PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER:

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

Greater than 100,000 SF and More than 100 new dwelling units

PROJECT LOCATION

Planning District: Lower Northeast **Council District:** 7

Address: 5364 Jackson Street
Philadelphia, PA 19124

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

CONTACT INFORMATION

Applicant Name: Christopher Stigler **Primary Phone:** 215-829-0922

Email: cstigler@blackneyhayes.com **Address:** 150 S. Independence Mall W.
Suite 1200
Philadelphia, PA 19106

Property Owner: NewCourtland Elder Services **Developer** NewCourtland Elder Services

Architect: Blackney Hayes Architects

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 63,031 SF/1.44699 Acres

Existing Zoning: RSA-3 **Are Zoning Variances required?** **Yes** X **No** ____

SITE USES

Present Use: Vacant School Building

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):
15,000 SF "LIFE Center" - ground floor
144 Residential Units Floors 2-7
Total SF - 173,310
Proposed # of Parking Units:
24

COMMUNITY MEETING

Community meeting held: **Yes** X **No** ____ Preliminary Meeting Held with Wissinoming Community 11/24/2015

If yes, please provide written documentation as proof.

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

Date: Frankford Neighborhood 3/10/2016
Wissinoming Neighborhood 2/23/2016 **Time:** 7PM

NewCourtland At Saint Bartholomew

5364 Jackson Street
Philadelphia, PA

Civic Design Review Submission

Prepared for:
NewCourtland Senior Services

Prepared by:
Blackney Hayes Architects
150 S. Independence Mall West
Philadelphia, PA 19106
215 829 0922

VIEW OF SITE FROM HARBISON AVENUE AND SANGER STREET

VIEW OF SITE ALONG SANGER STREET FROM COTTAGE STREET

VIEW OF SITE ALONG COTTAGE STREET FROM SANGER STREET

Site Photos

prepared for:
Civic Design Review

February 10th, 2016

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VIEW OF SURROUNDING AREA - HARBISON/JACKSON STREET SOUTH OF SITE

VIEW OF SURROUNDING AREA - COTTAGE STREET WEST OF SITE

Site Photos

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GENERAL NOTES

1. Outbound survey information shown hereon is from a deed provided by the Owner. Topographic survey information shown hereon is from a field survey performed by Durkin Associates, Inc. on September 5, 2015. Vertical datum is City Plan datum. Benchmark is a Stone Monument found on the northeasterly intersection of Jackson and Sanger Streets. elevation = 38.88.
2. All 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 POCS has assigned serial number 20152531123 to this project site and has identified the following members having facilities in the vicinity:

Comcast Cable	Peco Energy
Philadelphia City Water Department	Philadelphia Streets Department
Philadelphia Gas Works	Verizon PA

