

Civic Design Review
August 20, 2019

1101 WALNUT STREET

Mixed-Use | Residential Development



PROJECT SUMMARY

1101 Walnut Street is a proposed short-term housing and commercial development with frontages on the corner of Walnut Street and 11th Street. The site includes 111 residential units over 23 floors. The units are a mix of one-bedroom units and two-bedroom units. The first two floors include 5600 SF of leaseable commercial space. The third floor is set back from the lower level to allow for residential amenities and exterior space.

The building’s residential entrance and lobby is located along 11th Street. There is a bike storage room and corridor leading to the rear alley. The building features new pavement and trees to enhance the pedestrian experience. A masonry base grounds the building with precast concrete and metal panels on the fourth through twenty third floors. The residences feature storefront fenestration with a vertical ventilation system. Glass will surround the third floor amenity spaces.

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CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER:

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

Case 1: The project creates more than 100,000 square feet of new gross floor area and more than

100 new dwelling units.

PROJECT LOCATION

Planning District: Central District Council District: 1st

Address: 1101 + 1105 Walnut

Philadelphia, Pa

Is this parcel within a Master Plan District? Yes ☐ No ☒

CONTACT INFORMATION

Applicant Name: Jerry Roller, AIA Primary Phone: 215.928.9331

Email: jroller@jkrparchitects.com Address: 100 East Penn Square, Suite 1080

Philadelphia, Pa 19107

Property Owner: ARD 1105 Walnut LLC Developer ARD 1105 Walnut LLC

Architect: JKRP Architects

SITE CONDITIONS

Site Area: 5,319 sf

Existing Zoning: CMX-5 Are Zoning Variances required? Yes ☐ No ☒

SITE USES

Present Use: Vacant former restaurant building and a take-out restaurant with two dwelling units above

Proposed Use:

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

94,640 SF – Mixed-Use Building

- 5,917 SF – Retail at Ground Floor and Second Floor
- 2,961 SF – Office/ Amenities – Third Floor
- 79,200 SF – (111) Residential/ Visitor Accommodation Units – 4th – 23rd Floors

Proposed # of Parking Units:

- (34) Off-Site Interior Parking Spaces at 1201 Walnut Street
- (37) Class 1A Bicycle Parking 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:

