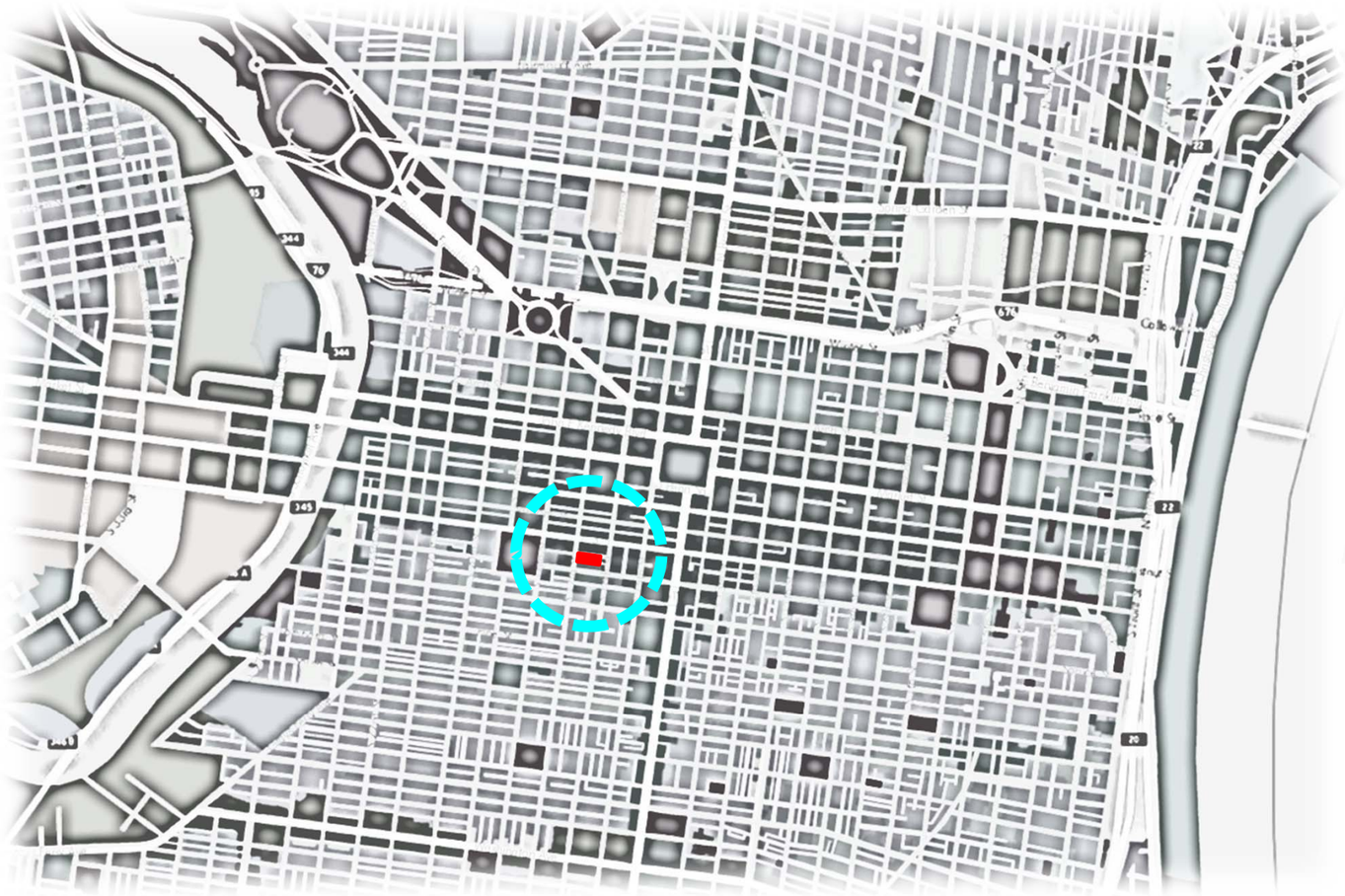
HYATT CENTRIC™
Philadelphia

17TH & CHANCELLOR STREET

CIVIC DESIGN REVIEW

August 23, 2016

DAS:
ARCHITECTURE
INTERIORS
FURNISHINGS



CONTENTS

CDR APPLICATIION	02
INTRODUCTION	03
CONTEXTUAL PHOTOGRAPHS	04
SITE SURVEY	09
SITE PLAN	10
FLOOR PLANS	11
BUILDING ELEVATIONS	20
BUILDING SECTIONS	23
MASSING STUDIES	25
BUILDING MATERIAL PALETTE	32
SUSTAINABILITY	33
LANDSCAPING	42
SKYPLANE DIAGRAMS	44
COMPLETE STREETS HANDBOOK CHECKLIST	45

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DAS ARCHITECTURE INTERIORS FURNISHINGS

PHILADELPHIA CITY PLANNING COMMISSION
CIVIC DESIGN REVIEW

CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: AP# 712108

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

Proposed development includes more than 100,000 square feet of new development.

PROJECT LOCATION

Planning District: Central Council District: 2nd

Address: **1612-34 Chancellor Street**
Philadelphia PA

Is this parcel within a Master Plan District? Yes ____ No **X**

CONTACT INFORMATION

Applicant Name: David A. Schultz, AIA, NCARB Primary Phone: 215-751-9008

Email: Dschultz@dasarchitects.com Address: 1628 JFK Blvd. Suite 100
Philadelphia, PA 19103

Property Owner: Phila Chancellor LP Developer Chancellor Hotel Associates LP

Architect: DAS Architects, Inc.

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 15,210 SF

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

SITE USES

Present Use: Above Ground Parking Garage & Ground floor retail

Proposed Use:

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

Hotel - 309 rooms - 182,119 SF
2nd floor Restaurant - 5,853 SF
Ground floor Retail/Restaurant - 7,304 SF
Cellar Parking - 30,737 SF

Proposed # of Parking Units:

Valet Parking space = 220 spaces
9 reservoir spaces

COMMUNITY MEETING

Community meeting held: Yes X No ____

If yes, please provide written documentation as proof. See attached letter from CCRA

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

Date: _____ Time: _____

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes ____ No ____ NA X

If yes, indicate the date hearing will be held:

Date: _____

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PROJECT DESCRIPTION

The HYATT Centric Hotel project is located at the southeast corner of 17th & Chancellor Streets in center city Philadelphia, also known as 1612-34 Chancellor Street. The site is approximately 60' X 250', currently occupied by a 1960's cast-in-place three story Parking Garage. The Garage will be demolished to make way for the new 13 story HYATT Centric Hotel. The project also includes a 7,300 SF Ground Level Retail space fronting 17th & Chancellor Streets and a below grade parking structure accommodating 220 cars. The site also fronts on St. James Street, a service street, to the rear.

The Philadelphia HYATT Centric will be designed under the new HYATT urban brand currently found in other major US Cities such as Chicago, Miami, and San Francisco. Each HYATT Centric Hotel is designed to reflect its urban location and local culture and style. The 234,798 SF, 13 story Hotel will provide 309 keys as well as: a multi-level lobby, a restaurant and bar, a social lounge, a small banquet / meeting facility, a fitness center, and support and back of house requirements. The proposed double loaded hotel configuration provides window fenestration on all three street frontages highlighted by the corner suites facing both 17th and Chancellor Streets. The main Hotel entrance and Lobby is framed by an angular canopy, located midway on the block between the ground floor retail space and the parking garage entrance. The Lobby exterior as well as the Ground Level Retail is fully glazed to expose the hotel lobby and the retail interior. The main Lobby entrance provides drop-off and vehicle cueing along Chancellor Street. The receiving and trash handling facility is located in an enclosed loading area fronting on St. James Street.

The site is surrounded by several large early 20th century buildings ranging from 10 to 25 stories such as the Warwick Hotel, a 20 story brick building, and 1616 Walnut, now called "The ICON", is an early 1900's, 25 story brick and terracotta "Art Deco" hi-rise. The 13 story HYATT Centric, smaller by comparison, is designed to express verticality to maximize the impression of height and to reflect the vertical expression of the "Art Deco" hi-rise era. The neighboring ICON Building is a good example of this.

The Hyatt Centric's Ground Floor is defined by a pre-cast colonnade with full height glazing that forms the building's base. The building base curves around the corner at 17th & Chancellor to expand the public way and promote the arrival view looking down Chancellor Street toward the Hotel entrance. Above the corner and extending upward to the top floor, the building mass has been carved to provide openness (light and air) to the street. This corner is also highlighted by the 2nd level rooftop garden. The highlighted faceted façade extends from the Lobby core mid-block to the corner at 17th & Chancellor and then wraps the corner forming the cut-away massing and 2nd level roof garden. The faceted façade panels create an angular three dimensional rhythm that changes as you approach the building. The balance of the building is contained within a brick frame that wraps up and around the perimeter of the structure. Vertical glazing panels provide floor to ceiling glass set against vertically grained pre-cast panels and trimmed with light bronze metalwork. The façade materials include gray iron spot brick, textural precast concrete panels, light bronze and stainless trim, and lightly tinted glass.

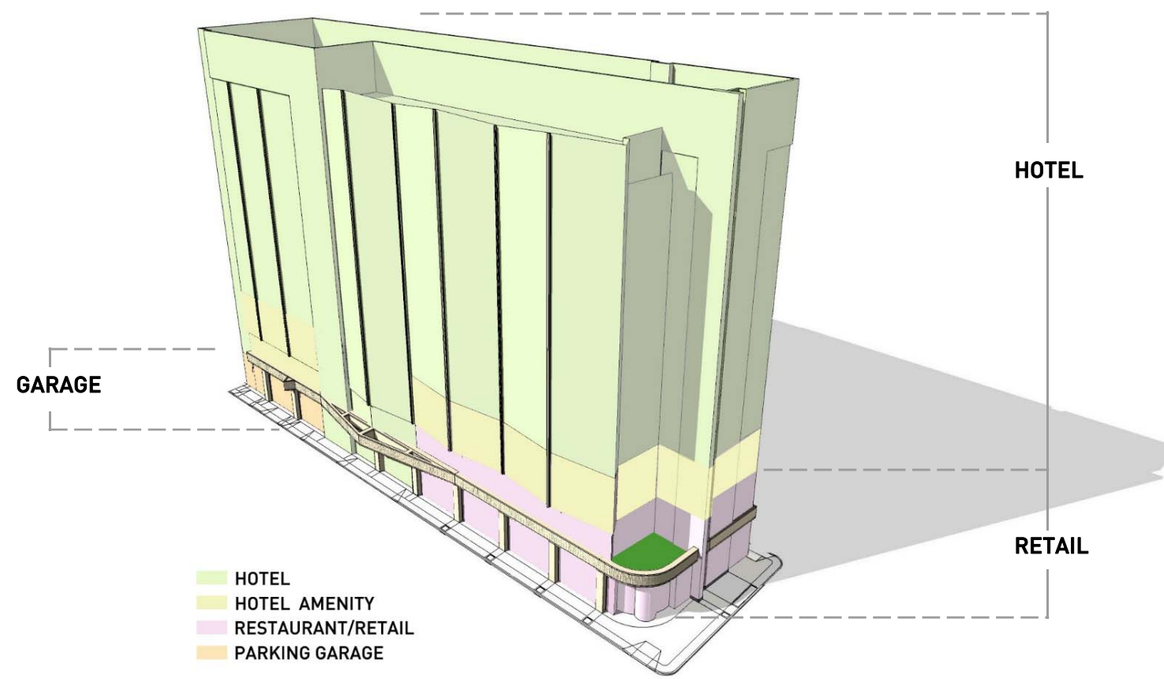
The HYATT Centric is being designed as a LEED Silver Certified Project.

MIXED USE SF PROGRAM SUMMARY

Hotel:	190,904 SF
Retail:	13,157 SF
Garage:	30,737 SF
Total:	234,798 SF

ZONING DATA

District:	CMX-5, Center City Core Commercial Mixed Use
Lot Area:	15,210 SF
Max FAR: (1200%)	Allowed = 182,520 SF Provided = 181,973 SF
Max Height:	Allowed = NO LIMITED Provided = 174'-0"
Bulk & Massing Controls:	Skyplane Compliant



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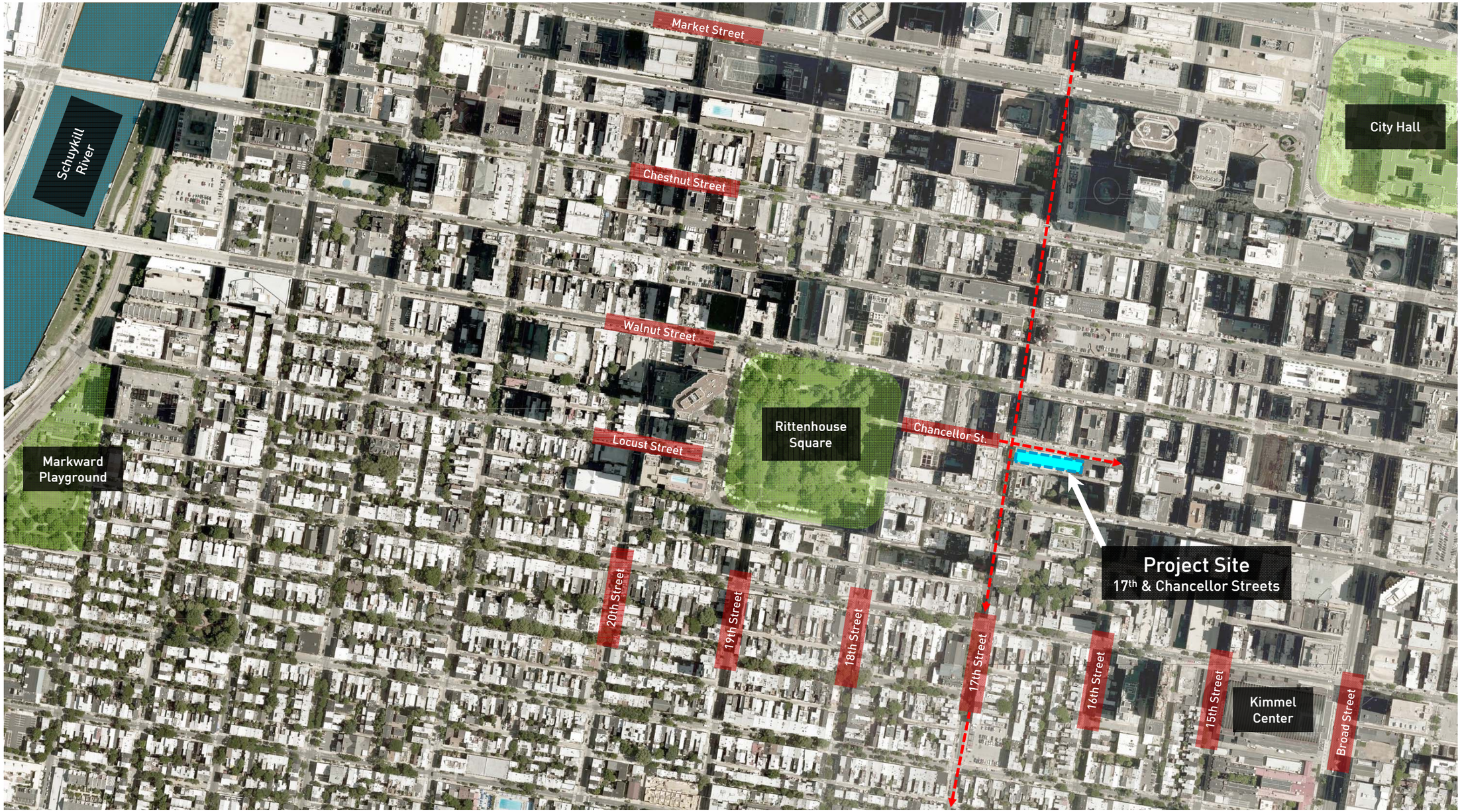

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Aerial View Looking Northwest

