915-923 N BROAD ST
CIVIC DESIGN REVIEW

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: 965939

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

Table 14-304-2: Case 2 the property is located in the district that affects residential district AND creates more than 50,000 sq ft and creates more than 50 additional dwelling units

PROJECT LOCATION

Planning District: Central Council District: 5
Address: 915-923 N BROAD ST

PHILADELPHIA, PA 19123

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

CONTACT INFORMATION

Applicant Name: YAO-CHANG HUANG Primary Phone: 610-896-3649
Email: sky@sky-ds.com Address: 1823 Spring Garden St

Philadelphia, PA 19107

Property Owner: Z REALTY LLC Developer: Z REALTY LLC

ARCHITECT: SKY DESIGN STUDIO PC (YAO-CHANG HUANG)

SITE CONDITIONS

Site Area: 16,000 SF
Existing Zoning: CMX-4 Are Zoning Variances required? Yes No X

SITE USES

Present Use: 1ST FLOOR: (3) COMMERCIAL SPACES

Proposed Use: 1ST FLOOR: (1) EMPTY COMMERCIAL SPACE [6,335 SF], RESIDENTIAL LOBBY [1,110 SF], (2) CAR PARKING & (24) BIKE PARKING [6,749 SF]

2ND FLOOR: OFFICE/BUSINESS [14,838 SF]

3RD-7TH FLOOR: (70) DWELLING UNITS [83,182 SF]

Proposed # of Parking Units:
(21) CAR PARKING
(24) BIKE PARKING

COMMUNITY MEETING

Community meeting held: Yes X No

If yes, please provide written documentation as proof.

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

Date: Jul. 18, 2019 Time: 6:30 PM

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes X No NA____

If yes, indicate the date hearing will be held:

Date: SEP 18, 2019 9:30 AM
CIVIC DESIGN REVIEW

CIVIC DESIGN RESPONSE FORM

APPLICATION #: 96933
ADDRESS: 555-23 N BROAD ST.
APPLICANT: YAO CHANG HUANG

AS REQUIRED BY 24-3109 (3) (b) (1) FOR REZONING OF ANY LAND IN CERTAIN MASTER PLAN DISTRICTS AS WELL AS TABLE 24-3109-2 (CIVIC DESIGN REVIEW TRIGGERS, IDENTIFIED BELOW) OF THE PHILADELPHIA ZONING CODE, THE ABOVE REZONED PROPERTY Requires CIVIC DESIGN REVIEW FOR THE FOLLOWING REASON:

THE PROPERTY:

THE PROPERTY AFFECTED:

THE APPLICATION:

1) INCLUDES MORE THAN 10,000 SQUARE FEET OF NEW GROSS FLOOR AREA, EXCLUDING ANY FLOOR AREA WITHIN AN EXISTING STRUCTURE.

AND REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY

2) INCLUDES MORE THAN 180 ADDITIONAL DWELLING UNITS, EXCLUDING ANY DWELLING UNITS WITHIN AN EXISTING STRUCTURE.

THE APPLICANT’S PROPERTY IS LOCATED IN ANY DISTRICT, EXCEPT AS PROVIDED IN 24-304 (5)(h)(1).

AND THE PROPERTY AFFECTED PROPERTY IS LOCATED IN ANY RESIDENTIAL DISTRICT AS DEFINED BY 14-305(B)(1).

Includes more than 50,000 square feet of new gross floor area, excluding any floor area within an existing structure.

Includes more than 50 additional dwelling units, excluding any dwelling units within an existing structure.

Examiner’s Signature: ____________________________ Date: 5/4/2019

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

The Civic Design Review Committee is located at:
One Parkway, 15th Floor
1515 Arch Street, Philadelphia, PA 19102.

Please contact (215) 686-2771 for more information.
Z Realty LLC
612 Washington Avenue, Unit 1
Philadelphia, PA 19147

July 11, 2019

Re: 915-23 N. Broad Street, Philadelphia, PA 19123

Dear Registered Community Organization or Neighbor:

This is a notification of a PUBLIC MEETING to discuss the project described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

Property Description:
915-23 N. Broad Street, Philadelphia, PA 19123. Located on North Broad Street between W. Girard Ave. and Poplar St. Zoning District—CMX-4.