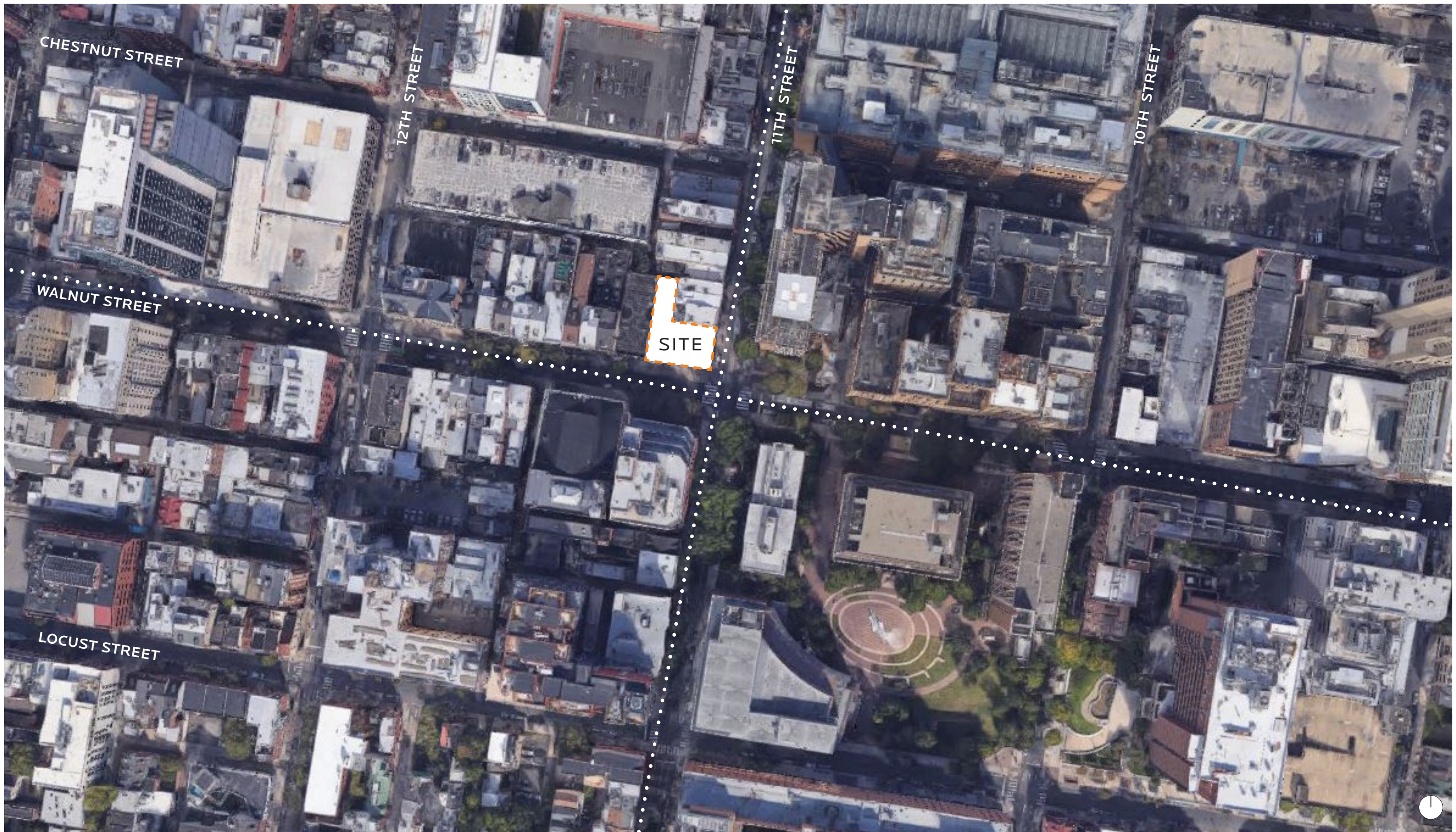
Date: 08.27.2019 Time: 7pm

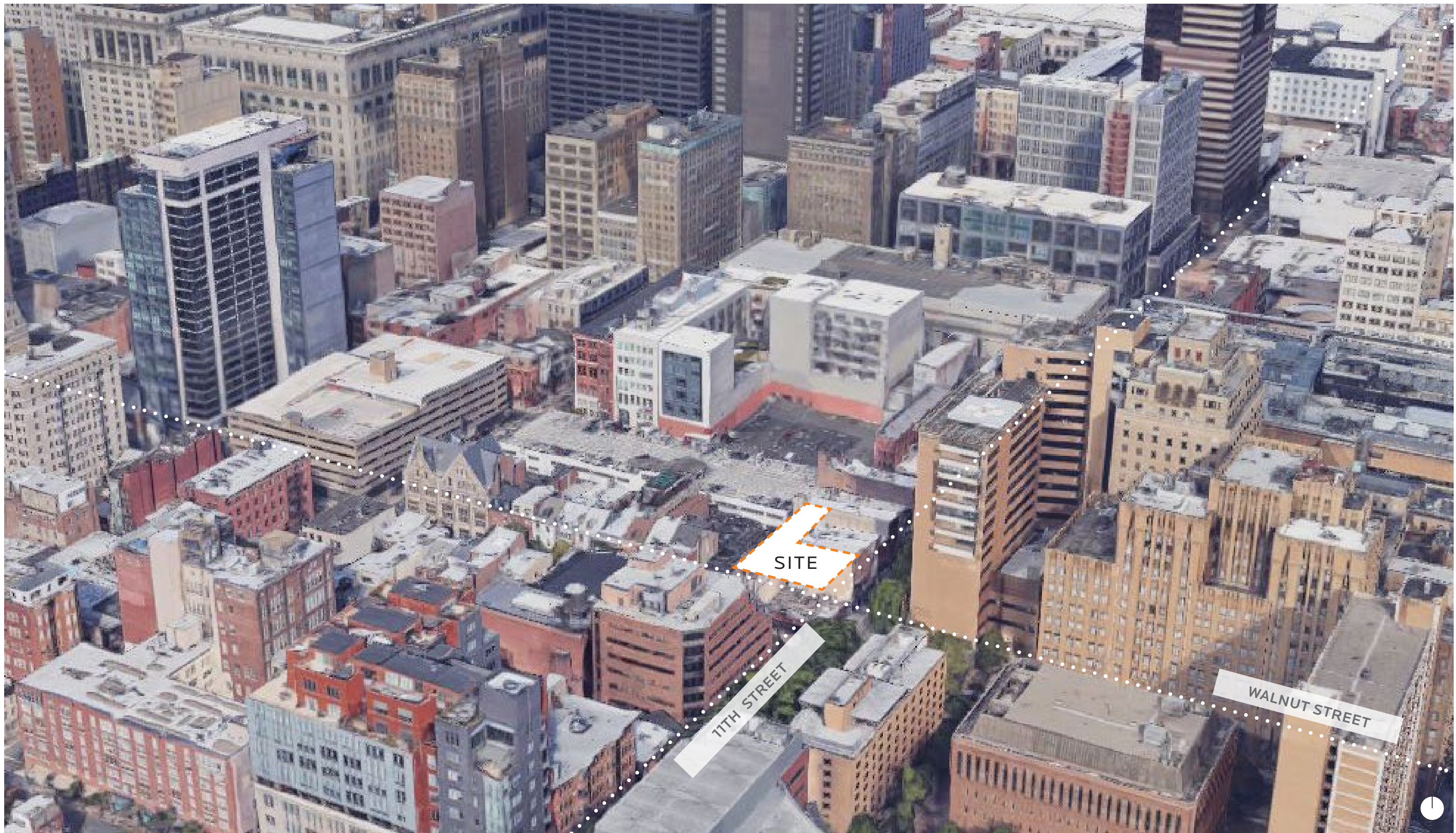
ZONING BOARD OF ADJUSTMENT HEARING

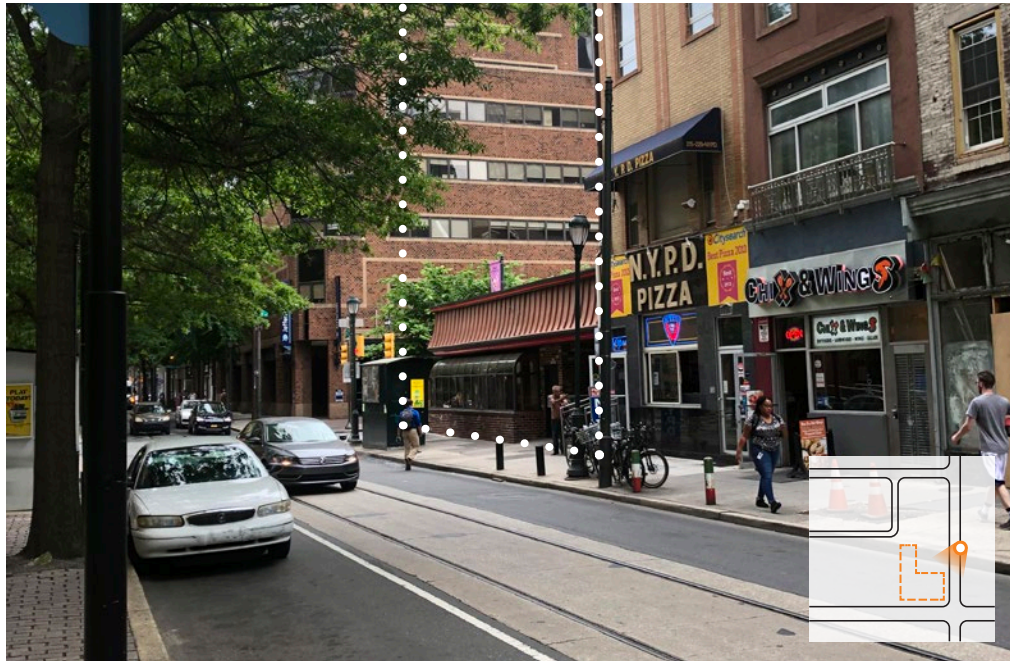
ZBA hearing scheduled: Yes ☐ No ☐ NA ☒

If yes, indicate the date hearing will be held:

Date: _____







LOOKING SOUTH ON 11TH ST



LOOKING WEST ON 11TH ST



LOOKING NORTH WEST AT 11TH ST AND WALNUT ST



LOOKING NORTH ON WALNUT ST



LOOKING NORTH EAST ON WALNUT ST



LOOKING SOUTH DOWN JESSUP ST



FLOOD NOTE: By graphic plotting only, this property is located in ZONE "X" (areas determined to be outside the 0.2% annual chance floodplain) of the Flood Insurance Rate Map, Map No. 420750183G, which bears a revised date of January 17, 2007. By telephone you can call the National Flood Insurance Program at (1-800-438-6620) to learn if this community currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

TITLE REPORT EXCEPTIONS

TITLE COMMITMENT REVIEW
1101 WALNUT STREET
TAX PARCEL #88-2-6270-00

THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE INSURANCE COMMITMENT PREPARED BY FIDELITY NATIONAL INSURANCE COMPANY, ISSUED BY KEYSTONE AGENCY, ORDER NUMBER 7363619, HAVING A COMMITMENT DATE OF 11/28/2018, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

- 7 RESTRICTIONS AFFECTING TITLE AS IN DEED BOOK GWR 19, PAGE 570 AND DEED BOOK JTD 896 PAGE 438.
- A CWR 19, PAGE 570 - BUILDING RESTRICTION WITHIN FIVE (5) FEET OF THE NORTHERN LINE OF WALNUT STREET - SHOWN
- B JTD 896, PAGE 438 - A TWENTY (20) YEAR RESTRICTION LIMITING THE USE OF THE PROPERTY AS A WENDY'S OLD FASHION HAMBURGER RESTAURANT BEGINNING JULY 30, 1997 - EXPIRED

- 8 RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF WALNUT STREET. - STREET LINE OF WALNUT STREET - SHOWN

- 9 RIGHT OF FIRST REFUSAL BY AND BETWEEN WENDY'S OLD FASHION HAMBURGERS OF NEW YORK, INC. AND BRIAD WENCO, LLC, DATED 12/23/1998 AND RECORDED 12/31/1998 IN DEED BOOK JTD 896 PAGE 444. - NOT SURVEY RELATED

- 10 TERMS AND CONDITIONS AS CONTAINED IN LEASE BETWEEN MAJESTIC EMPIRE HOLDINGS, LLC, (LANDLORD) AND BRIAD WENCO, LLC, (TENANT), DATED 3/29/2005, WHICH IS UNRECORDED, BUT FOR WHICH A NOTICE OF LEASE DATED 3/29/2005 WAS RECORDED 4/13/2005 AS DOCUMENT NO. 5153372, AND A NOTICE OF AMENDED AND RESTATED LEASE RECORDED 8/16/2017 AS DOCUMENT NO. 53253369.
- MORTGAGE AMOUNT: \$1,227,000.00 MORTGAGOR: BRIAD WENCO, L.L.C.
- MORTGAGEE: GENERAL ELECTRIC CAPITAL BUSINESS ASSET FUNDING CORPORATION
- DATED: 12/18/1998 AND RECORDED 12/31/1998 IN MORTGAGE BOOK JTD 1708 PAGE 201. (SAID MORTGAGE IS OPEN ENDED)

ASSIGNMENT OF MORTGAGE FROM GENERAL ELECTRIC CAPITAL BUSINESS ASSET FUNDING CORPORATION TO BANK OF AMERICA, N.A., INDIVIDUALLY AND IN ITS CAPACITY AS ADMINISTRATIVE AGENT RECORDED 4/13/2005 AS DOCUMENT NO. 5153373.

AMENDED AND RESTATED OPEN-END LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND FUTURE FILING BETWEEN BRIAD WENCO, L.L.C. AND BANK OF AMERICA, N.A., INDIVIDUALLY AND IN ITS CAPACITY AS ADMINISTRATIVE AGENT RECORDED 4/13/2005 AS DOCUMENT NO. 5153374.

RELEASE OF LIEN OF MORTGAGE FROM FEE ESTATE RECORDED 12/19/2005 AS DOCUMENT NO. 51340881.

SECOND AMENDED AND RESTATED OPEN-END LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND FUTURE FILING BETWEEN BRIAD WENCO, L.L.C. AND BANK OF AMERICA, N.A., INDIVIDUALLY AND IN ITS CAPACITY AS ADMINISTRATIVE AGENT RECORDED 1/4/2007 AS DOCUMENT NO. 51604428.

FIRST AMENDMENT TO SECOND AMENDED AND RESTATED OPEN-END LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND FUTURE FILING BETWEEN BRIAD WENCO, L.L.C. AND BANK OF AMERICA, N.A., INDIVIDUALLY AND IN ITS CAPACITY AS ADMINISTRATIVE AGENT RECORDED 4/13/2005 AS DOCUMENT NO. 5153373.

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FIRST AMENDMENT TO SECOND AMENDED AND RESTATED OPEN-END LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND FUTURE FILING BETWEEN BRIAD WENCO, L.L.C. AND BANK OF AMERICA, N.A., INDIVIDUALLY AND IN ITS CAPACITY AS ADMINISTRATIVE AGENT RECORDED 3/13/2015 AS DOCUMENT NO. 52891675.

SECOND AMENDMENT TO SECOND AMENDED AND RESTATED OPEN-END LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND FUTURE FILING BETWEEN BRIAD WENCO, L.L.C. AND BANK OF AMERICA, N.A., INDIVIDUALLY AND IN ITS CAPACITY AS ADMINISTRATIVE AGENT RECORDED 11/20/2015 AS DOCUMENT NO. 52891675.

THIRD AMENDMENT TO SECOND AMENDED AND RESTATED OPEN-END LEASEHOLD MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND FUTURE FILING BETWEEN BRIAD WENCO, L.L.C. AND BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT RECORDED 8/16/2017 AS DOCUMENT NO. 53253369. - NOT SURVEY RELATED

- 11 THE FOLLOWING MATTERS, AS SET FORTH ON A SURVEY PREPARED BY FRANK J. MORELLI OF THIRD SURVEY DISTRICT, DATED OCTOBER 13, 1998, AS FOLLOWS:

- A BUILDING ALONGS, WITHIN, AND/OR OUTSIDE PROPERTY LINES. - SHOWN
- B ELECTRIC TRANSFORMER ON CONCRETE PAD AND CELLAR DOOR ALONGS, WITHIN, AND/OR OUTSIDE EASTERY PROPERTY LINE. - SHOWN
- C SIGNS, WATER SERVICE, SEWER SERVICE, ELECTRIC SERVICE AND GAS SERVICE ALONGS, WITHIN, AND/OR OUTSIDE PROPERTY LINE. - SHOWN

TITLE METES & BOUND DESCRIPTION

TAX PARCEL #88-2-6270-00
PHILADELPHIA DISTRICT STANDARD

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED,

SITUATE IN THE 5TH WARD OF THE CITY OF PHILADELPHIA DESCRIBED ACCORDING TO ALTA/ACSM LAND TITLE SURVEY MADE FOR THE BRIAD GROUP BY FRANK J. MORELLI, ACTING SURVEYOR AND REGULATOR OF THE 3RD SURVEY DISTRICT OF THE CITY OF PHILADELPHIA, DATED OCTOBER 13, 1998 AS FOLLOWS TO WIT:

BEGINNING AT A POINT OF INTERSECTION FORMED BY THE WESTERLY SIDE OF 11TH STREET (50 FEET WIDE) AND THE FORMER NORTHERLY LINE OF WALNUT STREET (50 FEET WIDE) THENCE EXTENDING FROM SAID POINT OF BEGINNING IN A NORTHWARDLY DIRECTION ALONG THE WESTERLY SIDE OF 11TH STREET (50 FEET WIDE) AND CROSSING LEGAL RIGHT OF WAY LINE OF WALNUT STREET (WIDENED TO 57 FEET 6 INCHES) THE DISTANCE OF 56 FEET TO A POINT; THENCE EXTENDING ALONG A LINE IN A WESTERLY DIRECTION, THE DISTANCE OF 58 FEET TO A POINT; THENCE EXTENDING ALONG A LINE IN A SOUTHWARDLY DIRECTION AND RE-CROSSING THE LEGAL RIGHT OF WAY LINE OF WALNUT STREET (WIDENED TO 57 FEET 6 INCHES) THE DISTANCE OF 56 FEET TO A POINT ON THE FORMER NORTHERLY LINE OF WALNUT STREET (50 FEET WIDE) THENCE EXTENDING ALONG THE FORMER NORTHERLY LINE OF WALNUT STREET (50 FEET WIDE) THE DISTANCE OF 58 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING NO. 1101 WALNUT STREET AKA 142-146 SOUTH 11TH STREET.

