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WOODS SQUARE

Civic Design Review
Application Packet

2621-67 Frankford Avenue
River Wards

Woods Square, LLC – Developer
Woods Brothers Lumber, Inc. – Property Owner
Robert Anthony Peralta Architect – Architects
Durkin Associates Inc. – Engineers
Flaster/Greenberg PC – Attorneys

Requested Review Date: July 5, 2016

Woods Square
Civic Design Review Application Packet
Table of Contents

A	CDR Application Form
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H	Site Sections
I	Image of Massing of Building
J	Streets Handbook Checklist

CIVIC DESIGN REVIEW

CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 671479

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

Development is approximately 176,000 square feet

PROJECT LOCATION

Planning District: River Wards **Council District:** 1st

Address: 2621-67 Frankford Avenue

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

CONTACT INFORMATION

Applicant Name: Kevin Greenberg **Primary Phone:** 215-279-9912

Email: kevin.greenberg@flastergreenberg.com **Address:** Flaster Greenberg, PC, 1600 JFK Blvd, 2nd Floor, Philadelphia, PA 19103

Property Owner: Woods Brothers Lumber, Inc. **Developer** Woods Square, LLC

Architect: Robert A. Peralta Architect

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 87,613 sq. ft.

Existing Zoning: I-2/IRMX ~~pending ordinace~~ **Are Zoning Variances required?** Yes X No ____

SITE USES

Present Use: Abandoned lumber yard

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):
20,000 sq. ft. commercial (~11 units); 4500 sq. ft. office (tbd units), 178 residential units (99 units of 750 sq. ft. 1BR, 79 units of 1050 sq. ft. 2BR); two roof terraces recreational space (~9000 + ~11,000 sq. ft.)

Proposed # of Parking Units: 85

COMMUNITY MEETING

Community meeting held: Yes X No ____

If yes, please provide written documentation as proof.

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

Date: ____ **Time:** ____

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes X No ____ NA____

If yes, indicate the date hearing will be held:

Date: 8/24/16

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Woods Square Project Description

A. Summary of the Project

The proposed project is a mixed-use residential/commercial facility that reflects community and neighborhood culture. The project when completed will be approximately 176000 square feet and is nestled between a robust commercial corridor at Frankfort Avenue and a quite serene street-Amber Street. The project will be developed in a single phase.

The project consists of a one (1) story-15' height base across the bulk of the property. On Frankford Avenue, the base will house 20,000 square feet of retail space, which will be divided into 11 stores. The north and south of the project will house 14 garden apartments with 20 surface parking space. On Amber Street will be a 4,500 square foot office facility (primarily the building office) and entrances for a 65 car parking garage that will sit below the base.

Three residential buildings, each four stories high, will rise from the one story base. Between these structures will be a pair of fifty-foot wide green roof terraces (one of approximately 9000 square feet and the other of approximately 11,000 square feet due to the angle of the property). These two community roof terraces will serve as outdoor recreation spaces for the residential tenants and will be planted with vegetation and flower garden. The remainder of the roof terrace space will be equipped with walking paths, gazebos and other small outdoor activity stations or areas. There will be railings at the front and back of each community terrace.

The project contains 178 apartment units, with 99 one-bedroom/one-bath and 79 two-bedroom/two-bath units. The one-bedroom units will have a floor area of at least 750 square feet (with minor variations) and the two-bedroom units will be 1050 square feet each (again, subject to variations). The three buildings are each designed slightly differently to reflect the property shape, ranging 43 (15 two-bedrooms) to 65 (29 two-bedrooms) to 63 (36 two-bedroom) units. All major mechanical and storage facilities will be located at partial cellar level, below grade, located below each residential building lobby.

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B. Building Materials

The one-story base will be constructed of incombustible materials such as steel and concrete. The 2nd through 4th floors that rise above the base will be wood frame construction, clad with glass, metal panels and brick.

The metal panels will be smoothed finished and will be three shades of grey. The brick will be a red color designed to match the brick colors used in the surrounding neighborhood. On the Frankford Avenue side, a red canopy will be installed delineated the commercial spaces.

The First Floor roof terraces will be planted with vegetation and flower gardens over the majority of the space. Stone walking paths and wood gazebos will adorn the remainder of the roof terrace. A 42" high glass and aluminum guardrail will be installed at the perimeter of the terrace overlooking the street below.

C. Sustainable Design

The project has been designed to carefully consider building performance, occupant comfort and health, and the impacts to the broader community. The project through its placement and massing seeks to reduce negative impact on the environment, and the health and comfort of building occupants, thereby improving building performance. The basic objective of the project is to reduce consumption of non-renewable resources, minimize waste, and create a healthy, productive environment for the future inhabitants.

