



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

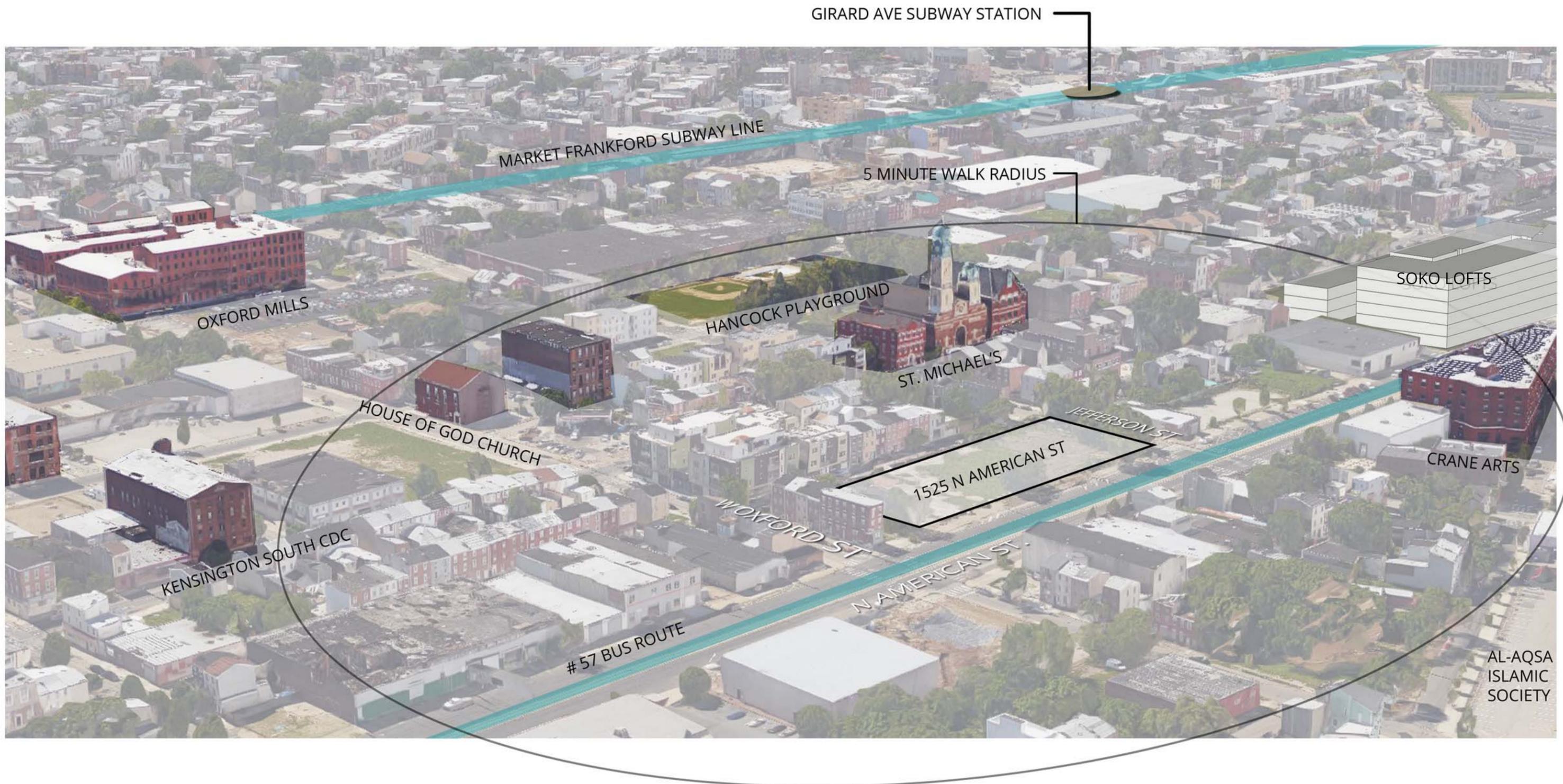
Community meeting held: Yes ____ No ____

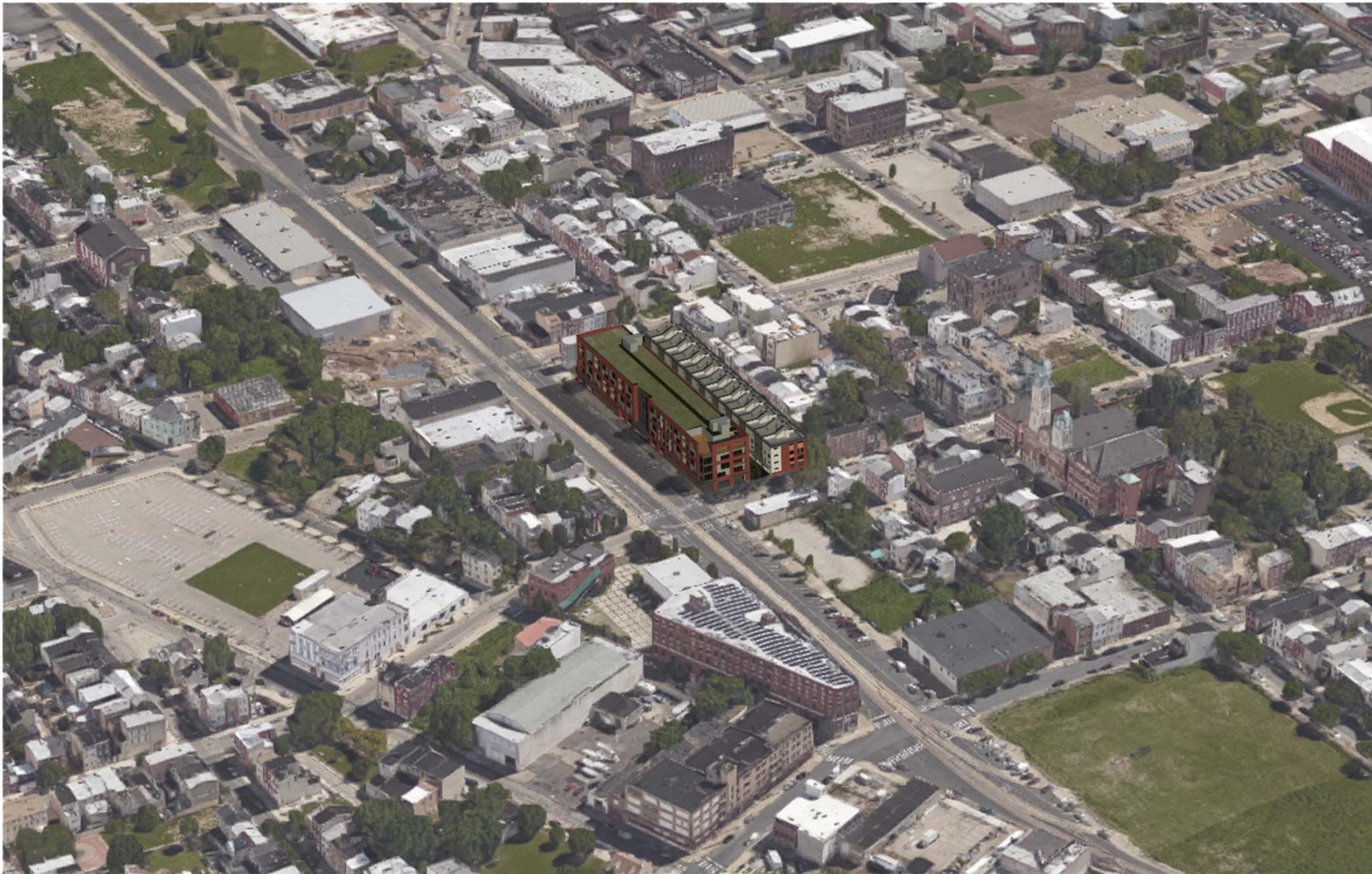
If yes, please provide written documentation as proof.