BEING THE SAME PREMISES WHICH BRIAD WENCO, L.L.C. BY DEED DATED 3/29/2005 AND RECORDED 4/13/2005 IN PHILADELPHIA COUNTY AS DOCUMENT NO. 5153371 CONVEYED INTO MAJESTIC EMPIRE HOLDINGS, LLC, IN FEE.

TITLE REPORT EXCEPTIONS

TITLE COMMITMENT REVIEW
1105 WALNUT STREET
TAX PARCEL #88-2-6271-00

THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE INSURANCE COMMITMENT PREPARED BY FIDELITY NATIONAL INSURANCE COMPANY, ISSUED BY KEYSTONE AGENCY, ORDER NUMBER 7353227, HAVING A COMMITMENT DATE OF 11/28/2018, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:

- 7 RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF WALNUT STREET. - STREET LINE OF WALNUT STREET SHOWN

TITLE METES & BOUND DESCRIPTION

TAX PARCEL #88-2-6271-00
PHILADELPHIA DISTRICT STANDARD

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED.

SITUATE IN THE 5TH WARD OF THE CITY OF PHILADELPHIA AND COMMONWEALTH OF PENNSYLVANIA.

BEGINNING AT A POINT ON THE NORTH SIDE OF WALNUT STREET AT THE DISTANCE OF 58 FEET WESTWARD FROM THE WEST SIDE OF 11TH STREET.

CONTAINING IN FRONT OR BREADTH ON SAID WALNUT STREET MEASURED FROM EAST TO WEST 20 FEET AND EXTENDING OF THAT WIDTH IN LENGTH OF DEPTH NORTHWARD BETWEEN LINES PARALLEL WITH 11TH STREET 107 FEET TO A FOUR FEET WIDE ALLEY LEADING WESTWARD FROM 11TH STREET TO A TEN FEET WIDE ALLEY NOW CALLED JESSUP STREET.

TOGETHER WITH THE USE AND PRIVILEGE OF A CERTAIN FOUR FEET AND TEN FEET WIDE ALLEYS AS AND FOR PASSAGEWAYS AND WATERCOURSES AT ALL TIMES HEREFTER, FOREVER.

BEING KNOWN AS NO. 1105 WALNUT STREET.

BEING THE SAME PREMISES WHICH ALAN S. GREEN AND CHERYL GREEN, HIS WIFE, AND GREGORY SEAMON BY DEED DATED 3/29/2004 AND RECORDED 3/31/2004 IN PHILADELPHIA COUNTY AS DOCUMENT NO. 50896246 CONVEYED UNTO GECK ASSOCIATES, LLC, IN FEE.

VICINITY MAP

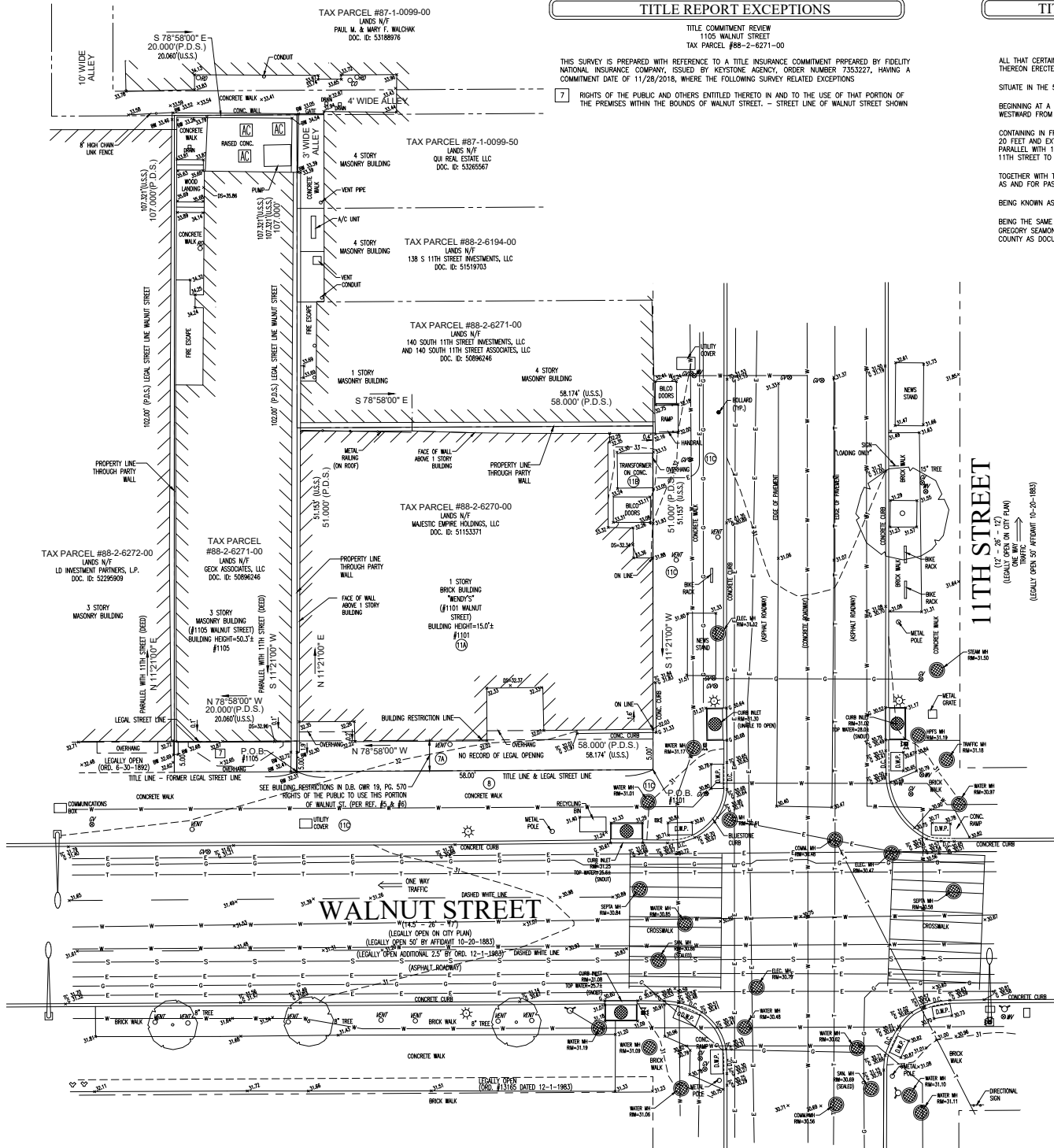


NOTES

1. PROPERTY KNOWN AS TAX PARCELS #88-2-6270-00 & #88-2-6271-00 AS IDENTIFIED ON THE TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, 5TH WARD, COMMONWEALTH OF PENNSYLVANIA.
2. TAX PARCEL #88-2-6270-00 = TO TITLE LINE:
AREA (P.D.S.) = 3,248 S.F. OR 0.07456 AC.
AREA (U.S.S.) = 3,268 S.F. OR 0.07502 AC.
TO DEED RESTRICTION LINE:
AREA (P.D.S.) = 2,958 S.F. OR 0.06791 AC.
AREA (U.S.S.) = 2,976 S.F. OR 0.06832 AC.
- TAX PARCEL #88-2-6271-00 = TO LEGAL STREET LINE:
AREA (P.D.S.) = 2,040 S.F. OR 0.04683 AC.
AREA (U.S.S.) = 2,052 S.F. OR 0.04711 AC.
TO TITLE LINE:
AREA (P.D.S.) = 2,140 S.F. OR 0.04912 AC.
AREA (U.S.S.) = 2,153 S.F. OR 0.04943 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREIN.
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
7. ELEVATIONS ARE BASED UPON PHILADELPHIA CITY PLAN DATUM.
8. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
9. THIS SURVEY IS PREPARED TO UNITED STATES STANDARD (U.S.S.), OTHER DISTANCES SHOWN ARE IN PHILADELPHIA DISTRICT STANDARD AND ARE MARKED (P.D.S.).
10. THE CONVERSION FROM INCHES TO THE MORE PRECISE DECIMAL EXPRESSION MAY RESULT IN MINOR CHANGES IN THE SECOND AND THIRD DECIMAL PLACES, THESE ARE NOT ERRORS OR OVERSIGHTS BUT MORE PRECISE VALUES.
11. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
12. PLAN IS MADE PER INSTRUCTION OF LANDCORE ENGINEERS.
13. THE PORTION OF WALNUT STREET MARKED "NO RECORD OF LEGAL OPENING" INDICATES THERE IS NO RECORD OF THE PROPERTY WITHIN THE BED OF THE STREET HAVING BEEN CONVEYED TO THE CITY OF PHILADELPHIA BY DEDICATION OR CONDEMNATION.

