



**CDR NOTIFICATION TO PHILA. PLANNING COMMISSION**

**EXAMINER INFORMATION**

NAME: SARAH KAISER

PHONE NUMBER: (215) 686-2417

EMAIL: SARAH.KAISER@PHILA.GOV

**PROJECT/PROPERTY INFORMATION**

DATE OF CDR DETERMINATION: 03/10/2015

SITE ADDRESS: 3201 RACE STREET

SQUARE FOOTAGE BEING ADDED: 167,935 SQ. FT.

NUMBER OF DWELLING UNITS BEING ADDED: 176

HAS THE APPLICANT REQUESTED AN EARLY REFUSAL/REFERRAL BEFORE COMPLETING A CIVIC DESIGN REVIEW? YES

**APPLICANT INFORMATION**

NAME: NEIL SKLAROFF

ADDRESS: 1735 MARKET STREET  
PHILADELPHIA, PA 19103

PLEASE BE ADVISED THAT THIS FORM SHALL BE SENT TO:  
Community Group Notification (rco.notification@phila.gov)  
David Schaaf, Director of Urban Design Division (David.Schaaf@Phila.Gov)

**NOTICE OF:**

**REFUSAL**  
 **REFERRAL**

CITY OF PHILADELPHIA  
**DEPARTMENT OF LICENSES & INSPECTIONS**  
Municipal Services Building, Concourse Level  
1401 John F. Kennedy Boulevard  
Philadelphia, PA 19102

DATE OF REFUSAL  
3/10/2015

APPLICATION #  
591613

ZONING DISTRICT(S):  
RSA-5 (27.7%) AND CMX-3 (72.3%)

ADDRESS/LOCATION:

3201 RACE STREET (THROUGH TO SUMMER STREET, NEC OF NATRONA STREET, NWC OF 32<sup>ND</sup> STREET)

APPLICANT:

NEIL SKLAROFF  
(ATTORNEY)

ADDRESS:

1735 MARKET STREET  
PHILADELPHIA, PA 19103

APPLICATION FOR:

FOR THE CREATION OF A UNITY OF USE TO CREATE ONE (1) LOT FOR ZONING PURPOSES (TO BE KNOWN AS 3201 RACE STREET) WITH RESPECTIVE COVENANTS, AGREEMENTS AND EASEMENTS TO BE RECORDED BY DEED TO BIND CURRENT AND FUTURE OWNERS OF THE CONTIGUOUS TWELVE (12) DEEDED LOTS (3201 RACE ST, 3203 RACE ST, 3205 RACE ST, 3207 RACE ST, 3209 RACE ST, 3211 RACE ST, 3213-19 RACE ST, 3221 RACE ST, 3200 SUMMER ST, 3202 SUMMER ST, 3204 SUMMER ST AND 3206 SUMMER ST) AND EIGHT (8) OPA ACCOUNTS (3201 RACE ST, 3203-09 RACE ST, 3211 RACE ST, 2313-21 RACE ST, 3200 SUMMER ST, 3202 SUMMER ST, 3204 SUMMER ST AND 3206 SUMMER ST) TO PRESERVE THE UNITY OF USE AND THE LEGALITY OF THE ENTIRE PROJECT THAT STEMS FROM SINGLE ZONING LOT TREATMENT. PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY, PROOF RECORDATION OF EASEMENTS, AGREEMENTS AND RESTRICTIVE COVENANTS MUST BE SUPPLIED.

FOR THE COMPLETE DEMOLITION OF ALL STRUCTURES ON THE LOT.

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A ROOF DECK AT LEVEL R00 AND AT ROOF LEVEL. SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION.

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (ONE-HUNDRED AND SEVENTY-SIX (176) DWELLINGS) AND A DAY CARE CENTER WITH A TOTAL OF TWENTY-EIGHT (28) ACCESSORY PARKING SPACES (4 SURFACE SPACES, 24 STRUCTURED SPACES) INCLUDING TWO (2) VAN ACCESSIBLE SPACES; AND TWO (2) RESERVOIR SPACES AND SIXTY-ONE (61) TYPE 1A BICYCLE PARKING SPACES.

**PAGE 1 OF 3**

Cc

OWNER:  
DREXEL UNIVERSITY  
3141 CHESTNUT ST  
PHILADELPHIA, PA 19104



Sarah Kaiser

3/10/2015

PLANS EXAMINER

DATE

**NOTICE TO APPLICANT:**

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11<sup>TH</sup> FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

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**PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT [WWW.PHILA.GOV](http://WWW.PHILA.GOV))**

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
§14-401(4)(a)	NO MORE THAN ONE PRINCIPLE USE IS ALLOWED PER LOT IN RSA ZONING DISTRICTS, WHEREAS THE PROPOSED APPLICATION IS FOR TWO (2) PRINCIPLE USES ON ONE LOT.		
TABLE 14-602-1	THE PROPOSED USE, MULTIFAMILY HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT (RSA-5).		
TABLE 14-602-1	THE PROPOSED USE, DAY CARE CENTER, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT (RSA-5).		
§14-604(5)(a)		<b>REQUIRED</b>	<b>PROPOSED</b>
	ROOF DECK SETBACK FROM EXTREME FRONT BUILDING LINE	5 FT	0 FT
TABLE 14-802-2, §14-803(8)(b) §14-803(8)(e)		<b>REQUIRED (CMX-3)</b>	<b>PROPOSED</b>
	ACCESSORY PARKING	40	28
TABLE 14-803-1, NOTE [4]		<b>ALLOWABLE (RSA-5 AND CMX-3)</b>	<b>PROPOSED</b>
	COMPACT SPACES	7 (25% of 28)	8
§14-803(4)(a)(.5)		<b>ALLOWABLE (RSA-5)</b>	<b>PROPOSED</b>
	CURB CUT WIDTH	24 FT	30 FT
§14-803(5)(c)	WHEN A PARKING LOT OR SURFACE PARKING AREA ASSOCIATED WITH A PARKING GARAGE (INCLUDING BUT NOT LIMITED TO DRIVEWAYS AND AISLES) ABUTS A RESIDENTIAL DISTRICT, A CONTINUOUS SCREENING WALL, BERM, FENCE, OR ROW OF PLANTS AT LEAST FIVE FT. TALL SHALL BE PROVIDED BETWEEN THE SURFACE PARKING LOT OR SURFACE PARKING AREA AND THE RESIDENTIAL DISTRICT; WHEREAS NO SCREENING IS REQUIRED.		
TABLE 14-806-1		<b>REQUIRED (CMX-3)</b>	<b>PROPOSED</b>
	LOADING SPACES	2	1

CODE REFERENCE	PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
§14-701(2)(b)(.3), Table 14-701-1, Note [5]		<b>REQUIRED</b>	<b>PROPOSED</b>
	SETBACK FROM SUMMER ST	0 FT	9 FT
	SETBACK FROM NATRONA ST	0 FT	~ 60 FT
TABLE 14-701-1		<b>ALLOWABLE</b>	<b>PROPOSED</b>
	HEIGHT	38 FT	192 FT

CODE REFERENCE	PROPOSED ZONING IS REFERRED FOR THE FOLLOWING:		
§14-705(1)(e)	THE PROPOSED DEVELOPMENT INCLUDES THE REMOVAL OF TWO (2) HERITAGE TREES (ACER SACCHARINUM (SILVER MAPLE) AND ULMUS RUBRA (SLIPPERY ELM))		

**PAGE 2 OF 3**

Cc

 OWNER:  
 DREXEL UNIVERSITY  
 3141 CHESTNUT ST  
 PHILADELPHIA, PA 19104



Sarah Kaiser

3/10/2015

PLANS EXAMINER

DATE

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(ATTORNEY)

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PHILADELPHIA, PA 19103

NINE (9) USE REFUSALS  
THREE (3) ZONING REFUSALS  
ONE (1) ZONING REFERRAL

FEE TO FILE APPEAL \$250

NOTES TO THE ZBA:

**3201 RACE STREET**

SEE A/P NO 16508F, CAL NO P1207, ZBA GRANTED PUBLIC PARKING LOT WITH ACCESSORY SIGNS PROVISIO: SET FORTH IN BOARDS CERTIFICATE EX-245, DATED JUNE 6, 1956 (06/06/56)

**3213 RACE STREET**

SEE A/P NO 99380F, CAL NO U-1821, ZBA GRANTED THE ERECTION OF A ONE STORY STRUCTURE FOR A SHOWROOM, OFFICES, SERVICING AND SPRAY BOOTH FOR SAFES AND FILING CABINETS. (09/29/61)

SEE A/P NO 97351F, CAL NO U-1449, ZBA REFUSED ERECTION OF STRUCTURE AS AN OFFICE, SHOWROOM AND SPRAY BOOTH FOR FILING CABINETS (09/05/61)

**3221 RACE STREET**

SEE A/P NO 45201-B, CAL NO K-2733, ZBA GRANTED PRIVATE INDUSTRIAL PARKING LOT. (1/23/52)

**3200 SUMMER STREET**

SEE A/P NO 55353, CAL NO 82-1817. APPLICATION WITHDRAWN – FO USE AS A REAL ESTATE OFFICE (11/24/82)

SEE A/P NO 10109, CAL NO 79-1419, ZBA GRANTED THE LEGALIZATION OF ACCESSORY PARKING SPACE TO A SINGLE FAMILY DWELLING. PERMIT NEVER PICKED UP (10/10/79)

**PAGE 3 OF 3**

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## CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: **591613**

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

Project includes more than 100,000 square feet of new gross floor area.

### PROJECT LOCATION

Planning District: University/Southwest Council District: 3

Address: 3201 Race Street

Is this parcel within a Master Plan District? Yes  No

### CONTACT INFORMATION

Applicant Name: Radnor Property Group LLC Primary Phone: (215) 864-8514  
by Ballard Spahr LLP

Email: sklaroffn@ballardspahr.com Address: 1735 Market Street  
Philadelphia, PA 19103

Property Owner: Drexel University Developer Radnor Property Group LLC

Architect: Erdy McHenry Architecture

CONTINUED ON NEXT PAGE

**SITE CONDITIONS**

Site Area: 29,613 sf

Existing Zoning: RSA-5 / CMX-3 Are Zoning Variances required? Yes  No

**SITE USES**

Present Use: Vacant / residential

Proposed Use: Multifamily residential and day care center

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

164 multifamily units totaling 147,498 square feet

12 townhome units totaling 13,200 square feet

Day care center totaling 13,837 square feet

*Proposed # of Parking Units:*

26 underground spaces, 4 surface spaces

**COMMUNITY MEETING**

Community meeting held: Yes  No

If yes, please provide written documentation as proof.

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

Date: \_\_\_\_\_ Time: \_\_\_\_\_

**RADNOR PROPERTY GROUP LLC**

c/o Neil Sklaroff, Esquire  
Ballard Spahr LLP  
1735 Market Street, 51<sup>st</sup> Floor  
Philadelphia, PA 19103

March 24, 2015

Re: 3201 Race Street, Philadelphia, PA

To Whom It May Concern:

This letter certifies that a public meeting regarding the above-referenced project was convened by the Powelton Village Civic Association, as Coordinating Registered Community Organization, on Monday, March 16, 2015 at 7:30 p.m. at the Metropolitan Baptist Church, 3500 Baring Street, Philadelphia, PA 19104.

Notice of the meeting was provided to the applicable Registered Community Organizations, the local City Councilperson, the Philadelphia City Planning Commission, and the Zoning Board of Adjustment on March 10, 2015, and notice of the meeting was provided to neighbors on March 11, 2015.

Sincerely,

RADNOR PROPERTY GROUP LLC



## CIVIC DESIGN REVIEW

# PHILADELPHIA PLANNING COMMISSION CIVIC DESIGN REVIEW SUBMISSION



DREXEL UNIVERSITY  
NEW CHILDCARE CENTER AND MARKET RATE HOUSING

32ND & RACE STREET

SUBMITTED MARCH 24, 2015

# TABLE OF CONTENTS

Radnor Property Group LLC

- **Project Objectives**

- **Civil Documents**

- Existing Conditions Site Plan
- Zoning Site Plan

Boles, Smyth Associates Inc

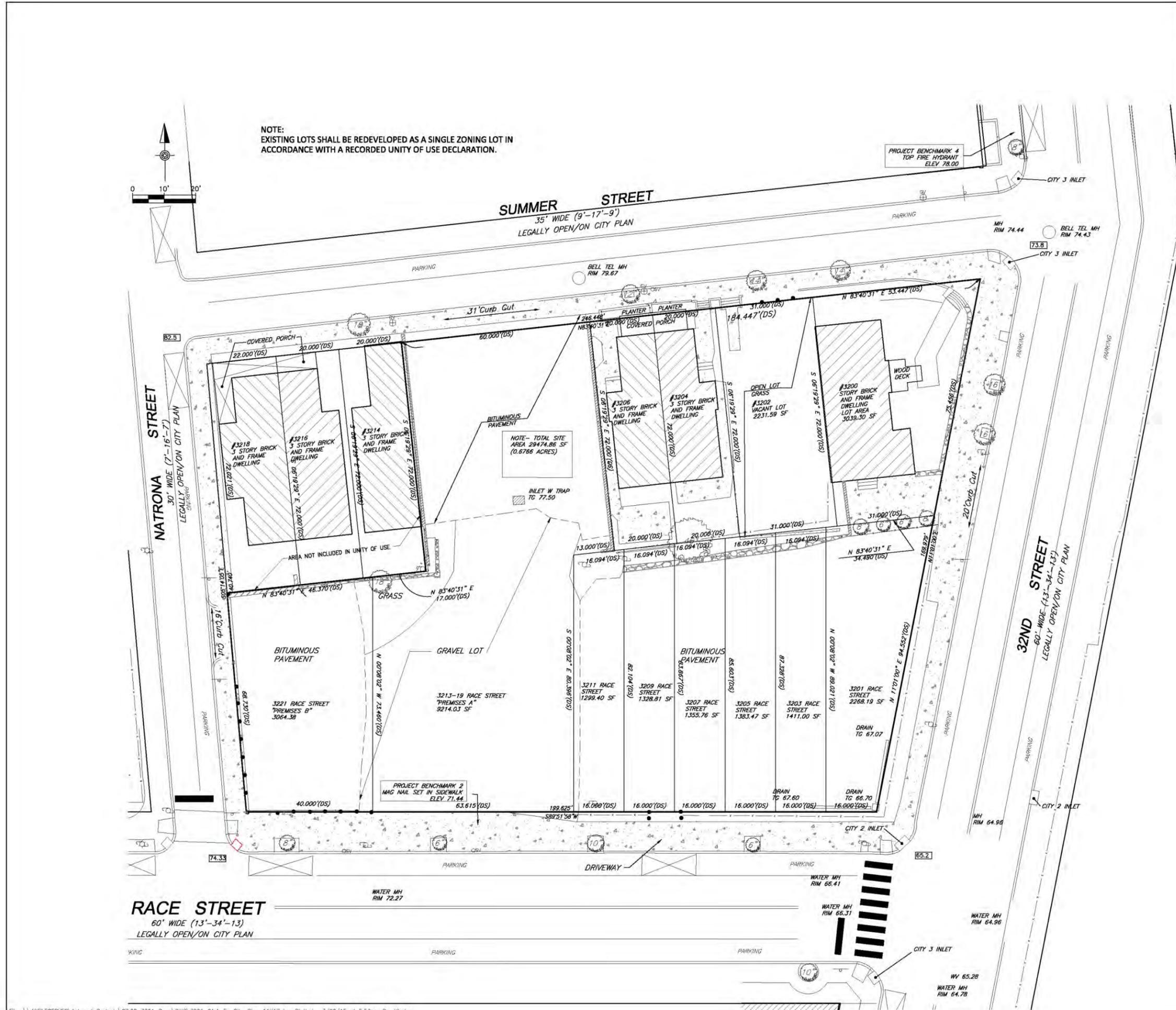
- **Design Documents**

- Zoning
- Massing Studies
- Plans
- Materials
- Elevations
- Perspective Views

Erdy McHenry Architecture, LLC

## OBJECTIVES

- **Community Based Childcare for 150-164 Children**  
(Scholarships to Eligible Families)
- **Maximize Community Open Space** More  
Costly Underground Parking
- **Provide Market-rate Housing**  
Restrict Leasing to Preclude Undergraduate Students
- **Incorporate For-sale Townhomes**  
12 to be Marketed to the Community
- **Preserve Community Park Solar Access**
- **Adhere to a Sustainable Approach to Design and Construction**  
Although actual certification will not be pursued, environmentally conscientious decisions will consequently increase efficiency and decrease long term cost of the development as a whole.
- **Provide Car Share For The Community**



