Penn Medicine

3600 CIVIC CENTER BOULEVARD TOWER
UPHS CENTER FOR HEALTHCARE TECHNOLOGY
PHILADELPHIA CITY PLANNING COMMISSION
CIVIC DESIGN REVIEW SUBMISSION
JULY 19, 2016

CONSTRUCTION imc Improving Lives & Environments

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PHILADELPHIA CITY PLANNING COMMISSION
CIVIC DESIGN REVIEW

CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 704092

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

Propoerty is located in CMX-5 Zoning District; the project includes more than 100,000 SF of new GFA.

PROJECT LOCATION

Planning District: University Soutwest **Council District:** 3

Address: 3600 Civic Center Blvd
Philadelphia, PA 19104

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

CONTACT INFORMATION

Applicant Name: Craig Bryson **Primary Phone:** 215-222-3000

Email: cbryson@pennoni.com **Address:** 3001 Market Street, Suite 200
Philadelphia, PA 19103

Property Owner: Trustees of the University of Pennsylvania **Developer** Trustees of the University of Pennsylvania

Architect: Perkins & Will

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 2.4 Acres

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

SITE USES

Present Use: Parking Garage / Temporarily stabilized open space

Proposed Use:

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

484,773 square feet of mixed use tower

Proposed # of Parking Units:

0

COMMUNITY MEETING

Community meeting held: Yes ____ No X

If yes, please provide written documentation as proof.

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

Date: July 19, 2016 **Time:** 7:00 PM

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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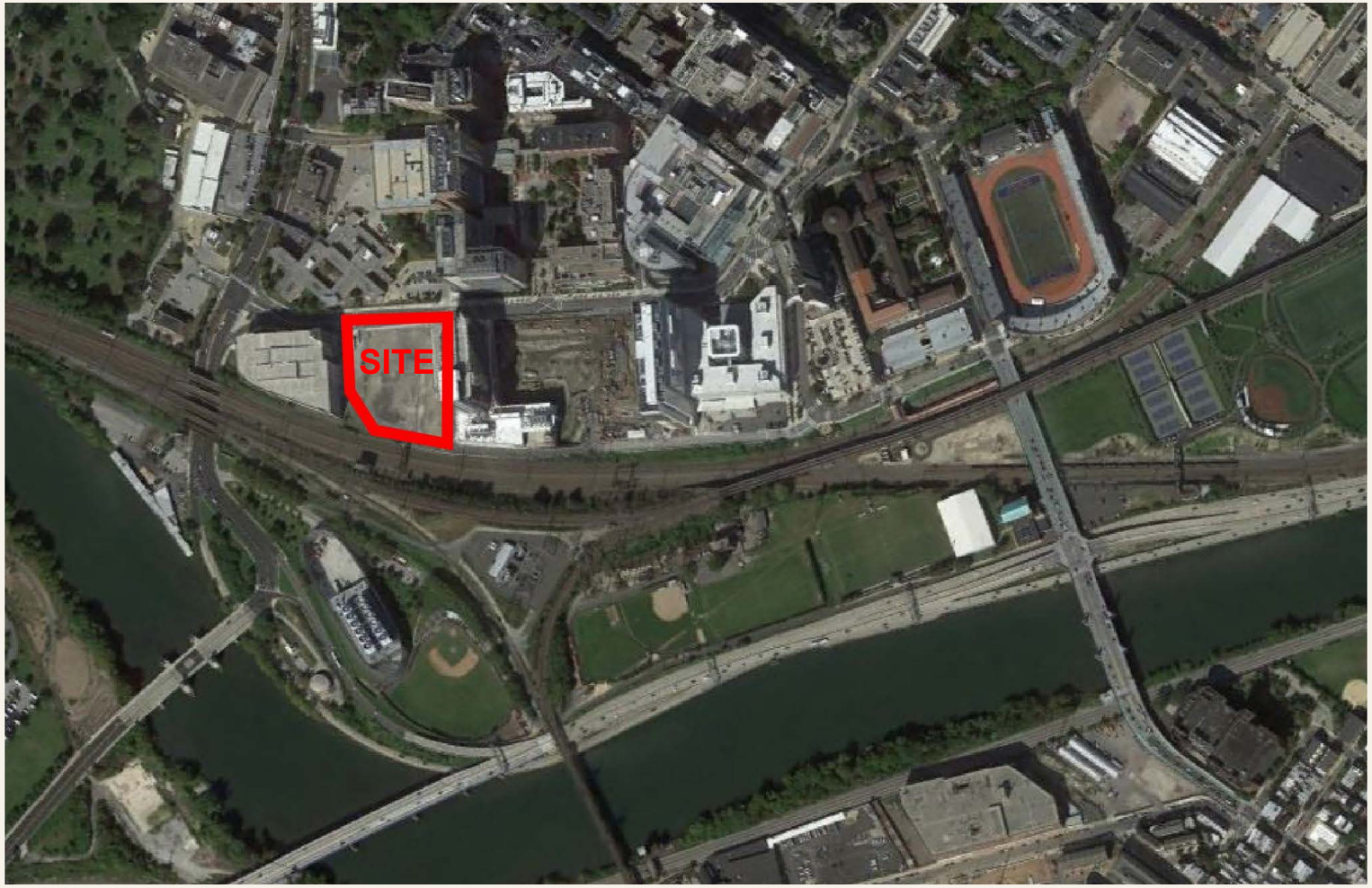
3600 Civic Center Boulevard



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Building Site

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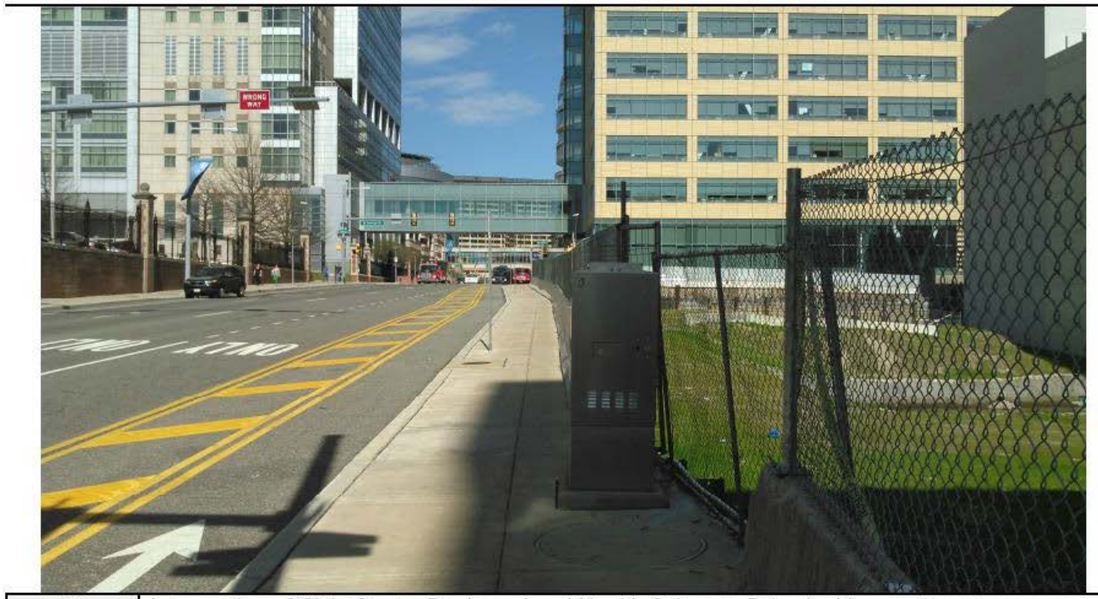
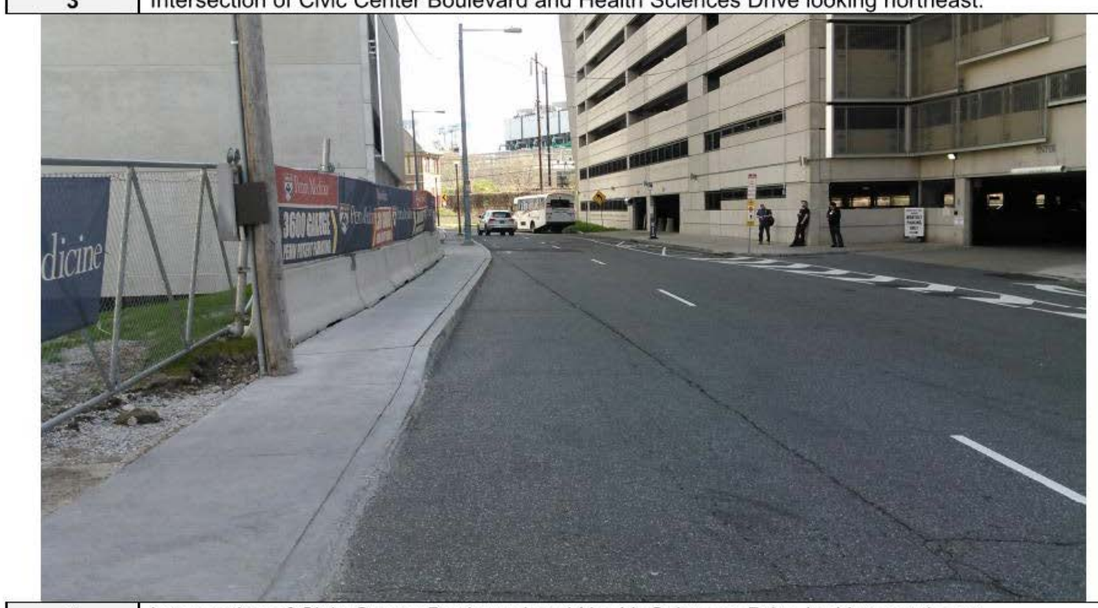
3600 Civic Center Boulevard

1	Intersection of Civic Center Boulevard and West Service Drive looking southeast.

2	Intersection of Civic Center Boulevard and West Service Drive looking southwest.



3	Intersection of Civic Center Boulevard and Health Sciences Drive looking northeast.



4	Intersection of Civic Center Boulevard and Health Sciences Drive looking southeast.

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Photos of Proposed Building Site

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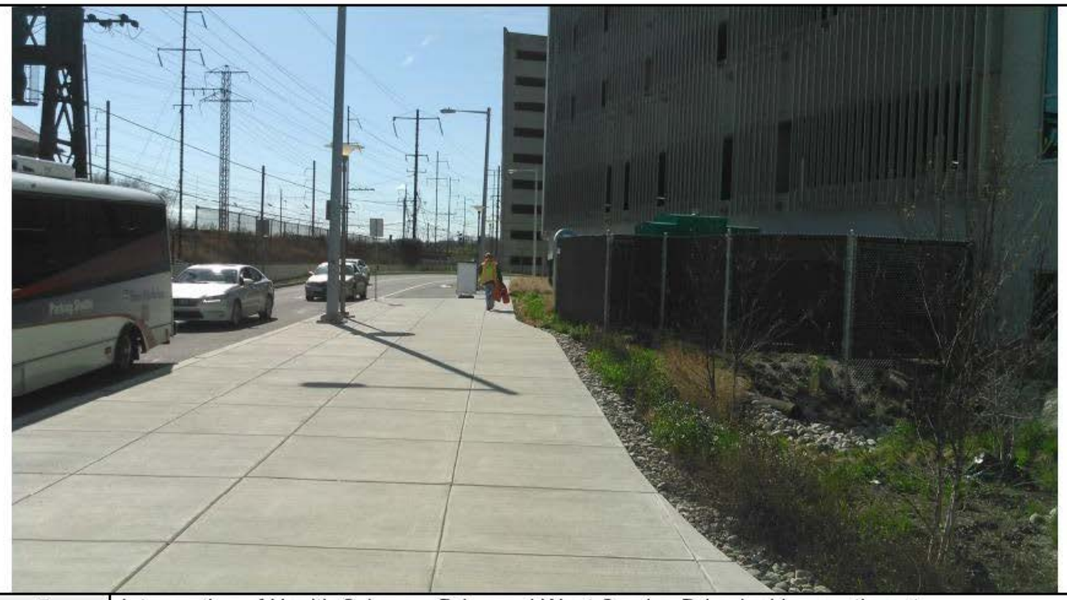
3600 Civic Center Boulevard



5 Intersection of Health Sciences Drive and West Service Drive looking southwest.

6 Intersection of Health Sciences Drive and West Service Drive looking northwest.

7 Northern existing garage corner looking southwest into the site.

8 Intersection of Civic Center Boulevard and West Service Drive looking into the site.

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Photos of Proposed Building Site

