



2400 EAST HUNTINGDON ST

CIVIC DESIGN REVIEW

Philadelphia Planning Commission

09/22/2020



DESIGN ASSOCIATES
6525 TULIP ST, PHILADELPHIA PA 19135
215-833-9256 kcadesignassociates.com

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CDR Application

Owner:

Greenpointe Construction Inc.
30 S 15TH St, suite 1500
Philadelphia, PA, 19102

Applicant:

Meredeth L. Ferleger, ESQ.
Dillworth Paxson LLP
1500 Market St, suite 3500 E
Philadelphia PA 19102

Architect:

KCA Design Associates
6525 Tulip Street
Philadelphia PA 19135
hukang77@gmail.com

Civil / Site:

Ruggiero and Plante
5900 Ridge Ave
Philadelphia, PA 19128

Project Introduction

2400 East Huntingdon Street is a proposed, new (7) story mixed use multi-family residential development. The ground floor is comprised of industrial space, fresh fruit market & amenities for the residential tenants. Lower level parking accessed from the rear of the property. Floors two through seven will be residential units. Huntingdon Street will be the primary entrance for the fresh fruit market, Cedar Street will be the primary entrance for the residential tenants. The overall project includes:

- Ground floor Industrial space 11,900 S.F. (fresh fruit market to be 5,200 sf.)
- Underground parking (45 spaces provided, 3 accessible)
- 50 bicycle spaces
- 150 Residential Units (floors 2-7)
- Common Roof deck

The site is zoned IRMX, and zoning for the project is by-right. Ground floor consists of residential lobby, as well as an expansive industrial space that opens into side yards. Access to the parking spaces is provided by a proposed curb cut off of Huntingdon Street, Ample bike parking is provided as well.

The project has been designed with a green roof, in accordance with PWD standards according to storm water requirements.

Building materiality features an industrial mix of materials including cast stone, vertical metal cladding (simulated wood) & rectangular metal paneling. Window design has also been modeled to reference the multi-lite windows found in surrounding older industrial warehouses. The building features wide expanses of curtain glass on the ground floor in areas of the residential lobby & future industrial use spaces. Bays are designed with a large format metal panel cladding, and feature the above-mentioned windows which reference those found in the surrounding industrial context.

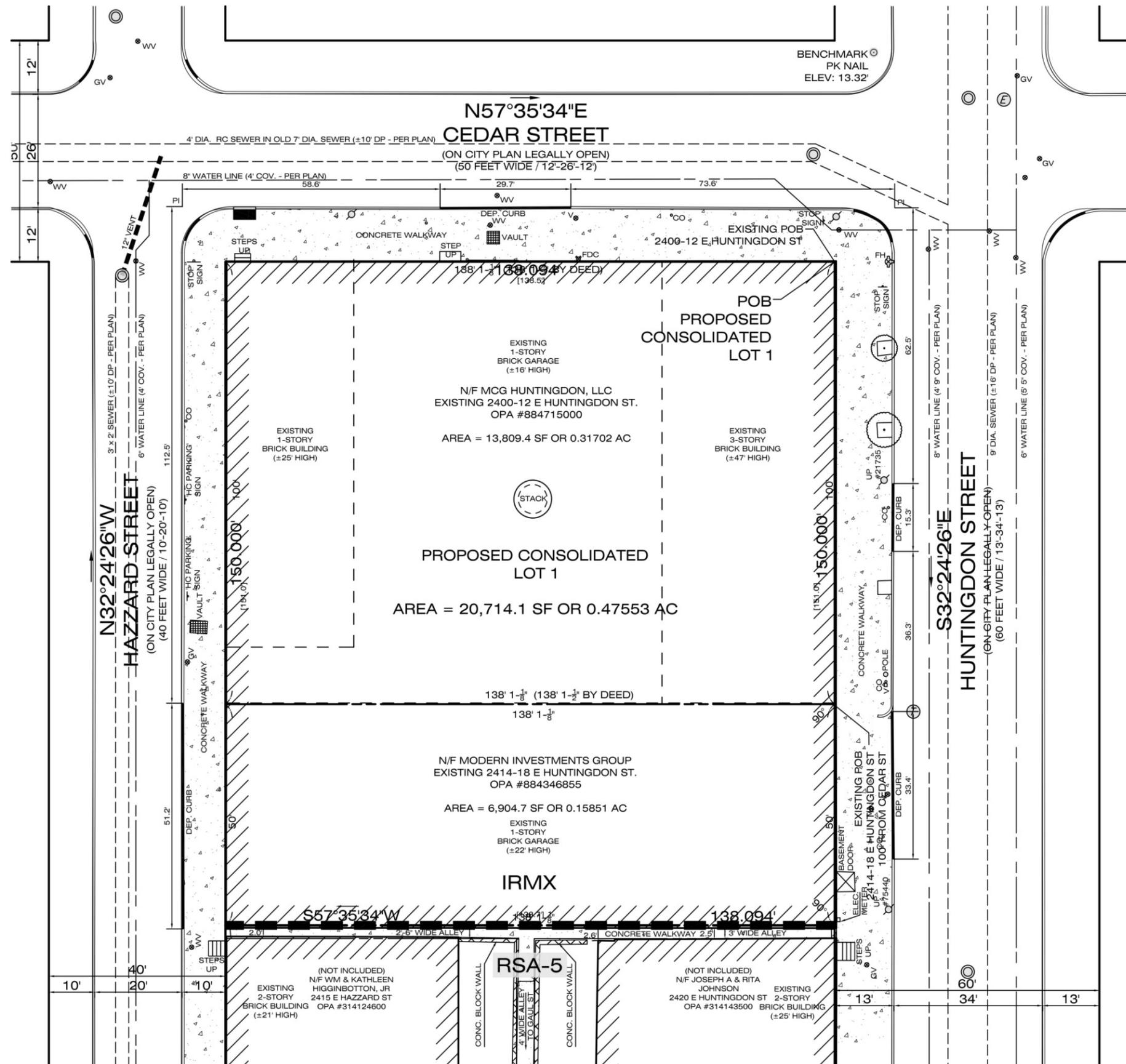
2400 East Huntingdon Street offers the experiences of city living, with additional benefits of onsite bike & vehicular parking, industrial spaces, and landscaped outdoor court areas.



