



CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER:

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

PROJECT LOCATION

Planning District: _____	Council District: _____
Address: _____ _____	
Is this parcel within a Master Plan District? Yes ____ No ____	

CONTACT INFORMATION

Applicant Name: _____	Primary Phone: _____
Email: _____	Address: _____ _____
Property Owner: _____	Developer _____
Architect: _____	

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: _____

Existing Zoning: _____ Are Zoning Variances required? Yes ____ No ____

SITE USES

Present Use: _____

Proposed Use:

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

Proposed # of Parking Units:

COMMUNITY MEETING

Community meeting held: Yes ____ No ____

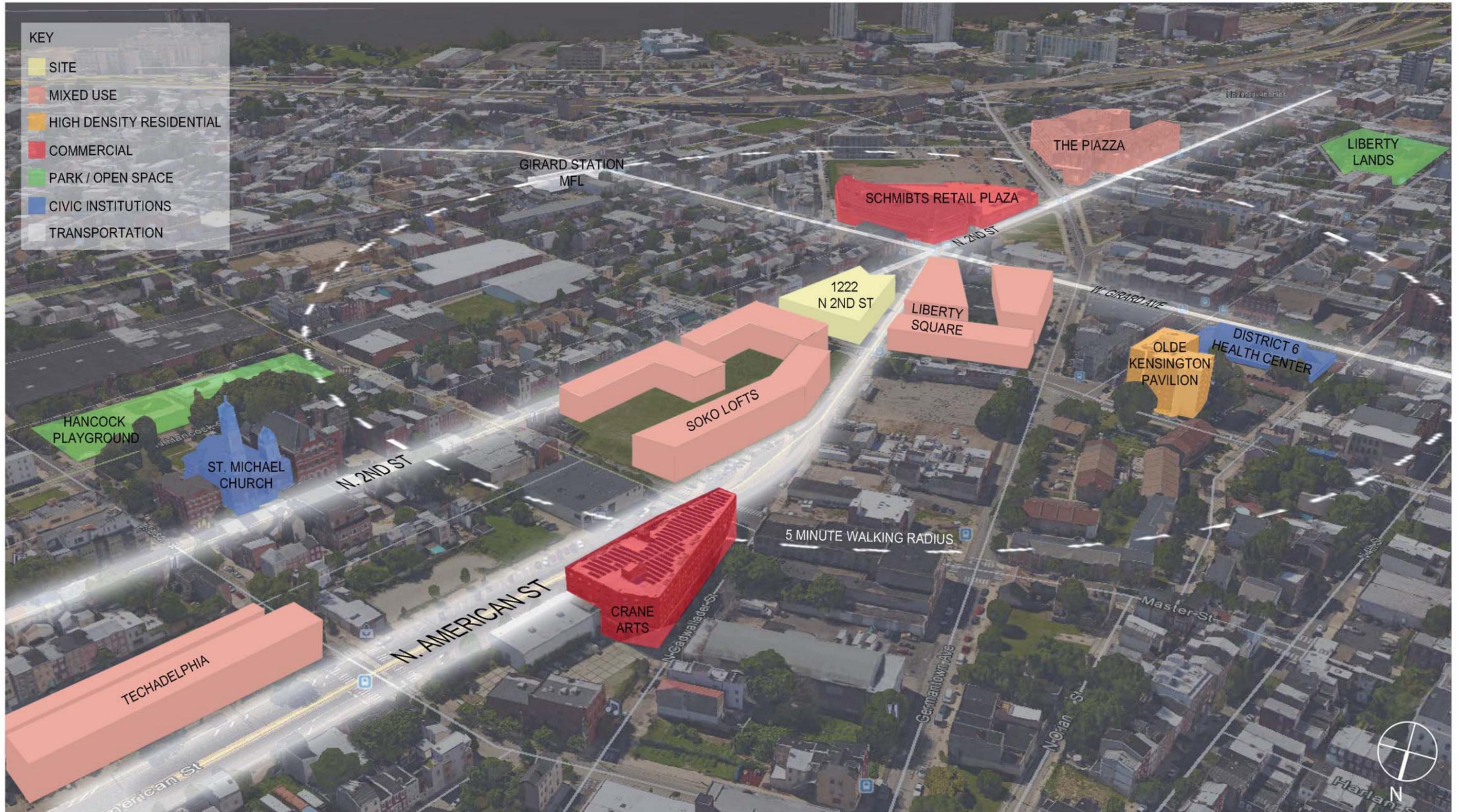
If yes, please provide written documentation as proof.

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

Date: _____ Time: _____



#	DATE	ISSUE / REVISION
	2.16.16	CDR PRESENTATION
	3.22.16	CDR PRESENTATION



#	DATE	ISSUE / REVISION
	2.16.16	CDR PRESENTATION
	3.22.16	CDR PRESENTATION



1. N. 2ND ST - LOOKING ACROSS STREET FROM SITE



2. N. 2ND ST - LOOKING TOWARDS SITE



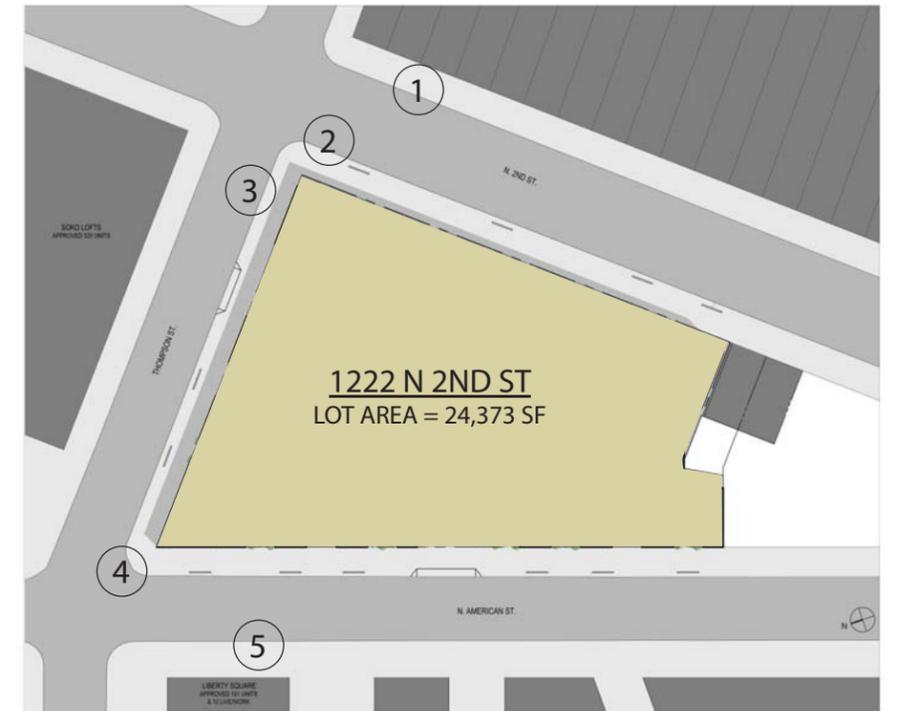
3. THOMPSON ST - LOOKING DOWN SIDEWALK ADJACENT TO SITE



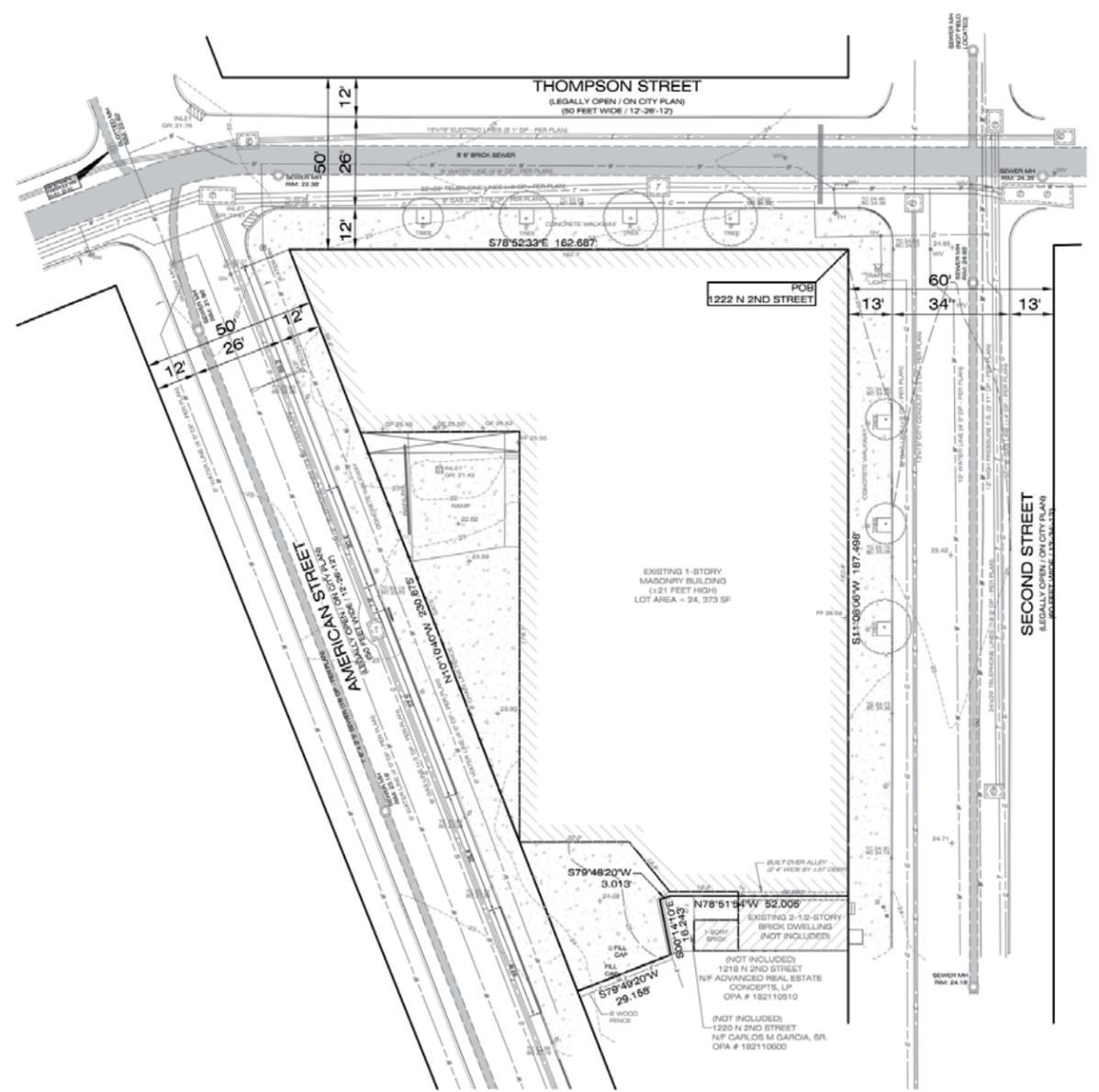
4. N. AMERICAN ST-LOOKING TOWARDS SITE



5. N. AMERICAN ST-LOOKING DOWN SIDEWALK ACROSS FROM SITE



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I-2 Medium Industrial District Requirements