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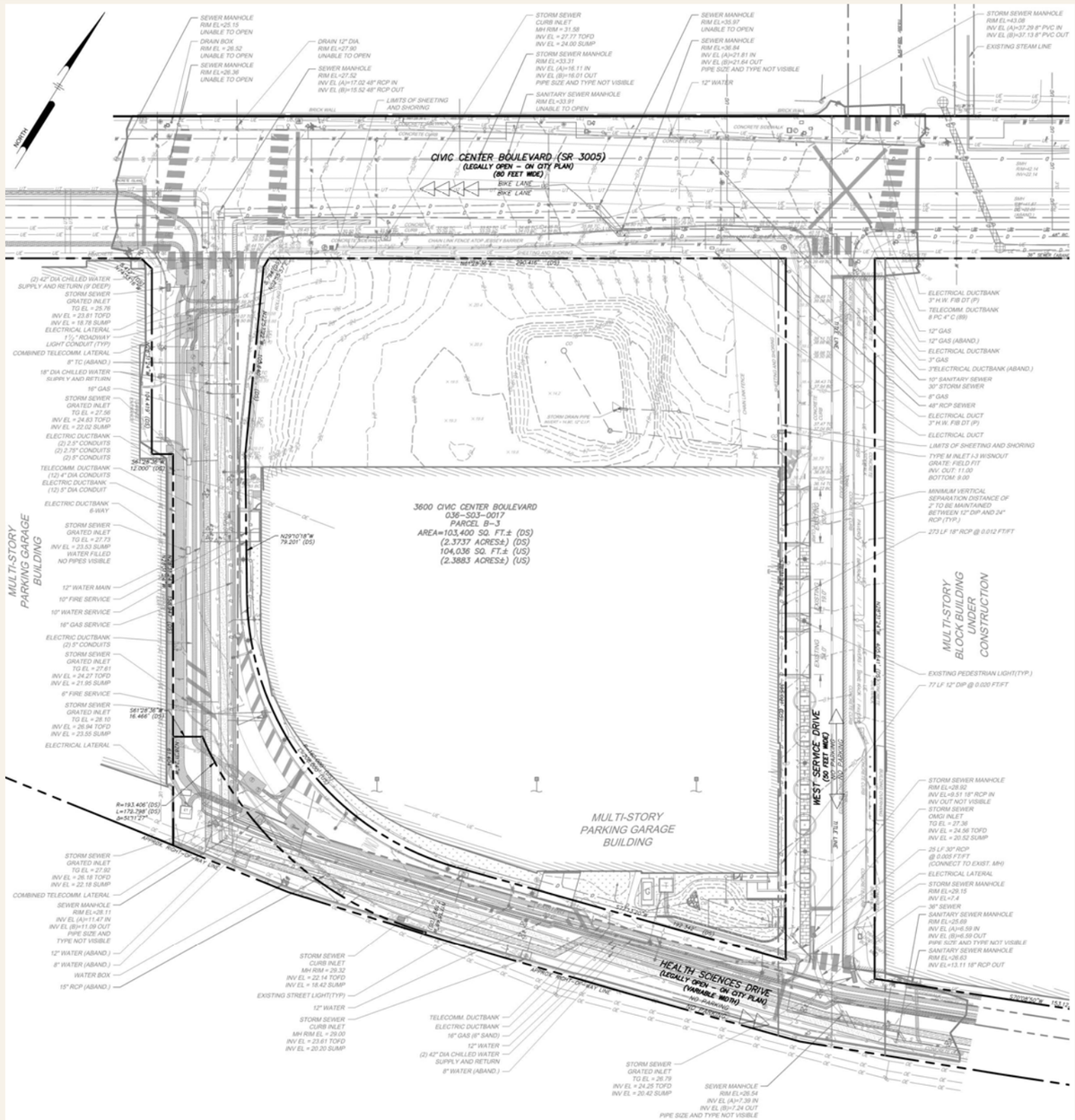
3600 Civic Center Boulevard



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Existing Site Survey

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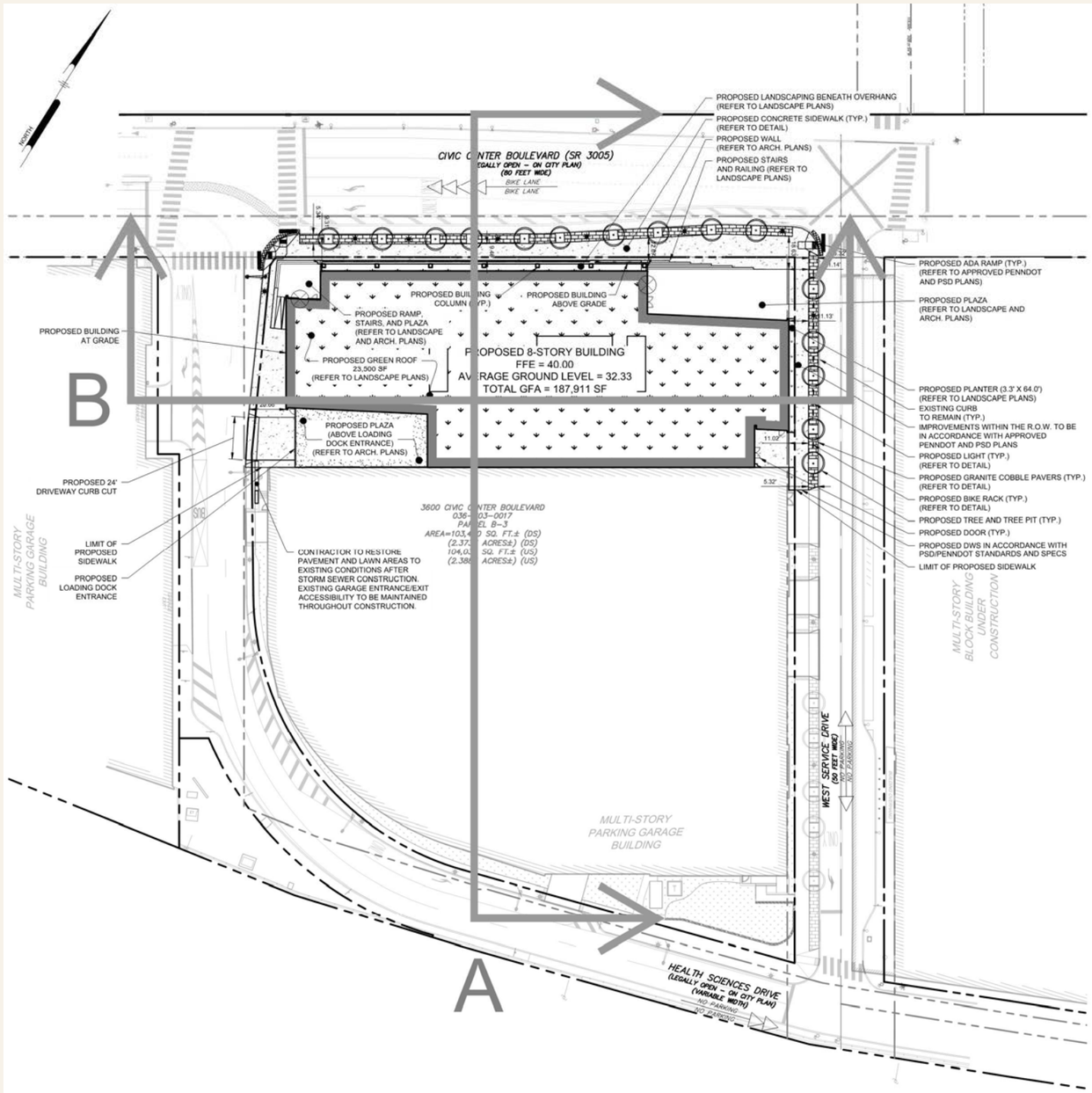

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Proposed Site Plan

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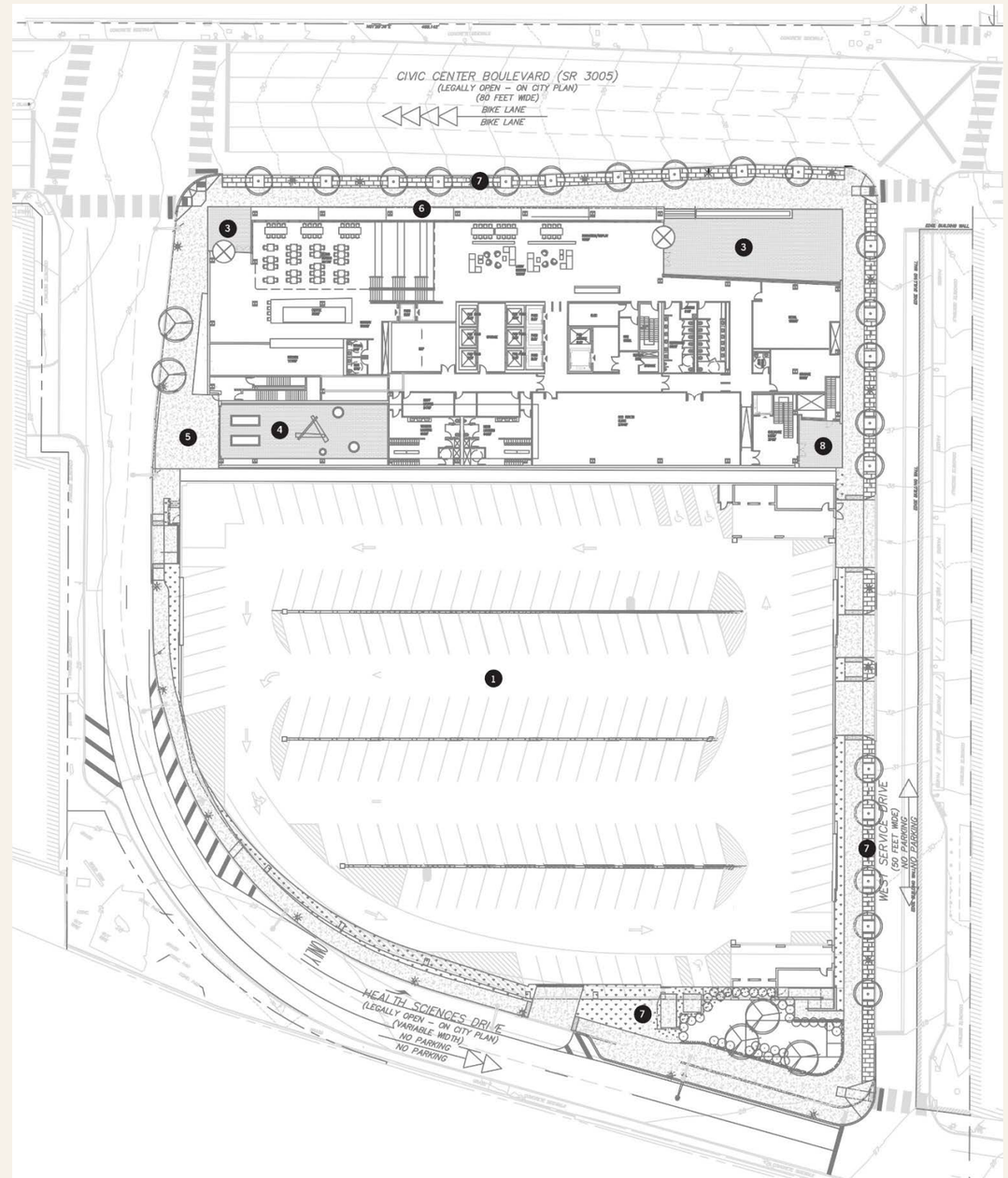

LEGEND

1. Existing 7-story Garage
2. Green Roof
3. Paved Entry Plaza
4. Child Care Outdoor Play Area
5. Loading Dock Access
6. Raised Planters Along Sidewalk
7. Previously Approved Pavers and Tr
8. Child Care Entry

N 0' 8' 16' 32'