Notes



Site Survey



LEGEND

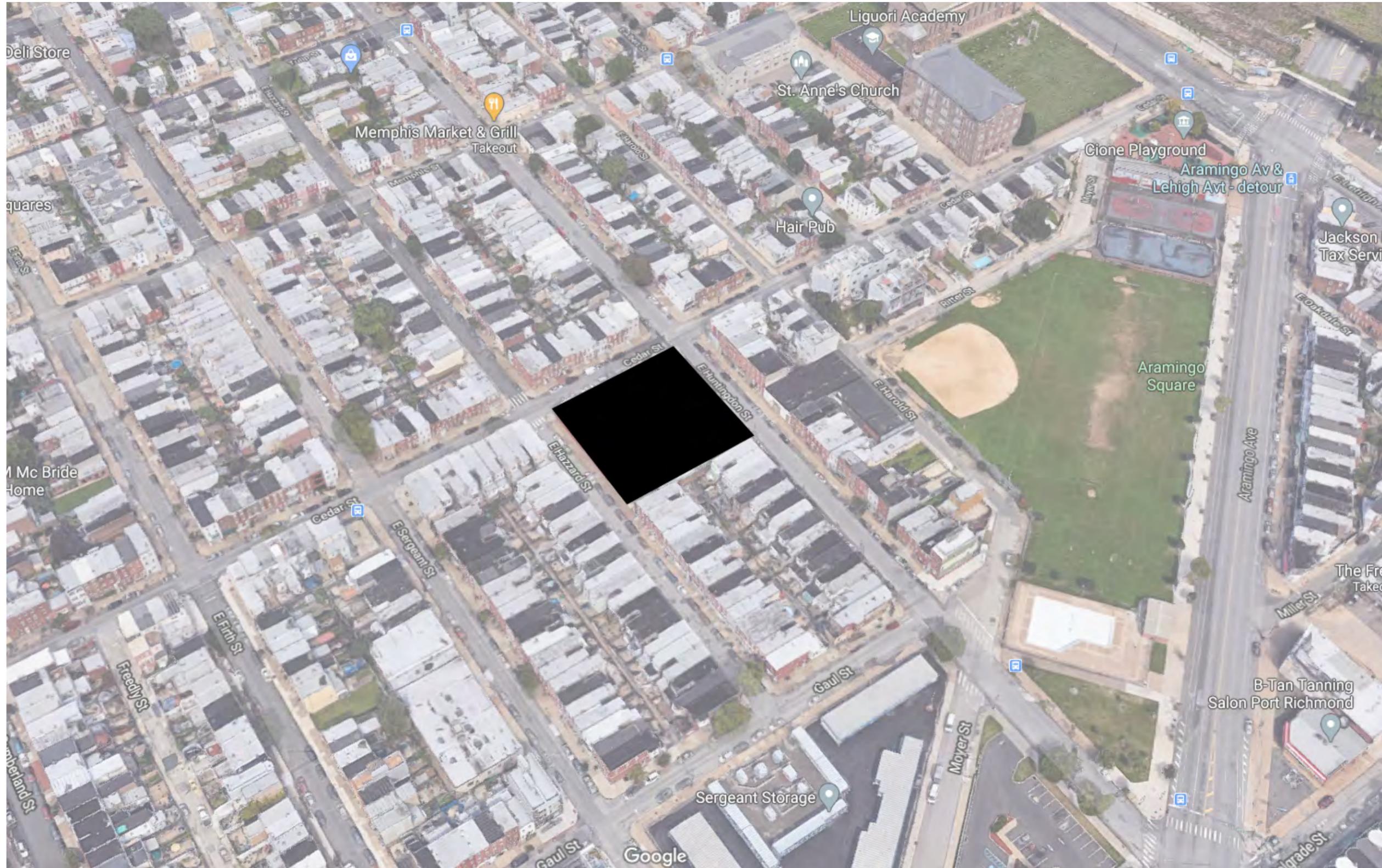
EXISTING FEATURES	
	TELECOMMUNICATION MANHOLE
	WATER MANHOLE
	ELECTRICAL MANHOLE
	SANITARY MANHOLE
	CITY INLET
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	SIGN
	LIGHT STANDARD
	COMBINED SEWER
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD AERIAL LINE
	FENCE LINE
	EXISTING BUILDINGS
	ZONING BOUNDARY LINE

IRMX - INDUSTRIAL RESIDENTIAL MIXED-USE ZONING CRITERIA

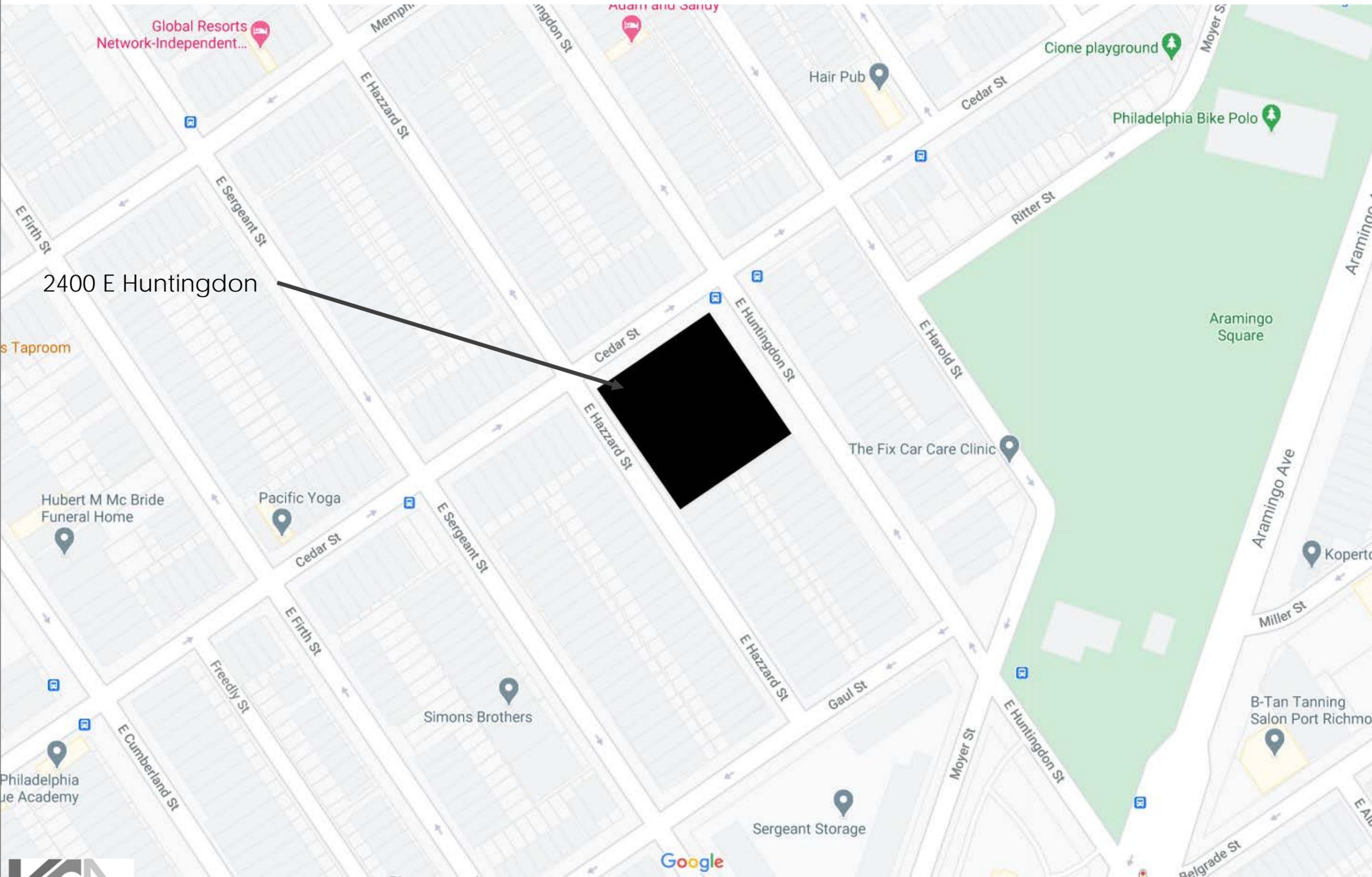
Required	
LOT DIMENSIONS	
Max. % Occupied Area	Intermediate = 75% Corner = 80% [5]
YARDS	
Min. Front Yard Depth	0 [3]
Side Yard Width, ea.	0 [3]
Rear Yard Depth	0 [3]
HEIGHT	
Max. Building Height	60' [4][5]
FLOOR AREA RATIO (FAR)	
Max. FAR	500%

- NOTES**
- Boundary and Location information is based on a field survey performed by Ruggiero Plante Land Design on January 16, 2018.
 - Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
 - The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
 - The elevations for this plan are based on Compilation City Plan No. 195. The benchmark is a PK Nail set at the north west corner of Cedar Street and E Huntingdon Street, having an elevation of 13.32', as shown hereon.
 - The bearings shown hereon are were provided by the 5th Survey District of Philadelphia.
 - FEMA FIRM map #4207570201H map revised November 18, 2015 designates the site as Zone X, areas outside the 500 yr. floodplain.
 - Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
 - Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
 - The property is identified as within the Industrial Residential Mixed-Use (IRMX) Zoning District and is within the Neighborhood Commercial (NCA) Overlay District - North Delaware Avenue [Code Section 14-503(8)].
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
 - A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
 - This survey does not address the presence or absence of freshwater wetlands.