Zoning Regulations:

Required	Required
Maximum Occupied Area	100%
Minimum Front Yard	0 feet
Minimum Side Yard (each if used)	0 feet
Minimum Rear Yard (if used)	8 feet
Maximum Height (if abutting a residential or public street, see note elsewhere)	60 feet
Floor Area Ratio (FAR)	500%
Off-Street Loading (1 per 10,000 -20,000 SF)	na

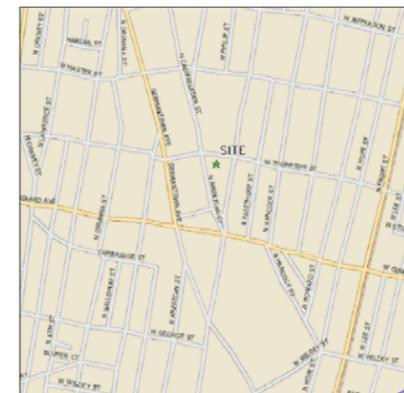
Parking Requirements:

Spaces Required (1/7,000 SF GFA)	---
Minimum Parking Space Size (regular)	8.5' x 10'
Minimum Aisle Widths (2-way)	24'
Required Barrier-free Spaces	0
Bicycle Parking Requirement (3-7,500 SF)	0

Landscaping in Parking Areas:

Perimeter Screening abutting Residential District (wall, berm, fence, or plants)	5' high
Perimeter Screening along Street Frontage	5' wide
Minimum of 1 tree per 35 LF of frontage	11
Minimum of 3 shrubs per 25 LF of frontage	44
Total Parking Lot Area	---
Percentage of Parking Lot Landscaping	10%
Total Parking Lot Landscaping Area	---
Minimum Width of Landscape Island (for every 20 contiguous stalls)	8 feet
Minimum 1 tree per 300 SF (of interior landscaped area)	---

- NOTES**
- Boundary and Topographic information is based on a field survey performed by Ruggiero Plante Land Design on April 1, 2014.
 - Boundary dimensions are identified in Philadelphia District Standard feet and other stated dimensions are in U.S. standard feet.
 - Elevations are based on PWD Plan 313610.
 - Benchmark is the rim of Manhole on PWD plan 313610. Elevation 22.62.
 - The bearings shown hereon are referenced from a SURVEY & PLAN OF PROPERTY (Proposed Sub-Division) for 1218 & 1222-44 N. Second Street, made for Advanced Real Estate Concepts L.P., by Allen J. Bornmeire, Surveyor & Regulator, dated March 20, 2008.
 - FEMA FIRM map #4207570182Q effective January 17, 2007 designates the site as Zone X, areas outside the 500 yr. floodplain.
 - Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
 - This survey does not address the presence or absence of freshwater wetlands.
 - Only above ground visible improvements have been located. underground utilities and invert elevations shown have been taken from City Records and are not survey measured or located. The location of the underground utilities are approximate and must be field verified by contractor before commencement of any construction.
 - Attention is called to the zoning requirements in the Philadelphia Code as amended. The property is zoned I-2, Medium Industrial District.
- PLAN REFERENCES:**
- SITE PLAN made for JTD International, Inc by Herman P. Ledger, P.L.S., Surveyor & Regulator of the 5th Survey District, dated February 20, 2013.
 - SURVEY & PLAN OF PROPERTY (Proposed Sub-Division) for 1218 & 1222-44 N. Second Street, made for Advanced Real Estate Concepts L.P., by Allen J. Bornmeire, Surveyor & Regulator, dated March 20, 2008.



OWNER OF RECORD
TRI MARK CORP
 OPA#884588510
 2317 Chestnut Street
 PHILADELPHIA, PA 19103

UTILITY OWNERS

DATED CONTACTED: MARCH 25, 2015

SERIAL NUMBER: 20150641229

COMPANY: AT&T ATLANTA
 ADDRESS: 2315 SALEM RD P11
 COUNTY: GA 30013
 CONTACT: NANCY BERNICE
 EMAIL: nbernice@att.com

COMPANY: UGC
 ADDRESS: 480 S HENDERSON RD SUITE B
 KING OF PRUSSIA, PA 19306
 CONTACT: GAVIN HEWITT
 EMAIL: gavinhe Witt@usinfo.com

COMPANY: VERIZON BUSINESS FORMERLY MCI
 ADDRESS: 2400 N GLENMILLS
 RICHMOND, TX 75082
 CONTACT: DEAN BOYERS
 EMAIL: dean.boyers@verizon.com

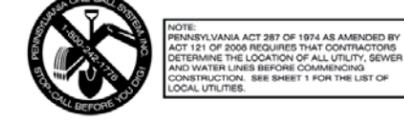
COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
 ADDRESS: 1101 MARKET STREET
 2ND FLOOR AREA TOWER
 PHILADELPHIA, PA 19107
 CONTACT: ERIC PONSHT
 EMAIL: eric.ponsht@phila.gov

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
 ADDRESS: 1401 JFK BLVD ROOM 840 MSB
 PHILADELPHIA, PA 19102
 CONTACT: JOSEPH KISEL
 EMAIL: joseph.kisel@phila.gov

COMPANY: PHILADELPHIA GAS WORKS
 ADDRESS: 600 W MONTGOMERY AVE
 PHILADELPHIA, PA 19122
 CONTACT: JAMES BOCHANSKI

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
 ADDRESS: 1234 MARKET ST 12TH FL
 PHILADELPHIA, PA 19107
 CONTACT: DAVID MCINTYDAS
 EMAIL: dmcintydas@septa.org

COMPANY: VERIZON PENNSYLVANIA LLC
 ADDRESS: 180 S RENEW BLVD SUITE 2100 ROOM N/A
 EXTON, PA 19341
 CONTACT: KELLY BOUNT
 EMAIL: kelly.bount@verizon.com



REVISIONS	

1222 NORTH 2ND STREET
 Philadelphia, PA 19122
 Ward #18 OPA# 884588510

prepared for:
BLACKSTONE DEVELOPMENT
 1850 N. 18th Street, Suite 101
 Philadelphia, PA 19121 ph: (215) 600-3366

prepared by:
IN-PROGRESS

Ruggiero Plante Land Design
 4220 Main Street Philadelphia, PA 19127
 phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: April 2, 2015
 Scale: 1" = 20'-0"

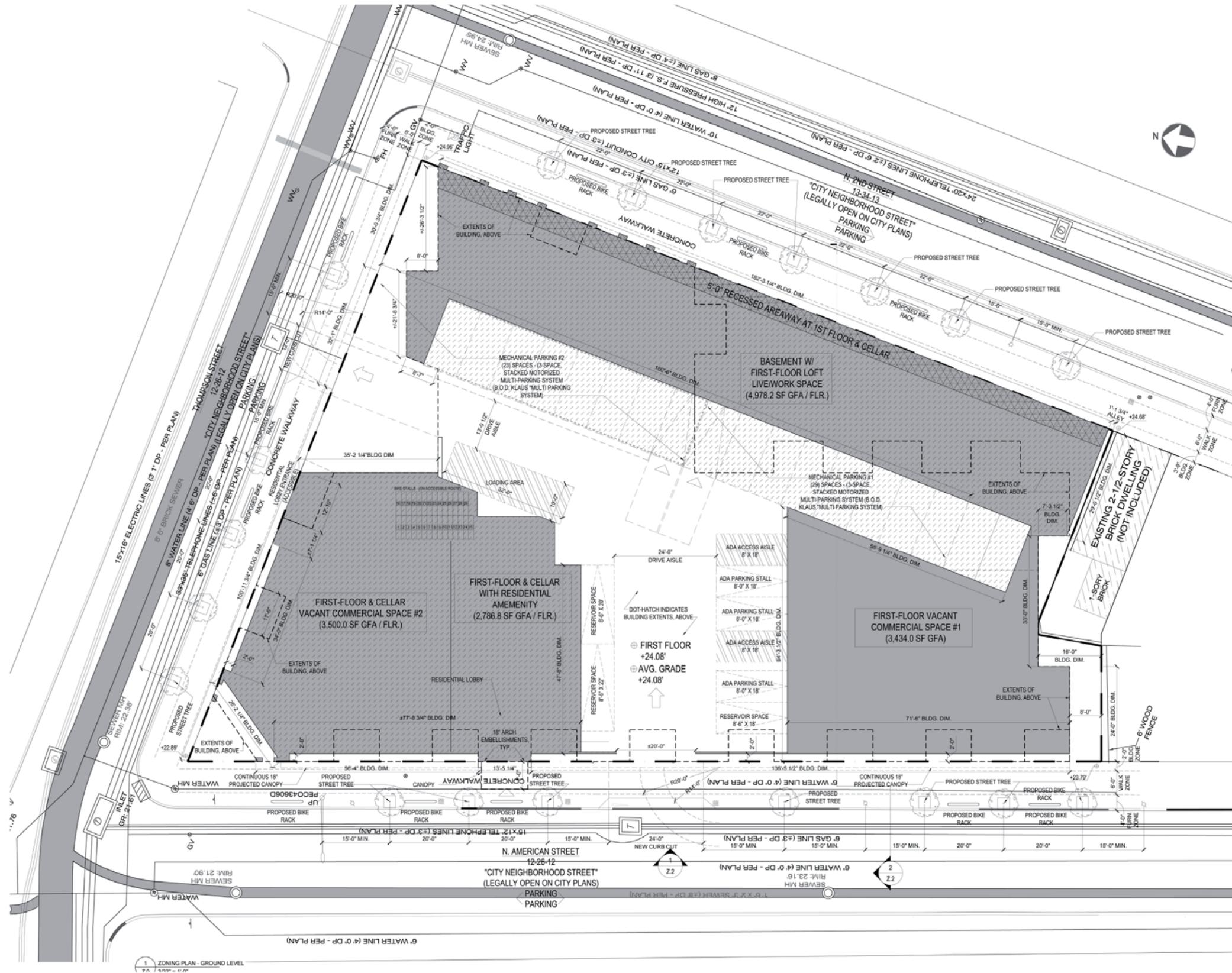
Sheet Title:
BOUNDARY & TOPOGRAPHIC SURVEY
 Sheet 1 of 1