Aerial View Looking Northeast

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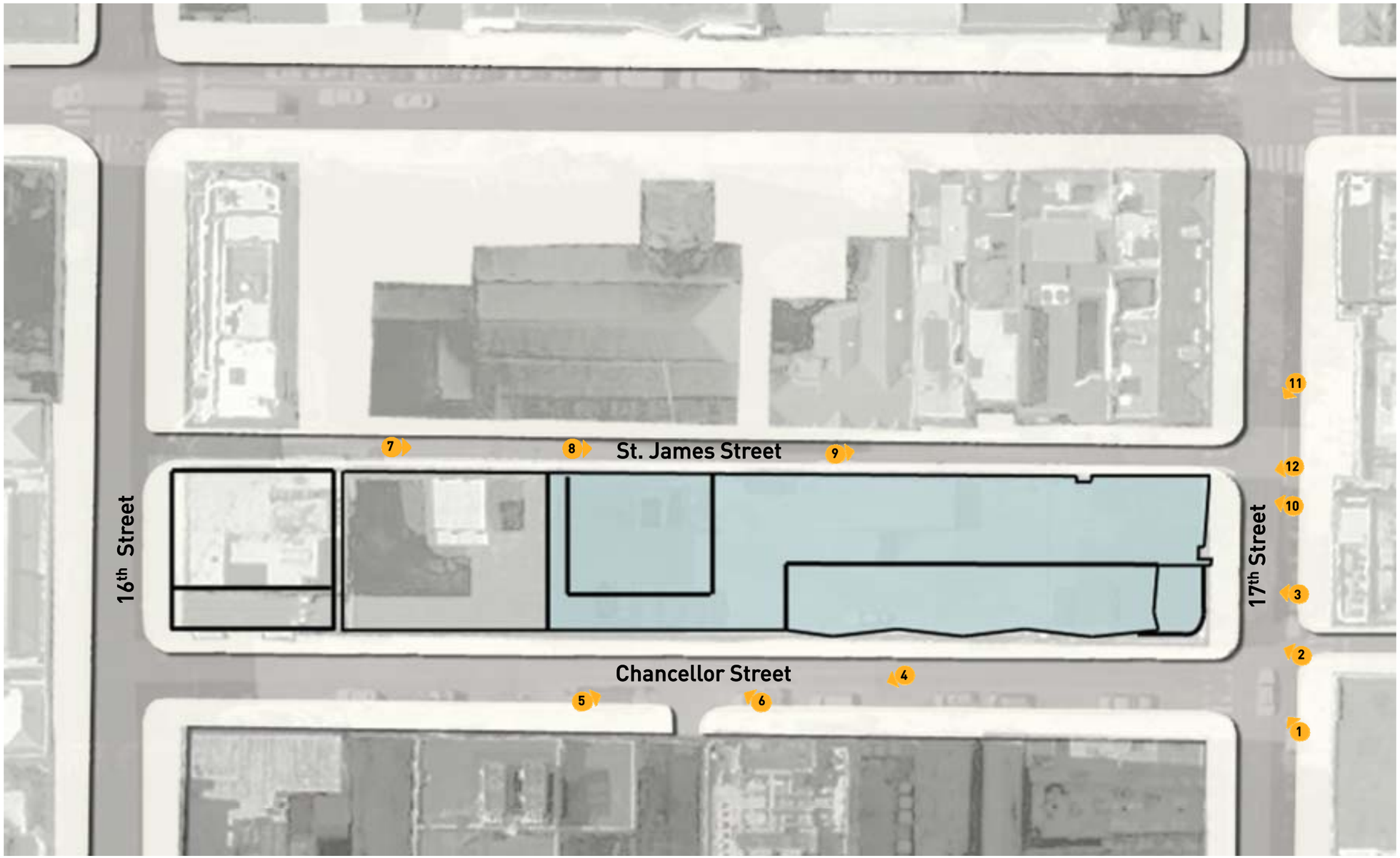

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1 NE Corner of 17th and Chancellor

3 NE Corner Of 17th And Chancellor

5 Looking Southwest On Chancellor Street

2 NE Corner of 17th and Chancellor

4 Looking Northeast On Chancellor Street

6 Looking Southeast On Chancellor Street

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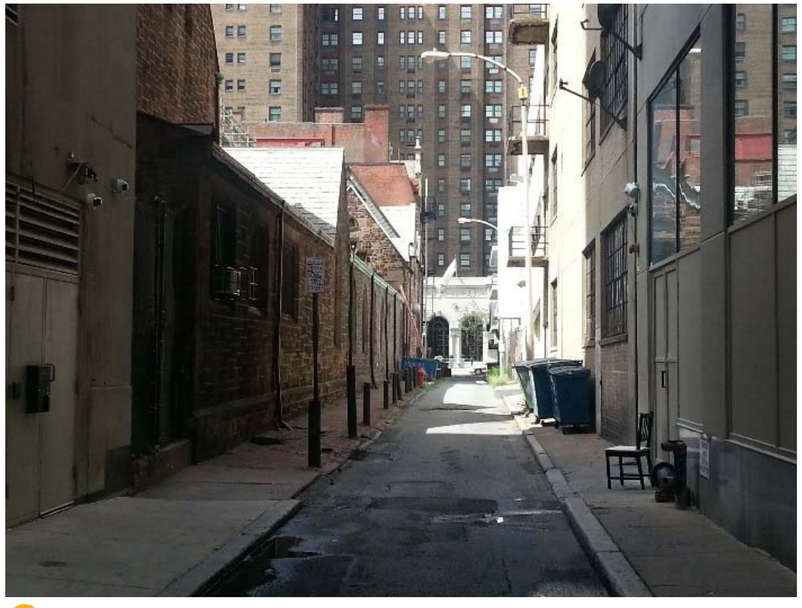

7 Looking West On St. James Street

9 Looking West On St. James Street

11 Looking West On St. James Street

8 Looking West On St. James Street

10 Looking North On 17th Street

12 Looking East On Chancellor Street

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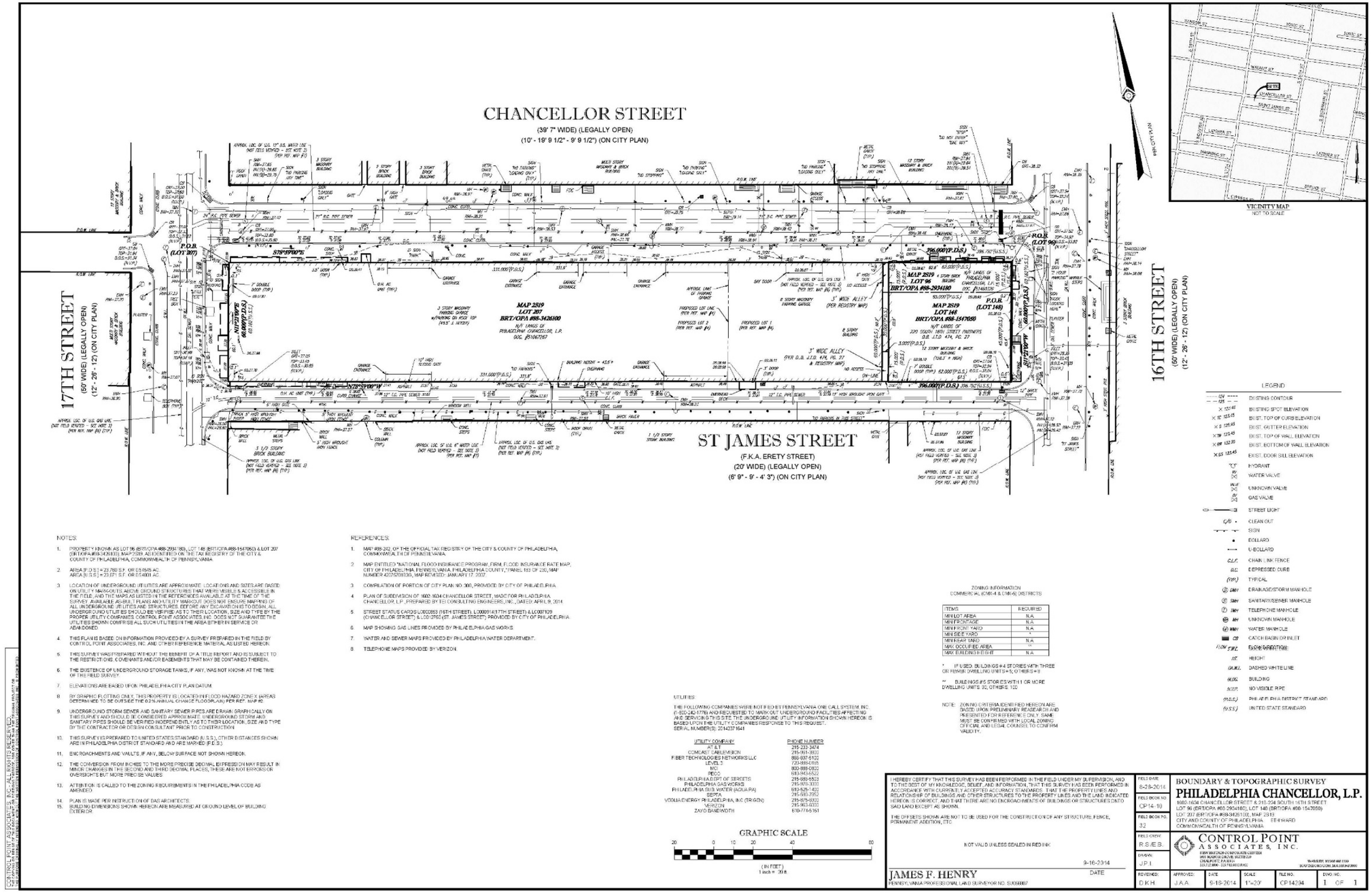

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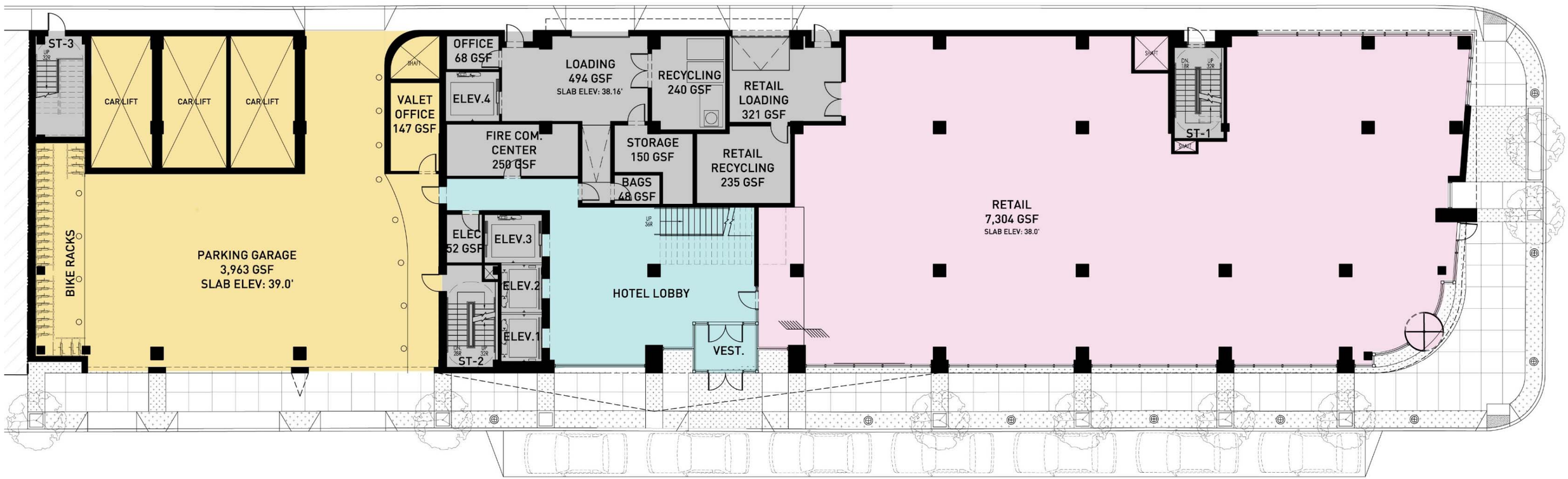

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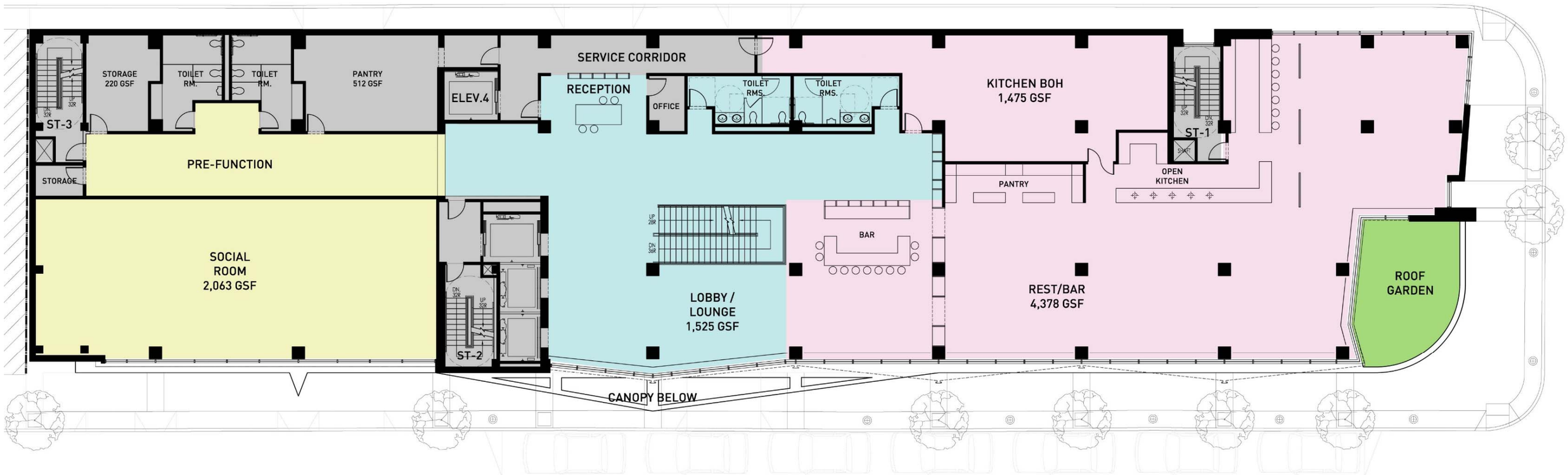

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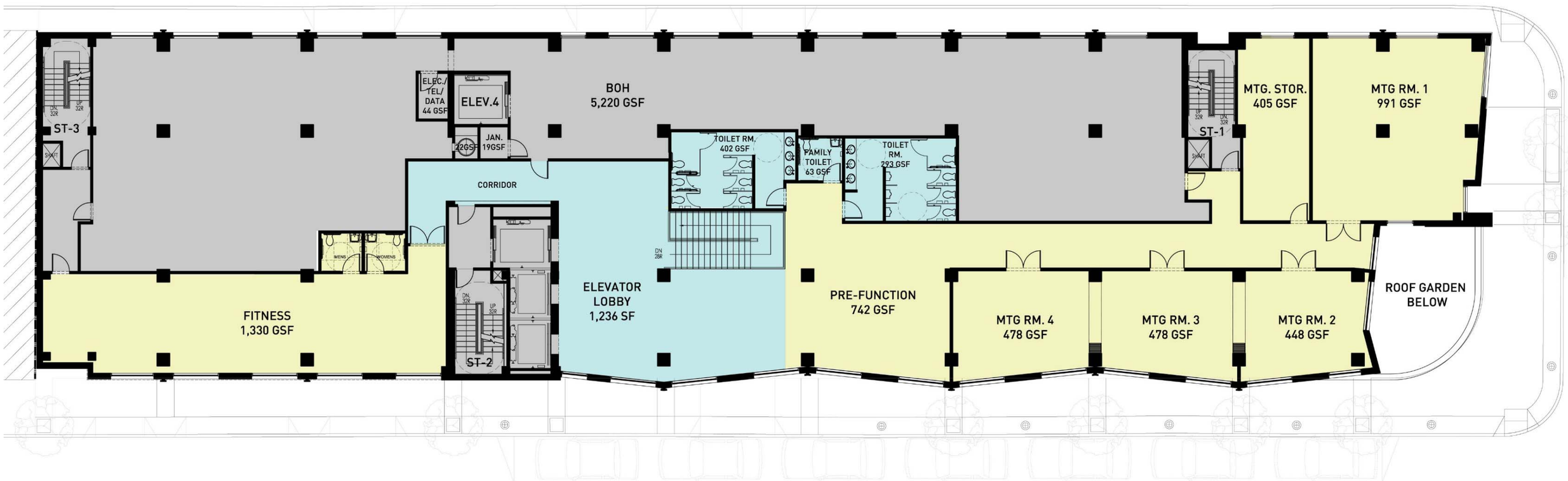