Site Location



Site Location



2400 E Huntingdon



Site Location

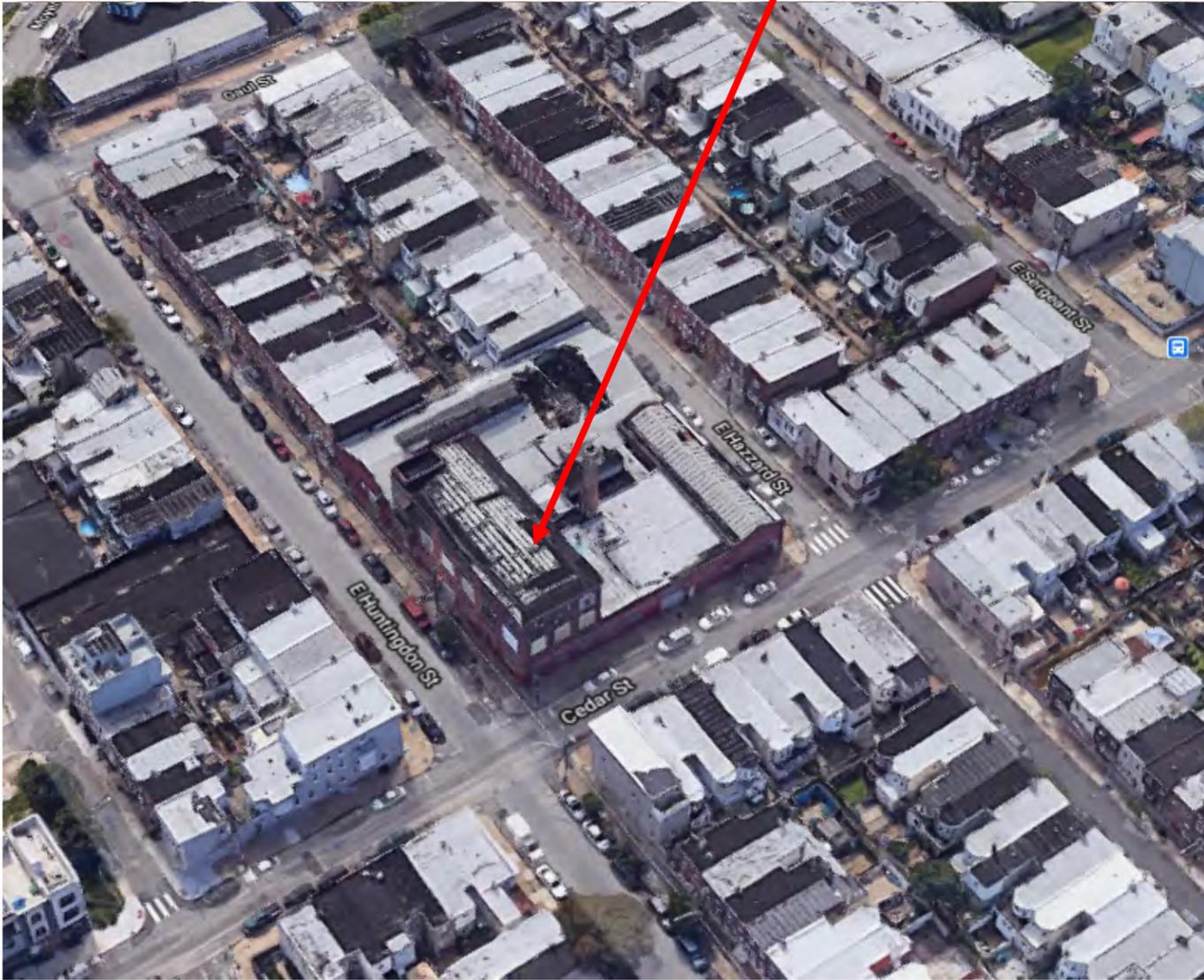


Site Location

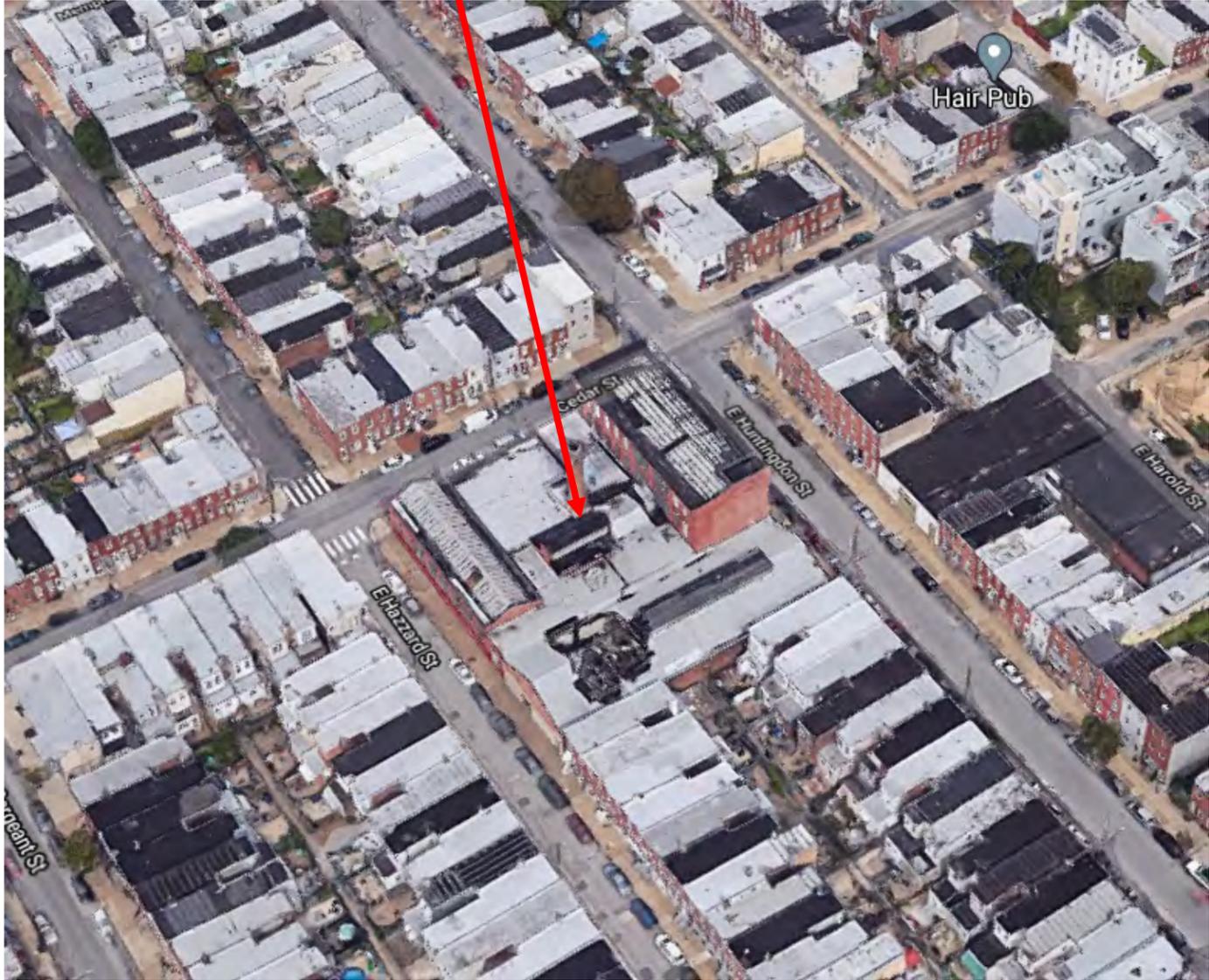


Site Location

Existing structure to be completely demolished



Aerial 1



Aerial 2

Site Location



Site Location



Photo 1 – Huntingdon St & Cedar St



Photo 2 – Cedar St and Hazzard St



Photo 3 – Hazzard St - Looking North



Photo 4 – Huntingdon St - Looking North

Site Location



Photo 5 – Context – 2501 E Sergeant St



Photo 6 – Context – 2332 E LEHIGH AVE



Photo 7 – Context – 2332 E LEHIGH AVE

Site Location



Photo 8 – Context – 2627 Memphis St