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

Date: _____ Time: _____









VIEW 1: LOOKING NORTH ON AMERICAN STREET



VIEW 2: LOOKING EAST ON JEFFERSON STREET



VIEW 3: LOOKING NORTH ON PHILLIP STREET



VIEW 4: OVERALL OF AMERICAN STREET



VIEW 5: VIEW FROM THE CORNER OF AMERICAN AND JEFFERSON STREETS



WEST OXFORD STREET
(ON CITY PLAN / LEGALLY OPEN)
(40 FEET WIDE / 10'-20'-10')

PHILLIP STREET
(ON CITY PLAN / LEGALLY OPEN)
(30 FEET WIDE / 8'-14'-8')

JEFFERSON STREET
(ON CITY PLAN / LEGALLY OPEN)
(50 FEET WIDE / 12'-26'-12')

NORTH AMERICAN STREET
(ON CITY PLAN / LEGALLY OPEN)
(120 FEET WIDE / 18'-84'-18')

1525 N. AMERICAN ST
AREA = 36,540 SF

(NOT INCLUDED)
N/F 214 WEST OXFORD STREET, LLC
214 W. OXFORD ST.
OPA #182186100

(NOT INCLUDED)
N/F 214 WEST OXFORD STREET, LLC
216 W. OXFORD ST.
OPA #182186200

(NOT INCLUDED)
N/F JOSEPH MARK FIATO
218 W. OXFORD ST.
OPA #182186300

(NOT INCLUDED)
N/F RAFAEL ZAPATA
220 W. OXFORD ST.
OPA #182186500

(NOT INCLUDED)
N/F BLANCA CARABALLO
222 W. OXFORD ST.
OPA #182186600

(NOT INCLUDED)
N/F COFFIN FACTORY, LLC
1535-39 N. AMERICAN ST.
OPA #182124410

S11°08'06"W
S78°52'33"E 51.750'

S78°55'33"E 70.000'

N11°08'06"