Project Description:
For the erection of an addition above an existing 1-story attached structure with balconies and porches. For use as vacant commercial space and the creation of twenty (21) accessory parking spaces including one (1) accessible space and twenty-eight (28) class 1A bicycle spaces at the first floor, business and professional offices at the second floor, and seventy (70) dwelling units (multi-family household living) above.

Summary of Refusal:
Attached is a copy of the Referral.

14th Ward Democratic Executive Committee, as Coordinating RCO has scheduled a PUBLIC MEETING in advance of a public hearing to discuss the project at the following date, time and location:

Public Meeting Date & Time: July 18, 2019 — 6:30 p.m.
Location: St. Paul’s Baptist Church — 1000 Wallace Street, Philadelphia, PA 19123

*Please note the change of address from the previous letter.

Please note this Public Meeting is only in regards to the Civic Design Review Hearing. The applicant and the coordinating RCO have not yet set the date, time and place of a public meeting for the Zoning Board of Adjustment Hearing. The meeting to discuss the Zoning Board of Adjustment proposal will be convened by the coordinating RCO. Another letter will be sent via regular mail informing you of the date, time, location, and coordinating RCO holding the meeting.

Please review the zoning posters for the date of the PUBLIC HEARING to be held by the City of Philadelphia Civic Design Review Committee located at 1515 Arch Street, 18th Floor, Philadelphia, PA 19102 on the issue.

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

District Council #5 — Jefferry.young@phila.gov — 215-686-3442; 215-686-3443
Community Land Trust Corporation — clt3@clt3.org — 215-222-3622
14th Ward Democratic Executive Committee — alana.davis@comcast.net — 215-605-5618

West Girard Progress — olchavous@gmail.com — 215-763-5671
Richard Allen New Generation — nainbond@comcast.net — 215-317-2741

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely,

Dennis George, Esq.
Attorney for Applicant

cc: District Council Office contact — Jefferry.young@phila.gov
Planning Commission – po.notification@phila.gov
Community Land Trust Corporation – clt3@clt3.org
14th Ward Democratic Executive Committee – alana.davis@comcast.net
West Girard Progress – olchavous@gmail.com
Richard Allen New Generation – nainbond@comcast.net
Civic Design Review Committee at CDRev@phila.gov
## CIVIC DESIGN REVIEW

### ZONING DATA

<table>
<thead>
<tr>
<th>Address</th>
<th>915-923 N Broad St</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District</td>
<td>CMX-4</td>
</tr>
<tr>
<td>Overlay District</td>
<td>CTR- CENTER CITY OVERLAY DISTRICT</td>
</tr>
<tr>
<td>Scope of Work</td>
<td>6 STORY ADDITION TO EXISTING 1 STORY STRUCTURE</td>
</tr>
<tr>
<td>Use Regulation</td>
<td>COMMERCIAL (RETAIL) &amp; PARKING</td>
</tr>
<tr>
<td>1st Floor</td>
<td>BUSINESS (OFFICE)</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>MULTI-HOUSING (70 UNITS)</td>
</tr>
<tr>
<td>Development Standard</td>
<td>CMX-4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Max Occupied Area</th>
<th>ALLOWED REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>100%</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>500%</td>
<td>500%</td>
<td>(78,972 SF)</td>
</tr>
<tr>
<td>Min Side Yard Width</td>
<td>N/A</td>
<td></td>
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</tbody>
</table>

### Sky Plane Requirements

<table>
<thead>
<tr>
<th>Hill Slope</th>
<th>100' &amp; WIDER STREET (IN BROAD ST) 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 12°</td>
<td>100% ALLOWED</td>
</tr>
<tr>
<td>0° - 74°</td>
<td>100% ALLOWED</td>
</tr>
</tbody>
</table>

### Parking

<table>
<thead>
<tr>
<th>Type</th>
<th>ALLOWED REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car Parking</td>
<td>3 SPACES PER 10 UNIT (70 UNITS)</td>
<td>21 SPACES</td>
</tr>
<tr>
<td>Bike Storage</td>
<td>1 SPACE PER 3 UNIT (70 UNITS)</td>
<td>24 SPACES</td>
</tr>
</tbody>
</table>
1. Looking south-eastward towards site
2. Looking north-eastward towards site
3. Looking south-westward towards site
4. Looking north-westward towards site
PHOTO OF IMMEDIATE AREA