**LOCATION MAP**  
USGS PHILADELPHIA QUADRANGLE, 2011  
SCALE: 1"=200'

**PROJECT AREA**  
The Schuylkill Watershed  
Combined Sewer  
Management District A

**CALL BEFORE YOU DIG!**

PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL

**PA** SERIAL NUMBERS: 20142592558  
 LOCATION: WARD 24  
 CALL DATES: 9/16/2014  
 SYSTEM, INC. CALL TYPE: FINAL DESIGN  
 CALL 1-800-242-1776

**REVISIONS**

No	Date	Description

**OWNER:**  
DREXEL UNIVERSITY  
PHILADELPHIA, PA 19104

**DEVELOPER:**  
RADNOR PROPERTY GROUP LLC  
100 W. LANCASTER AVENUE, SUITE 100  
WAYNE, PA 19087

**PROJECT ADDRESS:**  
3201 RACE STREET  
PHILADELPHIA, PA 19104

FWD Tracking No. 2015-3201-2786-01

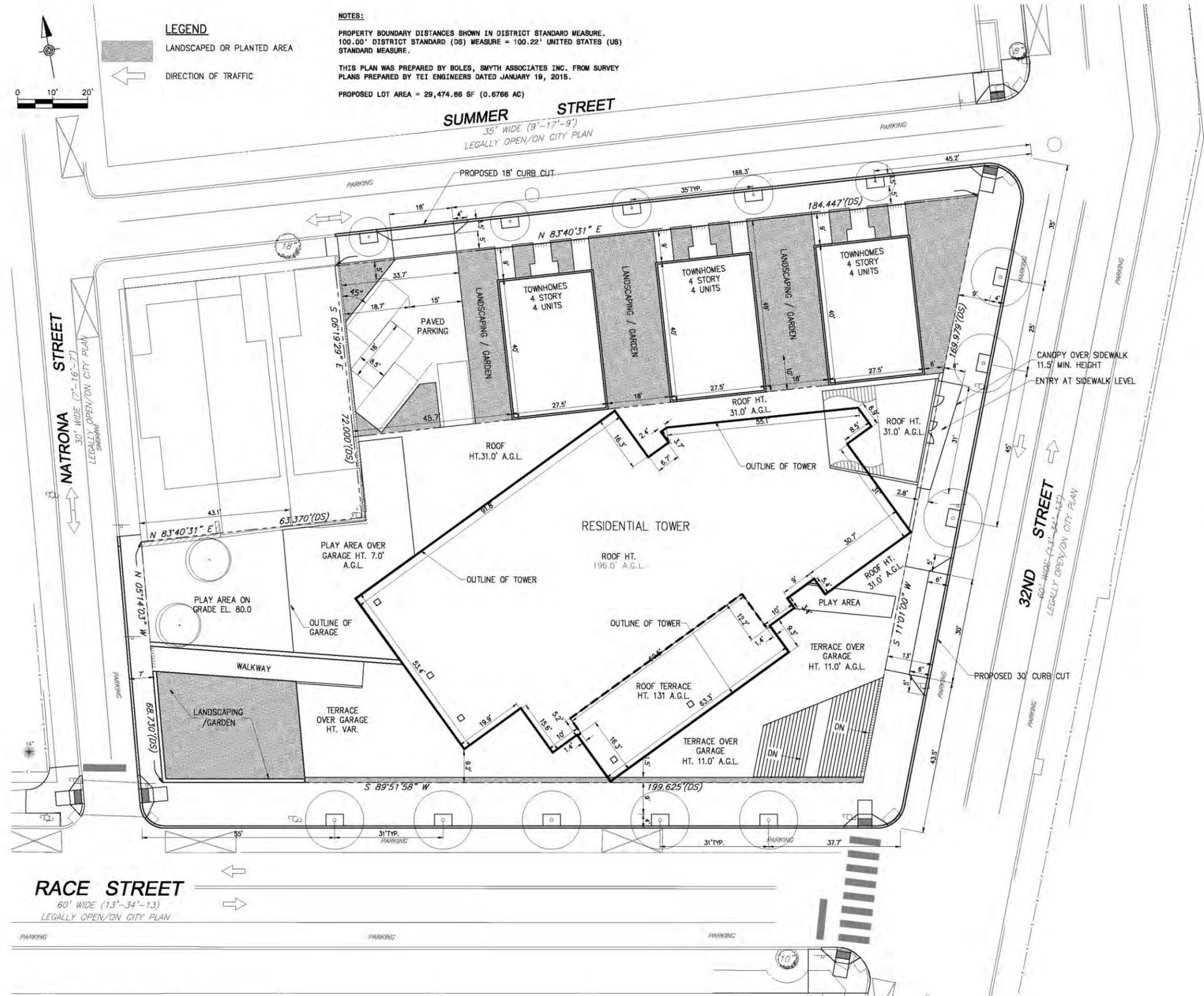
**Boles, Smyth Associates Inc.**  
Consulting Civil Engineers  
2400 Chestnut Street - Philadelphia PA, 19103  
215-561-2644 (P) - 215-561-0501 (F)

**PROJECT NAME:**  
3201 RACE STREET

**SHEET:**  
EXISTING CONDITIONS  
SITE PLAN

Project No.: 67.02  
 Scale: As Noted  
 Date: 03/20/2015  
 Drawn by: TFB  
 Checked:

**C1.1**  
Drawing No.



**LEGEND**

- LANDSCAPED OR PLANTED AREA
- DIRECTION OF TRAFFIC

**NOTES:**

PROPERTY BOUNDARY DISTANCES SHOWN IN DISTRICT STANDARD MEASURE.  
 100.00' DISTRICT STANDARD (DS) MEASURE = 100.22' UNITED STATES (US) STANDARD MEASURE.  
 THIS PLAN WAS PREPARED BY BOLES, SMYTH ASSOCIATES INC. FROM SURVEY PLANS PREPARED BY TEI ENGINEERS DATED JANUARY 19, 2015.  
 PROPOSED LOT AREA = 29,474.86 SF (0.6766 AC)

**CALL BEFORE YOU DIG!**

PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN STAGE - STOP CALL  
 SERIAL NUMBERS: 20142592556  
 LOCATION: WARD 24  
 CALL DATES: 9/16/2014  
 SYSTEM, INC. CALL TYPE: FINAL DESIGN  
 CALL 1-800-242-1776

No	Date	Description

**REVISIONS**

**OWNER:**  
 DREXEL UNIVERSITY  
 PHILADELPHIA, PA 19104

**DEVELOPER:**  
 RADNOR PROPERTY GROUP LLC  
 100 W. LANCASTER AVENUE, SUITE 100  
 WAYNE, PA 19087

**PROJECT ADDRESS:**  
 3201 RACE STREET  
 PHILADELPHIA, PA 19104

PWD Tracking No. 2015-3201-2766-01

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 2400 Chestnut Street - Philadelphia PA, 19103  
 215-561-2644 (P) - 215-561-0501 (F)

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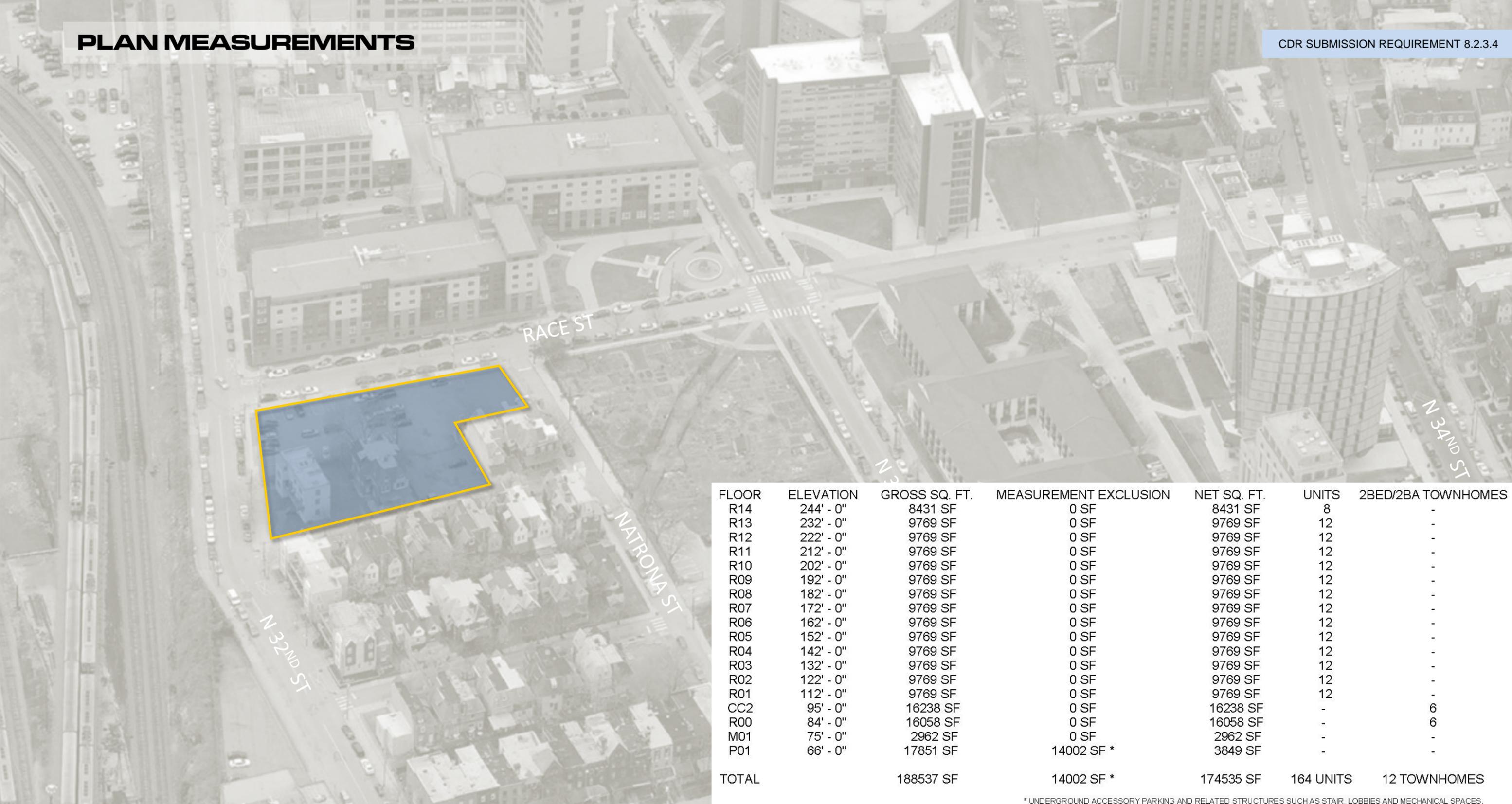
**AERIAL**

CDR SUBMISSION REQUIREMENT 10.5.1.3



# PLAN MEASUREMENTS

CDR SUBMISSION REQUIREMENT 8.2.3.4



FLOOR	ELEVATION	GROSS SQ. FT.	MEASUREMENT EXCLUSION	NET SQ. FT.	UNITS	2BED/2BA TOWNHOMES
R14	244' - 0"	8431 SF	0 SF	8431 SF	8	-
R13	232' - 0"	9769 SF	0 SF	9769 SF	12	-
R12	222' - 0"	9769 SF	0 SF	9769 SF	12	-
R11	212' - 0"	9769 SF	0 SF	9769 SF	12	-
R10	202' - 0"	9769 SF	0 SF	9769 SF	12	-
R09	192' - 0"	9769 SF	0 SF	9769 SF	12	-
R08	182' - 0"	9769 SF	0 SF	9769 SF	12	-
R07	172' - 0"	9769 SF	0 SF	9769 SF	12	-
R06	162' - 0"	9769 SF	0 SF	9769 SF	12	-
R05	152' - 0"	9769 SF	0 SF	9769 SF	12	-
R04	142' - 0"	9769 SF	0 SF	9769 SF	12	-
R03	132' - 0"	9769 SF	0 SF	9769 SF	12	-
R02	122' - 0"	9769 SF	0 SF	9769 SF	12	-
R01	112' - 0"	9769 SF	0 SF	9769 SF	12	-
CC2	95' - 0"	16238 SF	0 SF	16238 SF	-	6
R00	84' - 0"	16058 SF	0 SF	16058 SF	-	6
M01	75' - 0"	2962 SF	0 SF	2962 SF	-	-
P01	66' - 0"	17851 SF	14002 SF *	3849 SF	-	-
<b>TOTAL</b>		<b>188537 SF</b>	<b>14002 SF *</b>	<b>174535 SF</b>	<b>164 UNITS</b>	<b>12 TOWNHOMES</b>

\* UNDERGROUND ACCESSORY PARKING AND RELATED STRUCTURES SUCH AS STAIR, LOBBIES AND MECHANICAL SPACES.