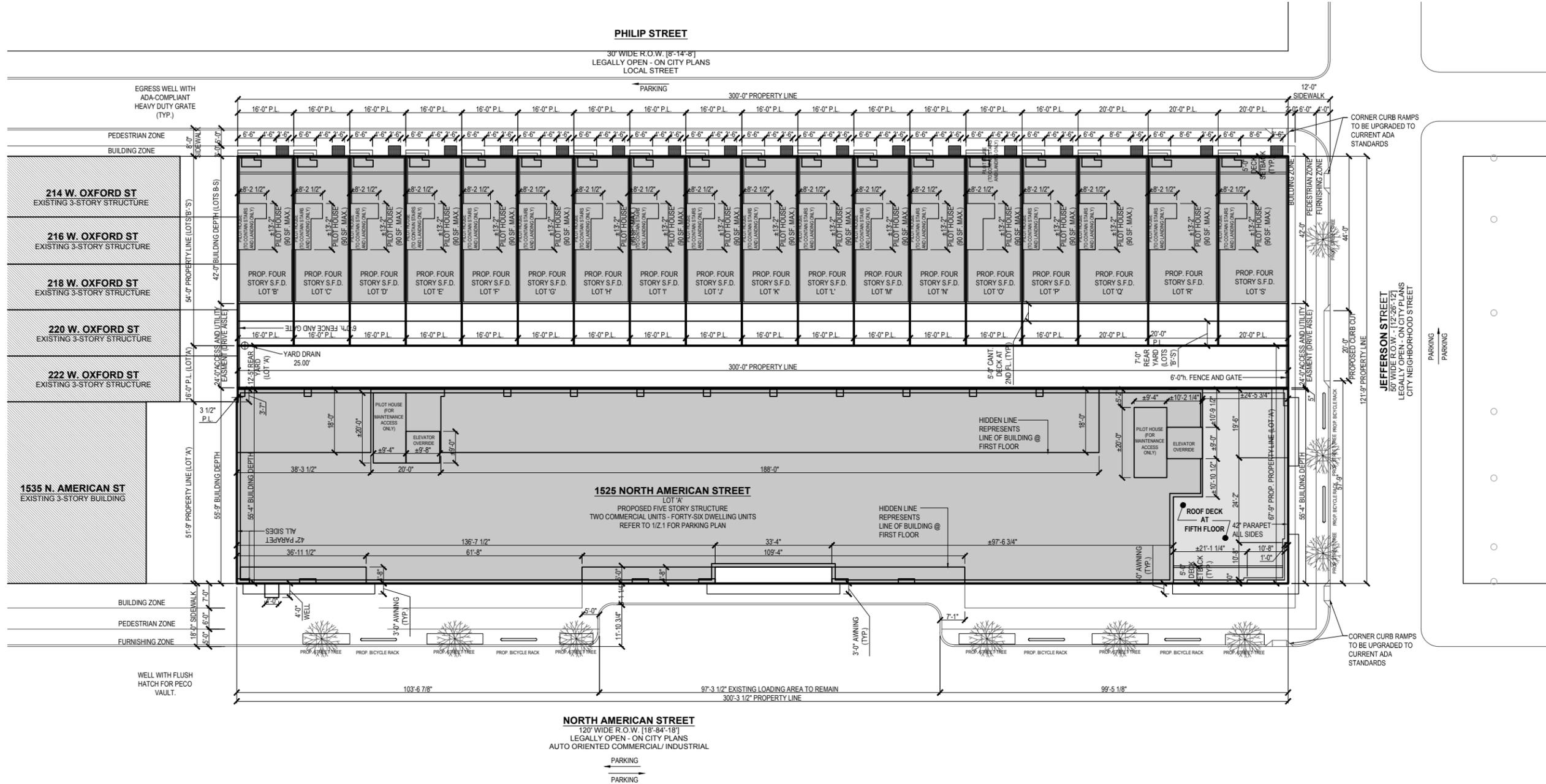
S11°08'06"W

300.000'

300.290'

N78°52'33"W 121.750'

POB 1525 N. AMERICAN ST.



PROJECT SUMMARY: 1525 NORTH AMERICAN STREET

ZONING: I-2
 ABUTTING ZONING DISTRICT: I-2
 ZONING DISTRICT ACROSS STREET: RSA-5, RM-1
 EXISTING LOT AREA: 36,540.00 SF

PROPOSED LOT "A"
 USE: FIVE (5) STORY STRUCTURE; TWO (2) COMMERCIAL UNITS AT FIRST FLOOR; FORTY-SIX (46) DWELLING UNITS AT SECOND-FIFTH FLOOR, TWENTY-THREE (23) PARKING STALLS (AS PER PARKING PLAN 1/2.1) [16] BICYCLE STALLS
 PROPOSED LOT AREA: 20,340.0 SF

DIMENSIONAL STANDARDS:		
	REQUIRED / ALLOWED	PROPOSED
OPEN AREA	NONE REQUIRED (0%)	3,902.9 SF (19.81%)
OCCUPIED AREA	20,340.0 SF (100%)	16,437.1 SF (80.81%)
FRONT YARD SETBACK	0'	0'
SIDE YARD	0' IF USED	0'
REAR YARD	12'-5"	12'-5"
HEIGHT	60'-0"	60'-0"
GROSS FL. AREA (MAX. FAR)	101,700 SF (500% FAR)	77,587 SF (381.45% FAR)

PROPOSED LOTS "B"- "P"
 USE: SINGLE FAMILY DWELLING WITH ONE (1) PARKING STALL AND ONE (1) BICYCLE STALL
 ROOF DECK (ACCESSIBLE BY A PILOT HOUSE, CONTAINING STAIRS AND LANDING ONLY)
 PROPOSED LOT AREA: 864.0 SF EACH

DIMENSIONAL STANDARDS:		
	REQUIRED / ALLOWED	PROPOSED
OPEN AREA	NONE REQUIRED (0%)	192 SF (22.22%)
OCCUPIED AREA	864 SF (100%)	672 SF (77.78%)
FRONT YARD SETBACK	0'	0'
SIDE YARD	0' IF USED	0'
REAR YARD	0'-0"	7'-0"
HEIGHT	60'-0"	38'-6"
GROSS FL. AREA (MAX. FAR)	4,320 SF (500% FAR)	2,688 SF (311.11% FAR)

PROPOSED LOTS "Q"- "S"
 USE: SINGLE FAMILY DWELLING WITH TWO PARKING STALLS
 ROOF DECK (ACCESSIBLE BY A PILOT HOUSE, CONTAINING STAIRS AND LANDING ONLY)
 PROPOSED LOT AREA: 1,080.0 SF EACH

DIMENSIONAL STANDARDS:		
	REQUIRED / ALLOWED	PROPOSED
OPEN AREA	NONE REQUIRED (0%)	240 SF (22.22%)
OCCUPIED AREA	1,080 SF (100%)	840 SF (77.78%)
FRONT YARD SETBACK	0'	0'
SIDE YARD	0' IF USED	0'
REAR YARD	0'-0"	7'-0"
HEIGHT	60'-0"	38'-6"
GROSS FL. AREA (MAX. FAR)	5,400 SF (500% FAR)	3,360 SF (311.11% FAR)

SIDEWALK ZONES

NORTH AMERICAN STREET:	JEFFERSON STREET	PHILIP STREET
NORTH AMERICAN STREET:	CITY NEIGHBORHOOD STREET	LOCAL STREET
PEDESTRIAN ZONE	6'-0"	5'-0"
FURNISHING ZONE	5'-0"	4'-0"
BUILDINGS ZONE	NA	3'-0"

SIDEWALK ENCROACHMENTS
 STAIR ENCROACHMENTS (ON PHILIP STREET): 3'-0" MAX.
 EGRESS WELLS (ON PHILIP STREET): 3'-0"

EGRESS WELLS SHALL BE COVERED WITH A WALKABLE STEEL GRATE FLUSH WITH THE SIDEWALK AND ACCESSIBLE.

PECO VAULT WELL (ON NORTH AMERICAN STREET): 4'-0"

AWNINGS: A MOVABLE AWNING WHICH CAN BE RAISED OR LOWERED MAY BE ERRECTED AND MAINTAINED, PROVIDED THAT IT DOES NOT PROJECT MORE THAN 7 FEET BEYOND THE STREET LINE AND THE LOWER EDGE IS NOT LESS THAN 8 FEET ABOVE THE SIDEWALK.