1. Looking southward on Broad St
2. Looking northward on Broad St
3. Looking southward on N Watts St
4. Looking northward on N Watts St
5. Looking eastward on W Girard Ave
6. Looking eastward on Poplar St
7. Looking across Broad St in front of site
8. Looking westward on Cambridge St
6TH FLOOR PLAN-
LOWER LEVEL OF
LOFT UNITS

7TH FLOOR PLAN-
UPPER LEVEL OF
LOFT UNITS
STREET PLANTERS

EXTENSIVE GREEN ROOF

PROPOSED
(5) 2'-6" x 2'-6"
STREET
PLANTERS

PILOT
HOUSE

PROPOSED
EXTENSIVE GREEN ROOF

PILOT
HOUSE

LANDSCAPE PLAN

CIVIC DESIGN REVIEW

CIVIL DESIGN STUDIO
**Building Elevations**

**Front Elevation on N Broad St**
- **1.** Beige brick with extruded pattern
- **2.** Beige ceramic tiles to match existing building

**Rear Elevation on N Watts St**
- **3.** Grey metal panels
- **4.** Low-E glazing

**Civic Design Review**

**Sky Design Studio**
SOUTH ELEVATION

1. BEIGE STUCCO
2. DARK GREY STUCCO
3. GREY METAL PANELS
4. LOW-E GLAZING

BUILDING ELEVATIONS

CIVIC DESIGN REVIEW

SKY DESIGN STUDIO
NORTH ELEVATION

1. BEIGE STUCCO
2. DARK GREY STUCCO
3. GREY METAL PANELS
4. LOW-E GLAZING

LOW-E GLAZING

BEIGE STUCCO

DARK GREY STUCCO

GREY METAL PANELS

LOW-E GLAZING
LOOKING NORTHWARD ON N BROAD ST
Civic Design Review, Philadelphia

<table>
<thead>
<tr>
<th>Categories</th>
<th>Benchmark</th>
<th>Meets or Exceeds the Benchmark (yes or no)?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>If yes, please describe how or reference the applicable document in the CDR submission.</td>
</tr>
<tr>
<td>Location and Transportation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Access to Quality Transit</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Reduced Parking Footprint</td>
<td>Not Applicable</td>
<td></td>
</tr>
<tr>
<td>Green Vehicles</td>
<td>Not Applicable</td>
<td></td>
</tr>
<tr>
<td>Bike Share Station</td>
<td>Not Applicable</td>
<td></td>
</tr>
<tr>
<td>Sustainable Sites</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pervious Site Surfaces</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Rainwater Management</td>
<td>Not applicable</td>
<td></td>
</tr>
<tr>
<td>Heat Island Reduction (excluding roofs)</td>
<td>Not applicable</td>
<td></td>
</tr>
</tbody>
</table>

Philadelphia City Planning Commission

SUSTAINABILITY QUESTIONNAIRE

Civic Design Review, Philadelphia

<table>
<thead>
<tr>
<th>Categories</th>
<th>Benchmark</th>
<th>Meets or Exceeds the Benchmark (yes or no)?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>If yes, please describe how or reference the applicable document in the CDR submission.</td>
</tr>
<tr>
<td>Water Efficiency</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Water Use</td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>Energy and Atmosphere</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Energy Commissioning</td>
<td>Not Provided</td>
<td></td>
</tr>
<tr>
<td>Energy Performance</td>
<td>Not Provided</td>
<td></td>
</tr>
<tr>
<td>On-Site Renewable Energy</td>
<td>Not Provided</td>
<td></td>
</tr>
<tr>
<td>Innovation</td>
<td>Not Provided</td>
<td></td>
</tr>
</tbody>
</table>
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.


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.

Applicants are advised to note:

- Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at http://philadelphiastreets.com/pds/City_Plan_Application.pdf. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
  - Placing or striking a city utility right-of-way;
  - Changes to roadway grades, curb lines, or widths; or
  - Placing a new street;
  - Removal of an existing street;
  - Changes to sidehill slopes, curb lines, or widths; or
- ADA curb-ramp designs must be submitted to the City for review.

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.

