



CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER:

609854

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

Property located in RM-1 Zoning District; proposing 111
new ~~multi~~ dwelling units

PROJECT LOCATION

Planning District: _____ Council District: 8

Address: 1950 E Logan St

Is this parcel within a Master Plan District? Yes ___ No

CONTACT INFORMATION

Applicant Name: Deborah Cianfrani, Esq Primary Phone: 215-922-1241

Email: deborah.cianfrani@gmail.com Address: 32 North Front St
Philadelphia, PA 19106

Property Owner: Electra Market Partners Developer _____

Architect: Frank Cuthbertson

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 99,796.2
Existing Zoning: RM-1 Are Zoning Variances required? Yes No

SITE USES

Present Use: Vacant Industrial Building
Proposed Use: 111 residential units; 1st vacant commercial tenant space
Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

Proposed # of Parking Units: 41

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: To be determined
Date: _____ Time: _____



323 Wilder Street, Philadelphia, PA 19147
Tel: (267) 218-2231 • Fax: (267) 273-0188
Email: fcuthbertson@ckgarchitects.net

March 22, 2015

Philadelphia City Planning Commission
Attn: Civic Design Review
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
Tel: 215-683-4615

Re: Explanation of Modifications for:
1950 East Logan Street,
Philadelphia, PA.

To the Civic Design Review Committee:

Please review the outline of modifications made to the project at 1950 East Logan Street as a result of the previous submission.

I have included the comments from the CDR, Streets Review and Public realm review for your convenience.

Civic Design Review Comments:

- 1.) Consider removing the fence, or sections of the fence especially near the entrance at Logan Street. *–Please review the site plan A001 which shows the removal of the fence along East Logan Street from the intersection of East Logan and Twentieth Street, up to the parking lot.*
- 2.) Consider adding a community amenity, such as allowing the community into the open, green space or adding a play area. *- Please review the site plan A001 which shows the added community play area at the intersection of Ruscomb and Twentieth Streets.*
- 3.) The retail presence could be emphasized by an entrance plaza, or similar treatment that activates the Street. *- Please review the site plan A001, the enlarged elevator lobby area, and drawing A3.2, and the elevation drawing A2.0 which shows the added plaza area in front of what is now the lobby portion of the building's entry area, and the enlarged glazing in that same area.*
- 4.) Consider making the entire project ADA compliant, all levels of the proposed building. *- Please review the overall floor plans A1.0, A1.1, A1.2, A1.3, and the enlarged floor plans A3.2, A3.3, A3.4 & A3.5 which shows the elevator serving all four levels of the building, and the size of the units which will have enough space to allow for ADA type A & B units as needed on the first, second and third floors.*
- 5.) Interior floor plan layout could be reconsidered, re-examine some of the dimensions (hallway, ADA restrooms, natural light, bedroom windows, etc..) *- Please review the overall floor plans A1.0, A1.1, A1.2, A1.3, and the enlarged floor plans A3.2, A3.3, A3.4*

Re: Explanation of Modifications
1950 East Logan Street, Philadelphia, PA.

- & A3.5 which shows the refined apartment unit layouts, and enlarged elevator lobby areas on all four levels.*
- 6.) Sidewalks need to be more generous. *- Please review the site plan A001 which shows the wider sidewalks on Logan, 20th and Ruscomb Streets.*
- 7.) Consider a more generous entry lobby with amenities that encourage safe, social behavior. *-Please review the overall plan A1.0, and the enlarged plan A3.2 which show the modifications made to the former retail space into an entry lobby.*
- 8.) Consider other means to achieve safety other than an 8'-0" tall fence. *- . –Please review the site plan A001 which shows the removal of the fence along East Logan Street from the intersection of East Logan and Twentieth Street, up to the parking lot. –The building will have security cameras and on-site and remote surveillance monitors for additional security.*
- 9.) Consider LEED certification, or similar third party certification, in order to increase the projects sustainability. *-Please review the attached letter from the Stonehouse Group who will be acting as the Leed consultant for this project.*
- 10.) Site drainage is a possible issue because of the sloped site. *-Please review the site topography plan #1 in the attached drawing set, which was completed by Ambric Technology Corp. who will be performing the Civil Engineering civil engineering duties for this project, including designing the project to have proper drainage as per code.*
- 11.) Exterior materials and mechanical screening needs further design consideration. *- Please review the attached drawings A2.0, A2.1, A3.0, and the renderings which show the modifications to the rooftop screening design.*

Complete Streets Review:

- 1.) The walking zone for this project is inadequate. 4'-0" on North 20th Street is not enough walking zone, especially because of the existing telephone pole placement in the middle of the sidewalk. 4'-0" on Ruscomb Street is not acceptable because there is currently no existing sidewalk and the expectation is that there will be a sidewalk network connection constructed, so the suggestion to have 6'-0" wide sidewalks around the entire project is logical. *-Please review the Site Plan A001 which notes the wider sidewalks as suggested.*
- 2.) The two curb cuts that will not be used on Logan Street must be removed to reinstate the typical curbed sidewalk. *-Please review the Site Plan A001 which notates the removal of the aforementioned curb cuts.*
- 3.) Building an 11 unit development will lead to much higher pedestrian activity in this area- so although it may be low density now, the proposed improvements must be taken into account and the sidewalk network must be built to accommodate the new density. *- . - Please review the Site Plan A001 which notes the wider sidewalks as suggested.*
- 4.) The additional lighting needs to be specified. Lighting along the internal pedestrian path to Ruscomb needs to be incorporated into the design for pedestrian safety. *-Please review the Site Plan A001 which shows the added lighting along the aforementioned pedestrian path.*

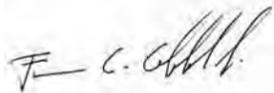
Public Realm Review:

Redevelopment of the vacant industrial building removes blight from the neighborhood, staff was encouraged to see this redevelopment proposal. –*The staff at CKG Architects agree with this statement.*

- 1.) The site design lacks a clear front entrance and front or primary façade. The Logan street elevation could be emphasized as the front façade by removing the fence along this frontage. - . –*Please review the site plan A001 which shows the removal of the fence along East Logan Street from the intersection of East Logan and Twentieth Street, up to the parking lot.-Please also review the A2.0 elevation drawing which shows the enlarged glazing at the former commercial (now a Lobby Entry) area and the addition of canopies that highlight the main entry doors.*
- 2.) Likewise, the entrances and commercial spaces could become more architecturally defined (for example, overhangs and awnings, or recession or protrusion of the building elevation at these points, larger glazes areas, etc...) *Please review the previous answer.*
- 3.) The curvy roof top mechanical screens are inconsistent with the industrial aesthetic of the building.-*Please review elevation and section drawings A2.0, A2.1 and A3.0 which show the rooftop mechanical screens as a more orthogonal roof element.*
- 4.) The parking lot could be setback to match the building line along Logan Street. This supports the design intent to make the Logan Street elevation the front façade, and may also solve the refusal for parking in the front yard.-*Please review the Site Plan A001 which shows the parking lot setback is now aligned with the Logan Street building façade.*

Should you have any questions or if we can be of further assistance, please do not hesitate to contact us at your earliest convenience.

Mr. Francis C. Cuthbertson, Jr. - RA
(Print Name)



(Signature)

March 22, 2016
(Date)

CKG ARCHITECTS
Architecture • Planning • Interiors

1950 East Logan Street

Legend

-  1950 Logan St
-  Jehovah's Witnesses
-  Lindley Av & Belfield Av - FS

 1950 Logan St



100 ft

Google earth

© 2016 Google



NOTES:

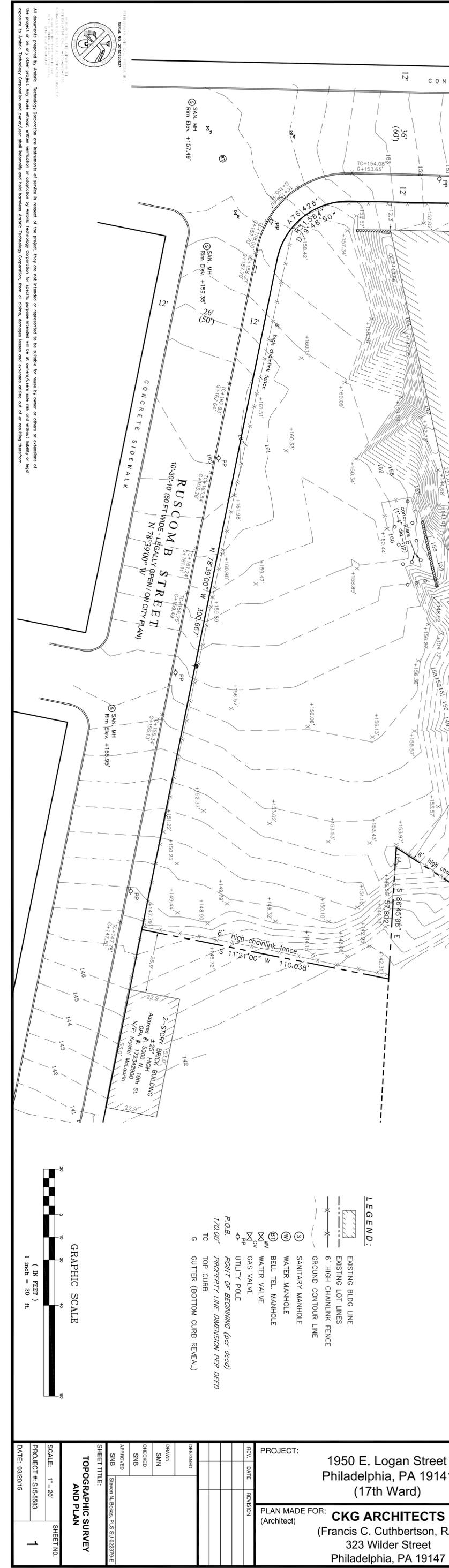
1. Boundary / Right-of-Way dimensions are presented in the City of Philadelphia District Standard of measurement (OS).
2. Other dimensions/distances as per US Standard.
3. Refer to: Deed of Record document dated 02-08-2012, Doc ID: 52445334, Receipt #: 1082716 and City Plan of Philadelphia.
4. A conversion from inches to the equivalent greater precision.
5. The preparation of this plan by Amnic Technology Corporation does not imply or constitute the approval of city agencies.
6. Unresolved boundary disputes shall be referred to the City District Surveyor and 7. Plan prepared in accordance with the instructions of Francis C. Cuthbertson, P.A.
8. A zoning permit is required for any proposed changes to lot lines including consideration of existing parcels.
9. Sub surface utilities and underground lines are shown for information only and are not warranted to be accurate.
10. The use of this plan for purposes other than as designated herein, would be at the sole risk of the user.