207 N Natrona St  
Philadelphia, Pennsylvania  
Street View - Aug 2014



Copyright Google

207 Natrona Street



Copyright Google

218 N 32<sup>nd</sup> St



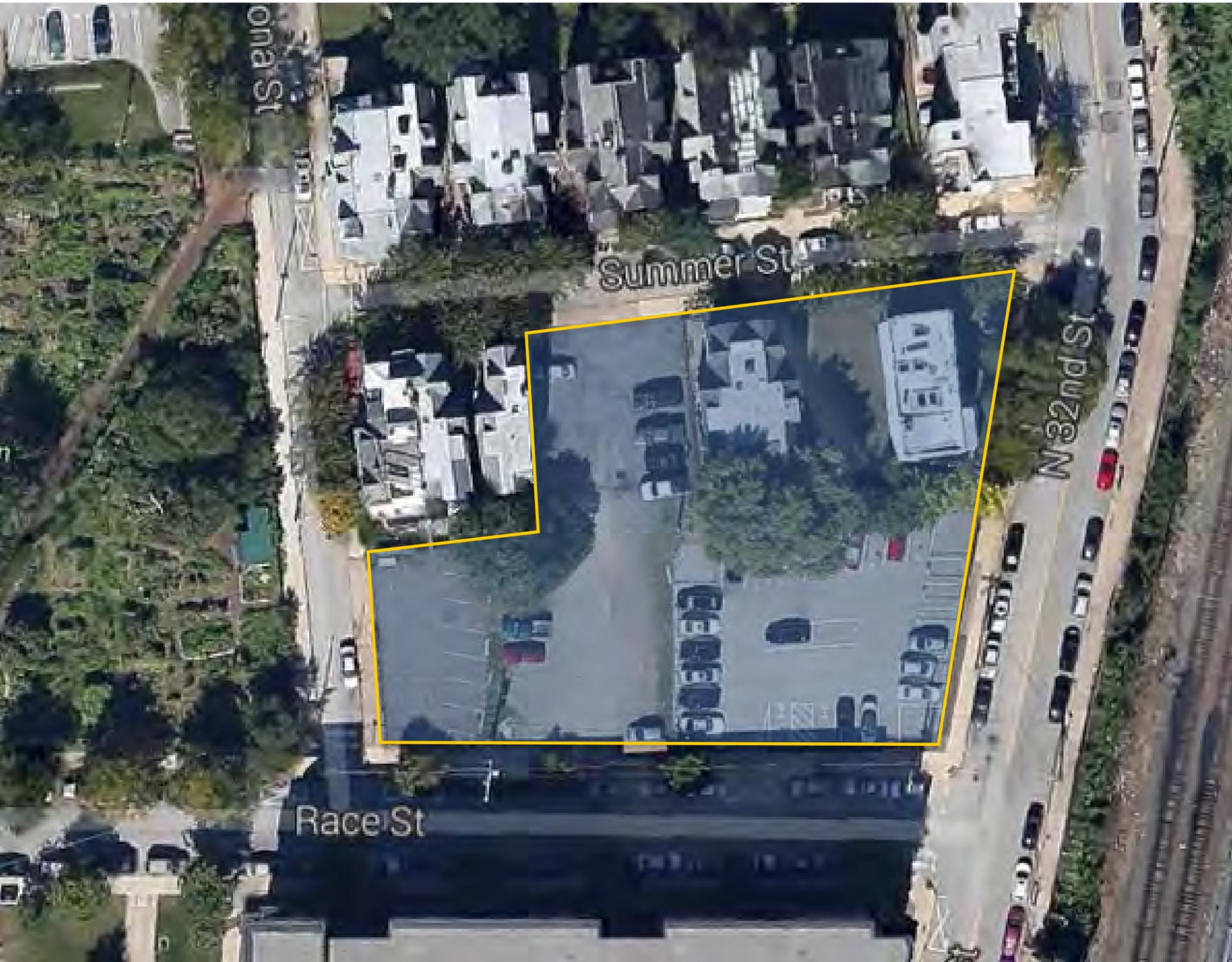
Copyright Google

3206 Summer St



Copyright Google

3218 Summer Street



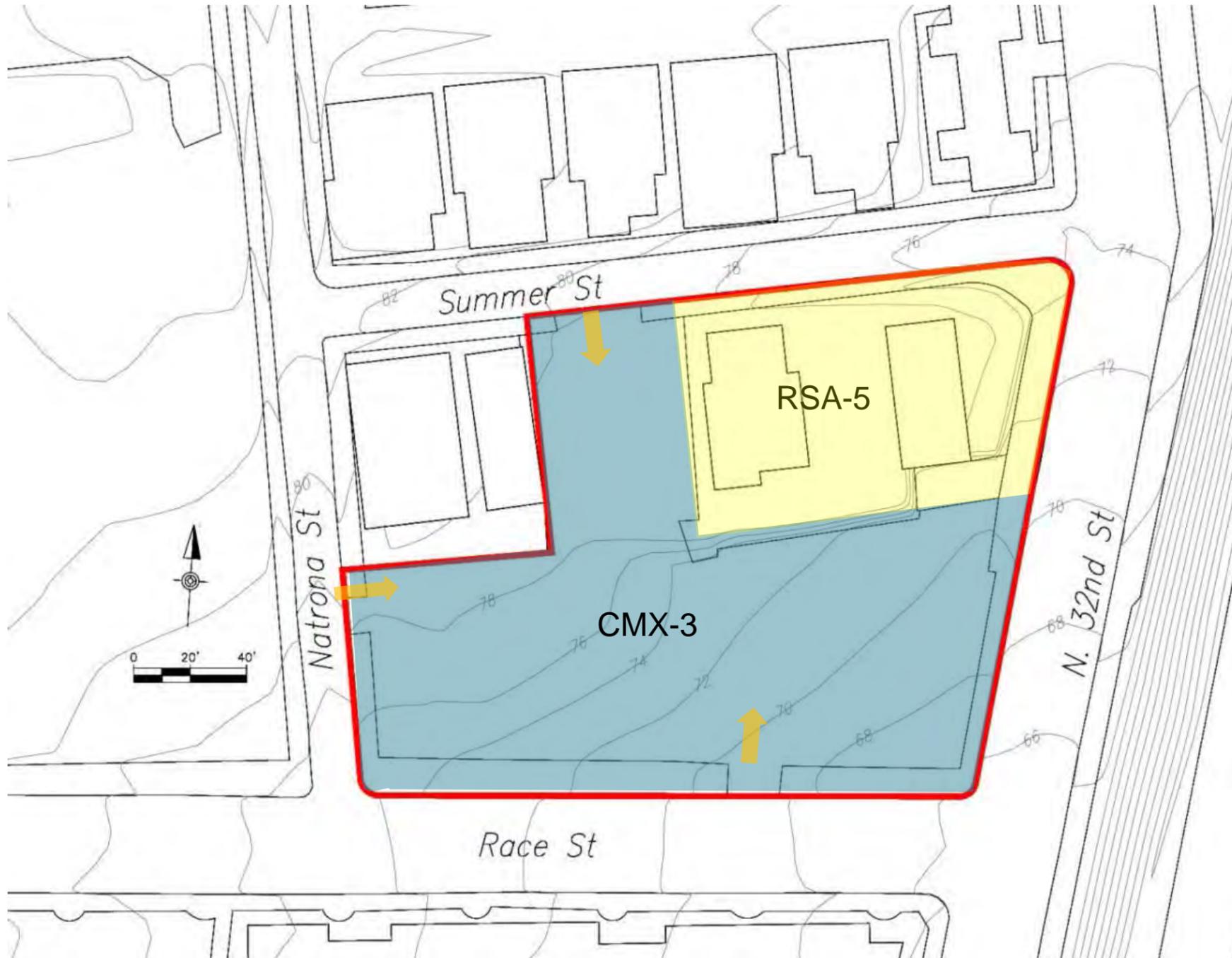
Zoning: **RSA-5** [8,412 SF]

- Use: Single-Family Residential
- Height Limit: 38' Max
- Coverage: 75% (80% for Corner)
- Parking: None
- Min. Lot Width: 16'

Zoning: **CMX-3** [21,201 SF]

- Use: Child Care & Multi-Family Permitted
- Height Limit: None
- FAR: 500%
- Coverage: 80%
- Parking: Residential (3 per 10 un.)
- Loading Requirement:
  - 1 Bay (Res. 100,000-150,000SF)
  - 2 Bays (Res. >150,000SF)

## ZONING – EXISTING CONDITIONS



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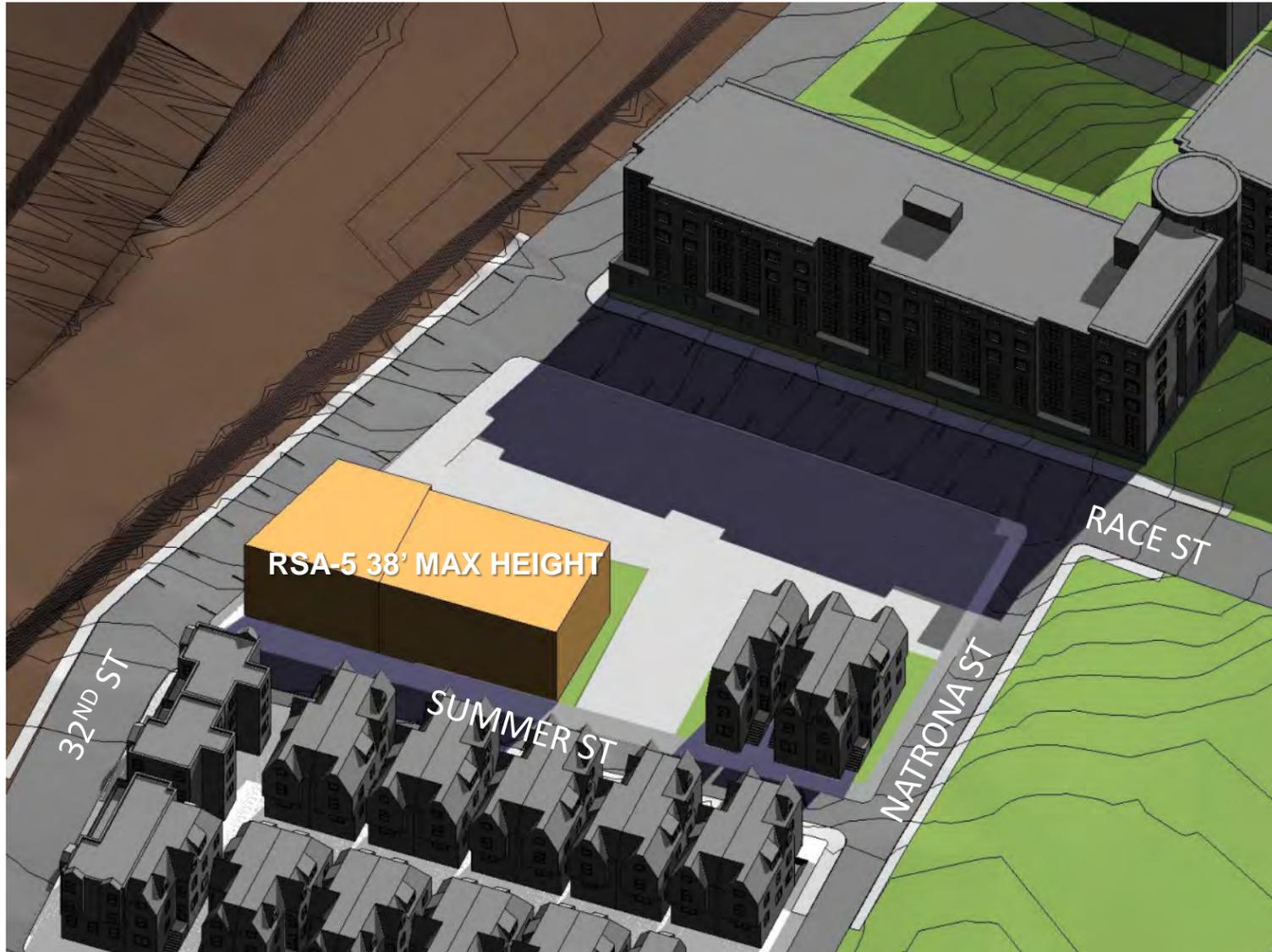
## BUILDING MASS - PROCESS