4. Property is zoned RSA-3 Residential 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.

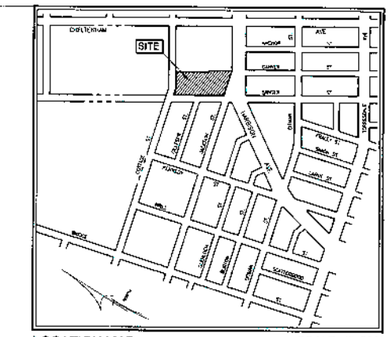
ZONING SUMMARY

Per Zoning Code of City of Philadelphia*

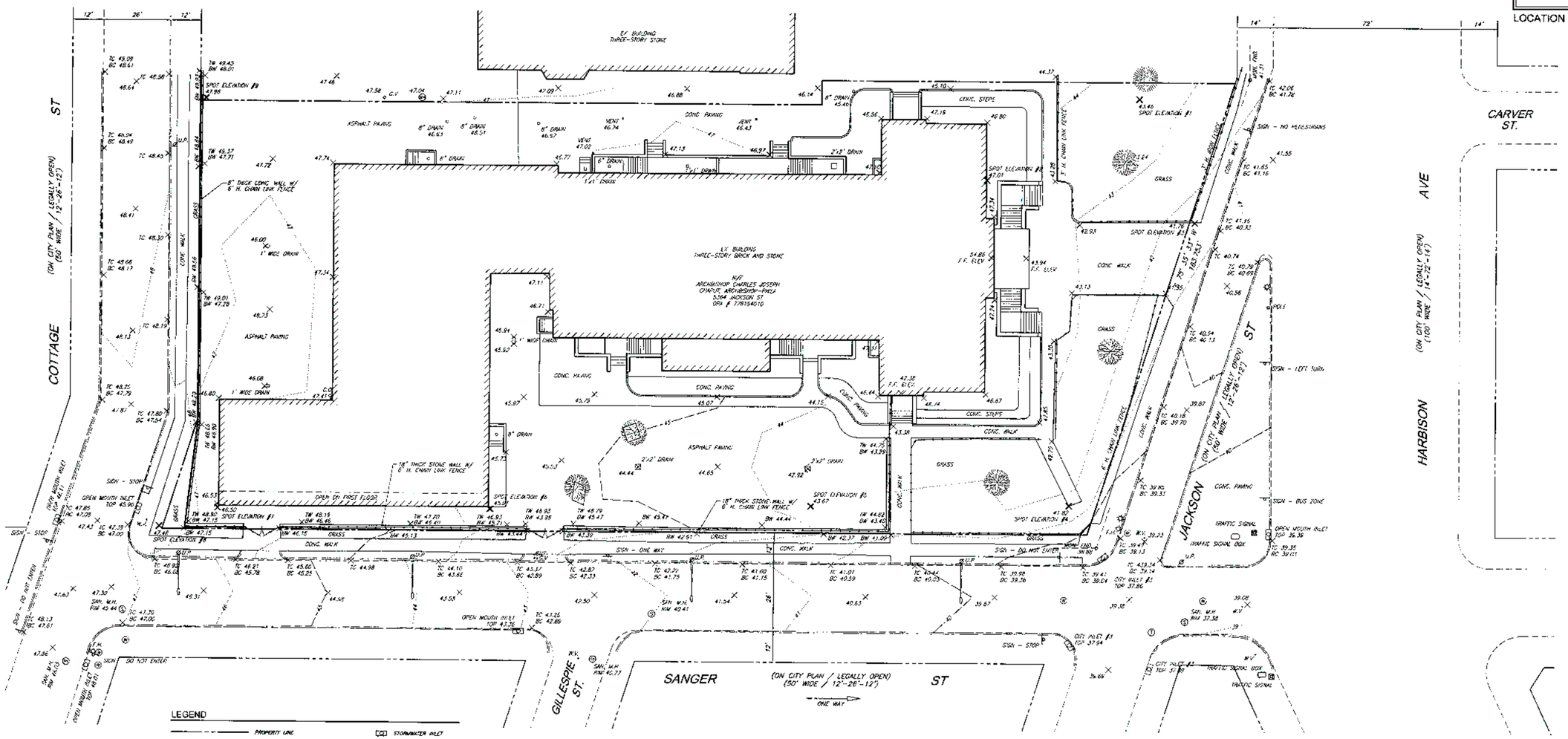
Zoning District:	RSA-3 Residential District
Existing Use:	Institutional (Elementary School)

Zoning Requirement	Permitted / Required
Lot Width	25 Ft. min.
Lot Area	2,250 Sq. Ft. min.
Open Area	50% of Lot Area min.
Front Setback	8 Ft. min.
Side Yard Width	8 Ft. min.
Rear Yard Depth	15 Ft. min. Single Family Dwelling 20 Ft. min. Other
Building Height	38 Ft. max.
Off-Street Parking	-

* Refer to the Zoning Code of City of Philadelphia as amended.



LOCATION MAP SCALE: 1"=500'



LEGEND

- PROPERTY LINE
- CITY PLAN HOUSELINE
- CITY PLAN CURBLINE
- PHYSICAL CURBLINE
- 45 WIDE CONTOUR
- 43 INTERMEDIATE CONTOUR
- 40.35 SPOT ELEVATION
- TW 41.75 / BW 40.56 TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION
- TS 41.37 / BS 39.23 TOP OF STEP ELEVATION / BOTTOM OF STEP ELEVATION
- TC 41.85 / BC 41.45 TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE MANHOLE
- U.P. UTILITY POLE
- F.H. FIRE HYDRANT
- STREET LIGHT
- STORMWATER INLET
- G.V. GAS VALVE
- W.V. WATER VALVE
- V.M. SANITARY VENT
- TRAFFIC SIGNAL
- SIGN
- UTILITY POLE W/ LIGHT
- DECIDUOUS TREE
- EVERGREEN TREE

Scale in Feet

20 0 10 20 40 60

1" = 20'