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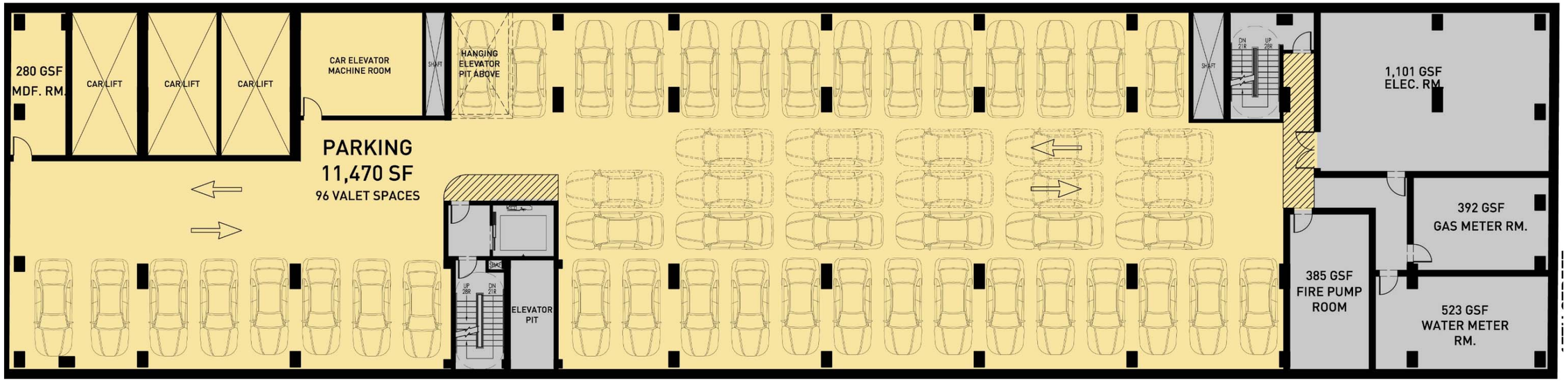

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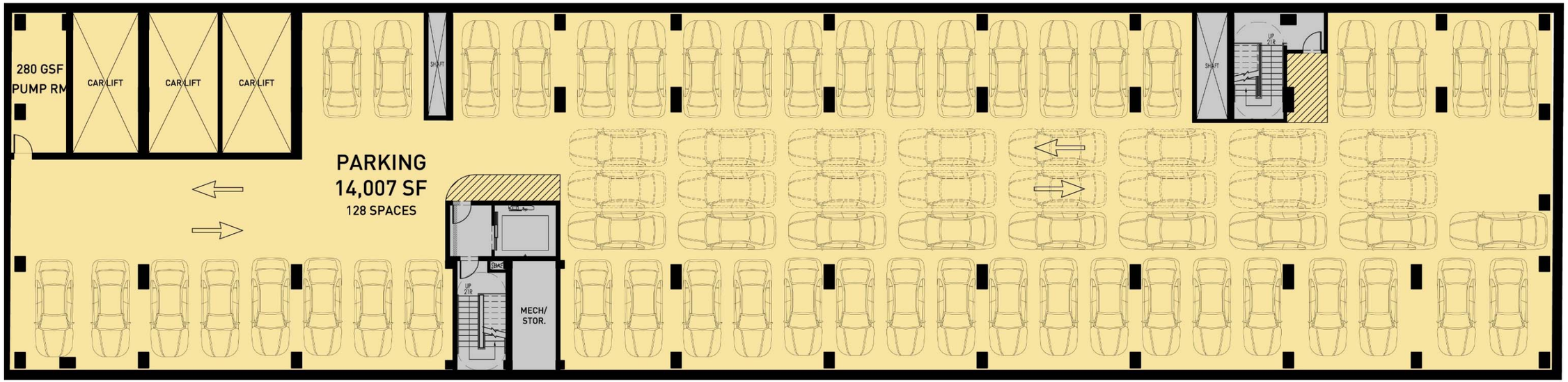

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1 Glazing System – Type A

2 Glazing System – Type B

3 Precast Concrete Panels

4 Brick Panels – Type A

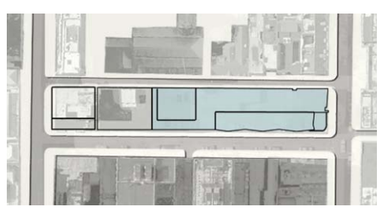
5 Brick Panels – Type B

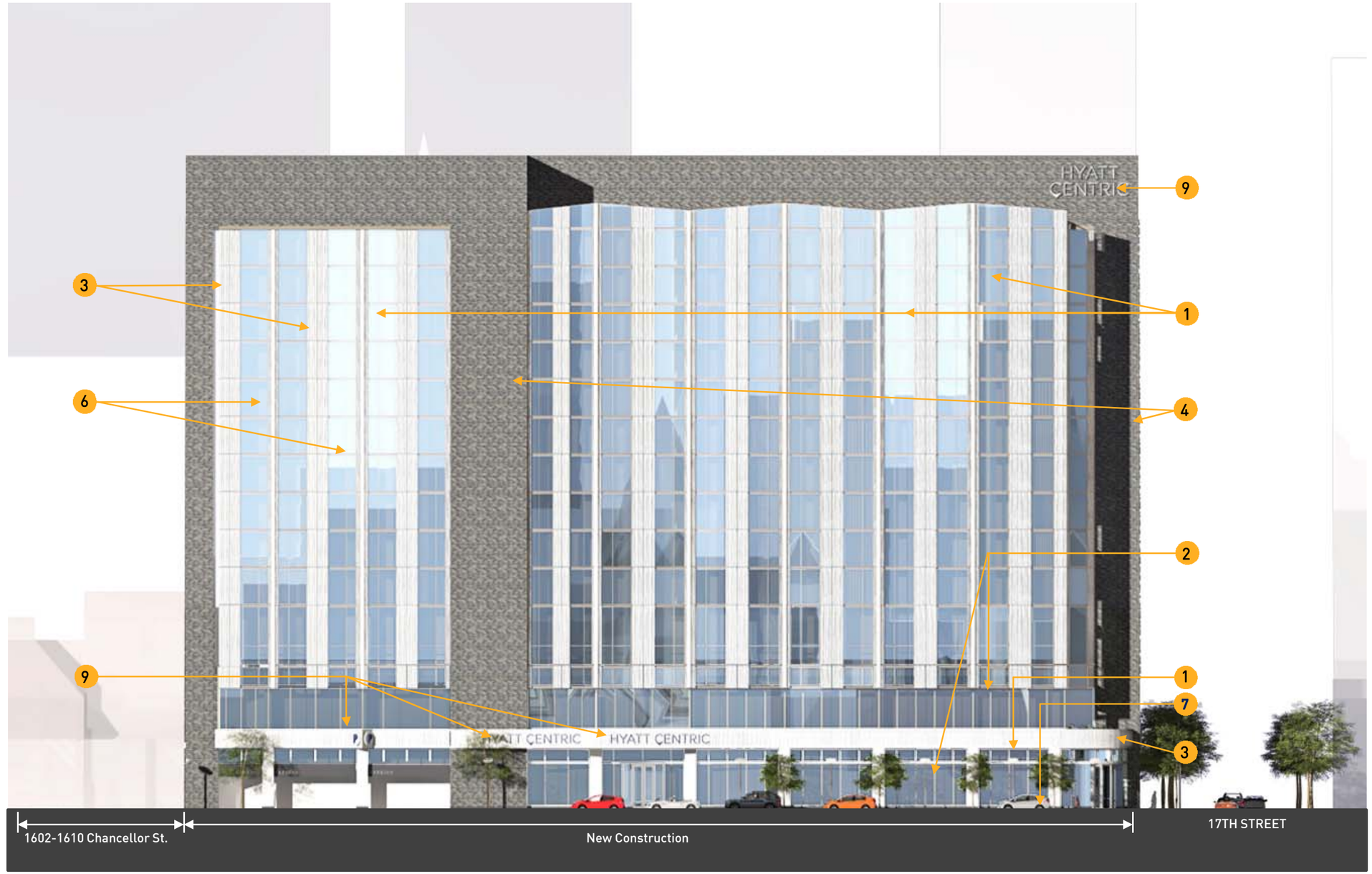
6 Metal Trim – Type A

7 Granite Base Panels

8 Metal Louver Panels

9 Signage Locations





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DAS ARCHITECTURE INTERIORS FURNISHINGS

1. Glazing System – Type A
2. Glazing System – Type B
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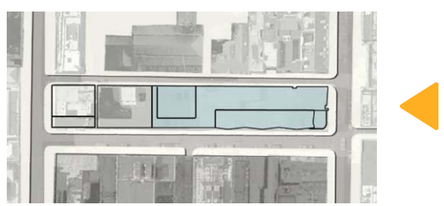

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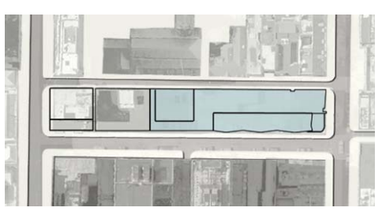

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1 Retail/Restaurant Spaces

2 Hotel Public / Amenity Spaces

3 Hotel Suites

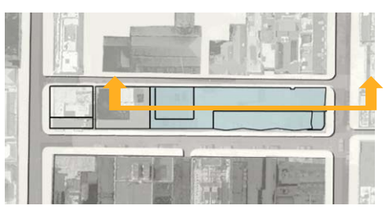
4 Circulation - Vertical

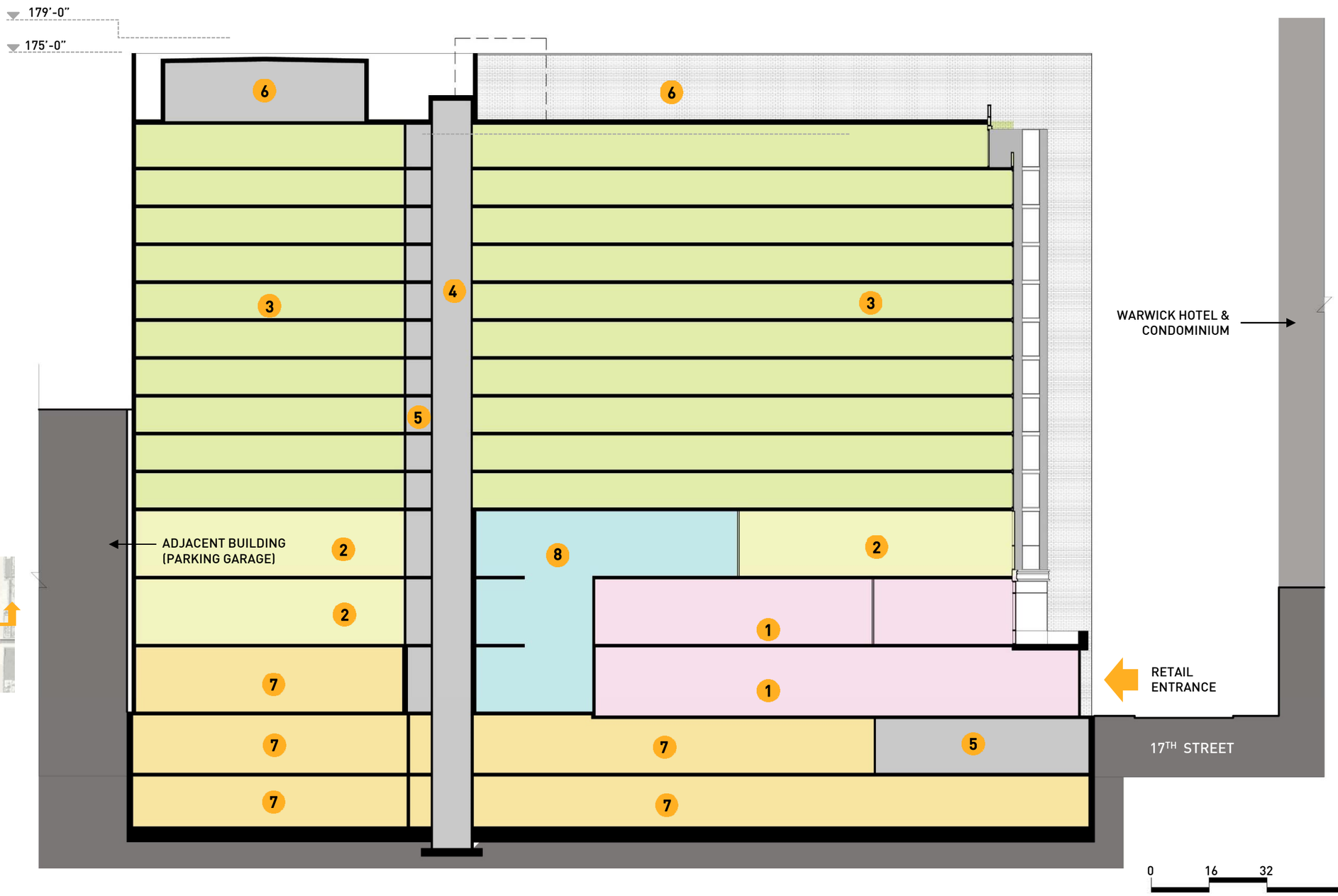
5 Back of House / Support Spaces

6 Roof Top Mechanical Space

7 Garage Spaces

8 Circulation - Horizontal





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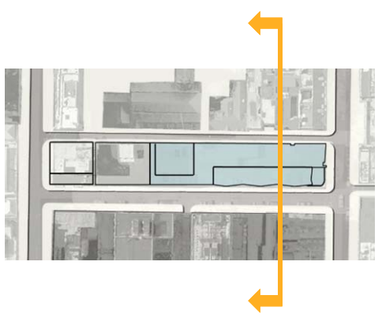