- Zoning: **RSA-5** [8,412 SF]
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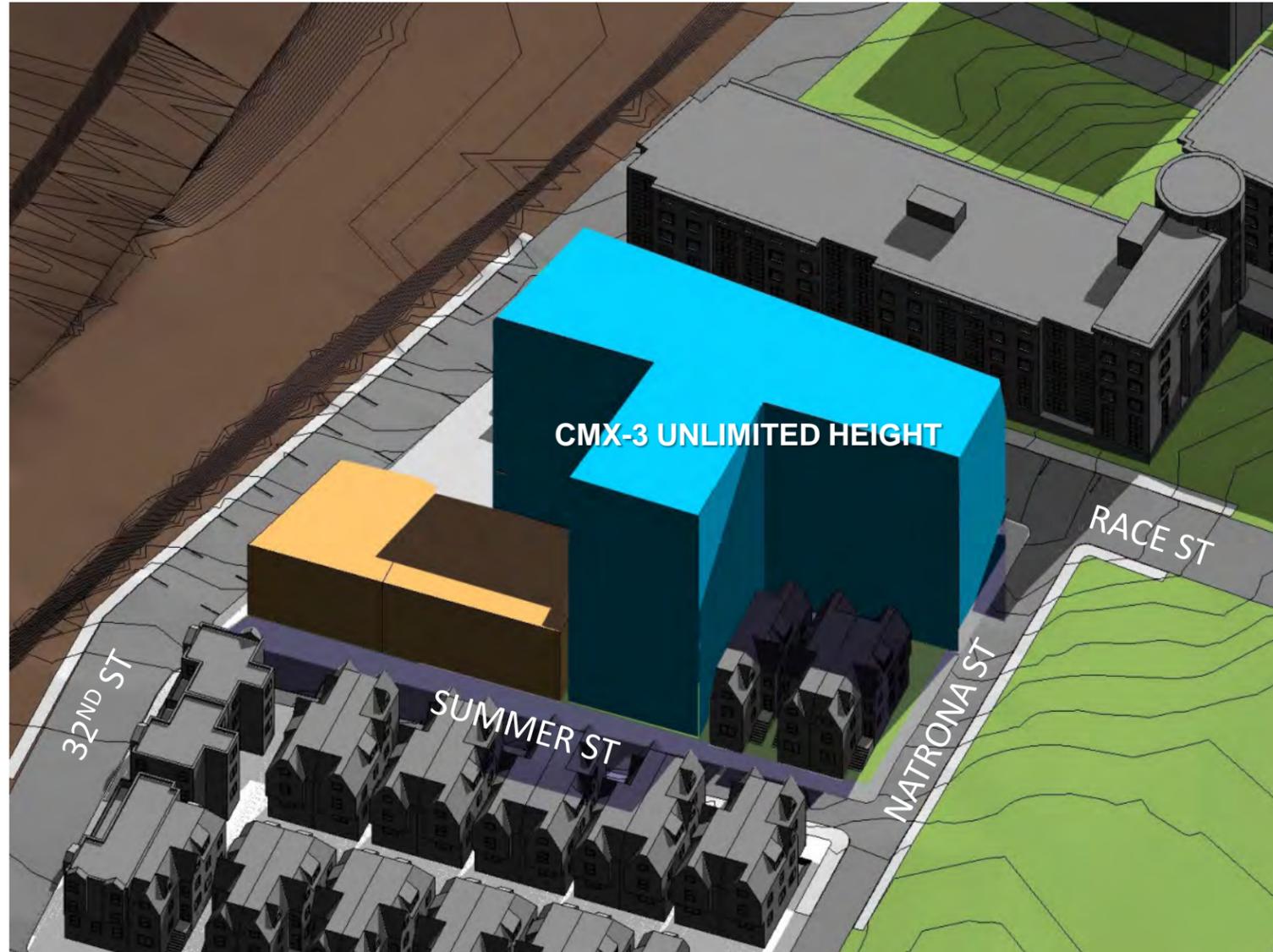
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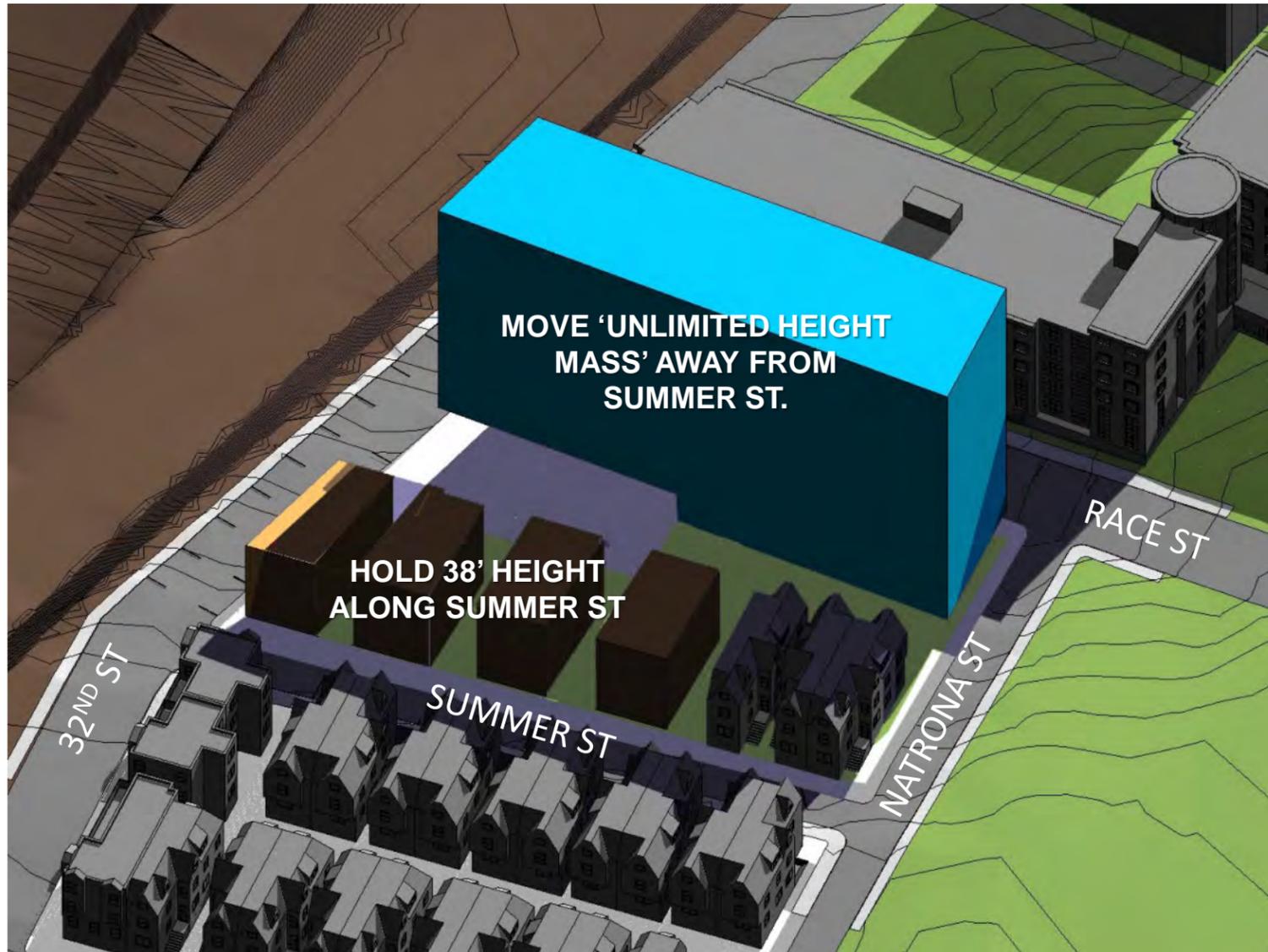
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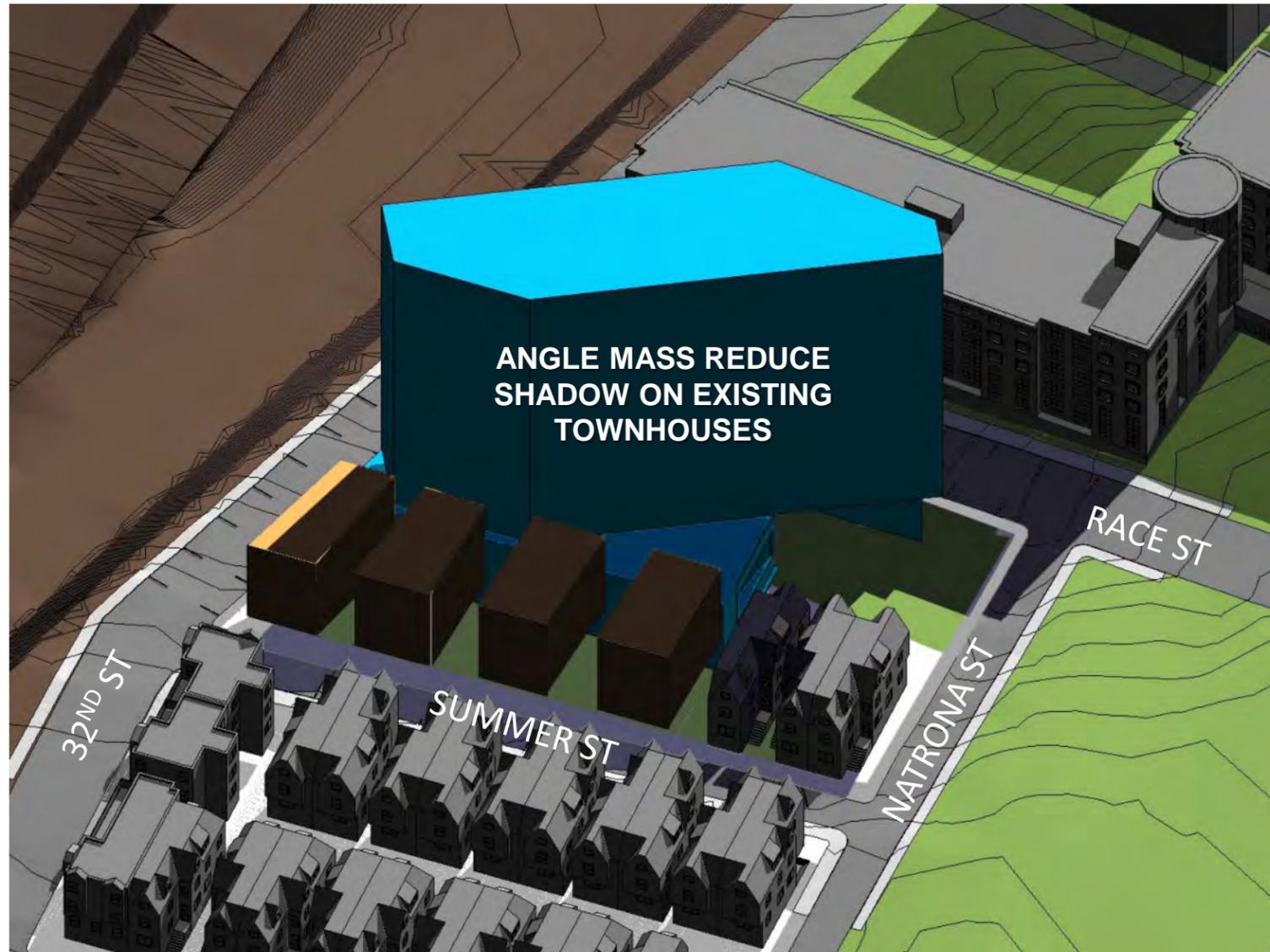
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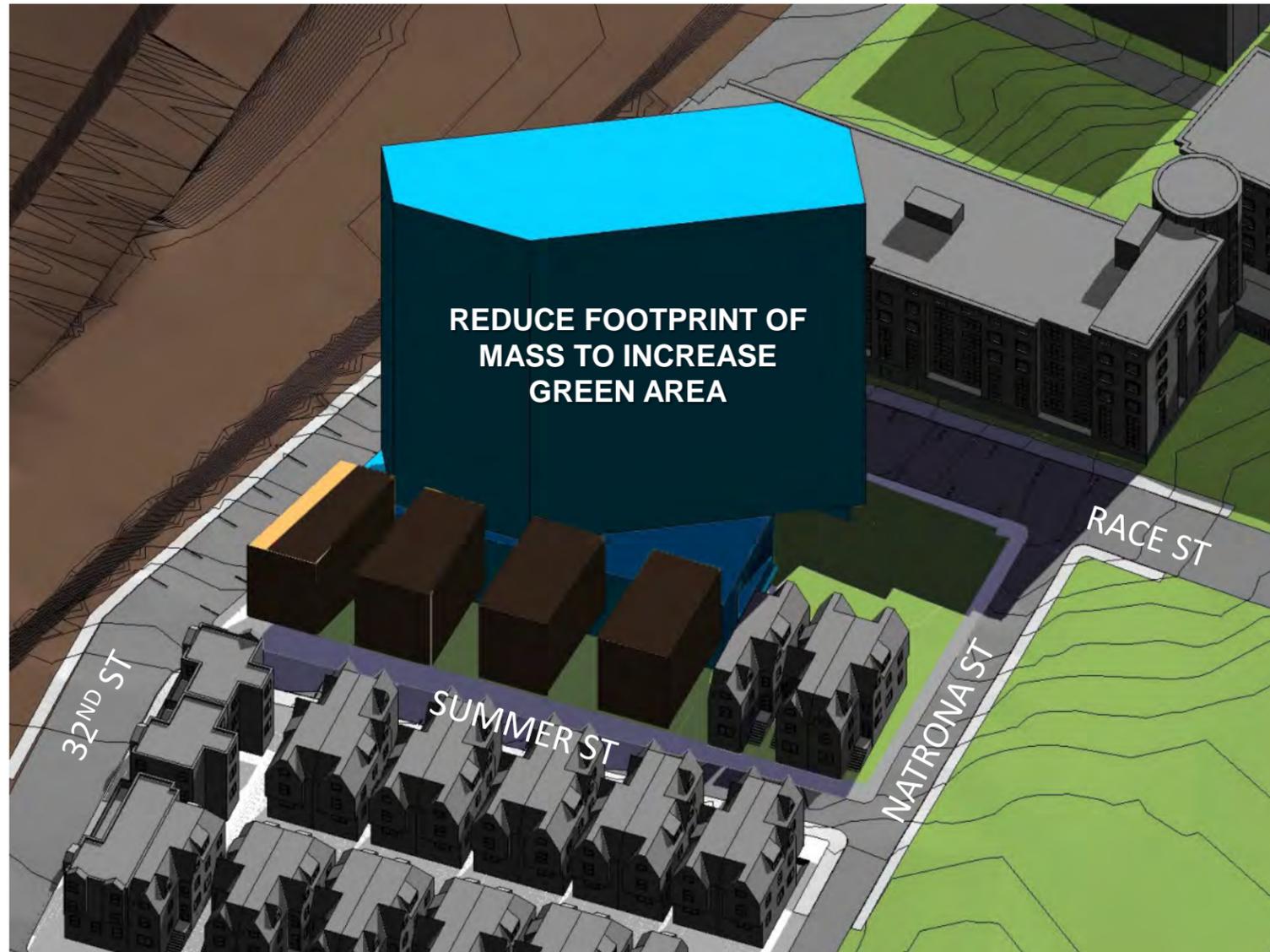
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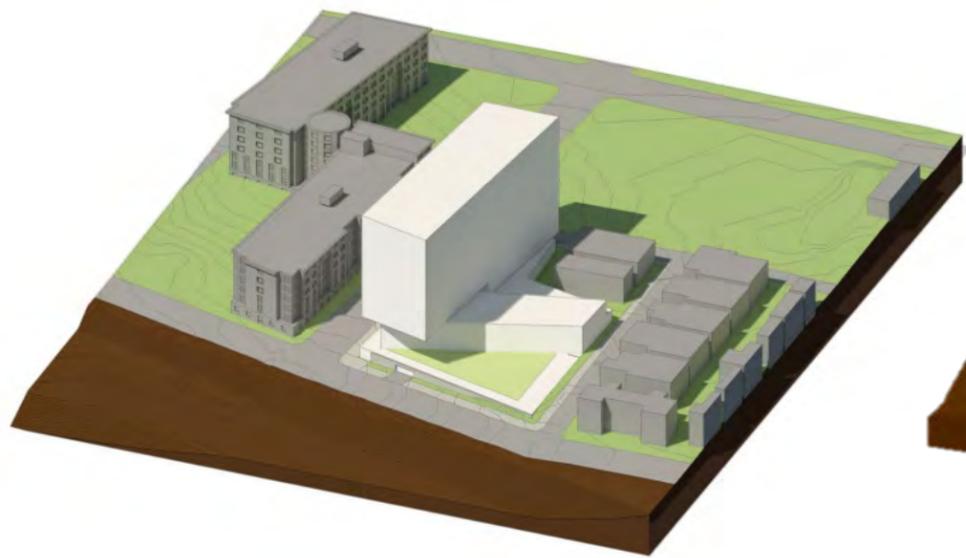
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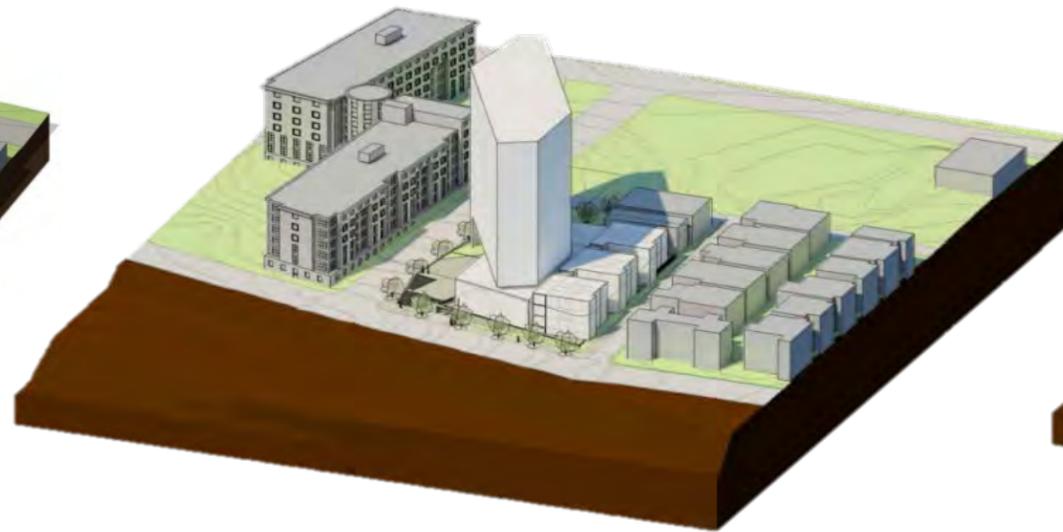
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  - 500% FAR
  - 80% Coverage
  - Parking: Residential (3 per 10 units)