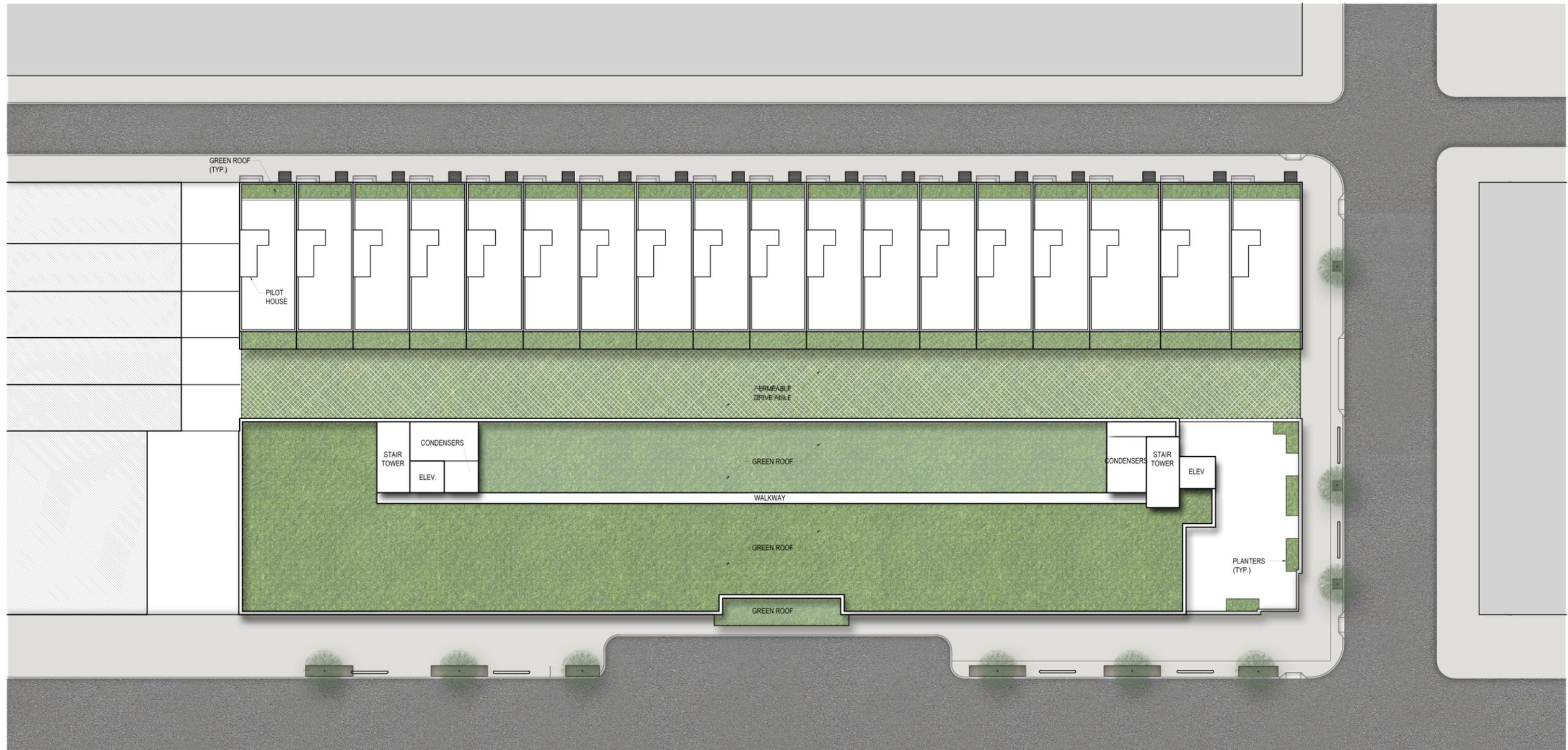
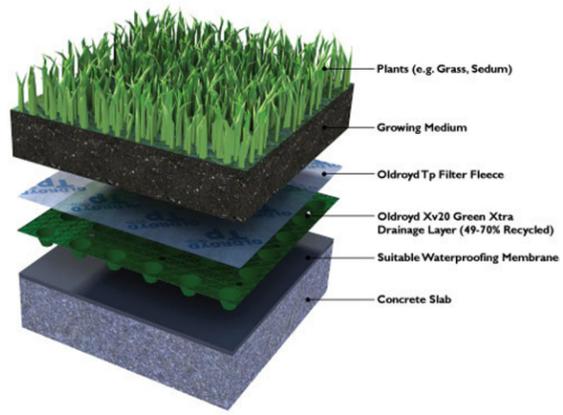
CIVIC DESIGN REVIEW

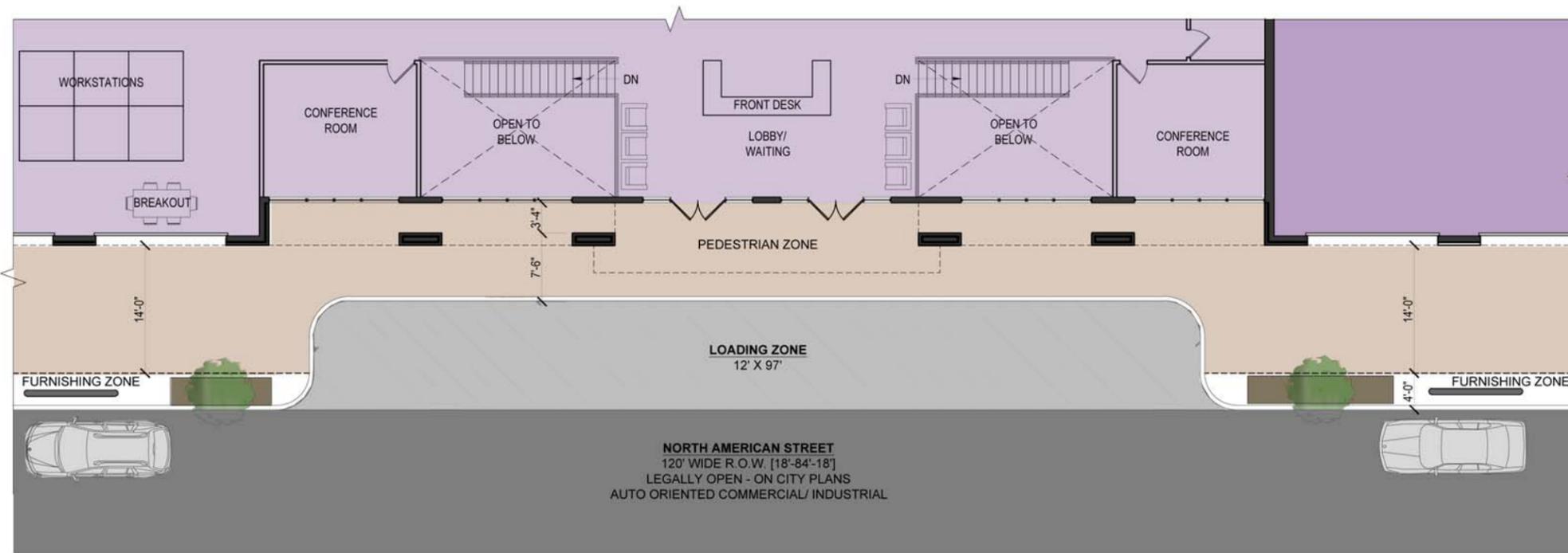
TOTAL GFA: 127,897 SF
 AS PER CASE NO. 1, THIS PROJECT WILL REQUIRE CIVIC DESIGN REVIEW.