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Proposed Detailed Site Plan

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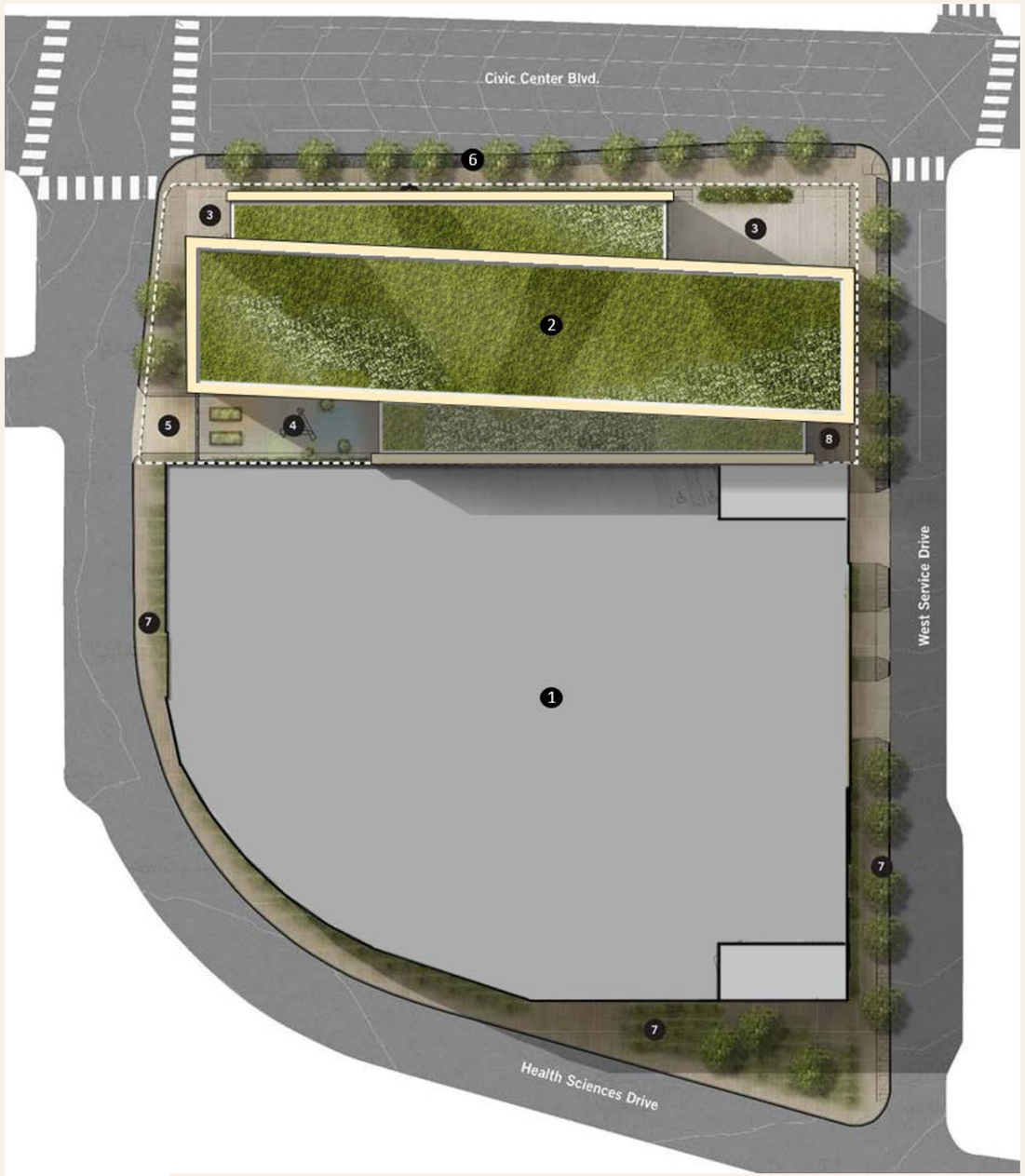
3600 Civic Center Boulevard



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8. Child Care Entry

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Rendered Site Plan and Landscaping

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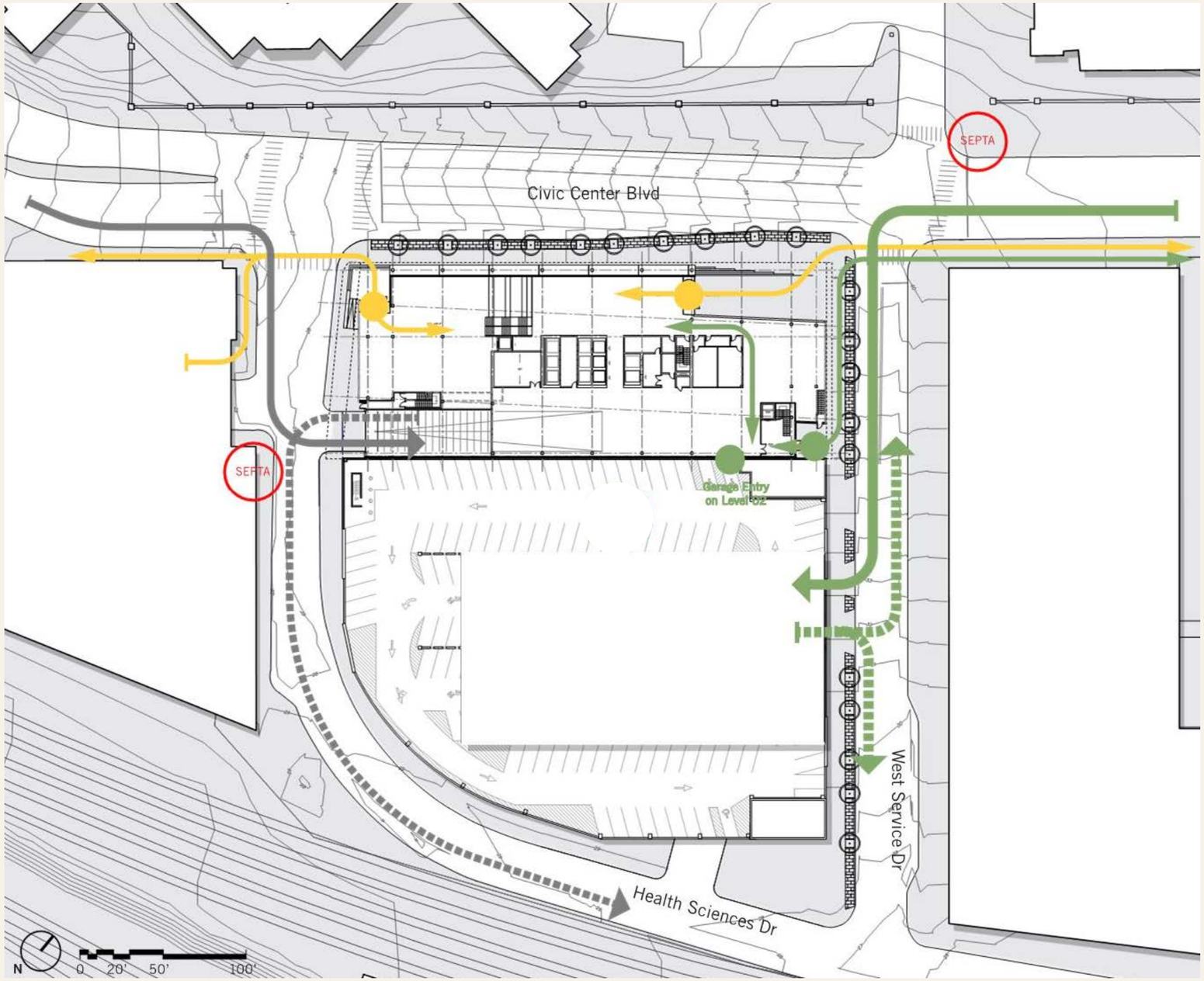

Legend

- UPHS Pedestrian Circulation and Access
- Child Care Pedestrian Circulation and Access
- Child Care Vehicular Access Route
- Child Care Vehicular Egress Route
- Service Vehicle Access Route
- Service Vehicle Egress Route
- BUS — Location of Public Transit Bus Stop

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Access and Egress Plan

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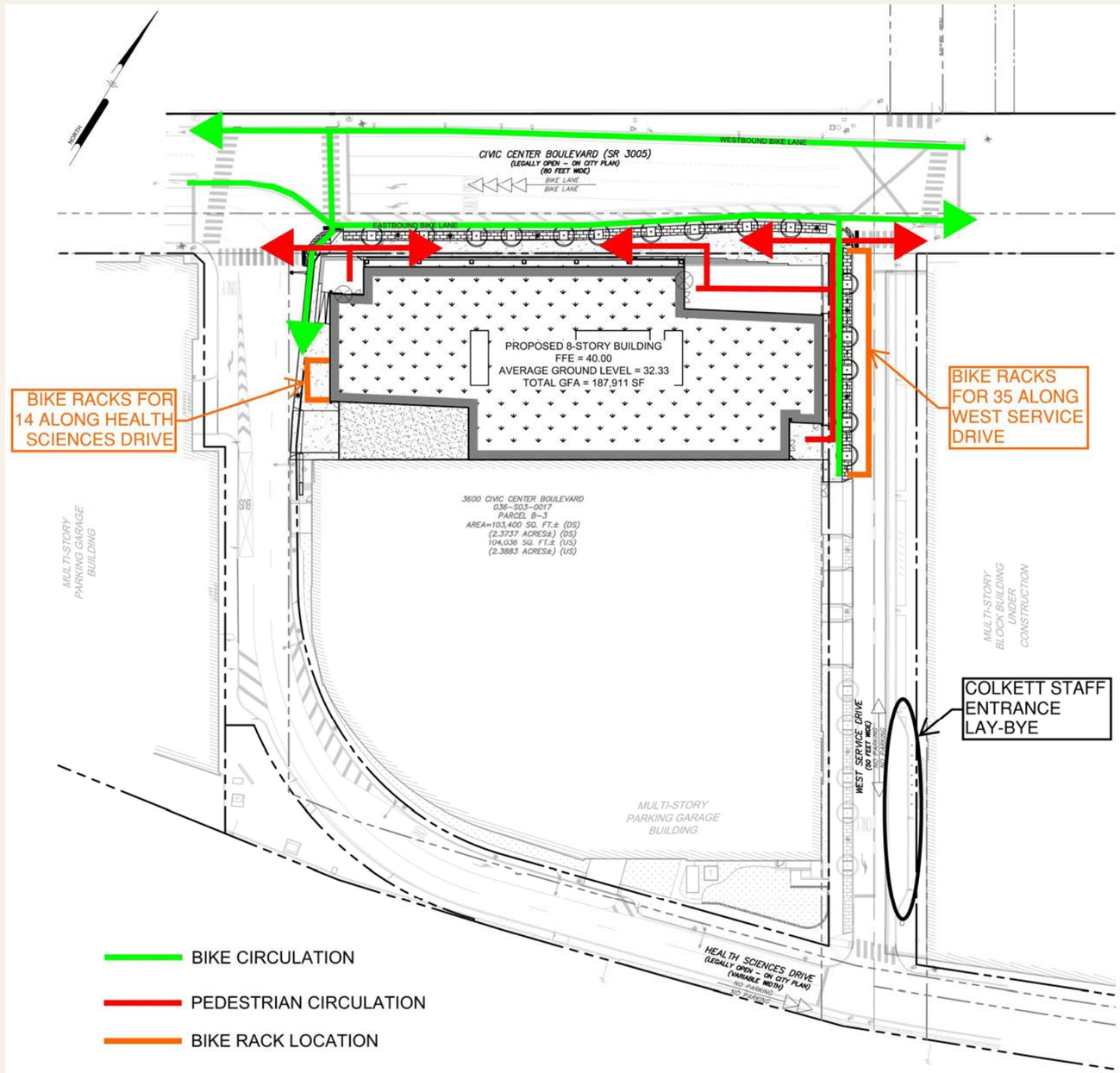

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Pedestrian and Bicycle Access Plan