REFERENCES

1. THE OFFICIAL TAX MAP OF THE CITY & COUNTY OF PHILADELPHIA, 5TH WARD, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "THIRD, FLOOD INSURANCE RATE MAP, PHILADELPHIA COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 183 OF 230, MAP NUMBER 420750183G, MAP REVISED: JANUARY 17, 2007.
3. CITY PLAN NO. 308 PROVIDED BY THE CITY & COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA.
4. STREET STATUS CARD, 11TH ST., FROM WALNUT ST. TO CHESTNUT ST., DATED 10-20-1983, LC #000619.
5. STREET STATUS CARD, WALNUT ST., FROM 11TH ST. TO 12TH ST., DATED 10-20-1983, LC #005913.
6. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, CLASS "A" URBAN SURVEY MADE FOR THE BRIAD GROUP, NO. 142-44-46 S. ELEVENTH STREET, 5TH WARD, PHILADELPHIA" PREPARED BY THIRD SURVEY DISTRICT, DATED OCTOBER 13, 1998, MAP #2132.
7. MAP ENTITLED "PLAN STRIKING FROM CITY PLAN NO. 308 CHANCELLOR STREET FROM ELEVENTH STREET TO QUINCE STREET AND RESERVING AND PLACING ON THE CITY PLAN A CERTAIN RIGHT-OF-WAY FOR DRAINAGE PURPOSES, FIFTH WARD, PHILADELPHIA" FILED AS MAP #P-48-15.
8. MAP ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS FOR CONSTRUCTION OF LEG. ROUTE 67519 SECTION M00 IN PHILADELPHIA COUNTY FROM STA. 9+00.00 TO STA. 85+25.00" SHEETS 2 & 7 OF 7.
9. HIGHWAY SUPERVISORS PLAN PROVIDED BY THE CITY OF PHILADELPHIA, MAP #11-S-2A & 11-S-1.
10. MAP ENTITLED "THE BELL TELEPHONE CO. OF PENNA., S. 11TH STREET, SANSOM ST. TO LOCUST ST., PLAT NO. 268.
11. MAP ENTITLED "THE BELL TELEPHONE CO. OF PENNA., S. 12TH STREET, CESTNUT ST. TO ST. JAMES" PLAT NO. 270.
12. FEED ENERGY COMPANY CONDUIT MAPPING, WALNUT & 11TH STS. AND WALNUT & 12TH STS., MAP #4388 & #4389.



LEGEND OF SYMBOLS & ABBREVIATIONS

- 30 --- CONTOUR (MAJOR/MINOR)
- 37 --- SPOT ELEVATION
- x 31.68 TOP OF CURB ELEVATION
- x 31.68 GUTTER ELEVATION
- x 31.68 BOTTOM OF WALL ELEVATION
- x 31.68 DOOR SILL ELEVATION
- x 31.68 DETECTABLE WALKING PAD
- x 31.68 PHILADELPHIA DISTRICT STANDARD
- x 31.68 UNITED STATE STANDARD
- E --- APPROX. LOCATION OF UNDERGROUND ELEC. LINE (PER REF. #)
- C --- APPROX. LOCATION OF UNDERGROUND GAS LINE (PER REF. #)
- G --- APPROX. LOCATION OF UNDERGROUND SAN. SINKER LINE (PER REF. #)
- T --- APPROX. LOCATION OF UNDERGROUND TELL. LINE (PER REF. #)
- W --- APPROX. LOCATION OF UNDERGROUND WATER LINE (PER REF. #)
- S --- SIGN
- T --- TRAFFIC SIGNAL
- A --- AREA LIGHT
- S --- STREET LIGHT
- I --- INLET
- V --- VENT
- H --- HYDRANT
- W --- WATER VALVE
- C --- C&G VALVE
- M --- MANHOLE
- T --- TREE W/TRUNK DIAMETER
- O --- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

CALL BEFORE YOU DIG!

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

PA 1
1-800-331-7776
TICKET #20181704162

GRAPHIC SCALE



SCALE: 1" = 10'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS, THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

NOT VALID UNLESS SEALED WITH BLACK OR RED INK

JOSEPH J. WRIGHT
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #51-37828-E

DATE: 12-20-2018
SCALE: 1" = 10'
FIELD BK. NO.: 18-10
PROJECT NO.: 18-A133-533
DRAWN BY: S.N.W.
REVIEWED BY: T.D.M./J.J.W.
REV-1: 12-22-2019
REVISE TO ADD PARCEL #88-2-6271-00
REV-2:
REV-3:
REV-4:
REV-5:

BOUNDARY & TOPOGRAPHIC SURVEY

LANDCORE ENGINEERING

#1101 & #1105 WALNUT STREET
TAX PARCELS #88-2-6270-00 & #88-2-6271-00
CITY & COUNTY OF PHILADELPHIA, 5TH WARD
COMMONWEALTH OF PENNSYLVANIA

BLUE MARSH ASSOCIATES, INC
LAND SURVEYORS & PLANNERS

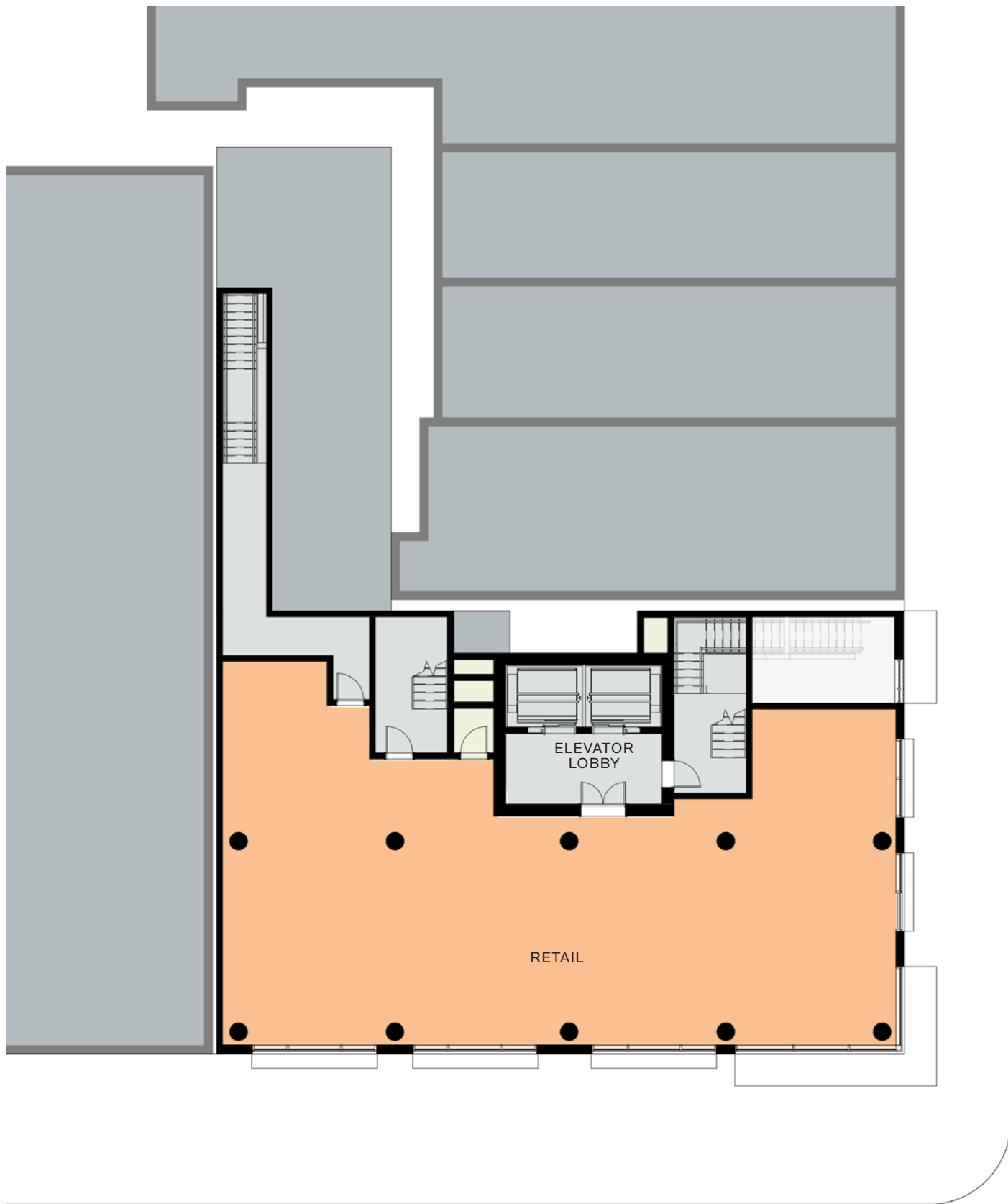
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18978-2370
215-278-4053 (M/W)
215-343-0218 (FAX)