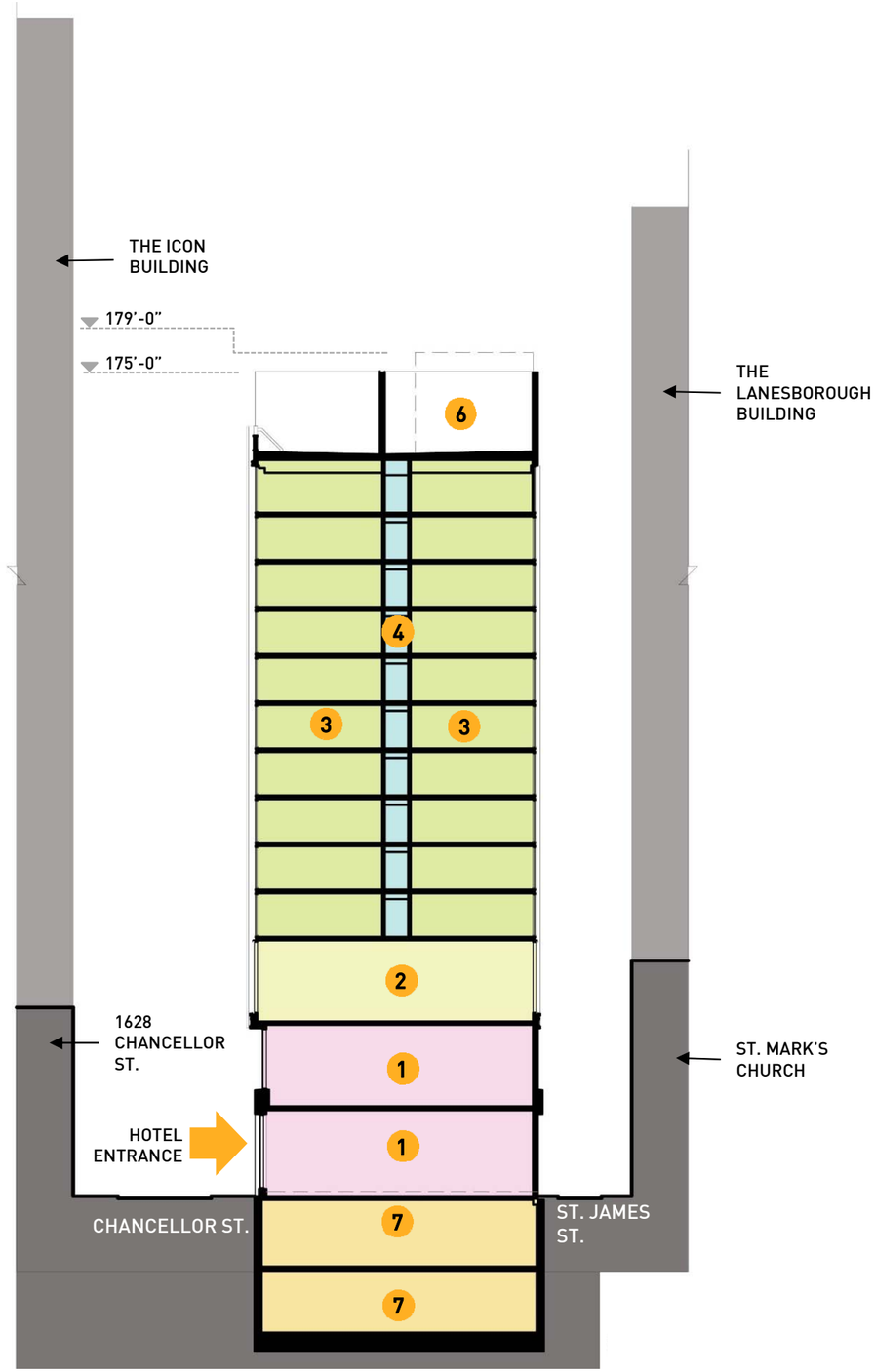

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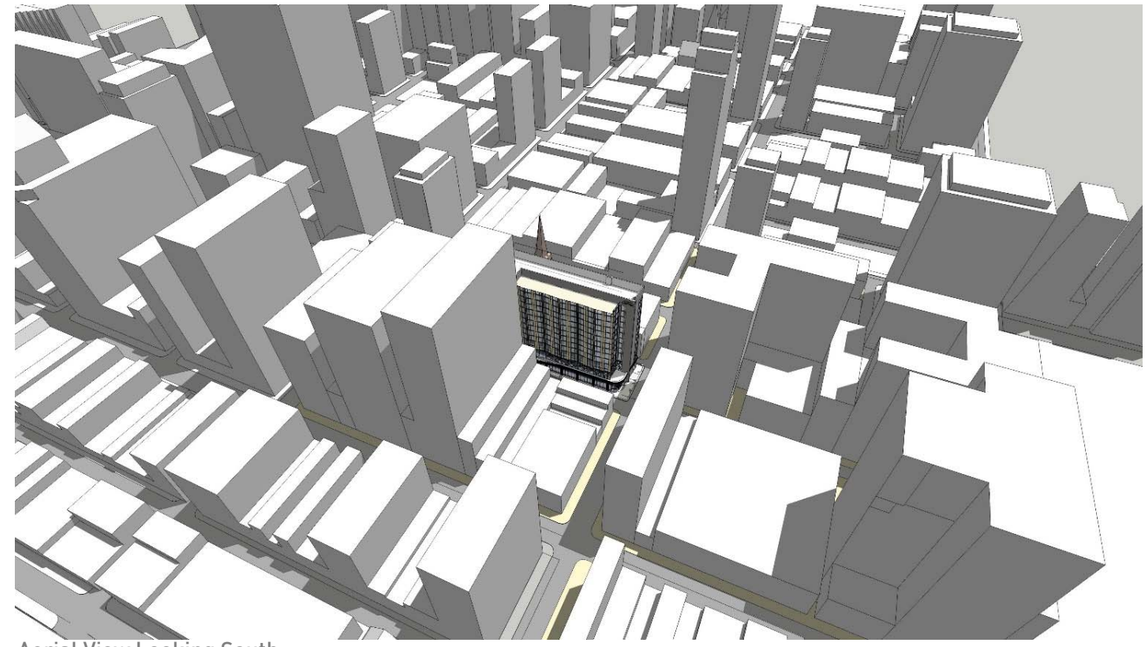
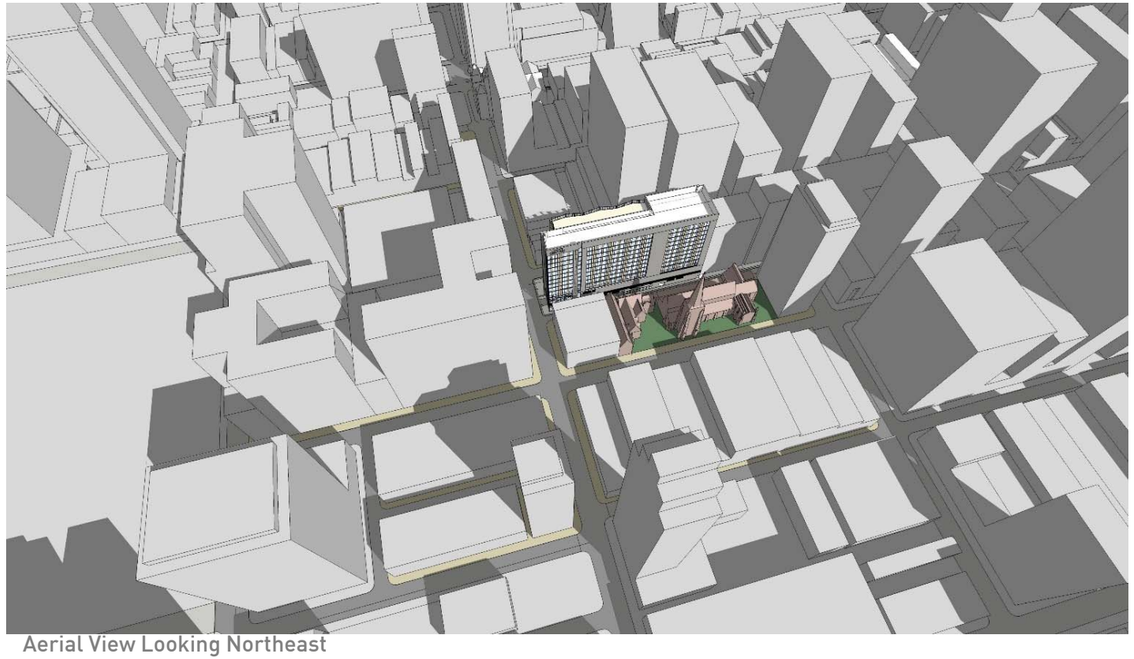
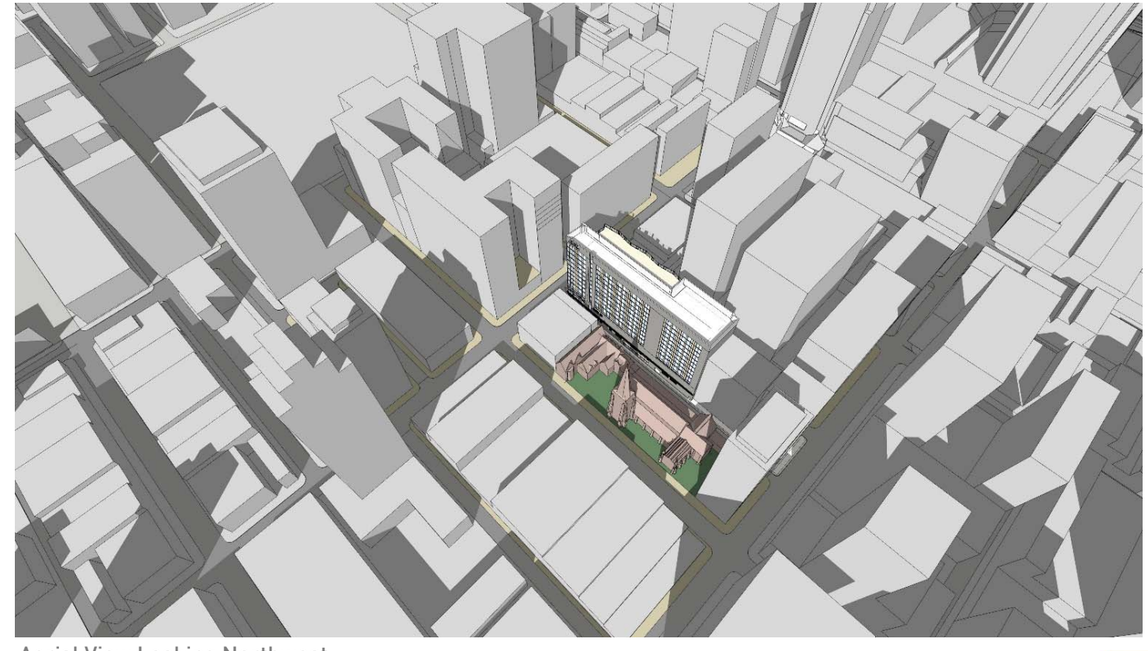
Aerial View Looking Southeast



Aerial View Looking South



Aerial View Looking Northeast



Aerial View Looking Northwest

MATERIAL PALETTE

The proposed building materials embody a palette of durable quality products familiar to our region and appropriate to the center city location. The ground floor retail and hotel entry are set in a monumental pre-cast colonnade serving as the building base. The second level which houses the Social and Food and Beverage program is exposed and highlighted with a recessed horizontal glazed band that separates the ground floor from the hotel block above. The 10 hotel floors stacked above are treated with a vertical glazing motif, with intermediate pre-cast vertical panels that accentuate the building's desired verticality. The glazed façade treatment forms a light and largely transparent façade extending above the roof line as a transparent crown and below the 3rd floor line as a transparent valance. The Hotel façade materials include: brick, articulated metalwork and frames, pre-cast wall panels, and glass.

Glazing System – Type A

Glazing System – Type B

Precast Concrete Panels

Exposed Aggregate

Brick Panel – Type A

Brick Panel – Type B

Metal Louver Panel

Metal Trim – Type A

Granite Base Panel

Signage

SUSTAINABLE DESIGN

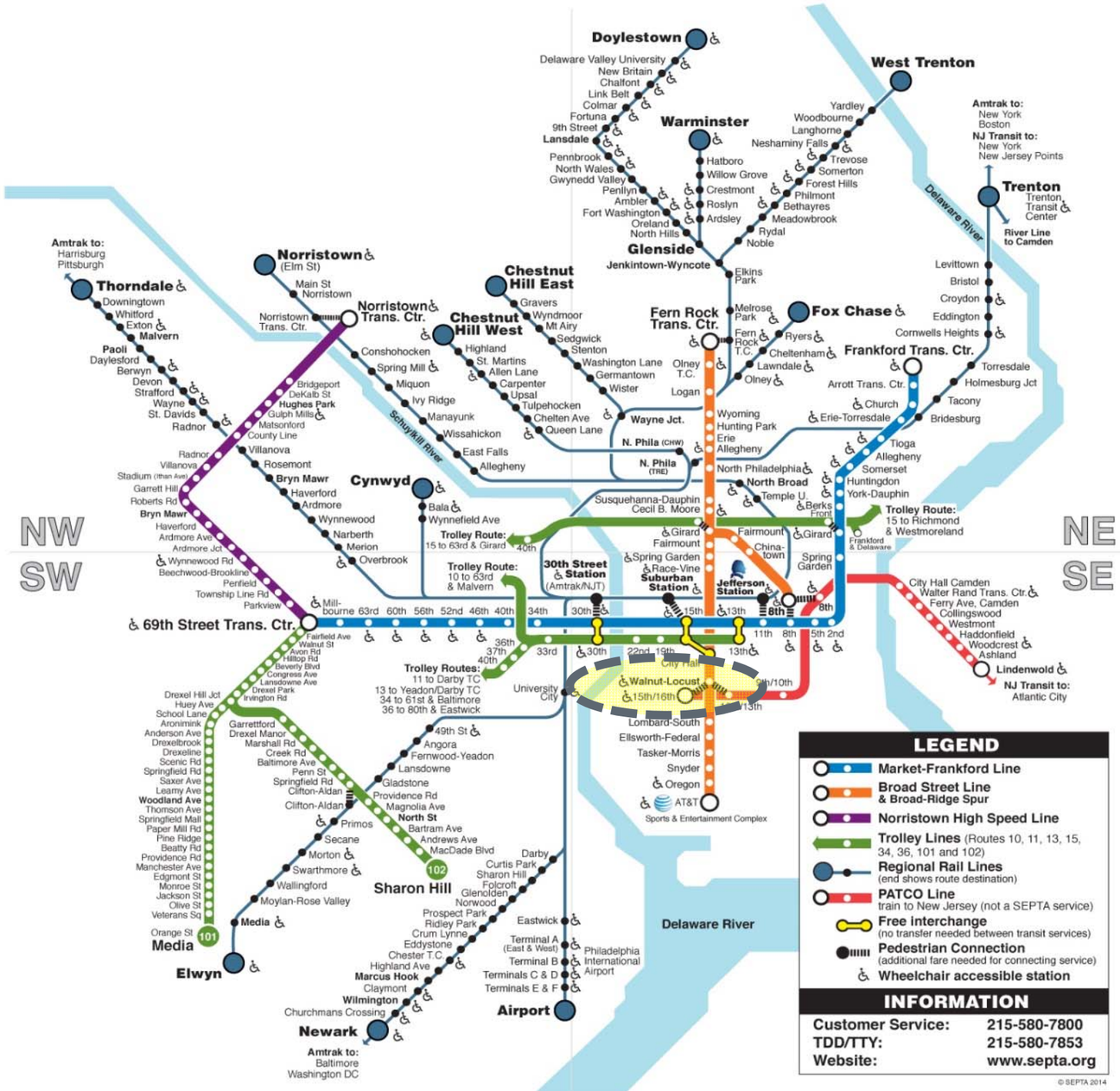
This 13-story, 234,798 SF Hyatt Centric Hotel project situated on top of an existing parking garage at the corner of 17th & Chancellor Streets aspires to achieve LEED Silver level certification. Hyatt Centric Hotel's dense urban infill site location, ground floor retail, existing building reuse, and close proximity to multiple transit alternatives, goods, and basic services lends itself to being a successful LEED project and will further activate the greater neighborhood fabric. The project estimates reducing energy and water consumption by 18% and 35% respectively below a comparable baseline and will strive to maximize recycled and regional content of building materials.

SITE DESIGN:

- Connected to mass transit; located with ¼ mile of Septa Broad Street Line, multiple Septa Bus stops, and the NJ Patco commuter line.
- Native Landscaping materials
- Bike Racks

BUILDING FEATURES:

- Low Flow and Water saving Fixtures
- Enhanced perimeter Building Insulation
- Low "E" Energy efficient Insulated glazing
- Highly reflective white roofs
- Large glass windows for maximum natural daylighting
- LED Lighting
- Finish materials with recycled content when possible
- Locally sourced materials when possible
- Eco-friendly maintenance and cleaning products
- Low VOC Interior Paints
- Trash Recycling Programs



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Re:Vision
GREEN ARCHITECTURE
SUSTAINABILITY CONSULTING
COMMUNITY ENGAGEMENT

Civic Design Review, Philadelphia	Sustainability Questionnaire	
Categories	**Benchmark**	**Meets or Exceeds the Benchmark (yes or no)?** If yes, please describe how or reference the applicable document in the CDR submission.
Location and Transportation		
Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes. Within 1/4 mile to multiple bus routes and Market-Frankford rail line and PATCO rail station.
Reduced Parking Footprint	All new parking areas to be located in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes. All new parking is proposed to be below the building.
Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	Yes. 5% of parking is assigned to LEFEV parking spaces located closest to building entry points (outside of handicapped parking)
Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No. Bike share is not incorporated. However, bike parking has been provided as well as changing rooms and showers for bicyclists employee .Bicycle storage is located in the garage and on the sidewalk.
Sustainable Sites		
Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	No. Proposed green roof and street trees appear to exceed 20% of the sites footprint.
Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A)Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications the PWD Stormwater Management Regulations	Yes, option B. The project anticipates designing stormwater management that manages 100% of the stormwater with a cistern and green roof areas.
Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	Yes the roof will have high reflectance meeting an SRI→29 along with trees along the site to reduce the heat island effect for 50% of all on-site hardscapes.

Philadelphia City Planning Commission

Civic Design Review, Philadelphia	Sustainability Questionnaire	
Categories	**Benchmark**	**Meets or Exceeds the Benchmark (yes or no)?** If yes, please describe how or reference the applicable document in the CDR submission.
Water Efficiency		
Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, reduce the watering requirements to at least 50% from the calculated baseline for the site's peak watering month.	Yes. No irrigation is planned, aside from irrigation provided during temporary establishment period.
Energy and Atmosphere		
Energy Commissioning	Acquire a separate, independent commissioning service to insure that the energy related systems are installed, calibrated, and perform as intended.	Yes. A commissioning agent's services have been contracted to perform Fundamental Commissioning of building energy systems post installation.
Energy Performance	The project will reduce energy consumption by: Achieving 10% energy saving or more from an established baseline using ASHRAE standard 90.1-2010, OR by conforming to ASHRAE Advanced Energy Design Guide for Commercial Buildings.	TBD. The projects energy modeler is currently calculating a 14-18% reduction in energy consumption from ASHRAE 90.1-2007 (not 2010).
On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No.
Innovation		
Innovation	Any other sustainable measures that could positively impact the public realm.	Yes. Development is occurring on a previously developed urban infill site that housed a parking garage. The proposed improvements will activate the property and surrounding street-scape.