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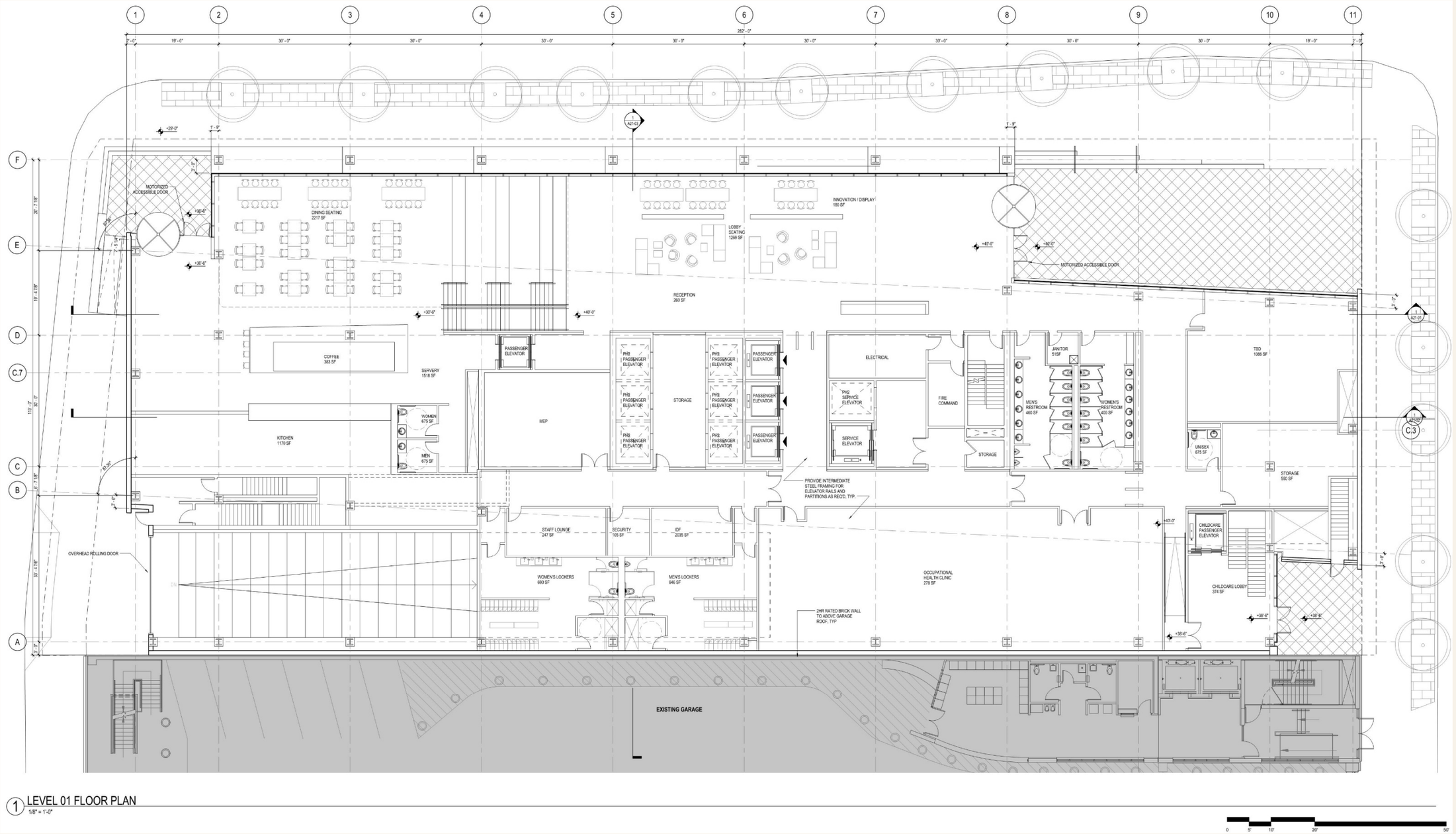

1 LEVEL 01 FLOOR PLAN
1/8" = 1'-0"

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Proposed Ground Floor Plan

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LOBBY RENDERING

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LOBBY

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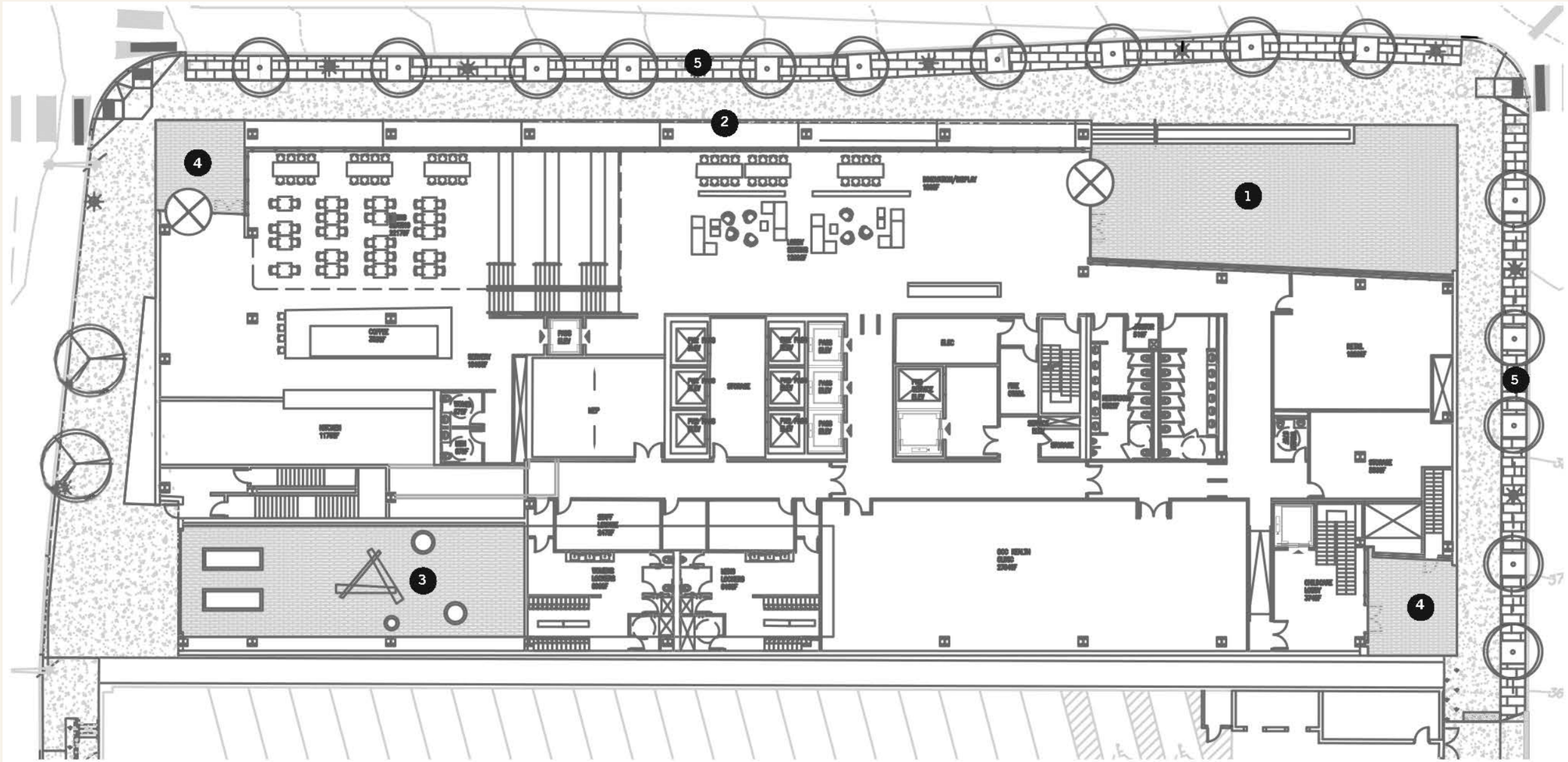

LEGEND

1. Entry Plaza with pavers, raised planters to include small shrubs and perennials
2. Raised planters along streetscape edge, stepping down to southwest, to include shrubs and perennials
3. Children's play area, playground, raised planters, garden beds, green wall/vines on garage wall
4. Additional building entries
5. Previously approved streetscape paving and planting

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Proposed Landscape Plan

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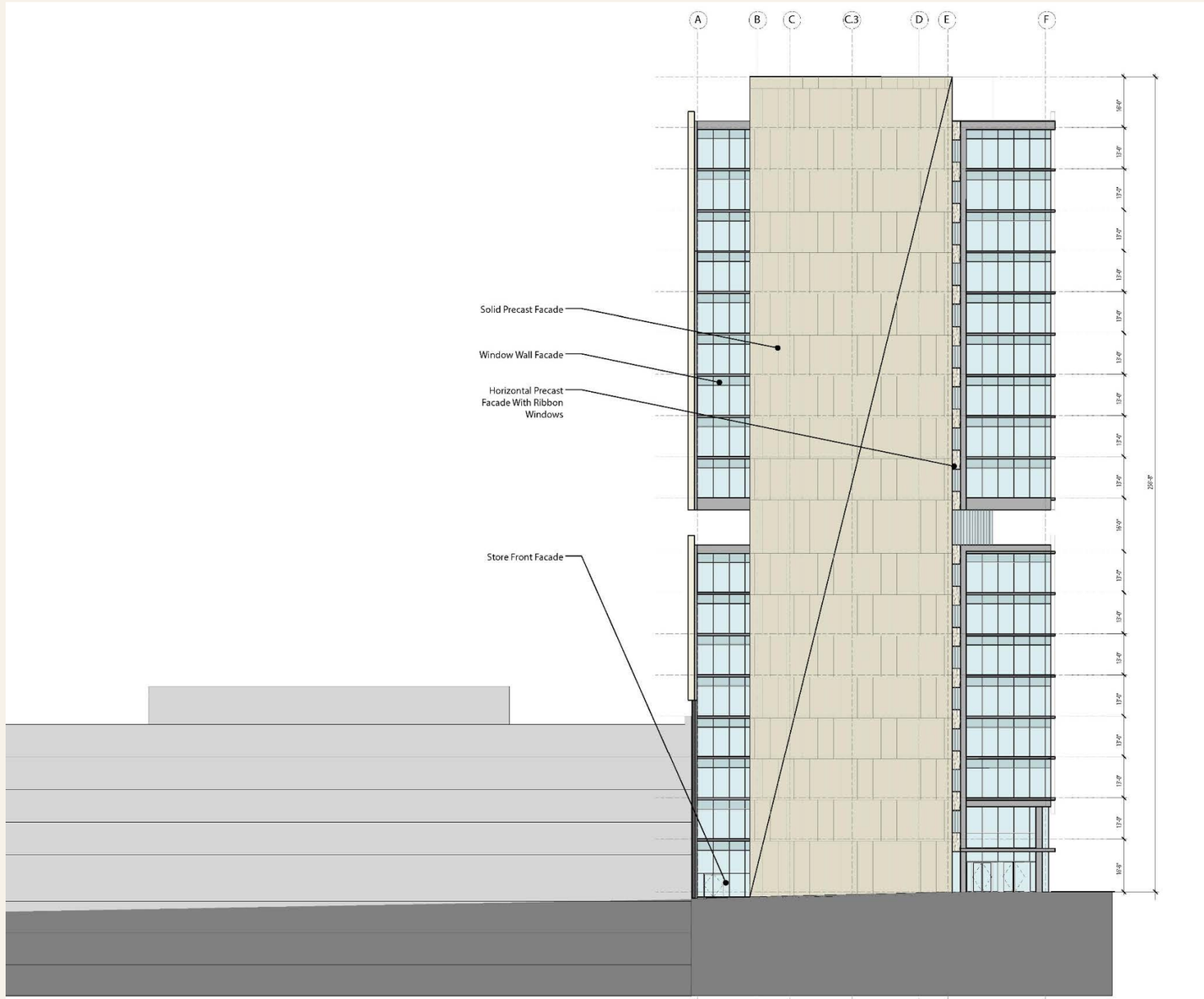

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North Elevation

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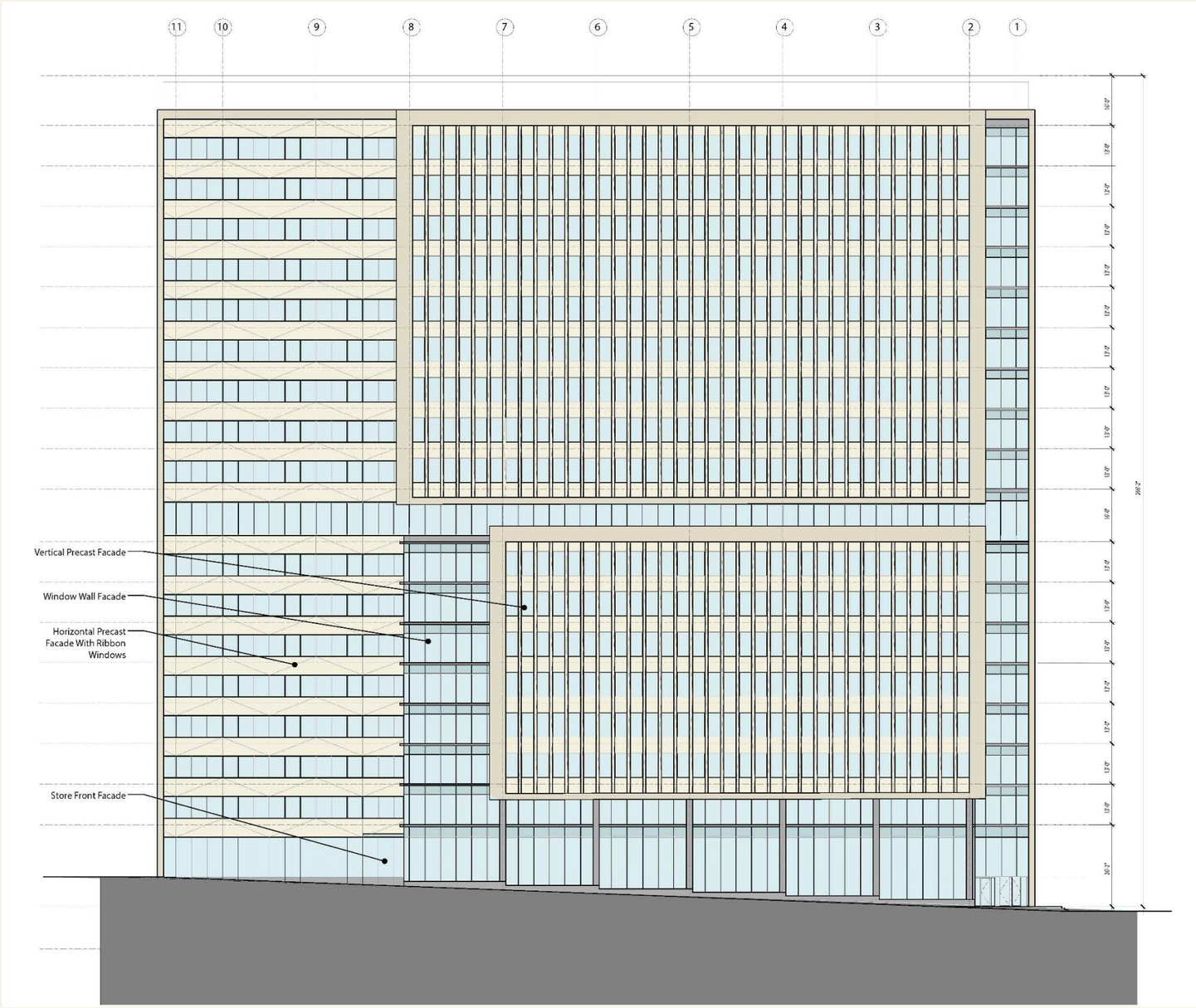

