET ELEVATION

**BLT**a

: EAST MARKET  
 : 1199 LUDLOW STREET

: DATE: 12 AUGUST 2016  
 : PROJECT #: 1313400


**National**  
 REAL ESTATE DEVELOPMENT

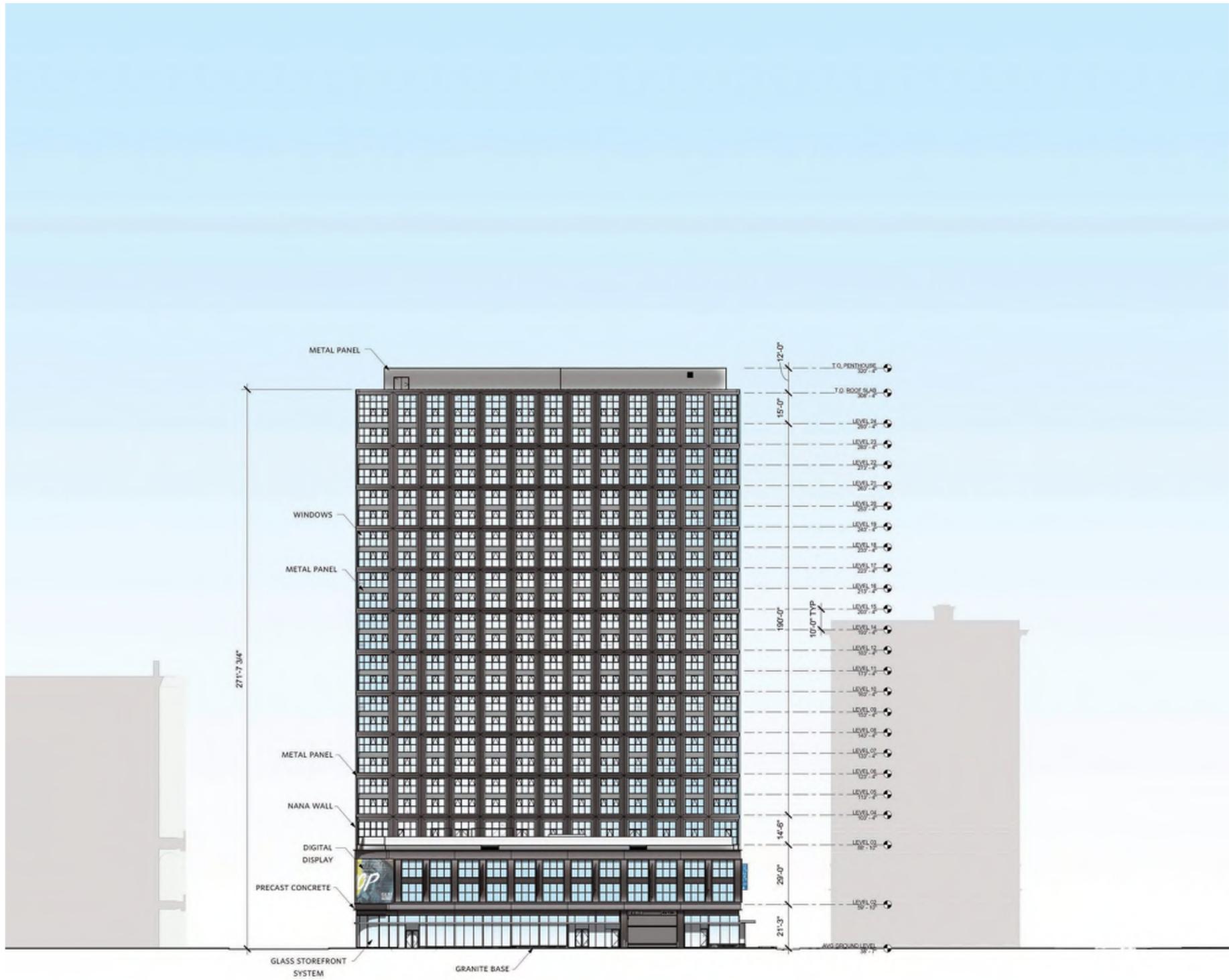


LUDLOW STREET ELEVATION

**BLT**a  
 : EAST MARKET  