CASE NO. 1: PROJECT INCLUDES 100,000 SF OR MORE OF GROSS FLOOR AREA OR 100 OR MORE DWELLING UNITS

- ZONING NOTES:**
- PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
 - PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
 - GUARD RAILS/TYPICAL PARAPETS ARE 42" AFF
 - 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE
- STREET TREE NOTES:**
- STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF. USED FOR MORE THAN A 1.2 FAMILY DWELLING.
 - STREET TREES TO BE PLANTED AT 1 PER 35' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.
 - ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSION'S APPROVED PLANTINGS LIST.
 - TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.



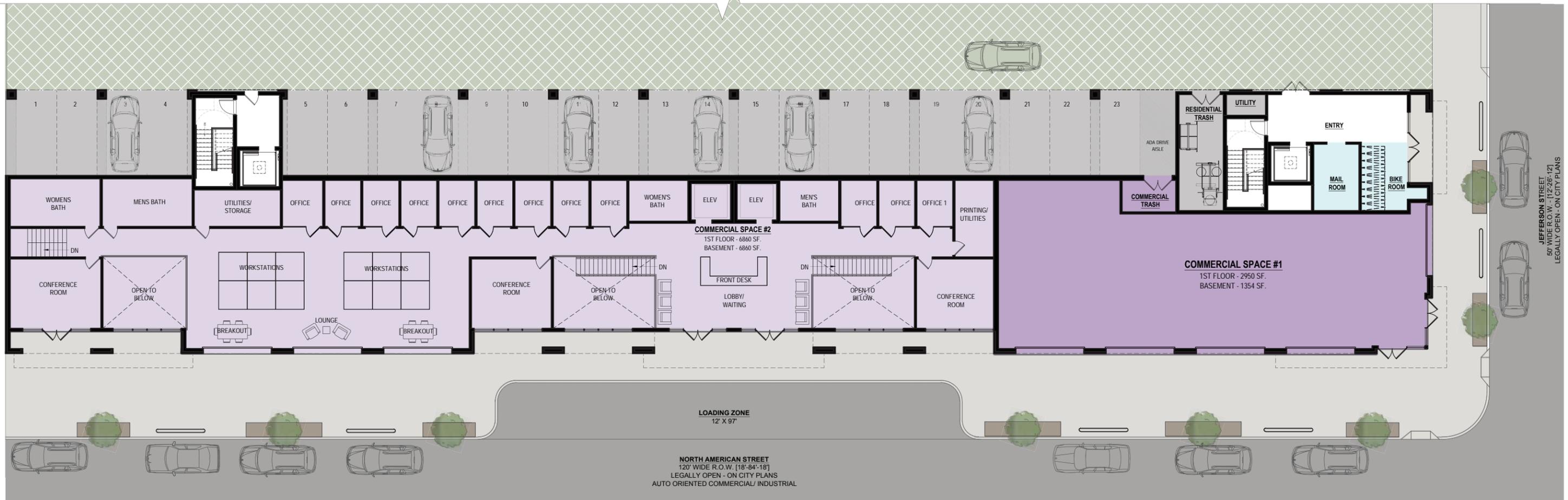




FIRST FLOOR DETAIL PLAN
 SCALE: 1/16" = 1'-0"