HERMAN P. LEDGER, PLS
 PA Registered Professional Land Surveyor No. SU-04456-E

#	DATE	ISSUE / REVISION
2	2.16.16	CDR PRESENTATION
3	3.22.16	CDR PRESENTATION



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1 ZONING PLAN - GROUND LEVEL
7.0

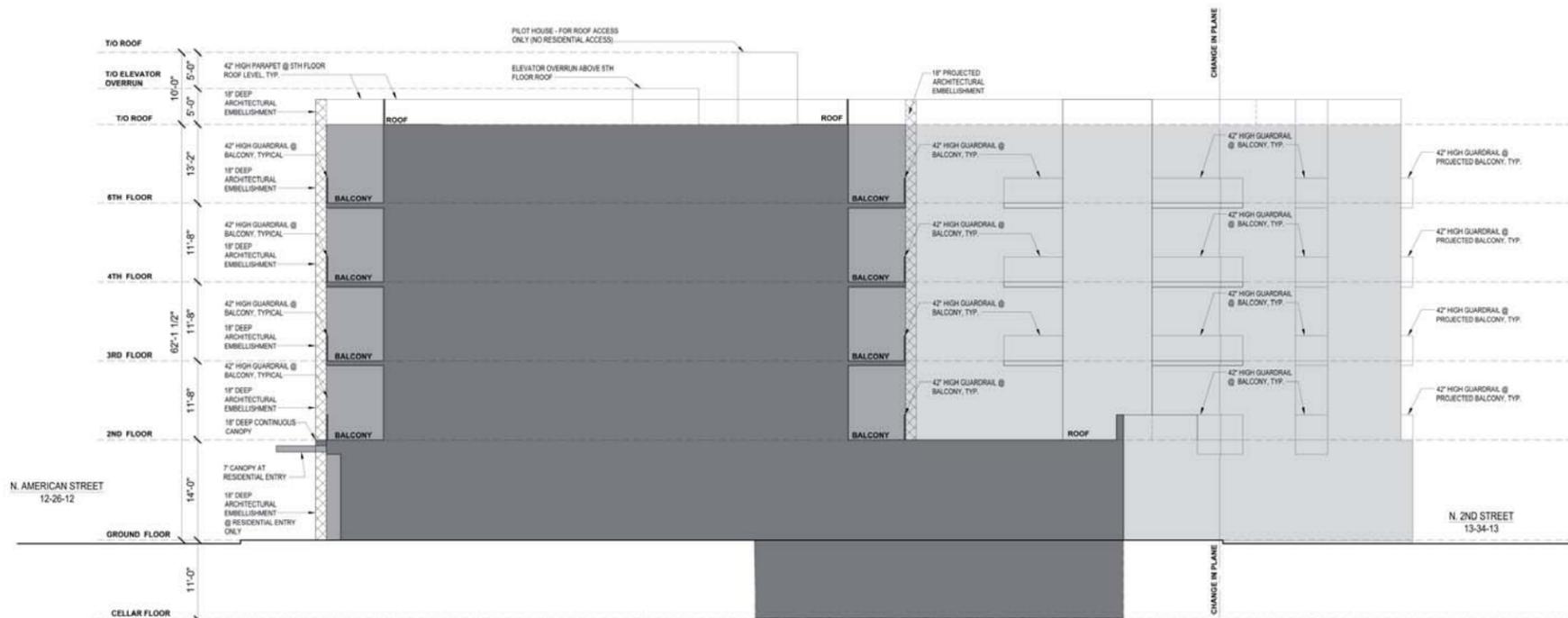
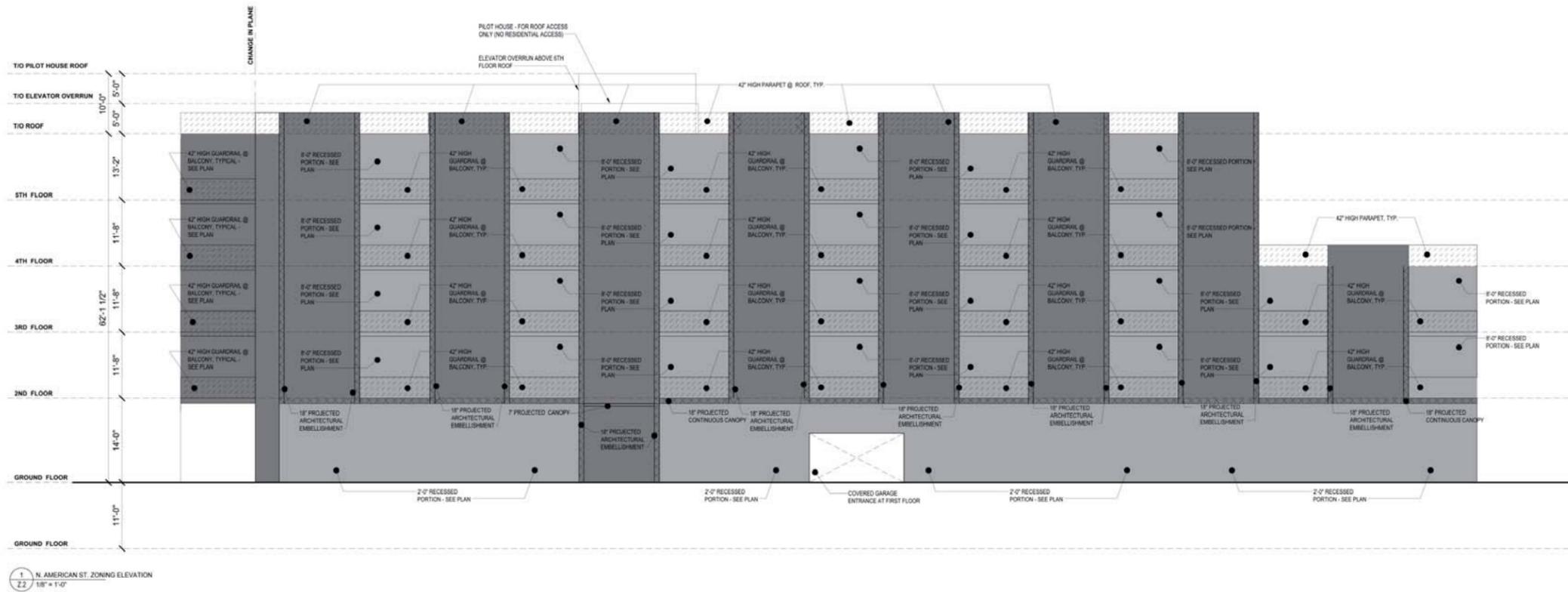
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1 ZONING PLAN - FLOORS 2 THROUGH 6
2.1 1/8" = 1'-0"