Optimize Site Potential

With sustainability in mind, we have place the projects building elements with careful consideration to location, orientation, and landscaping so as to have minimal negative impact on the local ecosystems, transportation methods, and energy use. Siting for physical security was also a critical issue in optimizing site design, placed close attention to the locations of access roads, parking, and perimeter lighting. The project was also designed to allow light and air circulation, rather than creating a large massed wall that would rise above Frankford Avenue or Amber Street.

Optimize Energy Use

The project as envisioned will reduce energy load by increase energy performance of the building by employing efficient materials and systems. The project endeavors to be build and operate as close as possible to a net zero energy demand as circumstances allow.

Protect and Conserve Water
The project will have 20,000 square feet of green roof area that will serve to hold and slow storm water run off. The storm water that is not caught by the roof will run into a storm water filtration system to be installed under the parking area. Additionally, underground rain water holding tanks will be installed to provide water for plant watering and maintenance operations.

Optimize Building Space and Material Use
The project design endeavors to achieve an integrated and intelligent use of materials to maximize their value, prevents upstream pollution, and conserve resources, while using and reusing materials in the most productive and sustainable way. The materials used in the building will minimize life-cycle environmental impacts such as global warming, resource depletion, and human toxicity.

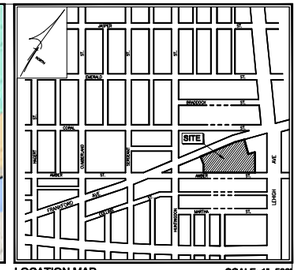
Enhance Indoor Environmental Quality (IEQ)
Given that the indoor environmental quality (IEQ) of the building has a significant impact on occupant health, comfort, and productivity, the project has been designed to maximize day lighting for both the residents and neighbors (the light passages through the Frankford-Amber line of the property), have appropriate ventilation and moisture control, optimizes acoustic performance, and avoids the use of materials with high-VOC emissions.

Optimize Operational and Maintenance Practices
The materials and systems envisioned for the facility will simplify and reduce maintenance requirements. This will include requiring less water, energy, and toxic chemicals and cleaners to maintain; and will be cost-effective and reduce life-cycle costs. Additionally, the facility will be constructed include meters in order to track the progress of sustainability initiatives, including reductions in energy and water use and waste generation, in facility operations.