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West Elevation

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East Elevation

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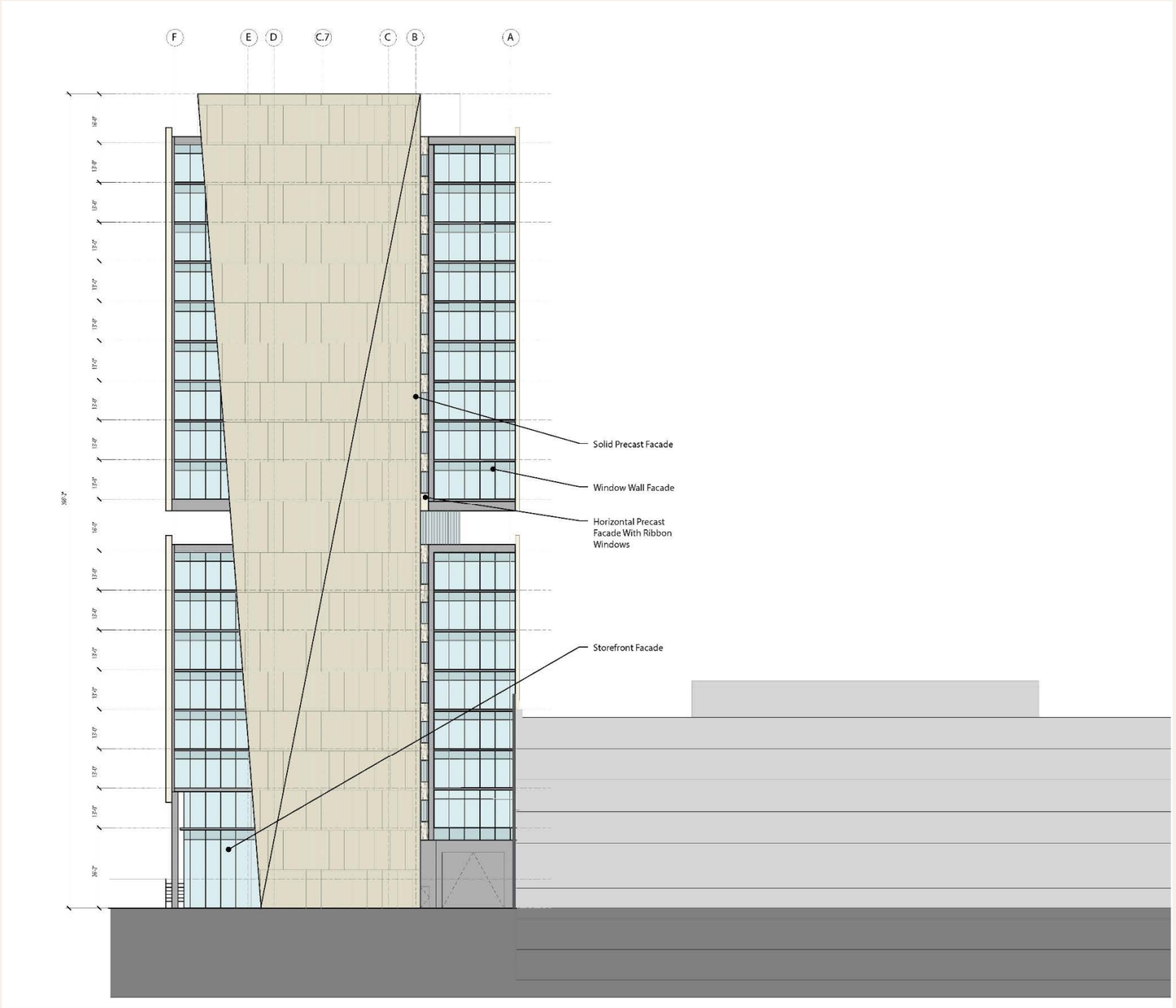

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South Elevation

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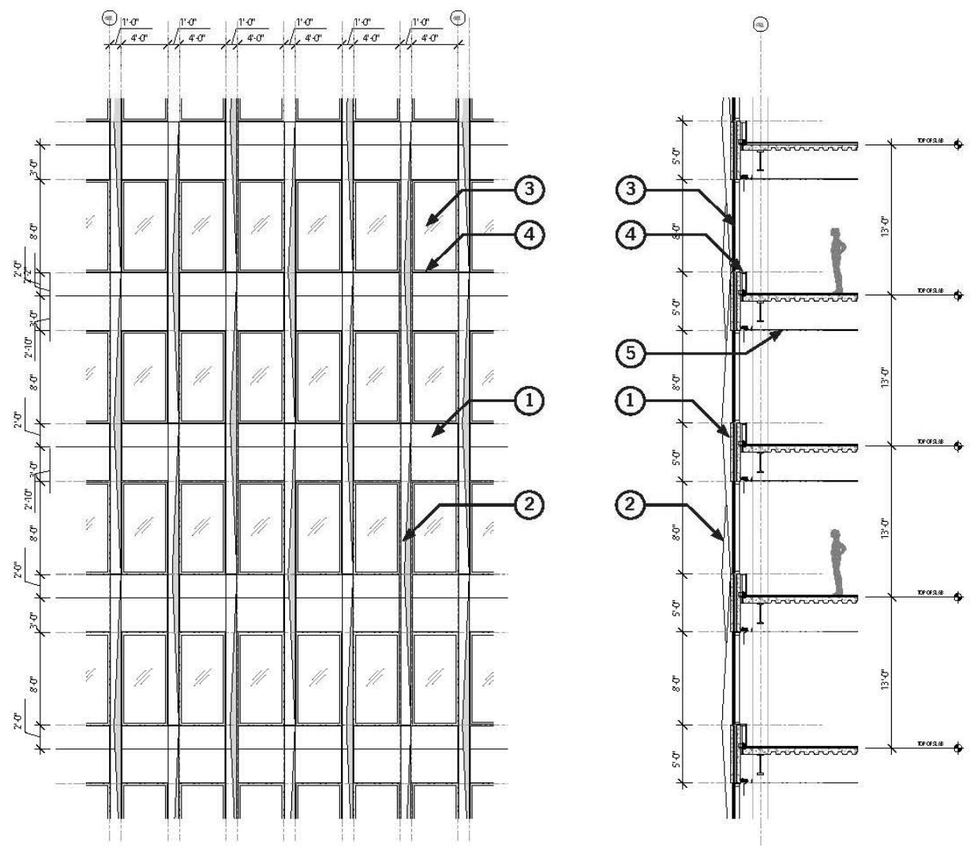
3600 Civic Center Boulevard

PRIMARY EXTERIOR WALL SYSTEMS /
Wall Type 01



Legend

1. Precast Concrete Sandwich Spandrel Panel
2. Vertical Precast Concrete Fins Supported Off Spandrel Panels Only
3. Low-e Glass in Aluminum Framed Window Assembly
4. Interior Sill Aligned to Top Of Precast Spandrel Panel
5. Line of Ceiling

Refer to Technical Narrative for Additional Information

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Vertical Precast Wall Type

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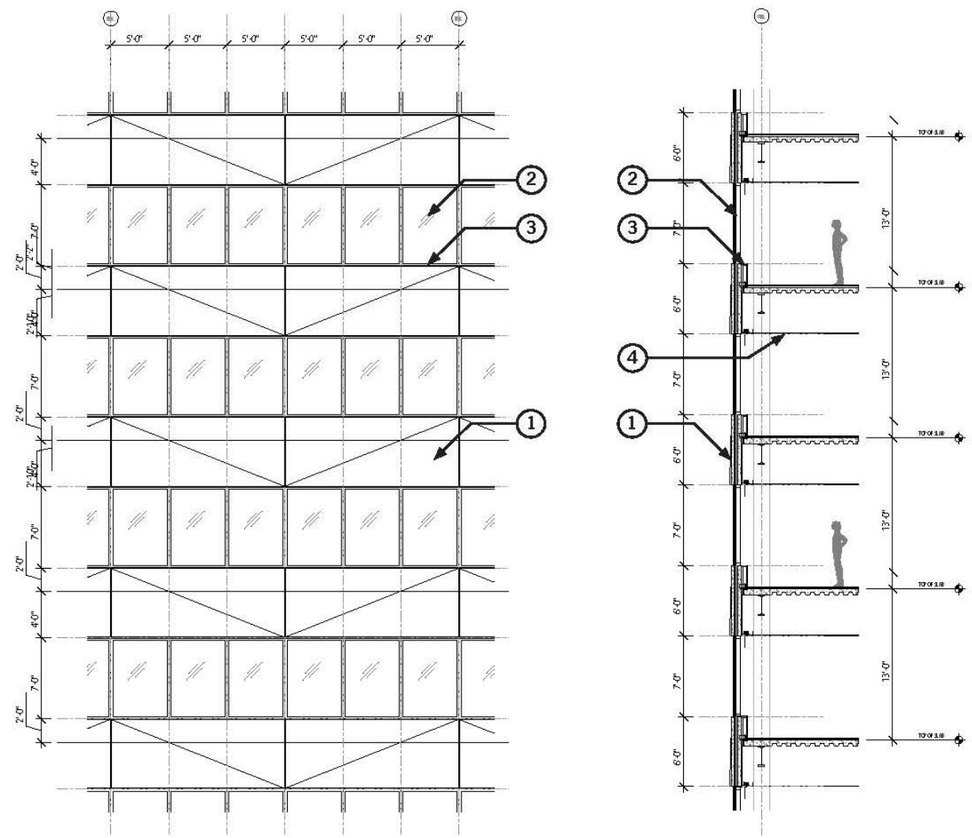
3600 Civic Center Boulevard

PRIMARY EXTERIOR WALL SYSTEMS /
Wall Type 01



Legend

1. Precast Concrete Sandwich Spandrel Panel with Articulated Surface
2. Low-e Glass in Aluminum Framed Window Assembly
3. Interior Sill Aligned to Top Of Precast Spandrel Panel
4. Line of Ceiling

Refer to Technical Narrative for Additional Information

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Horizontal Precast Wall Type

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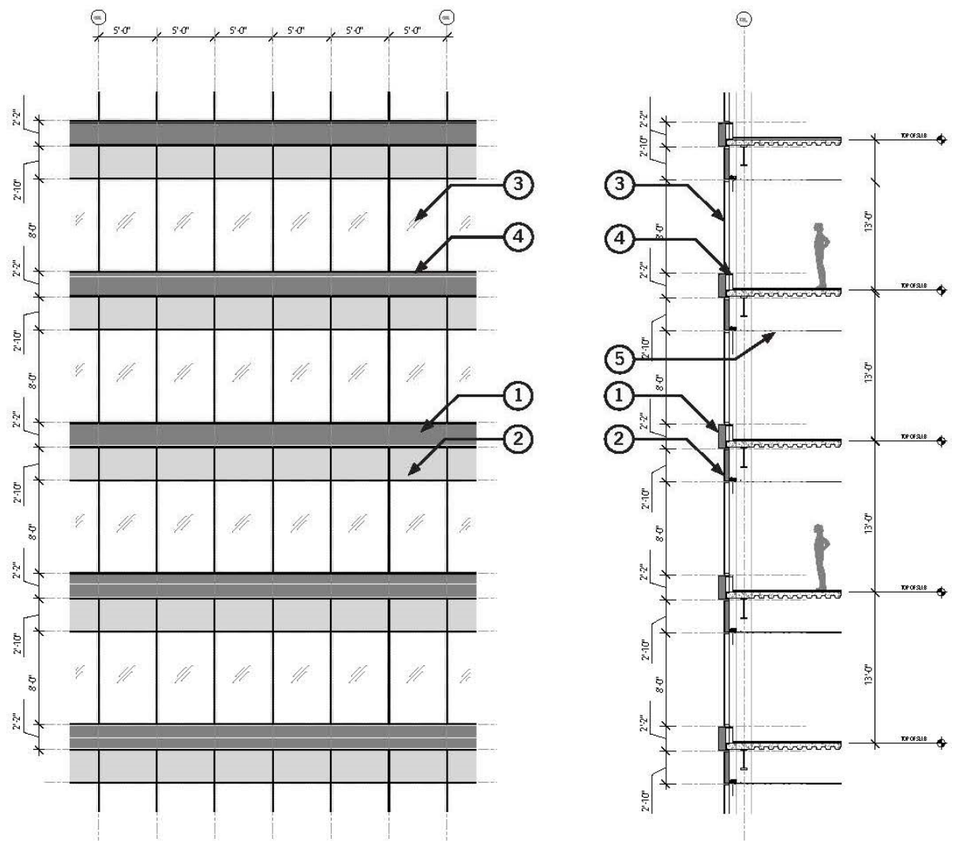
PRIMARY EXTERIOR WALL TYPES /
Wall Type 03