Photo 9 – Context – 2601 Trenton Ave



Photo 10 – Context – 2551 Trenton Ave



Photo 11 – Context – Green Grow Farms

Floor Plans

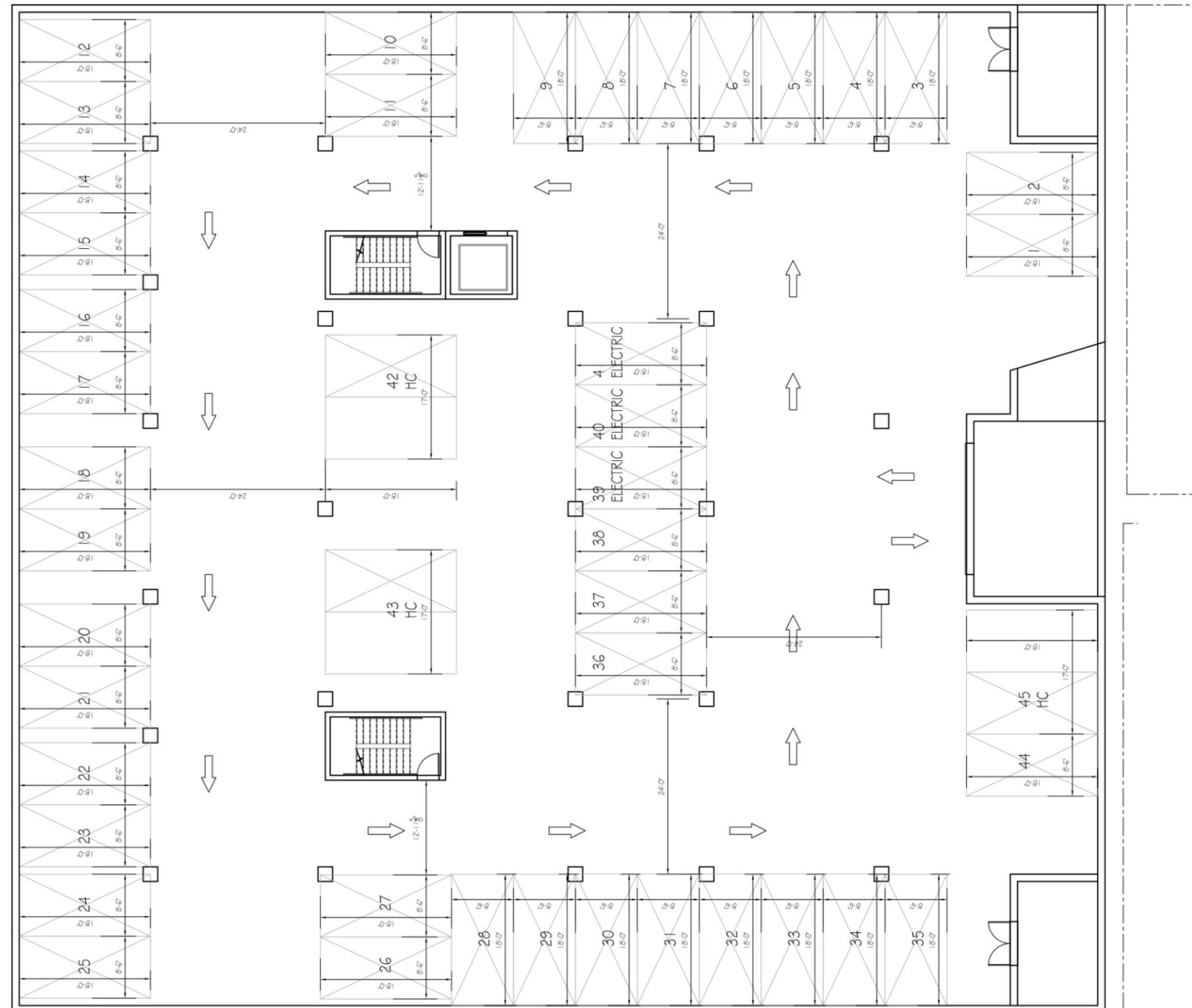
Parking Plan

Parking Level

- (45) Parking space including (3) ADA
- Utility Room
- Bicycle Parking

HUNTINGDON STREET

CEDAR STREET



HAZZARD STREET

Floor Plans

Ground Floor

Ground Floor Plan

- Fresh Fruit Market / Industrial Space
- Residential Lobby / Mail
- Bicycle Storage
- Loading and Trash Room
- Mechanical

CEDAR STREET



Floor Plans

Typ. 2nd-7th Floors

Typical Floor Plan (2nd thru 7th)

- 150 units (2nd thru 7th Floors)
- (25) Units Per Floor
- (30) 2 Bedrooms
- (120) 1 Bedroom