N. AMERICAN STREET
12-26-12
"CITY NEIGHBORHOOD STREET"
(LEGALLY OPEN ON CITY PLANS)
PARKING
PARKING

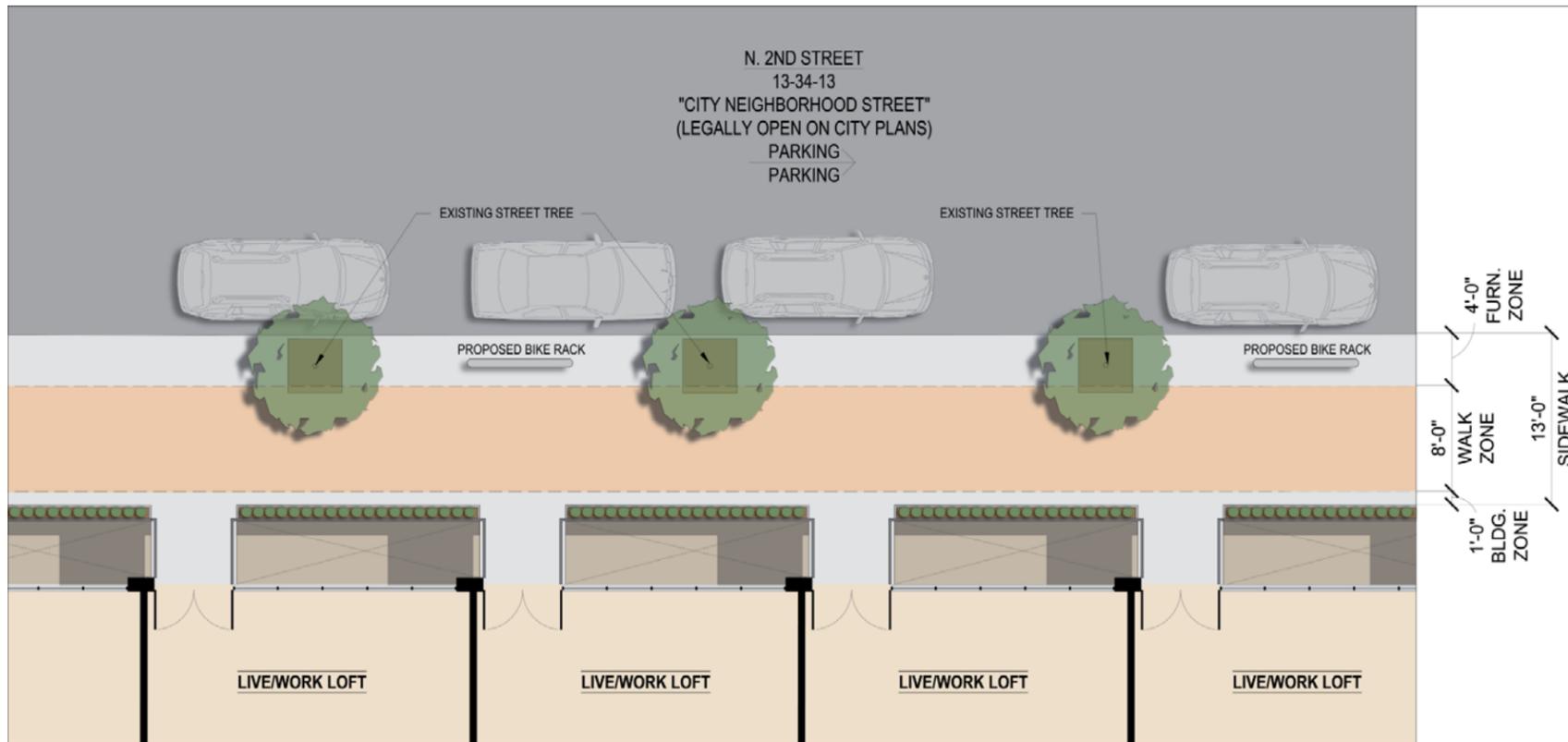
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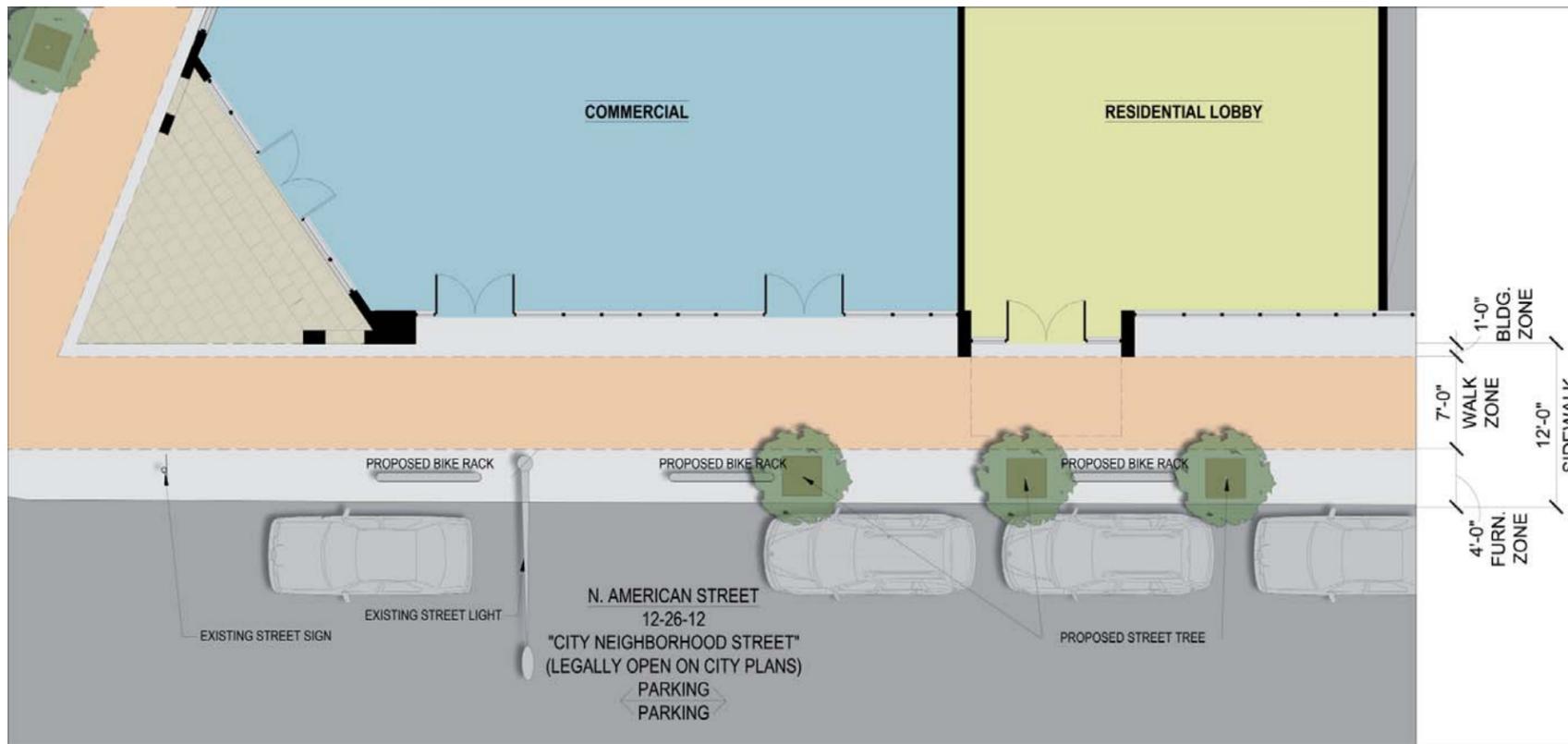
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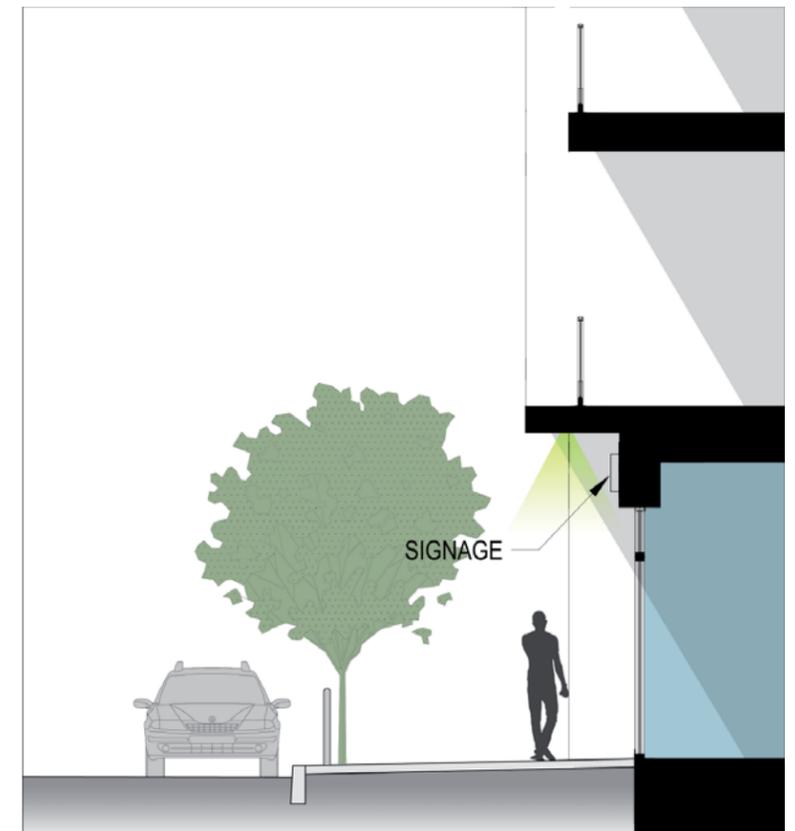
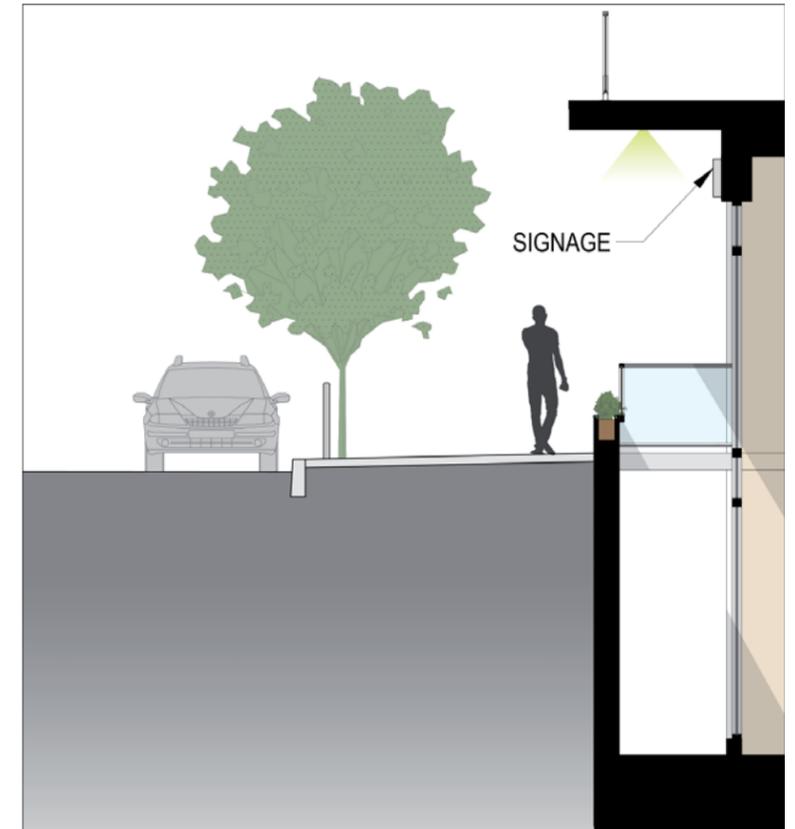
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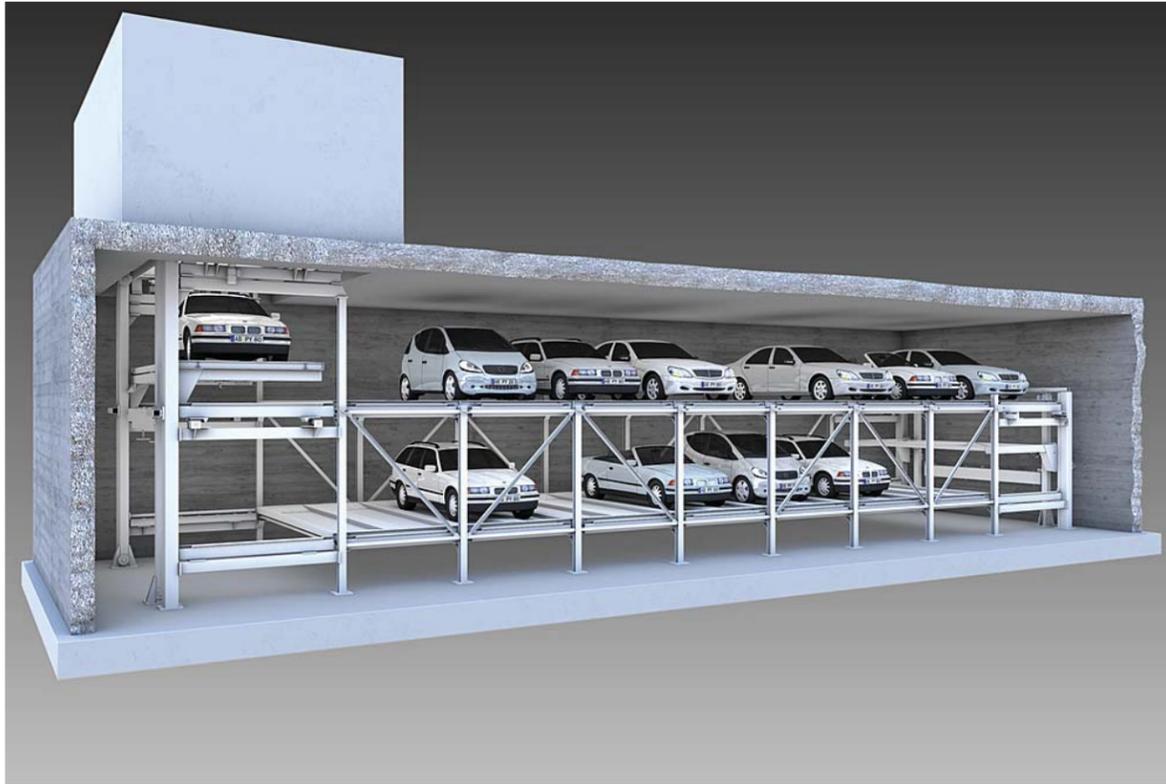
N. 2ND ST



