



Letter of Transmittal

Date: May 12, 2015

To: Civic Design Review

Philadelphia City Planning Commission

1515 Arch Street

13th Floor

Philadelphia, PA 19102

Phone: (215) 683-4615

Re: Ortlieb Square - 838-52 N. American Street

Via: Paul Knepley

Copies	Item
1	CDR Application including CDR Notification and Civic Design Response Form
10	838-52 N. American Street - Civic Design Review Submission

They are transmitted:

- | | | |
|--------------------------------------------------|---------------------------------------------------|---------------------------------------|
| <input type="checkbox"/> as requested | <input checked="" type="checkbox"/> as indicated | <input type="checkbox"/> resubmit |
| <input checked="" type="checkbox"/> for your use | <input type="checkbox"/> for review and comment | <input type="checkbox"/> for bids due |
| <input type="checkbox"/> for approval | <input type="checkbox"/> for signature and return | <input type="checkbox"/> _____ |

Remarks: _____

Signed: Marissa McMurtrie
 Marissa McMurtrie

Copy to: _____



CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER:

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

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

PROJECT LOCATION

Planning District: Central Council District: 1

Address: 838-52 N. American Street
Philadelphia, PA

Is this parcel within a Master Plan District? Yes No

CONTACT INFORMATION

Applicant Name: Hercules W. Grigos, Esq. Primary Phone: 215-665-3088

Email: Hercules.Grigos@obermayer.com Address: 1617 John F. Kennedy Blvd., 19th Fl.
Philadelphia, PA 19103

Property Owner: Poplar East Associates LP Developer Akron Capital

Architect: JKR Partners LLC

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 40,344 Sq. Ft.

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

SITE USES

Present Use: Vacant Lot

Proposed Use:

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

39 residential units with ground floor commercial space. Total GFA of 124,996 sq. ft.

Proposed # of Parking Units:

36 garage 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: May 18, 2015 Time: 6:30p.m.



CITY OF PHILADELPHIA - DEPARTMENT OF LICENSES AND INSPECTIONS

CDR NOTIFICATION TO PHILA. PLANNING COMMISSION

EXAMINER INFORMATION

NAME: CHELI DAHAL

PHONE NUMBER: (215) 686- 2483

EMAIL: CHELI.R.DAHAL@PHILA.GOV

PROJECT/PROPERTY INFORMATION

DATE OF CIVIC DESIGN REVIEW DETERMINATION: 4/30 /2015

SITE ADDRESS: 838-52 N AMERICAN ST , PHILADELPHIA, PA

SQUARE FOOTAGE BEING ADDED: 169,600 Gross Floor Area

PROPOSED TOTAL# OF DWELLING UNITS 39

APPLICATION DOES NOT CREATE ANY REFUSAL

APPLICANT INFORMATION

NAME: HERCULES W GRIGOS

ADDRESS: 1617 JFK BLVD, 19TH FLOOR, PHILADELPHIA, PA 19103

PLEASE BE ADVISED THAT THIS FORM SHALL BE SENT TO:
Gary Jastrzab, Executive Director of PCPC (Gary.Jastrzab@Phila.Gov)
David Schaaf, Director of Urban Design Division (David.Schaaf@Phila.Gov)



CITY OF PHILADELPHIA

CIVIC DESIGN RESPONSE FORM

APPLICATION # 598933

ADDRESS: 838-52 N AMERICAN ST

APPLICANT: HERCULES W. GRIGOS

AS REQUIRED BY 14-304 (3) (e) (.1) FOR REZONING OF ANY LAND IN CERTAIN MASTER PLAN DISTRICTS AS WELL AS TABLE 14-304-2 (CIVIC DESIGN REVIEW TRIGGERS, IDENTIFIED BELOW) OF THE PHILADELPHIA ZONING CODE, THE ABOVE REFERENCED PROPERTY REQUIRES CIVIC DESIGN REVIEW FOR THE FOLLOWING REASON(S):

THE PROPERTY:

THE PROPERTY AFFECTED:

THE APPLICATION:

<u>THE PROPERTY:</u> THE APPLICANT'S PROPERTY IS LOCATED IN <u>ANY DISTRICT</u> , EXCEPT AS PROVIDED IN 14-304 (5)(b)(.1)(.a)(.i)	<u>THE PROPERTY AFFECTED:</u> <u>AND</u> REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY		<u>THE APPLICATION:</u> 1) INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA 2) INCLUDES MORE THAN 100 NEW DWELLING UNITS
		<input checked="" type="checkbox"/> <input type="checkbox"/>	1) 2) 3)
		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