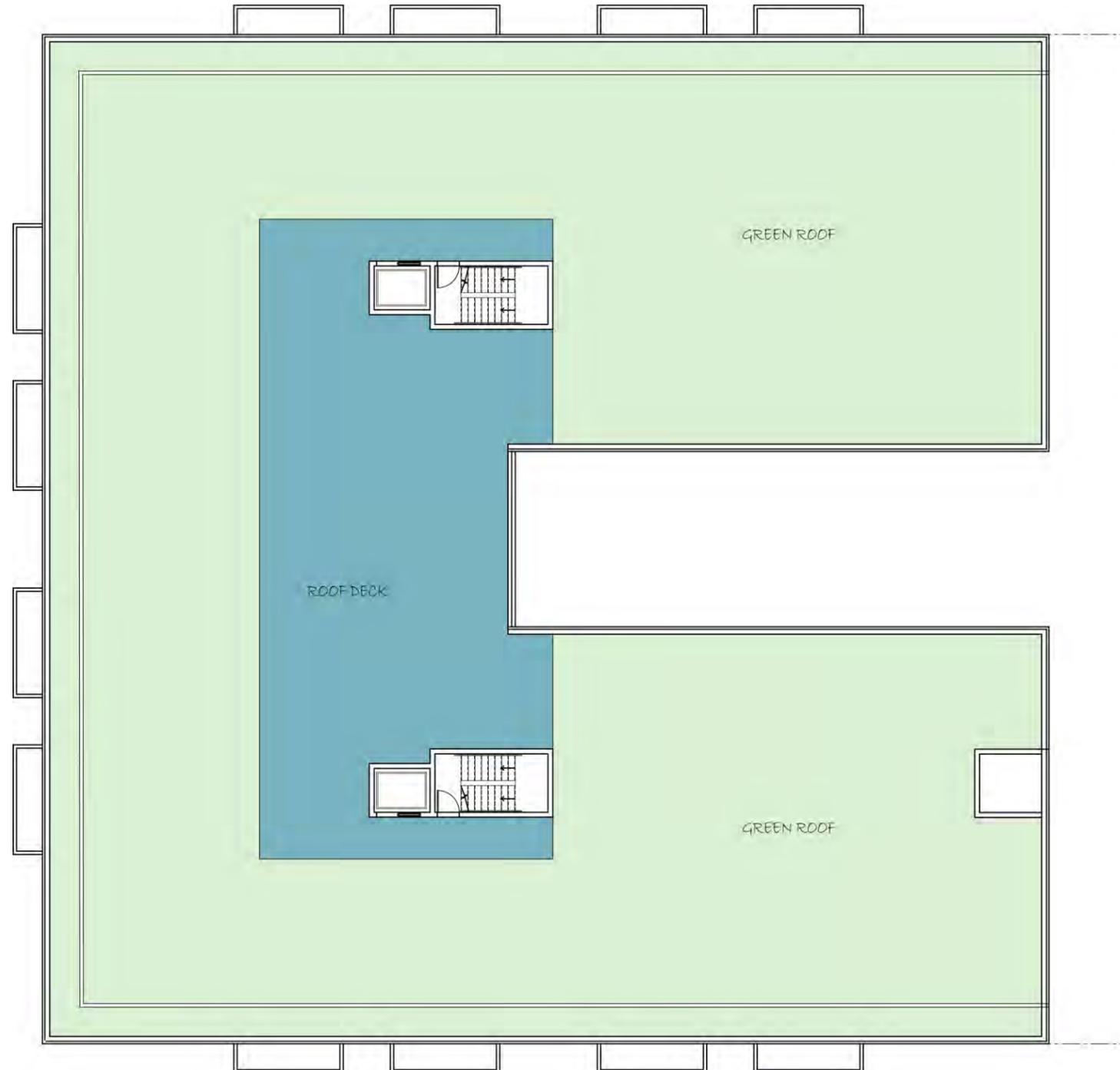


Floor Plans

ROOF PLAN

Roof Plan

HUNTINGDON STREET



CEDAR STREET

HAZZARD STREET

Section



BUILDING SECTION



Elevations



HUNTINGDON ELEVATION



Elevations



CEDAR STREET ELEVATION



Elevations



EAST HAZZARD ELEVATION



Elevations



REAR ELEVATION



Materials



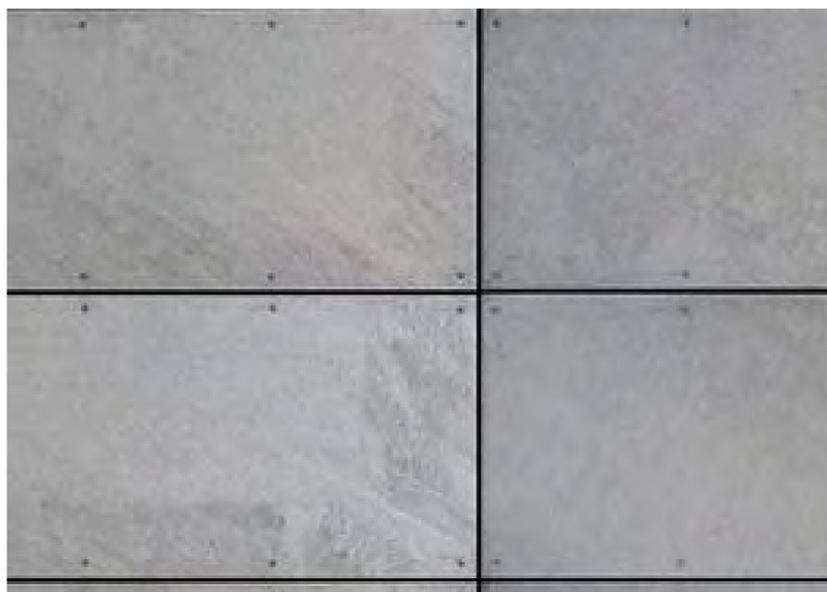
Gary curtain wall grids & large glazing @ storefronts

Building materiality includes a pallet of cast stone accents, composite wood vertical panels and a variety of metal rainscreen paneling. Cast stone is used to create a solid 1-story pedestal base upon which the metal paneling & bays sit atop. Vertical simulated wood panels at bays and accents to creates a contrast to the dark gray metal accents and metal rainscreen paneling.

The street level transparency allows for pedestrian interaction and visibility of the fresh fruit market, commercial and residential lobby.



Simulated wood vertical panels



Cast Stone Veneer accents / bands

Materials

Huntingdon Elevation



1. Cast stone veneer (buff)
2. Metal rainscreen panels(gray)

3. Composite vertical wood
4. Storefront glazing

5. Metal accent (dark gray)

Materials

Cedar St Elevation



1. Cast stone veneer (buff)
2. Metal rainscreen panels (gray)

3. Composite vertical wood
4. Storefront glazing

5. Metal accent (dark gray)

Renderings



Renderings



Renderings



Zoning Drawings

NEW MULTI FAMILY RESIDENCE

2400-2418 E. HUNTINGDON STREET, PHILADELPHIA, PENNSYLVANIA
 PROPOSED (150) FAMILY (7) STORY DETACHED STRUCTURE

ZONING CODE FOR THE CITY OF PHILADELPHIA IRMV DISTRICT SUMMARY FOR PROPERTY 2400-2418 E. HUNTINGDON ST		ZONING MAP	
APPLICABLE REGULATIONS:	PERMITTED REQUIRED		
PERMITTED USE BY RIGHT	MULTI FAMILY RESIDENTIAL		(7) STORY (150) FAMILY DWELLING
LOT WIDTH	N/A		136.09'
LOT AREA	5,000 SQ FT		90.7' x 50.50 FT
OPEN AREA	NOT LESS THAN 10%		32.13 SQ. FT. = 23.51%
OCCUPIED AREA	90%		17,500 SQ. FT. = 64.49%
FRONT YARD SETBACK	N/A		N/A
SIDE YARD SETBACK	N/A		N/A
HEIGHT REGULATIONS:	MAX BUILDING HEIGHT 60'-0"		75'-0" (60'-0" + 15'-0" HEIGHT BONUS)
F.A.R.	650% (500% + 150% MODERATE INCOME BONUS)		122,500 SQ. FT. (591' 42% F.A.R.)
PARKING	30%	150 * .3 = 45 (SPACES REQUIRED) (3 ACCESSIBLE)	
BIKE PARKING	1:3 RATIO	50 PROVIDED IN ACCESSIBLE LOCATION WITHIN BUILDING	