1541 ROUTE 37 EAST, SUITE B
TOWNSHIP, PA 18953
717-552-3441 (M/W)
717-552-8915 (FAX)

www.BlueMarshAssociates.com

SHEET: 1 OF 1

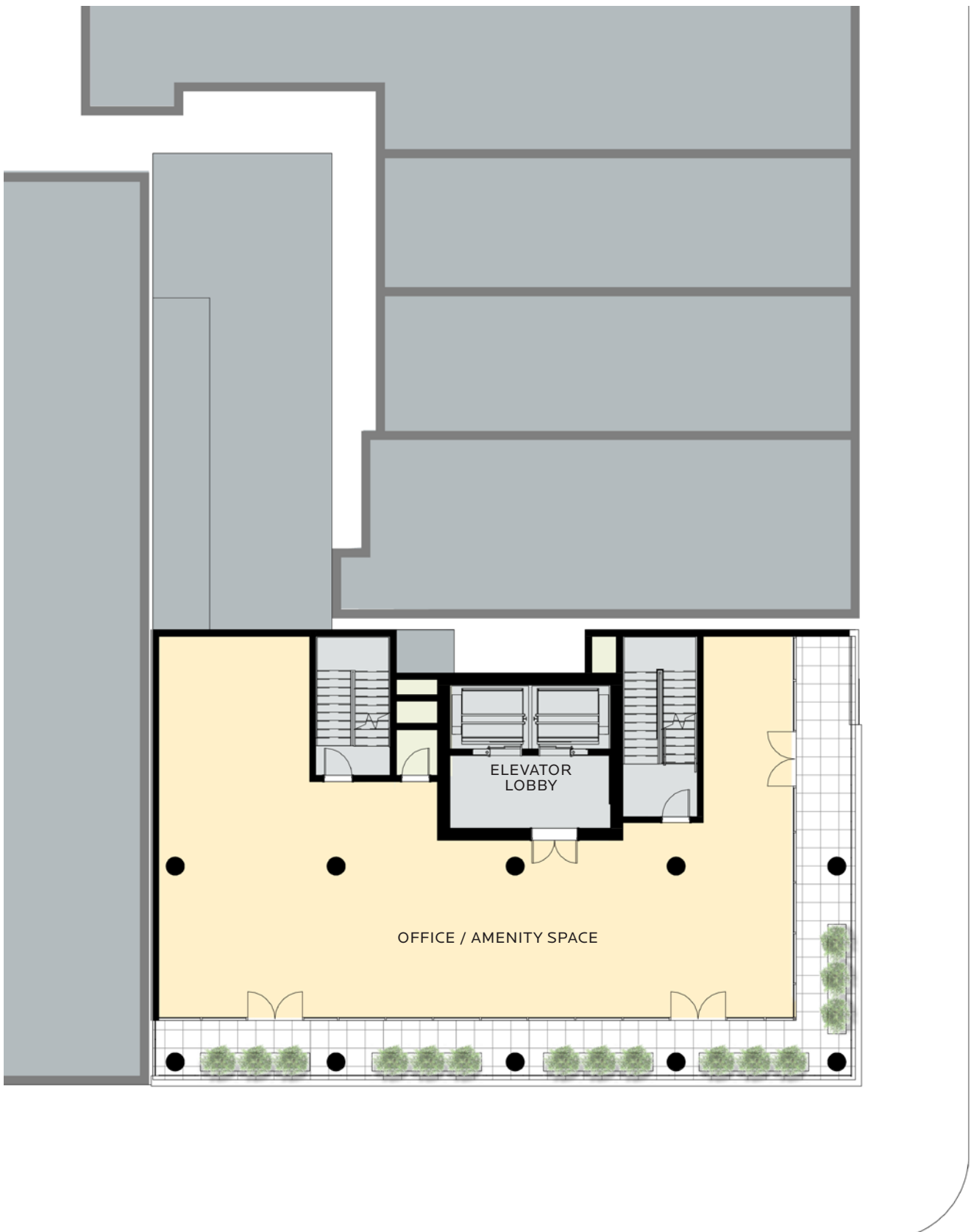




WALNUT STREET

11TH STREET

SECOND FLOOR PLAN



WALNUT STREET

11TH STREET

THIRD FLOOR PLAN

SECOND AND THIRD FLOOR PLAN

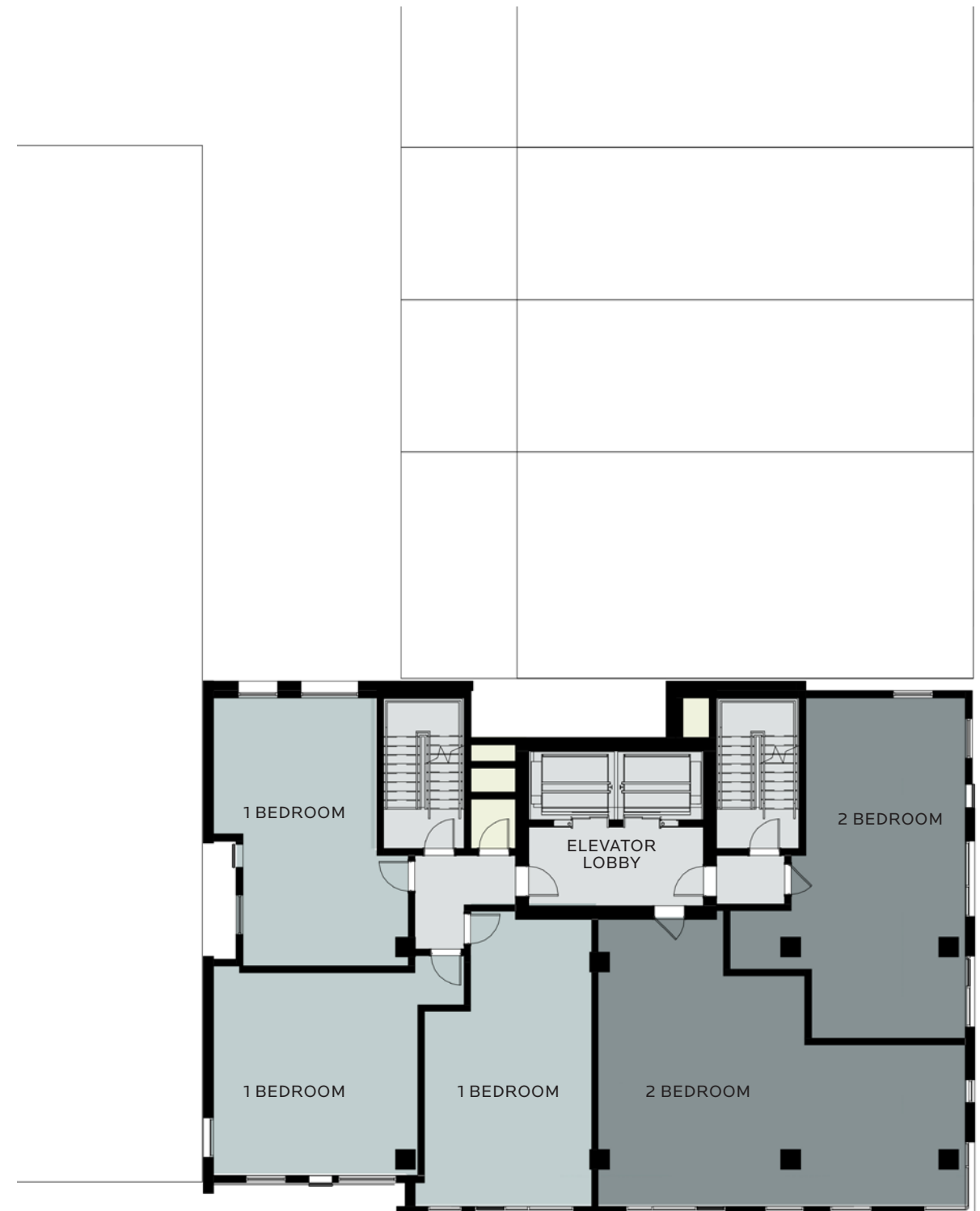
1/16" = 1'-0"