N. AMERICAN ST



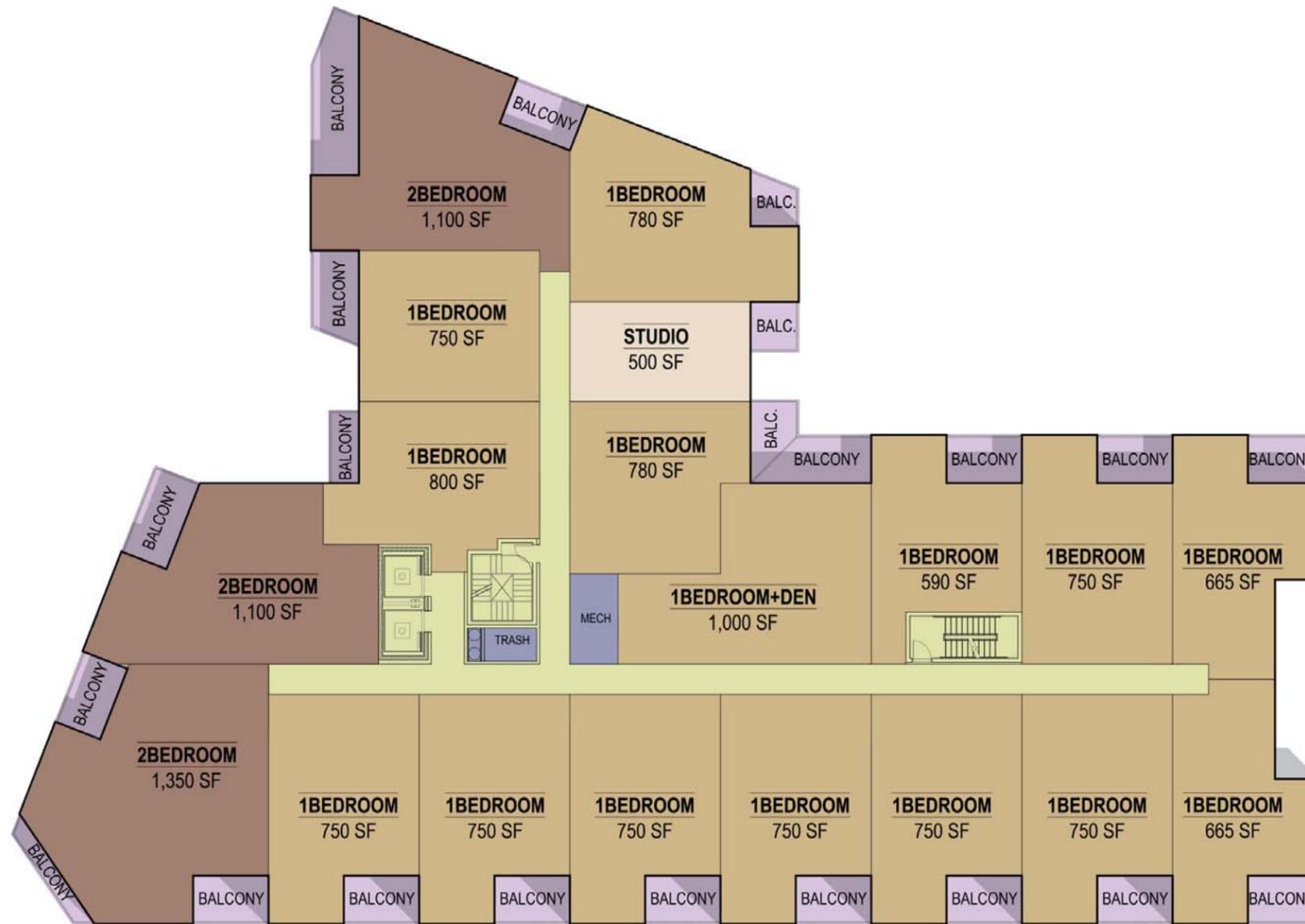
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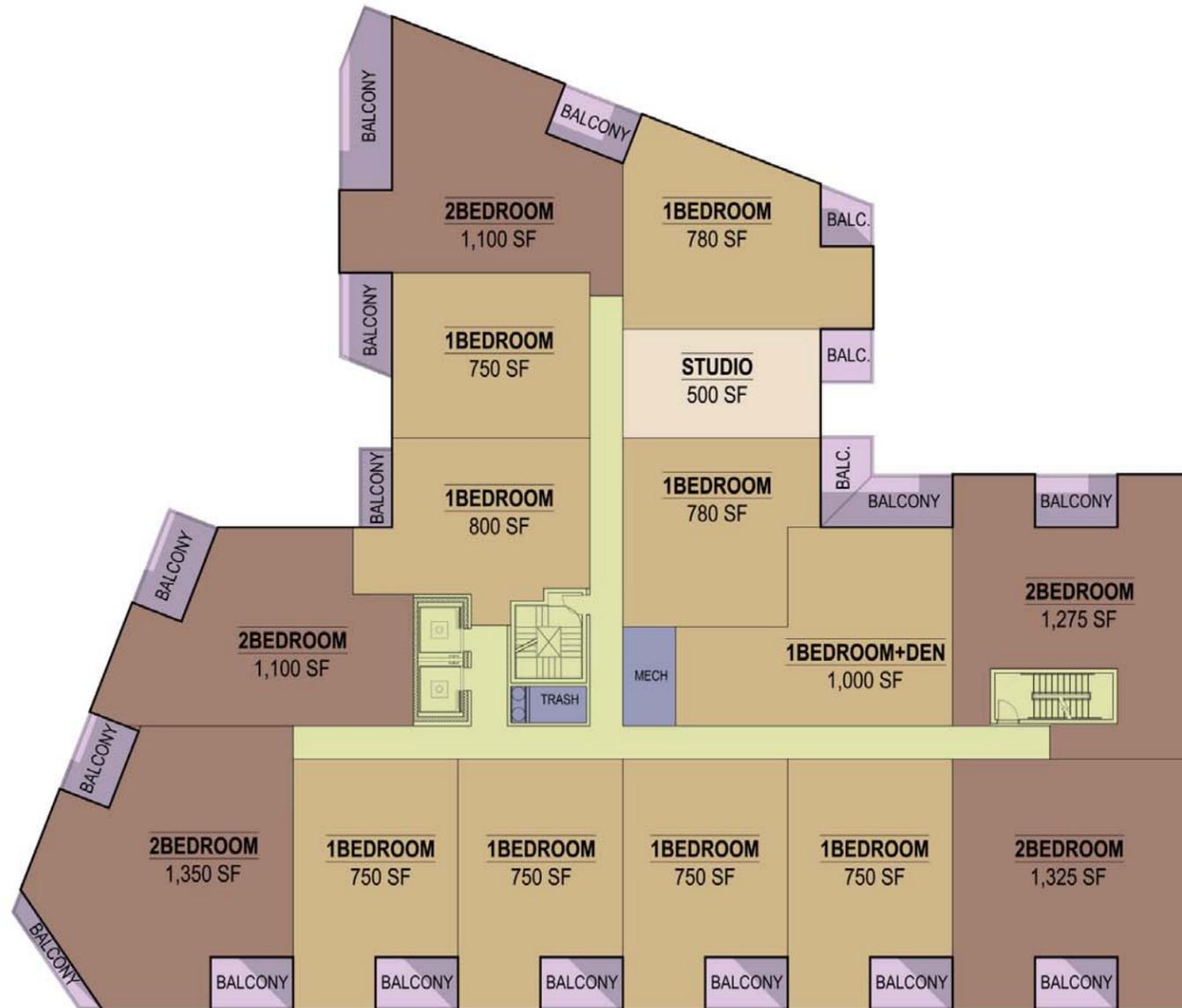
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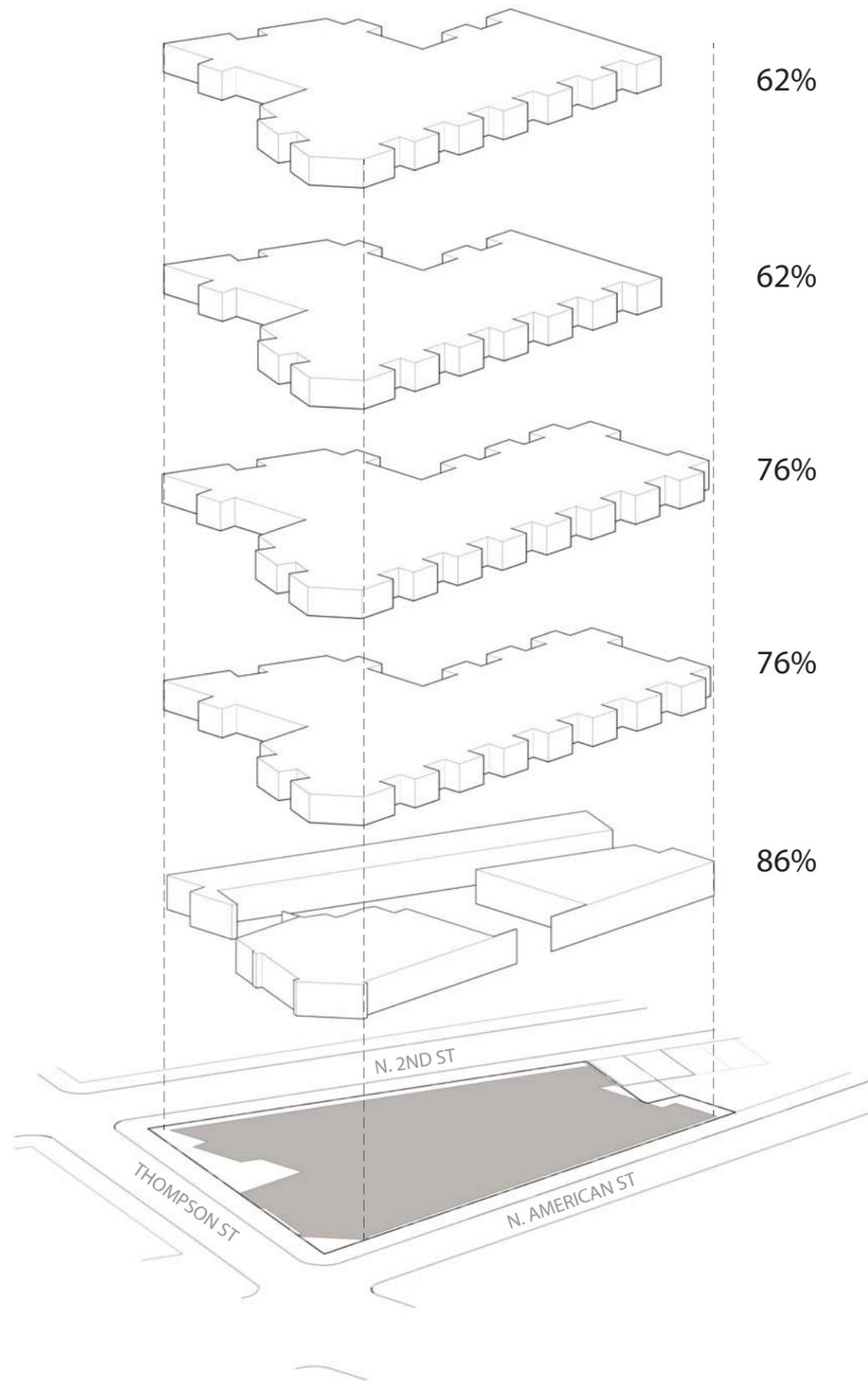
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	Proposed	CMX-3	IRMX	RM1	RMX-3
OCCUPIED AREA	92.6% 86% @ 1 76% @ 2-3 62% @ 4-5	80%	90%	80%	90%
HEIGHT	62'-2"	NO LIMIT	72'	38'	NO LIMIT
DENSITY	68 DU 7 L/W	NO LIMIT (186 DU per parking count)	NO LIMIT (186 DU per parking count)	67 WITH GREEN ROOF	NO LIMIT (186 DU per parking count)
YARDS F/S/R	0/0/0	0/0/0	0/0/9'	0/0/9'	0/8'(if used)/NA
PARKING (SP/DU)	3/4 UNITS	3/10 UNITS	3/10 UNITS	0	3/10 UNITS
FAR	390%	500%	n/a	n/a	500%