 : 1199 LUDLOW STREET

: DATE: 12 AUGUST 2016  
 : PROJECT #: 1313400



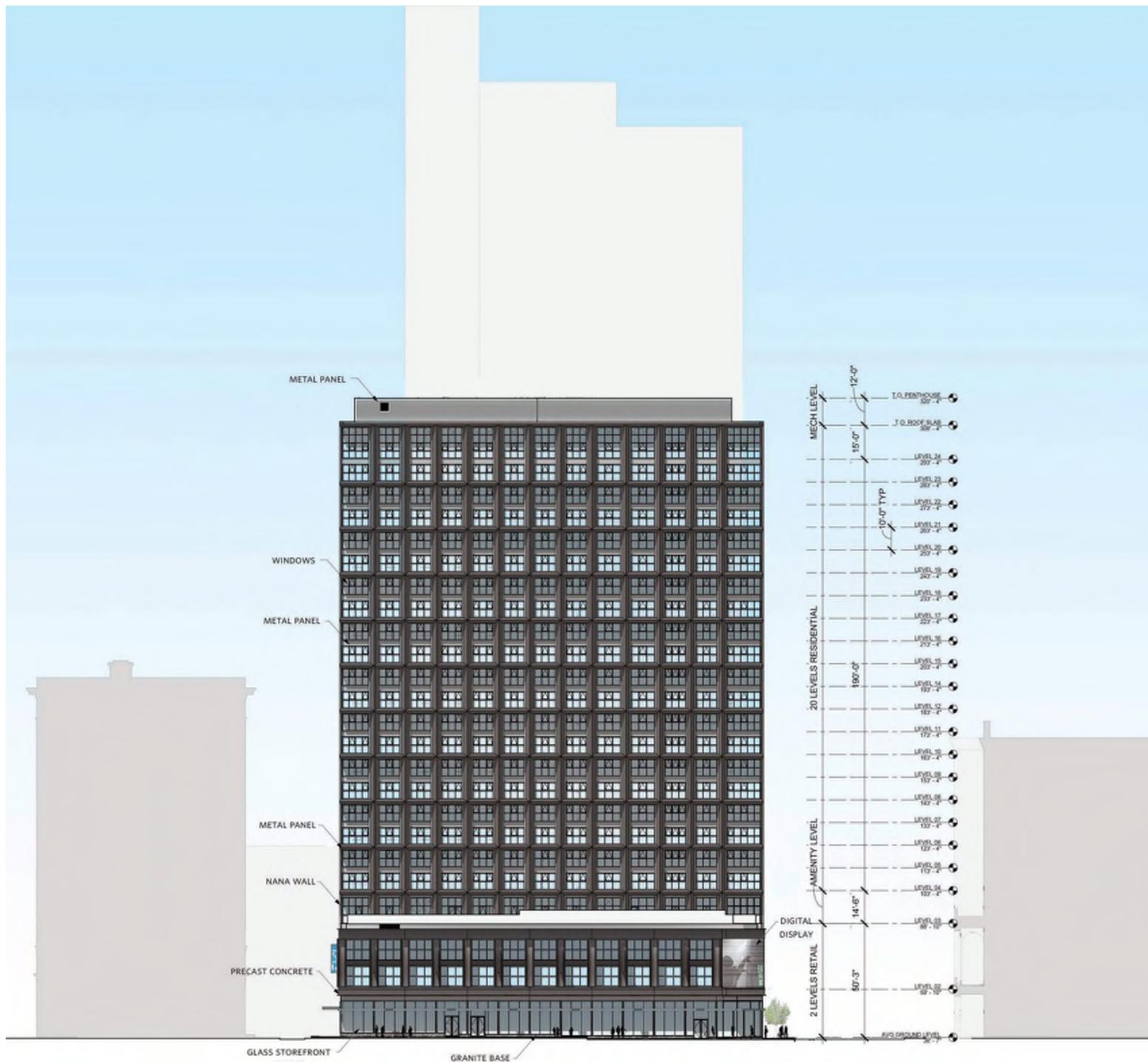


12TH STREET ELEVATION

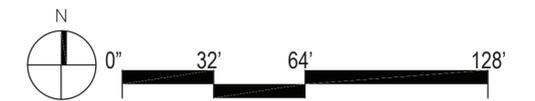
**BLT**a  
 : EAST MARKET  
 : 1199 LUDLOW STREET