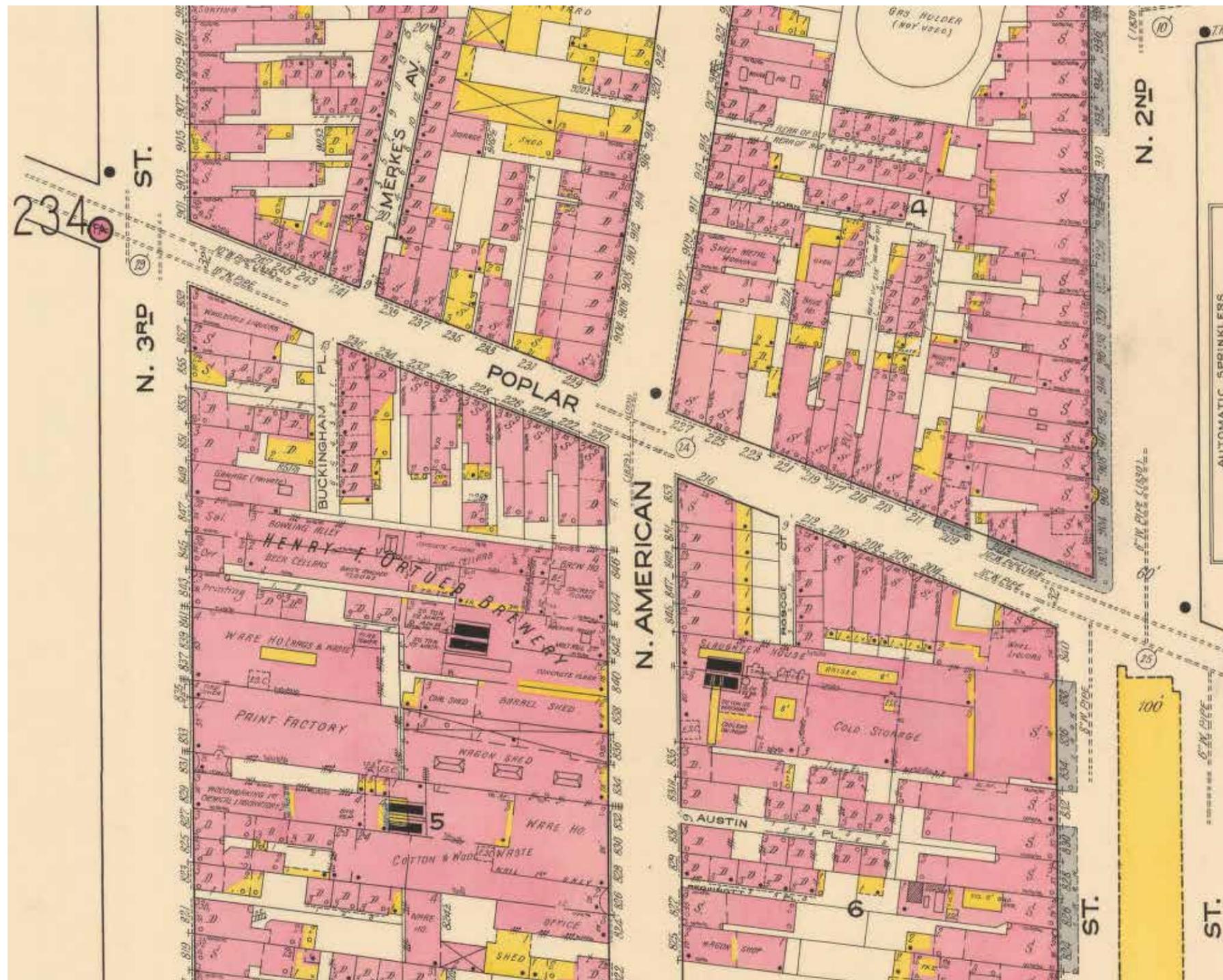
Examiner's Signature:CHELI DAHAL

Examiner's Phone: (215) 686 - 2483

Date: 4/30/2015

Civic Design focuses on reviewing the impact of building and site design on the public realm, particularly streets, sidewalks, trails, public parks and open spaces. Please note that all Civic Design Review recommendations are advisory; The Zoning Board and Planning Commission are not required to abide by the Civic Design Review Committee's recommendations.

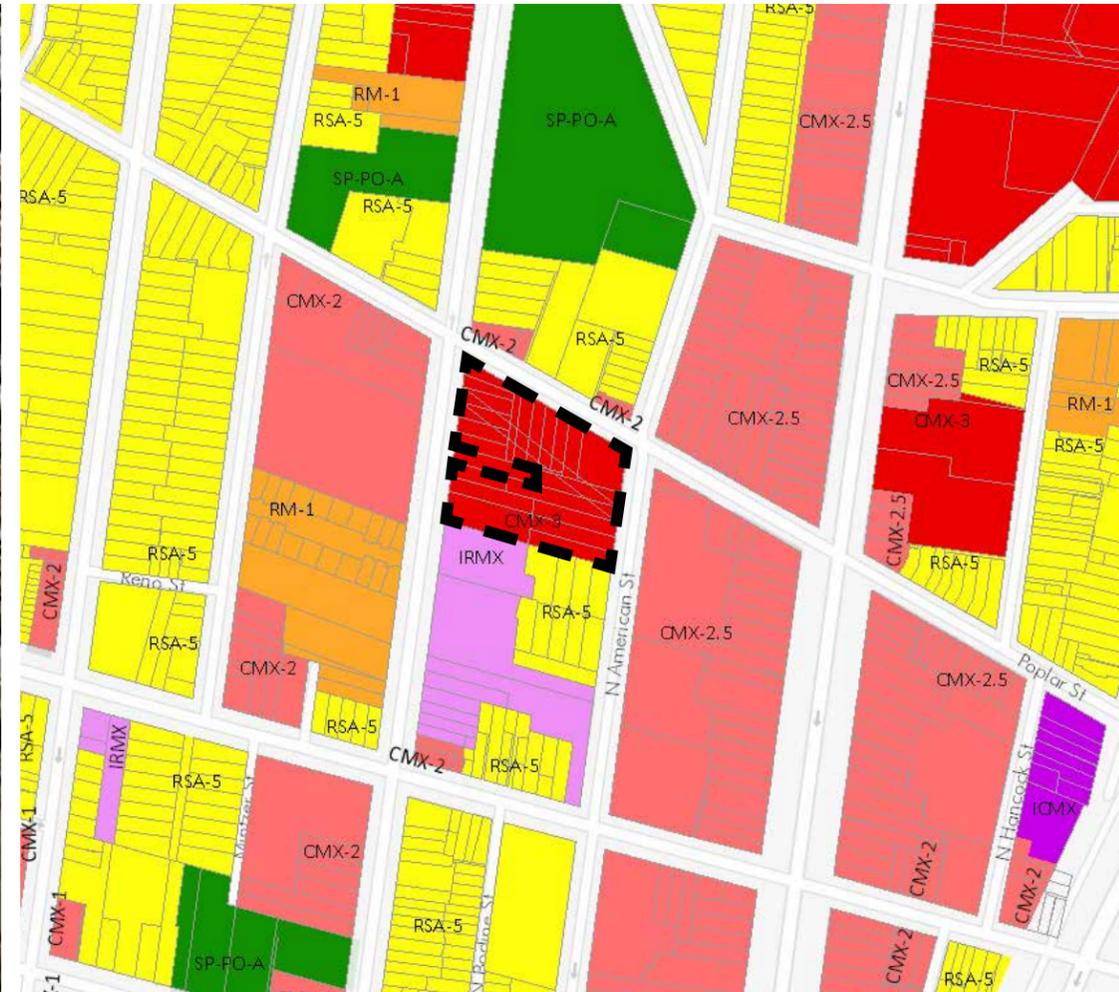
The Civic Design Review Committee is located at:
One Parkway, 13th floor
1515 Arch Street, Philadelphia, PA, 19102.
Please contact (215) 683-4615 for more information.