WALNUT STREET

11TH STREET

FLOORS 4-14



WALNUT STREET

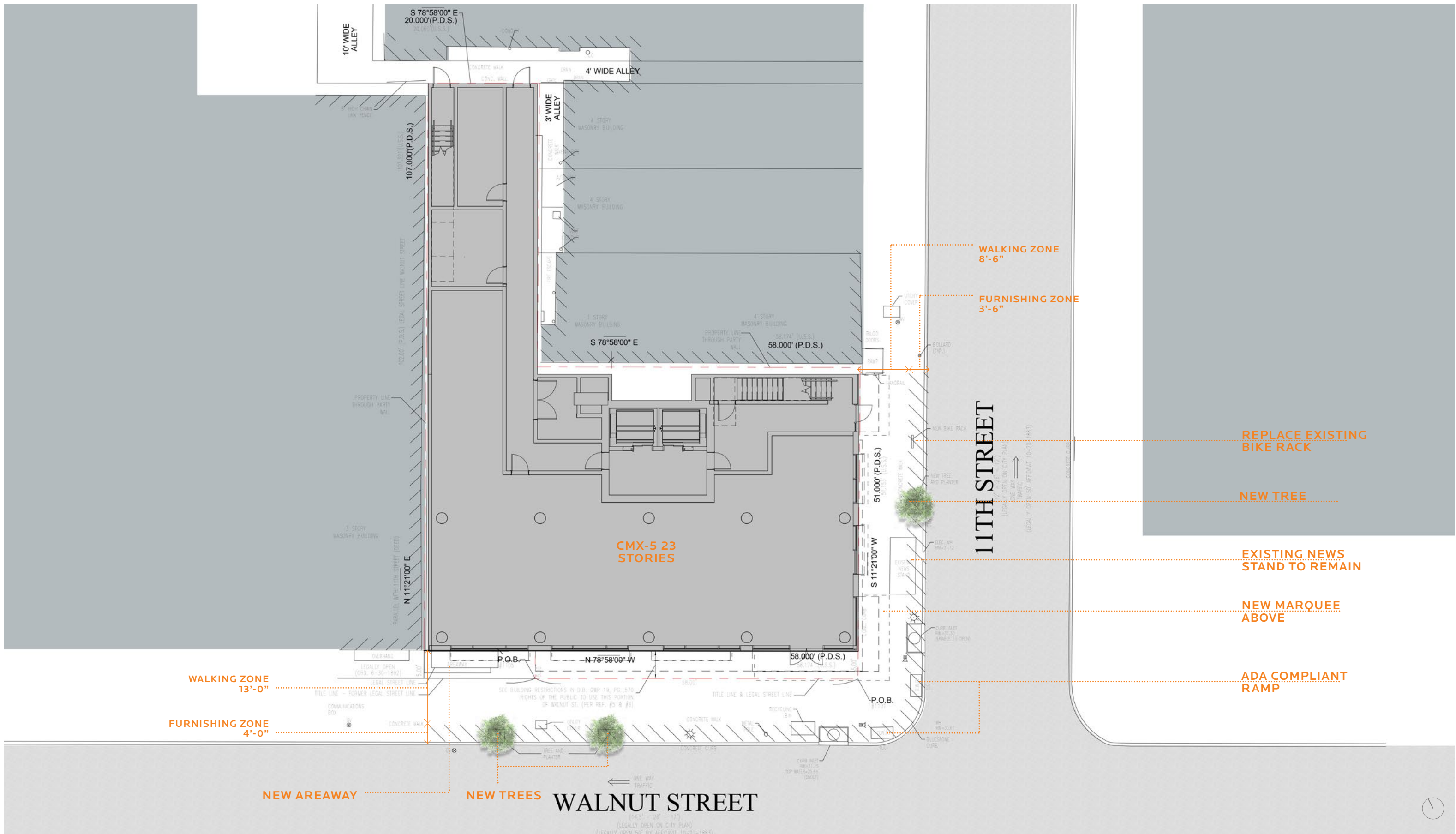
11TH STREET

FLOORS 15-23

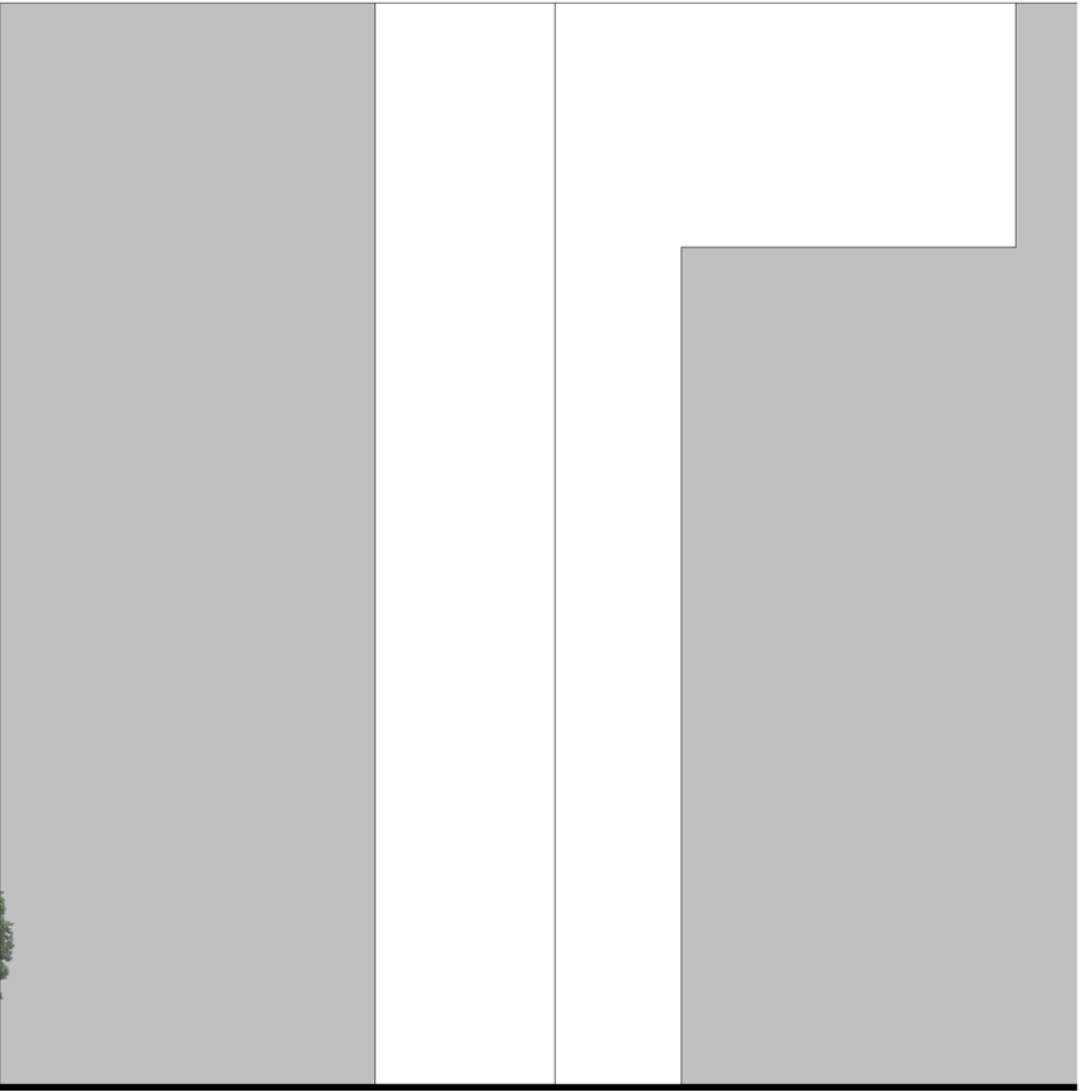
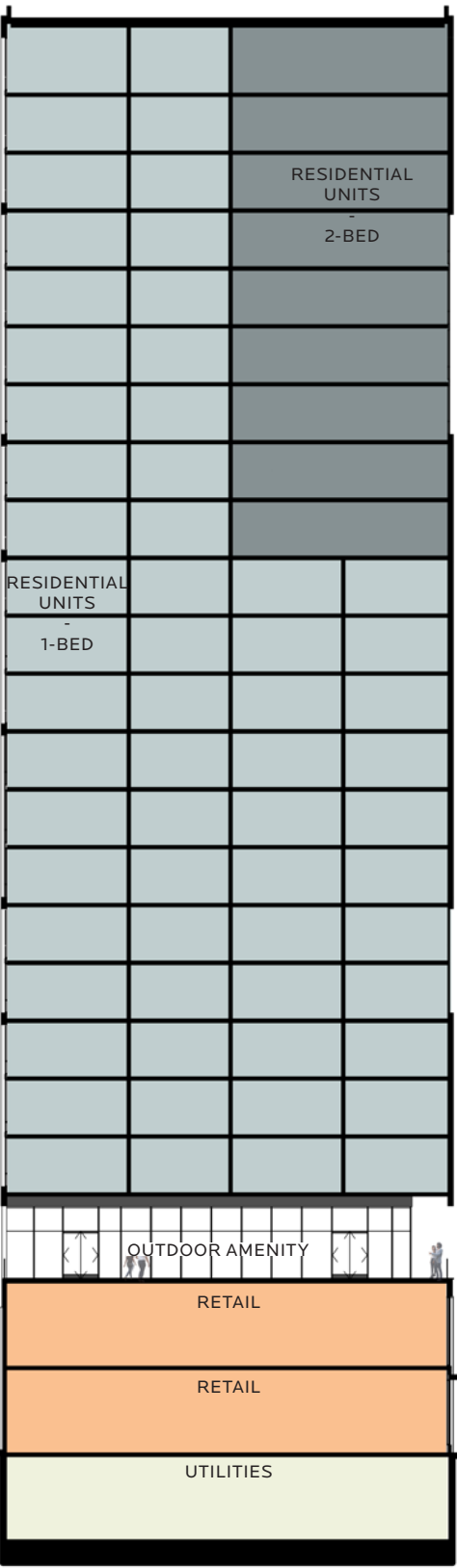
TYPICAL RESIDENTIAL FLOOR PLAN

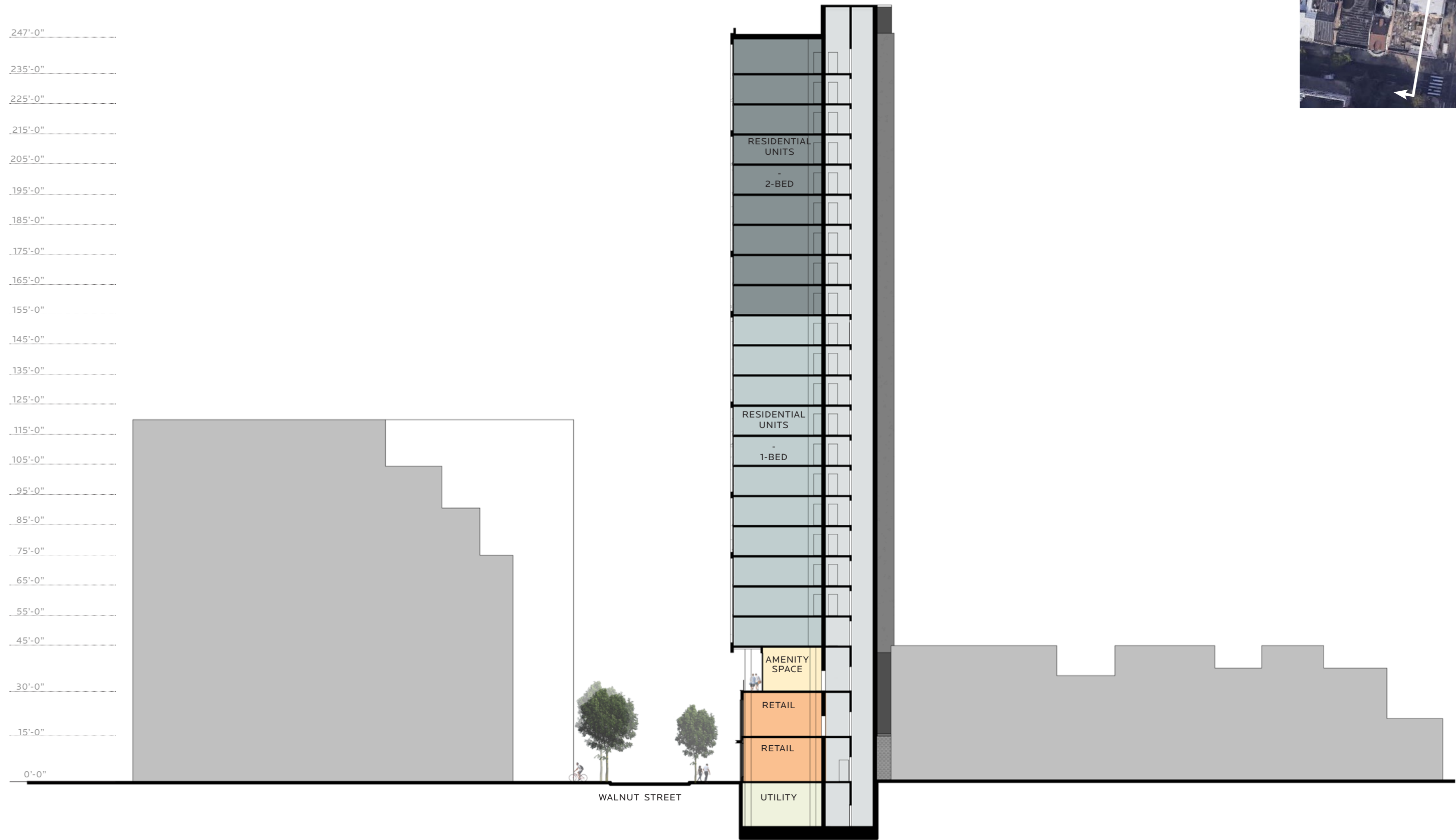
1/16" = 1'-0"









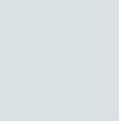

247'-0"
235'-0"
225'-0"
215'-0"
205'-0"
195'-0"
185'-0"
175'-0"
165'-0"
155'-0"
145'-0"
135'-0"
125'-0"
115'-0"
105'-0"
95'-0"
85'-0"
75'-0"
65'-0"
55'-0"
45'-0"
30'-0"
15'-0"
0'-0"