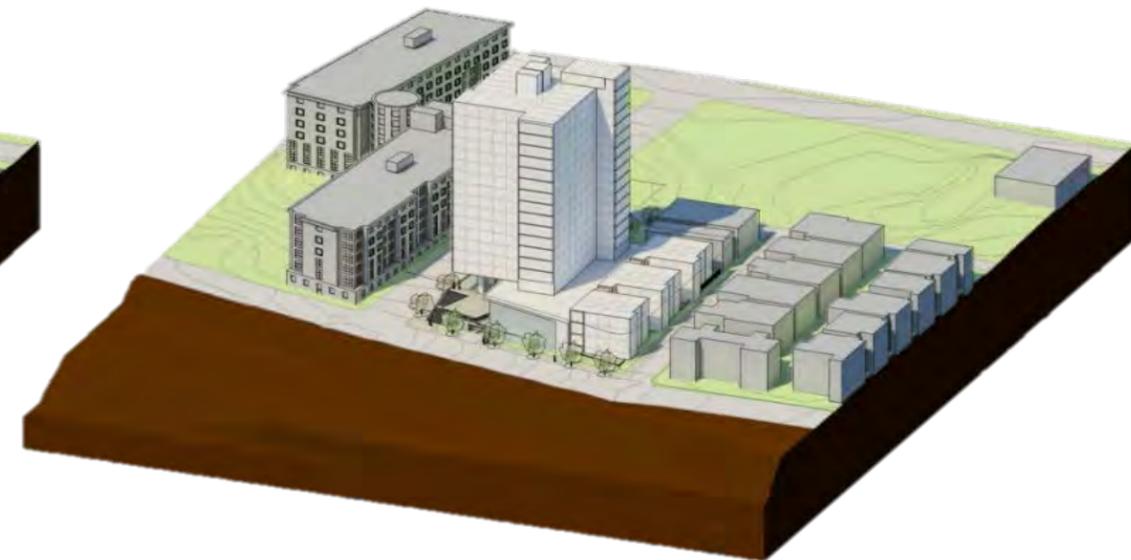
# PLANNING ALTERNATES



SCHEME A

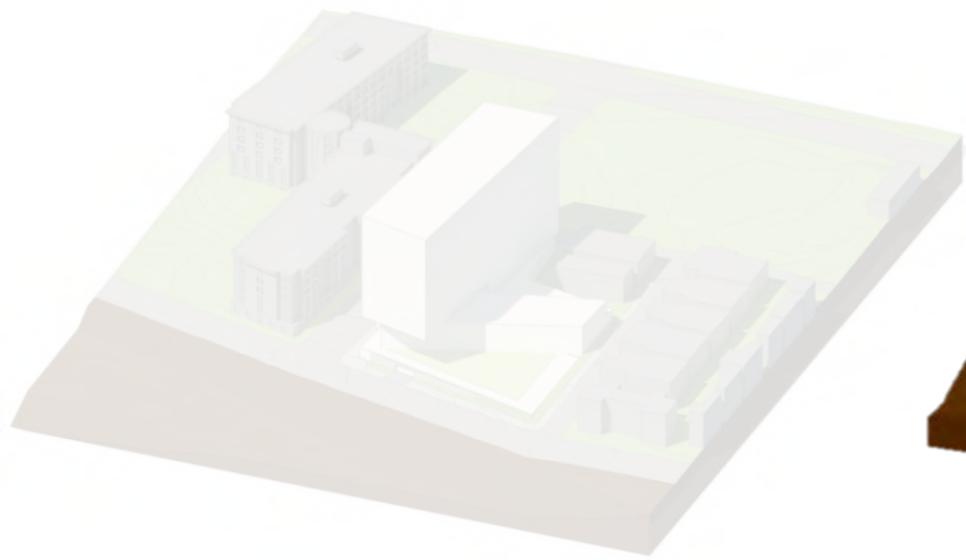


SCHEME B

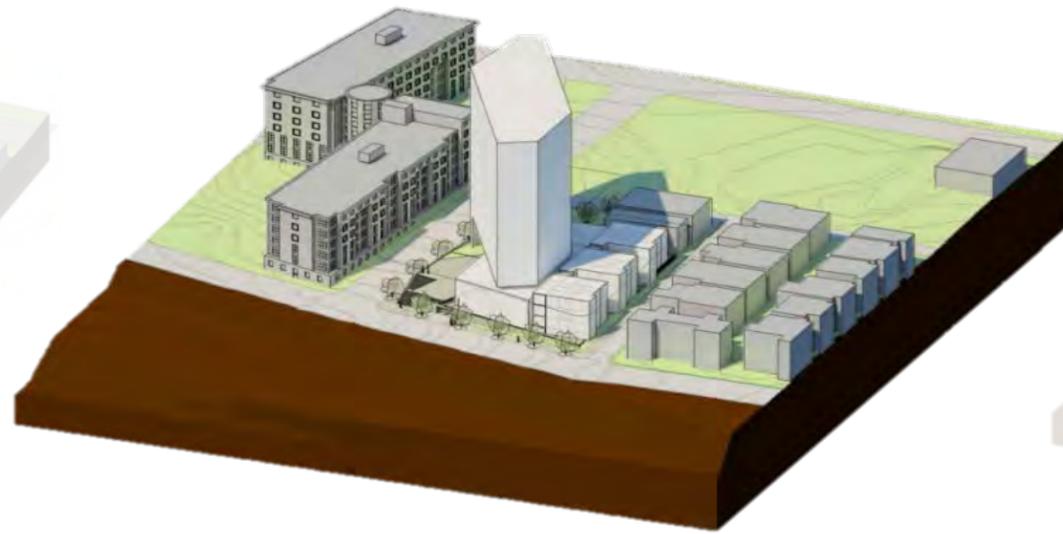


SCHEME C

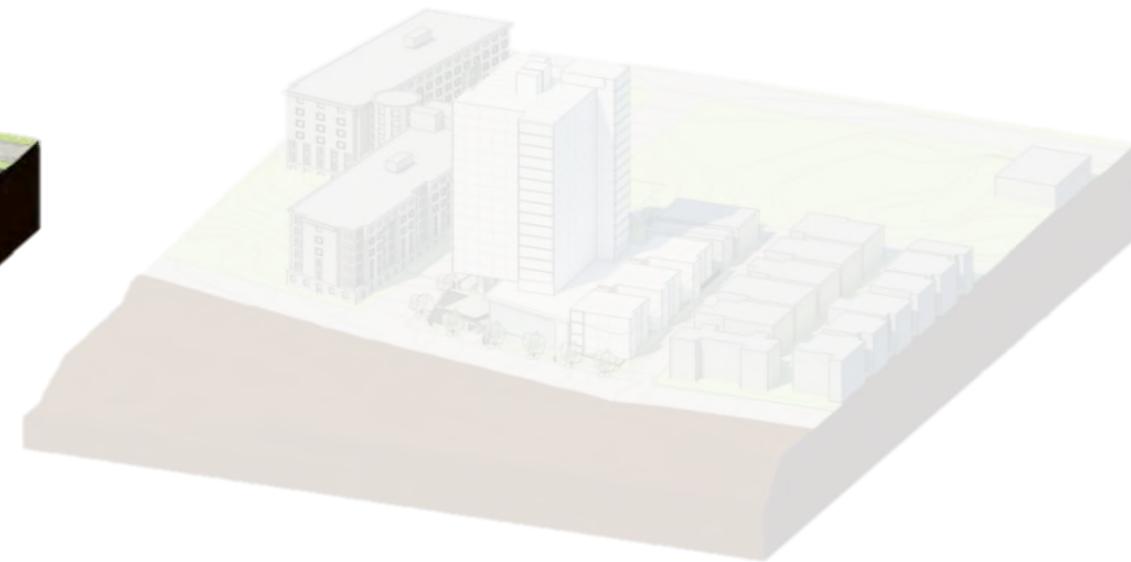
# PLANNING ALTERNATES



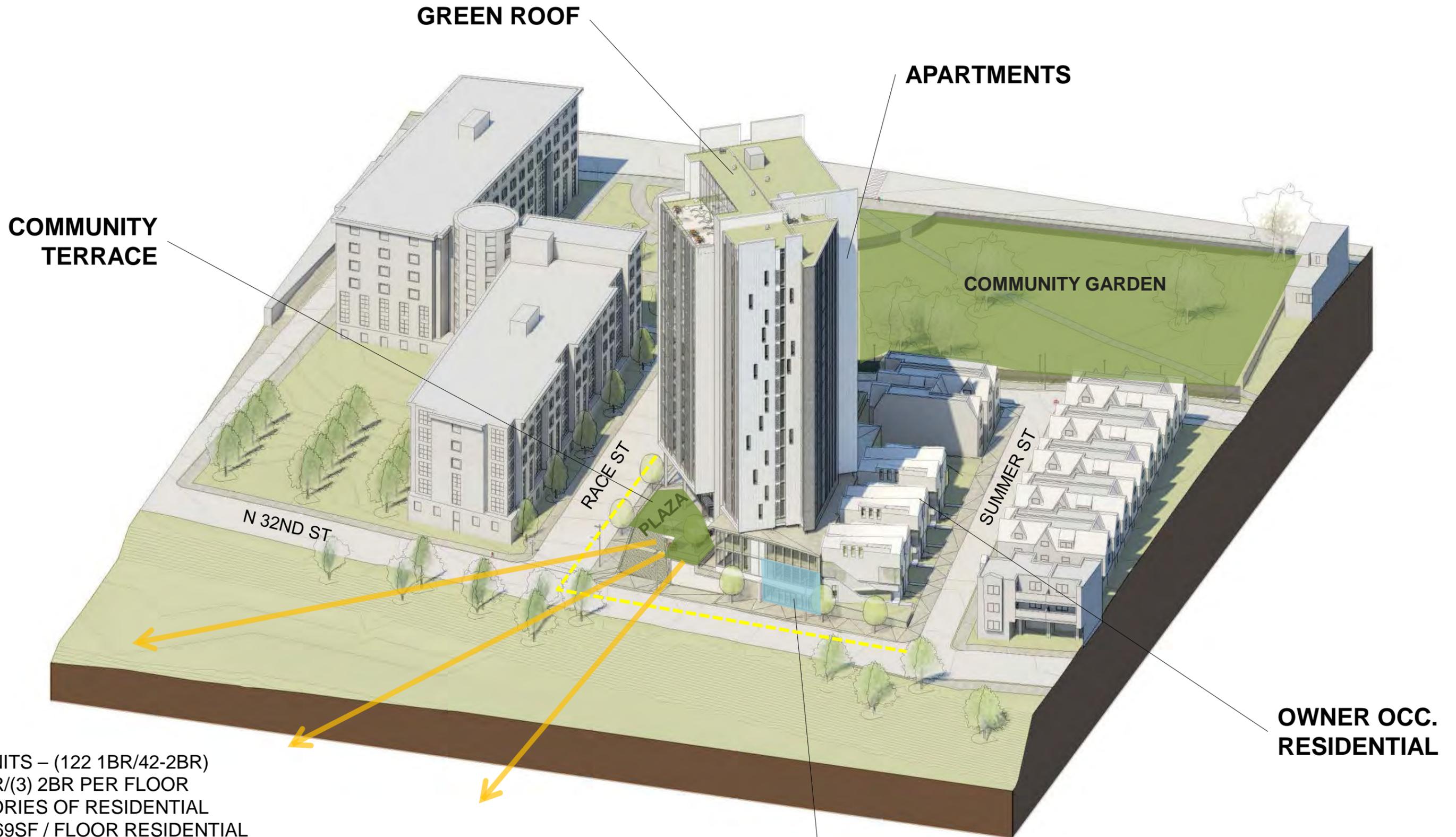
SCHEME A



SCHEME B



SCHEME C



**COMMUNITY TERRACE**

**GREEN ROOF**

**APARTMENTS**

**COMMUNITY GARDEN**

N 32ND ST

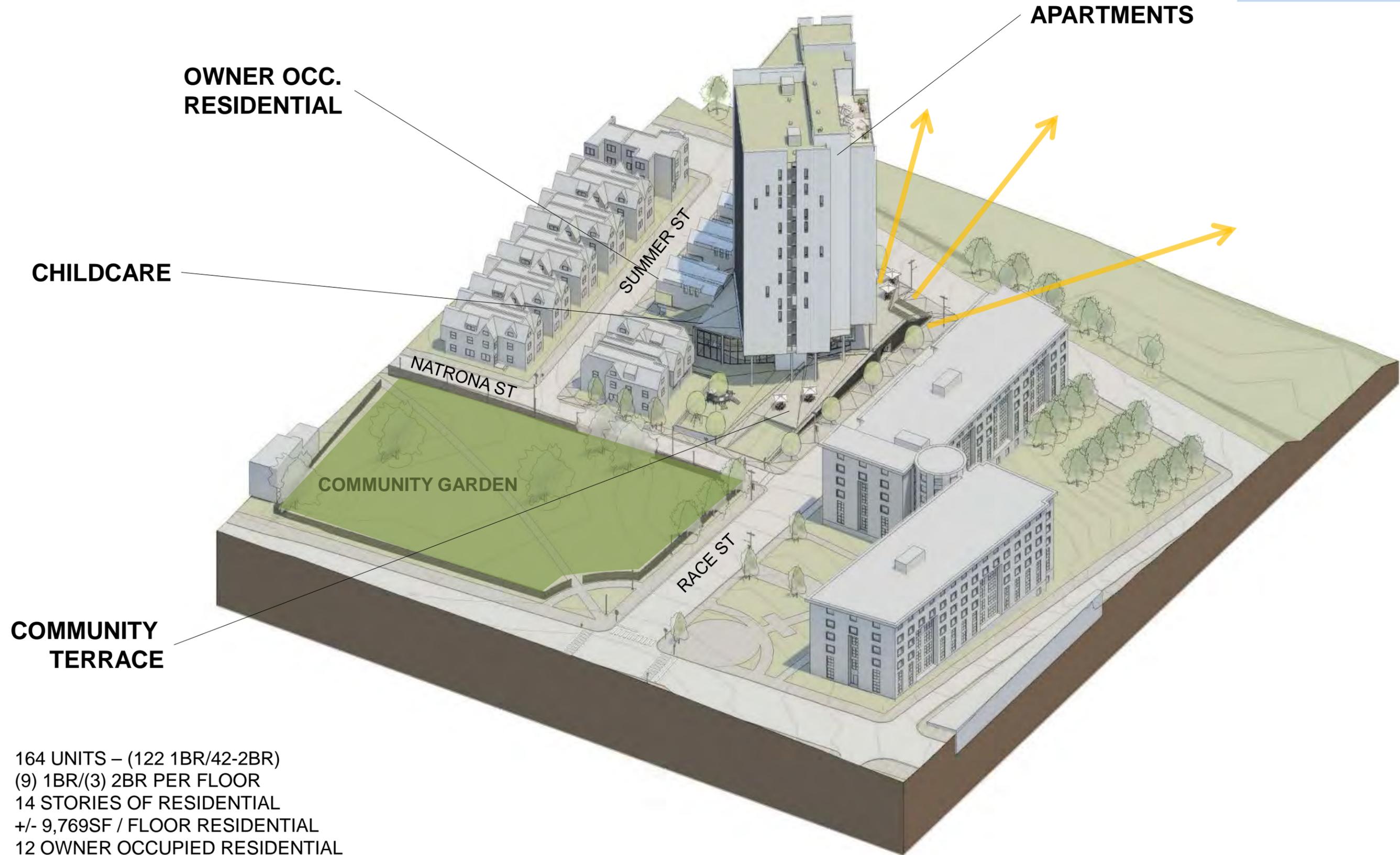
RACE ST

PLAZA

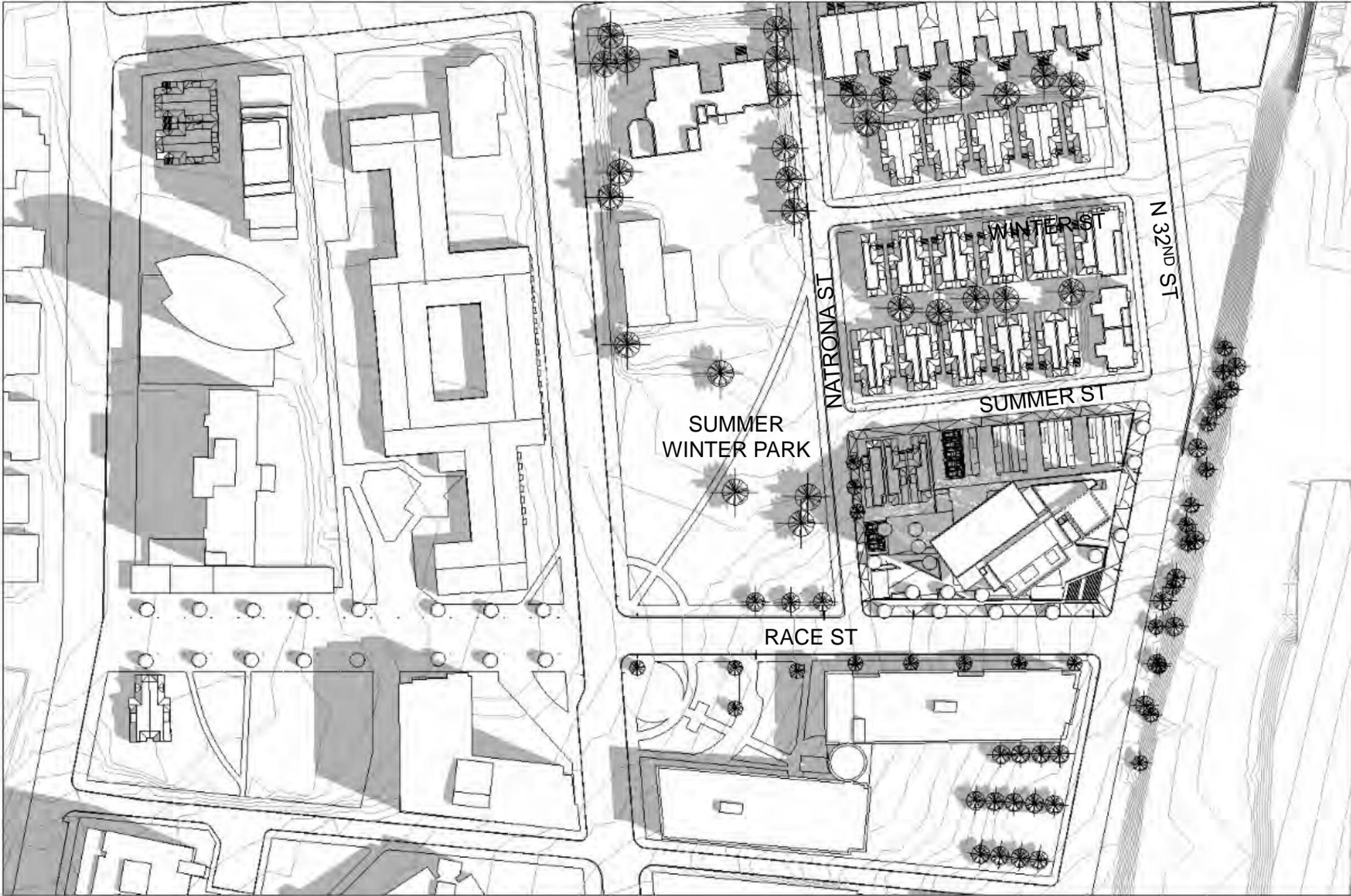
SUMMER ST

**OWNER OCC. RESIDENTIAL**

164 UNITS – (122 1BR/42-2BR)  
(9) 1BR/(3) 2BR PER FLOOR  
14 STORIES OF RESIDENTIAL  
+/- 9,769SF / FLOOR RESIDENTIAL  
12 OWNER OCCUPIED RESIDENTIAL

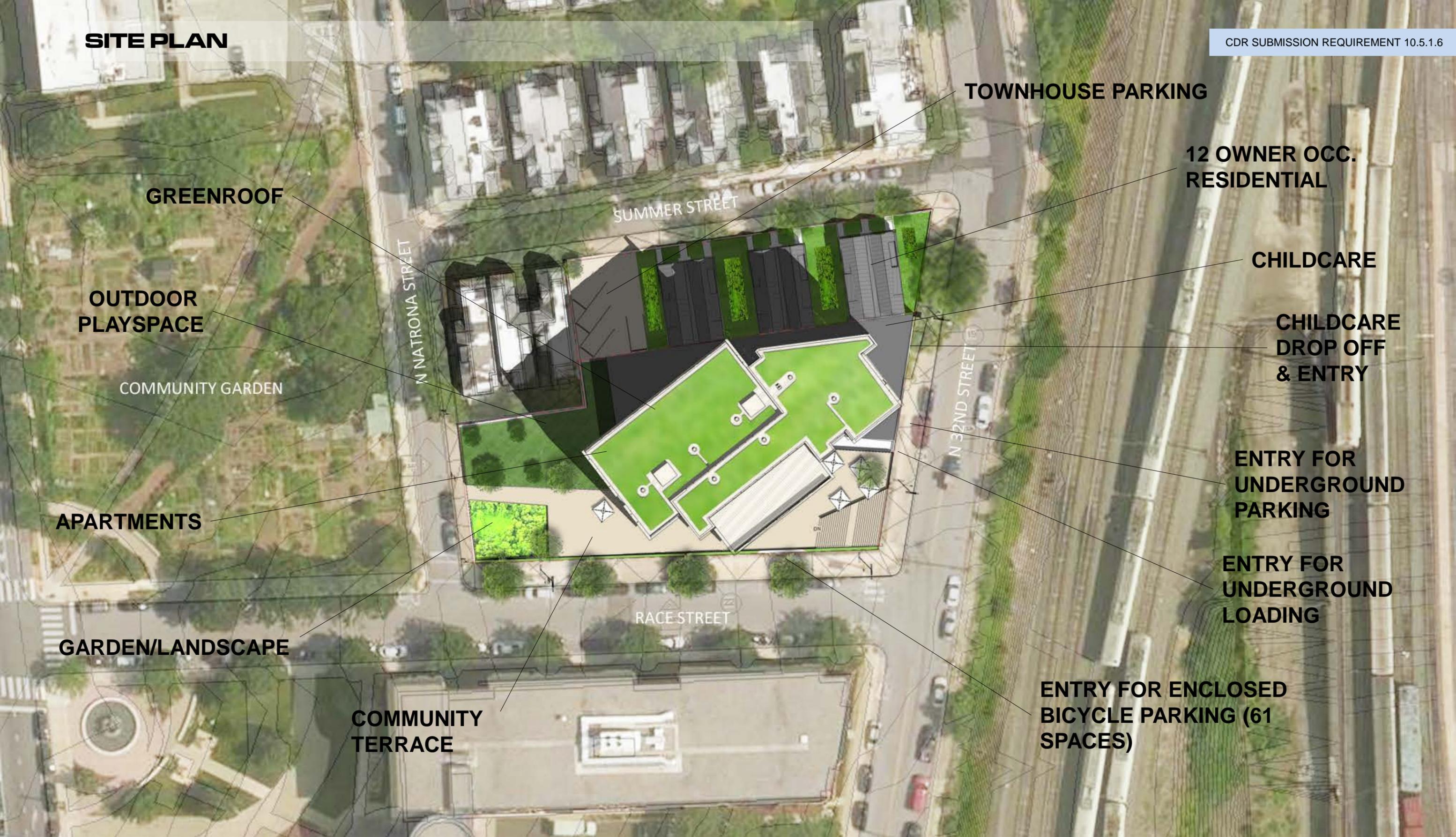


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14 STORIES OF RESIDENTIAL  
+/- 9,769SF / FLOOR RESIDENTIAL  
12 OWNER OCCUPIED RESIDENTIAL