No.	Date	Revision

Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHARLES P. DURKIN

Sheet Title

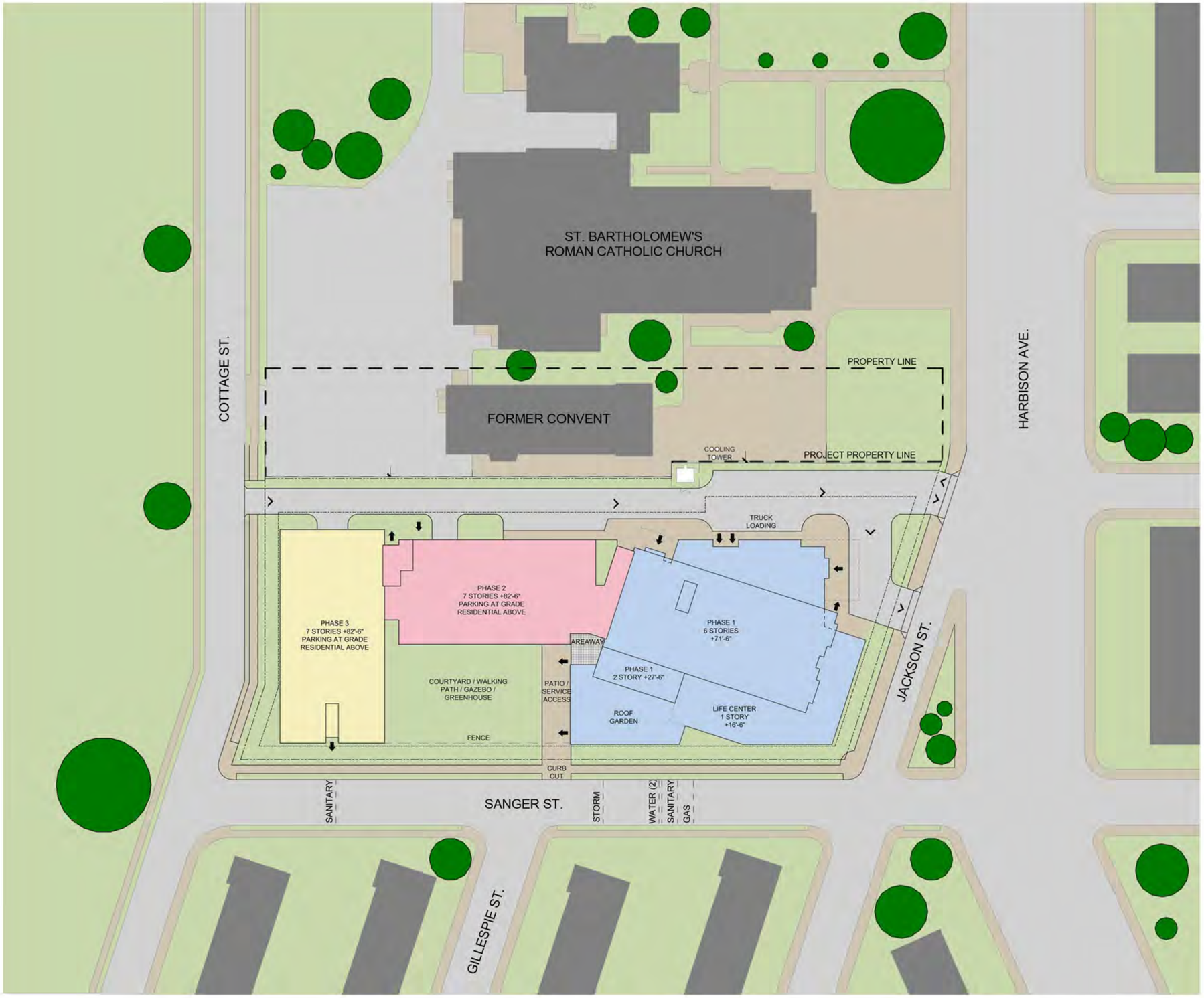
TOPOGRAPHIC SURVEY PLAN
5364 JACKSON ST
62ND WARD
PHILADELPHIA, PENNSYLVANIA

Project Title / Owner

NEW COURTLAND ELDER SERVICES
6970 GERMANTOWN AVE
PHILADELPHIA, PA 19119

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

Date	9/25/2015	Drawn	DJJ
Scale	1"=20'	Approved	CPD
Sheet No.	TS-1		
Project No.			



0 15' 30' 60' 120'

1/60" = 1'-0"

Site Plan

Project Lot Area = 1.45 acres

Jackson Street Development

prepared for:
New Courtland

February 11, 2016

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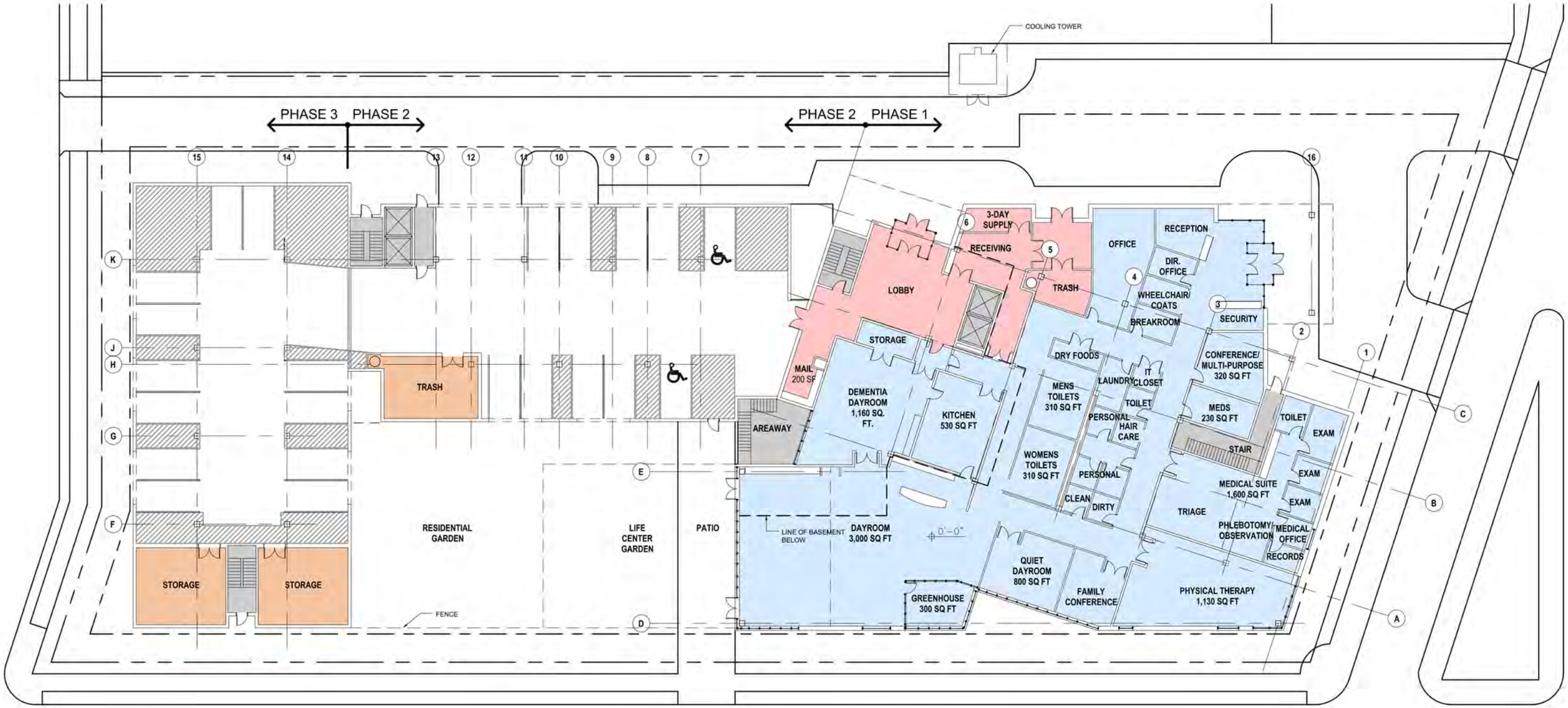