Philadelphia City Planning Commission

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Re:Vision
GREEN ARCHITECTURE
SUSTAINABILITY CONSULTING
COMMUNITY ENGAGEMENT

LEED SCORECARD SUMMARY
1700 Chancellor St, Philadelphia, PA 19103
BD+C New Construction v2009

Y	Y?	?	N	TOTAL	110 Pts	D/C	EP	RP
45	18	16	31					

Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80+ points

Y	Y?	?	N	SUSTAINABLE SITES	26 Pts	D/C	EP	RP
16	7	3						
Required				SSp1: Construction Activity Pollution Prevention		C		
1				SSc1: Site Selection	1	D		
5				SSc2: Development Density and Community Connectivity	5	D	✓	
	1			SSc3: Brownfield Redevelopment	1	D		
6				SSc4.1: Alt. Trans - Public Transit Access	6	D	✓	
	1			SSc4.2: Alt. Trans - Bicycle Storage & Changing Room	1	D	✓	✓
	3			SSc4.3: Alt. Trans - Low Emitting & Fuel Efficient Vehicles	3	D	✓	
2				SSc4.4: Alt. Trans - Parking Capacity	2	D	✓	
	1			SSc5.1: Site Development - Protect & Restore Habitat	1	C	✓	✓
		1		SSc5.2: Site Development - Maximize Open Space	1	D	✓	
		1		SSc6.1: Stormwater Design - Quantity Control	1	D	✓	
	1			SSc6.2: Stormwater Design - Quality Control	1	D	✓	
1				SSc7.1: Heat Island Effect - Nonroof	1	C	✓	
1				SSc7.2: Heat Island Effect - Roof	1	D	✓	
		1		SSc8: Light Pollution Reduction	1	D		

Y	Y?	?	N	WATER EFFICIENCY	10 Pts	D/C	EP	RP
6	1	1	2					
Required				WEp1: Water Use Reduction - 20%		D		
4				WEc1: Water Efficient Landscaping	4	D		
			2	WEc2: Innovative Waste Water Technology	2	D		
2	1	1		WEc3: Water Use Reduction	4	D		✓

Y	Y?	?	N	ENERGY AND ATMOSPHERE	35 Pts	D/C	EP	RP
3	4	6	22					
Required				EAp1: Fundamental Commissioning & Verification		C		
Required				EAp2: Minimum Energy Performance		D		
Required				EAp3: Fundamental Refrigerant Management		D		
2	2	2	13	EAc1: Optimize Energy Performance	19	D	✓	
			7	EAc2: On-Site Renewable Energy	7	D		✓
		2		EAc3: Enhanced Commissioning	2	C		
		2		EAc4: Enhanced Refrigerant Management	2	D	✓	
1			2	EAc5: Measurement and Verification	3	C	✓	
	2			EAc6: Green Power	2	C		

Y	Y?	?	N	REGIONAL PRIORITY	4 Pts	D/C
	2	2				
			1	EAc2: On-Site Renewable Energy	1	D
		1		EQc8.1: Daylight & Views - Daylight	1	D
			1	MRc1.1: Maintain Existing Walls, Floors & Roof	1	D
	1			SSc4.2: Alt. Trans - Bicycle Storage & Changing Room	1	D
	1			SSc5.1: Site Development - Protect & Restore Habitat	1	D
		1		WEc3: Water Use Reduction	1	D

Y	Y?	?	N	MATERIAL AND RESOURCES	14 Pts	D/C	EP	RP
5	2		7					
Required				MRp1: Storage and Collection of Recyclables		D		
			3	MRc1.1: Maintain Existing Walls, Floors & Roof	3	C	✓	
			1	MRc1.2: Maintain Existing Interior Non-Structural Elements	1	C	✓	✓
2				MRc2: Construction Waste Management	2	C	✓	
			2	MRc3: Material Reuse	2	C	✓	
1	1			MRc4: Recycled Material	2	C	✓	
2				MRc5: Regional Materials	2	C	✓	
			1	MRc6: Rapidly Renewable Materials	1	C	✓	
	1			MRc7: Certified Wood	1	C	✓	

Y	Y?	?	N	INDOOR ENVIRONMENTAL QUALITY	15 Pts	D/C
9	2	4				
Required				EQp1: Minimum Indoor Air Quality Performance		D
Required				EQp2: Environmental Tobacco Smoke Control		D
	1			EQc1: Outdoor Air Delivery Monitoring	1	D
		1		EQc2: Increased Ventilation	1	D
1				EQc3.1: Construction IAQ Management Plan - During Construction	1	C
		1		EQc3.2: Construction IAQ Management Plan - Before Occupancy	1	C
1				EQc4.1: Low-Emitting Materials - Adhesives and Sealants	1	C
1				EQc4.2: Low-Emitting Materials - Paints and Coatings	1	C
	1			EQc4.3: Low-Emitting Materials - Flooring Systems	1	C
		1		EQc4.4: Low-Emitting Materials - Composite Wood & Agrifiber	1	C
1				EQc5: Indoor Chemical & Pollutant Source Control	1	D
1				EQc6.1: Controllability of Systems - Lighting	1	D
1				EQc6.2: Controllability of Systems - Thermal Comfort	1	D
1				EQc7.1: Thermal Comfort - Design	1	D
1				EQc7.2: Thermal Comfort - Verification	1	D
		1		EQc8.1: Daylight & Views - Daylight	1	D	✓
1				EQc8.2: Daylight & Views - Views	1	D	✓

Y	Y?	?	N	INNOVATION IN DESIGN	6 Pts	D/C
6						
		1		IDc1.1 MRc2 Construction Waste Management, Divert 95%	1	D
1				IDc1.2 SSc2 Development Density & Community Connectivity, 2x averag	1	C
		1		IDc1.3: MRc5-Local & Regional Materials, 30%	1	C
		1		IDc1.4: EAc6-Green Power, 70%	1	C
1				IDc1.5: SSc7.1 Nonroof, 100% shaded OR underground parking	1	D
		1		IDc1.6: Sustainable Purchasing Plan	1	C
		1		IDc1.7: Solid Waste Management Policy	1	C
1				IDc1.8: Green Cleaning Policy	1	C
1				IDc1.9: Low Mercury Lighting Plan	1	C
1				IDc1.10 SSc4.1 Public Transportation Access, 2x Transit Ridership	1	C
		1		IDc1.11: Superior acoustics -- LEED for Schools standards	1	C
		1		IDc1.12: Energy Star Equipment? (only if not used in the model)	1	C
	1			IDc1.13: IPMP	1	C
	1			IDc1.14: Educational Building	1	C
1				IDc1.15: LEED AP	1	C

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Y	?Y	?	N	TOTAL	110 Pts	Champion	Support	Due Date
45	18	16	31					

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PROJECT INFORMATION FORMS

		D/C	Champion	Support	Due Date
Required	**PIf1: Minimum Program Requirements**	D	Bryan		
	Must comply with environmental laws				
Required	**PIf2: Project Summary Details**	D	Bryan	All	
	Square Footages, Site Characteristics, Energy/Water Sources, Budget				
	Notes: wait to gather information until schematic design is complete				
	❑ ReVision to send out PIF information spreadsheet for collection of all PIF data in 1 location		Bryan	-	
Required	**PIf3: Occupant and Usage Data**	D	Bryan	All	
	FTE calculations and Use Groups				
	Notes: wait to gather information until schematic design is complete				
	❑ ReVision to send out PIF information spreadsheet for collection of all PIF data in 1 location		Bryan		
Required	**PIf4: Schedule and Overview Documents**	D	Bryan	All	
	LEED Boundary, Arch Plans / Elevations / Sections, Narratives, Photographs, MEP Plans / Schedules / Narrative				
	Notes: wait to gather information until schematic design is complete				
	❑ ReVision to send out PIF information spreadsheet for collection of all PIF data in 1 location		Bryan		

Y	?Y	?	N	SUSTAINABLE SITES	26 Pts	D/C	EP	RP	Champion	Support	Due Date
16	7	3									
Required				**SSp1: Construction Activity Pollution Prevention**		C			George	CM	

[X] Opt 1: EPA CGP
[ ] *Opt 2: Local Standards & Codes*
Create and implement an erosion and sedimentation control plan for all construction activities associated with the project. The plan must describe the measures implemented to accomplish the following objectives to prevent:

Notes: E+S Plan is part of the LEED Action Plan being compiled by Clemens Construction
❑ -

1				**SSc1: Site Selection**	1	D			Bryan	-	

Do NOT develop buildings, hardscape, roads or parking areas that are:
- Prime farmland
- Undeveloped land whose elevation is lower than 5' above 100 year flood
- Within 100' of wetlands
- Undeveloped land within 50' of water body
- Public Parkland

Notes: -
❑ -

5				**SSc2: Development Density and Community Connectivity**	5	D			Morris	Bryan	

[X] *Opt 1: Development Density*
Locate project on a previously developed site AND
[ ] *Opt 2: Community Connectivity*
Construct or renovate a building on a site that meets the following criteria:
- Located on a previously developed site
- Within 1/2 mile of a residential area or neighborhood with an average density of 10 units per acre net
- Within 1/2 mile of at least 10 basic services
- Pedestrian access between the building and the services

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Y	?Y	?	N	TOTAL	110 Pts	Champion	Support	Due Date
45	18	16	31					

Notes: Morris to reach out to ReVision for documentation support when ready
❑ -

	1			**SSc3: Brownfield Redevelopment**	1	D			Brad	Bryan, Stephen	

[ ] *Opt 1: ASTM Phase II Assessment*
Develop on a site documented as contaminated by means of an ASTM E1903-97 Phase II Environmental Site Assessment or a local voluntary cleanup program.
[X] Opt 2: Brownfield
Option 2: Develop on a site defined as a brownfield by a local, state, tribal or national government agency, whichever is most stringent.

Notes: there is some remediation required in the existing building.
❑ asbestos is garage and old oil tank foud and removed. Need records of containation and associated remediation activities — Brad, Stephen -

6				**SSc4.1: Alt. Trans - Public Transit Access**	6	D			Stephen	Bryan	

Locate the project within:
[X] Opt 1: Rail, bus rapid & ferry proximity
1/2-mile walking distance of an existing or planned and funded commuter rail, light rail, subway station bus rapid transit station or commuter ferry terminal.
[X] *Opt 2: Bus stop proximity*
1/4-mile walking distance) of 1 or more stops for 2 or more public, campus, or private bus lines usable by building occupants.

[ ] Opt 3: Rideshare proximity (outside US)
1/4-mile (400 meter) walking distance of 1 or more stops for 2 or more existing rideshare options that that meet the definition of public transportation and are authorized by the local transit authority if one exists.

Notes: -
❑ -

	1			**SSc4.2: Alt. Trans - Bicycle Storage & Changing Room**	1	D		✓	Morris	-	

[X] *Case 1: Commercial projects*
Provide secure bicycle racks and/or storage within 200 yards of a building entrance for 5% or more of all building users (measured at peak periods). Provide shower and changing facilities in the building, or within 200 yards of a building entrance, for 0.5% of full-time equivalent (FTE) occupants.
[ ] *Case 2: Residential projects*
Provide covered storage facilities for securing bicycles for 15% or more of building occupants.

Notes: Once the FTE and Occupants information is know we can say for sure how many bike racks and showers are required. Please show bicycle storage in garage and sidewalk. Will require shower and changing facility for staff.
❑ -

	3			**SSc4.3: Alt. Trans - Low Emitting & Fuel Efficient Vehicles**	3	D			Stephen	-	

[ ] *Opt 1: Preferred parking - 5% of vehicle capacity*
Provide preferred parking1 for low-emitting and fuel-efficient vehicles for 5% of the total vehicle parking capacity of the site. Providing a discounted parking rate (at least 20%) is an acceptable substitute for preferred parking for low-emitting/fuel-efficient vehicles.
[X] Opt 2: Alt fueling stations
Install alternative-fuel fueling stations for 3% of the total vehicle parking capacity of the site. Liquid or gaseous fueling facilities must be separately ventilated or located outdoors.
[ ] Opt 3: LEV & FEV fleet
Provide low-emitting and fuel-efficient vehicles for 3% of full-time equivalent (FTE) occupants. Provide preferred parking for these vehicles.
[ ] Opt 4: Vehicle Sharing Program
Provide building occupants access to a low-emitting or fuel-efficient vehicle-sharing program.

Notes: Once the parking cpacity, FTE and Occupants information is know we can say for sure how many EV spaces are required. LEFEV needs to be located on B1 or B2, ~5 EV charging stations
❑

	2			**SSc4.4: Alt. Trans - Parking Capacity**	2	D			Stephen	-	

[ ] *New Parking: Non-Residential - Don't exceed zoning + Preferred Parking for 5% of FTE*

[ ] New Parking: Non-Residential - Parking for less than 5% FTE + Preferred Parking for 5% of Parking Spaces
For projects that provide parking for less than 5% of full-time equivalent (FTE) building occupants, provide preferred parking for carpools or vanpools, marked as such, for 5% of total parking spaces. Providing a discounted parking rate is an acceptable substitute for preferred parking for carpool or vanpool vehicles.
[ ] *New Parking: Residential - Don't exceed zoning + Ride share program*
Size parking capacity to meet, but not exceed, minimum local zoning requirements.
[X] No new parking

[X] No zoning requirements - 25% reduction from ITE
For projects that have no minimum local zoning requirements, provide 25% fewer parking spaces than the applicable standard listed in the 2003 Institute of Transportation Engineers (ITE) "Parking Generation" study.

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Y	?Y	?	N	TOTAL	110 Pts			Champion	Support	Due Date
45	18	16	31							

Notes: 178 parking spots are located in the basement of the building. The existing building has over 200 capacity so were are reducing number of parking spaces and can attemp credit based on this logic. If not approved we can go with the ITE approach.
- -

	1			SSc5.1: Site Development - Protect & Restore Habitat	1	C	✓	Morris	-	

[ ] Case 1: Greenfields
Limit all site disturbance to the parameters outlined in the reference guide
[X] Case 2: Previously Developed or Graded Sites
Restore or protect a minimum of 50% of the site (excluding the building footprint) or 20% of the total site area (including building footprint), whichever is greater, with native or adapted vegetation.

Notes: Green roof and street trees appear to exceed 20% of site footprint
- DAS needs to confirm via area takeoffs — Morris -

		1		SSc5.2: Site Development - Maximize Open Space	1	D		Morris	-	

[ ] Case 1: Local Zoning Requirements
Reduce the development footprint and/or provide vegetated open space within the project boundary such that the amount of open space exceeds local zoning requirements by 25%.
[ ] Case 2: No Local Zoning Requirements
Provide vegetated open space area adjacent to the building that is equal in area to the building footprint.
[X] Case 3: Zoning Ordinances, but No Open Space Requirements
Provide vegetated open space equal to 20% of the project's site area.

Notes: Green roof and street trees appears to exceed 20% of site footprint
- DAS needs to confirm via area takeoffs — Morris -

		1		SSc6.1: Stormwater Design - Quantity Control	1	D		George	-	

[ ] Opt 1 / Case 1: Design Storm - Imperviousness ≤50%
Path 1: Implement a stormwater management plan that prevents the post development peak discharge rate and quantity from exceeding the predevelopment peak discharge rate and quantity for the 1- and 2-year 24-hour design storms.
[X] Opt 1 / Case 2: Design Storm - Imperviousness >50%
Implement a stormwater management plan that results in a 25% decrease in the volume of stormwater runoff from the 2-year 24-hour design storm.
[ ] Opt 2 / Case 1: Percentile Rainfall Event - Non-zero Lot Line
In a manner best replicating natural site hydrology processes, manage onsite the runoff from the developed site for the 95th percentile of regional or local rainfall events using Low Impact Development (LID) and green infrastructure.
[ ] Opt 2 / Case 2: Percentile Rainfall Event - Zero Lot Line
For zero lot line projects located in urban areas with a minimum density of 1.5 FAR (13,800 square meters per hectare net), in a manner best replicating natural site hydrology processes, manage onsite the runoff from the developed site for the 85th percentile of regional or local rainfall events using LID and green infrastructure.

Notes: MC We do have 5,000SF of green roof in the budget, 15180 total roof SF. MC Cistern planned. George to look into accounting for soil storage capacity of tree pits/green roof and to consider evapotranspiration as well in an effort to show compliance.
- -

	1			SSc6.2: Stormwater Design - Quality Control	1	D		George	-	

Implement a stormwater management plan that reduces impervious cover, promotes infiltration and captures and treats the stormwater runoff from 90% of the average annual rainfall1 using acceptable best management practices (BMPs).

Notes: MC Cistern planned, green roof, tree pits, sumped manhole with sand/oil/grit filter should get us to 80% TSS removal.
- -

1				SSc7.1: Heat Island Effect - Nonroof	1	C		Morris	-	

[ ] Opt 1: Shade & SRI
Use any combination of the following strategies for 50% of the site hardscape:
[X] Opt 2: Parking
Place a minimum of 50% of parking spaces under cover. Any roof used to shade or cover parking must have an SRI of at least 29, be a vegetated green roof or be covered by solar panels that produce energy used to offset some nonrenewable resource use.