RM-1 (Higher Density Residential District):

AREA REGULATIONS	REQUIRED
Min. Lot Width (ft.)	16
Min. Lot Area (sq.ft.)	1,440 [1]
Min. Open Area (% of lot)	Intermediate; 30 Corner; 20 [9]
Min. Front Yard Setback (ft.)	[5][6]
Min. Side Yard Width, Egan (ft.)	2/5 each
Min. Rear Yard Depth (ft.)	The greater of 9ft. or 20% of lot depth [9]
Max. Height (ft.)	38
Max. FAR (% of lot area)	No Limit

For information pertaining to bracketed numbers (e.g. "1" see Higher Density Residential District Dimensional Tables (b) notes for Table 14.70-1-2. For a definitive zoning decision, you must contact the Department of Licenses and Inspections.
* see Zoning Code, www.phila.gov for details and exceptions.

EXISTING	LOT AREA (sq.ft.)	OPEN AREA (sq.ft.)	OCCUPIED AREA (sq.ft.)
1950 E. Logan St.	99,796.2 (2.291 Acres)	66,540.2	133,256



AMBRIC TECHNOLOGY CORPORATION
 Consulting Engineers and Surveyors
 100 Pine Street
 City, PA 19013
 (phone) 215-928-9930/484-257-0010
 (fax) 215-928-9800/484-257-0016

CKG ARCHITECTS
 (Francis C. Cuthbertson, RA)
 323 Wilder Street
 Philadelphia, PA 19147

PROJECT:
 1950 E. Logan Street
 Philadelphia, PA 19141
 (17th Ward)

PLAN MADE FOR:
 (Architect)

DESIGNED:

CHECKED:

APPROVED:

TOPOGRAPHIC SURVEY AND PLAN

SCALE: 1" = 20'

PROJECT #: STS-5583

DATE: 03/20/15

SHEET NO. 1

LEGEND:

- EXISTING BLDG LINE
- EXISTING LOT LINES
- 6' HIGH CHAINLINK FENCE
- GROUND CONTOUR LINE
- (S) SANITARY MANHOLE
- (W) WATER MANHOLE
- (BT) BELL TEL. MANHOLE
- (WV) WATER VALVE
- (GV) GAS VALVE
- (UP) UTILITY POLE
- P.O.B. POINT OF BEGINNING (per deed)
- 170.00' PROPERTY LINE DIMENSION PER DEED
- TC TOP CURB
- G GUTTER (BOTTOM CURB REVEAL)

GENERAL NOTES

- 1.) REFER TO CIVIL DRAWING #1 FOR ELEVATION POINTS, GRADE LEVELS, AND EXISTING UTILITY LOCATIONS, AND METES AND BOUNDS.
2. ALL FENCING AT THE PERIMETER OF THE PROPERTY FACING A STREET IS TO BE DECORATIVE ESTATE STYLE FENCING.
- 3.) ALL FENCING WITHIN THE PROPERTY NOT FACING A STREET IS TO BE 7 GAUGE SECURITY CHAIN LINK FENCE.

NOTE TO THE REVIEWERS:

THE BUILDING FOOTPRINT AS ² REPRESENTED BY THE NEW ROOF PLAN (WITH THE EXCEPTION OF THE HATCHED AREA IN THE NORTHEAST CORNER OF THE BUILDING, WHICH IS A 3 STORY ADDITION BEING ADDED TO THE FOOTPRINT FROM THE GROUND ON UP- PLEASE REFER TO HATCH LEGEND ² BELOW) IS A TWO (2) STORY ADDITION THAT IS BEING ADDED TO AN EXISTING ² ONE (1) STORY BUILDING. PLEASE REFER TO THE ELEVATION DRAWINGS FOR THE DEMARCATION LINE BETWEEN THE EXISTING BUILDING AND THE NEW ADDITIONAL FLOORS BEING ADDED, AND DRAWING A002A WHICH ² SHOWS THE EXISTING BUILDING ELEVATIONS.



Contractors shall verify and be responsible for all field dimensions and conditions and shall notify the Architect of any discrepancies before proceeding with the project.



Revisions	Date
1 PLAN EXAMINERS COMMENTS	7-20-15
2 PLAN EXAMINERS COMMENTS	9-21-15
3 PLAN EXAMINERS COMMENTS	12-03-15

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

NORTH

Project #
2014.22

Scale:
AS NOTED

Date:
JANUARY 29, 2015

Drawn By:
FCC

Approved By:
FCC

Project: 1950 EAST LOGAN STREET
Drawing Title: SITE PLAN
Drawing Number: **A001**

1
A001

SITE PLAN
1/16" = 1'-0"

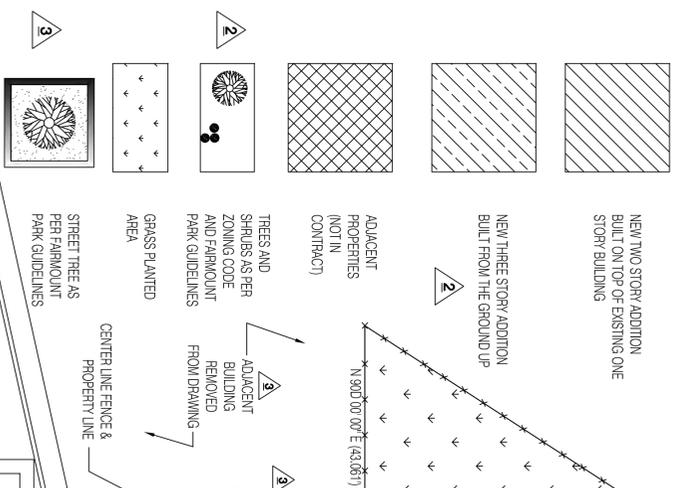
ZONING PERMIT PLAN 5-16-14

- GENERAL NOTES**
- 1.) REFER TO CIVIL DRAWING #1 FOR ELEVATION POINTS, GRADE LEVELS, AND EXISTING UTILITY LOCATIONS, AND METES AND BOUNDS.
 - 2.) ALL FENCING AT THE PERIMETER OF THE PROPERTY FACING A STREET IS TO BE DECORATIVE ESTATE STYLE FENCING.
 - 3.) ALL FENCING WITHIN THE PROPERTY NOT FACING A STREET IS TO BE 7 GAUGE SECURITY CHAIN LINK FENCE.

NOTE TO THE REVIEWERS:

THE BUILDING FOOTPRINT AS SHOWN BELOW IS A TWO (2) STORY ADDITION THAT IS BEING ADDED TO AN EXISTING ONE (1) STORY BUILDING. PLEASE REFER TO THE ELEVATION DRAWINGS FOR THE DEMARCATION LINE BETWEEN THE EXISTING BUILDING AND THE NEW ADDITIONAL FLOORS BEING ADDED, AND DRAWING A002A WHICH SHOWS THE EXISTING BUILDING ELEVATIONS.

LEGEND



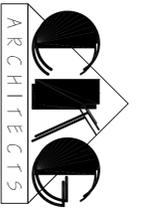
THE AMOUNT OF SOIL DISTURBANCE IS 6,853 SQUARE FEET



1 SITE PLAN
A001 1/16" = 1'-0"

ZONING PERMIT PLAN 5-16-14

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify CKG Architects of any discrepancies before proceeding with the project.



323 N. MARKET STREET, PHILADELPHIA, PA. 19106
PHONE: 215-578-4531 FAX: 215-578-2811



Revisions	Date
1 PLAN EXAMINERS COMMENTS	7-20-15
2 PLAN EXAMINERS COMMENTS	9-21-15
3 PLAN EXAMINERS COMMENTS	12-03-15
4 PLANNING COMM. COMMENTS	03-22-16

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

Project # 2014.22
Scale AS NOTED
Date JANUARY 29, 2015
Drawn By FCC
Approved By FCC

Project: 1950 EAST LOGAN STREET
Drawing Title: SITE PLAN
Drawing Number: A001

EXISTING ROOF TO BE REMOVED FOR NEW CONSTRUCTION-THE EXISTING WALLS ARE TO REMAIN TO BE INCORPORATED INTO THE CONSTRUCTION



OUTLINE DEPICTS HEIGHT OF NEW CONSTRUCTION TO BE ADDED TO THE EXISTING CONSTRUCTION

FUTURE LOCATION OF STAR #2

SITE PHOTO 'A'

VIEW LOOKING NORTHEAST FROM THE INTERSECTION OF 22ND & LOGAN STREETS

EXISTING LOADING DOCK AREA TO BE INFILLED WITH 3 FLOORS OF NEW CONSTRUCTION



FUTURE LOCATION OF STAR #1

OUTLINE DEPICTS HEIGHT OF NEW CONSTRUCTION TO BE ADDED TO THE EXISTING CONSTRUCTION

SITE PHOTO 'B'

VIEW LOOKING SOUTHWEST FROM LOGAN STREET

OUTLINE DEPICTS HEIGHT OF NEW CONSTRUCTION TO BE ADDED TO THE EXISTING CONSTRUCTION

FUTURE LOCATION OF STAR #3

OUTLINE DEPICTS HEIGHT OF NEW CONSTRUCTION TO BE ADDED TO THE EXISTING CONSTRUCTION



SITE PHOTO 'C'

VIEW LOOKING NORTHEAST FROM THE INTERSECTION OF 20TH & RUSCOMB STREETS

A,B,C SITE PHOTOGRAPHS

A001A NO SCALE

PLAN EXAMINERS COMMENTS 9-21-15

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify CKG Architects of any discrepancies before proceeding with the project.