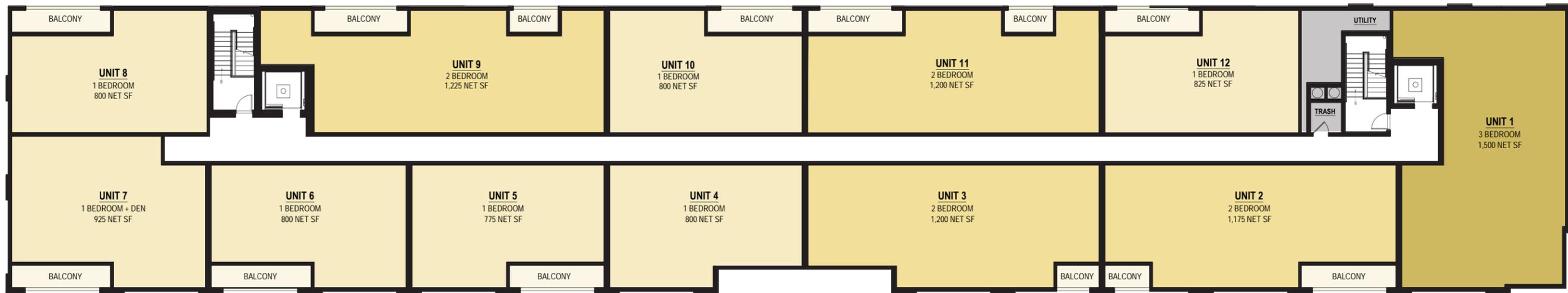
SITE SECTION
 SCALE: 1:250



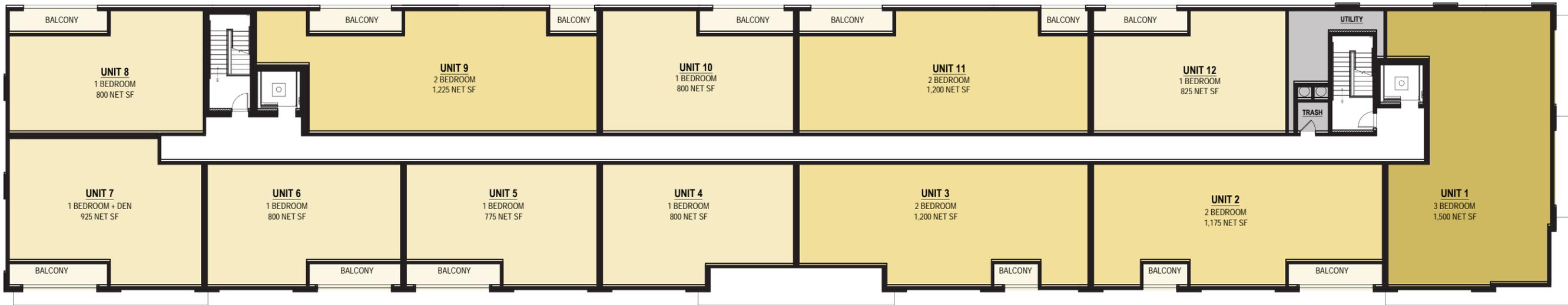
FIRST FLOOR PLAN



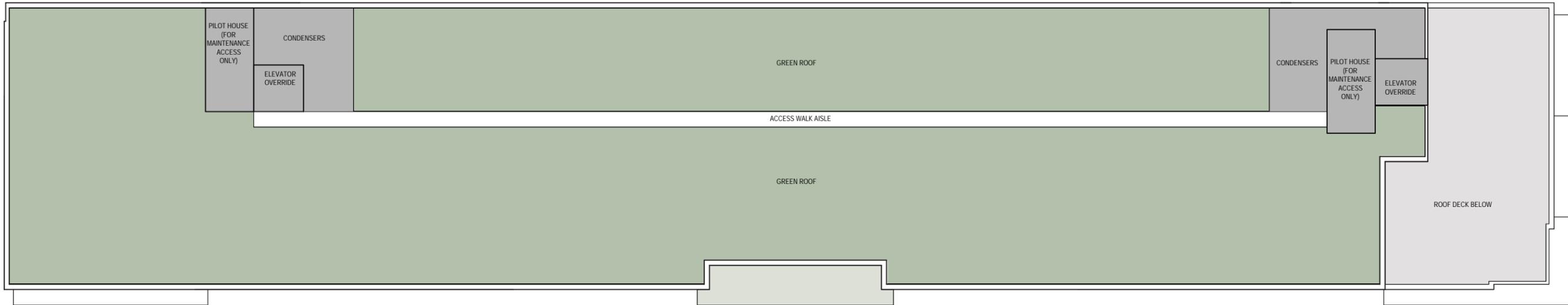
BASEMENT PLAN



FOURTH FLOOR PLAN



SECOND/ THIRD FLOOR PLAN

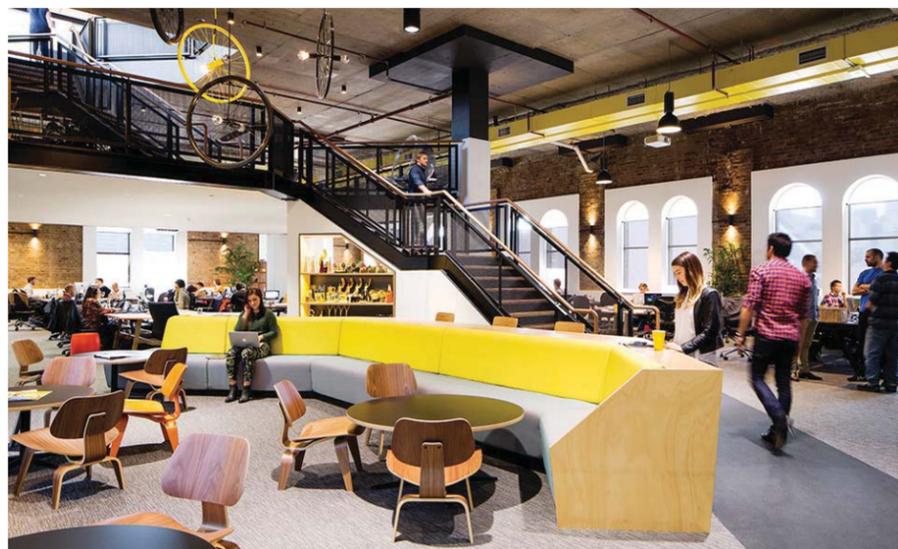
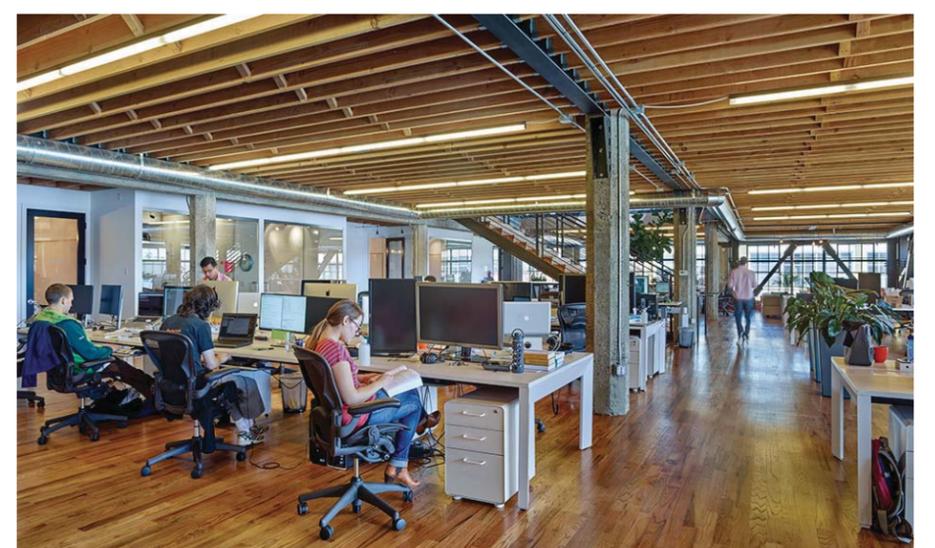
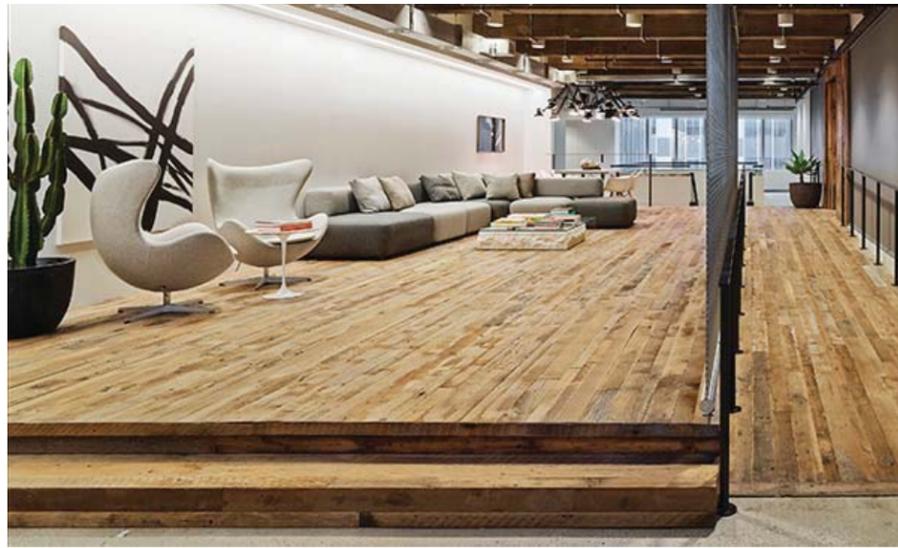