ORTLIEB SQUARE

838-52 N.AMERICAN STREET





RSA-5 **CMX-2*** **RM-1**

DIMENSIONAL STANDARDS		DIMENSIONAL STANDARDS		DIMENSIONAL STANDARDS	
MIN. LOT WIDTH	16 FT.	MAX. OCCUPIED AREA	IMMEDIATE: 75% CORNER: 80%	MIN. LOT WIDTH	16 FT.
MIN. LOT AREA	1,440 SQ. FT.	MIN. FRONT YARD DEPTH	NA	MIN. LOT AREA	1,440 SQ. FT.
MIN. OPEN AREA	INTERMEDIATE: 30%; CORNER LOT: 20%	MIN. SIDEYARD WIDTH	5 FT. IF USED	MIN. OPEN AREA	INTERMEDIATE: 30%; CORNER LOT: 20%
MIN. FRONT SETBACK	BASED ON SETBACK OF ABUTTING LOTS	MIN. REAR YARD DEPTH	THE GREATER OF 9 FT. OR 10% OF LOT DEPTH	MIN. FRONT SETBACK	BASED ON SETBACK OF ABUTTING LOTS
MIN. SIDEYARD WIDTH	5 FT. PER YARD	MAX. HEIGHT	38 FT.	MIN. SIDEYARD WIDTH	SINGLE OR TWO-FAM. DETACHED: 5 FT. PER YARD MULTI-FAM. DETACHED: 5 FT. PER YARD OR 8 FT. CORNER LOT MULTI-FAM. SEMI-DETACHED: 12 FT.
MIN. REAR YARD DEPTH	THE GREATER OF 9 FT. OR 20% OF LOT DEPTH	*An attached building in CMX-2 that is occupied by household living must also contain an office, retail sales, or commercial services along the ground floor frontage. **Min. of 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area; and 480 sq. ft. of lot area is required per dwelling thereafter.		MIN. REAR YARD DEPTH	THE GREATER OF 9 FT. OR 20% OF LOT DEPTH
MAX. HEIGHT	38 FT.			MAX. HEIGHT	38 FT.

If abutting lots on both sides of an attached house contain only two stories, the stories above the second story of the attached house shall be set back an additional 8 ft. from the minimum setback, except this requirement shall not apply to corner lots.

*Min. of 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area, and 480 sq. ft. of lot area per dwelling unit thereafter.

CMX-3 **IRMX**

DIMENSIONAL STANDARDS		DIMENSIONAL STANDARDS	
MAX. OCCUPIED AREA	INTERMEDIATE: 75% CORNER: 80%	MAX. OCCUPIED	100%
MIN. FRONT YARD DEPTH	NA	MIN. FRONT YARD DEPTH	0 FT.*
MIN. SIDEYARD WIDTH	8 FT. IF USED FOR BUILDING WITH DWELLING UNITS	MIN. SIDEYARD WIDTH	8 FT. IF USED*
MIN. REAR YARD DEPTH	NA	MIN. REAR YARD DEPTH	8 FT. IF USED*
MAX. FAR	500%; UP TO AN ADDITIONAL 300% WITH BONUSES	MAX. HEIGHT	60 FT.
		MAX. FAR	500%

*Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential district.



ORTLIEB SQUARE



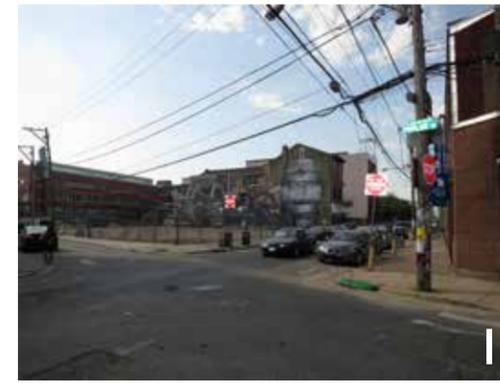
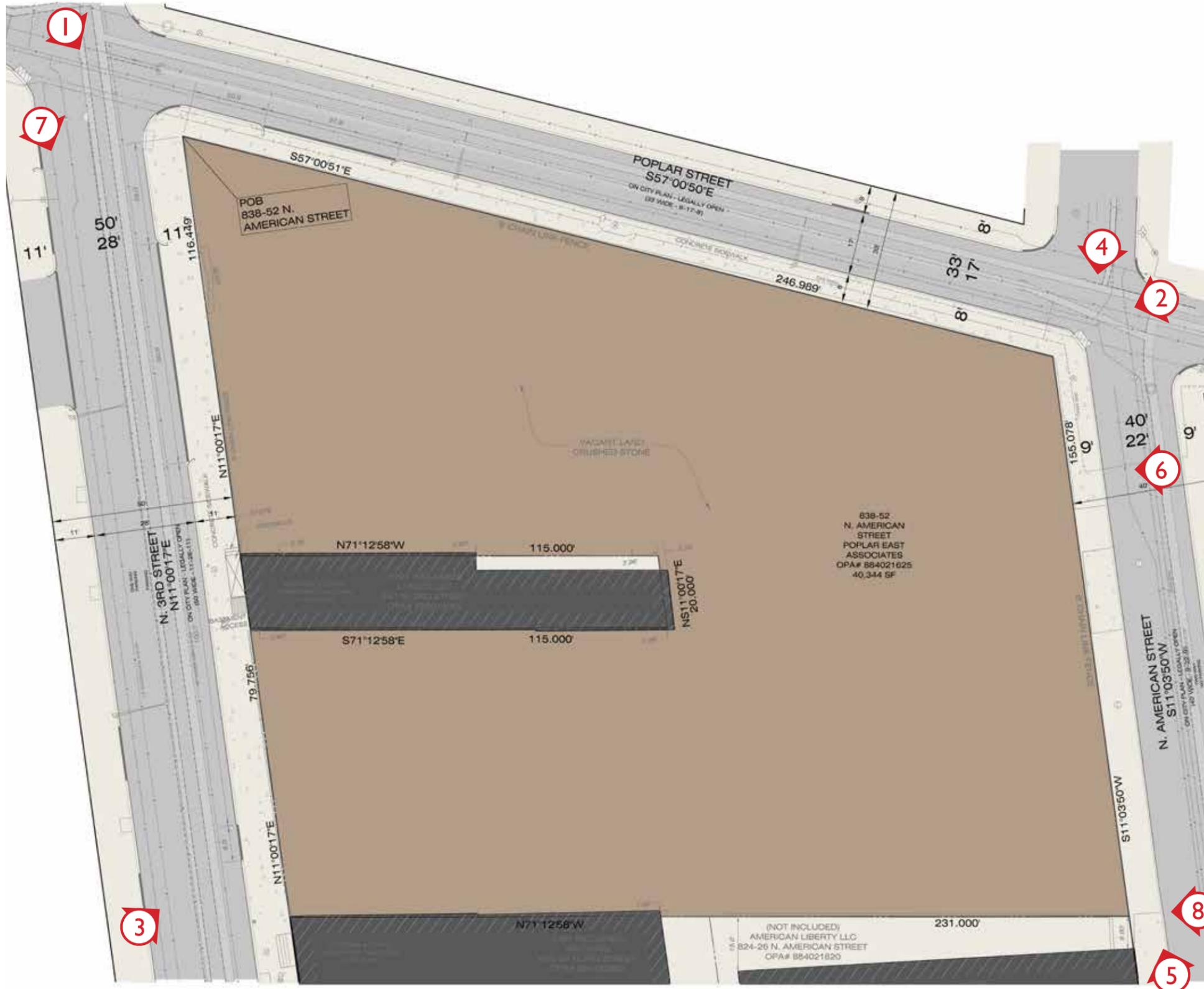