Revisions	Date

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

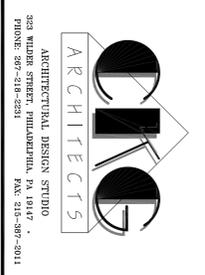
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	Date:	JANUARY 29, 2015
	Drawn By:	FCC
	Approved By:	FCC

Project: 1950 EAST LOGAN STREET

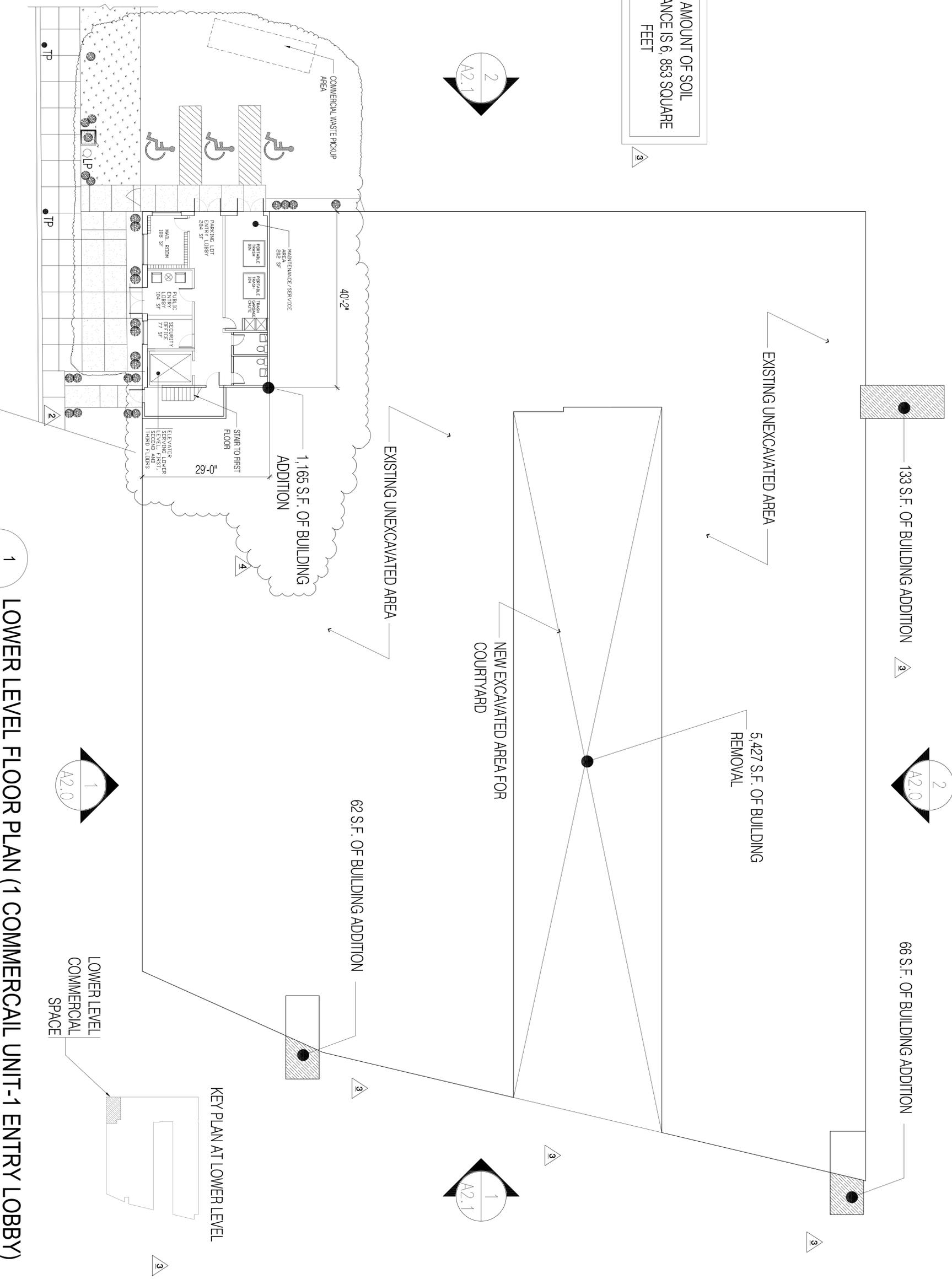
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Drawing Number: A001A

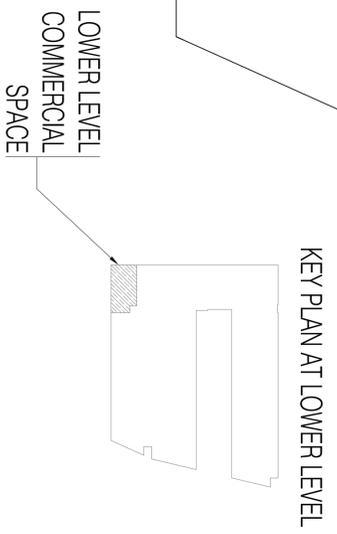
Contractors shall verify and be responsible for all field dimensions and conditions and shall notify OAG Architects of any discrepancies before proceeding with the project.



THE AMOUNT OF SOIL DISTURBANCE IS 6, 863 SQUARE FEET



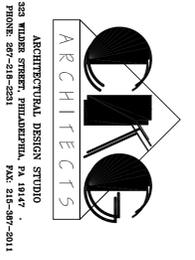
1 LOWER LEVEL FLOOR PLAN (1 COMMERCIAL UNIT-1 ENTRY LOBBY)
 3/32" = 1'-0" [1,297 GSF]



ZONING SUBMISSION SET APRIL 24, 2015

<p>Revisions</p> <table border="1"> <tr> <td>2</td> <td>PLAN EXAMINERS COMMENTS</td> <td>9-21-15</td> </tr> <tr> <td>3</td> <td>PLAN EXAMINERS COMMENTS</td> <td>12-03-15</td> </tr> <tr> <td>4</td> <td>PLANNING COMMISSION COMMENTS</td> <td>03-22-16</td> </tr> </table>		2	PLAN EXAMINERS COMMENTS	9-21-15	3	PLAN EXAMINERS COMMENTS	12-03-15	4	PLANNING COMMISSION COMMENTS	03-22-16	
2	PLAN EXAMINERS COMMENTS	9-21-15									
3	PLAN EXAMINERS COMMENTS	12-03-15									
4	PLANNING COMMISSION COMMENTS	03-22-16									
<p>Project #: 2014.22</p> <p>Scale: AS NOTED</p> <p>Date: JANUARY 29, 2015</p> <p>Drawn By: FCC</p> <p>Approved By: FCC</p>		<p>TEVEL MANAGEMENT INC. 1950 EAST LOGAN STREET PHILADELPHIA, PA. 19141</p>									
<p>Project: 1950 EAST LOGAN STREET</p> <p>Drawing Title: LOWER LEVEL FLOOR PLAN</p> <p>Drawing Number: A1.0</p>		<p>Scale: AS NOTED</p>									

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify OAG Architects of any discrepancies before proceeding with the project.



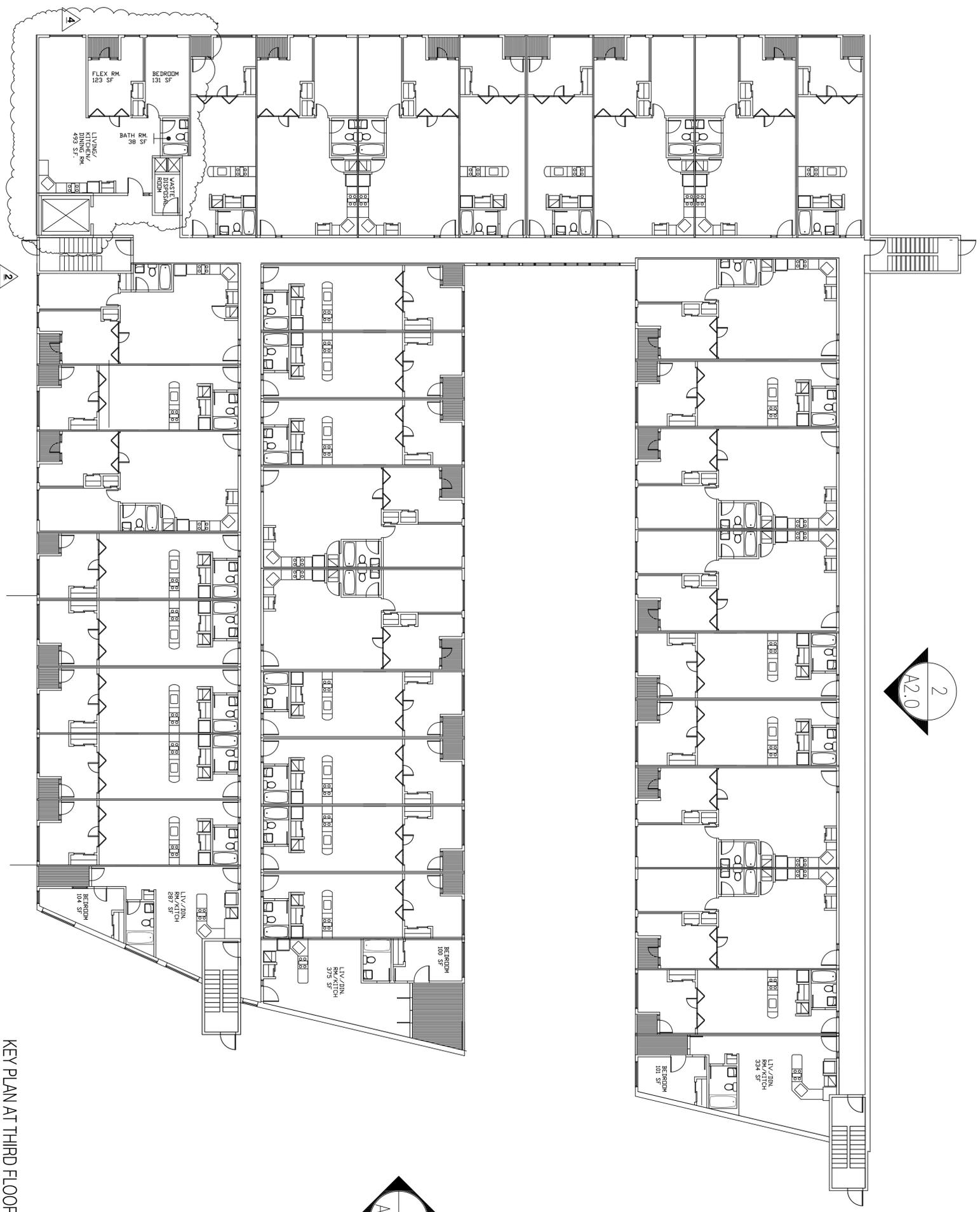
Revisions	Date
2 PLAN EXAMINERS COMMENTS	9-21-15
3 PLAN EXAMINERS COMMENTS	12-03-15
4 PLAN EXAMINERS COMMENTS	03-22-16



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 1950 EAST LOGAN STREET
 PHILADELPHIA, PA. 19141

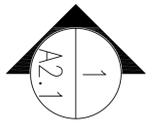
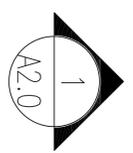
Project #	2014.22
Scale	AS NOTED
Date:	JANUARY 29, 2015
Drawn By:	FCC
Approved By:	FCC

Project: 1950 EAST LOGAN STREET
 Drawing Title: THRD FLOOR PLAN
 Drawing Number: A1.3



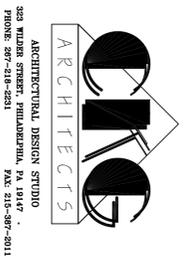
1 THIRD FLOOR PLAN (24 ONE BR UNITS-14 TWO BR UNITS)

A1.3 1/16" = 1'-0" [27, 788 GSF]



ZONING SUBMISSION SET APRIL 24, 2015

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify OGC Architects of any discrepancies before proceeding with the project.