LEGEND

- PHASE ONE
- PHASE TWO
- PHASE THREE
- SUPPORT
- STORAGE/UTILITY
- CIRCULATION

FLOOR		PHASE 1	PHASE 2	PHASE 3	BUILDING TOTAL
BASEMENT	UNITS	0	0	0	
	SQ. FT.	6,670	0	0	
FIRST	UNITS	0	0	0	
	SQ. FT.	17,520	7,500	7,760	
SECOND	UNITS	7	8	8	
	SQ. FT.	9,220	7,500	7,760	
THIRD	UNITS	9	8	9	
	SQ. FT.	8,270	7,500	7,760	
FOURTH	UNITS	9	8	9	
	SQ. FT.	8,270	7,500	7,760	
FIFTH	UNITS	9	8	9	
	SQ. FT.	8,270	7,500	7,760	
SIXTH	UNITS	9	8	9	
	SQ. FT.	8,270	7,500	7,760	
SEVENTH	UNITS	0	8	9	
	SQ. FT.	560	7,500	7,760	
TOTALS	UNITS	43	48	53	144
	SQ. FT.	66,490	52,500	54,320	173,310

0 7'-6" 15' 30' 60'

1" = 30'-0"

Ground Floor Plan

Jackson Street Development

prepared for:
New Courtland

February 11, 2016

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Cottage Street

Jackson Street

Harbison Avenue

E. Sanger Street

ROOF GARDEN: 4" DEEP MODULAR TRAY SYSTEM WITH LOW GROWING VEGETATION

LEGEND

- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED DECIDUOUS MULTI–STEM TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED EVERGREEN GROUND COVER
- PROPOSED VEGETABLE GARDEN
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED TURF
- ROOF GARDEN