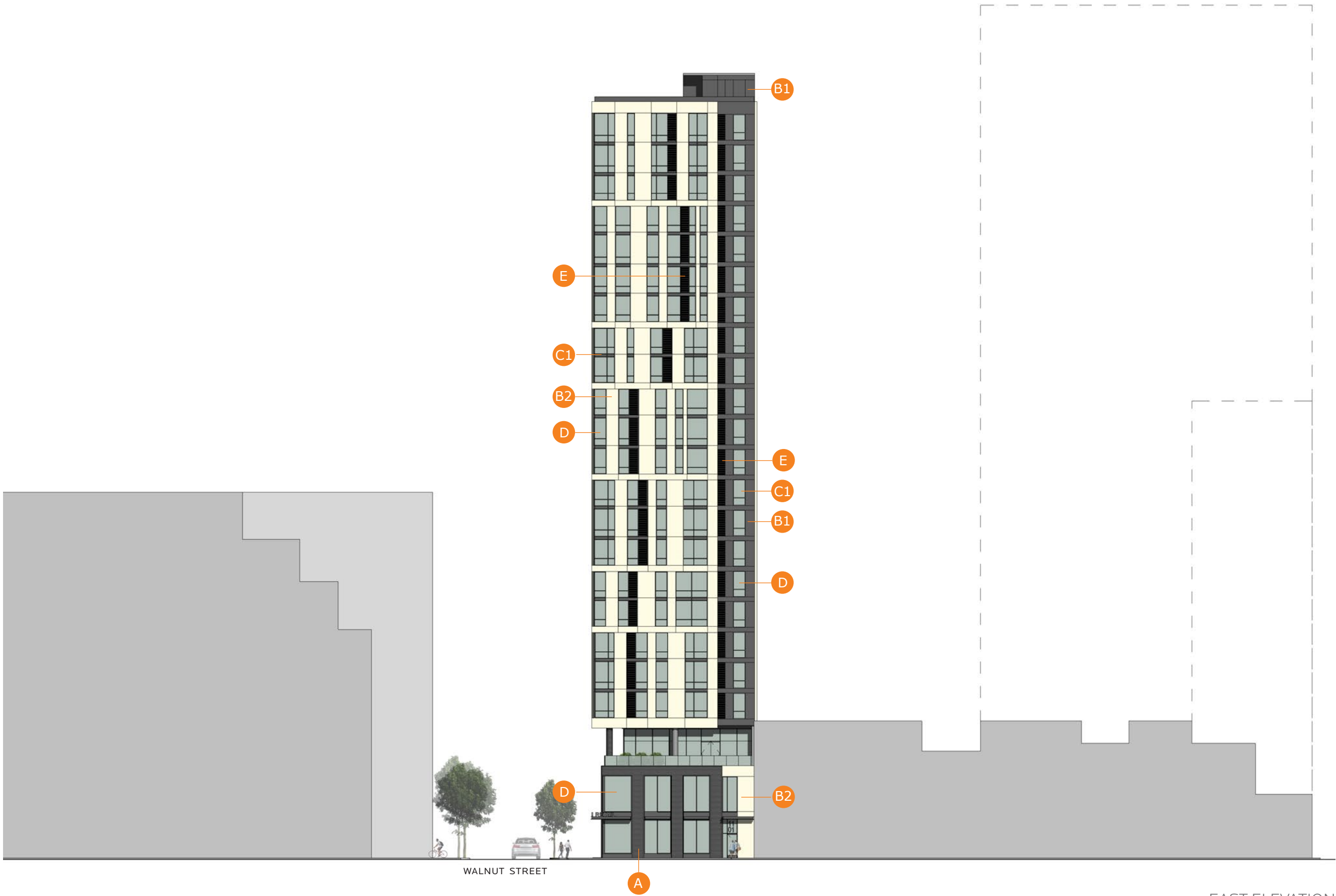
MATERIAL KEY

- A

 BRICK
DARK GRAY
- B1

 METAL PANEL
DARK GRAY
- B2

 PRECAST
CONCRETE PANEL
- C1

 WINDOW FRAME
BLACK
- D

 GLAZING
- E

 CUSTOM LOUVER
TO MATCH
ADJACENT

SOUTH ELEVATION

BUILDING ELEVATION

1/32" = 1'-0"



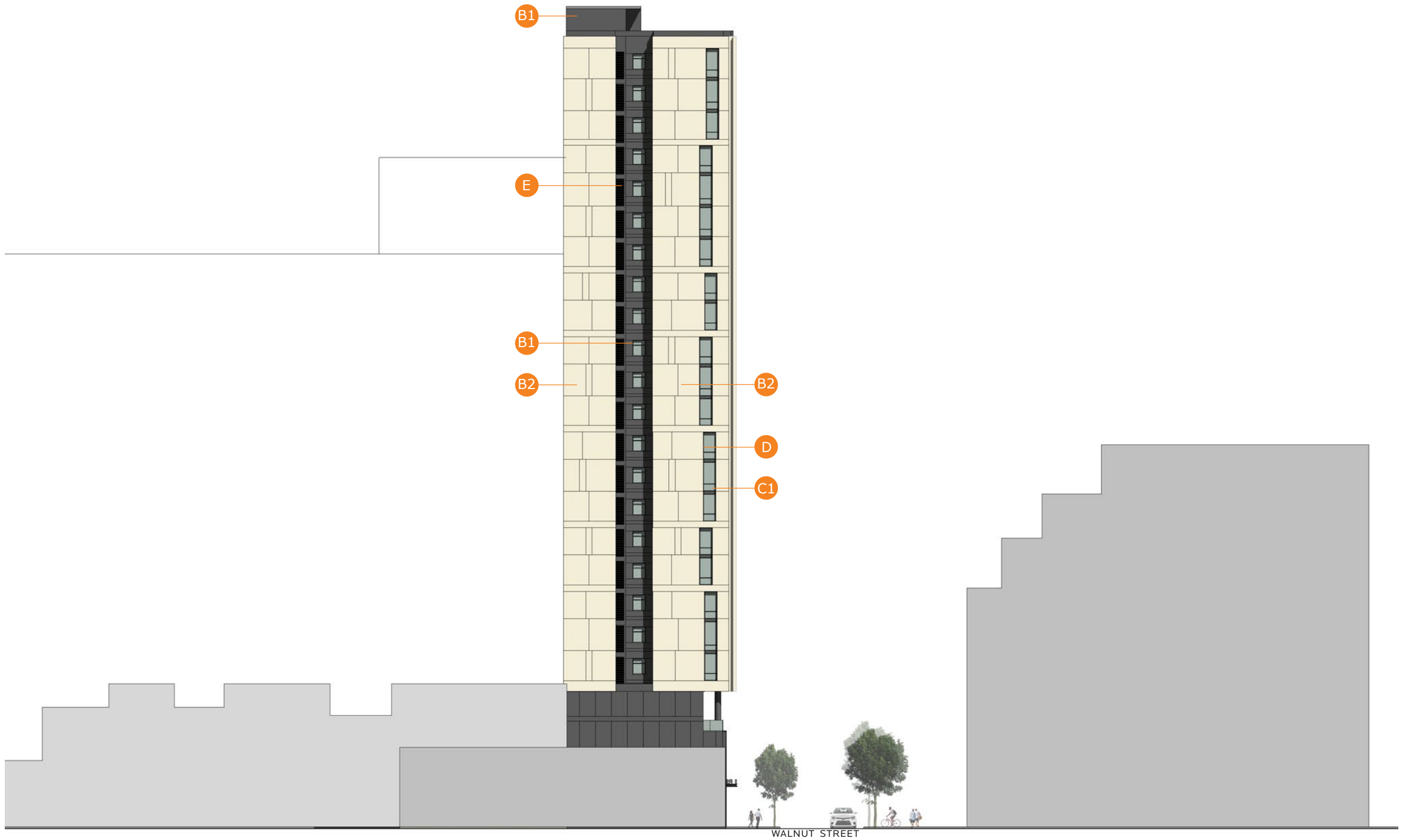
MATERIAL KEY

- A** BRICK DARK GRAY
- B1** METAL PANEL DARK GRAY
- B2** PRECAST CONCRETE PANEL
- C1** WINDOW FRAME BLACK
- D** GLAZING
- E** CUSTOM LOUVER TO MATCH ADJACENT





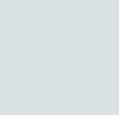
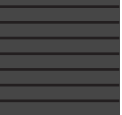
EAST ELEVATION

BUILDING ELEVATION

1/32" = 1'-0"



MATERIAL KEY

- | | | |
|-----------|--|---------------------------------------|
| A |  | BRICK
DARK GRAY |
| B1 |  | METAL PANEL
DARK GRAY |
| B2 |  | PRECAST
CONCRETE PANEL |
| C1 |  | WINDOW FRAME
BLACK |
| D |  | GLAZING |
| E |  | CUSTOM LOUVER
TO MATCH
ADJACENT |



MATERIAL KEY

- A BRICK DARK GRAY
- B1 METAL PANEL DARK GRAY
- B2 PRECAST CONCRETE PANEL
- C1 WINDOW FRAME BLACK
- D GLAZING
- E CUSTOM LOUVER TO MATCH ADJACENT