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 : PROJECT #: 1313400





PEDESTRIAN WALK WEST ELEVATION



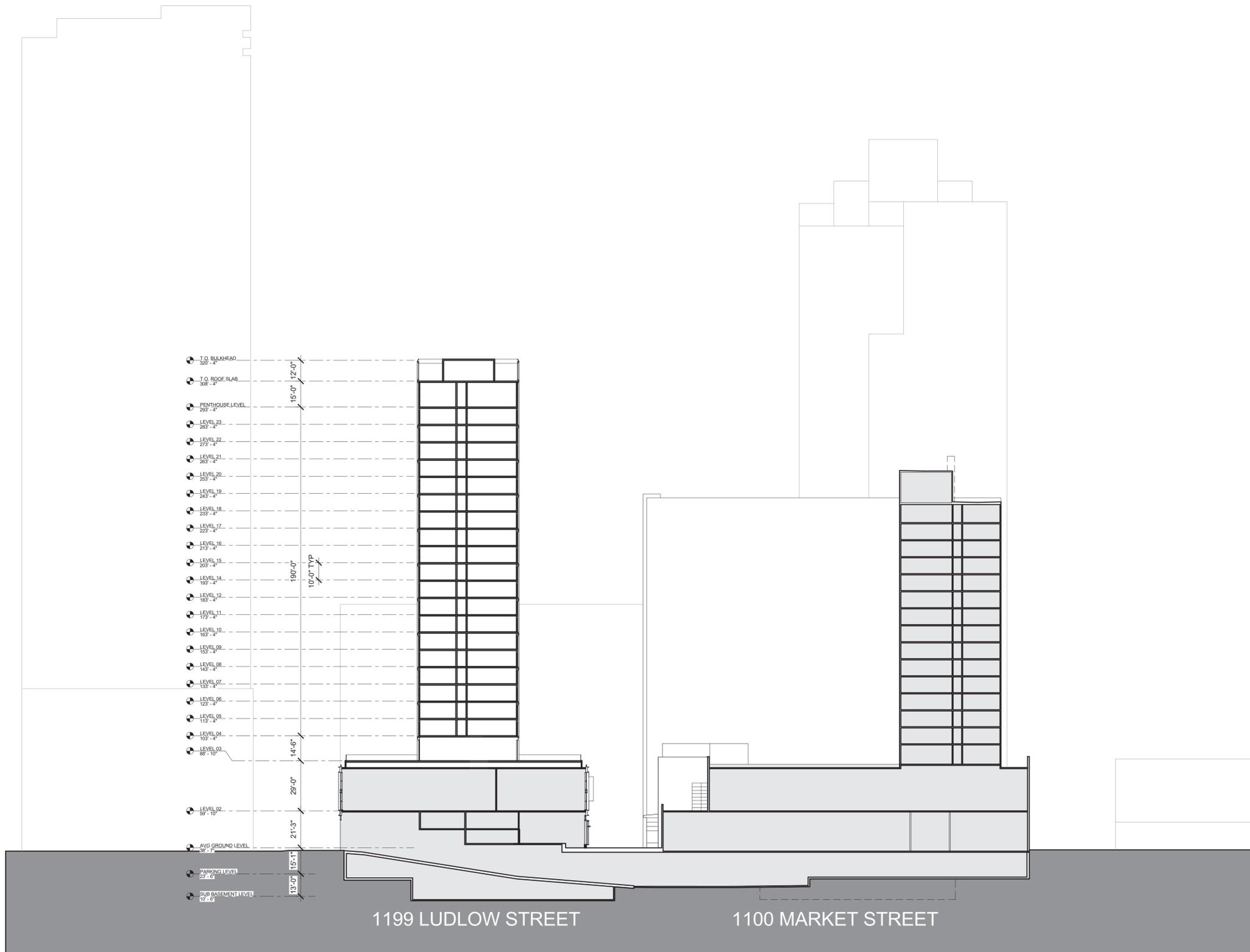
NORTH/SOUTH SITE SECTION



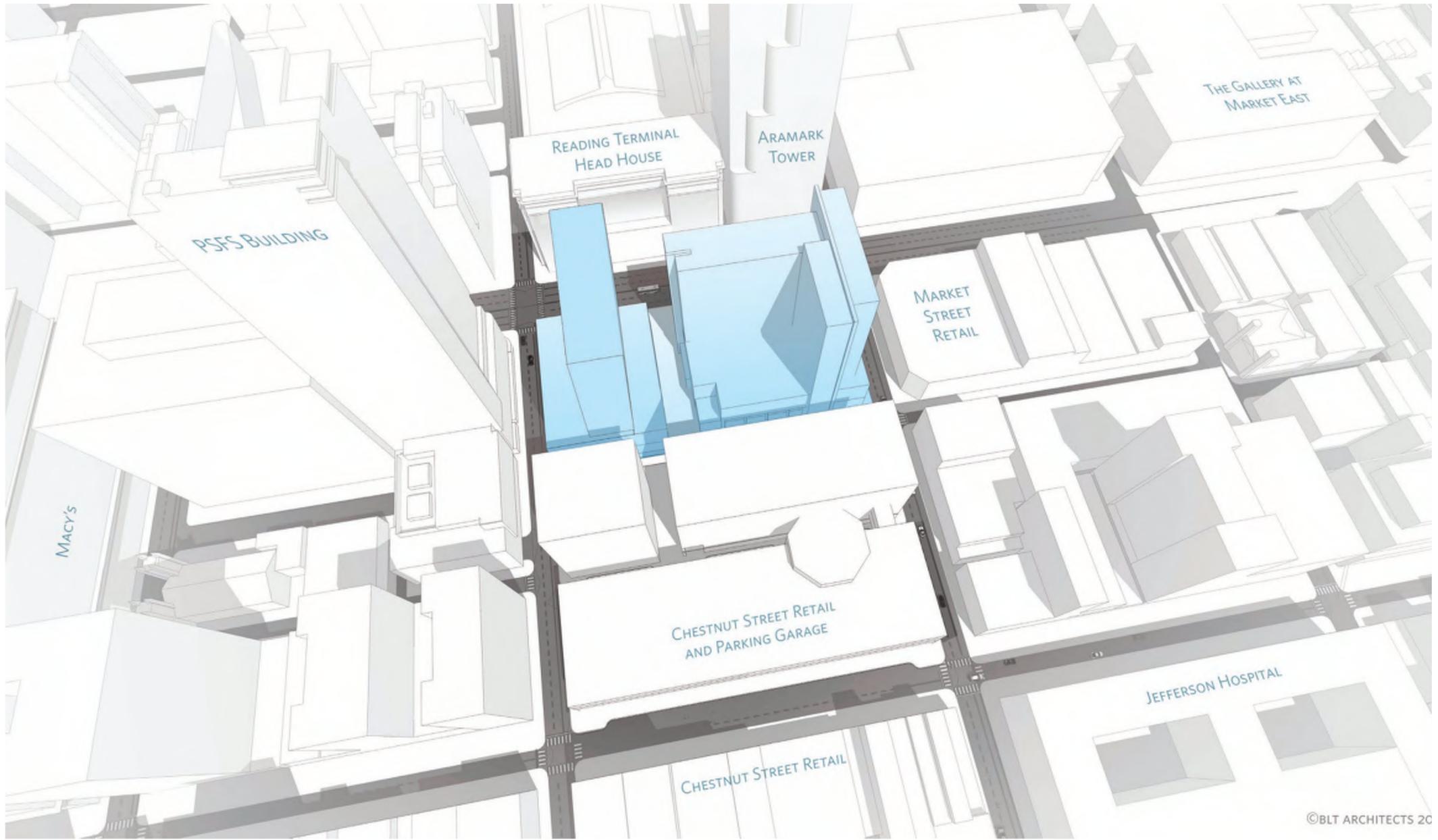
· EAST MARKET  
· 1199 LUDLOW STREET

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EAST/WEST SITE SECTION



MASSING MODEL IN CONTEXT



• EAST MARKET  
• 1199 LUDLOW STREET

• DATE: 12 AUGUST 2016  
• PROJECT #: 1313400





12TH AND MARKET RENDERING



• EAST MARKET  
• 1199 LUDLOW STREET

• DATE: 12 AUGUST 2016  
• PROJECT #: 1313400





12TH AND LUDLOW RENDERING



• EAST MARKET  
• 1199 LUDLOW STREET

• DATE: 12 AUGUST 2016  
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VIEW FROM MARKET STREET LOOKING SOUTH



• EAST MARKET  
• 1199 LUDLOW STREET

• DATE: 12 AUGUST 2016  
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VIEW FROM LUDLOW STREET LOOKING WEST



• EAST MARKET  
• 1199 LUDLOW STREET

• DATE: 12 AUGUST 2016  
• PROJECT #: 1313400



Civic Design Review, Philadelphia		Sustainability Questionnaire
Categories	Benchmark	Meets or Exceeds the Benchmark (yes or no)? If yes, please describe how or reference the applicable document in the CDR submission.