Notes: 178 parking is located in the basement of the building
- -

1				SSc7.2: Heat Island Effect - Roof	1	D		Morris	-	

[X] Opt 1: SRI
Use roofing materials with a solar reflectance index (SRI) equal to or greater than the values below for a minimum of 75% of the roof surface.
[ ] Opt 2: Green Roof
Install a vegetated roof that covers at least 50% of the roof area.
[X] Opt 3: Combination of Opt 1 & 2

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Y	?Y	?	N	TOTAL	110 Pts			Champion	Support	Due Date
45	18	16	31							

[ ] Install high-albedo and vegetated roof surfaces that, in combination, meet the following criteria:
(Area Roof Meeting Minimum SRI / 0.75) + (Area of Vegetated Roof / 0.5) > Total Roof Area

Notes: Fully adhered PVC membrane roofing to have an SRI about 85 (3 year SRI, white). White roof currently planned
- -

		1		SSc8: Light Pollution Reduction	1	D		Caitlin	-	

Interior Lighting
[ ] Option 1: Reduce the input power
Reduce the input power (by automatic device) of all nonemergency interior luminaires with a direct line of sight to any openings in the envelope (translucent or transparent) by at least 50% between 11 p.m. and 5 a.m. After-hours override may be provided by a manual or occupant-sensing device provided the override lasts no more than 30 minutes.
[ ] Option 2: Shielding
All openings in the envelope (translucent or transparent) with a direct line of sight to any nonemergency luminaires must have shielding (controlled/closed by automatic device for a resultant transmittance of less than 10% between 11 p.m. and 5 a.m.).

Exterior Lighting:

Notes: crown lighting is likely and lots of street lighting
- -

Y	?Y	?	N	WATER EFFICIENCY	10 Pts	D/C	EP	RP	Champion	Support	Due Date
6	1	1	2								
60%	10%	10%	20%								

Required				WEp1: Water Use Reduction - 20%		D			Cindy	Morris

Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation).

Notes: See WEc3 for information.

4				WEc1: Water Efficient Landscaping	4	D			Cindy	Morris

[ ] Opt 1: 50% Reduction — 2
Reduce potable water consumption for irrigation by 50% from a calculated midsummer baseline case or using the month with the highest irrigation demand.
[X] Opt 2: 100% Reduction / No Irrigation — 4
Meet requirements for Option 1 and either use only captured rainwater, recycled wastewater, recycled graywater or water treated and conveyed by a public agency specifically for nonpotable uses for irrigation or install landscaping that does not

Notes: Street trees shown. Possibly green roof. Plan on no irrigation
- -

			2	WEc2: Innovative Waste Water Technology	2	D			-	-

[ ] Opt 1: 50% Reduction in Sewage Conveyance
Reduce potable water use for building sewage conveyance by 50% through the use of water-conserving fixtures (e.g., water closets, urinals) or nonpotable water (e.g., captured rainwater, recycled graywater, on-site or municipally treated wastewater).
[ ] Opt 2: On-site Sewage Treatment Plant
Treat 50% of wastewater on-site to tertiary standards. Treated water must be infiltrated or used on-site.

2	1	1		WEc3: Water Use Reduction	4	D	✓		Cindy	Morris

Employ strategies that in aggregate use less water than the water use baseline calculated for the building (not including irrigation). The minimum water savings percentage for each point threshold is as follows: 30% = 2 pts,35% = 3 pts, 40% = 4pts.

[X] 30% Reduction — 2
[ ] 35% Reduction — 3
[ ] 40% Reduction — 4

Notes: No waterless urinals, 1 pint urinals are acceptable, dual flush toilets fine, low flow single flush not approved, shower heads baseline (1.6 gpm), lav fixtures .5 gpm., pre-rinse spray valve needs to be 1.3 or less.
- -

Y	?Y	?	N	ENERGY AND ATMOSPHERE	35 Pts	D/C	EP	RP	Champion	Support	Due Date
3	4	6	22								

Required				EAp1: Fundamental Commissioning & Verification		C			Michael Do	-

The following commissioning process activities must be completed by the project team:

Notes: OPR, BOD, and DD phase on out set reviews. See Cx plan for details. Cx spec will be developed.

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Y	?Y	?	N	TOTAL	110 Pts	Champion	Support	Due Date
45	18	16	31					

☐ -

Required — **EAp2: Minimum Energy Performance** — D — Michael Do — -

Demonstrate a 10% improvement in the proposed building performance rating for new buildings, or a 5% improvement in the proposed building performance rating for major renovations to existing buildings, compared with the baseline building performance rating.

Notes: LED lighting, back of house flourescent, garage is LED for now, occupancy sensors?!, low hg lighting. systems - water source heat pump (~14% over ASHRAE). Envelope -- 0% glass on east lev., north 50%, 48% 17th st, st james 40% -- weighted avg is likely less than 40%. code is 40% -- over is penalized. Continuous insulation to be investigated -- fiberglass z-gerts, 50k uplift.

☐ -

Required — **EAp3: Fundamental Refrigerant Management** — D — Jaime — -

Zero use of chlorofluorocarbon (CFC)-based refrigerants in new base building heating, ventilating, air conditioning and refrigeration (HVAC&R) systems. When reusing existing base building HVAC equipment, complete a comprehensive CFC phase-out conversion prior to project completion. Phase-out plans extending beyond the project completion date will be considered on their merits.

Notes: Since this is a new construction project and no existing refrigerants/HVAC will be used, compliance should not be an issue. Jeff to document compliance at a later date.

☐ -

2 | 2 | 2 | 13 — **EAc1: Optimize Energy Performance** — 19 — D — Michael Do — David, Jaime

Demonstrate a percentage improvement in the proposed building performance rating compared with the baseline building performance rating. Calculate the baseline building performance according to Appendix G of ANSI/ASHRAE/IESNA Standard 90.1-2007 (with errata but without addenda 1) using a computer simulation model for the whole building project.
The minimum energy cost savings percentage for each point threshold is as follows:

☐	Opt 1:	12% New Construction	8% Renovation	1
X	Opt 1:	14% New Construction	10% Renovation	2
☐	Opt 1:	16% New Construction	12% Renovation	3
☐	Opt 1:	18% New Construction	14% Renovation	4
☐	Opt 1:	20% New Construction	16% Renovation	5
☐	Opt 1:	22% New Construction	18% Renovation	6
☐	Opt 1:	24% New Construction	20% Renovation	7
☐	Opt 1:	26% New Construction	22% Renovation	8
☐	Opt 1:	28% New Construction	24% Renovation	9
☐	Opt 1:	30% New Construction	26% Renovation	10
☐	Opt 1:	32% New Construction	28% Renovation	11
☐	Opt 1:	34% New Construction	30% Renovation	12
☐	Opt 1:	36% New Construction	32% Renovation	13
☐	Opt 1:	38% New Construction	34% Renovation	14
☐	Opt 1:	40% New Construction	36% Renovation	15
☐	Opt 1:	42% New Construction	38% Renovation	16
☐	Opt 1:	44% New Construction	40% Renovation	17
☐	Opt 1:	46% New Construction	42% Renovation	18
☐	Opt 1:	48% New Construction	44% Renovation	19
☐	Opt 2: Prescriptive Compliance - AEDG			3
☐	Opt 3: Prescriptive Compliance - CPG			1

Notes: Is the 2009 International Energy Conservation Code more restrictive for hotels than Ashrea 90.1-2007? If so, how much (in a %)? How far below the code is the energy use predicted to be for the building (we will not have an idea until we have full discussions with the architect about the envelope and the MEP about the system efficiencies and a preliminary model is run). Right now we are specifying Kone elevators and regenerative drives so they are more efficient.

☐ -

7 — **EAc2: On-Site Renewable Energy** — 7 — D — ✓ — - — -

Use on-site renewable energy systems to offset building energy costs. Calculate project performance by expressing the energy produced by the renewable systems as a percentage of the building's annual energy cost and use the table below to determine the number of points achieved.

☐	*1% Production*	*1*
☐	*3% Production*	*2*
☐	*5% Production*	*3*

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☐	*7% Production*	*4*
☐	*9% Production*	*5*
☐	*11% Production*	*6*
☐	*13% Production*	*7*

2 — **EAc3: Enhanced Commissioning** — 2 — C — Michael Do — -

Implement, or have a contract in place to implement, the following additional commissioning process activities in addition to the requirements of EA Prerequisite 1: Fundamental Commissioning of Building Energy Systems and in accordance with the LEED Reference Guide for Green Building Design and Construction, 2009 Edition:

Notes: Morris to send design schedule to Michael for his information, Michael can then comment on schedule if applicable. Credit will be considered, not committed as of 3.22.2016

☐ -

2 — **EAc4: Enhanced Refrigerant Management** — 2 — D — Jaime — Scott L

☐ Opt 1: No Refrigerants
Do not use refrigerants.

X *Opt 2: Impact Calculations*
Select refrigerants and heating, ventilating, air conditioning and refrigeration (HVAC&R) that minimize or eliminate the emission of compounds that contribute to ozone depletion and global climate change. The base building HVAC&R equipment must comply with the following formula, which sets a maximum threshold for the combined contributions to ozone depletion and global warming potential: LCGWP + LCODP x 10^5 ≤ 100.

Notes: Scott to provide frige/freezer refrigerant information to Jaime.

☐ -

1 | 2 — **EAc5: Measurement and Verification** — 3 — C — Bryan — Brad

Provide for the ongoing accountability of building energy consumption over time.

☐ *Opt 1: Calibrated Simulation* — 3
Develop and implement a measurement and verification (M&V) plan consistent with Option D: Calibrated Simulation (Savings Estimation Method 2), as specified in the IPMVP Volume III. The M&V period must cover at least 1 year of post-construction occupancy.

☐ *Opt 2: Energy Conservation Measure Isolation* — 3
Develop and implement a measurement and verification (M&V) plan consistent with Option B: Calibrated Simulation (Savings Estimation Method 2), as specified in the IPMVP Volume III. The M&V period must cover at least 1 year of post-construction occupancy.

X *Opt 3: Third Party Data Source* — 1
Meet MPR 6 through compliance Option 1: Energy and Water Data Release Form. Projects must register an account in ENERGY STAR's Portfolio Manager tool and share the project file with the USGBC master account.

Notes: Typically metering by space type, not by end use. Option 3.

☐ -

2 — **EAc6: Green Power** — 2 — C — Anthony — -

Engage in at least a 2-year renewable energy contract to provide at least 35% of the building's electricity from renewable sources, as defined by the Center for Resource Solutions' Green-e Energy product certification requirements or an equivalent.

Notes: Holding credit in back pocket, use if needed to kep Silver of jump to Gold

☐ -

Y	?Y	?	N	MATERIAL AND RESOURCES	14 Pts	D/C	EP	RP	Champion	Support	Due Date
5	2		7								

36% 14% 50%

Required — **MRp1: Storage and Collection of Recyclables** — D — Morris — Anthony

Provide an easily-accessible dedicated area for the collection and storage materials for recycling for the entire building. Materials must include at a minimum paper, corrugated cardboard, glass, plastics and metals.

Notes: food waste will be a major contributor to waste stream, consider composting off-site -- Bennett Composting or similar.

☐ Anthony will investigate composting options and waste stream sizing study if available. — Anthony — -

3 — **MRc1.1: Maintain Existing Walls, Floors & Roof** — 3 — C — - — -

Maintain the existing building structure (including structural floor and roof decking) and envelope (the exterior skin and framing, excluding window assemblies and nonstructural roofing material). Hazardous materials that are remediated as a part of the project must be excluded from the calculation of the percentage maintained.

☐	55%	1
☐	75%	2

HYATT CENTRIC™

DAS ARCHITECTURE INTERIORS FURNISHINGS

LEED STATUS
Hyatt Centric Philadelphia
1700 Chancellor St, Philadelphia, PA 19103
BD+C New Construction v2009

Re:Vision

Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80+ points (Most projects lose 3-6 points during submission process)

Y	?Y	?	N	TOTAL	110 Pts	Champion	Support	Due Date
45	18	16	31					

☐ 95% — 3

			1	MRc1.2: Maintain Existing Interior Non-Structural Elements	1	C	✓	-	-

Use existing interior nonstructural elements (e.g., interior walls, doors, floor coverings and ceiling systems) in at least 50% (by area) of the completed building, including additions. If the project includes an addition with square footage more than 2 times the square footage of the existing building, this credit is not applicable.

2				MRc2: Construction Waste Management	2	C		Paul	-

Recycle and/or salvage nonhazardous construction and demolition debris. Develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or comingled. Excavated soil and land-clearing debris do not contribute to this credit. Calculations can be done by weight or volume, but must be consistent throughout.
The minimum percentage debris to be recycled or salvaged for each point threshold is as follows: 50% = 1 pts, 75% = 2 pts

Notes: Likely innovation level due to weight of exg parking. 95% is possible. Revolution Recovery.
☐ - -

			2	MRc3: Material Reuse	2	C		-	-

Use salvaged, refurbished or reused materials, the sum of which constitutes at least 5% or 10% , based on cost, of the total value of materials on the project.
The minimum percentage materials reused for each point threshold is as follows: 5% = 1 pts, 10% = 2 pts

1	1			MRc4: Recycled Material	2	C		Paul	Morris

Use materials with recycled content such that the sum of postconsumer recycled content plus 1/2 of the pre-consumer content constitutes, based on cost, of the total value of the materials in the project.
The minimum percentage materials recycled for each point threshold is as follows: 10% = 1pt, 20% = 2pts

Notes: Gypsum wallboard will be at minimum 90% recycled content. Act will have a minimum 50% recycled content. structural comfortable with blended cements. concentrate on high cost items -- concrete, steel, sheetrock, glass, aluminum studs. Build into specifications.
☐ -

2				MRc5: Regional Materials	2	C		Paul	Morris

Use building materials or products that have been extracted, harvested or recovered, as well as manufactured, within a specified distance of the project site for a minimum of 10% or 20%, based on cost, of the total materials value. If only a fraction of a product or material is extracted, harvested, or recovered and manufactured locally, then only that percentage (by weight) must contribute to the regional value.
The minimum percentage regional materials for each point threshold is as follows: 10% = 1 pt, 20% = 2pts

Notes: concentrate on high cost items – concrete, steel, sheetrock, glass, aluminum studs. Build into specifications.
☐ - -

			1	MRc6: Rapidly Renewable Materials	1	C		-	-

Use rapidly renewable building materials and products for 2.5% of the total value of all building materials and products used in the project, based on cost. Rapidly renewable building materials and products are made from agricultural products that are typically harvested within a 10-year or shorter cycle.

	1			MRc7: Certified Wood	1	C		Paul	Morris

Use a minimum of 50% (based on cost) of wood-based materials and products that are certified in accordance with the Forest Stewardship Council's principles and criteria, for wood building components. These components include at a minimum, structural framing and general dimensional framing, flooring, sub-flooring, wood doors and finishes.

Notes: doors, trim, casework
☐ - -

Y	?Y	?	N	INDOOR ENVIRONMENTAL QUALITY	15 Pts	D/C	EP	RP	Champion	Support	Due Date
9	2	4									

Required				EQp1: Minimum Indoor Air Quality Performance		D		Jaime	-

Meet the minimum requirements of Sections 4 through 7 of ASHRAE Standard 62.1-2007, Ventilation for Acceptable Indoor Air Quality (with errata but without addenda). Naturally ventilated buildings must comply with ASHRAE Standard 62.1-2007, Paragraph 5.1 (with errata but without addenda).

Notes: -
☐ - -

Required				EQp2: Environmental Tobacco Smoke Control		D		Morris	Brad

☒ Opt 1
Prohibit smoking in the building.
☐ Opt 2
Case 1: Non-Residential Projects
Case 2: Residential Projects

Notes: Non smoking hotel, no smoking signage

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Y	?Y	?	N	TOTAL	110 Pts	Champion	Support	Due Date
45	18	16	31					

☐ - -

	1			EQc1: Outdoor Air Delivery Monitoring	1	D		Jaime	-

Install permanent monitoring systems to ensure that ventilation systems maintain design minimum requirements. Configure all monitoring equipment to generate an alarm when the airflow values or carbon dioxide (CO2) levels vary by 10% or more from the design values via either a building automation system alarm to the building operator or a visual or audible alert to the building occupants.
AND
☒ *Opt 1: Mechanically Ventilated*
Monitor CO2 concentrations within all densely occupied spaces i.e., those with a design occupant density of 25 people or more per 1,000 square feet (95 square meters). CO2 monitors must be between 3 and 6 feet (between 1 and 2 meters) above the floor.

Provide a direct outdoor airflow measurement device capable of measuring the minimum outdoor air intake flow with an accuracy of plus or minus 15% of the design minimum outdoor air rate, based on the value determined in EQ Prerequisite 1: Minimum Indoor Air Quality Performance, for mechanical ventilation systems where 20% or more of the design supply airflow serves non-densely occupied spaces.
☐ Opt 2: Naturally Ventilated
Monitor CO2 concentrations within all naturally ventilated spaces. CO2 monitors must be between 3 and 6 feet (between 1 and 2 meters) above the floor. One CO2 sensor may be used to monitor multiple non-densely occupied spaces if the natural ventilation design uses passive stack(s) or other means to induce airflow through those spaces equally and simultaneously without intervention by building occupants.