EXISTING SITE



ORTLIEB SQUARE





EXISTING SITE PLAN





PROPOSED AERIAL RENDERING



ORTLIEB SQUARE





ORTLIEB SQUARE





TYPE I		TYPE IA	
UNIT A 3 BR + 2 FULL BATHS, 1 HALF BATH FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE	GFA ±2,246 SF	UNIT A 3 BR + 2 FULL BATHS, 1 HALF BATH FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE	GFA ±2,246 SF
UNIT B 3 BR + 3 FULL BATHS, 1 HALF BATH PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE	GFA ±3,082 SF	UNIT B 3 BR + 3 FULL BATHS, 1 HALF BATH PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE	GFA ±3,070 SF
TYPE 2		TYPE 3	
UNIT A - END UNIT 3 BR + 2 FULL BATHS, 1 HALF BATH FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE	GFA ±2,241 SF	UNIT A 3 BR + 2 FULL BATHS, 1 HALF BATH FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE	GFA ±2,444 SF
UNIT B - END UNIT 3 BR + 3 FULL BATHS, 1 HALF BATH PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE	GFA ±3,084 SF	UNIT B 3 BR + 3 FULL BATHS, 1 HALF BATH PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE	GFA ±3,084 SF
TYPE 4		TYPE 4A	
UNIT A 3 BR + 2 FULL BATHS, 1 HALF BATH FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE	GFA ±2,377 SF	UNIT A 3 BR + 2 FULL BATHS, 1 HALF BATH FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE	GFA ±2,371 SF
UNIT B 3 BR + 3 FULL BATHS, 1 HALF BATH PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE	GFA ±3,180 SF	UNIT B 3 BR + 3 FULL BATHS, 1 HALF BATH PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE	GFA ±3,197 SF
TYPE 5 - COMMERCIAL & RESIDENTIAL			
5A - GROUND FLOOR COMMERCIAL UNIT COMMERCIAL STORAGE; ADA TOILET ROOM	GFA ±1,469 SF	5C - BI-LEVEL UNIT (FRONT) 2 BR + 2 FULL BATHS, 1 HALF BATH	GFA ±1,965 SF
5B - SECOND FLOOR UNIT 2 BR + 2 FULL BATHS	GFA ±1,541 SF	5D - BI-LEVEL UNIT (REAR) 2 BR + 2 FULL BATHS	GFA ±1,547 SF

CMX-3 COMMERCIAL ZONING CRITERIA

LOT REQUIREMENTS	REQUIRED	PROPOSED
MAX % OCCUPIED AREA	75% (80% OF CORNER LOTS)	57%
MIN % OPEN AREA	25% (20% OF CORNER LOTS)	43%
BUILDING DIMENSIONS		
FRONT YARD SETBACK	NONE REQUIRED	NA
SIDE YARD SETBACK	0' / 8' IF USED	8'
REAR YARD SETBACK	NONE REQUIRED	NA
MAX FAR	500%	315%

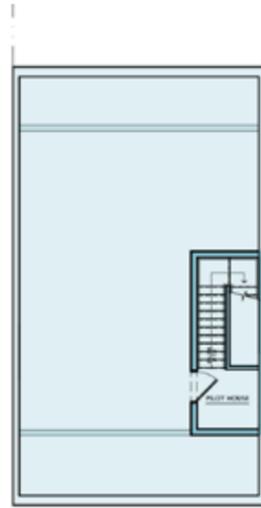
FLOOR AREA RATIO CHART

SITE TOTAL	40,344 SF
MAX FAR 500%	201,720 SF
TOTAL PROVIDED GFA	127,056 SF
PROVIDED FAR %	315%





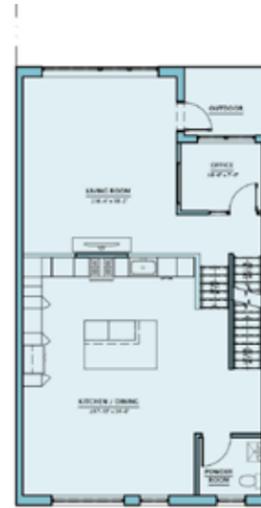
TYPE I		TYPE 4	
UNIT A 3 BR + 2 FULL BATHS, 1 HALF BATH FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE	GFA ±2,246 SF	UNIT A 3 BR + 2 FULL BATHS, 1 HALF BATH FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE	GFA ±2,377 SF
UNIT B 3 BR + 3 FULL BATHS, 1 HALF BATH PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE	GFA ±3,082 SF	UNIT B 3 BR + 3 FULL BATHS, 1 HALF BATH PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE	GFA ±3,180 SF