**SITE PLAN**

CDR SUBMISSION REQUIREMENT 10.5.1.6



**TOWNHOUSE PARKING**

**12 OWNER OCC. RESIDENTIAL**

**CHILDCARE**

**CHILDCARE DROP OFF & ENTRY**

**ENTRY FOR UNDERGROUND PARKING**

**ENTRY FOR UNDERGROUND LOADING**

**ENTRY FOR ENCLOSED BICYCLE PARKING (61 SPACES)**

**GREENROOF**

**OUTDOOR PLAYSACE**

**COMMUNITY GARDEN**

**APARTMENTS**

**GARDEN/LANDSCAPE**

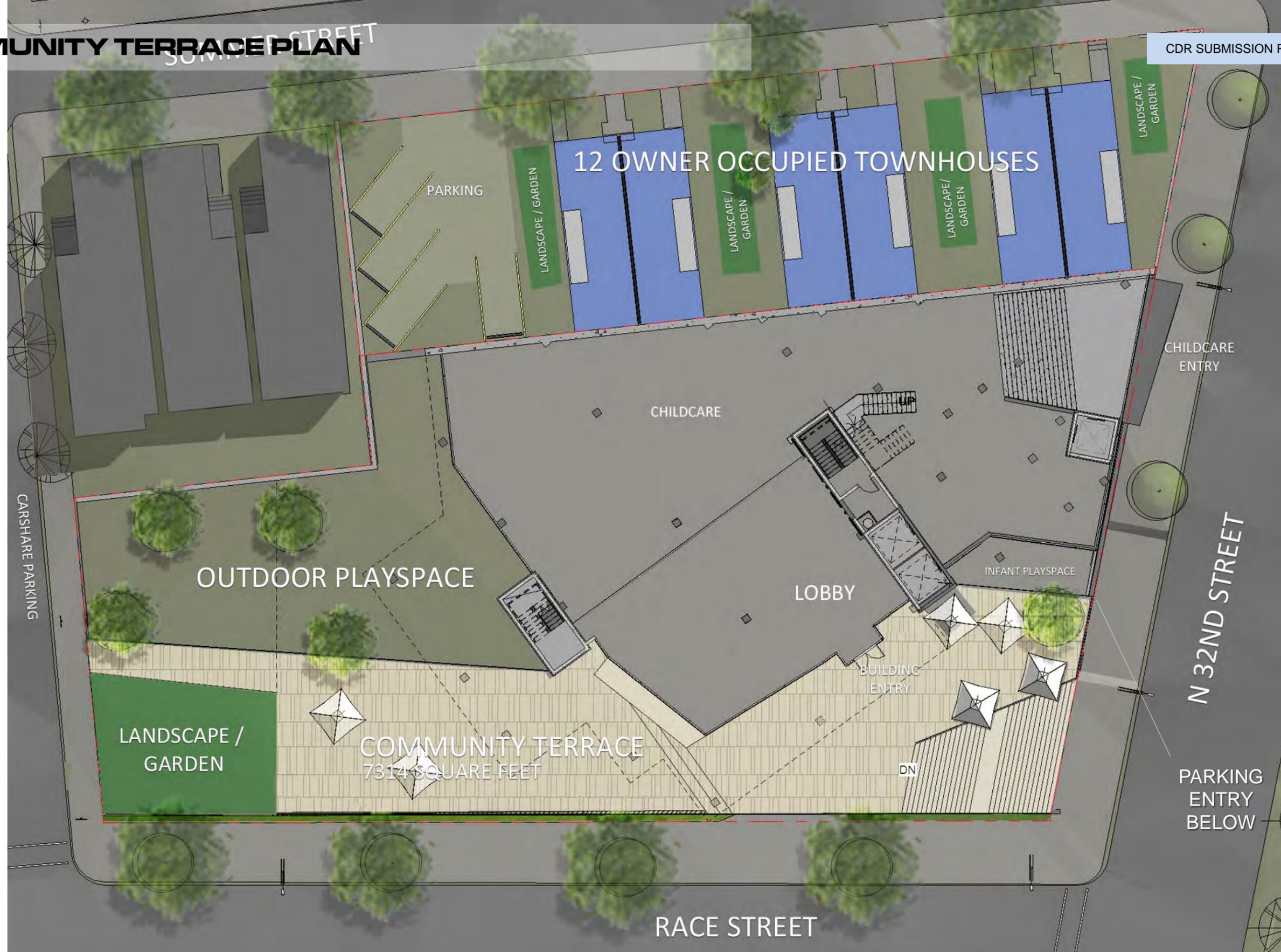
**COMMUNITY TERRACE**

SUMMER STREET

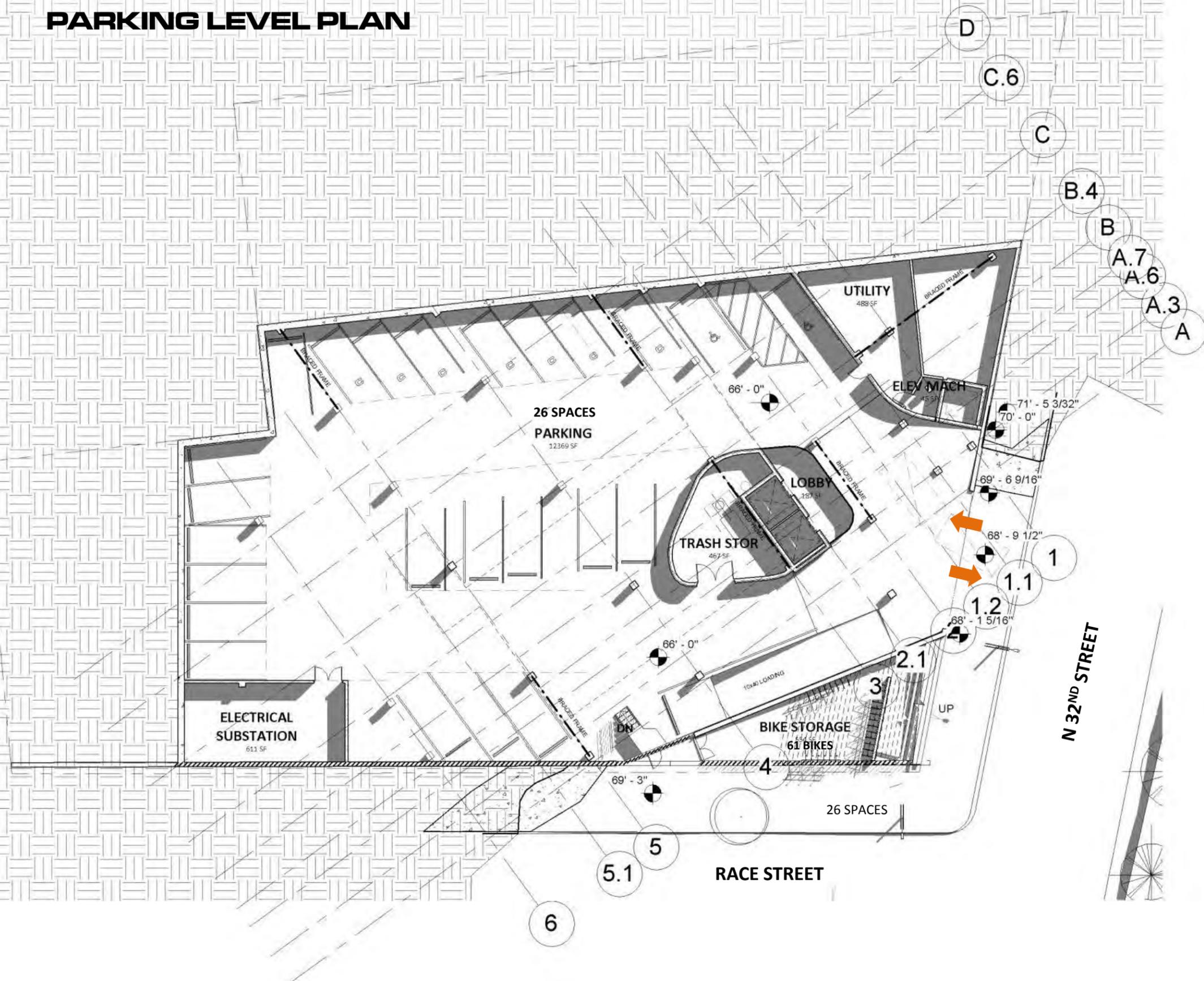
N NATRONA STREET

RACE STREET

N 32ND STREET



# PARKING LEVEL PLAN



## Parking Calculation

Residential Uses: 3 spaces per 10 dwelling units  
 176 Units (164 Tower + 12 Townhouse) x .3 = 53

Less 2 carshare spaces x 4 = (8)  
Less bike spaces = (5)  
 Spaces reduced = (13)