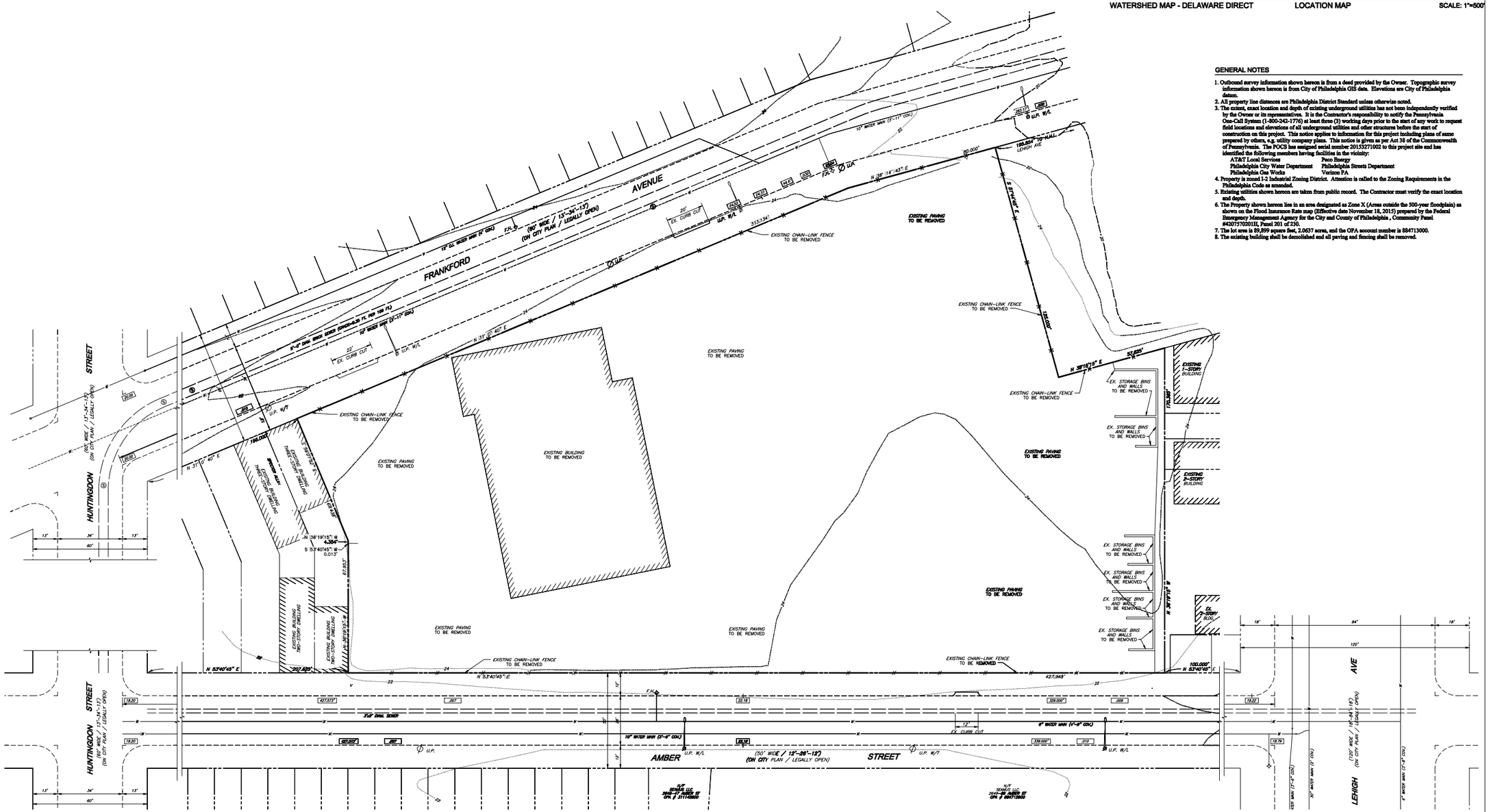
EXISTING LEGEND

- PROPERTY LINE
- CITY PLAN HOUSELINE
- CITY PLAN CURBLINE
- 20 INDEX CONTOUR
- 22 INTERMEDIATE CONTOUR
- S SANITARY MANHOLE
- F.H. FIRE HYDRANT
- STORMWATER INLET
- U.P. UTILITY POLE
- U.P. W/L UTILITY POLE WITH LIGHT
- U.P. W/T UTILITY POLE WITH TRANSFORMER
- X FENCE

WATERSHED MAP - DELAWARE DIRECT



LOCATION MAP SCALE: 1"=500'



GENERAL NOTES

1. Outbound survey information shown hereon is from a deed provided by the Owner. Topographic survey information shown hereon is from City of Philadelphia GIS data. Elevations are City of Philadelphia datum.
2. All property line distances are Philadelphia District Standard unless otherwise noted.
3. The extent, exact location and depth of existing underground utilities has not been independently verified by the Owner or its representatives. It is the Contractor's responsibility to notify the Pennsylvania One-Call System (1-800-242-1776) at least three (3) working days prior to the start of any work to request field locations and elevations of all underground utilities and other structures before the start of construction on this project. This notice applies to information for this project including plans of same prepared by others, e.g. utility company plans. This notice is given as per Act 38 of the Commonwealth of Pennsylvania. The PCS has assigned serial number 20153271002 to this project site and has identified the following members having facilities in the vicinity:

AT&T Local Services	Peco Energy
Philadelphia City Water Department	Philadelphia Streets Department
Philadelphia Gas Works	Verizon PA

4. Property is zoned I-2 Industrial Zoning District. Attention is called to the Zoning Requirements in the Philadelphia Code as amended.
5. Existing utilities shown hereon are taken from public record. The Contractor must verify the exact location and depth.
6. The Property shown hereon lies in an area designated as Zone X (Areas outside the 500-year floodplain) as shown on the Flood Insurance Rate map (Effective date November 18, 2015) prepared by the Federal Emergency Management Agency for the City and County of Philadelphia , Community Panel #42075702031E, Panel 201 of 230.
7. The lot area is 89,899 square feet, 2.0637 acres, and the OPA account number is 884713000.
8. The existing building shall be demolished and all paving and fencing shall be removed.

NORTH

Scale in Feet
20 0 10 20 40 60
1" = 20'

No.	Date	Revision

Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — CHARLES P. DURKIN — ENGINEER — 18522

Sheet Title
EXISTING CONDITIONS PLAN
2621-67 FRANKFORD AVENUE
31ST WARD
PHILADELPHIA, PENNSYLVANIA

Project Title / Owner
WOODS SQUARE, LLC
86 TOMLINSON RD, SUITE B2
HUNTINGDON VALLEY, PA 19006

Durkin Associates, Inc.
717 Bethlehem Pike
Suite 240
Erdenheim, PA 19038
(215) 247-7320

Date 12/15/2015	Drawn DJJ/LHB
Scale 1"=20'	Approved CPD
Sheet No. EC-1	
Project No.	