ROOF DECK



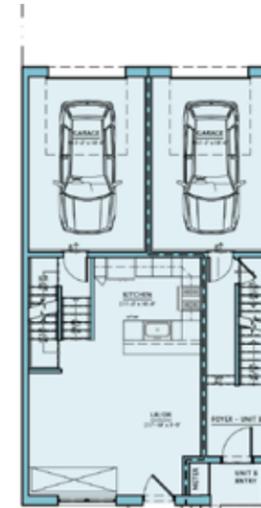
FOURTH FLOOR



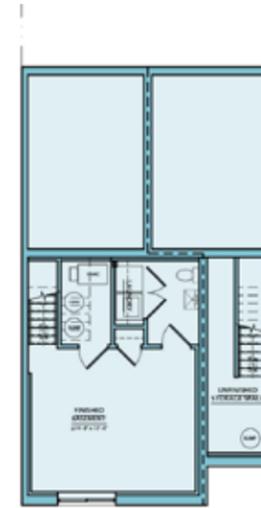
THIRD FLOOR



SECOND FLOOR



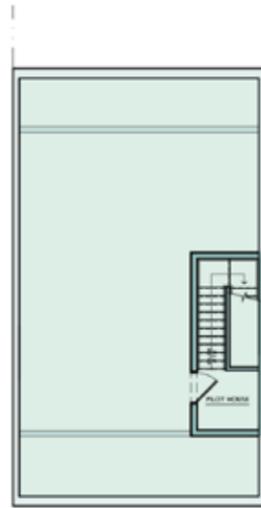
GROUND FLOOR



BASEMENT



TYPE IA		TYPE 4A	
UNIT A 3 BR + 2 FULL BATHS, 1 HALF BATH FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE	GFA ±2,246 SF	UNIT A 3 BR + 2 FULL BATHS, 1 HALF BATH FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE	GFA ±2,371 SF
UNIT B 3 BR + 3 FULL BATHS, 1 HALF BATH PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE	GFA ±3,070 SF	UNIT B 3 BR + 3 FULL BATHS, 1 HALF BATH PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE	GFA ±3,197 SF



ROOF DECK



FOURTH FLOOR



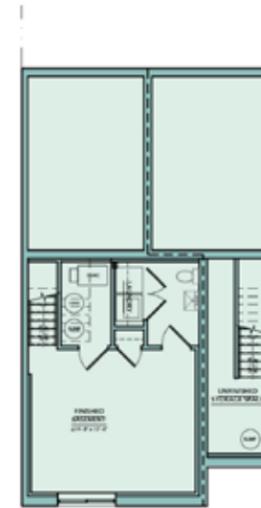
THIRD FLOOR



SECOND FLOOR



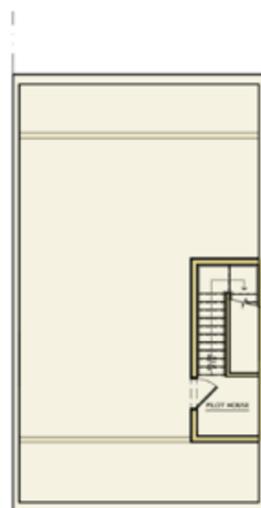
GROUND FLOOR



BASEMENT



TYPE 2		TYPE 3	
UNIT A - END UNIT 3 BR + 2 FULL BATHS, 1 HALF BATH FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE	GFA ±2,241 SF	UNIT A 3 BR + 2 FULL BATHS, 1 HALF BATH FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE	GFA ±2,444 SF
UNIT B - END UNIT 3 BR + 3 FULL BATHS, 1 HALF BATH PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE	GFA ±3,084 SF	UNIT B 3 BR + 3 FULL BATHS, 1 HALF BATH PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE	GFA ±3,084 SF