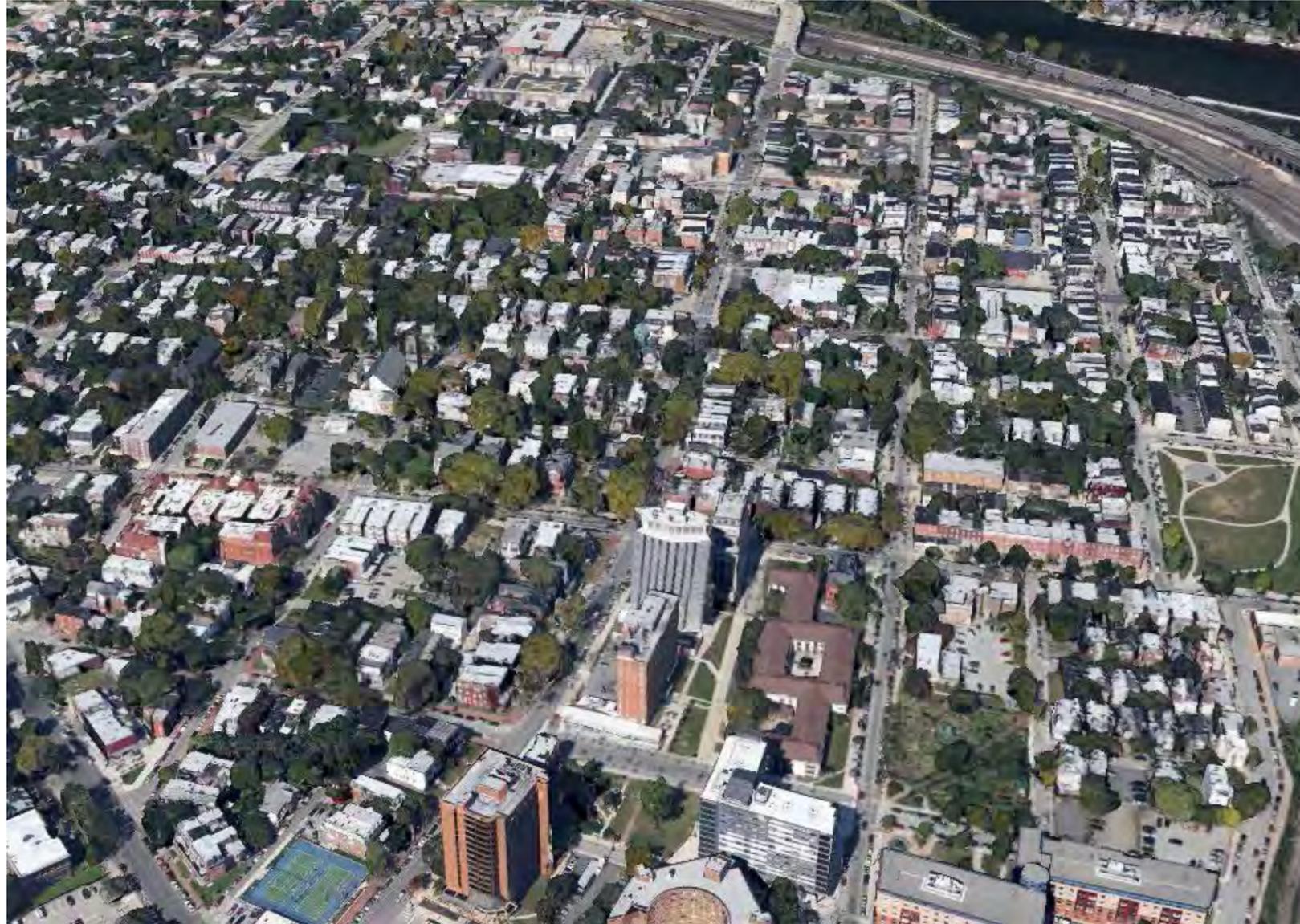
Total parking required = 40

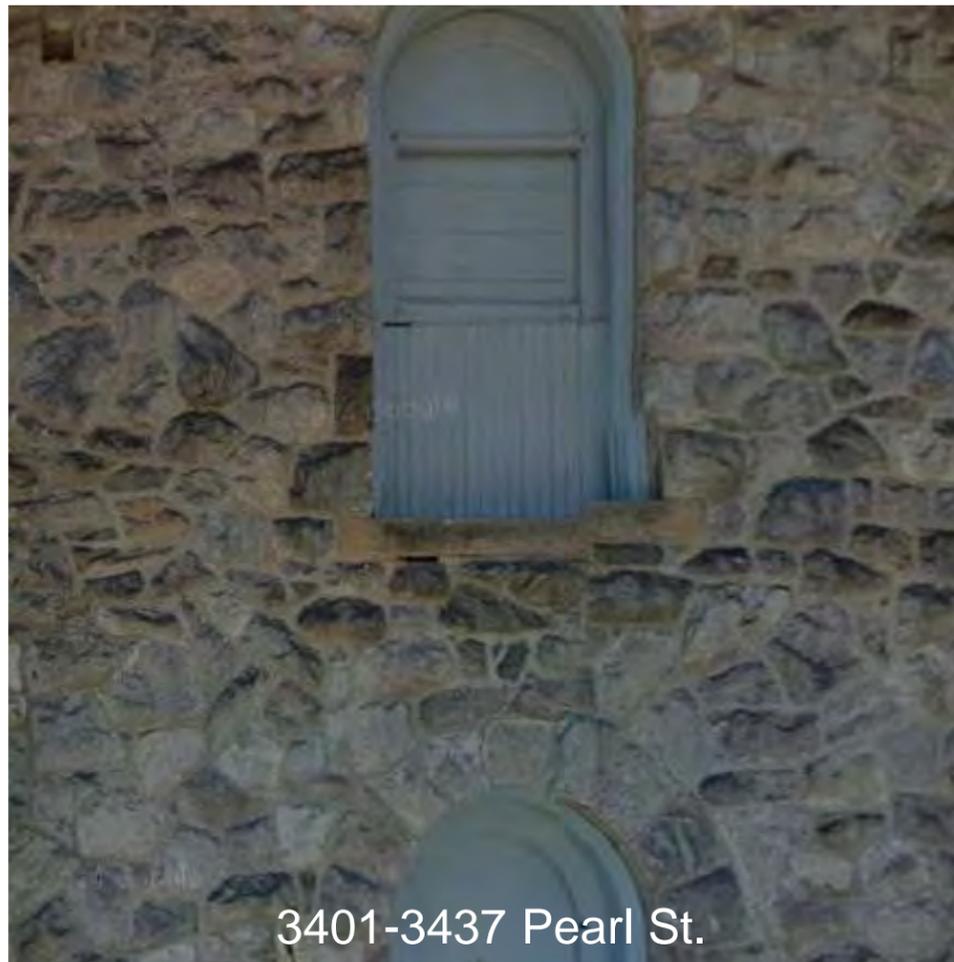
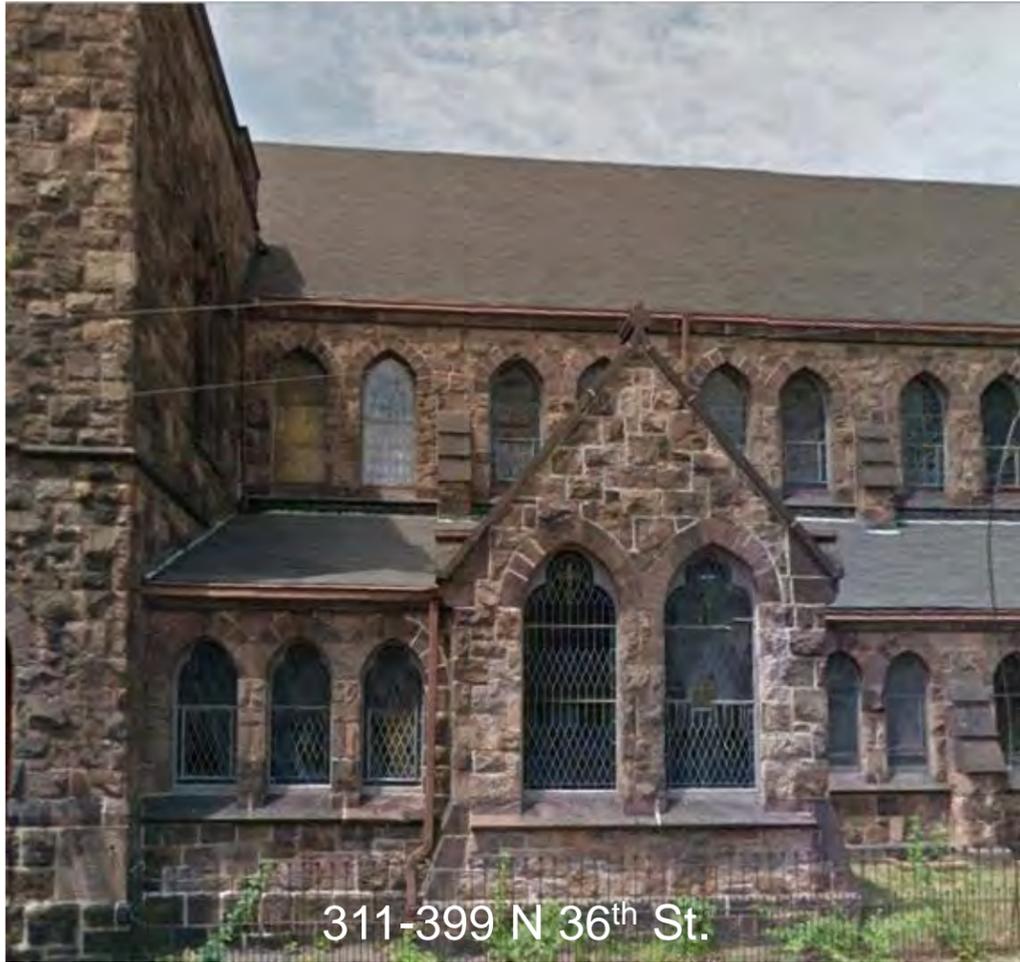
Parking provided @ grade = 4  
Parking provided underground = 26

Total parking provided = 30

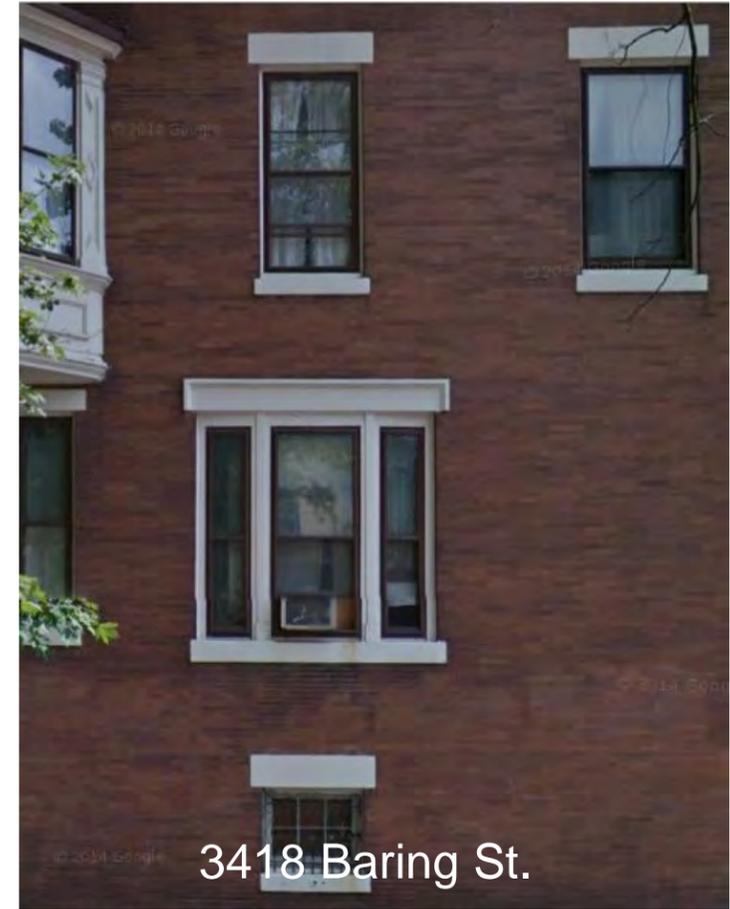
Total carshare parking provided @ grade = 2

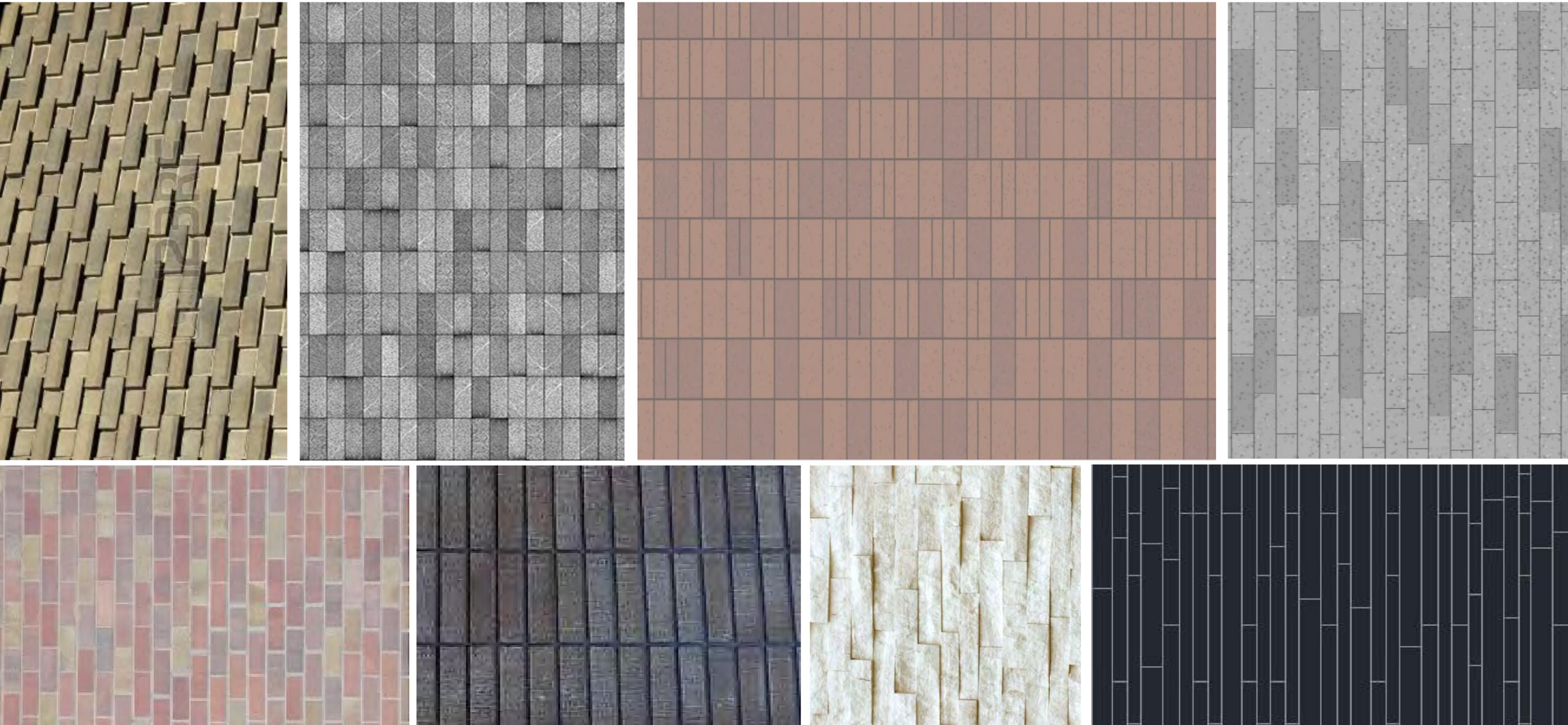
# POWELTON VILLAGE – CONTEXT AND MATERIALS

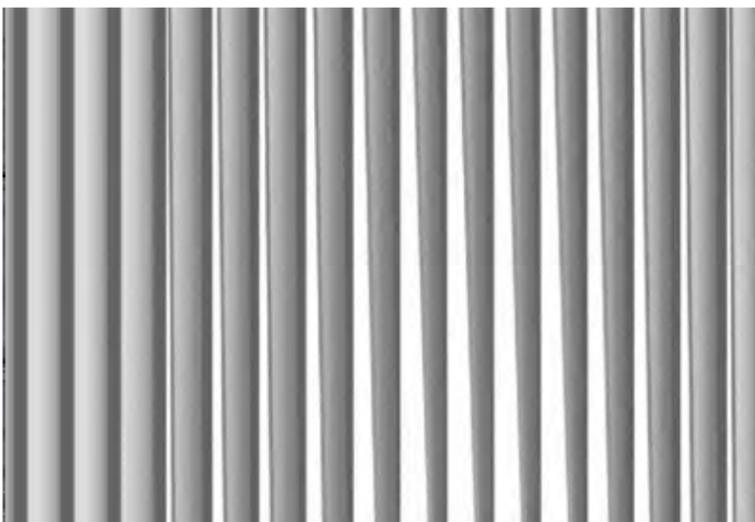










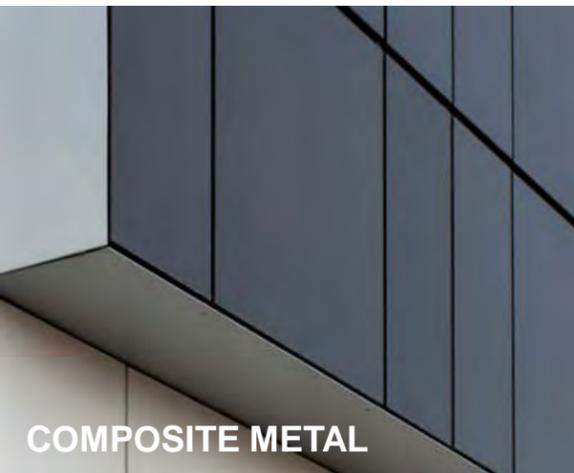




# ABOVE 32<sup>ND</sup> ST LOOKING WEST

## MATERIAL 'A' OPTIONS:

THE EAST AND WEST FAÇADE ACTS AS 'SHELL' AND IS LESS OPEN THAN THE NORTH AND SOUTH, WHICH FURTHER BREAKS UP THE PERCEIVED MASS; IT ALSO REDUCES SOLAR GAIN.



# 32<sup>ND</sup> ST LOOKING WEST

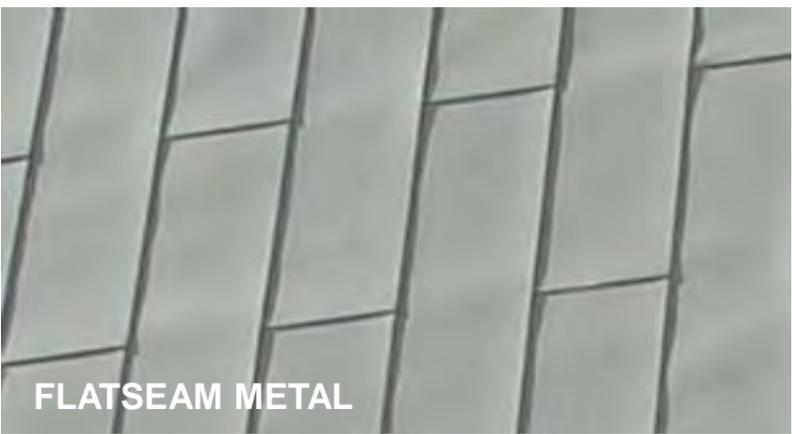
CDR SUBMISSION REQUIREMENT 10.5.1.9

## MATERIAL 'B' OPTIONS:

THE NORTH & SOUTH FACADES (THE SHORT END OF THE RESIDENTIAL UNITS) CONSISTS OF FLOOR TO CEILING GLASS MIXED WITH A MORE ARTICULATED METAL OR MASONRY TILE; MAXIMIZING THE DAYLIGHTING OPPORTUNITY AND PRESENTING A FEELING OF OPENNESS.



BRICK TILE VENEER



FLATSEAM METAL

## MATERIAL 'C':

ALONG RACE ST, A PLANTING STRIP GROWS INDIGENOUS CLIMBING PLANTS. PERFORATED METAL FINNS PROVIDE THE VERTICAL CLIMBING SURFACE.