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Hedge Maple



Goldenrain Tree



Red Maple



Sawtooth Oak



London Planetree



Paperbark Maple



Black Chokeberry



Oakleaf Hydrangea

1222 NORTH 2nd STREET
Philadelphia, PA 19122
Ward #18 OPA# 884588510

prepared for:
BLACKSTONE DEVELOPMENT
1850 N. 18th Street, Suite 101
Philadelphia, PA 19121 ph: (215) 600-3366

prepared by:

Ruggiero Plante Land Design
4220 Main Street Philadelphia, PA 19127
phone: 215.508.2900 fax: 215.508.3800 www.ruggieroplant.com

Plan Date: February 12, 2016 Scale: N.T.S.

CONCEPTUAL LANDSCAPE PLAN
Sheet Title:
STREET TREE PLAN
Sheet 1 of 3

STREET TREE PLANTING PALETTE

Trees

- AR Acer rubrum
- AC Acer campestre
- KP Koeleruteria paniculata
- PA Platanus x acerifolia 'bloodgood'
- QB Quercus bicolor
- QA Quercus acutissima

- Red Maple
- Hedge Maple
- Golden Rain Tree
- London Planetree
- Swamp White Oak
- Sawtooth Oak

Planters

- Acorus calamus 'variegatus'
- Aronia melanocarpa 'Autumn Magic'
- Calamagrostis acutifolia
- 'Karl Foerster'
- Fothergilla gardenii 'Blue Mist'
- Hydrangea quercifolia 'Amethyst'
- Sweet Flag
- Black Chokeberry
- Feather Reed Grass
- Dwarf Fothergilla
- Oakleaf Hydrangea



Feather Reed Grass



Sweet Flag



Dwarf Fothergilla

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ROOF DECK PLANT MIX #1

Small Trees & Shrubs
 Acer palmatum dissectum 'Viridis'
 Acer palmatum 'Sango-kaku'
 Lavandula angustifolia
 Pinus nigra 'Hornbrookiana'
 Rosa rugosa

Green Threadleaf Japanese Maple
Coralbark Japanese Maple
 English Lavender
 Dwarf Austrian Pine
 Saltspray Rose

Perennials

Acorus calamus 'variegatus'
 Allium cernuum
 Allium schoenoprasum
 Artemisia schmidtiana 'Nana'
 Baptisia lactea
 Bergenia cordifolia
 Calamagrostis acutifolia 'Karl Foerster'
 Campenula rotundifolia
 Chelone glabra
 Eryngium planum
 Eupatorium maculatum
 Iris humilis
 Nassella tenuissima
 Salvia nemorosa 'Caradonna'
 Scabiosa caucasica
 Sedum 'Autumn Joy'

Sweet Flag
 Nodding onion
 Flowering Chive
 Silvermound Wormwood
 White False Indigo
 Berginia
 Feather Reed Grass

 Harebell
 Turtlehead
 Seaholly
 Joe Pye Weed
 Yellow Sand Iris
 Mexican Feather Grass
 Caradonna Sage
 Pincushion Flower
 Autumn Joy Stonecrop



Japanese Maple 'Dissectum Viridis'



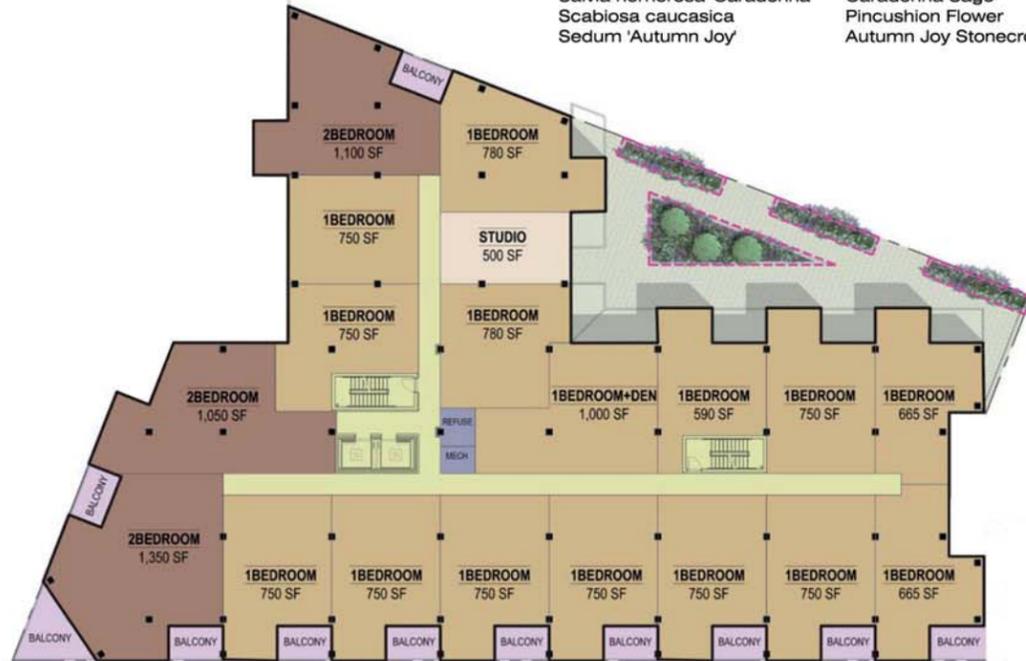
Coralbark Japanese Maple 'Sango Kaku'



Saltspray Rose



Dwarf Austrian Pine



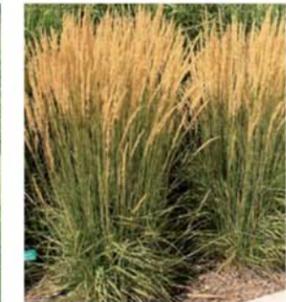
Artemisia 'Silver Mound'



Sweet Flag



Mexican Feather Grass



Feather Reed Grass



Harebell



Pincushion Flower



Seaholly



English Lavender



'Autumn Joy' Sedum



Joe-Pye Weed



Nodding Onion



Flowering Chive



Berginia



Dwarf Yellow Iris



White False Indigo



Caradonna Sage



Turtlehead

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 Ward #18 OPA# 884588510

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 4220 Main Street Philadelphia, PA 19127
 phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: February 12, 2016 Scale: N.T.S.

CONCEPTUAL LANDSCAPE PLAN
 Sheet Title:
 ROOF DECK LEVEL #1
 Sheet 2 of 3

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ROOF DECK PLANT MIX #2

- Baptisia lactea
- Calamagrostis acutifolia
- 'Karl Foerster'
- Ilex crenata 'Sky Pencil'
- Lavandula angustifolia
- Pinus nigra 'Hornbrookiana'
- Rosa rugosa
- White False Indigo
- Feather Reed Grass
- Sky Pencil Holly
- English Lavender
- Dwarf Austrian Pine
- Saltspray Rose