NORTH ELEVATION

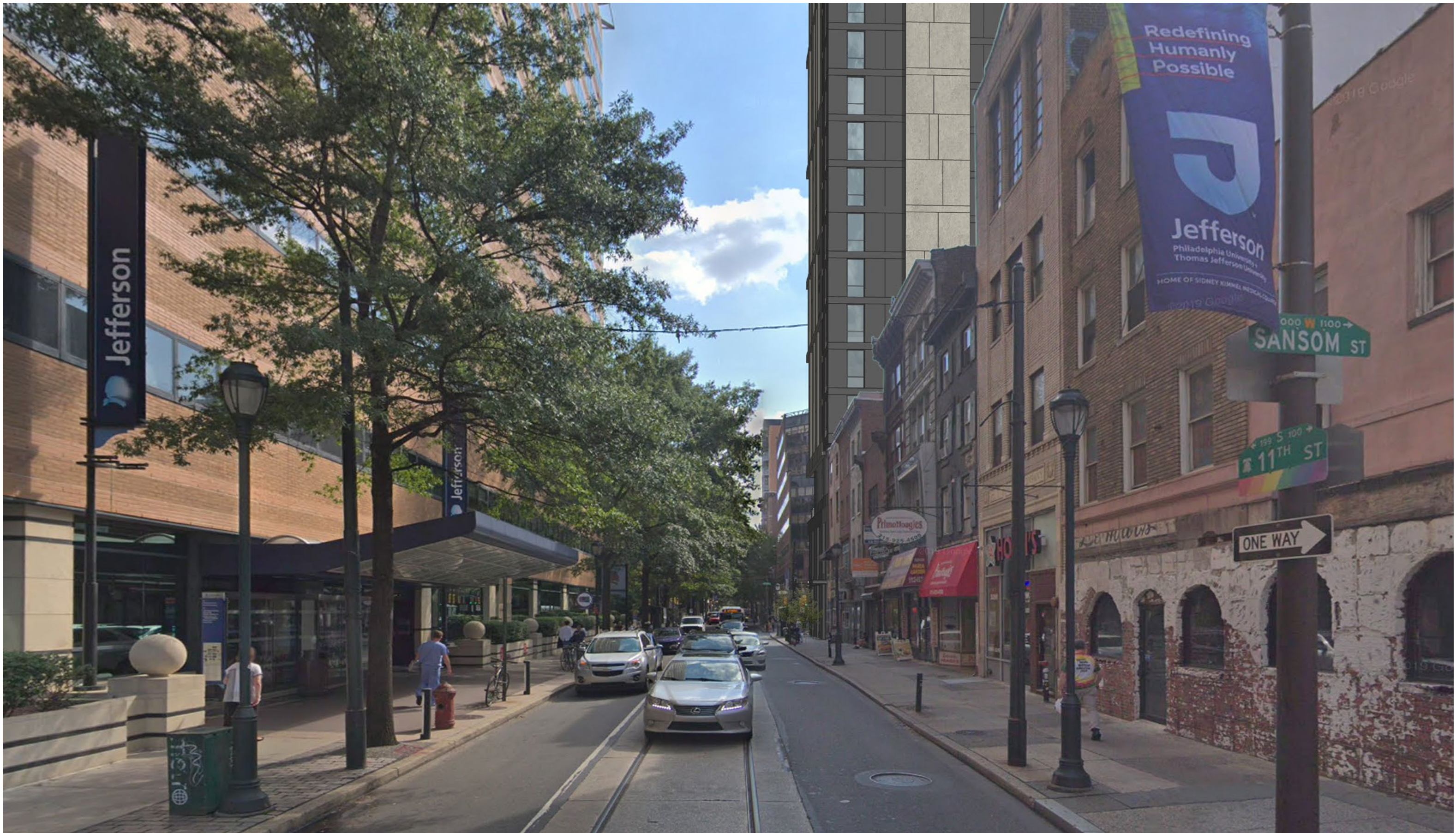
BUILDING ELEVATION

1/32" = 1'-0"











Civic Design Review, Philadelphia		Sustainability Questionnaire
Categories	Benchmark	Meets or Exceeds the Benchmark (yes or no)? If yes, please describe how or reference the applicable document in the CDR submission.

Location and Transportation		
Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, there are numerous Septa and NJ Transit bus routes, the Market-Frankford line, Septa trolley lines and the PATCO Speedline within a quarter mile of the project.
Reduced Parking Footprint	All new parking areas to be located in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Required parking will be located off-site at 1201 Walnut Street.
Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	Yes, two electric vehicle spaces are provided at this location.
Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, there are four Indego Stations within two and a half blocks of the project.

Sustainable Sites		
Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	No
Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A)Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications the PWD Stormwater Management Regulations	No, the project site (5,319 SF) is small enough that the project does not require stormwater management.
Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	Yes, paving has high reflectance.

Civic Design Review, Philadelphia		Sustainability Questionnaire
Categories	Benchmark	Meets or Exceeds the Benchmark (yes or no)? If yes, please describe how or reference the applicable document in the CDR submission.

Water Efficiency		
Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, reduce the watering requirements to at least 50% from the calculated baseline for the site's peak watering month.	Native plants will be used within landscaped areas.

Energy and Atmosphere		
Energy Commissioning	Acquire a separate, independent commissioning service to insure that the energy related systems are installed, calibrated, and perform as intended.	Yes - Commissioning will be provided per code requirements.
Energy Performance	The project will reduce energy consumption by: Achieving 10% energy saving or more from an established baseline using ASHRAE standard 90.1-2010, OR by conforming to ASHRAE Advanced Energy Design Guide for Commercial Buildings.	No
On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No

Innovation		
Innovation	Any other sustainable measures that could positively impact the public realm.	No

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).

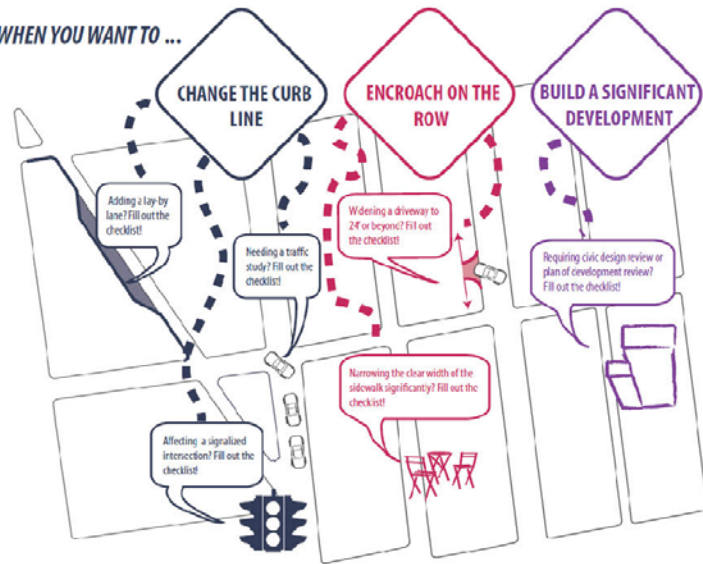
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects 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>

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

WHEN YOU WANT TO ...



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.philadelphiastreet.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

180056
2. DATE

2019-08-19
3. APPLICANT NAME

ARD 1105 Walnut, LLC
5. PROJECT AREA: list precise street limits and scope

1101 & 1105 Walnut Street
Philadelphia PA, 19107
Project is located at the corner of 11th Street and Walnut Street. Area of improvement includes the first two parcels on the Northeast corner along Walnut Street. All existing structures shall be razed and a new building shall be constructed.
4. APPLICANT CONTACT INFORMATION

310 Yorktown Plaza
Elkins Park, PA 19027
6. OWNER NAME

Maestic Empire Holdings (1101 Walnut Street)
Geck Associates (1105 Walnut Street)
7. OWNER CONTACT INFORMATION

1101 Walnut Street
Philadelphia, PA 19107
1204 Sea Gull Lane
Cherry Hill, NJ 08003
8. ENGINEER / ARCHITECT NAME

Landcore Engineering Consultants, PC
C/O D. Alexander Tweedie P.E.
9. ENGINEER / ARCHITECT CONTACT INFORMATION

ATweedie@LandcoreConsulting.com
PO BOX 37635 #56287
Philadelphia, PA 19101-0635

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.

Also available here: <http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
Walnut Street	S. 11 th Street	S. 12 th Street	High-Volume Pedestrian
S. 11 th Street	Walnut Street	Sansom Street	High-Volume Pedestrian
_____	_____	_____	_____
_____	_____	_____	_____

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 ☐

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



- 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

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) <small>Required / Existing / Proposed</small>	CITY PLAN SIDEWALK WIDTH <small>Existing / Proposed</small>
Walnut Street	16' / 17' / 17'	17' / 17'
S. 11 th Street	16' / 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 <small>Required / Existing / Proposed</small>
Walnut Street	8 / 13 / 9
S. 11 th Street	8 / 8 / 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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

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 ☐

DEPARTMENTAL
APPROVAL

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
Walnut Street	0 / 4
11 th Street	0 / 0
_____	____ / ____
_____	____ / ____

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
Walnut Street	4 / 4 / 4
11 th Street	4 / 4 / 4
_____	____ / ____ / ____
_____	____ / ____ / ____

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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Lighting	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Benches	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Street Trees	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
Street Furniture	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
19. Does the design avoid tripping hazards?

YES ☒ NO ☐ N/A ☐
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 ☐

DEPARTMENTAL
APPROVAL

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

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 <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 22. Does the design maintain adequate visibility for all roadway users at intersections? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: Walking Zone Pinch Point is created by an existing newsstand which is to remain.

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>
Bicycle storage is provided within the proposed building.
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
1101/1105 Walnut Street	9	0 / 0	1 Rack / 1 Rack	0 / 37
_____	_____	_____/____	_____/____	_____/____
_____	_____	_____/____	_____/____	_____/____
_____	_____	_____/____	_____/____	_____/____

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

- Conventional Bike Lane
- Buffered Bike Lane
- Bicycle-Friendly Street
- Indigo Bicycle Share Station

YES ☐ NO ☒ N/A ☐

YES ☐ NO ☒ N/A ☐

YES ☐ NO ☒ N/A ☐

YES ☐ NO ☒ N/A ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

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: Bicycle storage provided inside proposed building in a first floor storage room sufficient to store 37 bicycles.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

28. Does the design limit conflict among transportation modes along the curb? YES ☐ NO ☒
29. Does the design connect transit stops to the surrounding pedestrian network and destinations? YES ☐ NO ☐ N/A ☒
30. Does the design provide a buffer between the roadway and pedestrian traffic? YES ☒ NO ☐ N/A ☐
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? N/A

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Curbside Management Component

Additional Explanation / Comments: There will be no change in the proposed curbside management from the existing condition.

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, identify existing and proposed lane widths and the design speed for each street frontage;

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

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

DEPARTMENTAL
APPROVAL
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: This building does not require a loading stall. Residential units are furnished and trash is collected via Sansom Street.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

(1) http://www.philadelphiastreet.com/images/uploads/documents/Historical_Street_Paving.pdf

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

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 ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Urban Design Component

Additional Explanation / Comments: No driveways or curb cuts proposed.

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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 <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
45. 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"/>
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? <i>If yes, City Plan Action may be required.</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
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 <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"/>
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
49. Overall, do intersection designs limit conflicts between all 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: No changes to the current intersection are proposed.

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments:

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____