CIVIC DESIGN REVIEW

The Handbook provides streets during the planning and/or design of projects affecting the public right-of-way.
COMPLETE STREETS HANDBOOK CHECKLIST
Philadelphia City Planning Commission

GENERAL PROJECT INFORMATION

1. PROJECT NAME
915-923 N BROAD ST

2. DATE
AUG. 20, 2019

3. APPLICANT NAME
YAO-CHANG HUANG

4. APPLICANT CONTACT INFORMATION
610.896.3649

5. PROJECT AREA:
List precise street limits and scope
Project area is on N Broad Street and N Watts Street between W Girard Ave and Poplar Street. Lot Area is 16,000 SF

6. OWNER NAME
Z REALTY LLC

7. OWNER CONTACT INFORMATION
267-303-3688

8. ENGINEER / ARCHITECT NAME
YAO-CHANG HUANG

9. ENGINEER / ARCHITECT CONTACT INFORMATION
610.896.3649

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.

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 □ N/A □
   b. Street Furniture such as bus shelters, h Mormon 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:

DEPARTMENTAL REVIEW: General Project Information
Reviewer Comments:

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.

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.

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

<table>
<thead>
<tr>
<th>INTRUSION TYPE</th>
<th>INTRUSION WIDTH</th>
<th>PLACEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PROPOSED VEHICULAR INTRUSIONS

<table>
<thead>
<tr>
<th>INTRUSION TYPE</th>
<th>INTRUSION WIDTH</th>
<th>PLACEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CURB CUT</td>
<td>20&quot;</td>
<td>N WATTS ST</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### COMPLETE STREETS HANDBOOK CHECKLIST

**Philadelphia City Planning Commission**

**PEDESTRIAN COMPONENT (continued)**

<table>
<thead>
<tr>
<th>15. Does the design limit block lengths to 500 feet or less?</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>16. When considering the overall design, does the design create a pedestrian environment that provides safe and comfortable access for all pedestrians?</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**APPLICANT:** Pedestrian Component  
**Additional Explanation / Comments:**

**DEPARTMENTAL REVIEW:** Pedestrian Component  
**Reviewer Comments:**

---

**BUILDING & FURNISHING COMPONENT**  
(Handbook Section 4.4)

<table>
<thead>
<tr>
<th>STREET FRONTAGE</th>
<th>MAXIMUM BUILDING ZONE WIDTH</th>
<th>Existing / Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>N BROAD ST</td>
<td>9'</td>
<td>/</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STREET FRONTAGE</th>
<th>MINIMUM FURNISHING ZONE WIDTH</th>
<th>Recommended / Existing / Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>N BROAD ST</td>
<td>3'</td>
<td>/ /</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STREET FRONTAGE</th>
<th>MINIMUM FURNISHING ZONE WIDTH</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>N WATTS ST</td>
<td>5'</td>
<td>3.5'</td>
</tr>
</tbody>
</table>

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.

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.

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

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

---

**DEPARTMENTAL APPROVAL**

<table>
<thead>
<tr>
<th>Bicycle Parking</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
</tr>
<tr>
<td>Benches</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
</tr>
<tr>
<td>Street Trees</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
</tr>
<tr>
<td>Street Furniture</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
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<tr>
<td>DEPARTMENTAL APPROVAL</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
<td>YES</td>
<td>NO</td>
<td>N/A</td>
</tr>
</tbody>
</table>

---

**COMPLETE STREETS HANDBOOK CHECKLIST**

**CIVIC DESIGN REVIEW**
**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**

23. Does the design maintain adequate visibility for all roadway users at intersections?
   - **YES**
   - **NO**
   - **N/A**

24. When considering the overall design of the Building & Furnishing Component, does the design enhance the pedestrian environment?
   - **YES**
   - **NO**
   - **N/A**

---

**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
   - **YES**
   - **NO**
   - **N/A**

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.

<table>
<thead>
<tr>
<th>BUILDING / ADDRESS</th>
<th>REQUIRED SPACES</th>
<th>ON-SIDEWALK OR STREET</th>
<th>OFF-STREET</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>915-923 N BROAD ST</td>
<td>24</td>
<td>9</td>
<td>9</td>
<td>/</td>
<td>/</td>
</tr>
</tbody>
</table>

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**

28. Does the design provide bicycle connections to local bicycle, trail, and transit networks?
   - **YES**
   - **NO**

29. Does the design provide convenient bicycle connections to residences, work places, and other destinations?
   - **YES**
   - **NO**

---

**DEPARTMENTAL REVIEW: Building & Furnishing Component**

Reviewer Comments: __________

**DEPARTMENTAL REVIEW: Bicycle Component**

Reviewer Comments: __________
**CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)**

30. Does the design limit conflict among transportation modes along the curb?  
   **YES** ☐  **NO** ☐

31. Does the design connect transit stops to the surrounding pedestrian network and destinations?  
   **YES** ☐  **NO** ☐

32. Does the design provide a buffer between the roadway and pedestrian traffic?  
   **YES** ☐  **NO** ☐

33. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?  
   The plan does not directly affect the attractiveness of public transit, but will include planter boxes to beautify the sidewalk of pedestrians heading to the Broad Street line and bus lines.