ROOF DECK



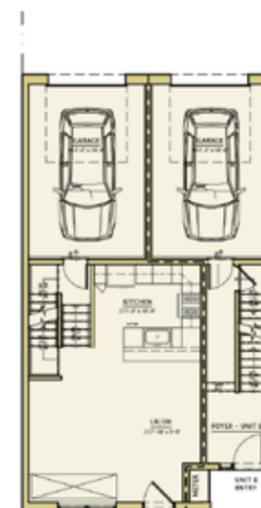
FOURTH FLOOR



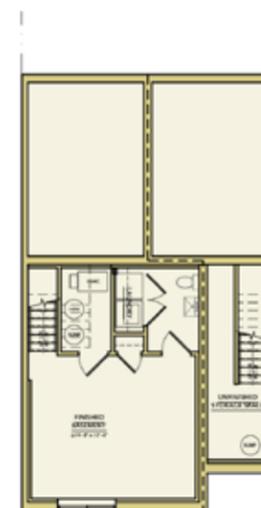
THIRD FLOOR



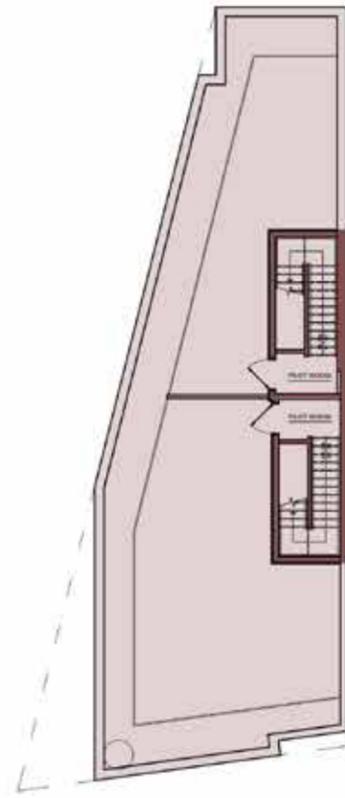
SECOND FLOOR



GROUND FLOOR



BASEMENT



ROOF DECK - UNITS 5C + 5D



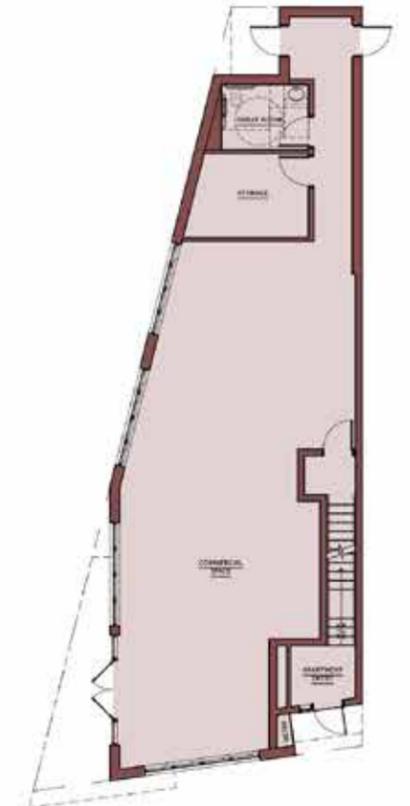
FOURTH FLOOR - UNITS 5C + 5D



THIRD FLOOR - UNITS 5C + 5D



SECOND FLOOR - UNIT 5B



GROUND FLOOR - 5A COMMERCIAL UNIT

TYPE 5 - COMMERCIAL & RESIDENTIAL

5A - GROUND FLOOR COMMERCIAL UNIT
COMMERCIAL STORAGE;
ADA TOILET ROOM

GFA ±1,469 SF

5C - BI-LEVEL UNIT (FRONT)
2 BR + 2 FULL BATHS, 1 HALF BATH

GFA ±1,965 SF

5B - SECOND FLOOR UNIT
2 BR + 2 FULL BATHS

GFA ±1,541 SF

5D - BI-LEVEL UNIT (REAR)
2 BR + 2 FULL BATHS

GFA ±1,547 SF





R TYPICAL ROOF DECK SUITE



2 TYPICAL SECOND FLOOR



4 TYPICAL FOURTH FLOOR



1 TYPICAL GROUND FLOOR



3 TYPICAL THIRD FLOOR



B TYPICAL BASEMENT



TYPICAL UNIT B KITCHEN



TYPICAL UNIT B LIVING ROOM





B PROPOSED SITE SECTION EAST-WEST



A PROPOSED SITE SECTION NORTH-SOUTH



ORTLIEB SQUARE





PLANT LIST

TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
6	STEWARTIA KOREANA	KOREA STERWATIA	2.5-3" CAL. B&B
4	ACER GRISEUM	PAPERBARK MAPLE	2.5-3" CAL. B&B
3	CLADRASTIS KENTUKEA	YELLOWWOOD	2.5-3" CAL. B&B

FLOWERING TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
3	LAGERSTROEMIA INDICA "DYNAMITE"	RED CREPE MYRTLE	5-6', #15 CAN.

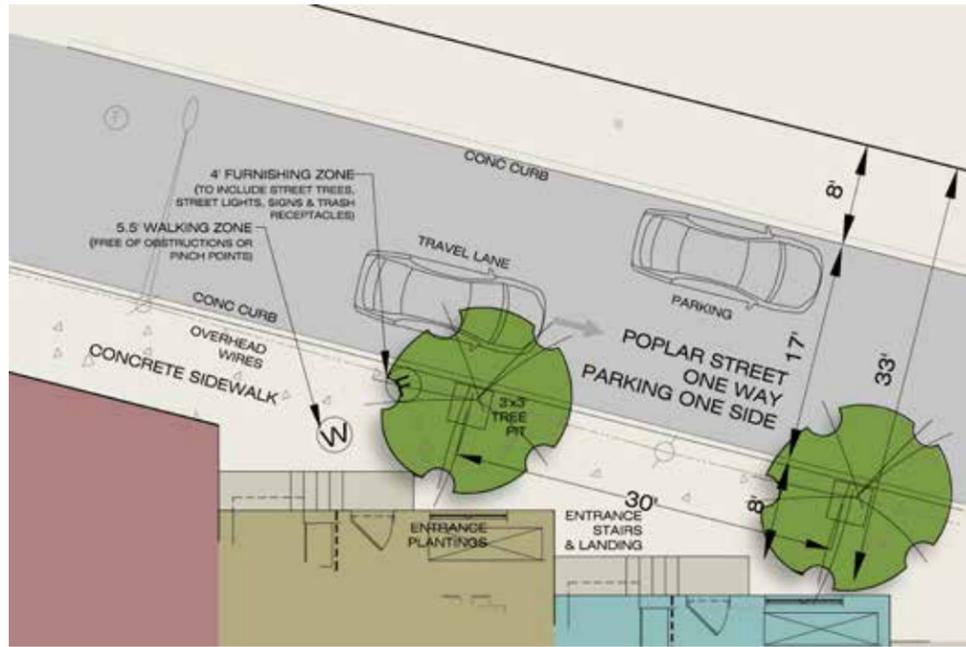
SHRUBS

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
13	ARONIA ARBUTLIFOLLA "BRILLIANTISSIMA"	RED CHOKEBERRY	#3, 18-24"
14	ILEX GLABRA	INKBERRY	#3, 18-24"
10	VLBURNUM CARLESLL	KOREAN SPICE VIBURNUM	30-36, B&B

ORNAMENTAL GRASSES

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
11	PENNISSETUM ALOPECUROLDES "HAMELN"	DWARF FOUNTAIN GRASS	#2 CAN
10	PHALARIS ARUNDINACEA	RIBBON GRASS	#2 CAN
22	MOLINA ILTORLALLS	PURPLE MOOR GRASS	#2 CAN
8	IMPERATA CYLINDRICA VAR. KOENIGL	JAPANESE BLOOD GRASS	#2 CAN