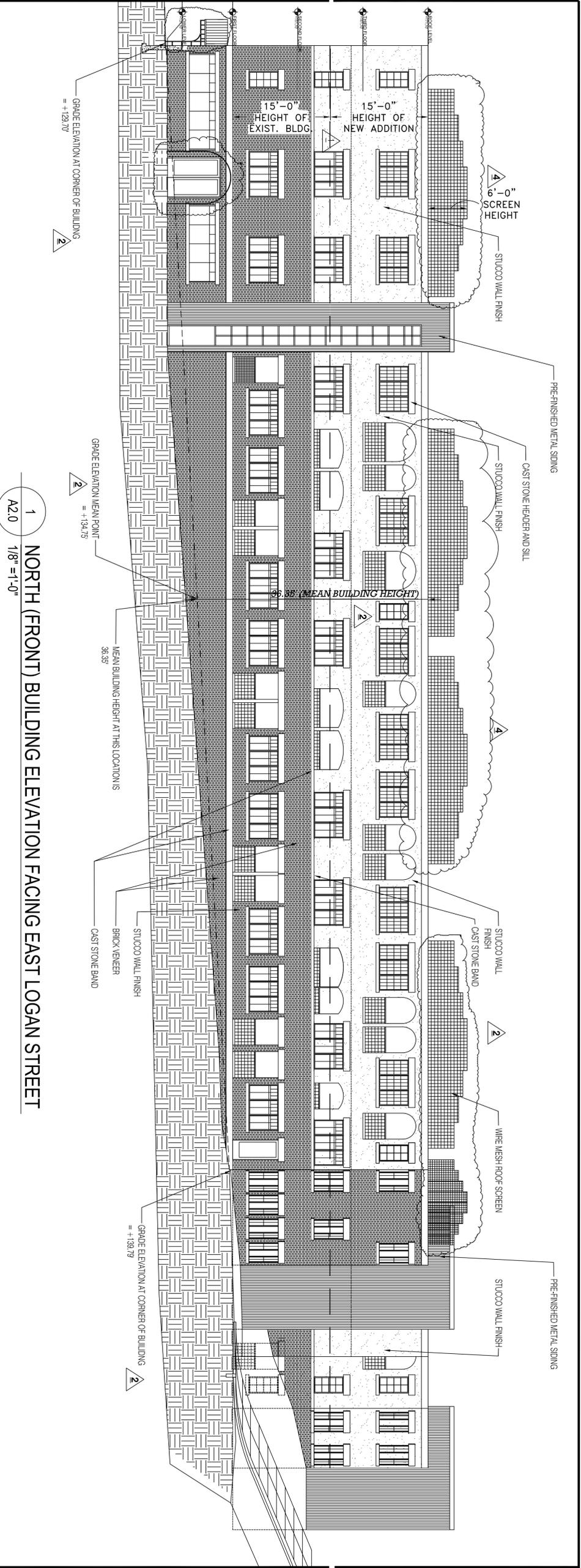
Revisions	Date
1 PLAN EXAMINERS COMMENTS	7-20-15
2 PLAN EXAMINERS COMMENTS	9-21-15
4 PLANNING COMM. COMMENTS	03-22-16



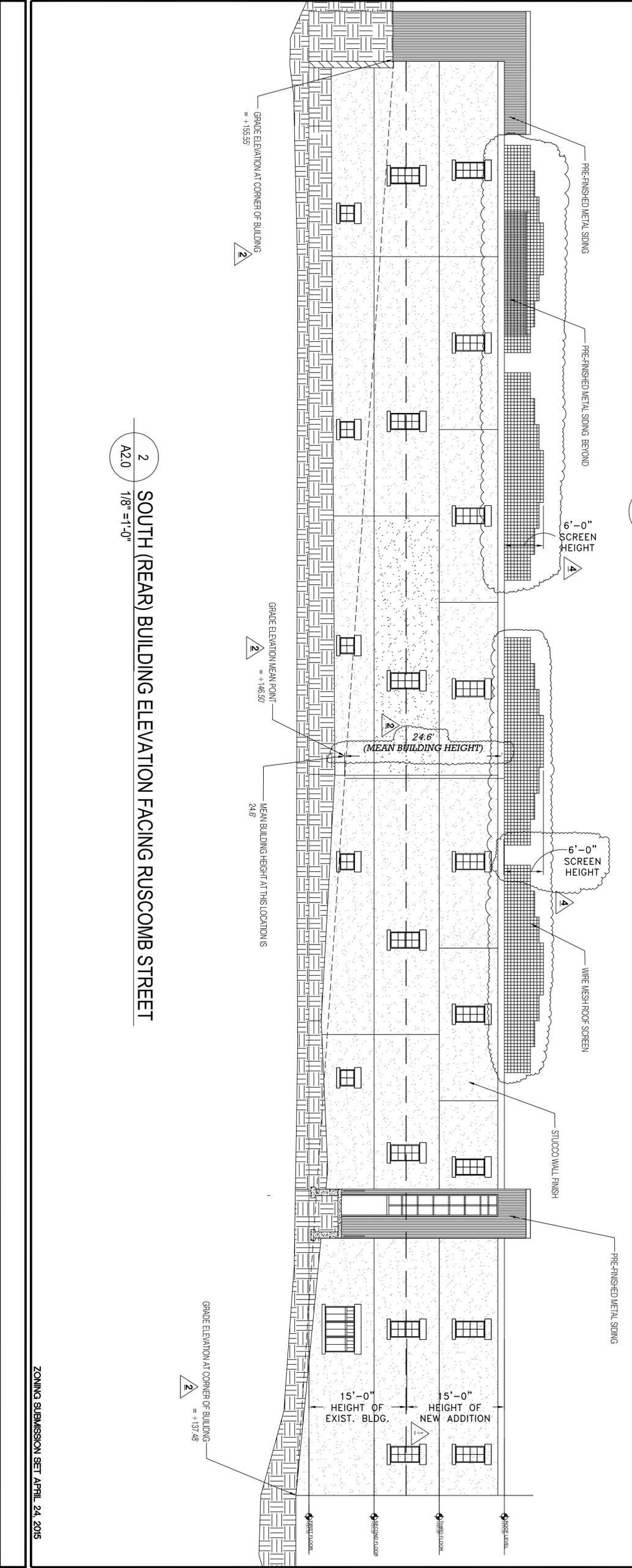
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Project #:	2014.22
Scale:	AS NOTED
Date:	JANUARY 29, 2015
Drawn By:	FCC
Approved By:	FCC

Project:	1950 EAST LOGAN STREET
Drawing Title:	ELEVATIONS
Drawing Number:	A2.0

ZONING SUBMISSION SET APRIL 24, 2015

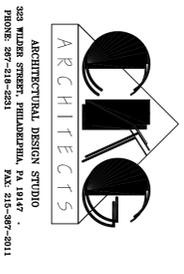


1 NORTH (FRONT) BUILDING ELEVATION FACING EAST LOGAN STREET
A2.0 1/8" = 1'-0"



2 SOUTH (REAR) BUILDING ELEVATION FACING RUSCOMB STREET
A2.0 1/8" = 1'-0"

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Project: 1950 EAST LOGAN STREET
 Drawing Title: ELEVATIONS
 Drawing Number: A2.1

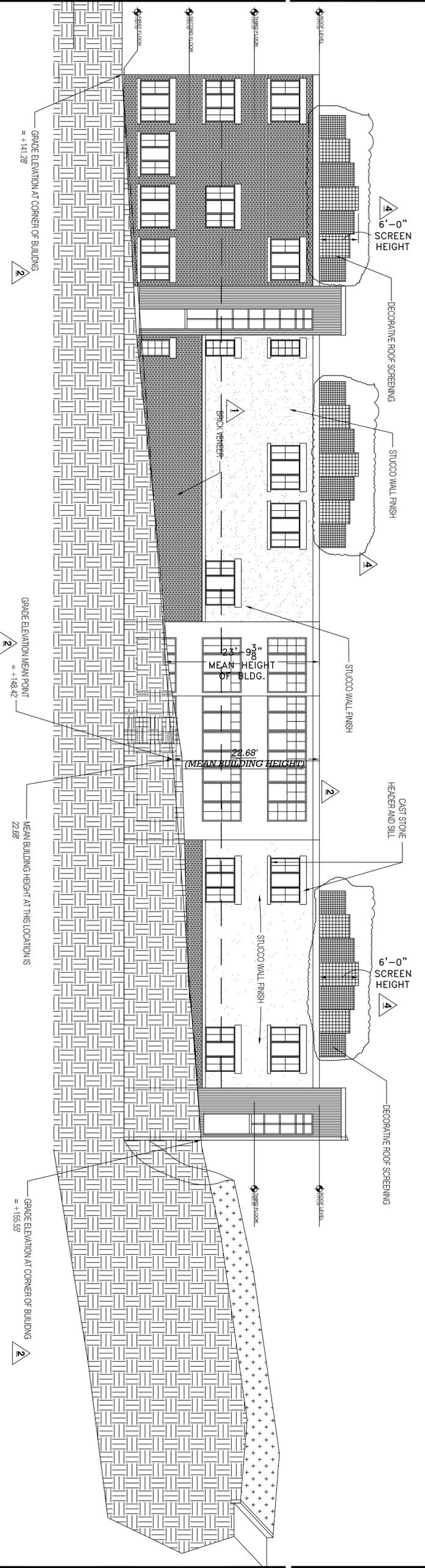
Revisions	Date
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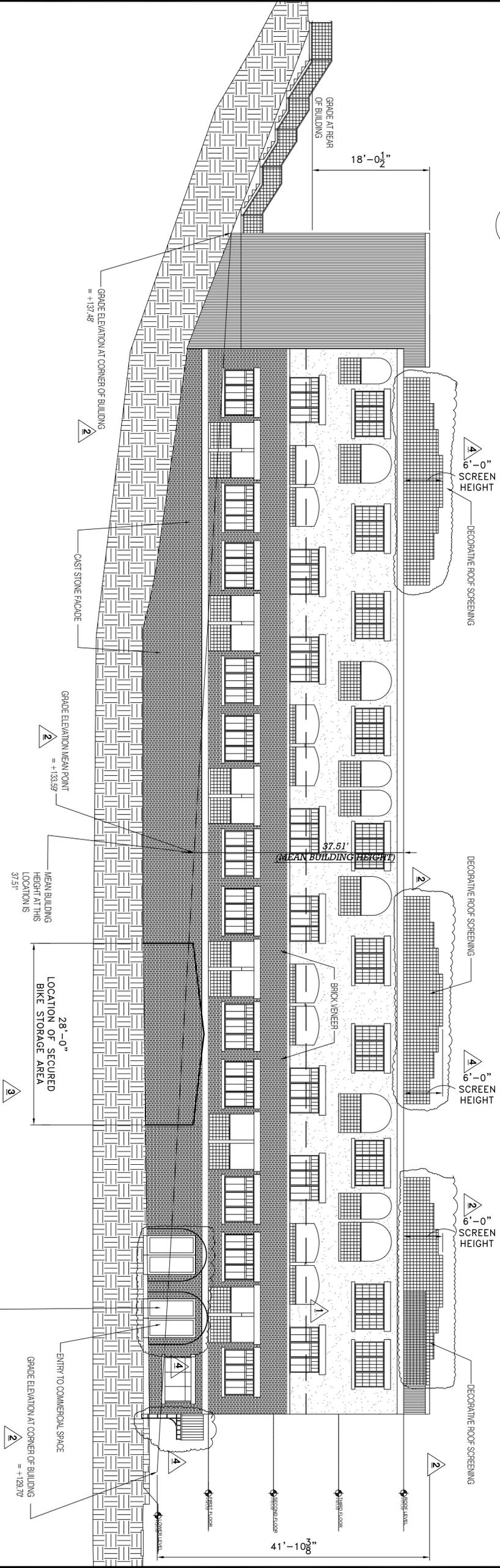
TEVEL MANAGEMENT INC.
 1950 EAST LOGAN STREET
 PHILADELPHIA, PA. 19141