AERIAL VIEW

OBLIQUE VIEW

FRANKFORD AVENUE VIEW 1

FRANKFORD AVENUE VIEW 2

AMBER STREET VIEW 1

AMBER STREET VIEW 2

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FRANKFORD AVENUE ELEVATION

SCALE: 3/32" = 1'-0"

AMBER STREET ELEVATION

SCALE: 3/32" = 1'-0"

MATERIALS KEY

BRICK: METAL PANEL: GLASS RAIL: METAL AWNING:

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NORTH ELEVATION

SCALE: 3/32" = 1'-0"

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

MATERIALS KEY

BRICK: METAL PANEL: GLASS RAIL: METAL AWNING:

WOODS SQUARE

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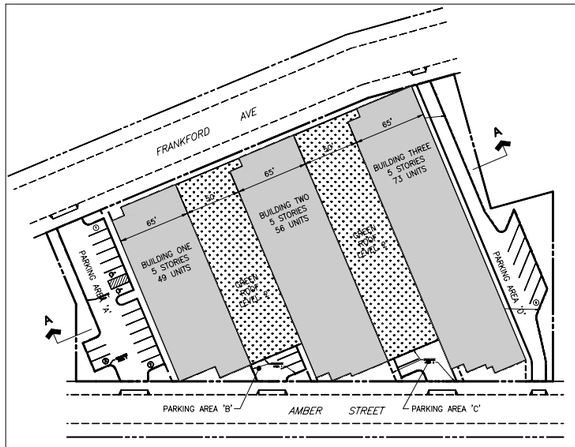


ROOF PLAN SCALE: 1"=50'

BUILDING SECTION A-A (LOOKING FROM AMBER STREET) SCALE: 1"=40'

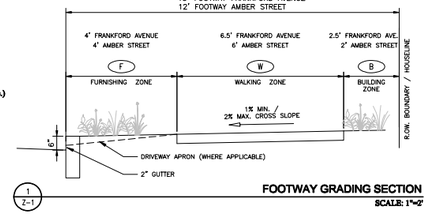
ZONING SUMMARY

Per Zoning Code of City of Philadelphia[1]

Zoning District:	I-2 Industrial District
Existing Use:	Lumber Yard
Proposed Use:	Mixed Uses: Multi-Family Residential / Commercial [3]

Zoning Requirement	Permitted / Required (I-2 District)	Permitted / Required (RM-1 District)	Proposed / Provided
Lot Area	n/a	n/a	89,899 Sq. Ft.
Occupied Area	100% max.	n/a	68.7% (61,732 Sq. Ft.)
Front Yard Depth	0 Ft. min. [2]	[3]	0 Ft. min. (Frankford Ave.) 0 Ft. min. (Amber St.) [3]
Side Yard Width	6 Ft. min. if used [2]	5 Ft. each side	23.6 Ft. min.
Rear Yard Depth	8 Ft. min. if used [2]	9 Ft. min.	n/a
Rear Yard Area	n/a	144 Sq. Ft. min.	n/a
Height	60 Ft. max. abutting R or SP-PO district; otherwise no limit	n/a	±59 Ft.
Floor Area Ratio (FAR)	500% of lot area max.	n/a	7%
Off-Street Parking Residential Use Office Use Retail Use	1 Space / 2 Units = 89 Spaces 1 Space / 1,000 Sq. Ft. = 5 Spaces None for first 2,500 Sq. Ft., then 1 Space / 1,000 Sq. Ft. = 18 Spaces Total Required = 112 Spaces	n/a	80 Spaces

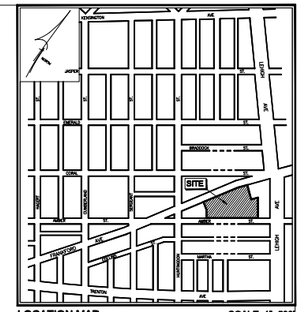
[1] Refer to the Zoning Code of City of Philadelphia as amended.
[2] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.
[3] The front setback shall be no further from the street than the furthest front facade of the principal building on either of the two immediately abutting lots, and shall be located no closer to the primary street than the closest front facade of the principal building on either of the two immediately abutting lots. If both of the immediately abutting lots are vacant, then the setback range shall be based on the building that is: (1) closest to the subject property and (2) on the same blockface. Where there are not a sufficient number of lots that meet these criteria to establish a front setback, the front setback shall be set at the street line.



FOOTWAY GRADING SECTION SCALE: 1"=2'

LANDSCAPE SUMMARY

Zoning Requirement	Required	Proposed / Provided	
Street Trees	1 Tree per 35 ft. of linear frontage	Amber Street: Frankford Avenue:	11 Trees 12 Trees
Perimeter Screening from Public Streets	5 Ft. wide min. 1 Tree per 35 ft. of linear frontage	Parking Area A Parking Area B Parking Area C Parking Area D	5 Trees 2 Trees 2 Trees 2 Trees
	3 Shrubs per 25 ft. of parking area frontage	Parking Area A Parking Area B Parking Area C Parking Area D	17 Shrubs 8 Shrubs 8 Shrubs 7 Shrubs
Parking Lot Area	n/a	Parking Area A Parking Area B Parking Area C Parking Area D	6,592 Sq. Ft. 1,503 Sq. Ft. 1,293 Sq. Ft. 5,297 Sq. Ft.
Driveways and Aisles	25% Parking Lot Area min.	Parking Area A Parking Area B Parking Area C Parking Area D	56% (3,696 Sq. Ft.) 53% (513 Sq. Ft.) 70% (910 Sq. Ft.) 72% (4,021 Sq. Ft.)
Interior Landscaping for Parking Lots	10% Parking Lot Area min. 1 Tree per 300 sq. ft. of landscape area	Parking Area A Parking Area B Parking Area C Parking Area D Parking Area A Parking Area B Parking Area C Parking Area D	27.1% (1,787 Sq. Ft.) 12.5% (65 Sq. Ft.) 10.5% (136 Sq. Ft.) 21.2% (1,188 Sq. Ft.) 6 Trees 1 Tree 1 Tree 4 Trees