POPLAR STREET — CITY NEIGHBORHOOD STREET



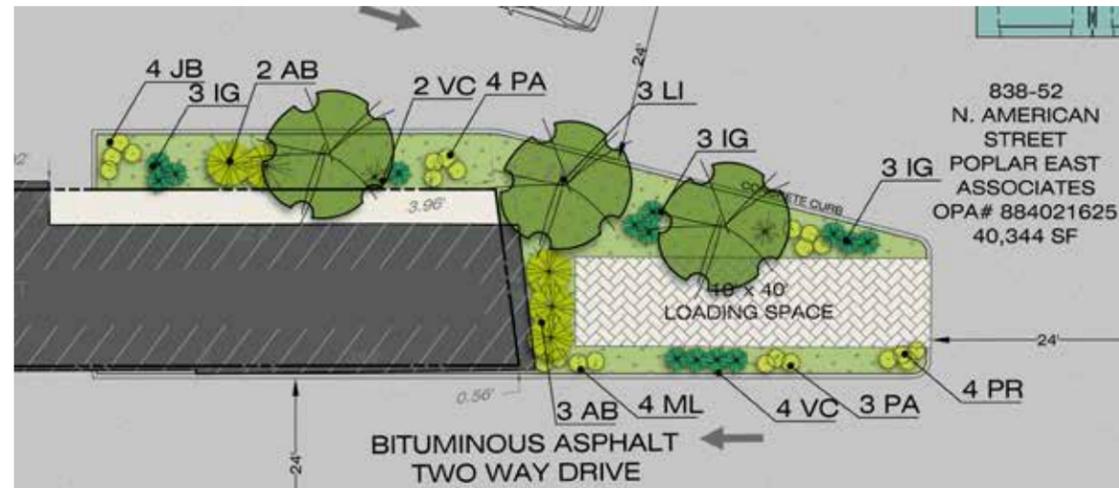
BIKE STORAGE



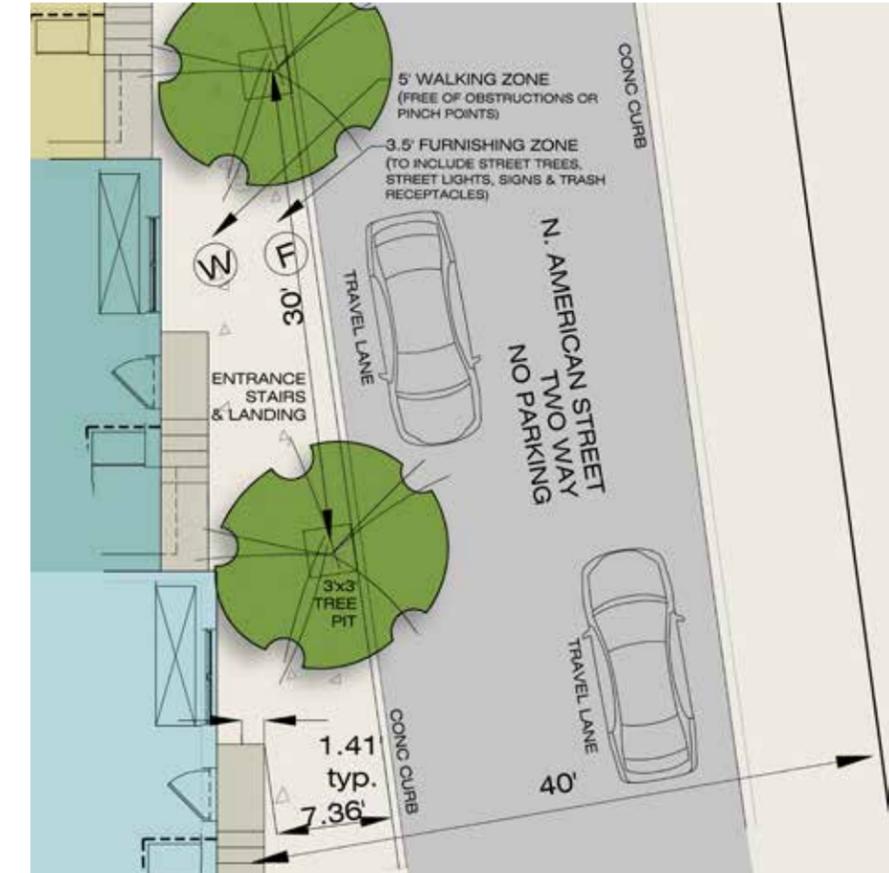
INTERIOR WALKWAY



N. 3RD STREET — CITY NEIGHBORHOOD STREET



INTERIOR ORTLIEB



AMERICAN STREET — LOCAL STREET

PROPOSED SIDEWALK PLANS



ORTLIEB SQUARE





A PROPOSED POPLAR STREET ELEVATION



B PROPOSED N. 3RD STREET ELEVATION



C PROPOSED N. AMERICAN STREET ELEVATION





A PROPOSED PARTIAL POPLAR STREET ELEVATION



B PROPOSED PARTIAL N. 3RD STREET ELEVATION



C PROPOSED PARTIAL AMERICAN STREET ELEVATION



PROPOSED PARTIAL INTERIOR DRIVE ELEVATION

MATERIAL KEY





WALKWAY ON AMERICAN STREET



VIEW OF DRIVEWAY ON AMERICAN STREET



ORTLIEB SQUARE





VIEW ON N. THIRD STREET



ORTLIEB SQUARE





VIEW ALONG POPLAR STREET



ORTLIEB SQUARE



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

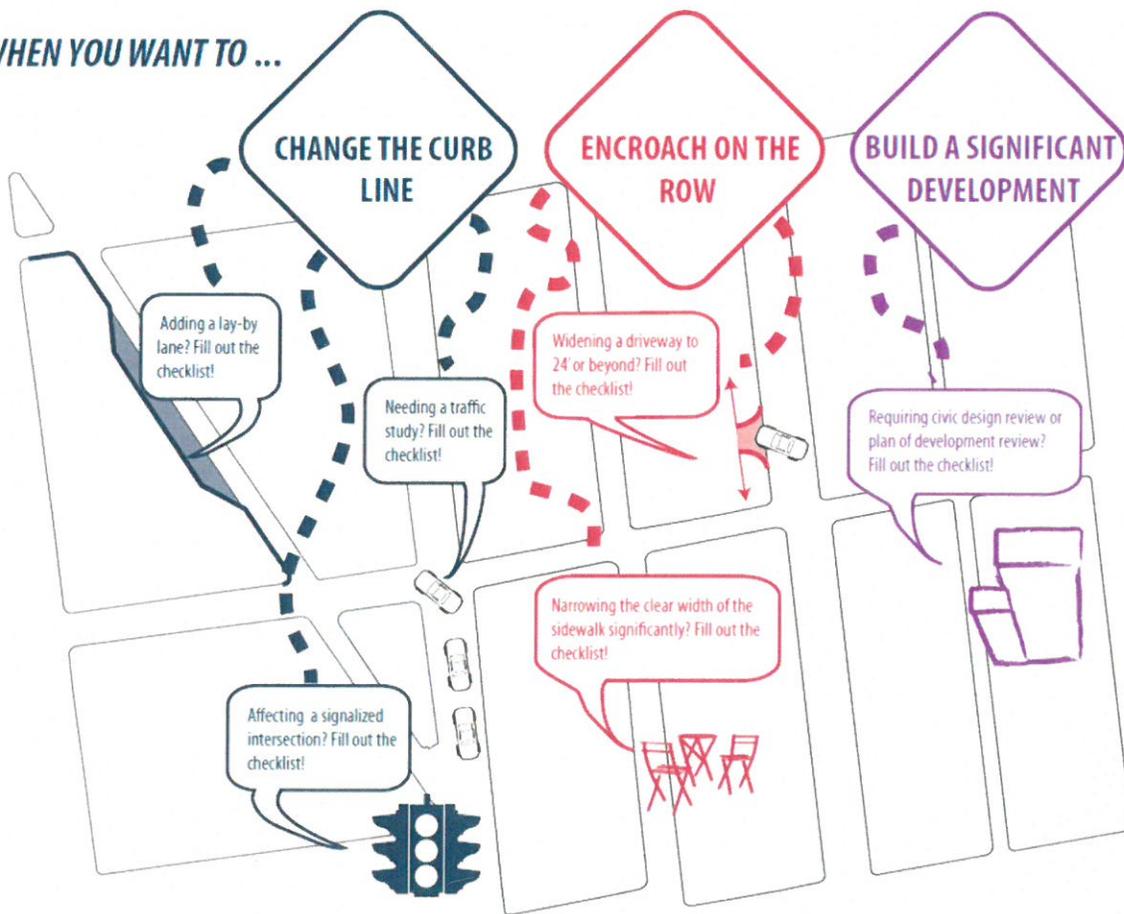
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards or policies established in the City Code, City Plan or Manual on Uniform Traffic Control Devices (MUTCD).