Project #: 2014.22
 Scale: AS NOTED
 Date: JANUARY 29, 2015
 Drawn By: FCC
 Approved By: FCC

Project: 1950 EAST LOGAN STREET
 Drawing Title: ELEVATIONS
 Drawing Number: A2.1



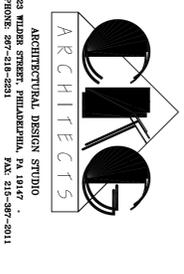
1 WEST (RIGHT SIDE) BUILDING ELEVATION FACING NORTH TWENTIETH STREET
 A2.1 1/8" = 1'-0"



2 EAST (LEFT SIDE) BUILDING ELEVATION FACING THE PARKING LOT
 A2.1 1/8" = 1'-0"

ZONING SUBMISSION SET APRIL 24, 2015

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify OIG Architects of any discrepancies before proceeding with the project.



Sets:



Revisions Date

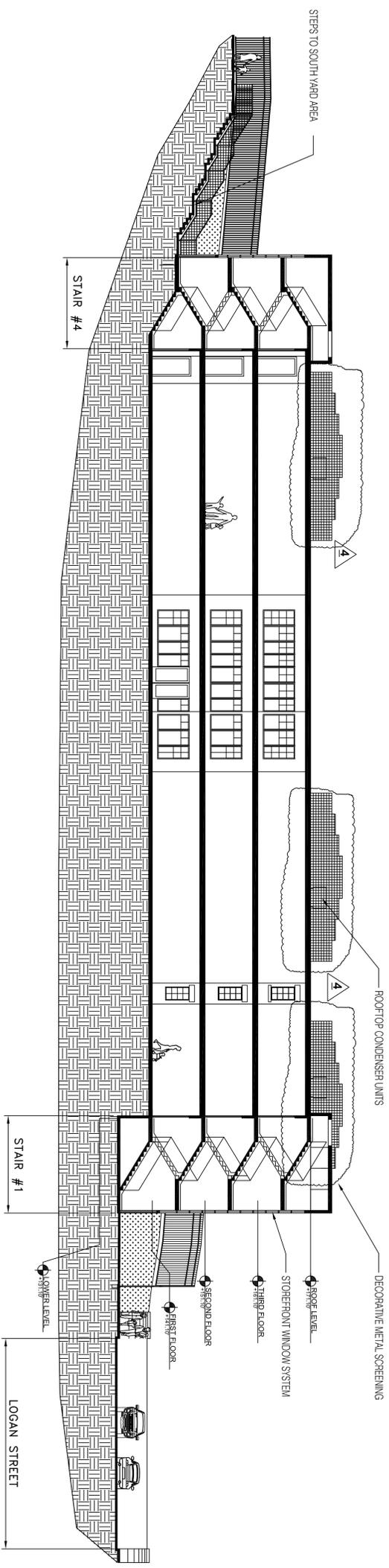
4 PLANNING COMM. COMMENTS 03-22-16

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
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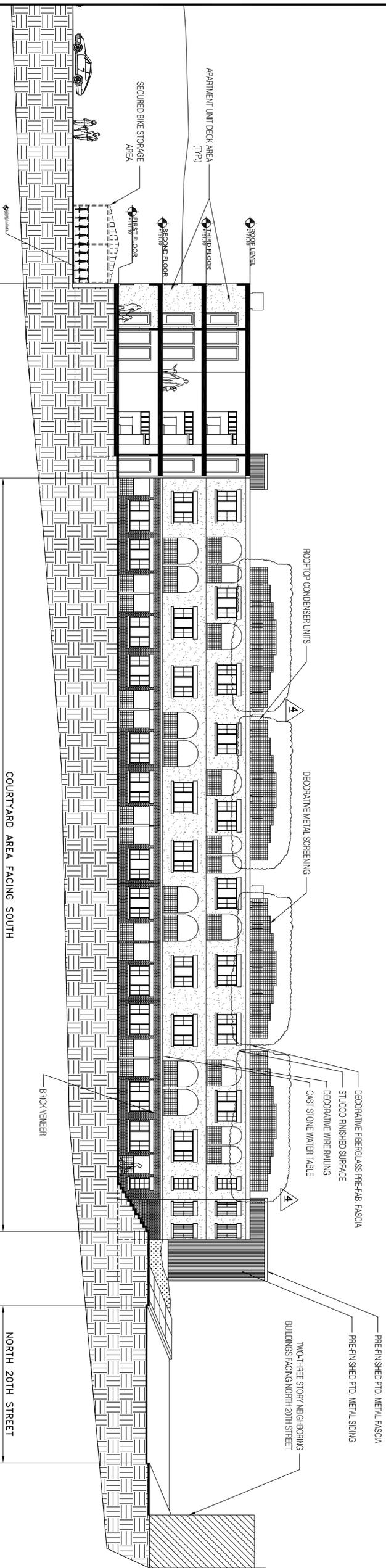
Project #	2014.22
Scale	AS NOTED
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Drawn By	FCC
Approved By	FCC

Project: 1950 EAST LOGAN STREET
Drawing Title: BUILDING SECTIONS
Drawing Number:

A3.0



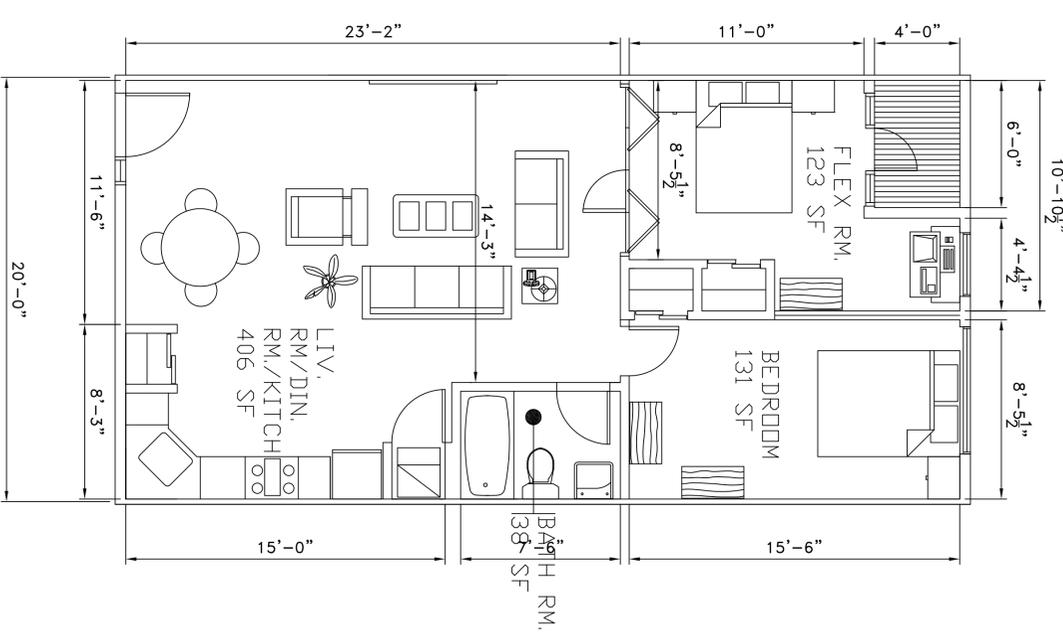
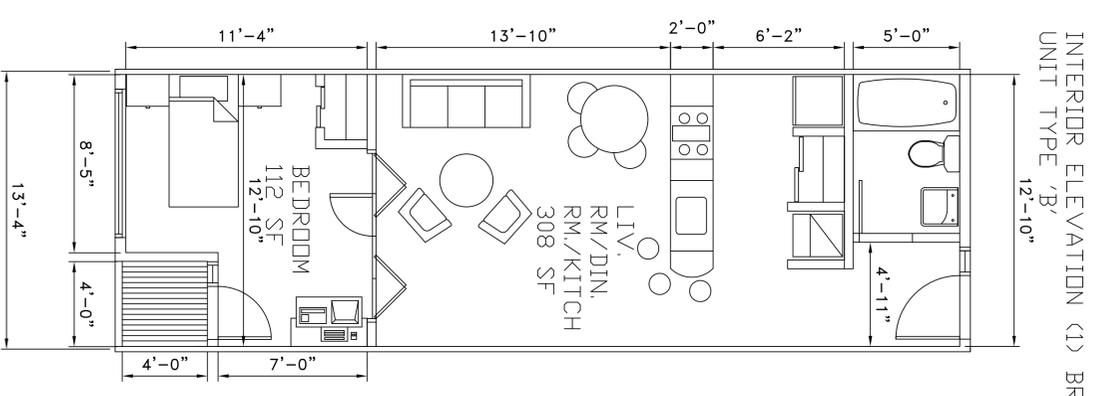
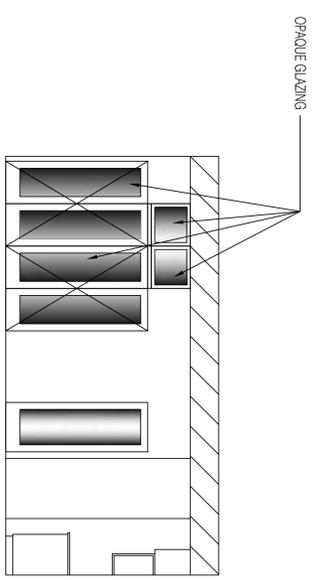
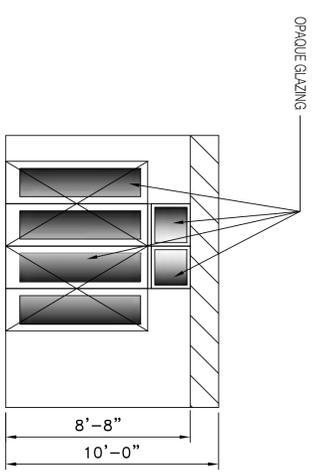
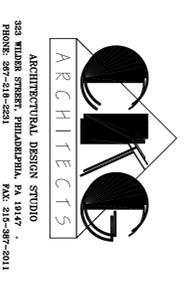
1 NORTH-SOUTH BUILDING SECTION
A3.0 3/16" = 1'-0"



2 EAST-WEST BUILDING SECTION
A3.0 3/16" = 1'-0"

CMC DESIGN REVIEW SET DECEMBER 20, 2015

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify CXG Architects of any discrepancies before proceeding with the project.