Location and Transportation		
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, there is a bus stop and subway entrance located on the site (noted on landscape plan). Also, the site is within a 1/4 mile of Jefferson station.
Reduced Parking Footprint	All new parking areas to be located 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 parking is located underground, refer to basement plan.
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.	Yes, there are 10 spaces (172 spaces, 5.8%) being provided with electric charging stations, refer to basement/parking plan.
Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No.

Sustainable Sites		
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, refer to LEED checklist.
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 the PWD Stormwater Management Regulations	Yes, Option B.
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, Option A.

Civic Design Review, Philadelphia		Sustainability Questionnaire
Categories	Benchmark	Meets or Exceeds the Benchmark (yes or no)? If yes, please describe how or reference the applicable document in the CDR submission.

Water Efficiency		
Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, reduce the watering requirements to at least 50% from the calculated baseline for the site's peak watering month.	Yes, refer to LEED Checklist.

Energy and Atmosphere		
Energy Commissioning	Acquire a separate, independent commissioning service to insure that the energy related systems are installed, calibrated, and perform as intended.	Yes, AKF is providing commissioning services.
Energy Performance	The project will reduce energy consumption by: Achieving 10% energy saving or more from an established baseline using ASHRAE standard 90.1-2010, OR by conforming to ASHRAE Advanced Energy Design Guide for Commercial Buildings.	Yes, refer to LEED Checklist.
On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No.

Innovation		
Innovation	Any other sustainable measures that could positively impact the public realm.	At least 5% of the site's vegetated area will be vegetable gardens, to be used by residents for local food production.

LEED FOR NEW CONSTRUCTION AND MAJOR RENOVATION 2009  
PROJECT SCORECARD - EAST MARKET - WEST TOWER - REVISED 21 JUNE 2016 PER BLTA MEETING