LOCATION MAP SCALE: 1"=500'

PLANT SCHEDULE

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	GENERAL COMMENTS
AG	7	Abelia x grandiflora 'Sherwood'	Sherwood Abelia	15" - 24" Spr.	#3 Cont.	
AF	5	Acer x freemanii 'Celebration'	Celebration Freeman Maple	2" Caliper	B&B	Single stem, limbed to 5' above finished grade
AT	11	Acer tataricum	Tatarian Maple	2" Caliper	B&B	Single stem, limbed to 5' above finished grade
CC	7	Cercis canadensis	American Red Bud	2" Caliper	B&B	
CV	4	Chionanthus virginicus	Fringe Tree	2" Caliper	B&B	Single stem, limbed to 5' above finished grade
IC	7	Ilex crenata 'Compacta'	Compact Japanese Holly	18" - 24" spr.	#3 Cont.	
IV	7	Ilex verticillata 'Winter Red'	Winter Red Winterberry	24" - 36" ht.	#7 Cont.	Include one male per grouping
IT	3	Ilex virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweet Spire	18" - 24" spr.	#3 Cont.	
SR	12	Syringa reticulata 'Summer Snow'	Summer Snow Japanese Tree Lilac	2" Caliper	B&B	
TB	10	Taxus baccata 'Repandens'	Dwarf English Yew	24" - 36" ht.	#7 Cont.	

PLANTING NOTES

1. All plant material shall be nursery grown and conform to A.A.N. standards.
2. Trees installed in the required landscaped area shall have a minimum caliper of 2 inches.
3. Provide continuous hardwood bark mulch (2" depth) in all bedding and ground cover areas, and at the base of individual trees in a 3' minimum diameter.
4. Areas not covered by driveways, parking areas, sidewalks, or other impervious areas shall be lawn.

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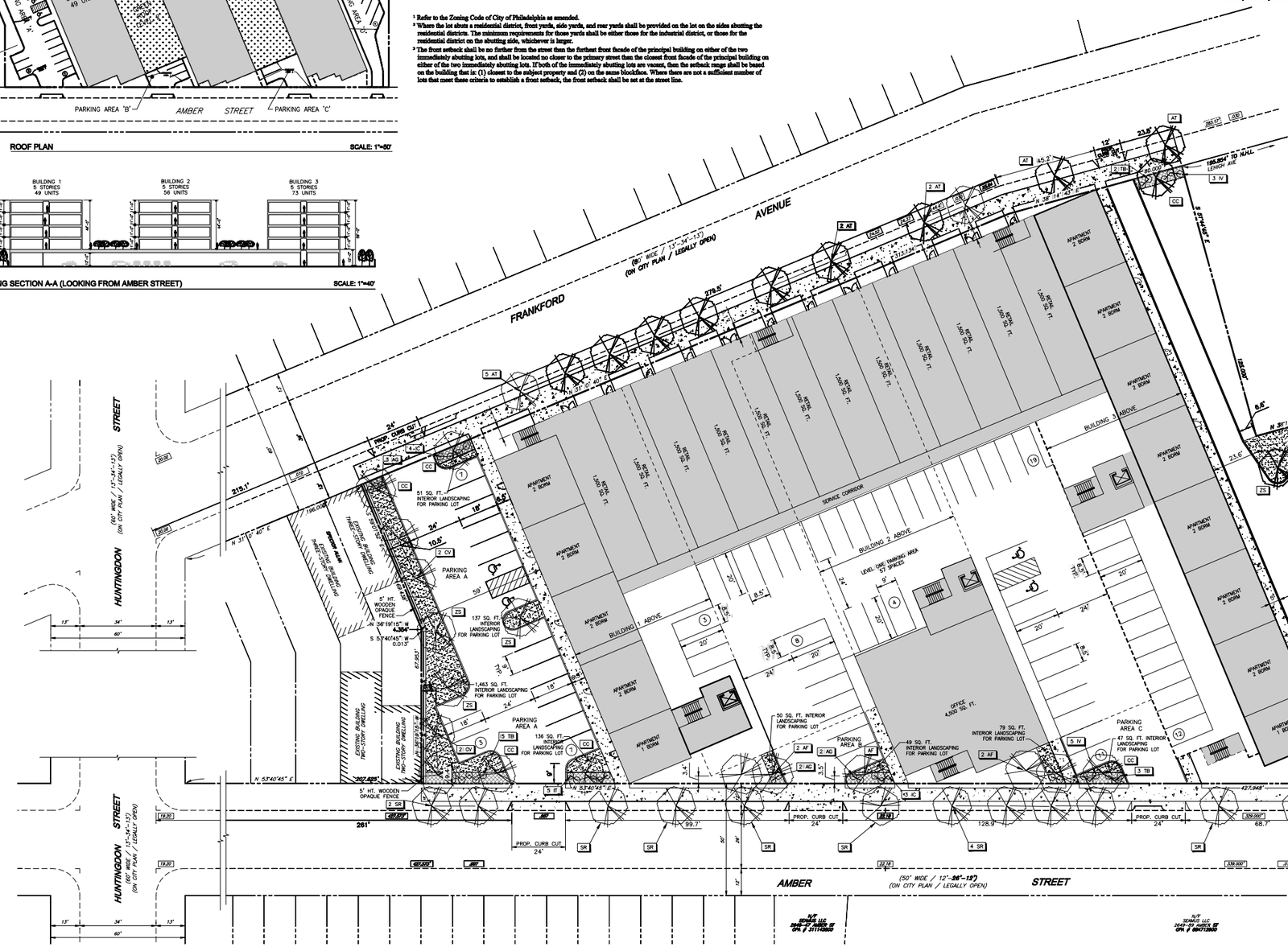
   AT&T Local Services — Peco Energy
   Philadelphia City Water Department — Philadelphia Streets Department
   Philadelphia Gas Works — Verizon PA
4. Property is zoned I-2 Industrial Zoning District. Attention is called to the Zoning Requirements in the Philadelphia Code as amended.
5. Utilities shown hereon are taken from public record. The Contractor must verify the exact location and depth.
6. The Property shown hereon lies in an area designated as Zone X (Areas outside the 500-year floodplain) as shown on the Flood Insurance Rate map (Effective date November 18, 2015) prepared by the Federal Emergency Management Agency for the City and County of Philadelphia , Community Panel #42075700211L Panel 201 of 230.
7. The lot area is 89,899 square feet, 2.0637 acres, and the OPA account number is 884713000.
8. This project includes the demolition of an existing industrial building, with it's pavement and parking area and proposes the construction of 178 residential apartment units in three (3), five-story building areas with 18,000 square feet of retail commercial fronting on Frankford Avenue and a 4,500 square foot Office building fronting on Amber Street.