Sky Pencil Holly



Full sun Sedum Groundcover Mix



Saltspray Rose



Dwarf Austrian Pine



Feather Reed Grass



English Lavender



White False Indigo

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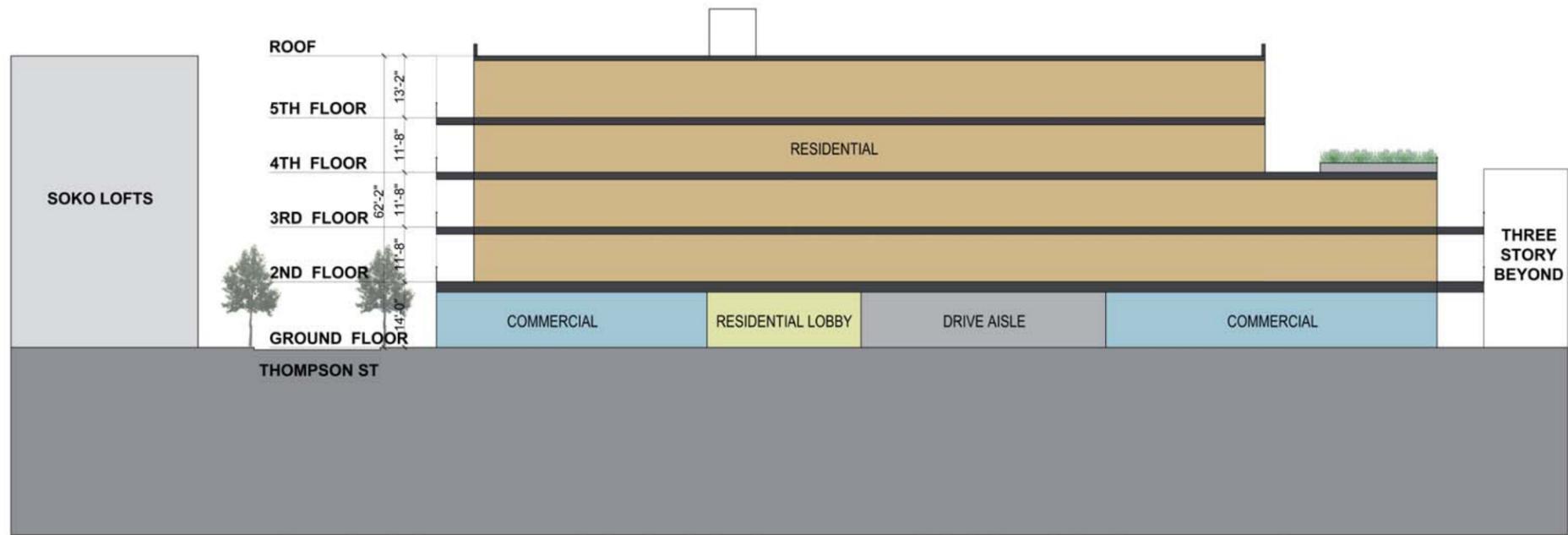
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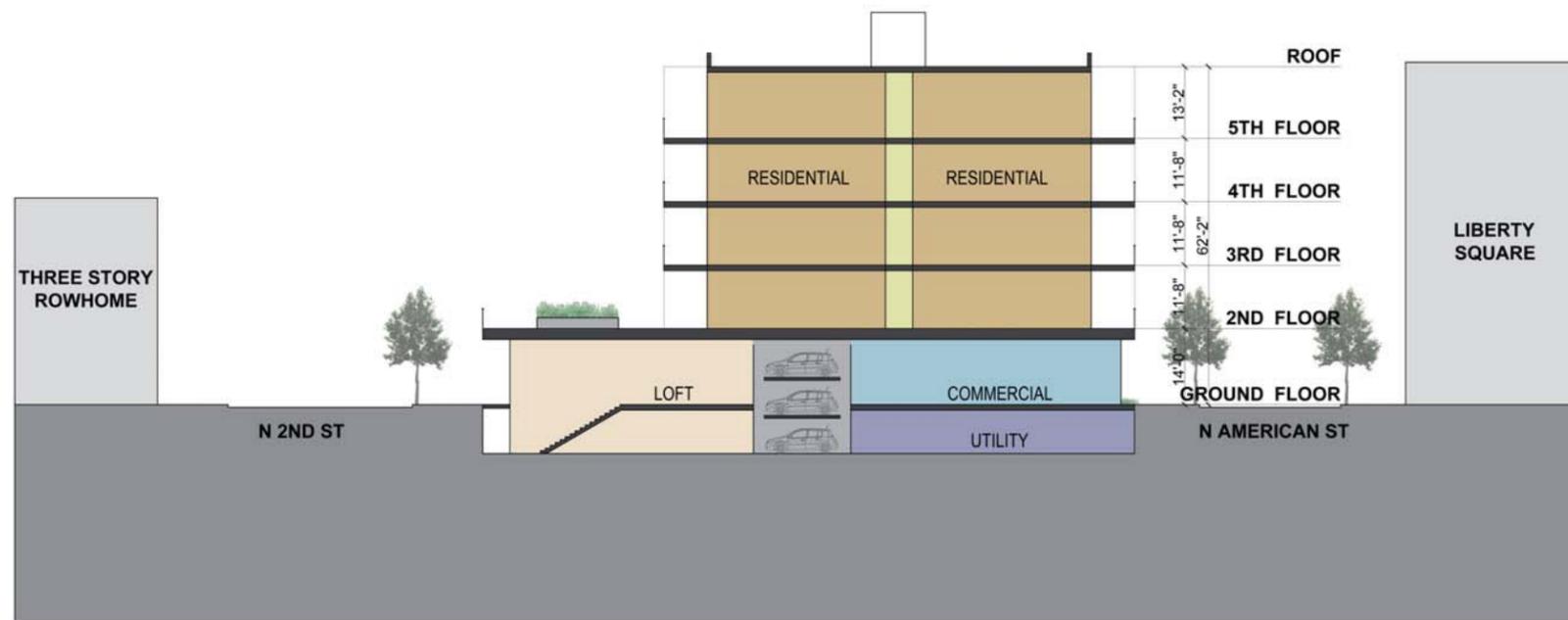
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Sheet Title:
ROOF DECK LEVEL #2
Sheet 3 of 3

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LONGITUDINAL SECTION



TRANSVERSE SECTION

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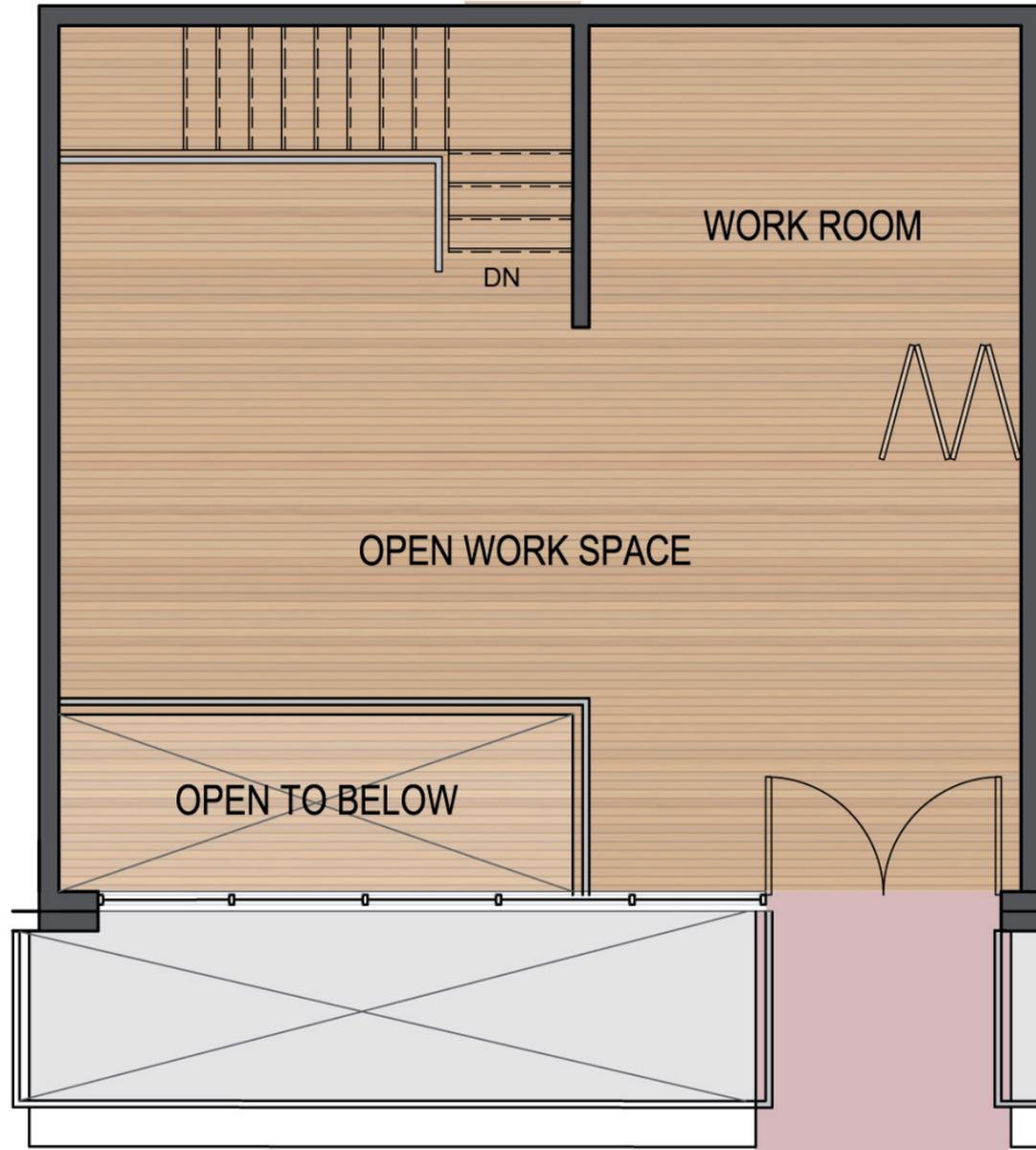


TYPICAL ONE BEDROOM APARTMENT
853 SF



TYPICAL TWO BEDROOM APARTMENT
1351 SF

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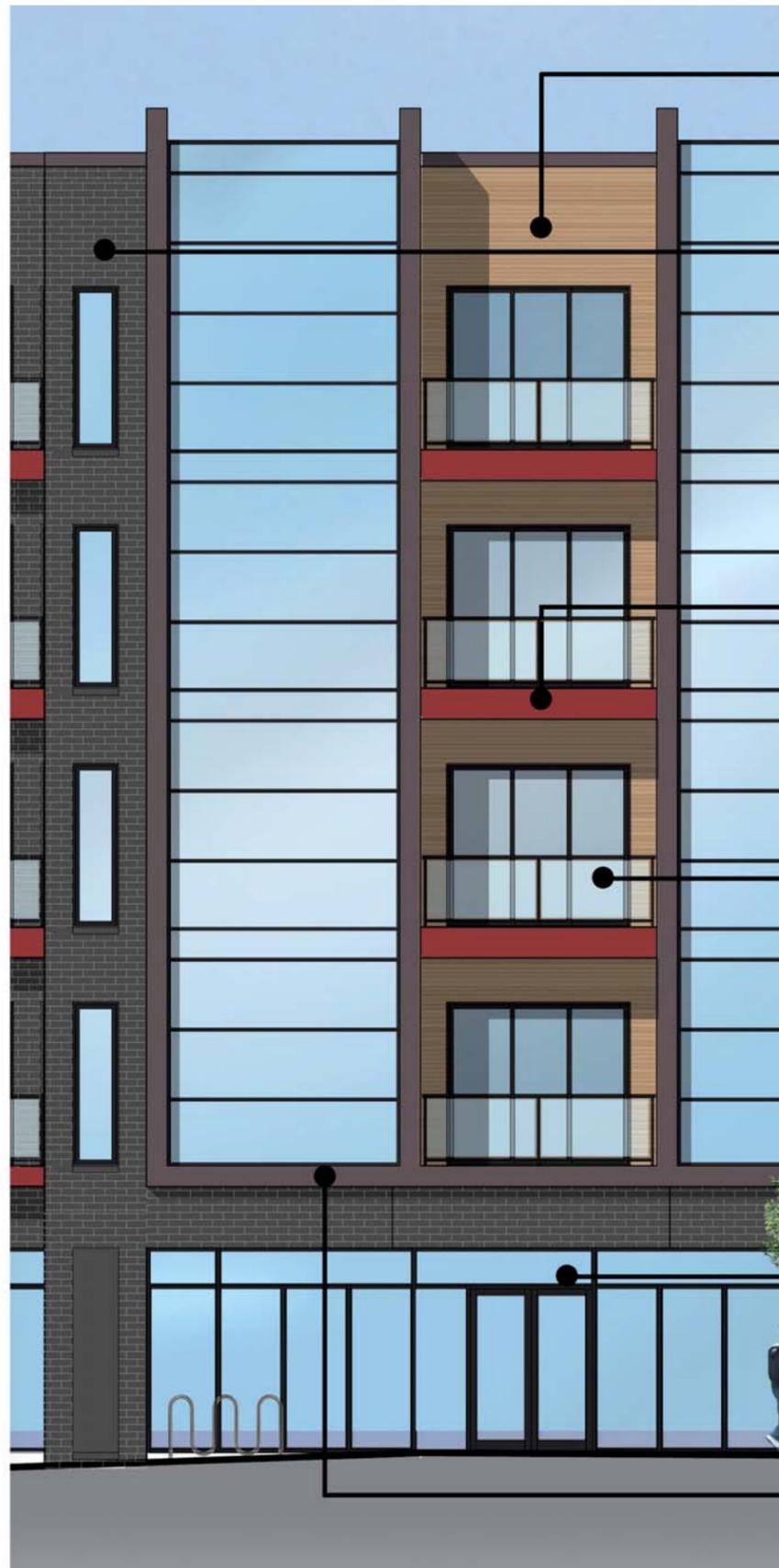
3 STORY
ROWHOMES