Hi	Med	No	Max		Hi	Med	No	Max	
20	3	3		<b>Sustainable Sites</b>	6	1	7		<b>Materials &amp; Resources</b>
Y				Prereq 1 <b>Construction Activity Pollution Prevention</b>	Y				Prereq 1 <b>Storage &amp; Collection of Recyclables</b>
1				1 SS 1 <b>Site Selection</b>			3		MR 1 <b>Building Reuse:</b>
5				5 SS 2 <b>Development Density &amp; Community Connectivity*</b>					1 Maintain 55% of Existing Walls, Floor & Roof
		1		1 SS 3 <b>Brownfield Redevelopment</b>					2 Maintain 75% of Existing Walls, Floor & Roof
6				6 SS 4.1 <b>Alternative Transportation, Public Transportation Access* Option 1, 2</b>					3 Maintain 95% of Existing Walls, Floor & Roof
	1			1 SS 4.2 <b>Alternative Transportation, Bicycle Storage &amp; Changing Rooms, Case 2</b>			1		1 MR 1.4 <b>Building Reuse, Maintain 50% of Interior Non-Structural Elements</b>
3				3 SS 4.3 <b>Alternative Transportation, Low-Emitting/Fuel-Efficient Vehicles*</b>	1				1 MR 2.1 <b>Construction Waste Management, Divert 50% from Disposal</b>
2				2 SS 4.4 <b>Alternative Transportation, Parking Capacity*</b>	1				1 MR 2.2 <b>Construction Waste Management, Divert 75% from Disposal</b>
	1			1 SS 5.1 <b>Site Development, Protect or Restore Habitat</b>					1 MR 3.1 <b>Materials Reuse: 5%</b>
1				1 SS 5.2 <b>Site Development, Maximize Open Space</b>			1		1 MR 3.2 <b>Materials Reuse: 10%</b>
	1			1 SS 6.1 <b>Stormwater Design, Quantity Control</b>	1				1 MR 4.1 <b>Recycled Content, 10% (Post-consumer + 1/2 Pre-consumer)</b>
		1		1 SS 6.2 <b>Stormwater Design, Quality Control</b>	1				1 MR 4.2 <b>Recycled Content, 20% (Post-consumer + 1/2 Pre-consumer)</b>
1				1 SS 7.1 <b>Heat Island Effect, Non-Roof</b>	1				1 MR 4.5 <b>Regional Materials, 10% (Extracted, Processed &amp; Manufactured)</b>
1				1 SS 7.2 <b>Heat Island Effect, Roof</b>	1				1 MR 5.2 <b>Regional Materials, 20% (Extracted, Processed &amp; Manufactured)</b>
		1		1 SS 8 <b>Light Pollution Reduction</b>			1		1 MR 6 <b>Rapidly Renewable Materials</b>
						1			1 MR 7 <b>Certified Wood</b>
4	1	5		<b>Water Efficiency</b>	8	5	2		<b>Indoor Environmental Quality</b>
Y				Prereq 1 <b>Water Use Reduction, 20% Reduction</b>	Y				Prereq 1 <b>Minimum IAQ Performance</b>
2				2 WE 1.1 <b>Water Efficient Landscaping, Reduce by 50%*</b>	Y				Prereq 2 <b>Environmental Tobacco Smoke (ETS) Control</b>
		2		2 WE 1.2 <b>Water Efficient Landscaping, No Potable Use or No Irrigation</b>	1				1 EQ 1 <b>Outdoor Air Delivery Monitoring</b>
		2		2 WE 2 <b>Innovative Wastewater Technologies</b>			1		1 EQ 2 <b>Increased Ventilation</b>
2	1	1		WE 3 <b>Water Use Reduction:</b>	1				1 EQ 3.1 <b>Construction IAQ Management Plan, During Construction</b>
				2 Y <b>30% Reduction - WC 1.28, Faucets low, Shower 1.5 gpm</b>	1				1 EQ 3.2 <b>Construction IAQ Management Plan, Before Occupancy</b>
				3 M <b>35% Reduction</b>	1	1			1 EQ 4.1 <b>Low-Emitting Materials, Adhesives &amp; Sealants</b>
				4 N <b>40% Reduction</b>	1				1 EQ 4.2 <b>Low-Emitting Materials, Paints &amp; Coatings</b>
					1				1 EQ 4.3 <b>Low-Emitting Materials, Carpet Systems</b>