LEGEND

EXISTING
- PROPERTY LINE
- CITY PLAN HOUSELINE
- CITY PLAN CURBLINE
- (RM-1) / (I-2) ZONING DISTRICT BOUNDARY

PROPOSED
- (18) NO. STANDARD PARKING SPACES 9'x18'
- ACCESSIBLE PARKING SPACES 8'x18'
- CONCRETE WALK
- LANDSCAPING W/IN PARKING LOT
- SCREENING ALONG STREET FRONTAGE (5' Wide)
- OPTION "B" BUFFER FROM ABUTTING RESIDENTIAL DISTRICT (6' H. OPAQUE WOOD FENCE)
- PROPOSED TREE
- PROPOSED SHRUBS

Scale in Feet
20 0 10 20 40 60
1" = 20'

No.	Date	Revision

Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER CHARLES P. DURKIN 16972E

Sheet Title: **ZONING SITE PLAN**
2621-67 FRANKFORD AVENUE
31ST WARD
PHILADELPHIA, PENNSYLVANIA

Project Title / Owner:
WOODS SQUARE, LLC
86 TOMLINSON RD, SUITE B2
HUNTINGDON VALLEY, PA 19006

Durkin Associates, Inc.
717 Bethlehem Pike
Suite 240
Erdenheim, PA 19038
(215) 247-7320

Date 12/15/2015	Drawn DJJ
Scale 1"=20'	Approved CPD
Sheet No.	Z-1
Project No.	

APARTMENT MATRIX

BUILDING NO.1	2 BDRM/ 2 BATH	1 BDRM/ 1 BATH
1ST FL.	3	2
2ND FL.	4	7
3RD FL.	4	7
4TH FL.	4	7
5TH FL.	4	7
SUB-TOTAL	19	30
BUILDING NO.2	**2 BDRM/ 2 BATH**	**1 BDRM/ 1 BATH**
1ST FL.	0	0
2ND FL.	5	9
3RD FL.	5	9
4TH FL.	5	9
5TH FL.	5	9
SUB-TOTAL	20	36
BUILDING NO.3	**2 BDRM/ 2 BATH**	**1 BDRM/ 1 BATH**
1ST FL.	4	5
2ND FL.	9	7
3RD FL.	9	7
4TH FL.	9	7
5TH FL.	9	7
SUB-TOTAL	40	33
TOTAL	79	99

TOTAL APTS: 178

KEY:

APT. AREA:	152,600 S.F
RETAIL AREA:	20,000 S.F.
OFFICE AREA:	4,500 S.F
LOBBY AREA:	2,300 S.F
EXITS:	8
GREEN ROOF:	20,000 S.F.