GRAPHIC SCALE

0 15 30 60

Overall Site Landscape Plan

prepared for:
Civic Design Review

February 2nd, 2016

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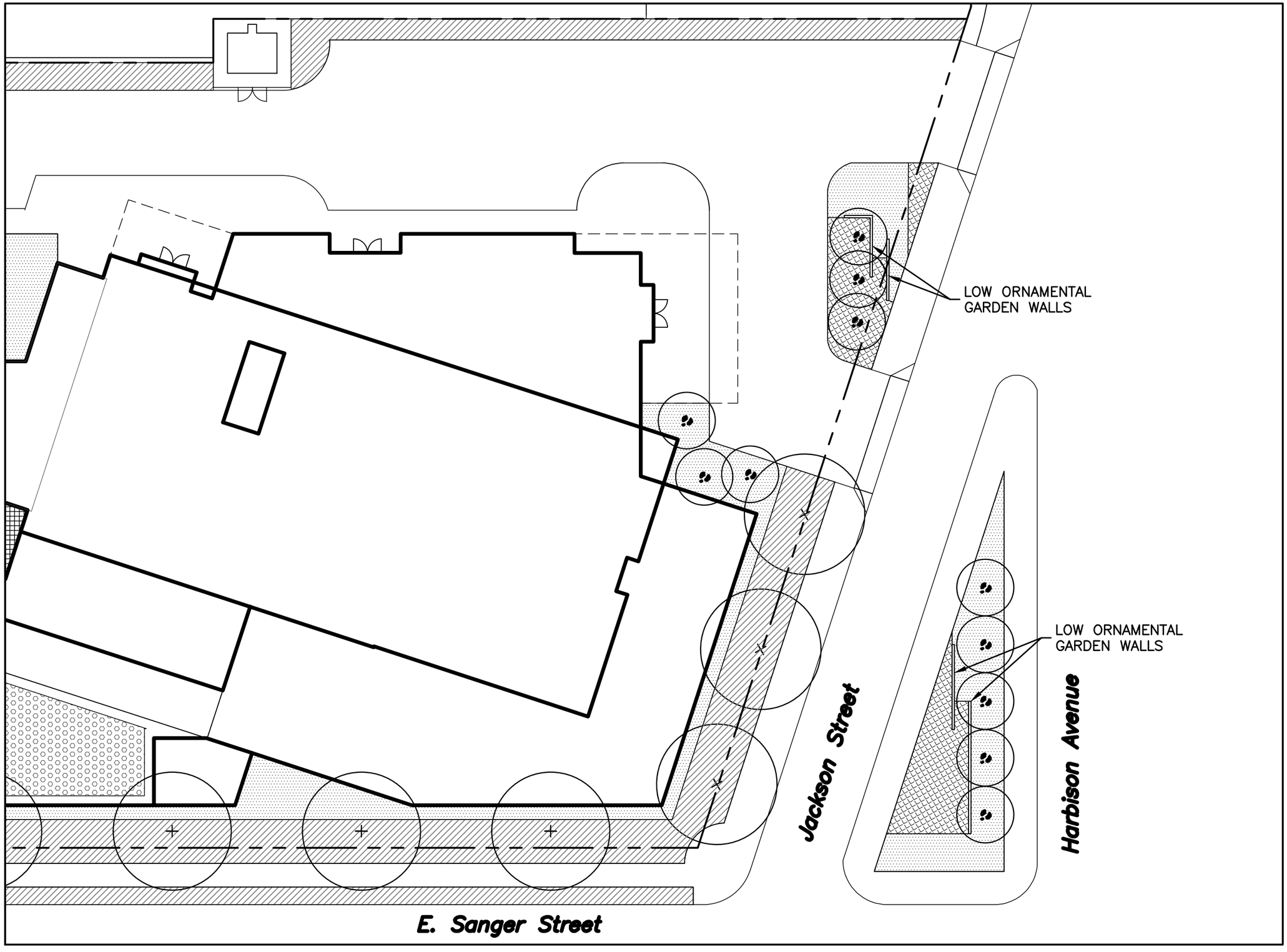

LEGEND

- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED DECIDUOUS MULTI–STEM TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED EVERGREEN GROUND COVER
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED TURF

GRAPHIC SCALE

0 10 20 40

Entrance Landscape Plan

prepared for:
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February 2nd, 2016

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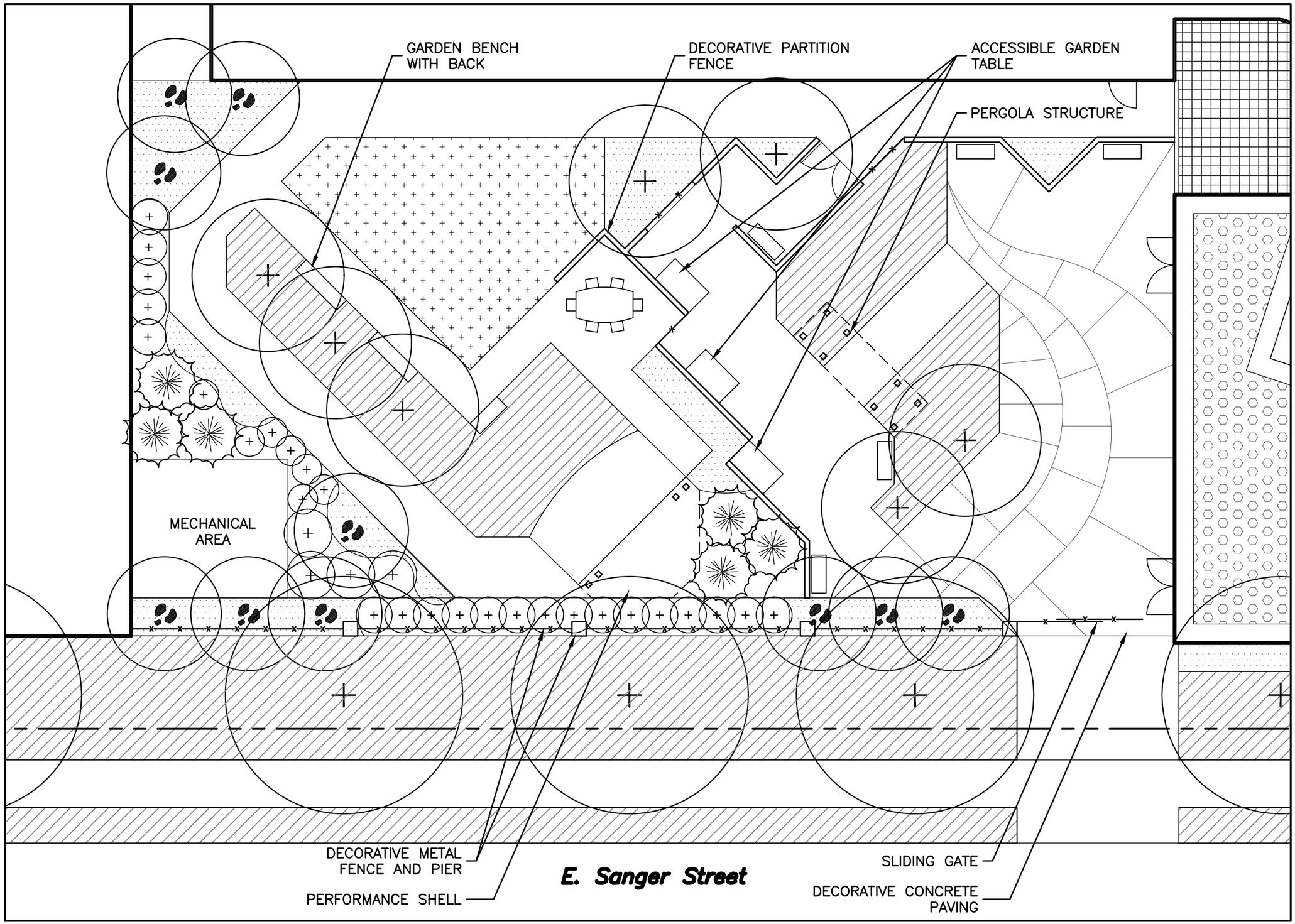