VIEW 1



VIEW 2



VIEW 3



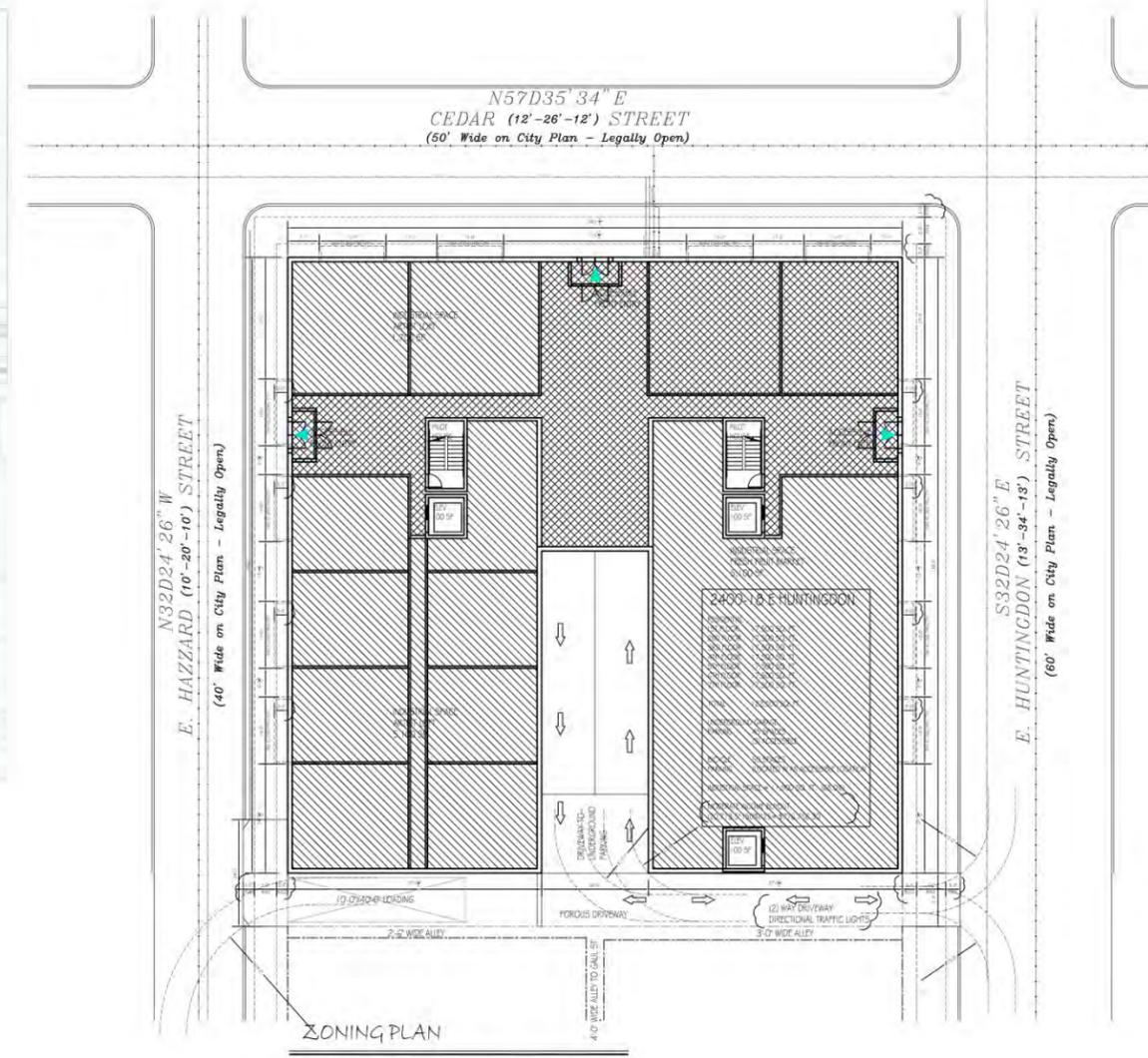
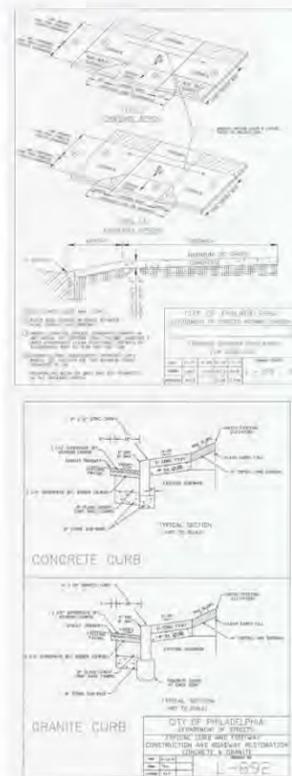
THE UNDERGROUND UTILITY PROTECTION LAW
 (ACT 87 OF 1988 AS AMENDED BY ACT 187 OF 1998
 AND ACT 198 IN JANUARY 2008)
SITE SERIAL NO. 20201391517
 LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
 OBTAINED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
 INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE,
 DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
 STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
 PENNSYLVANIA LEGISLATIVE ACT 87 OF 1988, AS AMENDED BY ACT 187 OF
 1998 AND ACT 198 IN JANUARY 2008, CONTRACTORS MUST VERIFY
 LOCATION OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS
 THROUGH THE ONE CALL SYSTEM: 1-800-241-1774. NO LESS THAN 3, NOR
 MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



HUNTINGDON ST ELEVATION



CEDAR ST ELEVATION



PROJECT
 PROPOSED MIXED USE / MULTI FAMILY RESIDENCE
 2400-2418 E. HUNTINGDON STREET
 PHILADELPHIA, PENNSYLVANIA

DWG. TITLE
 ZONING PLAN

REVISIONS:
 REV 1
 REV 1
 PLANNING 2
 STREETS REVIEW - 07-03-2020
 STREETS REVIEW - 07-06-2020

DRAWN BY: HK
 CHECKED BY: HK
 DATE: 02/11/2020
 SCALE: AS NOTED

JOB No: 2400-2414 HUNTING
 FILE: 2400-2414 HUNTING

Z-1

Sustainability Checklist

Civic Sustainable Design Checklist – Updated September 3, 2019

Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) 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.	No, no stops within 1/4 mile
(2) Reduced Parking Footprint	All new parking areas will be 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.	Yes all parking is completely covered by building footprint
(3) 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, 5% dedicated to car share vehicles
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance)	No railway setbacks
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, bike share not included

Civic Sustainable Design Checklist – Updated September 3, 2019

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	No outdoor vegetation
Sustainable Sites		
(7) 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.	40% will be open vegetation including green roof
(8) 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 of the PWD Stormwater Management Regulations	No, this is not a Green Street
(9) 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.	No, Heat island reduction not met
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	No, independent commissioning service will not be contacted
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	Yes, design team will evaluate how to reduce energy consumption

Sustainability Checklist

Civic Sustainable Design Checklist – Updated September 3, 2019

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification 	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	No, renewable energy will not be produced on site
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No, renewable energy will be produced on site
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Yes, exterior lighting fixtures will include photo sensor for sequencing

ⁱ Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

ⁱⁱ Title 4 The Philadelphia Building Construction and Occupancy Code
 See also, "The Commercial Energy Code Compliance" information sheet:
<https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf>

and the "What Code Do I Use" information sheet:
<https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

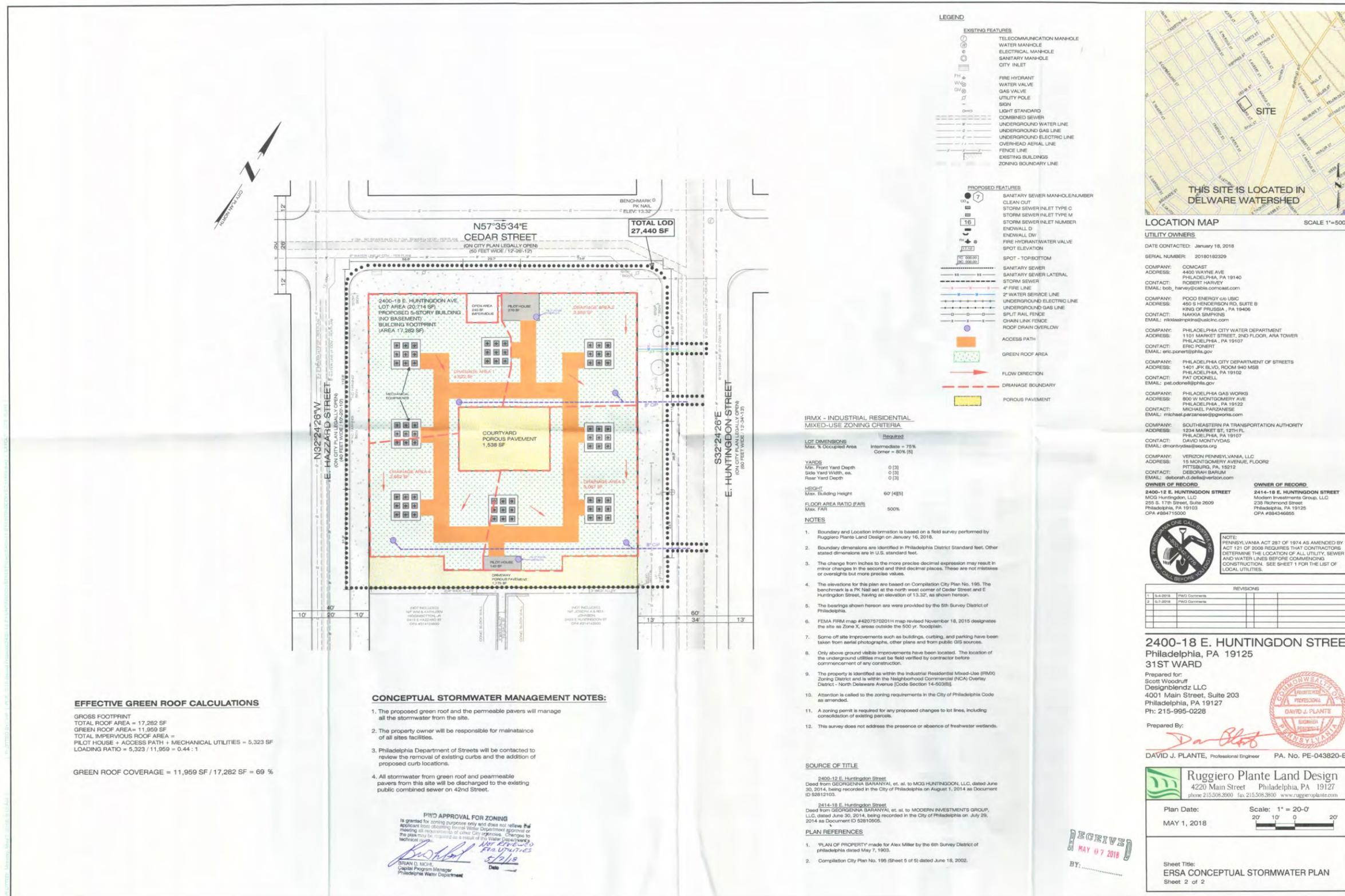
ⁱⁱⁱ LEED 4.1, Optimize Energy Performance in LEED v4.1