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

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KEY:

APT. AREA: 152,600 S.F
RETAIL AREA: 20,000 S.F.
OFFICE AREA: 4,500 S.F
LOBBY AREA: 2,300 S.F
EXITS: 8
GREEN ROOF: 20,000 S.F.

SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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EXITS: 8
GREEN ROOF: 20,000 S.F.

THIRD & FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

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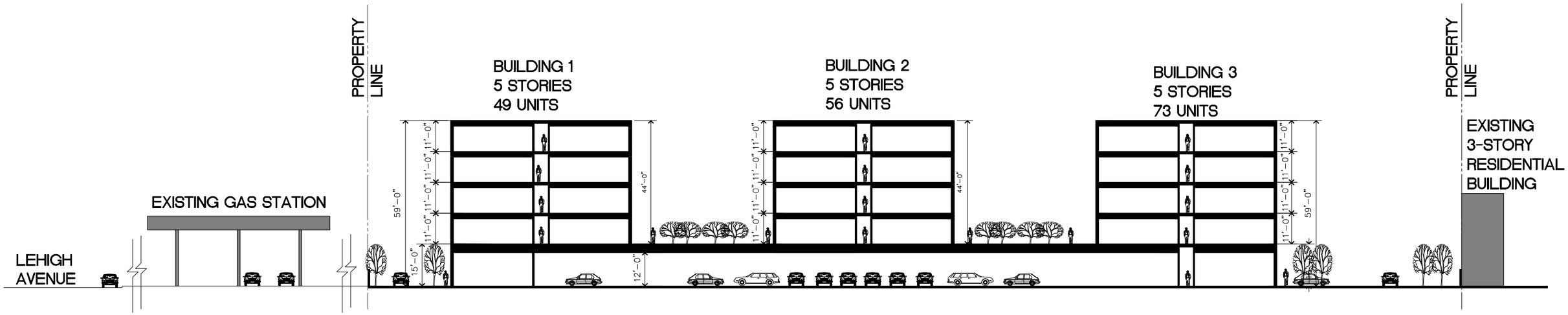
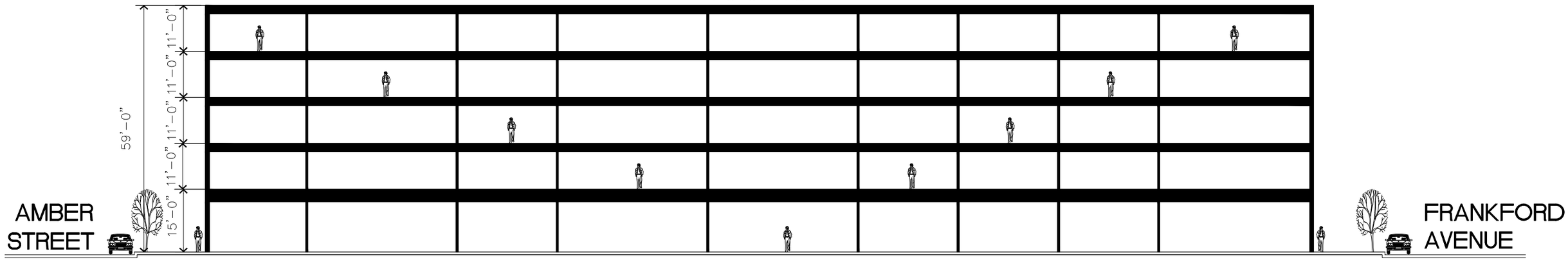


BUILDING SECTION 1

SCALE: 1/16" = 1'-0"



BUILDING SECTION 2

SCALE: 3/32" = 1'-0"

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MASSING MODEL

WOODS SQUARE

ROBERT ANTHONY PERALTA ARCHITECT
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COMPLETE STREETS HANDBOOK CHECKLIST