1 TYPICAL 1 & 2 BR UNIT PLANS
A3.2 1/4" = 1'-0"

CXG DESIGN REVIEW SET MARCH 22ND, 2016



Revisions	Date

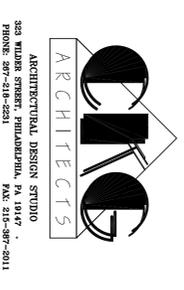
TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

Project #	2014.22
Scale	AS NOTED
Date	MARCH 22, 2016
Drawn By	FCC
Approved By	FCC

Project: 1950 EAST LOGAN STREET
Drawing Title: UNIT PLANS

Drawing Number: A3.1

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify CXG Architects of any discrepancies before proceeding with the project.



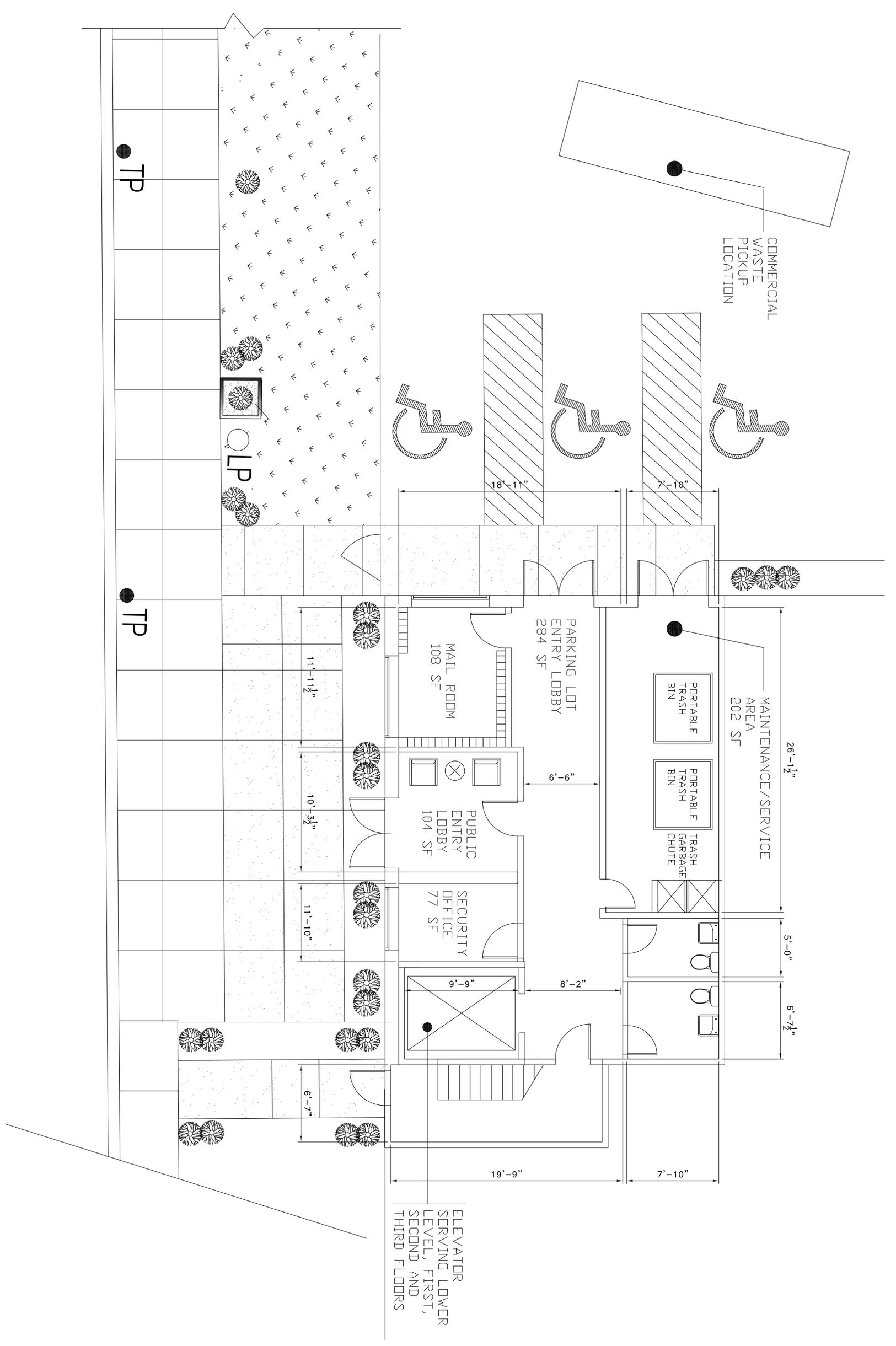
Revisions	Date

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

Project #	2014.22
Scale	AS NOTED
Date	MARCH 22, 2016
Drawn By	FCC
Approved By	FCC

Project: 1950 EAST LOGAN STREET
Drawing Title: ENLARGED PLANS

Drawing Number: A3.2



1 BUILDING ENTRY LOBBY PLAN
A3.2 1/4" = 1'-0"

CXG DESIGN REVIEW SET MARCH 22ND, 2015

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify CXC Architects of any discrepancies before proceeding with the project.

CXC ARCHITECTS
 ARCHITECTURAL DESIGN STUDIO
 323 MULBERRY STREET, PHILADELPHIA, PA 19147
 PHONE: 215-218-2831 FAX: 215-387-2011



Revisions	Date

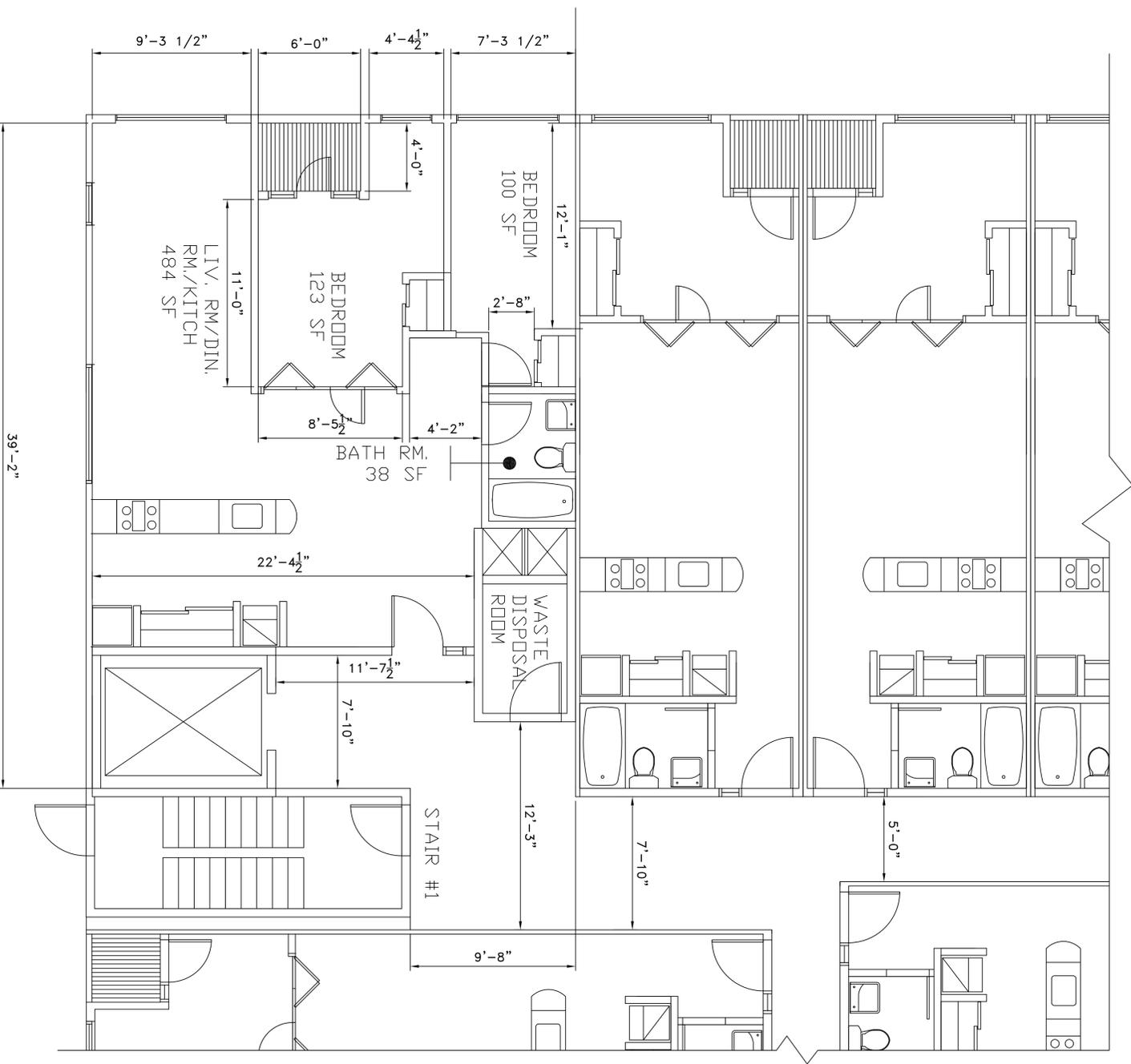
TEVEL MANAGEMENT INC.
 1950 EAST LOGAN STREET
 PHILADELPHIA, PA. 19141

Project #	2014.22
Scale	AS NOTED
Date	MARCH 22, 2016
Drawn By	FCC
Approved By	FCC

Project: 1950 EAST LOGAN STREET
 Drawing Title: ENLARGED PLANS

Drawing Number:

A3.3



1 FIRST FLOOR PLAN AT ELEVATOR
 A3.3 1/4" = 1'-0"

CXC DESIGN REVIEW SET MARCH 22ND, 2015

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify OXG Architects of any discrepancies before proceeding with the project.