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 (see §11-901 of The Philadelphia Code). 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://philadelphiastreet.com/complete-streets.aspx>.

WHEN DO I NEED TO FILL OUT THE COMPLETE STREETS CHECKLIST?

WHEN YOU WANT TO ...



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.
- 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.
- The coordination of all changes to the placement of street furniture (including but not limited to bus shelters, street signs and hydrants) is the responsibility of the developer throughout all phases of the project, from planning and design to construction management.
- 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://philadelphiastreet.com/pds/City_Plan_Application.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
 _____ Ortlieb's (838-52 N. American St.)
2. DATE
 _____ May 12, 2015
3. APPLICANT NAME
 _____ Tina Roberts , President
5. PROJECT AREA: list precise street limits and scope
 _____ 40,344 SF
4. APPLICANT CONTACT INFORMATION

6. OWNER NAME
 _____ Poplar East Associates
7. OWNER CONTACT INFORMATION
 _____ 1033 N. 2nd Street Suite 2A, Philadelphia, PA, 19123, 215-467-4600
8. ENGINEER / ARCHITECT NAME
 _____ David Plante-Ruggiero Plante Land Design
9. ENGINEER / ARCHITECT CONTACT INFORMATION
 _____ 4220 Main Street, Phialdelphia, Pa, 19127, 215-508-3900
10. 10. STREETS: List the streets associated with the project. Complete Street Types can be found at 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
_____ Poplar Street	_____ N. 3rd Street	_____ N. American Street	_____ City Neighborhood
_____ N. 3rd Street	_____ 823 N. 3rd Street	_____ Poplar Street	_____ City Neighborhood
_____ N. American Street	_____ 824-26 N. American	_____ Poplar Street	_____ 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

APPLICANT: General Project Information

Additional Explanation / Comments: _____

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)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
___ Poplar Street	12' / 8' / 6'	8' / 8'
___ N. 3rd Street	12' / 11' / 11'	11' / 11'
___ N. American Street	10' / 9' / 9'	9' / 9'
___	___ / ___ / ___	___ / ___

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
___ Poplar Street	6 / 5.5 / 5.5
___ N. 3rd Street	6 / 5.5 / 5.5
___ N. American Street	5 / 5 / 5
___	___ / ___ / ___

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
___ POPLAR	37.8'	DRIVEWAY
___ N. 3 RD	60.9', 9.9'	DRIVEWAY
___ N. AMERICAN	___	___
___	___	___

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
___ DRIVEWAY	24'	N. AMERICAN
___	___	___
___	___	___
___	___	___

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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: _____

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
___ POPLAR	4	0
___ N. 3 RD	4	3
___ N. AMERICAN	3.5	1.41
___	1	1

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
___ POPLAR	4	1	4
___ N. 3 RD	4	1	4
___ N. AMERICAN	3.5	1	3.5
___	1	1	1

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

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

20. Does the design avoid tripping hazards?

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

COMPLETE STREETS HANDBOOK CHECKLIST

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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 NO N/A YES NO
23. Does the design maintain adequate visibility for all roadway users at intersections? YES NO YES NO
24. When considering the overall design of the Building & Furnishing Component, does the design enhance the pedestrian environment? YES NO YES NO

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments: _____

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>

BIKE PARKING

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
838-52 N.AMERICAN	13	0	0	0	13
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

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

____ PROVIDES MORE PEDESTRIAN FRIENDLY SIDEWALKS

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments: _____

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		DESIGN SPEED
			Existing	Proposed	
POPLAR	N. 3 rd	N. AMERICAN	11	11	25
N. 3 rd	BROWN	POPLAR	12	12	25
N. AMERICAN	BROWN	POPLAR	11	11	25
				1	

35. What is the maximum AASHTO design vehicle being accommodated by the design? WB 40 DEPARTMENTAL APPROVAL YES NO
36. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission. YES NO DEPARTMENTAL APPROVAL 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 DEPARTMENTAL APPROVAL 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 DEPARTMENTAL APPROVAL YES NO
39. Will the public right-of-way be used for loading and unloading activities? YES NO DEPARTMENTAL APPROVAL YES NO
40. Does the design maintain emergency vehicle access? YES NO DEPARTMENTAL APPROVAL YES NO
41. Where new streets are being developed, does the design connect and extend the street grid? YES NO N/A DEPARTMENTAL APPROVAL YES NO
42. Does the design support multiple alternative routes to and from destinations as well as within the site? YES NO N/A DEPARTMENTAL APPROVAL YES NO
43. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? YES NO DEPARTMENTAL APPROVAL YES NO

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

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

- | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| 44. Does the design incorporate windows, storefronts, and other active uses facing the street? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input 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. | 2015-8385-2856
-01 | |
| 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 checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input 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
___ NA	___	___
___	___	___
___	___	___
___	___	___

- | | | | | DEPARTMENTAL APPROVAL | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------|-----------------------------------------|------------------------------|-----------------------------|
| 50. Does the design minimize the signal cycle length to reduce pedestrian wait time? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <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? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <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? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| <i>* If yes, City Plan Action may be required.</i> | | | | | |
| 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 type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" 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: _____

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Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

May 12, 2015

RE: Ortlieb Square - Sustainable Design Elements
838-52 N. American Street
Philadelphia, Pa 19123

The site design was conceived to promote stormwater infiltration, evapotranspiration, and a reduction of the heat island effect through the following:

1. The design incorporates a subsurface infiltration bed. This feature works to utilize on-site infiltration as well as to treat and regulate runoff from 93% of the site.
2. Interior vegetated areas are employed to infiltrate water runoff from impervious paving, help to clean surface runoff that runs to city sewers and increase the year round aesthetics of the site.
3. Street trees will be installed along N.3rd, Poplar & N. American Streets to provide summer shade, help reduce heat gain and improve air quality.
4. Landscape areas along the perimeter of the site will be installed to work as both a visual and noise buffer.