ROOF PLAN



FIFTH FLOOR PLAN







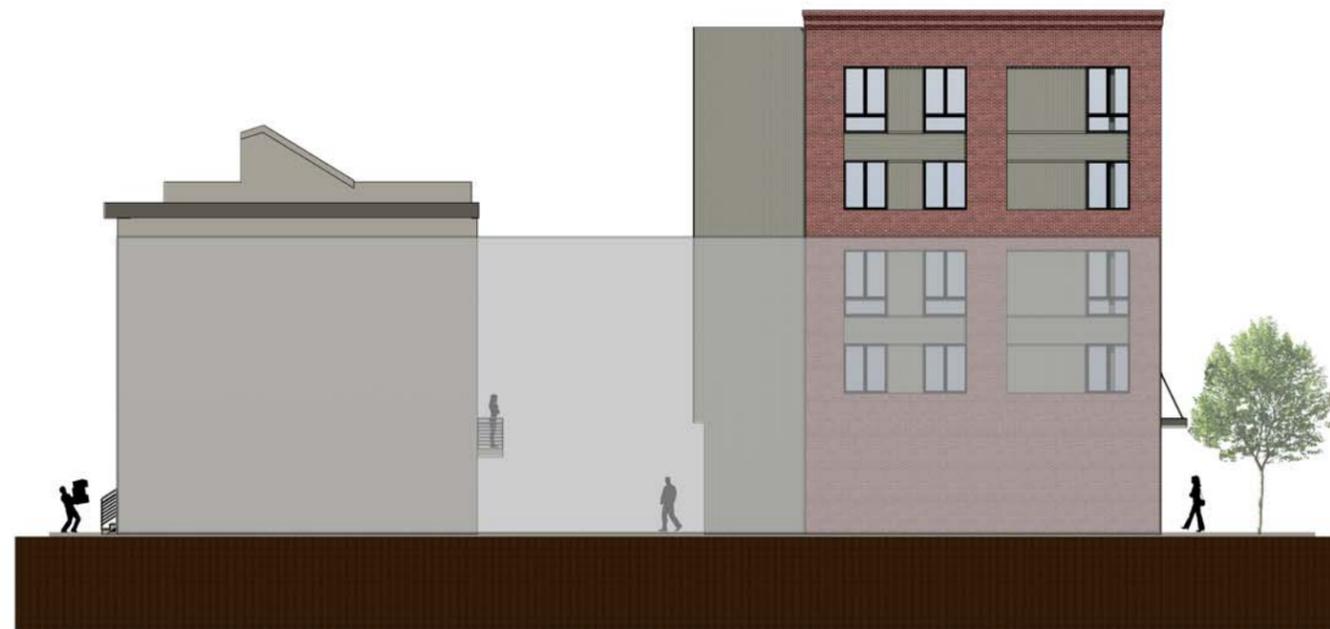
AMERICAN STREET (EAST) ELEVATION



JEFFERSON STREET (SOUTH) ELEVATION



DRIVE AISLE ELEVATION (WEST SIDE)



NORTH (PARTY WALL) ELEVATION



RED BRICK VENEER



BLACK METAL PANEL



CORRUGATED METAL PANEL



BLACK MULLIONED WINDOWS



GLASS ROLLUP DOORS



PLANTED AWNING





PHILLIP STREET (EAST) ELEVATION



DRIVE AISLE ELEVATION (EAST SIDE)



BLACK MULLED WINDOWS



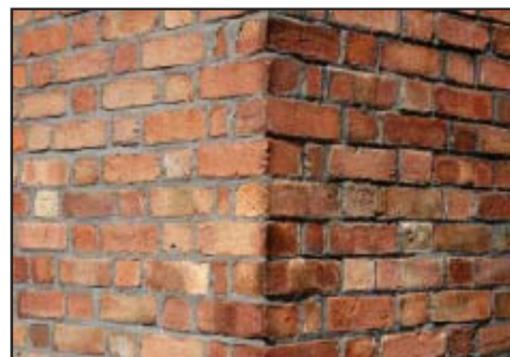
FIBER CEMENT LAP SIDING



EXTERIOR WOOD PANEL SYSTEM



EXTERIOR WOOD PANELING SYSTEM



RED BRICK VENEER



RED BRICK VENEER











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

Project Checklist

Project Name: 1525 N AMERICAN STREET
Date: 01.19.16

Y ? N

Y	?	N	Credit	Integrative Process	1
---	---	---	--------	---------------------	---

9 3 0 Location and Transportation 16

Y			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
			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
1	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

40 38 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

- Green roof system
- Use of renewable materials
- Comply with PWD Green streets program
- Use of Tree Trenches
- Complete stormwater management system

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).