LEGEND

- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED DECIDUOUS MULTI–STEM TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED EVERGREEN GROUND COVER
- PROPOSED VEGETABLE GARDEN
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED TURF

GRAPHIC SCALE

0 5 10 20

Courtyard Landscape Plan

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February 2nd, 2016

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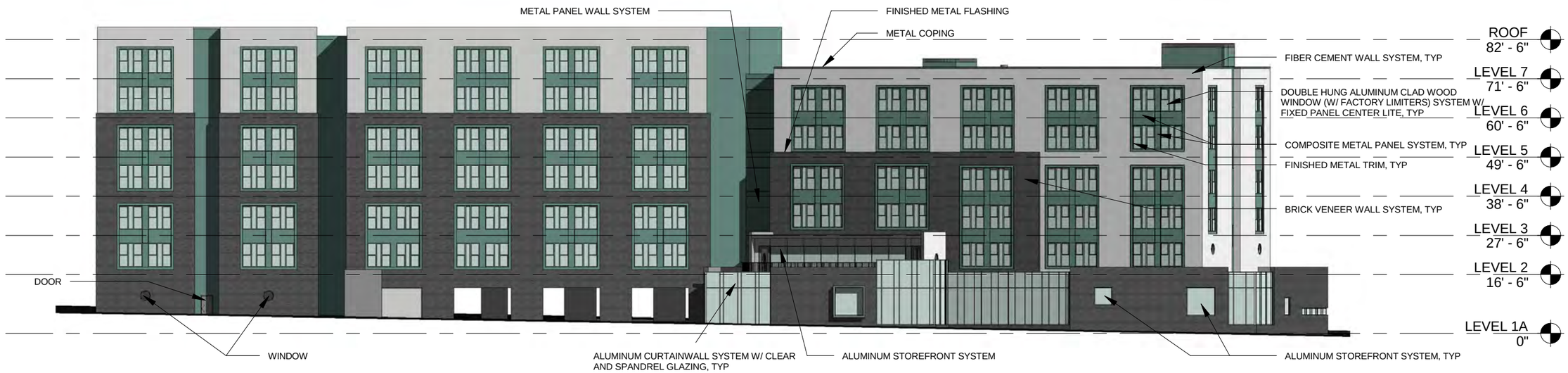