Notes: PH BAS Controls specs have not been discussed. CO2 will be provided in densey occupied spaces, alt compliance path --- no sensor as 100% of air is outside air. Submit see if its approved, if denied, consider change order/design change
☐ - -

		1		EQc2: Increased Ventilation	1	D		Jaime	-

Increase breathing zone outdoor air ventilation rates to all occupied spaces by at least 30% above the minimum rates required by ASHRAE Standard 62.1-2007 (with errata but without addenda) as determined by IEQ Prerequisite 1: Minimum IAQ Performance. Projects outside the U.S. may use a local equivalent to ASHRAE Standard 62.1-2007 if the same is used for IEQ Prerequisite 1: Minimum Indoor Air Quality Performance.

Notes: -
☐ - -

1				EQc3.1: Construction IAQ Management Plan - During Construction	1	C		Steven	Bryan

Develop and implement an (IAQ) management plan for the construction and preoccupancy phases to meet or exceed the recommended control measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines For Occupied Buildings Under Construction, 2nd Edition 2007, ANSI/SMACNA 008-2008 (Chapter 3).

Notes: absorptive materials off the floor, dust control. See SMACNA IAQ Guidelines.
☐ - -

		1		EQc3.2: Construction IAQ Management Plan - Before Occupancy	1	C		Brad	-

☐ Opt 1: Flushout
PATH 1: After construction ends, prior to occupancy and with all interior finishes installed, install new filtration media and perform a building flush-out by supplying a total air volume of 14,000 cubic feet of outdoor air per square foot of floor area while maintaining an internal temperature of at least 60° F (15°C) and relative humidity no higher than 60%.
OR
PATH 2: If occupancy is desired prior to completion of the flush-out, the space may be occupied following delivery of a minimum of 3,500 cubic feet of outdoor air per square foot of floor area. Once the space is occupied, it must be ventilated at a minimum rate of 0.30 cubic feet per minute (cfm) per square foot of outside air or the design minimum outside air rate determined in IEQ Prerequisite 1: Minimum Indoor Air Quality Performance, whichever is greater. During each day of the flush-out period, ventilation must begin a minimum of 3 hours prior to occupancy and continue during occupancy. These conditions must be maintained until a total of 14,000 cubic feet per square foot (4,500 cubic meters of outside air per square meter) of outside air has been delivered to the space
☒ *Opt 2: Air Testing*
Conduct baseline IAQ testing, after construction ends and prior to occupancy, using testing protocols consistent with the EPA Compendium of Methods for the Determination of Air Pollutants in Indoor Air or the ISO method listed in the table below. Testing must be done in accordance with one standard; project teams may not mix requirements from the EPA Compendium of Methods with ISO. Demonstrate that the contaminant maximum concentrations listed in the reference guide are not exceeded.

Notes: Consider again as the schedule develops. ReVision can perfrom IAQ Testing. May pursue credit if point is needed.
☐ - -

1				EQc4.1: Low-Emitting Materials - Adhesives and Sealants	1	C		Paul	Morris

All adhesives and sealants used on the interior of the building (i.e., inside of the weatherproofing system and applied on-site) must comply with the following requirements as applicable to the project scope with:
- South Coast Air Quality Management District (SCAQMD) Rule #1168.

Notes: -
☐ - -

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Y	?Y	?	N	TOTAL	110 Pts		Champion	Support	Due Date
45	18	16	31						
1				**EQc4.2: Low-Emitting Materials - Paints and Coatings**	1	C	Paul	Morris	

Paints and coatings used on the interior of the building (i.e., inside of the weatherproofing system and applied onsite) must comply with the following criteria as applicable to the project scope:
- Green Seal Standard GS-11, Paints, 1st Edition, May 20, 1993.
- Green Seal Standard GC-03, Anti-Corrosive Paints, 2nd Edition, January 7, 1997.
- South Coast Air Quality Management District (SCAQMD) Rule 1113

Notes: -
- -

	1			**EQc4.3: Low-Emitting Materials - Flooring Systems**	1	C	Paul	Morris	

All flooring must comply with the following as applicable to the project scope:
Carpet
Carpet Cushion
Carpet Adhesives
Hard Surface Flooring

Notes: Carpet or tile in hotel rooms, mixed bag in common spaces. Keep an eye on fitness sports flooring.
- -

		1		**EQc4.4: Low-Emitting Materials - Composite Wood & Agrifiber**	1	C	Morris	Paul	

Composite wood and agrifiber products used on the interior of the building (i.e., inside the weatherproofing system) must contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifiber assemblies must not contain added urea-formaldehyde resins.

Notes: Composite wood doors, millwork, cabinetry, backer boards, composite counters
-

1				**EQc5: Indoor Chemical & Pollutant Source Control**	1	D	Jaime/Morris	Anthony	

Design to minimize and control the entry of pollutants into buildings and later cross-contamination of regularly occupied areas through the following strategies:

Notes: 10 ft walk off mats, neg pressure in rooms containing chemicals (janitor closets), self closing doors, floor to floor partitions,
- Investigate copier. high volume (40,000 copies per month), we would want to enclose it and vent the room or lose a point due to the toxicity in the toner. The medium volume need no action. Morris -

1				**EQc6.1: Controllability of Systems - Lighting**	1	D	Caitlin	-	

Provide individual lighting controls for 90% (minimum) of the building occupants.

Notes: Hyatt Standards required room controls and typically specify Lutron My Room. Vacancy sensor in bathroom, convenience controls in bed headboard. Lighting can operate indirectly through thermastat via pms
- -

1				**EQc6.2: Controllability of Systems - Thermal Comfort**	1	D	Jaime	-	

Provide individual comfort controls for 50% (minimum) of the building occupants to enable adjustments.
Operable windows may be used in lieu of controls for occupants located 20 feet inside and 10 feet to either side of the operable part of a window. The areas of operable window must meet the requirements of ASHRAE Standard 62.1-2007 paragraph 5.1 Natural Ventilation (with errata but without addenda).
Provide comfort system controls for all shared multi-occupant spaces to enable adjustments that meet group needs and preferences.

Notes: Hyatt Standards required room controls and specify Lutron My Room. Provide comfort system controls for all shared multi-occupant spaces
- -

1				**EQc7.1: Thermal Comfort - Design**	1	D	Jaime	-	

Design heating, ventilating and air conditioning (HVAC) systems and the building envelope to meet the requirements of ASHRAE Standard 55-2004, Thermal Comfort Conditions for Human Occupancy.

Notes: -
- -

1				**EQc7.2: Thermal Comfort - Verification**	1	D	Brad	-	

Achieve IEQ Credit 7.1: Thermal Comfort—Design
Agree to conduct a thermal comfort survey of building occupants within 6 to 18 months after occupancy.
Agree to develop a plan for corrective action if the survey results indicate that more than 20% of occupants are dissatisfied with thermal comfort in the building.

Notes:
- Hyatt typical survey to be provided by Anthony Anthony -

		1		**EQc8.1: Daylight & Views - Daylight**	1	D	Morris	David/Bryan	

☐ *Opt 1: Simulation*

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Y	?Y	?	N	TOTAL	110 Pts		Champion	Support	Due Date
45	18	16	31						

Demonstrate through computer simulation that the applicable spaces achieve daylight illuminance levels of a minimum of 10 footcandles (fc) (108 lux) and a maximum of 500 fc (5,400 lux) in a clear sky condition on September 21 at 9am & 3pm.

☒ *Opt 2: Prescriptive Calculations*
Use a combination of side lighting and/or top lighting to achieve a total daylighting zone (the floor area meeting the following requirements) that is at least 75% of all the regularly occupied spaces.

☐ *Opt 3: Measurement*
Demonstrate through records of indoor light measurements that a minimum daylight illumination level of 10 fc (108 lux) and a maximum of 500 fc (5,400 lux) has been achieved in the applicable spaces. Measurements must be taken on a 10-foot (3-meter) grid and shall be recorded on building floor plans.

☐ *Opt 4: Combination of 1, 2 & 3*
Any of the above calculation methods may be combined to document the minimum daylight illumination.

Notes: Exclude corridor, bathroom. Run study for typical floor and see how it goes. VLT from Facades group
- -

1				**EQc8.2: Daylight & Views - Views**	1	D 8	Morris	-	

Achieve a direct line of sight to the outdoor environment via vision glazing between 30 inches and 90 inches (between 0.8 meters and 2.3 meters) above the finish floor for building occupants in 90% of all regularly occupied areas.

Notes:
- ReVision to provide sample views analysis document(s) Bryan -

Note: Maximum 3 points can be achieved via Exemplary Performance. There are no limitations for truly Innovative or Pilot credits.

Y	?Y	?	N	INNOVATION IN DESIGN	6 Pts	D/C	Champion	Support	Due Date
6									
		1		**IDc1.1 MRc2 Construction Waste Management, Divert 95%**	1	D	Stephen	-	
1				**IDc1.2 SSc2 Development Density & Community Connectivity, 2x average**	1	C	Bryan	-	
		1		**IDc1.3: MRc5-Local & Regional Materials, 30%**	1	C	Stephen	Morris	
		1		**IDc1.4: EAc6-Green Power, 70%**	1	C	Anthony	-	

Notes: Holding in back pocket
- -

1				**IDc1.5: SSc7.1 Nonroof, 100% shaded OR underground parking**	1	D	Carol	-	
		1		**IDc1.6: Sustainable Purchasing Plan**	1	C	Anthony	Bryan	

Have in place an Environmentally Preferable Purchasing (EPP) policy that includes product purchasing policies for the building for Ongoing Consumables.
Additionally, extend the EPP policy to include product purchasing policies for the building and site addressing the requirements of at least 1 of the following: Electric-Powered Equipment, Furniture, Facility Alterations & additions, or Reduced Mercury in Lamps.

Notes: sourcing of rest food fall under a sust purchasing plan
- -

		1		**IDc1.7: Solid Waste Management Policy**	1	C	Anthony	Bryan	

Have in place a solid waste management policy for the building and site addressing the requirements of the waste management of ongoing consumables, durables goods, and facility alterations/additions as well as recycling of all mercury-containing lamps.

Notes: -
- -

1				**IDc1.8: (Green Cleaning Policy**	1	C	Anthony	Bryan	
1				**IDc1.9: Low Mercury Lighting Plan**	1	C	Caitlin	Bryan	
1				**IDc1.10 SSc4.1 Public Transportation Access, 2x Transit Ridership**	1	C	Stephen	-	
		1		**IDc1.11: Superior acoustics -- LEED for Schools standards**	1	C	Acoustics Consultant	-	
		1		**IDc1.12: Energy Star Equipment? (only if not used in the model)**	1	C	Bryan	-	
	1			**IDc1.13: IPMP**	1	C	Anthony	Bryan	
	1			**IDc1.14: Educational Building**	1	C	Anthony	Bryan	
1				**IDc1.15: LEED AP**	1	C	Bryan		

Y	?Y	?	N	REGIONAL PRIORITY	4 Pts	D/C	Champion	Support	Due Date
	2	2							

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Y	?Y	?	N	TOTAL	110 Pts		Champion	Support	Due Date
45	18	16	31						
			1	EAc2: On-Site Renewable Energy	1	D	Bryan		
		1		EQc8.1: Daylight & Views - Daylight	1	D	Bryan		
			1	MRc1.1: Maintain Existing Walls, Floors & Roof	1	D	Bryan		
	1			SSc4.2: Alt. Trans - Bicycle Storage & Changing Room	1	D	Bryan		
	1			SSc5.1: Site Development - Protect & Restore Habitat	1	D	Bryan		
		1		WEc3: Water Use Reduction	1	D	Bryan		

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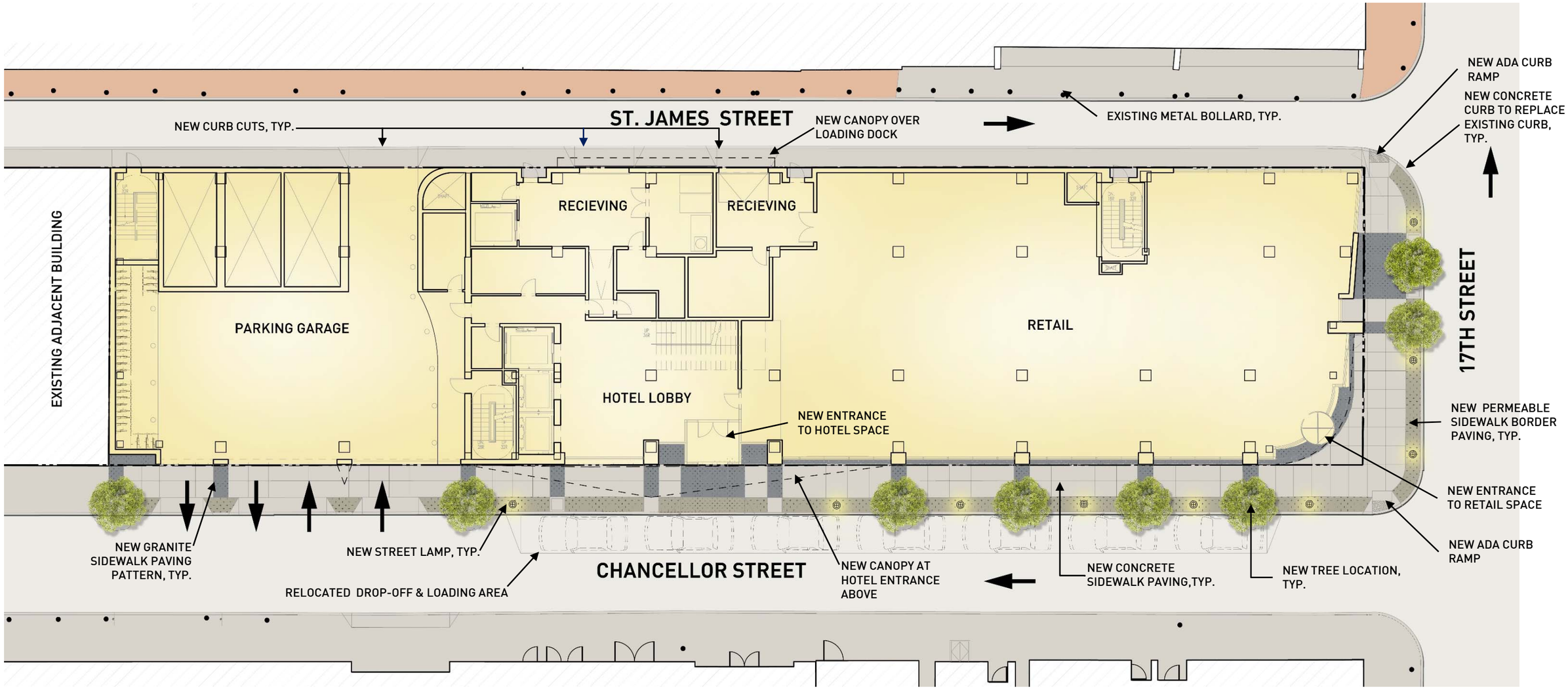