**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)**

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

<table>
<thead>
<tr>
<th>STREET</th>
<th>FROM</th>
<th>TO</th>
<th>LANE WIDTHS</th>
<th>DESIGN SPEED</th>
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<td>Existing/Proposed</td>
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35. What is the maximum AASHO design vehicle being accommodated by the design?  
   **N/A**

36. Will the project affect a historically certified street? An inventory of historic streets is maintained by the Philadelphia Historical Commission.  
   **YES** ☐  **NO** ☐

37. Does the design plan incorporate roadway medians (a “high priority” vehicle / cartway design treatment for some street types)?  
   *Any proposed median may require a maintenance agreement with the Streets Department.*  
   **YES** ☐  **NO** ☐

38. Does the design facilitate safe and accessible, deliveries to local industries and businesses?  
   **YES** ☐  **NO** ☐

39. Will the public right-of-way be used for loading and unloading activities?  
   **YES** ☐  **NO** ☐

40. Does the design maintain emergency vehicle access?  
   **YES** ☐  **NO** ☐

41. Where new streets are being developed, does the design connect and extend the street grid?  
   **YES** ☐  **NO** ☐  **N/A** ☐

42. Does the design support multiple alternative routes to and from destinations as well as within the site?  
   **YES** ☐  **NO** ☐  **N/A** ☐

43. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?  
   **YES** ☐  **NO** ☐

**APPLICANT:** Vehicle / Cartway Component  
**Additional Explanation / Comments:**

**DEPARTMENTAL REVIEW:** Vehicle / Cartway Component  
**Reviewer Comments:**

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(1) [http://www.phila.gov/historical/PDF/Historic%20Street%20Paving%20District%20Inventory.pdf](http://www.phila.gov/historical/PDF/Historic%20Street%20Paving%20District%20Inventory.pdf)
**URBAN DESIGN COMPONENT (Handbook Section 4.8)**

44. Does the design incorporate windows, storefronts, and other active uses facing the street? **YES**

45. Does the proposed project have a Philadelphia Water Department (PWD) Work Number? If so, please provide. **YES**

46. List the stormwater management and drainage features incorporated into the design of the Right of Way (see Section 4.8.4). **YES**

47. Does the design provide driveway access that safely manages pedestrian/bicycle conflicts with vehicles (see Section 4.8.1)? **YES**

48. Does the design provide direct, safe, and accessible connections between transit stops and building access points and destinations within the site? **YES**

**APPLICANT: Urban Design Component**

Additional Explanation / Comments: ____________

**DEPARTMENTAL REVIEW: Urban Design Component**

Reviewer Comments: ____________

**INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)**

49. Identify Existing and Proposed Signal Cycle Lengths

<table>
<thead>
<tr>
<th>SIGNAL LOCATION</th>
<th>EXISTING CYCLE LENGTH</th>
<th>PROPOSED CYCLE LENGTH</th>
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50. Does the design minimize the signal cycle length to reduce pedestrian wait time? **YES**

51. Does the design provide adequate clearance time for pedestrians to cross streets? **YES**

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**

*If yes, City Plan Action may be required.

53. Identify “High Priority” intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following “High Priority” design treatments identified and dimensioned on the plan?

- Marked Crosswalks **YES**
- Pedestrian-Refuge Islands **YES**
- Signal Timing and Operation **YES**
- Bike Boxes **YES**

54. Does the plan simplify complex intersections where possible? **YES**

55. Does the design reduce vehicle speeds and increase visibility at intersections? **YES**

56. Overall, do intersection designs limit conflicts between modes and promote pedestrian and bicycle safety? **YES**

**APPLICANT: Intersections & Crossings Component**

Additional Explanation / Comments: ____________

**DEPARTMENTAL REVIEW: Intersections & Crossings Component**

Reviewer Comments: ____________
### ADDITIONAL COMMENTS

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<th><strong>APPLICANT</strong></th>
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<th><strong>DEPARTMENTAL REVIEW</strong></th>
<th>Additional Reviewer Comments:</th>
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