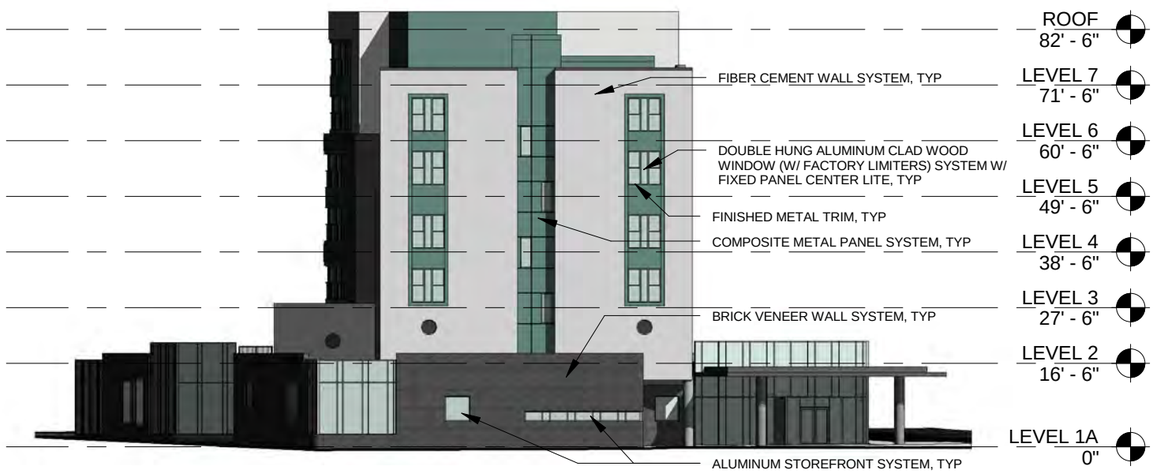

Building Elevations

prepared for:
Civic Design Review

February 10th, 2016

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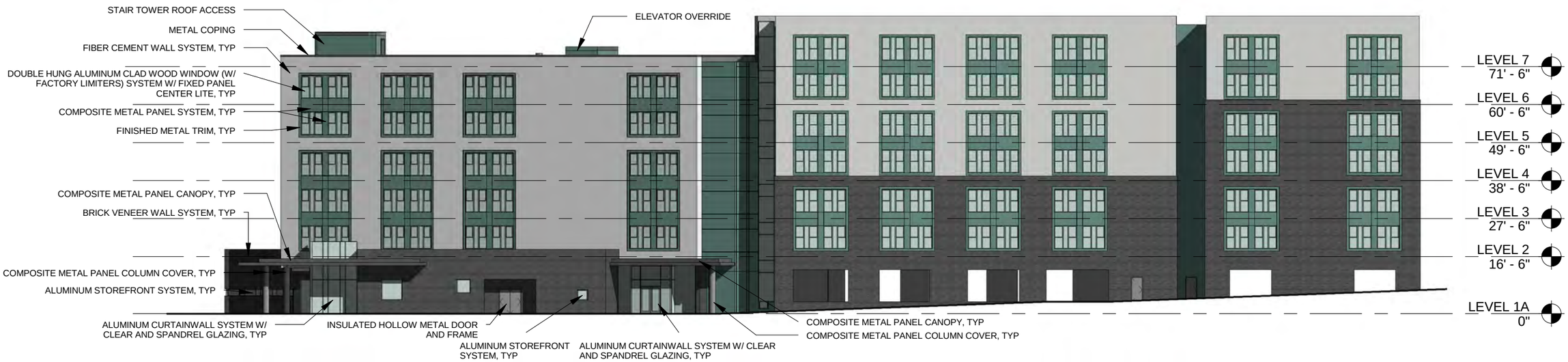

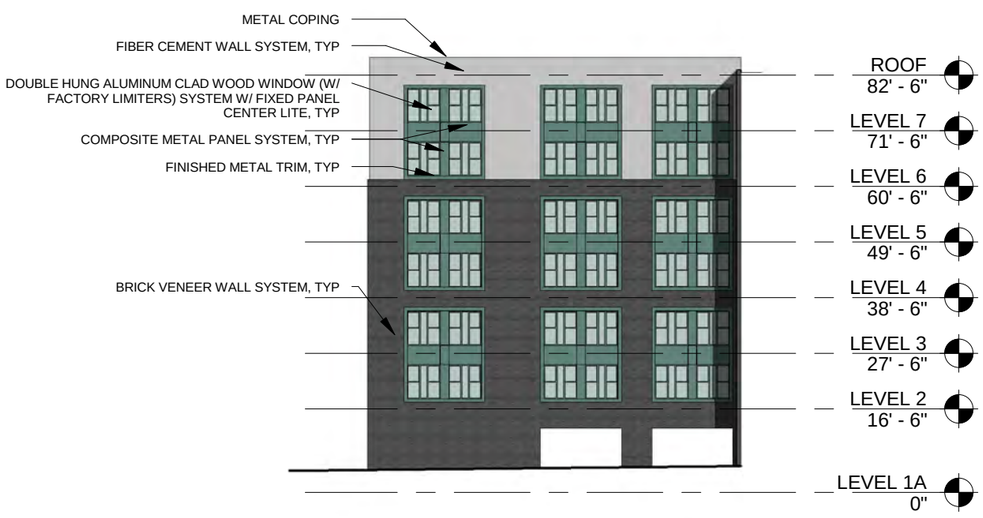

Building Elevations

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February 10th, 2016

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2 SITE LONGITUDINAL SECTION
1" = 30'-0"