3	11	21		<b>Energy &amp; Atmosphere</b>	1				1 EQ 4.4 <b>Low-Emitting Materials, Composite Wood &amp; Agrifiber Products</b>
Y				Prereq 1 <b>Fundamental Commissioning of Building Energy Systems</b>	1				1 EQ 5 <b>Indoor Chemical &amp; Pollutant Source Control</b>
Y				Prereq 2 <b>Minimum Energy Performance: 10% New or 5% Renovation</b>	1				1 EQ 6.1 <b>Controllability of Systems, Lighting</b>
Y				Prereq 3 <b>Fundamental Refrigerant Management</b>	1				1 EQ 6.2 <b>Controllability of Systems, Thermal Comfort</b>
0	5	14		EA 1 <b>Optimize Energy Performance:</b>	1				1 EQ 7.1 <b>Thermal Comfort, Design</b>
				1 M <b>12% New or 8% Renovation</b>	1				1 EQ 7.2 <b>Thermal Comfort, Verification</b>
				2 M <b>14% New or 10% Renovation</b>			1		1 EQ 8.1 <b>Daylight &amp; Views, Daylight 75% of Spaces</b>
				3 M <b>16% New or 12% Renovation</b>					1 EQ 8.2 <b>Daylight &amp; Views, Views for 90% of Spaces</b>
				4 M <b>18% New or 14% Renovation</b>					
				5 M <b>20% New or 16% Renovation - Microturbines for power and DHW</b>					
				6 <b>22% New or 18% Renovation</b>					
				7 <b>24% New or 20% Renovation</b>					
				8 <b>26% New or 22% Renovation</b>					
				9 <b>28% New or 24% Renovation</b>					
				10 <b>30% New or 26% Renovation</b>					
				19 <b>48% New or 44% Renovation</b>					
		7		EA 2 <b>On-Site Renewable Energy</b>	3	3	0		<b>Innovation &amp; Design Process</b>
				1 <b>1% Renewable Energy</b>		1			1 ID 1.1 <b>Innovation in Design: Recycled / Regional Content 30% - exemplary</b>
				7 <b>13% Renewable Energy</b>					1 ID 1.2 <b>Innovation in Design: CWM &gt; 95% or other - exemplary</b>
	2			EA 3 <b>Enhanced Commissioning*</b>	1				1 ID 1.3 <b>Innovation in Design: Alt Transportation - exemplary</b>
	2			EA 4 <b>Enhanced Refrigerant Management*</b>	1				1 ID 1.4 <b>Innovation in Design: Urban Agriculture on Green Roof &gt; 5%</b>
1	2			EA 5 <b>Measurement &amp; Verification*</b>	1				1 ID 1.5 <b>Innovation in Design: Green Furniture? Educaion? Tenant Guide?</b>
2				EA 6 <b>Green Power*</b>	1				1 ID 2 <b>LEED™ Accredited Professional</b>
					0	2	2		<b>Regional Priority Credits - Zip Code 19107</b>
						1			1 RP 1.1 <b>Region Defined: SSc4.2 Bikes, Changing / SSc5.1 Restore Habitat</b>
						1			1 RP 1.2 <b>Region Defined: IEQc8.1 Daylight</b>
							1		1 RP 1.3 <b>Region Defined: Wec3 exceed 40%</b>
							1		1 RP 1.4 <b>Region Defined: EAc2 Renewables &gt; 1% / MRC1.1 Building Reuse</b>
44	26	40	110	<b>Project Totals</b>	44	26	40	110	<b>Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80+ points</b>
44	13	0		<b>57 Likely potential total credits towards certification</b>					

Note: Credits with an \* allow for all points indicated, or no points

LEED CHECKLIST

## PODIUM



**GRANITE BASE**  
- Mesabi Black, Daimond 10 Finish



**PRECAST SHAPES**



**WINDOW MULLIONS-**  
- PPG Sparkling Dark Gray

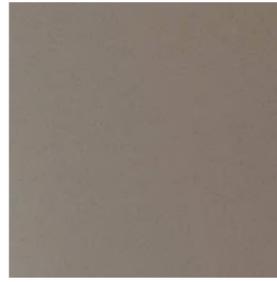


**GLASS-**  
- Solarban 70XL Clear

## TOWER



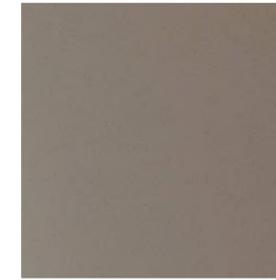
**METAL PANELS**  
- Aluca Bond Anodized Black



**WINDOW MULLIONS-**  
- MA Gray



**GLASS-**  
- Solarban 70XL Clear



**METAL PANELS  
(PENTHOUSE)-**  
- Centria Gray