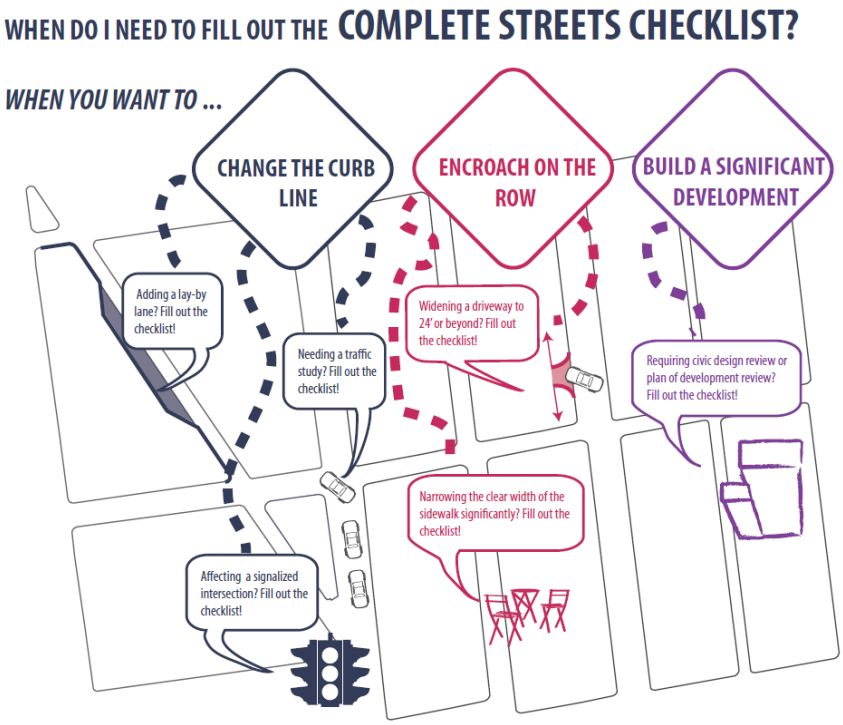
Philadelphia City Planning Commission

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

   Woods Square

2. DATE

   June 21, 2016

3. APPLICANT NAME

   Charles P. Durkin

4. APPLICANT CONTACT INFORMATION

   Durkin Associates, Inc.

   717 Bethlehem Pike, Suite 240

   Erdenheim, PA 19038

5. PROJECT AREA: list precise street limits and scope

   East Kensington Neighborhood, 2600 block Frankford Ave

   Project Site is bounded on the north by Frankford Ave and on the South by Amber St.

   Project Site is 196 feet northeast of Huntingdon St measured along Frankford Ave, and 196 feet southwest of Lehigh Ave measured along Frankford Ave

   Project Site is 207 feet east of Huntingdon St measured along Amber St and 100 feet west of Lehigh Ave measured along Amber St.

   Project Site Area is 89,899 Square Feet

6. OWNER NAME

7. Woods Square, LLCOWNER CONTACT INFORMATION

   c/o Kevin Greenberg, Esq.

   1600 John F. Kennedy Blvd., Ste 200

   Philadelphia, PA 19103

8. ENGINEER / ARCHITECT NAME

   RAPA

9. ENGINEER / ARCHITECT CONTACT INFORMATION

   1706 N. 2nd St., Suite #L7

   Philadelphia, PA 19122

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
Frankford Ave	**Huntingdon St**	**Lehigh Ave**	**City Neighborhood**
Amber St	**Huntingdon St**	**Lehigh Ave**	**City Neighborhood**

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 ☒

APPLICANT: General Project Information

Additional Explanation / Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

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
Frankford Ave	12’ / 13’ / 13’	13’ / 13’
Amber St	12’ / 12’ / 12’	12’ / 12’
	/ /	/
	/ /	/

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
Frankford Ave	6.5’ / 13’ / 6.5’
Amber St	6’ / 12’ / 6’
	/ /
	/ /

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
Driveway	22’	Frankford Ave
Driveway	20’	Frankford Ave
Driveway	12’	Amber St

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway	24’	Frankford Ave
Driveway	12’	Frankford Ave
Driveway (3)	24’	Amber St
Driveway	12’	Amber St

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: Existing walking zone width is reduced to provide furnishing zone for signage and street trees.

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
Frankford Ave	**0’ / 2.5’**
Amber St	**0’ / 2’**
_____	_____ / _____
_____	_____ / _____

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
Frankford Ave	**4’ / 0’ / 4’**
Amber St	**4’ / 0’ / 4’**
_____	_____ / _____ / _____
_____	_____ / _____ / _____

				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

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BUILDING & FURNISHING COMPONENT (continued)

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf

    _____

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
2621 Frankford Ave	**60**	**0 / 0**	**0 / 0**	**0 / 60**
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____

				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?				YES ☐	NO ☐
	no effect					

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 -- None**

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

				DEPARTMENTAL APPROVAL
33. What is the maximum AASHTO design vehicle being accommodated by the design?	_____			YES ☐ NO ☐
34. Will the project affect a historically certified street? An inventory of historic streets[1] is maintained by the Philadelphia Historical Commission.	YES ☐	NO ☐		YES ☐ NO ☐
35. Will the public right-of-way be used for loading and unloading activities?	YES ☐	NO ☒		YES ☐ NO ☐
36. Does the design maintain emergency vehicle access?	YES ☒	NO ☐		YES ☐ NO ☐
37. Where new streets are being developed, does the design connect and extend the street grid?	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES ☒	NO ☐	N/A ☐	YES ☐ NO ☐
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES ☒	NO ☐		YES ☐ NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments: _____

(1) http://www.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

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INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; **if not, go to question No. 48. -- None**

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

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ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____