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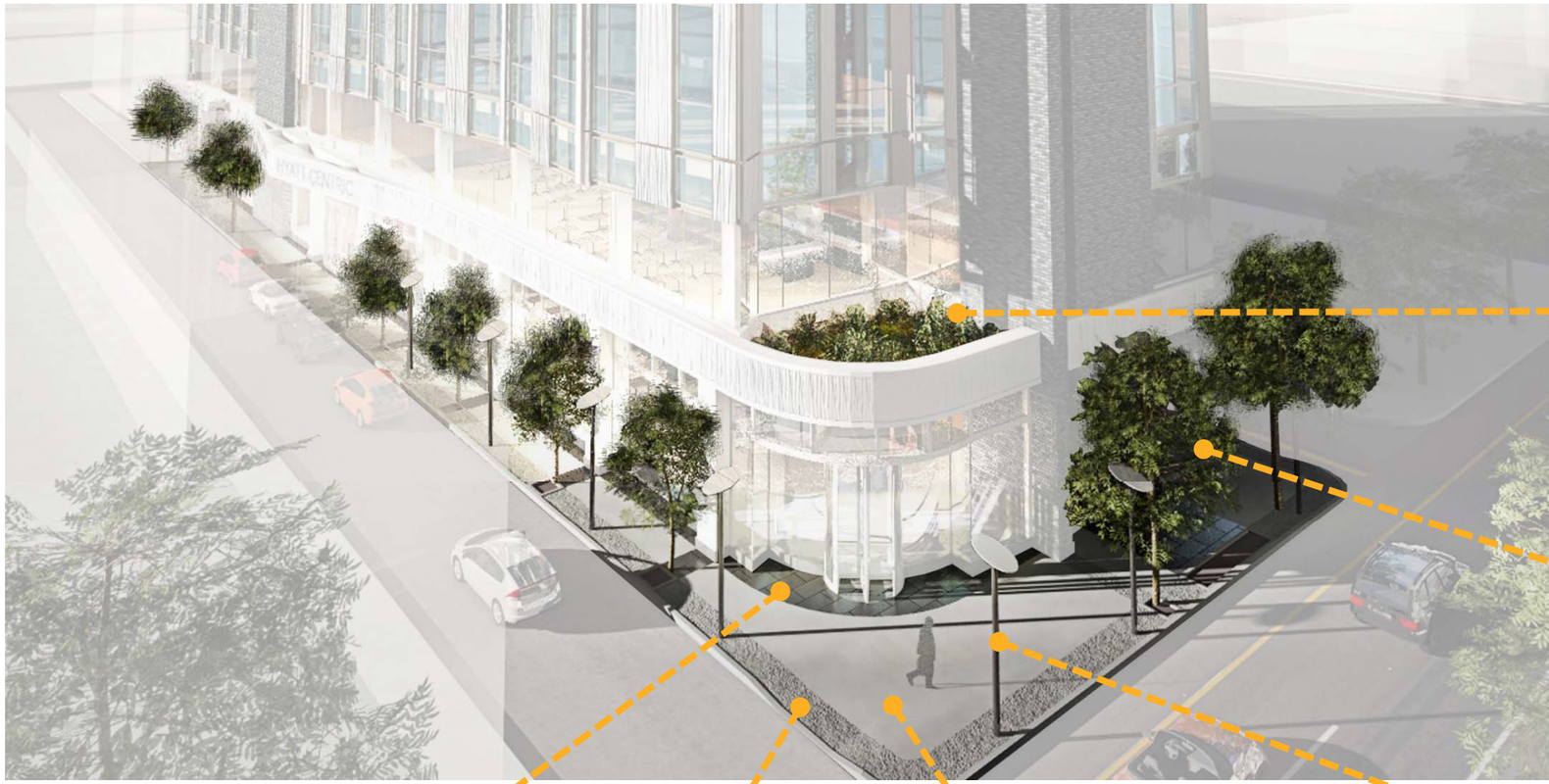
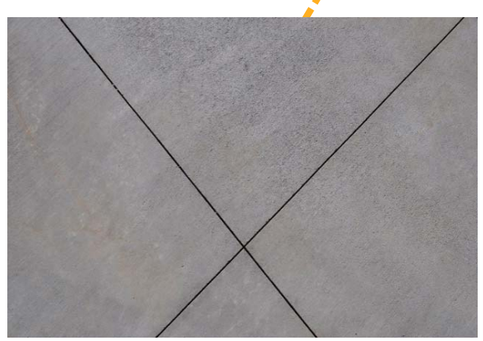


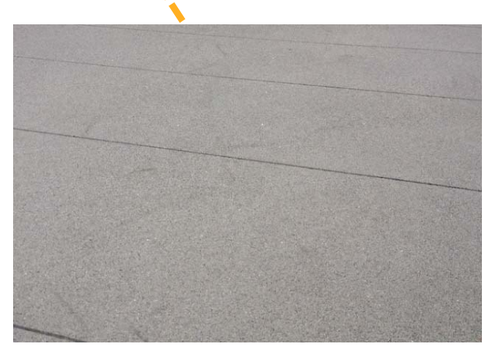
Green Roof-Lush drought tolerant wild shrubs, flowers and grass .

Ostrya Virginiana (American Hophornbeam)

Flamed Granite Paver



Stamped/Stained Concrete Sidewalk



Pervious Concrete Paver Boarder

Decorative Light Post

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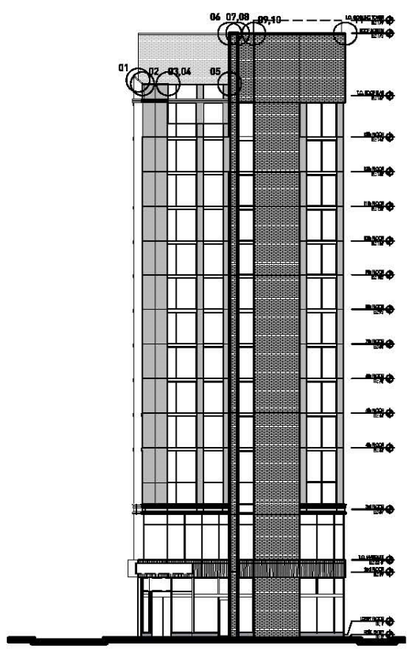
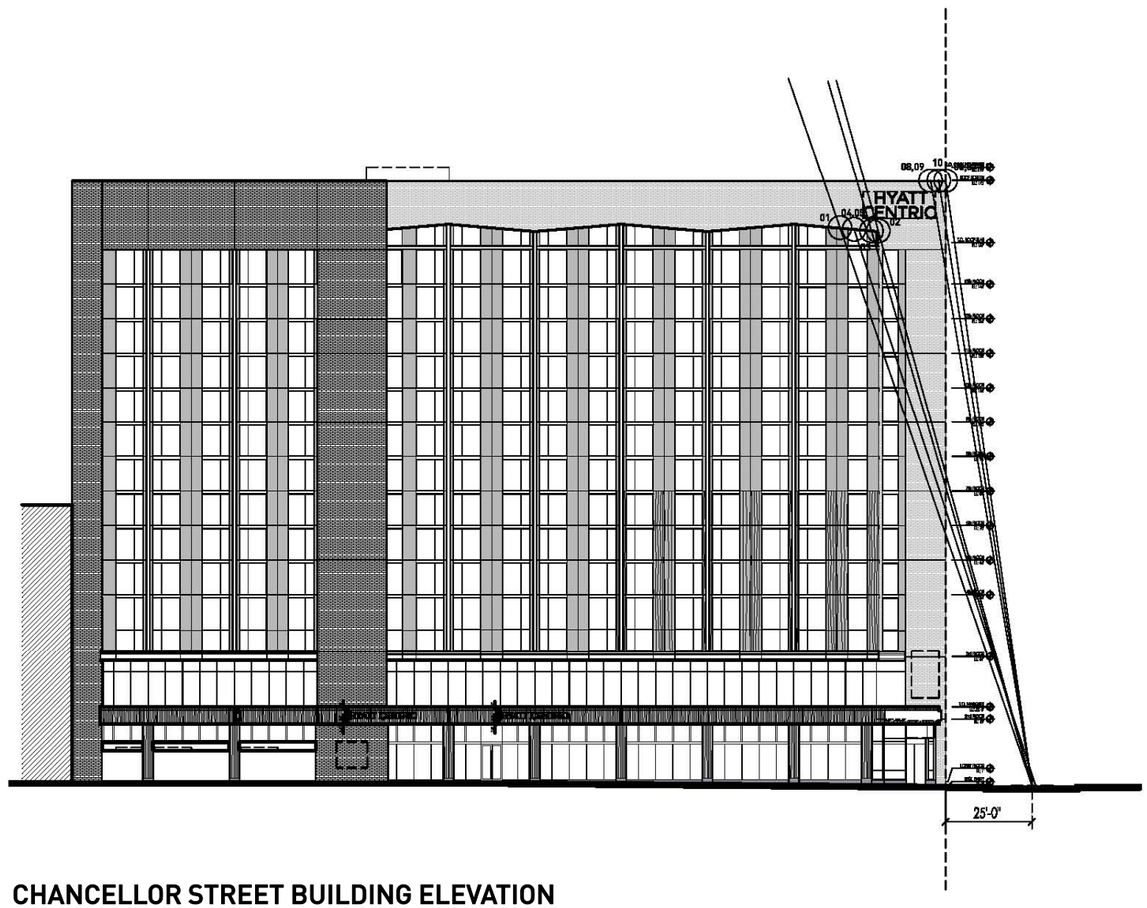
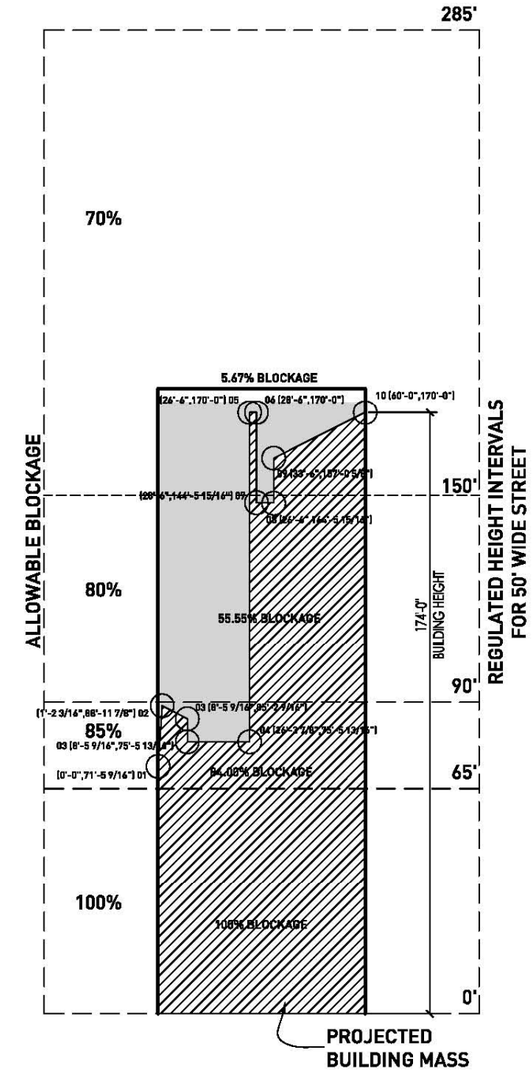


17TH STREET BUILDING ELEVATION



CHANCELLOR STREET BUILDING ELEVATION



SKYPLANE DIAGRAM 17TH STREET

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DAS ARCHITECTURE INTERIORS FURNISHINGS

COMPLETE STREETS HANDBOOK CHECKLIST

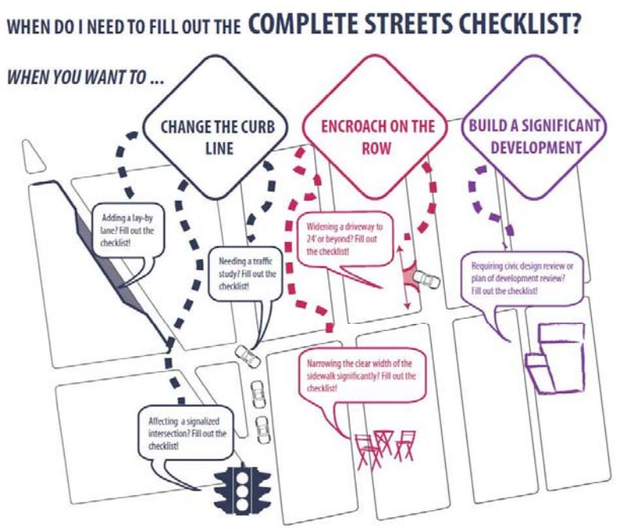
Philadelphia City Planning Commission

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



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.philadelphiastreets.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

1. PROJECT NAME

   Proposed Hyatt Centric

2. DATE

   8/5/2016

3. APPLICANT NAME

   Phila Chancellor, LP

4. APPLICANT CONTACT INFORMATION

   1435 Walnut Street, Philadelphia, PA 19102
   Phone: (215) 751-9008

   Email: mclark@dasarchitects.com

5. PROJECT AREA: list precise street limits and scope

   The project area is located on 17th street between Chancellor Street and St. James Street, and extends to the midpoint of the block between 17th street and 16th street.

6. OWNER NAME

   Phila Chancellor, LP

7. OWNER CONTACT INFORMATION

   1435 Walnut Street, Philadelphia, PA 19102
   Phone: (215) 751-9008

   Email: mclark@dasarchitects.com

8. ENGINEER / ARCHITECT NAME

   George C. Cressman Jr., PE

9. ENGINEER / ARCHITECT CONTACT INFORMATION

   1515 Market Street, Suite 920, Philadelphia, PA 19102

   Phone: (267) 402-3400

   Email: gcressman@bohlereng.com

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
17th Street	**Chancellor Street**	**St. James Street**	**City Neighborhood**
Chancellor Street	**17th Street**	**16th Street**	**Local**
St. James Street	**17th Street**	**16th Street**	**Local**
_____	_____	_____	_____

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?

a. Parking and loading regulations in curb lanes adjacent to the site	YES ☒	NO ☐	
b. Street Furniture such as bus shelters, honor boxes, etc.	YES ☒	NO ☐	N/A ☐
c. Street Direction	YES ☒	NO ☐	
d. Curb Cuts	YES ☒	NO ☐	N/A ☐
e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc.	YES ☒	NO ☐	N/A ☐
f. Building Extensions into the sidewalk, such as stairs and stoops	YES ☒	NO ☐	N/A ☐

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

APPLICANT: General Project Information

Additional Explanation / Comments: The project proposes a 13 story Hyatt Centric hotel, which is bounded by Chancellor St, 17th St, and St James St. The project includes access from Chancellor St to a valet only parking garage with car lifts to 2 levels of cellar parking. A retail/restaurant space will provided on the 1st level.

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) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
17th Street	12' / 11.9' / 12.2'	11.9' / 12.2'
Chancellor Street	10' / 10' / 10.1'	10' / 10.1'
St. James Street	10' / 4.3' / 4.3'	4.3' / 4.3'
_____	_____ / _____ / _____	_____ / _____

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
17th Street	6' / 7' / 8.5'
Chancellor Street	5' / 6.9' / 6.4'
St. James Street	5' / 4.3' / 4.3'
_____	_____ / _____ / _____

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
Curb Cut	21.8'	Chancellor Street
Curb Cut	20.9'	Chancellor Street
Curb Cut	22.3'	Chancellor Street
Curb Cut	32.2'	St. James Street
Curb Cut	21.3'	St. James Street
Curb Cut	26.2'	St. James Street

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Curb Cut	8.6'	Chancellor Street
Curb Cut	17.8'	Chancellor Street
Curb Cut	11.4'	Chancellor Street
Curb Cut	6.0'	Chancellor Street
Curb Cut	14.0'	St. James Street
Curb Cut	12.0'	St. James Street
Curb Cut	11.0'	St. James Street

5

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

6

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PEDESTRIAN COMPONENT (continued)

			DEPARTMENTAL APPROVAL
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 ☐	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
17th Street	N/A / 0
Chancellor Street	Not beyond line of steps / 0
St. James Street	Not beyond line of steps / 0
_____	_____ / _____

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
17th Street	4' / 4.8' / 3.7'
Chancellor Street	N/A / 0 / 3.6'
St. James Street	N/A / 0 / 0
_____	_____ / _____ / _____

				DEPARTMENTAL APPROVAL	
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 ☐	YES ☐	NO ☐
▪ Lighting	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
▪ Benches	YES ☐	NO ☒	N/A ☐	YES ☐	NO ☐
▪ Street Trees	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
▪ Street Furniture	YES ☐	NO ☒	N/A ☐	YES ☐	NO ☐
19. Does the design avoid tripping hazards?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
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 ☐	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: _____

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

    N/A

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
1612-34 Chancellor Street	24	0 / 0	0 / 0	0 / 31
____	____	____ / ____	____ / ____	____ / ____
____	____	____ / ____	____ / ____	____ / ____
____	____	____ / ____	____ / ____	____ / ____

				DEPARTMENTAL APPROVAL	
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 ☒	YES ☐	NO ☐
▪ Buffered Bike Lane	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Bicycle-Friendly Street	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?	YES ☐	NO ☐	N/A ☒	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 ☒	NO ☐		YES ☐ NO ☐
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES ☒	NO ☐	N/A ☐	YES ☐ NO ☐
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? There will be no chance in the accessibility, visibility, connectivity and/or attractiveness of public transit				YES ☐ NO ☐

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
Chancellor St	17th St	16th St	11.3' / 11.3'	25 mph
____	____	____	____ / ____	____
____	____	____	____ / ____	____
____	____	____	____ / ____	____

				DEPARTMENTAL APPROVAL
33. What is the maximum AASHTO design vehicle being accommodated by the design?	Passenger Vehicle			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: The existing on-street parking is currently located along north side of Chancellor St. The project proposes to relocate the on-street parking to the south side of Chancellor St. The project will maintain the same lane width.

The zoning code does not require off-street loading for this property. The loading/unloading for the building will occur within St. James St.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments: _____

(1) http://www.philadelphiastreets.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 ☒	NO ☐	N/A ☐	YES ☐	NO ☐
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐

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
____	____	____
____	____	____
____	____	____
____	____	____

				DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
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? *If yes, City Plan Action may be required.*	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
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 ☐	NO ☐
▪ Marked Crosswalks	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Pedestrian Refuge Islands	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Signal Timing and Operation	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Bike Boxes	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐

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: _____