Legend

1. Insulated Metal Panel Edge Cap
2. Insulated Spandrel Glass Panel in Aluminum Framed Window Assembly
3. Low-e Glass in Aluminum Framed Window Assembly
4. Interior Sill Aligned to Top Of Precast Spandrel Panel
5. Line of Ceiling

Refer to Technical Narrative for Additional Information

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Window Wall Type

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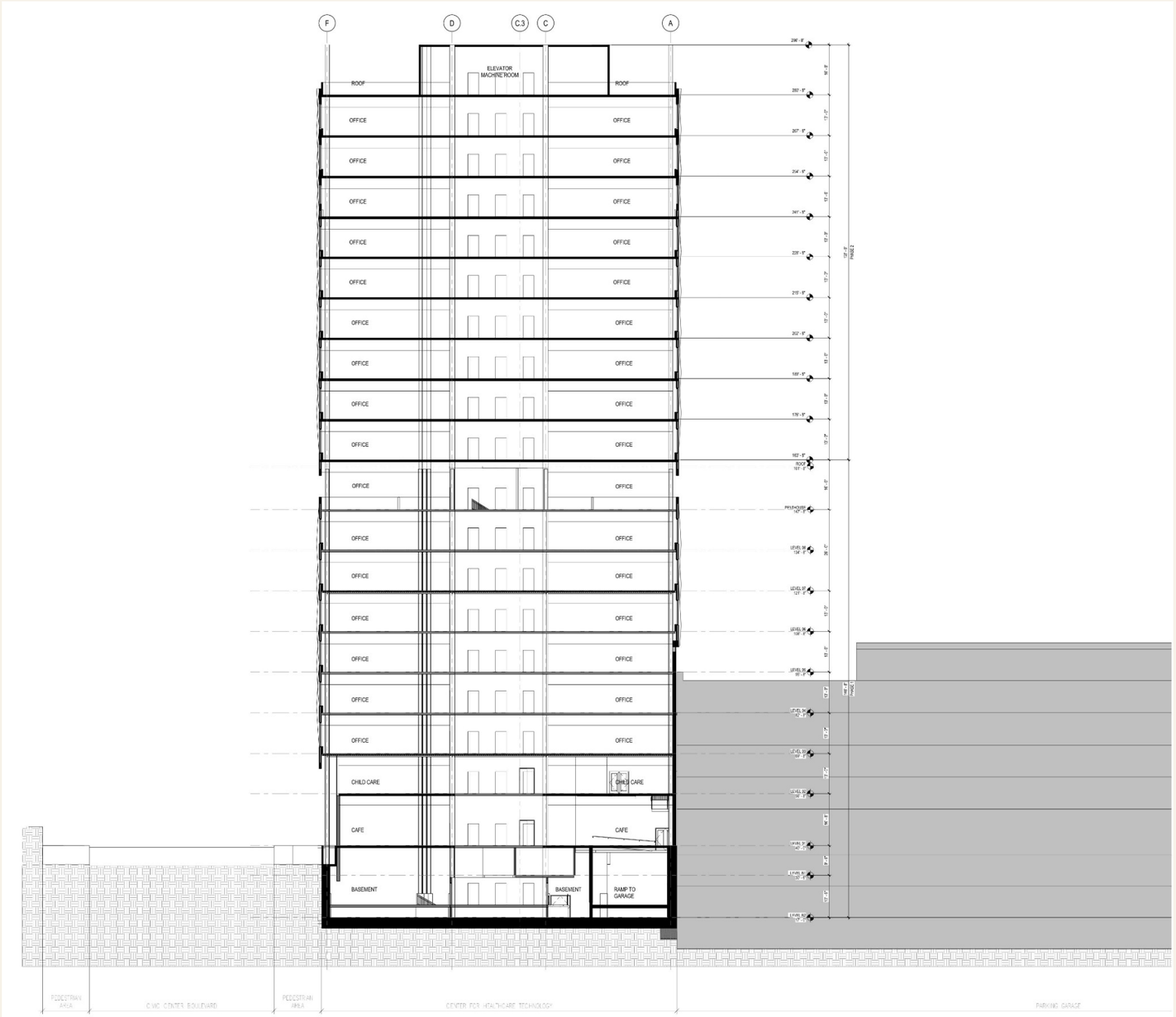

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Site Section A-A

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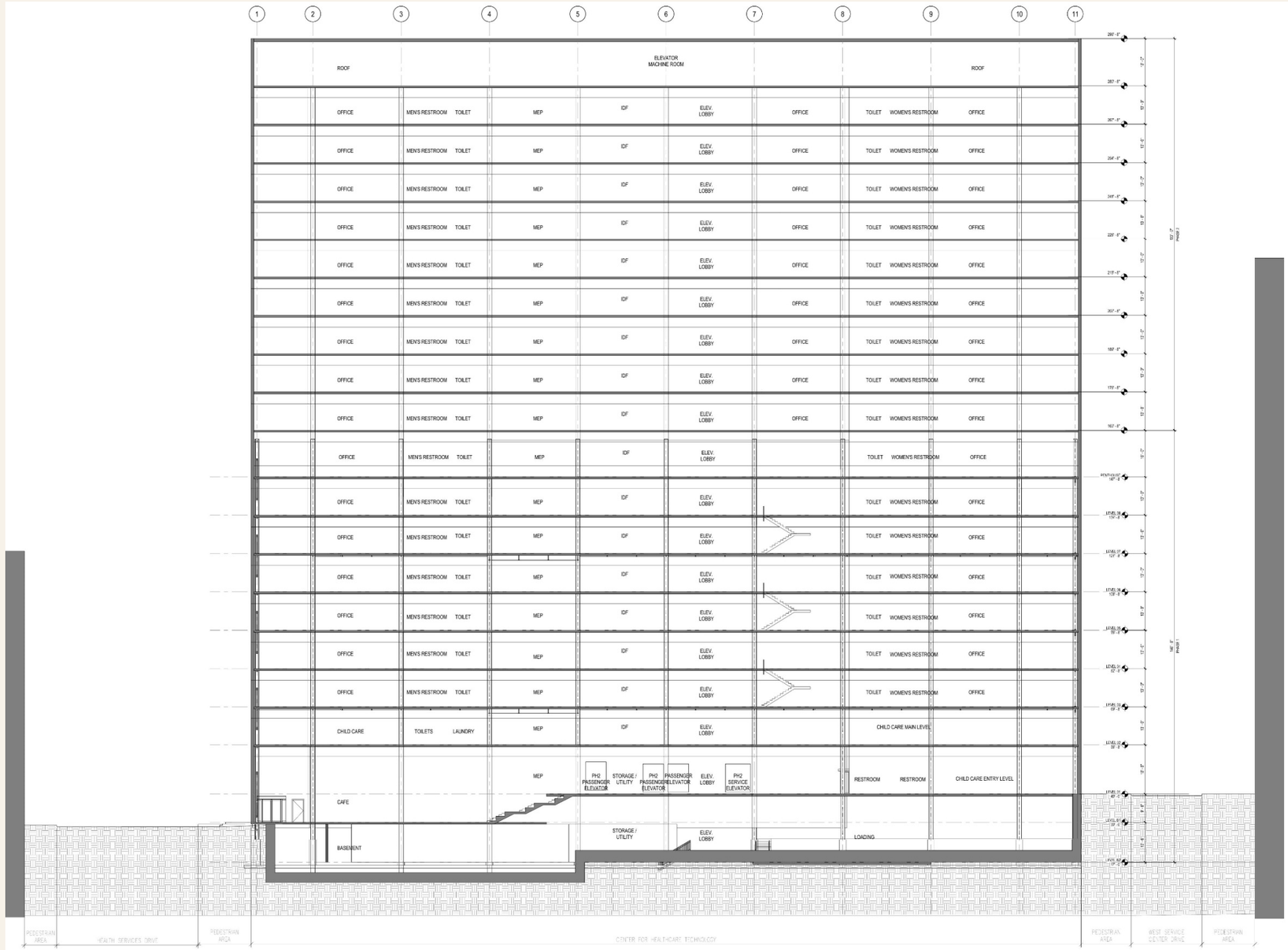

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Site Section B-B

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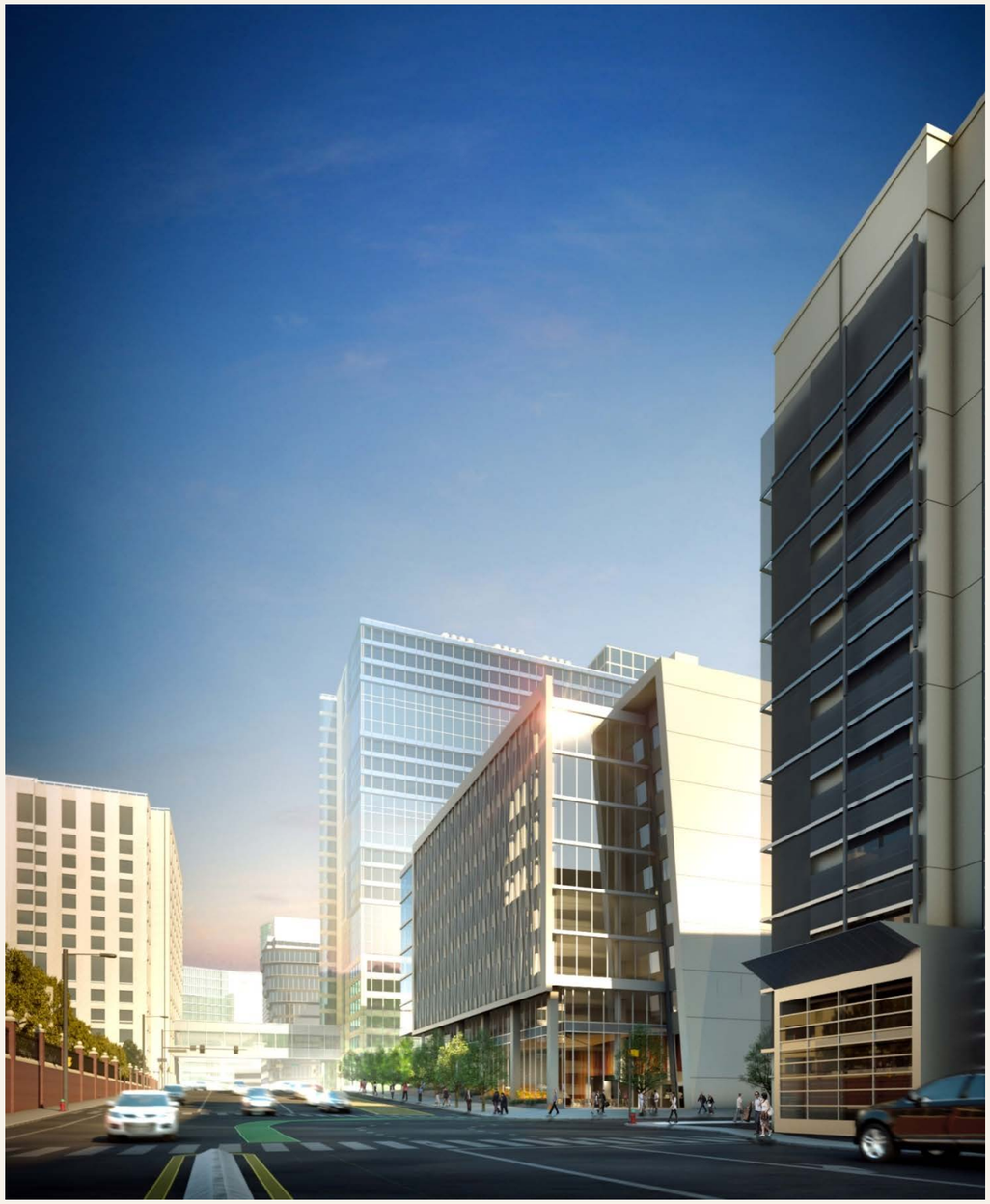

Colket full buildout shown for reference only.