For Energy Star: www.Energystar.gov

For Passive House, see www.phius.org

^{iv} Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways

Civil Drawings



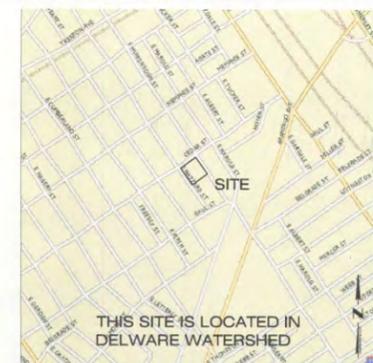
LEGEND

EXISTING FEATURES

- TELECOMMUNICATION MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- CITY INLET
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- UTILITY SIGN
- LIGHT STANDARD
- COMBINED SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD AERIAL LINE
- FENCE LINE
- EXISTING BUILDINGS
- ZONING BOUNDARY LINE

PROPOSED FEATURES

- CLEAN CUT
- SANITARY SEWER MANHOLE NUMBER
- STORM SEWER INLET TYPE C
- STORM SEWER INLET TYPE M
- STORM SEWER INLET NUMBER
- ENDWALL DW
- FIRE HYDRANT/WATER VALVE
- SPOT ELEVATION
- SPOT - TOP/BOTTOM
- SANITARY SEWER
- SANITARY SEWER LATERAL
- STORM SEWER
- 4" FIRE LINE
- 2" WATER SERVICE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- SPLIT RAIL FENCE
- CHAIN LINK FENCE
- ROOF DRAIN OVERFLOW
- ACCESS PATH
- GREEN ROOF AREA
- FLOW DIRECTION
- DRAINAGE BOUNDARY
- POROUS PAVEMENT



THIS SITE IS LOCATED IN DELAWARE WATERSHED

LOCATION MAP SCALE 1"=500'

UTILITY OWNERS

DATE CONTACTED: January 18, 2018
 SERIAL NUMBER: 20180182329

COMPANY: COMCAST
 ADDRESS: 4400 WAYNE AVE PHILADELPHIA, PA 19140
 CONTACT: ROBERT HARVEY
 EMAIL: bob.harvey@comcast.com

COMPANY: PECO ENERGY G&U
 ADDRESS: 450 S HENNINGSON RD, SUITE B KING OF PRUSSIA, PA 19406
 CONTACT: NAKKIA SIMPKINS
 EMAIL: nakkiast@pecoenergy.com

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
 ADDRESS: 1101 MARKET STREET, 2ND FLOOR, ARA TOWER PHILADELPHIA, PA 19107
 CONTACT: ERIC ROBERT
 EMAIL: eric.robert@phila.gov

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
 ADDRESS: 1401 JFK BLVD, ROOM 940 MSB PHILADELPHIA, PA 19102
 CONTACT: PAT O'CONNELL
 EMAIL: pat.oconnell@phila.gov

COMPANY: PHILADELPHIA GAS WORKS
 ADDRESS: 800 W MONTGOMERY AVE PHILADELPHIA, PA 19122
 CONTACT: MICHAEL PARZANESE
 EMAIL: michael.parzanesse@pgworks.com

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
 ADDRESS: 1224 MARKET ST, 15TH FL PHILADELPHIA, PA 19107
 CONTACT: DAVID MONTYDAS
 EMAIL: dmontydas@septa.org

COMPANY: VERIZON PENNSYLVANIA, LLC
 ADDRESS: 15 MONTGOMERY AVENUE, FLOOR2 PITTSBURGH, PA 15212
 CONTACT: DEBORAH BARUM
 EMAIL: deborah.d.barum@verizon.com

OWNER OF RECORD
 2414-18 E. HUNTINGDON STREET
 Modern Investments Group, LLC
 238 Richmond Street
 Philadelphia, PA 19125
 CPA #84346655

IRM - INDUSTRIAL RESIDENTIAL MIXED-USE ZONING CRITERIA

LOT DIMENSIONS	Required
Max. % Occupied Area	Intermediate = 75% Corner = 80% [5]
YARDS	
Min. Front Yard Depth	0 [3]
Side Yard Width, ea.	0 [3]
Rear Yard Depth	0 [3]
HEIGHT	
Max. Building Height	60' [45]
FLOOR AREA RATIO (FAR)	
Max. FAR	500%

NOTES

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- Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
- A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
- This survey does not address the presence or absence of freshwater wetlands.

SOURCE OF TITLE

2400-12 E. Huntingdon Street
 Deed from GEORGINA BARANYAI, et. al. to MCG HUNTINGDON, LLC, dated June 20, 2014, being recorded in the City of Philadelphia on August 1, 2014 as Document ID 52812103.

2414-18 E. Huntingdon Street
 Deed from GEORGINA BARANYAI, et. al. to MODERN INVESTMENTS GROUP, LLC, dated June 30, 2014, being recorded in the City of Philadelphia on July 29, 2014 as Document ID 52819055.

PLAN REFERENCES

- "PLAN OF PROPERTY" made for Alex Miller by the 6th Survey District of Philadelphia dated May 7, 1903.
- Completion City Plan No. 195 (Sheet 5 of 5) dated June 18, 2002.

EFFECTIVE GREEN ROOF CALCULATIONS

GROSS FOOTPRINT
 TOTAL ROOF AREA = 17,282 SF
 GREEN ROOF AREA = 11,959 SF
 TOTAL IMPERVIOUS ROOF AREA =
 PILOT HOUSE + ACCESS PATH + MECHANICAL UTILITIES = 5,323 SF
 LOADING RATIO = 5,323 / 11,959 = 0.44 : 1

GREEN ROOF COVERAGE = 11,959 SF / 17,282 SF = 69 %

CONCEPTUAL STORMWATER MANAGEMENT NOTES:

- The proposed green roof and the permeable pavers will manage all the stormwater from the site.
- The property owner will be responsible for maintenance of all sites facilities.
- Philadelphia Department of Streets will be contacted to review the removal of existing curbs and the addition of proposed curb locations.
- All stormwater from green roof and permeable pavers from this site will be discharged to the existing public combined sewer on 42nd Street.