OXG ARCHITECTS
 ARCHITECTURAL DESIGN STUDIO
 323 MILER STREET, PHILADELPHIA, PA 19147
 PHONE: 215-218-2831 FAX: 215-387-2011

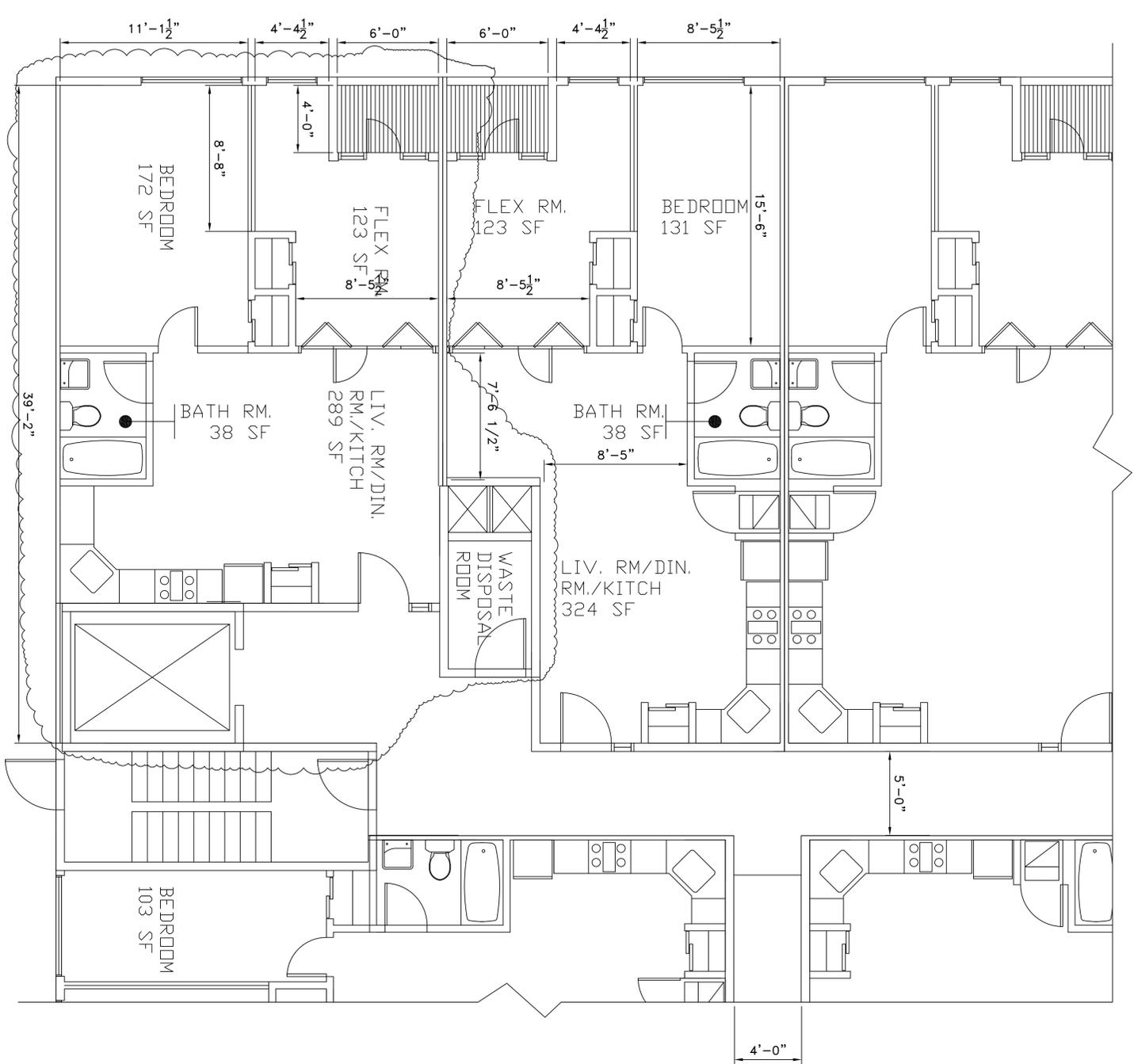
Revisions	Date



TEVEL MANAGEMENT INC.
 1950 EAST LOGAN STREET
 PHILADELPHIA, PA. 19141

Project # 2014.22
Scale: AS NOTED
Date: MARCH 22, 2016
Drawn By: FCC
Approved By: FCC

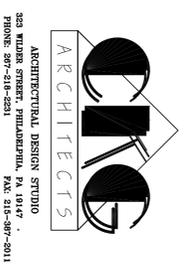
Project: 1950 EAST LOGAN STREET
 Drawing Title: ENLARGED PLANS
 Drawing Number: A3.4



1 SECOND FLOOR PLAN AT ELEVATOR
 A3.4 1/4" = 1'-0"

CMC DESIGN REVIEW SET MARCH 22ND, 2015

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify O.G. Architects of any discrepancies before proceeding with the project.



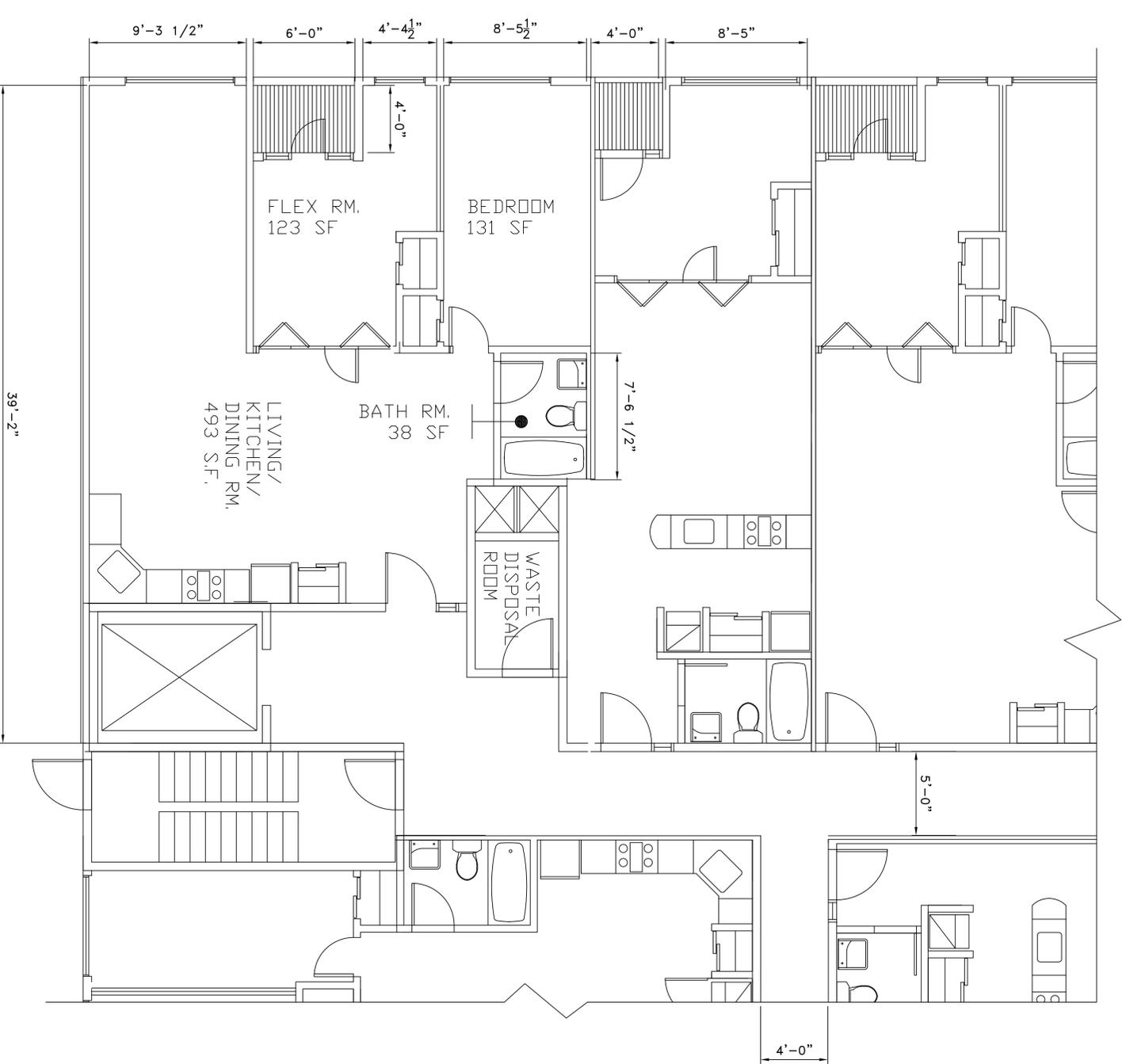
Revisions	Date

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

Project #:	2014.22
Scale:	AS NOTED
Date:	MARCH 22, 2016
Drawn By:	FCC
Approved By:	FCC

Project: 1950 EAST LOGAN STREET
Drawing Title: ENLARGED PLANS

Drawing Number: **A3.5**



1 THIRD FLOOR PLAN AT ELEVATOR
A3.5 1/4" = 1'-0"

CMC DESIGN REVIEW SET MARCH 22ND, 2016

E. LOGAN LOOKING EAST TO 20TH STREET



E. LOGAN & 20TH STREET VIEW



3D CONTEXT VIEW





323 Wilder Street, Philadelphia, PA 19147
Tel: (267) 218-2231 • Fax: (267) 273-0188
Email: fcuthbertson@ckgarchitects.net

December 22, 2015

Philadelphia City Planning Commission
Attn: Civic Design Review
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
Tel: 215-683-4615

Re: Letter of Sustainable Materials For:
1950 East Logan Street,
Philadelphia, PA.

To Whom It May Concern:

The building at 1950 East Logan Street consists of a 33,526 square foot, 1 story vacant high bay warehouse building that sits within a 99,796.2 square foot wooded site.

The project involves modifying the existing vacant warehouse, into a 111 Unit apartment building, with two commercial spaces, and one office space.

The new design will be three stories high, and will utilize the existing walls and foundation of the warehouse building into the new design.

The existing parking lot and curb cut will be included into the design of the new parking lot.

The retaining wall that borders the south side of the building will serve the new building as well.

The grounds that surround the building will have only minor modifications made to it, which will include a pedestrian pathway, and a fence that surrounds the perimeter of the property.

There will be little to no disturbance to the existing vegetation.

The new building will utilize "green" eco-friendly building materials that will include flooring, paints and coatings, and high efficiency light emitting diode (LED) lighting.

The building will use the maximum amount of insulation (minimum R-19 in the walls, and R-29 in the ceiling areas), along with Low-'e' insulated thermal glazing system to lessen the building's heating and cooling load.

Re: Summary of Sustainable Design Elements
1950 East Logan Street, Philadelphia, PA.

Should you have any questions or if we can be of further assistance, please do not hesitate to contact us at your earliest convenience.