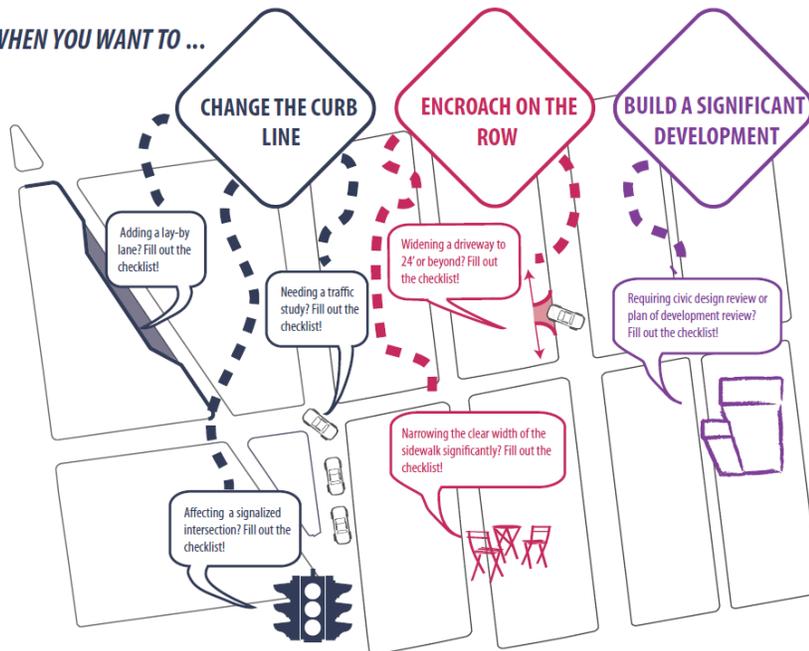
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects 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>1525 N. AMERICAN ST.</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>FRANKEL MANAGEMENT COMPANY</u></p> <p>7. OWNER CONTACT INFORMATION
<u>SEANFRANKEL@comcast.net</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>1.19.16</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>N. AMERICAN ST. BTWN JEFFERSON ST. AND OXFORD ST. W/ =300'-0" OF FRONTAGE ON AMERICAN ST. LOT AREA=36,540 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>N. AMERICAN ST</u>	<u>JEFFERSON ST.</u>	<u>OXFORD ST.</u>	<u>AUTO ORIENTED COMMERCIAL / INDUSTRIAL</u>
<u>JEFFERSON ST.</u>	<u>AMERICAN ST.</u>	<u>PHILLIP ST.</u>	<u>CITY NEIGHBORHOOD</u>
<u>PHILLIP ST.</u>	<u>JEFFERSON ST.</u>	<u>OXFORD ST.</u>	<u>LOCAL</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



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>AMERICAN ST.</u>	<u>12 / 18 / 18</u>	<u>18 / 18</u>
<u>JEFFERSON ST.</u>	<u>12 / 12 / 12</u>	<u>12 / 12</u>
<u>PHILLIP ST.</u>	<u>10 / 8 / 8</u>	<u>8 / 8</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>AMERICAN ST.</u>	<u>6 / 6 / 6</u>
<u>JEFFERSON ST.</u>	<u>6 / 6 / 6</u>
<u>PHILLIP ST.</u>	<u>5 / 8 / 5</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>LAY-BY LANE</u>	<u>12'</u>	<u>97'-3" ON AMERICAN ST. FRONTAGE</u>
<u>CURB CUT</u>	<u>+/- 15'-0"</u>	<u>PHILLIP ST.</u>
<u>CURB CUT</u>	<u>+/- 25'-0"</u>	<u>AMERICAN ST.</u>
<u>CURB CUT</u>	<u>+/- 25'-0"</u>	<u>AMERICAN ST.</u>

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>DRIVEWAY CURB CUT</u>	<u>20'-0"</u>	<u>JEFFERSON 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>AMERICAN ST.</u>	<u>6'-0" / 6'-0"</u>
<u>JEFFERSON ST.</u>	<u>6'-0" / 6'-0"</u>
<u>PHILLIP ST.</u>	<u>5'-0" / 5'-0"</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>AMERICAN ST.</u>	<u>5'-0" / 5'-0" / 5'-0"</u>
<u>JEFFERSON ST.</u>	<u>4'-0" / 4'-0" / 4'-0"</u>
<u>PHILLIP ST.</u>	<u>3'-6" / 3'-6" / 3'-6"</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 YES NO N/A
- Lighting YES NO N/A
- Benches YES NO N/A
- 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

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"/> |

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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 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: _____

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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 Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
<u>N. AMERICAN ST.</u>	<u>16</u>	<u>0</u> <u>24</u>	<u>0</u> / <u>24</u>	<u>0</u> / <u>16</u>
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____

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: _____

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CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

- | | |
|---|--|
| 28. Does the design limit conflict among transportation modes along the curb? | YES <input checked="" 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"/> |
| 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"/> |
| 31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? | |

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"/> |

THE PROPOSED RESIDENTIAL PLAN WILL HELP THE VISIBILITY AND SECURITY OF THE EXISTING PUBLIC TRANSIT STOPS , AS WELL AS INCREASE RIDERSHIP

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments: _____

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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? _____

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

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

36. Does the design maintain emergency vehicle access?

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

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

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

YES NO

YES NO

YES NO

YES NO N/A

YES NO N/A

YES NO

DEPARTMENTAL APPROVAL

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

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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: _____

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

	YES	NO	N/A	DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
45. Does the design provide adequate clearance time for pedestrians to cross streets?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings? <i>If yes, City Plan Action may be required.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?				YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Marked Crosswalks	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Signal Timing and Operation	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Bike Boxes	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	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"/>	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: _____

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ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____