LIBERTY
SQUARE

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CHARCOAL BRICK



WOOD RAIN SCREEN



GLASS AND METAL RAILING



BURGUNDY METAL PANEL



BLACK FRAMED WINDOWS AND STOREFRONT



BLACK METAL PANEL

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LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: 1222 N 2nd Street
Date: 02.16.16

Y ? N

9	3	0	Credit	Integrative Process	1
---	---	---	--------	---------------------	---

9 3 0 Location and Transportation 16

1			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
	2		Credit	High Priority Site	2
4			Credit	Surrounding Density and Diverse Uses	5
3			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
	1		Credit	Green Vehicles	1

7 2 0 Sustainable Sites 10

Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	1		Credit	Site Development - Protect or Restore Habitat	2
	1		Credit	Open Space	1
3			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

5 0 0 Water Efficiency 11

Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1			Credit	Outdoor Water Use Reduction	2
3			Credit	Indoor Water Use Reduction	6
			Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

9 7 0 Energy and Atmosphere 33

Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3			Credit	Enhanced Commissioning	6
3			Credit	Optimize Energy Performance	18
	2		Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
	3		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

2 11 0 Materials and Resources 13

Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	5		Credit	Building Life-Cycle Impact Reduction	5
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	2		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	2		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
	2		Credit	Construction and Demolition Waste Management	2

7 6 0 Indoor Environmental Quality 16

Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
	2		Credit	Enhanced Indoor Air Quality Strategies	2
2			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
	2		Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1			Credit	Interior Lighting	2
1			Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

1 5 0 Innovation 6

	5		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

0 4 0 Regional Priority 4

	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1

43 35 0 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

ADDITIONAL SUSTAINABLE FEATURES

- Sedum roof at amenity deck
- Use of renewable materials for flooring and millwork
- Use of low VOC paints and sealants at the interiors
- Energy Star rated appliances throughout project
- Complete stormwater management system via green roof and underground cistern
- LED lighting throughout

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#	DATE	ISSUE / REVISION
	2.16.16	CDR PRESENTATION
	3.22.16	CDR PRESENTATION

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).

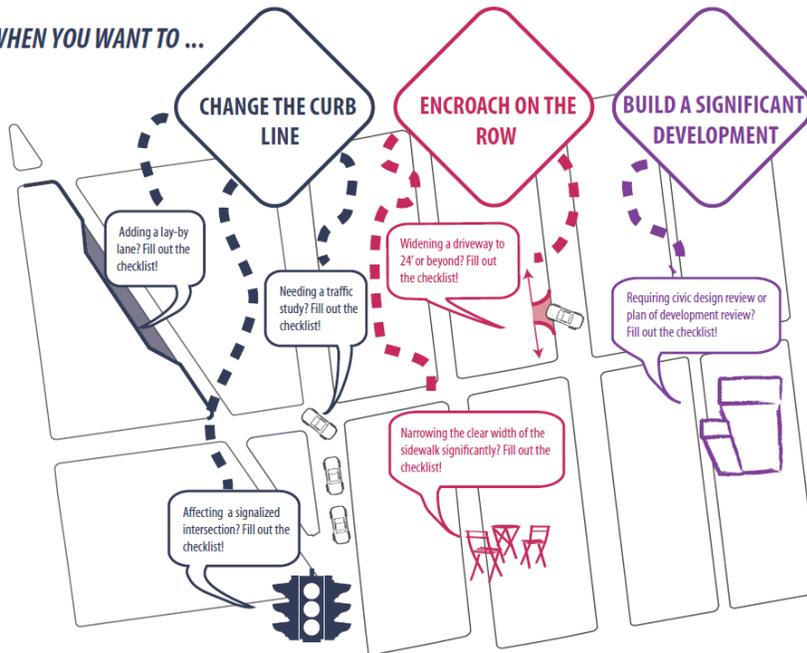
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects 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:

- Placing of a new street;
- Removal of an existing street;
- Changes to roadway grades, curb lines, or widths; or
- 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
 - FULLY DIMENSIONED
 - CURB CUTS/DRIVEWAYS/LAYBY LANES
 - TREE PITS/LANDSCAPING
 - BICYCLE RACKS/STATIONS/STORAGE AREAS
 - TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - PROPOSED TREE PITS/LANDSCAPING
 - BICYCLE RACKS/STATIONS/STORAGE AREAS
 - TRANSIT SHELTERS/STAIRWAYS

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|---|--|
| <p>1. PROJECT NAME
<u>1222 N 2ND STREET</u></p> <p>3. APPLICANT NAME
<u>RUSTING OHLER / HARMAN DEUTSCH</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>267-324-3601 / RUSTIN@HDARCHITECTURE.COM</u></p> <p>6. OWNER NAME
<u>BLACKSTONE DEVELOPMENT</u></p> <p>7. OWNER CONTACT INFORMATION
<u>MICHAEL@BLACKSTONEDT.COM</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>HARMAN DEUTSCH ARCHITECTURE</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>267.324.3601 RUSTIN@HDARCHITECTURE.COM</u></p> | <p>2. DATE
<u>03.22.16</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>N. 2ND ST BETWEEN W GIRARD AVE AND THOMPSON ST 187.498' OF FRONTAGE AREA= 24,373 SF</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.

STREET	FROM	TO	COMPLETE STREET TYPE
<u>2ND ST</u>	<u>W GIRARD AVE</u>	<u>THOMPSON ST</u>	<u>CITY NEIGHBORHOOD STREET</u>
<u>THOMPSON ST</u>	<u>2ND ST</u>	<u>AMERICAN ST</u>	<u>CITY NEIGHBORHOOD STREET</u>
<u>AMERICAN ST</u>	<u>W GIRARD AVE</u>	<u>THOMPSON STREET</u>	<u>CITY NEIGHBORHOOD 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 <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
 Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>2ND ST</u>	<u>12 / 13 / 13</u>	<u>13 / 13</u>
<u>THOMPSON ST</u>	<u>12 / 12 / 12</u>	<u>12 / 12</u>
<u>AMERICAN ST</u>	<u>12 / 12 / 12</u>	<u>12 / 12</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>2ND ST</u>	<u>6 / 9 / 8</u>
<u>THOMPSON ST</u>	<u>6 / 8 / 7</u>
<u>AMERICAN ST</u>	<u>6 / 8 / 7</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>30.4'</u>	<u>AMERICAN ST</u>
<u>CURB CUT</u>	<u>57.5'</u>	<u>AMERICAN ST</u>
<u>CURB CUT</u>	<u>32.8'</u>	<u>AMERICAN ST.</u>

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>DRIVEWAY CURB CUT</u>	<u>24</u>	<u>AMERICAN ST</u>
<u>DRIVEWAY CURBCUT</u>	<u>12'</u>	<u>THOMPSON ST</u>
_____	_____	_____
_____	_____	_____

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
<u>2ND ST</u>	<u>0' / 1'</u>
<u>THOMPSON ST</u>	<u>0' / 1'</u>
<u>AMERICAN ST</u>	<u>0' / 1'</u>
_____	_____ / _____

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
<u>2ND ST</u>	<u>4' / 4' / 4'</u>
<u>THOMPSON ST</u>	<u>4' / 4' / 4'</u>
<u>AMERICAN ST</u>	<u>4' / 4' / 4'</u>
_____	_____ / _____ / _____

18. Identify proposed “high priority” building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?

- Bicycle Parking
- Lighting
- Benches
- Street Trees
- Street Furniture

YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>

DEPARTMENTAL APPROVAL

YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>

19. Does the design avoid tripping hazards?

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

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
1222 N 2ND STREET	29	0 / 0	0 / 22	0 / 29
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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

- Conventional Bike Lane
- Buffered Bike Lane
- Bicycle-Friendly Street

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

APPLICANT: Bicycle Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

			DEPARTMENTAL APPROVAL	
28. Does the design limit conflict among transportation modes along the curb?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?			YES <input type="checkbox"/> NO <input type="checkbox"/>	
<u>THE PROPOSED RESIDENTIAL PLAN WILL HELP THE VISIBILITY AND SECURITY OF THE EXISTING PUBLIC TRANSIT STOPS , AS WELL AS INCREASE RIDERSHIP</u>				

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; **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?

'P' and SU-30

DEPARTMENTAL
APPROVAL

YES NO

34. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission.

YES NO

YES NO

35. Will the public right-of-way be used for loading and unloading activities?

YES NO

YES NO

36. Does the design maintain emergency vehicle access?

YES NO

YES NO

37. Where new streets are being developed, does the design connect and extend the street grid?

YES NO N/A

YES NO

38. Does the design support multiple alternative routes to and from destinations as well as within the site?

YES NO N/A

YES NO

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?

YES NO

YES NO

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments: _____

(1) http://www.philadelphiastreet.com/images/uploads/documents/Historical_Street_Paving.pdf

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

			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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

- | | | |
|--|---|---|
| <p>44. Does the design minimize the signal cycle length to reduce pedestrian wait time?</p> <p>45. Does the design provide adequate clearance time for pedestrians to cross streets?</p> <p>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?</p> <p><i>If yes, City Plan Action may be required.</i></p> <p>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?</p> <ul style="list-style-type: none"> ▪ Marked Crosswalks ▪ Pedestrian Refuge Islands ▪ Signal Timing and Operation ▪ Bike Boxes <p>48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?</p> <p>49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?</p> | <p>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> | <p>DEPARTMENTAL APPROVAL</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> |
|--|---|---|

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

DEPARTMENTAL REVIEW: Intersections & Crossings Component
 Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____