PWD APPROVAL FOR ZONING
 is granted for zoning purposes only and does not relieve the applicant from obtaining formal Water Department approval or meeting all requirements of other City agencies. Changes to the plan may be required as a result of the Water Department's technical review.

[Signature]
 BRIAN D. MOYER
 Chief Program Manager
 Philadelphia Water Department
 Date: 5/2/18

NOTE:
 PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS

NO.	DATE	DESCRIPTION
1	5-4-2018	PWD Comments
2	5-7-2018	PWD Comments

2400-18 E. HUNTINGDON STREET
 Philadelphia, PA 19125
 31ST WARD

Prepared for:
 Scott Woodruff
 Designblendz LLC
 4001 Main Street, Suite 203
 Philadelphia, PA 19127
 Ph: 215-995-0228

Prepared By:
[Signature]
 DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E

Ruggiero Plante Land Design
 4220 Main Street Philadelphia, PA 19127
 phone: 215.508.3900 fax: 215.508.3800 www.ruggieroplante.com

Plan Date: MAY 1, 2018
 Scale: 1" = 20'-0"
 20' 10' 0'

Sheet Title:
ERSA CONCEPTUAL STORMWATER PLAN
 Sheet 2 of 2

RECEIVED
 MAY 07 2018
 BY: _____

Complete Streets Handbook

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

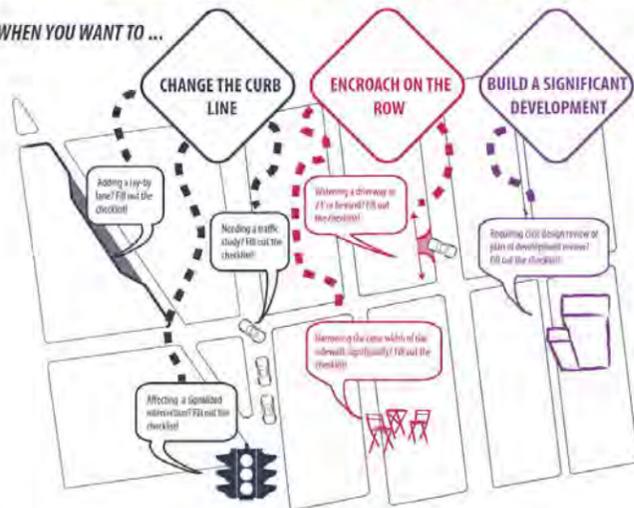
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards 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.philadelphiestreets.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

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GENERAL PROJECT INFORMATION

- PROJECT NAME
2400 EAST HUNTINGDON
- DATE
9/22/2020
- APPLICANT NAME
MEREDETH L. FERLEGER
- APPLICANT CONTACT INFORMATION
1500 MARKET ST, SUITE 3500E, PHILADELPHIA, PA 19102
- OWNER NAME
GAGAN LAKHMNA
- OWNER CONTACT INFORMATION
30 S 15TH, SUITE 1500, PHILADELPHIA, PA 19102
- ENGINEER / ARCHITECT NAME
NICHOLAS ALUN COULTER
- ENGINEER / ARCHITECT CONTACT INFORMATION
6525 TULIP ST, PHILADELPHIA, PA 19135
- 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
<u>HUNTINGDON</u>	<u>CEDAR</u>	<u>GAUL</u>	<u>CITY NEIGHBORHOOD</u>
<u>CEDAR</u>	<u>HUNTINGDON</u>	<u>E. HAZZARD</u>	<u>LOCAL</u>
<u>E. HAZZARD</u>	<u>CEDAR</u>	<u>GAUL</u>	<u>LOCAL</u>

- Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
 - Parking and loading regulations in curb lanes adjacent to the site YES NO
 - Street Furniture such as bus shelters, honor boxes, etc. YES NO N/A
 - Street Direction YES NO
 - Curb Cuts YES NO N/A
 - Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. YES NO N/A
 - Building Extensions into the sidewalk, such as stairs and stoops YES NO N/A

APPLICANT: **General Project Information**

Additional Explanation / Comments: MIXED USE / MUTLI FAMILY STRUCTURE

DEPARTMENTAL REVIEW: **General Project Information**

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PEDESTRIAN COMPONENT (Handbook Section 4.3)

- SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
<u>HUNTINGDON</u>	<u>13 / 13 / 13</u>	<u>13 / 13</u>
<u>CEDAR</u>	<u>12 / 12 / 12</u>	<u>12 / 12</u>
<u>E HAZZARD</u>	<u>10 / 10 / 10</u>	<u>10 / 10</u>

- 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
<u>HUNTINGDON</u>	<u>6.5 / 6.5 / 6.5</u>
<u>CEDAR</u>	<u>6 / 6 / 6</u>
<u>E HAZZARD</u>	<u>5 / 5 / 5</u>

- 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
<u>DEPRESSED CURB</u>	<u>51.2 FT</u>	<u>E HAZZARD</u>
<u>DEPRESSED CURB</u>	<u>29.7 FT</u>	<u>CEDAR</u>

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>CURB CUT</u>	<u>12 FT</u>	<u>FAIRMOUNT</u>
<u>CURB CUT</u>	<u>12 FT</u>	<u>E HAZZARD</u>

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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: _____

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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
HUNTINGDON	3.5 / 0
CEDAR	3 / 0
E HAZZARD	2.5 / 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
HUNTINGDON	3.5 / 3.5 / 3.5
CEDAR	3 / 3 / 3
E HAZZARD	2.5 / 2.5 / 2.5
_____	____ / ____ / ____

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 type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Lighting	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Benches	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Street Trees	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Street Furniture	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

19. Does the design avoid tripping hazards? YES NO N/A YES NO

20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception YES NO N/A YES NO

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BUILDING & FURNISHING COMPONENT (continued)

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

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BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>
24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET	ON SIDEWALK	OFF-STREET
		Existing / Proposed	Existing / Proposed	Existing / Proposed
<u>2400 E HUNTINGDON</u>	<u>50</u>	<u>0 / 0</u>	<u>0 / 0</u>	<u>0 / 50</u>
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____

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?
- | | | |
|---|--|---|
| <ul style="list-style-type: none"> ▪ Conventional Bike Lane ▪ Buffered Bike Lane ▪ Bicycle-Friendly Street ▪ Indego Bicycle Share Station | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/> | 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"/> |
|---|--|---|
26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES NO N/A YES NO
27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES NO N/A YES NO

APPLICANT: Bicycle Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

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CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

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

APPLICANT: Curbside Management Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component
Reviewer Comments:

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VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

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

		DEPARTMENTAL APPROVAL	
		YES	NO
33. What is the maximum AASHTO design vehicle being accommodated by the design?	<u>19FT PASSENGER CAR</u>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
34. Will the project affect a historically certified street? An inventory of historic streets ⁽¹⁾ is maintained by the Philadelphia Historical Commission.		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
35. Will the public right-of-way be used for loading and unloading activities?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
36. Does the design maintain emergency vehicle access?		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
37. Where new streets are being developed, does the design connect and extend the street grid?		YES <input type="checkbox"/>	NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
38. Does the design support multiple alternative routes to and from destinations as well as within the site?		YES <input type="checkbox"/>	NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

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

DEPARTMENTAL REVIEW: Vehicle / Cartway Component
Reviewer Comments:

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

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URBAN DESIGN COMPONENT (Handbook Section 4.8)

	YES	NO	N/A	DEPARTMENTAL APPROVAL	
40. Does the design incorporate windows, storefronts, and other active uses facing the street?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

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INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; if not, go to question No. 48.

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

	YES	NO	N/A	DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
45. Does the design provide adequate clearance time for pedestrians to cross streets?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input 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 type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Bike Boxes	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<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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ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

Notes