GREEN FACADE



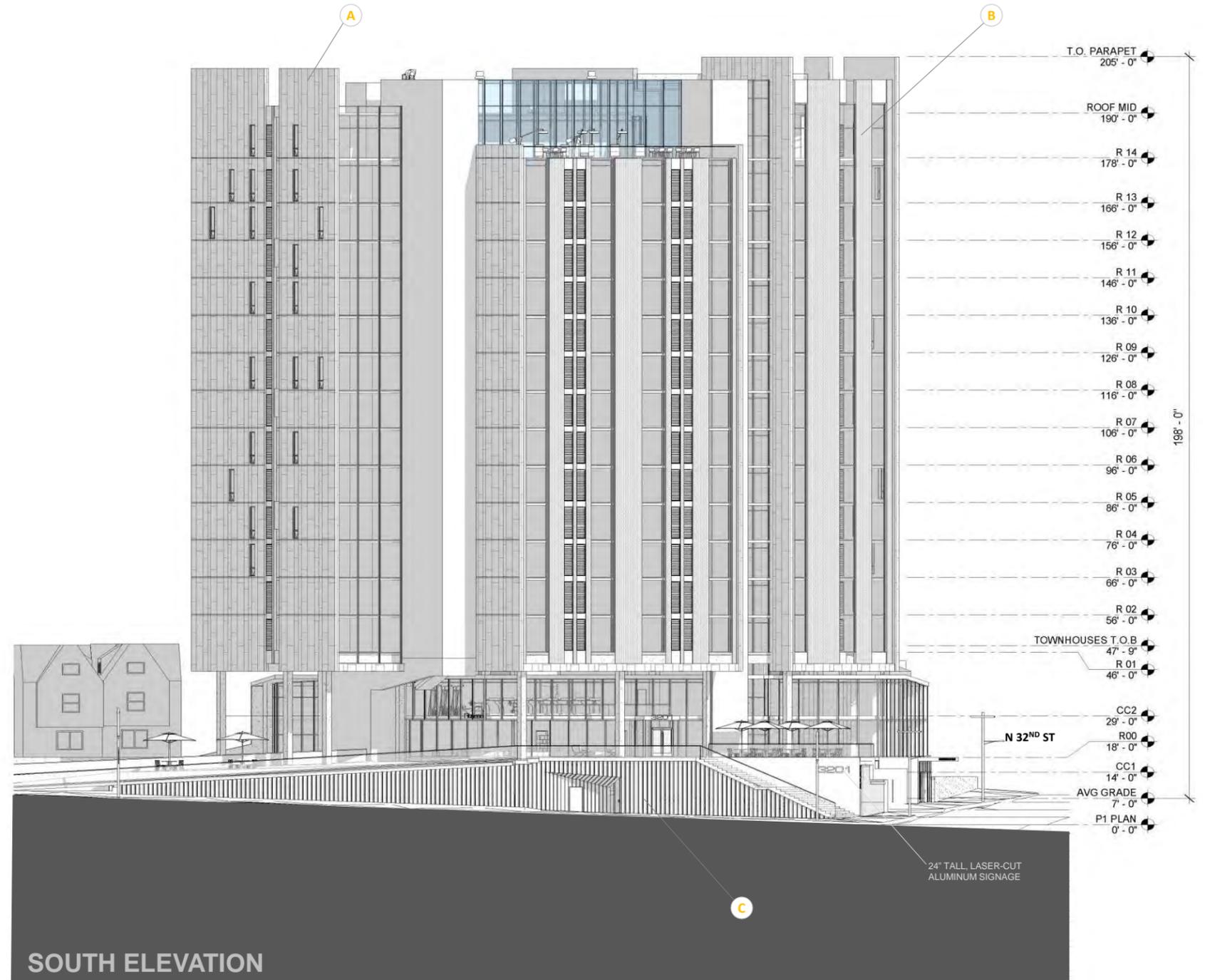
# GARDEN LOOKING EAST

CDR SUBMISSION REQUIREMENT 10.5.1.9



# EXTERIOR ELEVATIONS

CDR SUBMISSION REQUIREMENT 8.2.3.7 & 10.5.1.7





# LATERAL SITE SECTION

CDR SUBMISSION REQUIREMENT 8.2.3.8 & 10.5.1.7



# LONGITUDINAL SITE SECTION

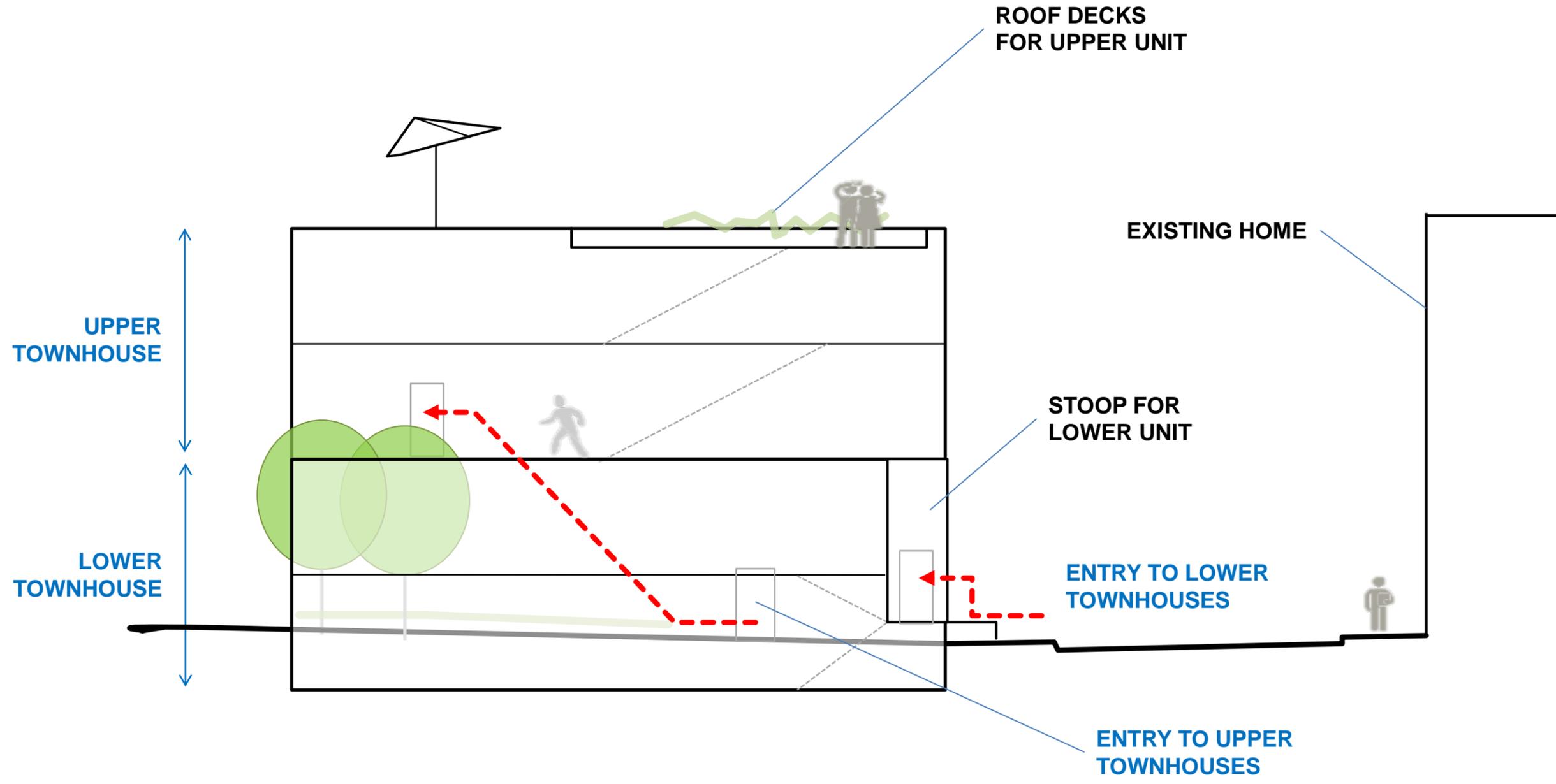
CDR SUBMISSION REQUIREMENT 8.2.3.8 & 10.5.1.7





164 UNITS – (122 1BR/42-2BR)  
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12 OWNER OCCUPIED RESIDENTIAL

**OWNER OCC.  
TOWNHOMES**



TOWNHOME SECTIONAL DIAGRAM



Re4a.com

**FIBER CEMENT PANEL**



**MASONRY**



**VIEW LOOKING WEST ON SUMMER STREET**

## OBJECTIVES

- **Community Based Childcare for 150-164 Children**  
(Scholarships to Eligible Families)
- **Maximize Community Open Space** More  
Costly Underground Parking
- **Provide Market-rate Housing**  
Restrict Leasing to Preclude Undergraduate Students
- **Incorporate For-sale Townhomes**  
12 to be Marketed to the Community
- **Preserve Community Park Solar Access**
- **Adhere to a Sustainable Approach to Design and Construction**  
Although actual certification will not be pursued, environmentally conscientious decisions will consequently increase efficiency and decrease long term cost of the development as a whole.
- **Provide Car Share For The Community**

RP  
G | Radnor  
Property  
Group LLC

***emArchitecture***

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## GENERAL PROJECT INFORMATION

1. PROJECT NAME  
3201 Race Street
2. DATE  
3/16/15
3. APPLICANT NAME  
Radnor Property Group LLC
5. PROJECT AREA: list precise street limits and scope  
North of Race Street between 32nd St and Natrona St.
4. APPLICANT CONTACT INFORMATION  
100 W Lancaster Ave., Suite 100 Wayne PA 19087
6. OWNER NAME  
Drexel University c/o Radnor Property Group LLC
7. OWNER CONTACT INFORMATION  
100 W Lancaster Ave., Suite 100 Wayne PA 19087
8. ENGINEER / ARCHITECT NAME  
Boles, Smyth Associates, Inc.
9. ENGINEER / ARCHITECT CONTACT INFORMATION  
Tim Boles, 2400 Chestnut Street, Philadelphia, PA 19103 215-561-2644, tfboles@bolessmyth.com
10. 10. STREETS: List the streets associated with the project. Complete Street Types can be found at [www.phila.gov/map](http://www.phila.gov/map) under the "Transportation and Utilities" field. Complete Street Types are also identified in Section 3 of the Handbook.

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Race Street</u>	<u>32nd Street</u>	<u>Natrona Street</u>	<u>Local</u>
<u>32nd Street</u>	<u>Race Street</u>	<u>Summer Street</u>	<u>City Neighborhood</u>
<u>Natrona Street</u>	<u>Race Street</u>	<u>Summer Street</u>	<u>Local</u>
<u>Summer Street</u>	<u>Natrona Street</u>	<u>32nd Street</u>	<u>Local</u>

11. Does the Existing Conditions site survey clearly identify the following existing conditions?
  - 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
  - f. Building Extensions into the sidewalk, such as stairs and stoops YES  NO  N/A

### APPLICANT: General Project Information

Additional Explanation / Comments: This project involves the construction of a high-rise residential tower with an underground parking garage and 4 story townhomes.

### DEPARTMENTAL REVIEW: General Project Information

Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>Race Street</u>	<u>10' / 13' / 13'</u>	<u>13' / 13'</u>
<u>32nd Street</u>	<u>12' / 13' / 13'</u>	<u>13' / 13'</u>
<u>Natrona Street</u>	<u>10' / 7' / 7'</u>	<u>7' / 7'</u>
<u>Summer Street</u>	<u>10' / 12' / 12'</u>	<u>12' / 12'</u>

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE
	Required / Existing / Proposed
<u>Race Street</u>	<u>5' / 8' / 9'</u>
<u>32nd Street</u>	<u>6' / 9' / 9'</u>
<u>Natrona Street</u>	<u>5' / 5' / 5'</u>
<u>Summer Street</u>	<u>5' / 3' / 5'</u>

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

### EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	<u>10'</u>	<u>Race St 75'W of 32nd</u>
<u>Driveway</u>	<u>20'</u>	<u>32nd St. 105' N of Race</u>
<u>Driveway</u>	<u>16</u>	<u>Natrona 75'N of Race</u>
<u>Driveway</u>	<u>31'</u>	<u>Summer St.170'W of 32nd</u>

### PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	<u>30'</u>	<u>32nd St. 43.5' N of Race</u>
<u>Canopy</u>	<u>31</u>	<u>32nd St. 110' N of Race</u>
<u>Driveway</u>	<u>18</u>	<u>Summer 175'W of 32nd</u>

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## PEDESTRIAN COMPONENT (continued)

15. Does the design limit block lengths to 500 feet or less?
16. When considering the overall design, does the design create a pedestrian environment that provides safe and comfortable access for all pedestrians?

YES  NO  N/A   
YES  NO

### DEPARTMENTAL APPROVAL

YES  NO   
YES  NO

#### APPLICANT: Pedestrian Component

Additional Explanation / Comments: Curb ramps will be constructed where needed.

#### DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

17. BUILDING ZONE: list the MAXIMUM, existing and proposed Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH	
	Existing / Proposed	
<u>Race Street</u>	<u>0 / 0</u>	
<u>32nd Street</u>	<u>0 / 0</u>	
<u>Natrona Street</u>	<u>0 / 0</u>	
<u>Summer Street</u>	<u>0 / 0</u>	

18. FURNISHING ZONE: list the MINIMUM, recommended, existing, and proposed Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH		
	Recommended / Existing / Proposed		
<u>Race Street</u>	<u>3.5' / 3.5' / 4'</u>		
<u>32nd Street</u>	<u>4' / 3.5' / 4'</u>		
<u>Natrona Street</u>	<u>3.5' / 2' / 2'</u>		
<u>Summer Street</u>	<u>3.5' / 3' / 3.5'</u>		

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

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

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

**DEPARTMENTAL APPROVAL**

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

20. Does the design avoid tripping hazards? YES  NO  N/A
21. 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

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## BUILDING & FURNISHING COMPONENT (continued)

- |   |   |                             |                              |                              |                             |
|---|---|-----------------------------|------------------------------|------------------------------|-----------------------------|
| 22. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)                         | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 23. Does the design maintain adequate visibility for all roadway users at intersections?  | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |                              | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 24. When considering the overall design of the Building & Furnishing Component, does the design enhance the pedestrian environment? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |                              | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

**APPLICANT: Building & Furnishing Component**

Additional Explanation / Comments: Project complies with requirements.

**DEPARTMENTAL REVIEW: Building & Furnishing Component**

Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## BICYCLE COMPONENT (Handbook Section 4.5)

25. 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>

26. 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 SIDEWALK OR STREET	OFF-STREET
		Existing / Proposed	Existing / Proposed
<b>3201 Race Street</b>	<b>61</b>	<b>N/A / 0</b>	<b>N/A / 61</b>
_____	_____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____

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

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

YES  NO  N/A

YES  NO  N/A

YES  NO  N/A

**DEPARTMENTAL APPROVAL**

YES  NO

YES  NO

YES  NO

28. Does the design provide bicycle connections to local bicycle, trail, and transit networks?

YES  NO

YES  NO

29. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

YES  NO

YES  NO

**APPLICANT: Bicycle Component**

Additional Explanation / Comments: No existing bile lanes in the project area

**DEPARTMENTAL REVIEW: Bicycle Component**

Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

			DEPARTMENTAL APPROVAL	
30. Does the design limit conflict among transportation modes along the curb?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
31. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
32. Does the design provide a buffer between the roadway and pedestrian traffic?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
33. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?				YES <input type="checkbox"/> NO <input type="checkbox"/>
<p><u>There are no transit routes on in the project area.</u></p>				

**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)

34. For each street frontage, identify existing and proposed lane widths and the design speed.

STREET	FROM	TO	LANE WIDTHS		DESIGN SPEED
			Existing	Proposed	
<b>Race Street</b>	_____	_____	<b>10'</b>	<b>10'</b>	<b>25</b>
<b>32nd Street</b>	_____	_____	<b>10'</b>	<b>10'</b>	<b>25</b>
<b>Natrona Street</b>	_____	_____	<b>9'</b>	<b>9'</b>	<b>25</b>
<b>Summer Street</b>	_____	_____	<b>10'</b>	<b>10'</b>	<b>25</b>

35. What is the maximum AASHTO design vehicle being accommodated by the design? N/A

DEPARTMENTAL APPROVAL

YES  NO

36. Will the project affect a historically certified street? An inventory of historic streets<sup>(1)</sup> is maintained by the Philadelphia Historical Commission.

YES  NO

YES  NO

37. Does the design plan incorporate roadway medians (a "high priority" vehicle / cartway design treatment for some street types)?

YES  NO  N/A

YES  NO

*\*Any proposed median may require a maintenance agreement with the Streets Department.*

38. Does the design facilitate safe and accessible, deliveries to local industries and businesses?

YES  NO

YES  NO

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

YES  NO

YES  NO

40. Does the design maintain emergency vehicle access?

YES  NO

YES  NO

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

YES  NO  N/A

YES  NO

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

YES  NO  N/A

YES  NO

43. 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: Existing cartway geometry is not affected.

### DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments: \_\_\_\_\_

(1) <http://www.phila.gov/historical/PDF/Historic%20Street%20Paving%20District%20Inventory.pdf>

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## URBAN DESIGN COMPONENT (Handbook Section 4.8)

			DEPARTMENTAL APPROVAL	
			YES <input type="checkbox"/>	NO <input type="checkbox"/>
44. Does the design incorporate windows, storefronts, and other active uses facing the street?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
45. Does the proposed project have a Philadelphia Water Department (PWD) Work Number? If so, please provide.	N/A			
46. List the stormwater management and drainage features incorporated into the design of the Right of Way (see Section 4.8.4).  _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
47. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
48. Does the design provide direct, safe, and accessible connections between transit stops and building access points and destinations within the site?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

**APPLICANT: Urban Design Component**  
 Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Urban Design Component**  
 Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

49. Identify Existing and Proposed Signal Cycle lengths

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
<b>No Signals in the area</b>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

	YES	NO	N/A	DEPARTMENTAL APPROVAL
50. Does the design minimize the signal cycle length to reduce pedestrian wait time?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
51. Does the design provide adequate clearance time for pedestrians to cross streets?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
52. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings? <i>* If yes, City Plan Action may be required.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
53. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?				YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Marked Crosswalks	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Signal Timing and Operation	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Bike Boxes	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
54. Does the plan simplify complex intersections where possible?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
55. Does the design reduce vehicle speeds and increase visibility at intersections?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
56. Overall, do intersection designs limit conflicts between modes and promote pedestrian and bicycle safety?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

**APPLICANT: Intersections & Crossings Component**  
 Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Intersections & Crossings Component**  
 Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## ADDITIONAL COMMENTS

### APPLICANT

Additional Explanation / Comments: \_\_\_\_\_

### DEPARTMENTAL REVIEW

Additional Reviewer Comments: \_\_\_\_\_