1 SITE CROSS SECTION
1" = 30'-0"

SITE SECTIONS

prepared for:
Civic Design Review

February 10th, 2016

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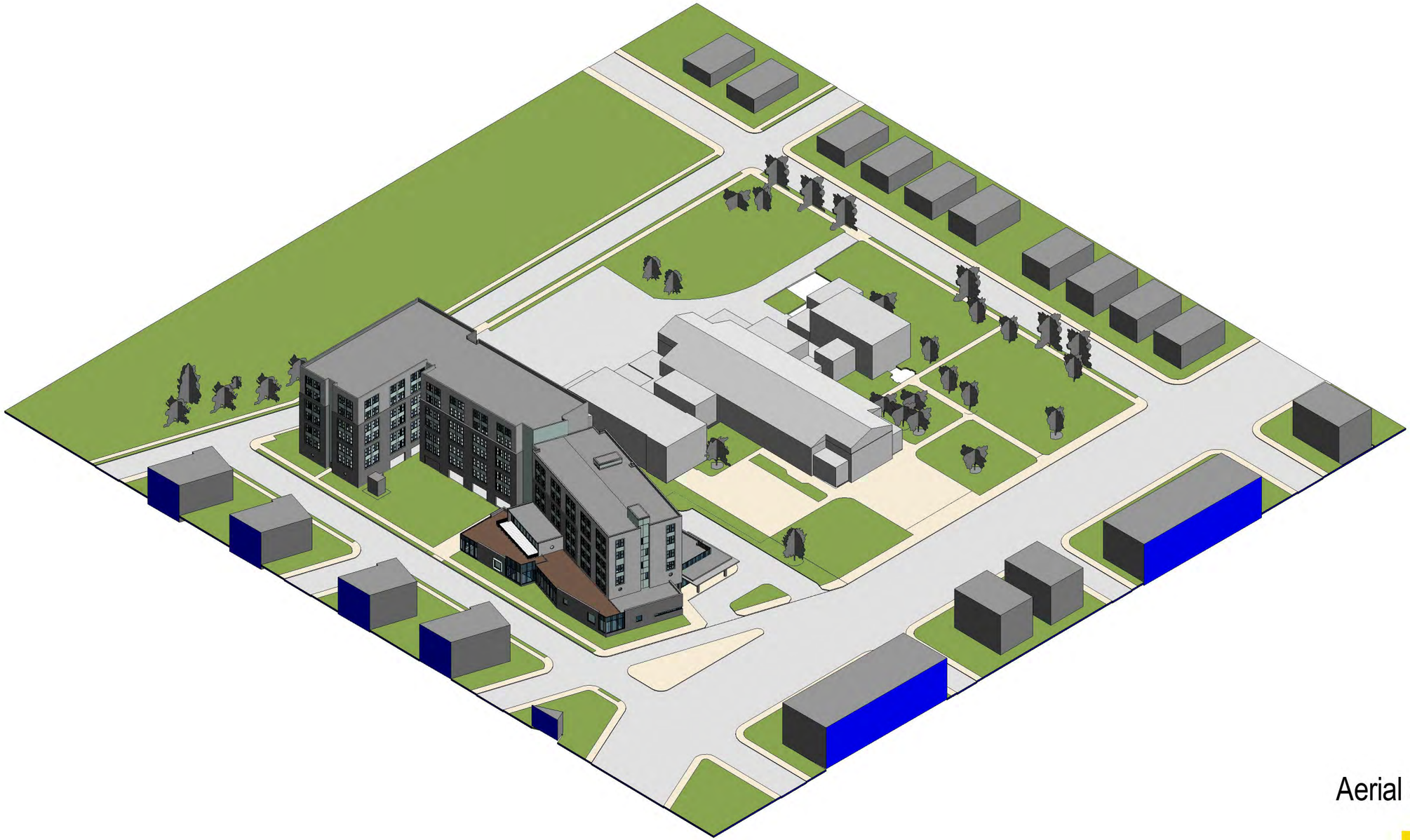

Aerial Site 1-3

prepared for:
Civic Design Review

February 10th, 2016

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In Site Rendering

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Rendered View

prepared for:
Civic Design Review

February 10th, 2016

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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
   5364 Jackson Street
2. DATE
3. APPLICANT NAME
   New Courtland Elder Services
4. APPLICANT CONTACT INFORMATION
   Mr. Max Kent
5. PROJECT AREA: list precise street limits and scope
   63,031 Sq. Ft., 1.446 Acres
6. OWNER NAME
   New Courtland Elder Services
7. OWNER CONTACT INFORMATION
   Mr. Max Kent
8. ENGINEER / ARCHITECT NAME
   Durkin Associates, Inc.
9. ENGINEER / ARCHITECT CONTACT INFORMATION
   717 Bethlehem Pike, Suite 240, Erdenheim, PA 19038
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
Jackson St	**Harbison Ave**	**Sanger St**	**Low Density Residential**
Sanger St	**Jackson St**	**Cottage St**	**City Neighborhood**
Cottage St	**Sanger St**	**167.87 Ft NE**	**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: Project proposes the demolition of the existing St. Bartholomew Elementary School building and the construction of 144 Apartment units and a Life Center for Seniors.

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
183.753' Jackson St	12'/12'/12'	12'/12'
357.065' Sanger St	12'/12'/12'	12'/12'
167.870' Cottage 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
Jackson St	5'/8'/5'
Sanger St	6'/5'/6'
Cottage St	6'/4'/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	15'	Sanger St
Driveway	16'	Sanger St

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway	24'	Jackson St (2)
Driveway	17'	Sanger St
Driveway	15'	Cottage 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:

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
Jackson St	**3.5'/3.5'**
Sanger St	**4'/2'**
Cottage St	**4.5'/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
Jackson St	**3'/0'/3.5'**
Sanger St	**3'/3.5'/4'**
Cottage St	**3'/3'/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

Philadelphia City Planning Commission

BUILDING & FURNISHING COMPONENT (continued)

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

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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
Senior Apartments 5364 Jacskon St	**14**	**0/0**	**0/0**	**0/14**
		/	/	/
		/	/	/
		/	/	/

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?

				DEPARTMENTAL APPROVAL	
▪ 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: _____

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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 ☐

APPLICANT: Curbside Management Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments: _____

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VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, , identify existing and proposed lane widths and the design speed for each street frontage; **If not, go to question No. 35**

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
Jackson St	Harbison Ave	Sanger St	18'/18'	35
Sanger St	Jackson St	Cottage St	10'/10'	35
Cottage St	Sanger St	Cheltenham Ave	10'/10'	35
			/	

		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

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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: _____

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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.**

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?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
If yes, City Plan Action may be required.					
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: _____

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ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments:

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____