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Perspective Rendering Civic Center Blvd. (Phase 1)

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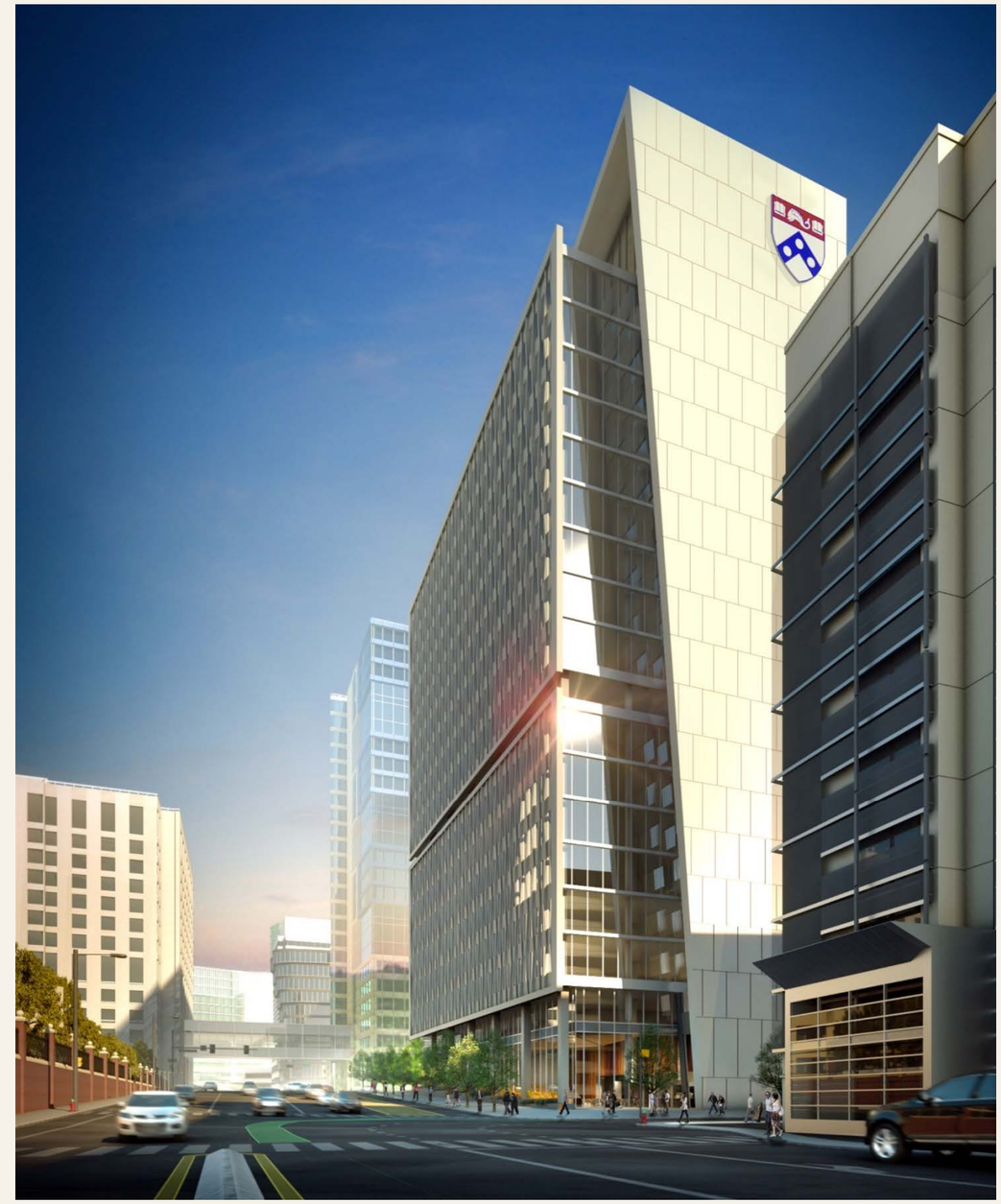
3600 Civic Center Boulevard



Colket full buildout shown for reference only.

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Perspective Rendering Civic Center Blvd.

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Perspective Streetscape Rendering
Civic Center Blvd.

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3600 Civic Center Boulevard

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Colket full buildout shown for reference only.

Rendering from 34th Street Bridge

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3600 Civic Center Boulevard

Colket full buildout shown for reference only.

3D Model View

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Sustainable Design Elements

- The proposed stormwater system will utilize a green roof and a storage tank.
- Bike racks have been incorporated within and around the building to help reduce vehicle traffic.
- Bike lanes are incorporated to access regional bike trails and rail systems.
- The proposed building will support a high performing, sustainable design that achieves a LEED v3 BD+C Silver rating
- The project will respond to the goals outlined in the Climate Action Plan 2.0 and reduce its operational carbon footprint (as compared to a code compliant baseline building) by realizing an energy efficient design consisting of a low energy HVAC system, reduced lighting power density, LEDs and enhanced daylighting among other key strategies
- Workplace wellness and employee health will enhanced throughout the building by employing strategies like the Active Design Guidelines to encourage physical activity and using criteria to specify healthier options for building materials.
- The proposed design incorporates nature on-site to support both human and environmental health through the inclusion of a green roof with native or adapted vegetation.

Building Materials

- The proposed office building ground floor will utilize full height insulating glass storefront system with entry vestibules/revolving doors with tempered glass as required.
- The East and West facades will utilize a sculpted precast concrete finished wall with light sand blasted colored face mix.
- The North and South facades will utilize aluminum and glass exterior wall assemblies with precast concrete spandrels and vertical fin expressions for wall type 1. Wall type 2 utilizes aluminum and glass exterior wall ribbon windows with sculpted horizontal spandrel panels with light sand blasted colored face mix. Wall type 3 located at communicating stairs utilize aluminum and glass exterior wall system with insulated metal panel edge cap and insulted spandrel glass panels.

University of Pennsylvania Health System

3600 Civic Center Boulevard

LEED 2009 for New Construction and Major Renovations

Project Checklist

Center for Health Technology

13	5	8	**Sustainable Sites**		Possible Points:	26
Y	?	N				
Y			Prereq 1	Construction Activity Pollution Prevention		
1			Credit 1	Site Selection		1
		5	Credit 2	Development Density and Community Connectivity		5
	1		Credit 3	Brownfield Redevelopment		1
6			Credit 4.1	Alternative Transportation—Public Transportation Access		6
	1		Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms		1
		3	Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles		3
2			Credit 4.4	Alternative Transportation—Parking Capacity		2
	1		Credit 5.1	Site Development—Protect or Restore Habitat		1
	1		Credit 5.2	Site Development—Maximize Open Space		1
1			Credit 6.1	Stormwater Design—Quantity Control		1
1			Credit 6.2	Stormwater Design—Quality Control		1
1			Credit 7.1	Heat Island Effect—Non-roof		1
1			Credit 7.2	Heat Island Effect—Roof		1
	1		Credit 8	Light Pollution Reduction		1

5	3	2	**Water Efficiency**		Possible Points:	10
Y			Prereq 1	Water Use Reduction—20% Reduction		
2	2		Credit 1	Water Efficient Landscaping		2 to 4
		2	Credit 2	Innovative Wastewater Technologies		2
3	1		Credit 3	Water Use Reduction		2 to 4

11	17	7	**Energy and Atmosphere**		Possible Points:	35
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems		
Y			Prereq 2	Minimum Energy Performance		
Y			Prereq 3	Fundamental Refrigerant Management		
4	15		Credit 1	Optimize Energy Performance		1 to 19
		7	Credit 2	On-Site Renewable Energy		1 to 7
2			Credit 3	Enhanced Commissioning		2
	2		Credit 4	Enhanced Refrigerant Management		2
3			Credit 5	Measurement and Verification		3
2			Credit 6	Green Power		2

6	1	7	**Materials and Resources**		Possible Points:	14
Y			Prereq 1	Storage and Collection of Recyclables		
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof		1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements		1
2			Credit 2	Construction Waste Management		1 to 2
		2	Credit 3	Materials Reuse		1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
1	1		Credit 5	Regional Materials	1 to 2
		1	Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

10	2	3	**Indoor Environmental Quality**		Possible Points:	15
Y			Prereq 1	Minimum Indoor Air Quality Performance		
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control		
1			Credit 1	Outdoor Air Delivery Monitoring		1
		1	Credit 2	Increased Ventilation		1
1			Credit 3.1	Construction IAQ Management Plan—During Construction		1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy		1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants		1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings		1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems		1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products		1
1			Credit 5	Indoor Chemical and Pollutant Source Control		1
		1	Credit 6.1	Controllability of Systems—Lighting		1
		1	Credit 6.2	Controllability of Systems—Thermal Comfort		1
1			Credit 7.1	Thermal Comfort—Design		1
1			Credit 7.2	Thermal Comfort—Verification		1
	1		Credit 8.1	Daylight and Views—Daylight		1
	1		Credit 8.2	Daylight and Views—Views		1

4	2		**Innovation and Design Process**		Possible Points:	6
1			Credit 1.1	Innovation in Design: TBD		1
1			Credit 1.2	Innovation in Design: TBD		1
1			Credit 1.3	Innovation in Design: TBD		1
	1		Credit 1.4	Innovation in Design: TBD		1
	1		Credit 1.5	Innovation in Design: TBD		1
1			Credit 2	LEED Accredited Professional		1

3	1		**Regional Priority Credits**		Possible Points:	4
1			Credit 1.1	SSc1		1
1			Credit 1.2	SSc2		1
1			Credit 1.3	SSc4.1		1
	1		Credit 1.4	WEc1.1		1

52	31	27	**Total**		Possible Points:	110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

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PRELIMINARY LEED SCORECARD

(PRIOR TO SCHEMATIC DESIGN APPROVALS AND DECISIONS)

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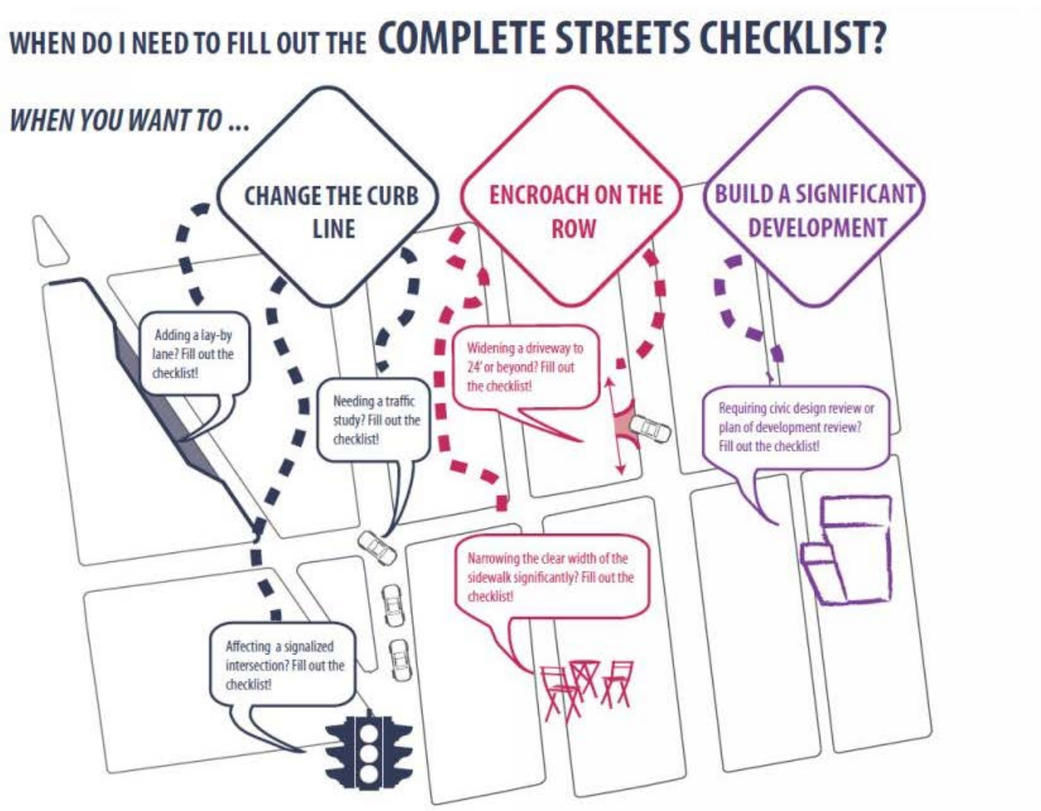
COMPLETE STREETS HANDBOOK CHECKLIST

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. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets during the planning and/or design of projects affecting the public right-of-way. Departmental reviewers will use this checklist to confirm that submitted designs incorporate complete streets considerations. Applicants for projects that require Civic Design Review or Plan of Development Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review.