Mr. Francis C. Cuthbertson, Jr. - RA
(Print Name)

(Signature)

December 22, 2015
(Date)

CKG ARCHITECTS
Architecture • Planning • Interiors

18 March 2016

Mr. Francis C Cuthbertson RA
CKG Architects
323 Wilder Street

Philadelphia, PA 19147

Re: Sustainable Design Consulting
1950 East Logan Street, Philadelphia, PA

Dear Frank:

Thank you for your interest in THE STONE HOUSE GROUP (SHG). This letter serves to confirm our engagement as sustainable design consultants for the above referenced project. Having provided sustainable design/consulting services for a wide variety of projects both locally, nationally and internationally, we look forward to working with you and the design team to incorporate as many elements of sustainable design, resilience, energy efficiency and urban planning as is feasible given project schedule and financial constraints.

At the SHG, we strive to incorporate the elements of current sustainable design thought into our projects. Utilizing strategies from a variety of different schools of thought, our holistic approach strives to bring value to owners, occupants and neighborhood stakeholders. We are versed in a variety of approaches including Passiv Haus, LEED, Living Building Challenge, and Net Zero Energy. Our team of professionals will work with you and the team to determine which concepts and approaches are best suited to meet client goals and budgetary constraints.

We look forward to working with you on this exciting project.

Sincerely,
The Stone House Group



Michael P. Ozenich LEED AP BD+C, BECxP
Senior Associate



323 Wilder Street, Philadelphia, PA 19147
Tel: (267) 218-2231 • Fax: (267) 273-0188
Email: fcuthbertson@ckgarchitects.net

December 22, 2015

Philadelphia City Planning Commission
Attn: Civic Design Review
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
Tel: 215-683-4615

Re: Letter of Building Materials For:
1950 East Logan Street,
Philadelphia, PA.

To Whom It May Concern:

1950 East Logan Street will be an 84,655 square foot building when completed.

The existing parking lot and curb cut will be included into the design of the new parking lot.

The fence that faces East Logan, North 20th and Ruscomb Streets will be estate style metal fencing.

The building materials will consist of wood, metal framing and steel for structural support, brick veneer and stucco for the majority of the exterior wall finishes, prefabricated and pre-finished metal for the exterior stairwell walls.

The exterior entry doors will be decorative steel at the stairwells, and decorative 'residential' style storefront doors at all other entry doors.

The windows will be a residential style storefront type for the commercial spaces, and the entry into the building from the courtyard.

Cast stone will be used for the headers and sills of the exterior windows and doors.

Cast stone will also be used for the transition strip between the brick and stucco.

The apartment windows will be a residential style, low maintenance type of window.

The roof will have a decorative metal screen material to conceal the rooftop heating, ventilation and cooling equipment.

Re: Summary of Building Materials
1950 East Logan Street, Philadelphia, PA.

The apartment balcony railings will also be metal, and will be a 'lighter' version of the roof screen.

Should you have any questions or if we can be of further assistance, please do not hesitate to contact us at your earliest convenience.

Mr. Francis C. Cuthbertson, Jr. - RA

December 22, 2015
(Date)

CKG ARCHITECTS
Architecture • Planning • Interiors

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

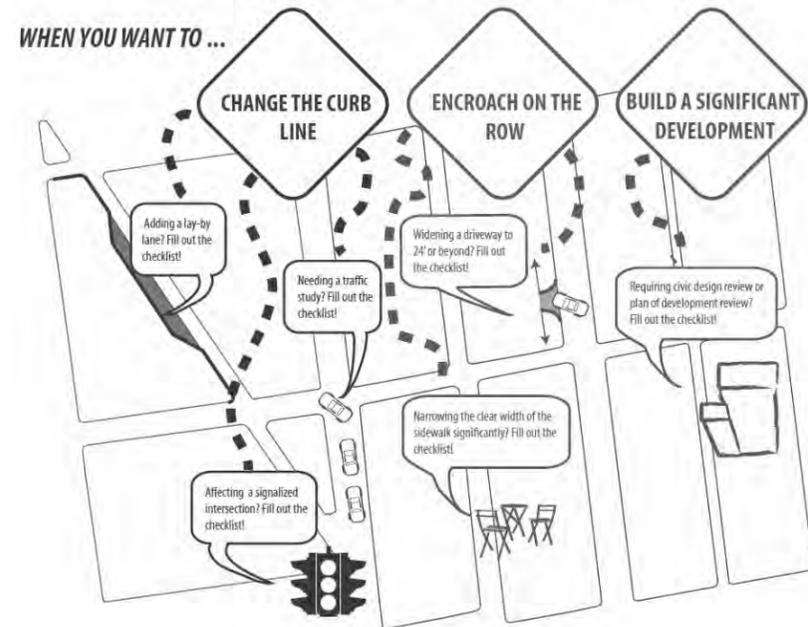
INSTRUCTIONS

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?



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>1950 East Logan Street</u></p> <p>3. APPLICANT NAME
<u>Francis C. Cuthbertson Jr.</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>267-218-2231/fcuthbertson@ckgarchitects.net</u></p> <p>6. OWNER NAME
<u>ELECTRA MARKET PARTNERS L</u></p> <p>7. OWNER CONTACT INFORMATION
<u>15 ST ASAPHS RD</u>
<u>BALA CYNWYD PA</u>
<u>19004</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>CKG Architects</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>267-218-2231/fcuthbertson@ckgarchitects.net</u></p> <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.</p> | <p>2. DATE
<u>December 22, 2015</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>1950 East Logan Street, Philadelphia, PA</u>
<u>Bounded by East Logan Street to the North, North 20th Street to the West, and Ruscomb Street to the South.</u>
<u>The site has an area of 99,796.2 square feet, with an existing 33,256 square foot existing building within the property.</u></p> |
|--|---|

STREET	FROM	TO	COMPLETE STREET TYPE
<u>East Logan Street</u>	<u>North 20th Street</u>	<u>Belfield Avenue</u>	<u>Urban Arterial</u>
<u>North 20th Street</u>	<u>East Logan Street</u>	<u>Ruscomb Street</u>	<u>Local</u>
<u>Ruscomb Street</u>	<u>North 20th Street</u>	<u>North 19th Street</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 type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| c. Street Direction | YES <input type="checkbox"/> | NO <input checked="" 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 type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

APPLICANT: General Project Information

Additional Explanation / Comments: The existing conditions are shown on the site Topographical Survey and Plan (Drawing #1 of the drawing package.)

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>East Logan Street</u>	<u>12'-0" / 10'-0" / 10'-0"</u>	<u>10'-0" / 10'-0"</u>
<u>N. 20th Street</u>	<u>10'-0" / 12'-0" / 12'-0"</u>	<u>12'-0" / 12'-0"</u>
<u>Ruscomb Street</u>	<u>10'-0" / NA / 12'-0"</u>	<u>12'-0" / 12'-0"</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>East Logan Street</u>	<u>6'-0" / 6'-0" / 6'-0"</u>
<u>N. 20th Street</u>	<u>5'-0" / 4'-0" / 6'-0"</u>
<u>Ruscomb Street</u>	<u>5'-0" / NA / 6'-0"</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>East Logan Street</u>	<u>12.8'</u>	<u>235.0' from East Logan and North 20th Street intersections</u>
	<u>17.4'</u>	<u>190.0' from East Logan and North 20th Street intersections</u>
	<u>15.0'</u>	<u>20.0' from East Logan and North 20th Street intersections</u>
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>East Logan Street</u>	<u>24.0'</u>	<u>235.0' from East Logan and North 20th Street intersections</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

The added curb cut which is 24'-0" wide will be part of the existing 17.4' wide existing curb cut.

The other two curb cuts for item #14 will not be used as part of this project.

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: The design incorporates an existing curb cut by adding 6.6' of curb cut width onto the existing curb cut, and eliminates the need for the 12.8' and 15.0' wide curb cuts.

New ADA compliant pedestrian curb ramps will be added to the intersections at East Logan and North 20th Streets, and North 20th and Ruscomb Streets.

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>East Logan Street</u>	<u>3'-0" / 3'-0"</u>
<u>N. 20th Street</u>	<u>6'-0" / 6'-0"</u>
<u>Ruscomb Street</u>	<u>NA / 6'-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>Logan Street</u>	<u>4'-0" / 2'-0" / 2'-0"</u>
<u>N. 20th Street</u>	<u>3'-6" / 2'-0" / 2'-0"</u>
<u>Ruscomb Street</u>	<u>3'-6" / 2'-0" / 2'-0"</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 NO
 YES NO
 YES NO
 YES NO
 YES NO
 YES NO
 YES NO

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: The street trees are placed at a maximum interval of 35'-0", and are placed along the perimeter of the property, within the property line, and are not within the street right-of-way.

The area where this project is located is in a relatively low density area, with very few utilities, and at the present time there is no street furniture.

The 2'-0" furnishing zones should therefore not be a factor.

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>
ADA Compliant Curb Cuts
45 new secured on-site bicycle racks for the tenants to use.

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		
1950 East Logan Street	45	0 / 0	0 / 0	0 / 45			
_____	_____	____/____	____/____	____/____			
_____	_____	____/____	____/____	____/____			
_____	_____	____/____	____/____	____/____			

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 DEPARTMENTAL APPROVAL YES NO
- Buffered Bike Lane YES NO N/A DEPARTMENTAL APPROVAL YES NO
- Bicycle-Friendly Street YES NO N/A DEPARTMENTAL APPROVAL YES NO

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES NO N/A DEPARTMENTAL APPROVAL YES NO

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: The building will have a covered, on-site, secured bike storage area.

There will be ADA compliant , Streets Department approved curb cuts added to the sidewalk, at the East Logan and North 20th, and North 20th and Ruscomb street intersections.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

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

The additional building exterior lighting will add a measure of safety to the pedestrian traffic along East Logan, and North 20th Streets.

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		DESIGN SPEED
			Existing	Proposed	
_____	_____	_____	____/____	_____	_____
_____	_____	_____	____/____	_____	_____
_____	_____	_____	____/____	_____	_____
_____	_____	_____	____/____	_____	_____

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. 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: There is little utility interference on the existing sidewalk, there is a reasonable parking shoulder on East Logan Street, and the project will be adding ADA compliant Curb ramps, and extending an existing curb cut.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments: _____

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

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

APPLICANT: Urban Design Component

Additional Explanation / Comments: There will be added windows, with tenants living in the apartments, facing East Logan and North 20th Streets.

There will be one (1) commercial space added facing East Logan Street, one on the lower level, and the second on the first floor (Please refer to the floor plans.)

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

- | | | | | | |
|---|------------------------------|-----------------------------|---|---|-----------------------------|
| 44. Does the design minimize the signal cycle length to reduce pedestrian wait time? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | DEPARTMENTAL APPROVAL
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"/> | N/A <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> | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <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: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____