The Handbook can be accessed at http://philadelphiastreets.com/handbook.aspx.



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

INSTRUCTIONS (continued)

APPLICANTS ARE ADVISED TO NOTE:

- This checklist is designed to be filled out electronically. Text fields will expand automatically as you type.
- This checklist is estimated to take 60–90 minutes to complete for applicants familiar with the Handbook.
- Answering "No" or "Not Applicable" (N/A) to questions in this checklist does not result in an automatic denial of approval. Applicants shall provide adequate explanation and comments to justify any such responses in the space provided at the end the checklist.
- 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.
- Any project that calls for the development and installation of as 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 the City 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://philadelphiastreets.com/pds/City_Plan_Applicatio.pdf. 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 HANDBOOK CHECKLIST

Philadelphia City Planning Commission

GENERAL PROJECT INFORMATION

1. PROJECT NAME 3600 Civic Center Blvd
2. DATE 05/26/2016
3. APPLICANT NAME University of Pennsylvania Health System
4. PROJECT AREA: list precise street limits and scope

From the intersection of Civic Center Blvd and West Service Drive to the intersection of Civic Center Blvd and Health Sciences Drive. Along Health Sciences Drive to the intersection of West Servcie Drive.

5. APPLICANT CONTACT INFORMATION

Bruce Hunt
Project Manager | Real Estate, Design & Construction
University of Pennsylvania Health System
3930 Chestnut Street, 1st Floor
Philadelphia, PA 19104
215-615-2701

6. OWNER NAME The Trustees of University of Pennsylvania
7. OWNER CONTACT INFORMATION

Bruce Hunt
Project Manager | Real Estate, Design & Construction
University of Pennsylvania Health System
3930 Chestnut Street, 1st Floor
Philadelphia, PA 19104
215-615-2701

8. ENGINEER / ARCHITECT NAME –Pennoni Associates
9. ENGINEER / ARCHITECT CONTACT INFORMATION

3001 Market Street, Philadelphia 19103

10. STREETS: List the streets associated with the project.

STREET	FROM	TO	COMPLETE STREET TYPE
Civic Center Blvd Health	W Service Drive	Health Sciences Dr	Urban Arterial
Health Sciences Drive	Civic Center Blvd	W Service Dr	City Neighborhood
West Service Drive	Civic Center Blvd	Health Sciences Dr	Local

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 X

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APPLICANT: General Project Information

Additional Explanation / Comments: This proposed building is the second phase for this property (3600 Civic Center Blvd.). The first phase included a 1,500 +/- car garage. The garage has been constructed and opened in 2015. As part of the garage construction, we obtained approvals from the Philadelphia Streets Department for the perimeter sidewalk and furniture zone of the entire property. The sidewalk, furniture zone and bike racks have been installed at the perimeter of the garage. The applicant will complete the approved sidewalk and furniture zone during phase two construction of the office tower. However, we are amending the previously approved Streets Department permit to include a curb-cut for the required loading dock of the office tower.

DEPARTMENTAL REVIEW ONLY: General Project Information

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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
Civic Center Blvd	12 / 12 / 12	12 / 12
Health Sciences Dr	12 / 4 / 7	4-5 / 7
West Service Dr	10 / 14 / 14	14 / 14
____	____ / ____ / ____	____ / ____

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
Civic Center Blvd	6 / 6-10 / 6-10
Health Sciences Dr	6 / 4 / 5
West Service Dr	5 / 5-6 / 8
____	____ / ____ / ____

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	30	North Curbline, Health Sciences Dr
____	____	____
____	____	____
____	____	____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway (installed 2015)	20	North Curbline, Health Sciences Dr (one way out)
Driveway (3) (installed 2015)	25, 19, 30	West Curbline, W Service Dr – (1) One way in, (2) One way out, and (3) one shuttle bus way in
Driveway	24	North Curbline, Health Sciences Dr (one way out)
____	____	____

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PEDESTRIAN COMPONENT (continued)

				DEPARTMENTAL REVIEW ONLY	
15. Does the design limit block lengths to 500 feet or less?	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
16. When considering the overall design, does the design create a pedestrian environment that provides safe and comfortable access for all pedestrians?	YES ☒	NO ☐		ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Pedestrian Component

- Additional Explanation / Comments: The existing sidewalk along Health Sciences Drive is currently 4' in width. The 4' sidewalk was removed during the parking garage construction removed along Health Sciences Drive and a 7' sidewalk was installed. The 7' width provides a 5' walking zone and a 2' furniture zone.

DEPARTMENTAL REVIEW ONLY: 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 is 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 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
Civic Center Blvd	n/a / 0
Health Sciences Dr	n/a / 0
West Service Dr	n/a / 0
_____	_____ / _____

18. FURNISHING ZONE: list the MINIMUM, recommended, existing, and proposed Building Zone widths on each street frontage.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
Civic Center Blvd	4 / 0 / 6
Health Sciences Dr	4 / 0 / 2-4
West Service Dr	3.5 / 0 / 5-6
_____	_____ / _____ / _____

				DEPARTMENTAL REVIEW ONLY	
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	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Lighting	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Benches	YES ☐	NO ☒	N/A ☐	ACCEPT ☐	N/M ☐
▪ Street Trees	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Street Furniture	YES ☐	NO ☒	N/A ☐	ACCEPT ☐	N/M ☐
20. Does the design avoid tripping hazards?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
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 12, or requires an exception.	YES ☐	NO ☒	N/A ☐	ACCEPT ☐	N/M ☐
22. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)	YES ☐	NO ☒	N/A ☐	ACCEPT ☐	N/M ☐
23. Does the design maintain adequate visibility for all roadway users at intersections?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
24. When considering the overall design of the Building & Furnishing Component, does the design enhance the pedestrian environment?	YES ☒	NO ☐		ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: The furniture zone was previously approved during phase one. Phase two will continue the previously established design parameters.

DEPARTMENTAL REVIEW ONLY: Building & Furnishing Component

Reviewer Comments:

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COMPLETE STREETS HANDBOOK CHECKLIST

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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

    A two way bike lane is incorporated along Civic Center Blvd.

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 Existing / Proposed	OFF-STREET Existing / Proposed
3600 Civic Center Blvd.(garage phase one)	148	0 / 80	0 / 78
3600 Civic Center Blvd. (office tower, phase two)	49	0 / 14	0 / 35
____	____	____/____	____/____
____	____	____/____	____/____

				DEPARTMENTAL REVIEW ONLY	
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	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Buffered Bike Lane	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Bicycle-Friendly Street	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
28. Does the design provide bicycle connections to local bicycle, trail, and transit networks?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
29. Does the design provide convenient bicycle connections to residences, work places, and other destinations?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Bicycle Component

- Additional Explanation / Comments: The final one way loop plan calls for two bike lanes on Civic Center Blvd. The lane traveling west with traffic is 5' in width. The second bike lane traveling east is a contraflow lane 5' in width. Because Civic Center Blvd. is one way, the northern bike lane flows with traffic and the southern bike lane flows against traffic. Currently the northern bike lane traveling west is installed. At the conclusion of construction, the southern bike lane will be installed. However, the second bike lane will be installed when it can be traveled uninterrupted along Civic Center Blvd, most likely at the end of the office tower construction. This application is providing 207 total bike parking spaces. 125 bike spaces are provided inside the garage with dedicated entrances and 82 are provided on public sidewalks.

DEPARTMENTAL REVIEW ONLY: Bicycle Component

Reviewer Comments:

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COMPLETE STREETS HANDBOOK CHECKLIST

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CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

				DEPARTMENTAL REVIEW ONLY	
30. Does the design limit conflicts between transportation modes along the curb?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
31. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
32. Does the design provide a buffer between the roadway and pedestrian traffic?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
33. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?				ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Curbside Management Component

Additional Explanation / Comments: When the office tower is constructed, the proposed garage will facilitate alternative modes of transportation with close proximity to regional rail lines, a SEPTA bus stop at the corner of Health Sciences and Civic Center Blvd., two bike lanes that connect to transit stations and the Schuylkill River Trail. In addition, curb and 5+' of furniture zone along Civic Center Blvd. and West service Drive provides buffer from pedestrians and vehicular traffic.

DEPARTMENTAL REVIEW ONLY: Curbside Management Component

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COMPLETE STREETS HANDBOOK CHECKLIST

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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 Existing / Proposed	DESIGN SPEED
Civic Center Blvd	West Service	Health Science	11 / 11	25
Health Sciences Dr	Civic Center	West Service	10-12 / 10-11	25
West Service Dr	Civic Center	Health Sciences	12 / 12	25
_____	_____	_____	_____ / _____	_____

					DEPARTMENTAL REVIEW ONLY	
35. What is the maximum AASHTO design vehicle being accommodated by the design?	SU-30				ACCEPT ☐	N/M ☐
36. Will the project affect a historically certified street? An inventory of historic streets[1] is maintained by the Philadelphia Historical Commission.	YES ☐	NO ☒	N/A ☐		ACCEPT ☐	N/M ☐
37. Does the design plan incorporate roadway medians (a "high priority" vehicle / cartway design treatment for some street types)? *Any proposed median may require a maintenance agreement with the Streets Department.*	YES ☐	NO ☒	N/A ☐		ACCEPT ☐	N/M ☐
38. Does the design facilitate safe and accessible, deliveries to local industries and businesses?	YES ☒	NO ☐			ACCEPT ☐	N/M ☐
39. Will the public right-of-way be used for loading and unloading activities?	YES ☒	NO ☐			ACCEPT ☐	N/M ☐
40. Does the design maintain emergency vehicle access?	YES ☒	NO ☐			ACCEPT ☐	N/M ☐
41. Where new streets are being developed, does the design connect and extend the street grid?	YES ☐	NO ☐	N/A **X**		ACCEPT ☐	N/M ☐
42. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES ☒	NO ☐			ACCEPT ☐	N/M ☐
43. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES ☒	NO ☐			ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW ONLY: Vehicle / Cartway Component

Reviewer Comments:

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

COMPLETE STREETS HANDBOOK CHECKLIST

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URBAN DESIGN COMPONENT (Handbook Section 4.8)

				DEPARTMENTAL REVIEW ONLY	
44. Does the design incorporate windows, storefronts, and other actives uses facing the street?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
45. Does the proposed project have a Philadelphia Water Department (PWD) Work Number? If so, please provide. _____	YES ☐	NO ☒	N/A ☐		
46. List the stormwater management and drainage features incorporated into the design of the Right of Way (see Section 4.8.4). There are no stormwater management systems proposed within the right-of-way.				ACCEPT ☐	N/M ☐
47. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
48. Does the design provide direct, safe, and accessible connections between transit stops and building access points and destinations within the site?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW ONLY: 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
W Service Drive and Civic Center	60	60
Health Science Dr and W Service Dr	60	____
Health Science Dr and Driveway	n/a	____
____	____	____

				DEPARTMENTAL REVIEW ONLY	
50. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
51. Does the design provide adequate clearance time for pedestrians to cross streets?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
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?	YES ☐	NO ☒	N/A ☐	ACCEPT ☐	N/M ☐
** If yes, City Plan Action may be required.*					
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?				ACCEPT ☐	N/M ☐
▪ Marked Crosswalks	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Pedestrian Refuge Islands	YES ☐	NO ☒	N/A ☐	ACCEPT ☐	N/M ☐
▪ Signal Timing and Operation	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐
▪ Bike Boxes	YES ☐	NO ☒	N/A ☐	ACCEPT ☐	N/M ☐
54. Does the plan simplify complex intersections where possible?	YES ☐	NO ☐	N/A ☒	ACCEPT ☐	N/M ☐
55. Does the design reduce vehicle speeds and increase visibility at intersections?	YES ☐	NO ☒	N/A ☐	ACCEPT ☐	N/M ☐
56. Overall, do intersection designs limit conflicts between modes and promote pedestrian and bicycle safety?	YES ☒	NO ☐	N/A ☐	ACCEPT ☐	N/M ☐

*N/M = Needs Modification

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: The plan has already received Streets Department approval. This application will be revised to add one curb cut for the loading dock.

DEPARTMENTAL REVIEW ONLY: Intersections & Crossings Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

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ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW ONLY

Additional Reviewer Comments: