

Civic Design Review
April 13, 2021

704-720 LOCUST AVENUE

Multi-Family Residential



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: **ZP-2020-002163**

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

Proposal includes more than 100 dwelling units

PROJECT LOCATION

Planning District: Upper Northwest Council District: 8th

Address: 704 – 720 Locust Avenue

Is this parcel within an Opportunity Zone? Yes No Uncertain
If yes, is the project using Opportunity Zone Yes No
Funding? _____

CONTACT INFORMATION

Applicant Name: Amee Farrell, Esquire Primary Phone: (610) 941-2547

Email: afarrell@kaplaw.com Address: 910 Harvest Drive
P.O. Box 3037
Blue Bell, PA 19422

Property Owner: 704-720 Locust Avenue, LLC Developer 704-720 Locust Avenue, LLC
Architect: Plato Studio, LLC

SITE CONDITIONS

Site Area: 58,023 s.f.
(1.33 acres +/-)

Existing Zoning: RSA5 Are Zoning Variances required? Yes No _____

Present Use: Vacant Lot
Proposed Use: _____

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):
Four-story multi-family residential apartment building (19,810 s.f. footprint; 79,792 s.f. g.f.a.)

- 101 residential units (19,810 s.f. building footprint):
 - 23 units first floor, 26 units/floor on floors 2-4
- Amenities (community room and laundry facilities) floors 1-4
- Roof deck

Proposed # of Parking Units:

- 109 on-site parking spaces (52 surface parking spaces (including 4 electric vehicle) and 57 below-ground spaces). 57 below-ground spaces added per discussion with RCO.
- 42 Class-A bicycle spaces

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: February 22, 2021 Time: 6:00 p.m.
March 24, 2021 6:00 p.m.

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No _____ NA _____

If yes, indicate the date hearing will be held:

Date: May 12, 2021 3:30 listing



Notice of: Refusal Referral

Application Number: ZP-2020-002163	Zoning District(s): RSA5	Date of Refusal: 12/21/2020
Address/Location: 720 LOCUST AVE, Philadelphia, PA 19144-1312 ; Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Amee Farrell	Applicant Address:	

Application for:

FOR THE ERECTION OF A DETACHED STRUCTURE WITH A ROOF DECK. SIZES AND LOCATIONS AS SHOWN ON PLANS AND APPLICATION. FOR USE AS A MULTI-FAMILY HOUSEHOLD LIVING (ONE HUNDRED AND ONE (101) DWELLING UNITS), WITH FIFTY-TWO (52) PARKING SPACES, THREE (3) OF THEM ACCESSIBLE, FOUR (4) FOR ELECTRIC VEHICLES, FORTY-TWO (42) CLASS 1A BICYCLE SPACES LOCATED ON AN ACCESSIBLE ROUTE, AND ONE (1) OFF-STREET LOADING SPACE.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:						
Table 14-602-1	Uses Allowed in Residential Districts	Whereas the proposed use, multi-family household living, is prohibited in the RSA-5 zoning district.						
TABLE 14-701-1, NOTE [5]	Front Setback	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED:</th> <th>PROPOSED:</th> </tr> </thead> <tbody> <tr> <td>MINIMUM FRONT SETBACK</td> <td>25 TO 50 FT.</td> <td>20 FT.</td> </tr> </tbody> </table>		REQUIRED:	PROPOSED:	MINIMUM FRONT SETBACK	25 TO 50 FT.	20 FT.
	REQUIRED:	PROPOSED:						
MINIMUM FRONT SETBACK	25 TO 50 FT.	20 FT.						
TABLE 14-701-1	Maximum height	<table border="1"> <thead> <tr> <th></th> <th>ALLOWED:</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MAXIMUM HEIGHT</td> <td>38 FT.</td> <td>47 FT.</td> </tr> </tbody> </table>		ALLOWED:	PROPOSED	MAXIMUM HEIGHT	38 FT.	47 FT.
	ALLOWED:	PROPOSED						
MAXIMUM HEIGHT	38 FT.	47 FT.						
Table 14-701-1	Rear Yard minimum depth	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED:</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MINIMUM REAR YARD DEPTH</td> <td>9 FT.</td> <td>0 FT.*</td> </tr> </tbody> </table> <p>*Bike storage, dumpster enclosure and parking spaces are in the required rear yard</p>		REQUIRED:	PROPOSED	MINIMUM REAR YARD DEPTH	9 FT.	0 FT.*
	REQUIRED:	PROPOSED						
MINIMUM REAR YARD DEPTH	9 FT.	0 FT.*						
14-803.(1)(b).(1).(a)(ii)	Location of Accessory Parking.	Surface parking spaces are prohibited in required side yards. Whereas the proposed surface parking spaces are in the required side yard.						
14-804.(2)(c)	Location of Bicycle Parking Spaces.	All required bicycle parking spaces outside a building shall be located within a 50 ft. radius of the primary building entrance. Whereas the proposed bicycle parking is located within a minimum of 100 ft. from the building entrance.						


YANIV GAL
PLANS EXAMINER

12/21/2020
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

Notice of: Refusal Referral

Application Number: ZP-2020-002163	Zoning District(s): RSA5	Date of Refusal: 12/21/2020
Address/Location: 720 LOCUST AVE, Philadelphia, PA 19144-1312 ; Parcel (PWD Record)		Page Number Page 2 of 2
Applicant Name: Amee Farrell	Applicant Address:	

TWO (2) USE REFUSALS
FOUR (4) ZONING REFUSALS

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

704-702 LOCUST AVE LLC

CIVIC DESIGN REVIEW (§14-304(5)):

THIS APPLICATION DOES NOT REQUIRE CIVIC DESIGN REVIEW

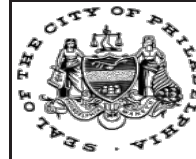
THIS APPLICATION **DOES** REQUIRE CIVIC DESIGN REVIEW


YANIV GAL
PLANS EXAMINER

12/21/2020
DATE SIGNED

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CITY OF PHILADELPHIA - DEPARTMENT OF LICENSES AND INSPECTIONS

CDR NOTIFICATION TO PHILA. PLANNING COMMISSION

EXAMINER INFORMATION

NAME: YANIV GAL

PHONE NUMBER: (215) 686-2770

EMAIL: YANIV.GAL@PHILA.GOV

PROJECT/PROPERTY INFORMATION

DATE OF CDR DETERMINATION: 12/21/2020

SITE ADDRESS: 720 LOCUST AVE

SQUARE FOOTAGE BEING ADDED: 79,792 SQ. FT.

NUMBER OF DWELLING UNITS BEING ADDED: 101

HAS THE APPLICANT REQUESTED AN EARLY REFUSAL/REFERRAL BEFORE COMPLETING A CIVIC DESIGN REVIEW? YES

APPLICANT INFORMATION

NAME: AMEE FARRELL

ADDRESS: 350 SENTRY PARKWAY
BLUEBELL PA 19422

Community Group Notification (RCO@Phila.Gov)

Civic Design Review (CDR@Phila.Gov)



Amee S. Farrell
Direct Dial: (610) 941-2547
Direct Fax: (610) 684-2010
Email: afarrell@kaplaw.com
www.kaplaw.com

February 12, 2021

Adjacent Property Owner

ZBA Appeal File Date:
January 15, 2021
CDR Referral Date:
December 21, 2020

RE: Property Address: 720 Locust Avenue
Applicant: Amee S. Farrell, Esquire

Dear Adjacent Property Owner:

This is notification of upcoming **PUBLIC MEETINGS** 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: 720 Locust Avenue. This property is a 1.33 acre, largely undeveloped lot, located in the RSA-5 – Residential, Single-family Attached District.

Project Description: The applicant proposes to develop the lot as a multi-family development with one hundred and one (101) dwelling units, with fifty-two (52) parking spaces (including two accessible spaces and four electric-vehicle spaces), forty-eight (42) Class 1A bicycle spaces, and one (1) off-street loading space.

Summary of Refusal: The proposed multi-family use is not permitted in the RSA-5 District. Additionally, the proposed front yard setback (20 feet proposed where 25-50 feet is required); the proposed rear depth (0 feet proposed where 9 feet is required); and the proposed height (47 feet proposed where 38 feet is permitted) also require relief. **A copy of the Notice of Refusal is attached.**

Penn Area Neighborhood Association as Coordinating RCO has scheduled **PUBLIC MEETINGS** in advance of public hearings to discuss the project at the following dates, and times. Note both meetings will be held **via remote access through the Zoom platform.**

Property Owner
February 12, 2021
Page 2

Public Meeting Dates and Times:

Civic Design Review Discussion: Tuesday, February 23, 2021 at 6:00 p.m. **Via Zoom.** You can access the meeting by entering the following link the night of the meeting.

<https://kaplaw.zoom.us/j/97980591301?pwd=WjZlS2xvUmpmWetSenplZVJkNnlzQT09>
Meeting ID: 979 8059 1301
Passcode: 740198

If you do not have a computer, tablet, or smartphone, you may join by telephone. You will be able to listen but not see the presentation if you join by telephone only. To join by telephone:

1 (929) 205-6099
Meeting ID: 979 8059 1301

Zoning Board of Adjustment Discussion: Wednesday, March 24, 2021 at 6:00 p.m. **Via Zoom.** You can access the meeting by entering the following link the night of the meeting.

<https://kaplaw.zoom.us/j/96480995898?pwd=RHlFVnNFAXeWlrNEp4aU1Ob245QT09>
Meeting ID: 964 8099 5898
Passcode: 725445

If you do not have a computer, tablet, or smartphone, you may join by telephone. You will be able to listen but not see the presentation if you join by telephone only. To join by telephone:

1 (929) 205-6099
Meeting ID: 964 8099 5898

If you would like to receive a live link to these meetings via email, please respond to darbuckle@kaplaw.com at least 24 hours in advance of the scheduled meeting and a link will be provided to you.

If you are unable to attend a meeting but would like to learn more about the project, please contact Amee S. Farrell, Esquire at afarrell@kaplaw.com.

Please review the Civic Design Review website here: bit.ly/civicedesignreview for the date, and details of the **PUBLIC MEETING** to be held by the City of Philadelphia *Civic Design Review Committee* located at 1515 Arch Street, 18th Floor, Philadelphia, PA 19102 (or online, via Zoom) on the issue.



Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia *Zoning Board of Adjustment*, located at 1515 Arch Street, 15th Floor, Philadelphia, PA 19102 (or online, via Zoom) on the issue.

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

District Council Office Contacts –

Charles.Richardson@Phila.gov

Tyrone.Barge@Phila.gov

Penn Area Neighborhood Association (coordinating RCO) -

ncovolus@wister.com

Faith Community Development Corporation

faithcdc.rco@gmail.com

Chew and Chelton Community Development Corporation

RuckerDouglas63@gmail.com

12th Ward Democratic Committee

tedstones333@gmail.com

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,



Amee S. Farrell

ASF:dla

Enclosure

cc: Charles.Richardson@Phila.gov
Tyrone.Barge@Phila.gov
RCO.Notification@phila.gov
CDR@phila.gov
ncovolus@wister.org
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Amee S. Farrell
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March 10, 2021

Adjacent Property Owner

ZBA Appeal File Date:
January 15, 2021

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Kaplin Stewart
Union Meeting Corporate Center

Offices in
Pennsylvania

RCO/COMMUNITY NOTICE LETTERS (2)

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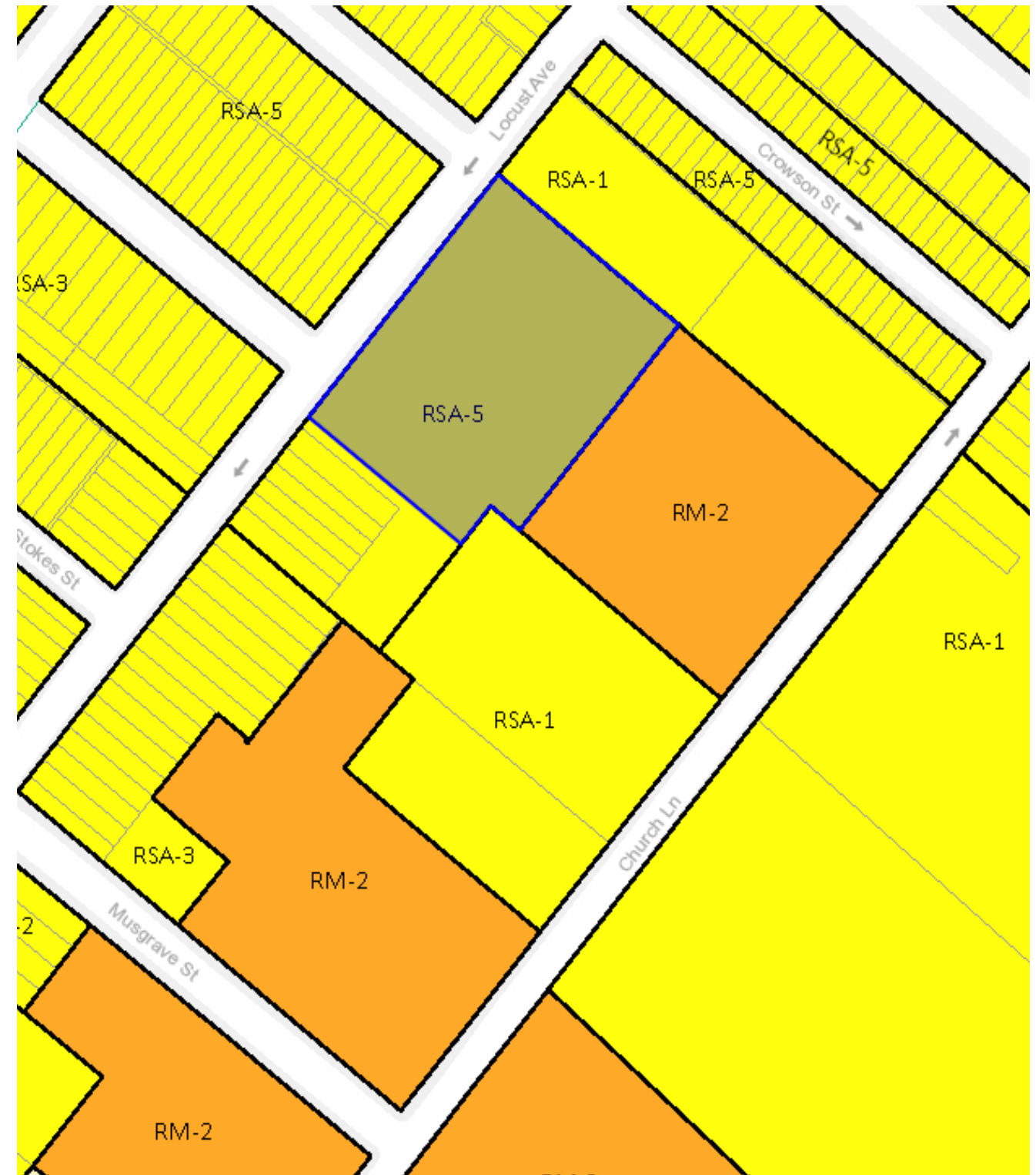


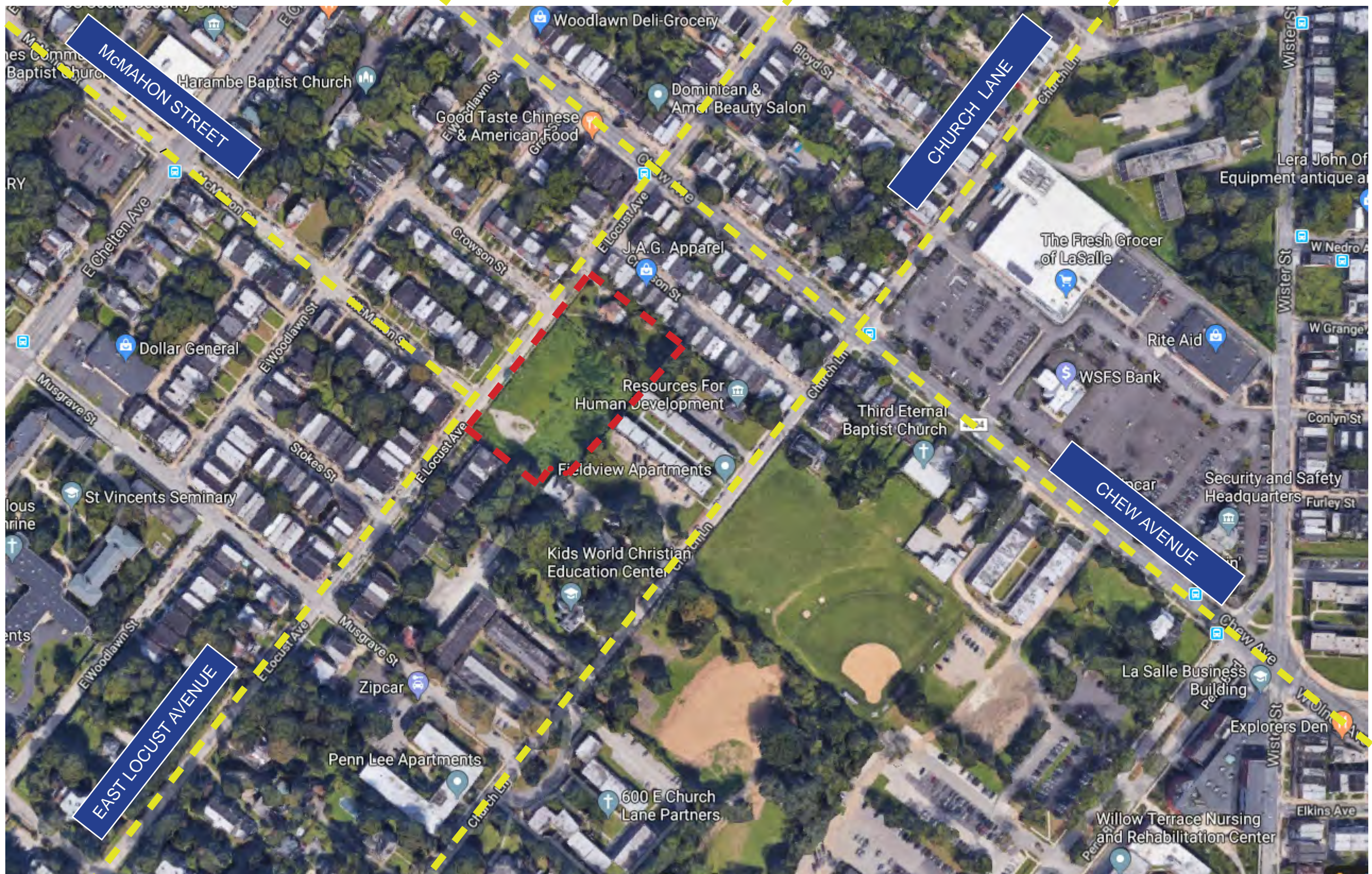
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1. VIEW FROM LOCUST AVE LOOKING CHURCH LN



2. VIEW FROM LOCUST AVE TO CROWSON ST.



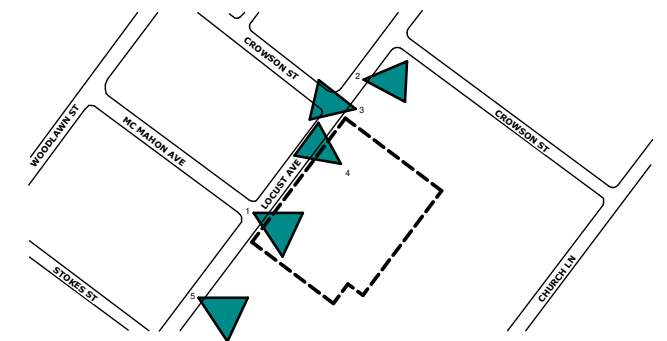
3. VIEW FROM LOCUST AVE TO CROWSON ST.

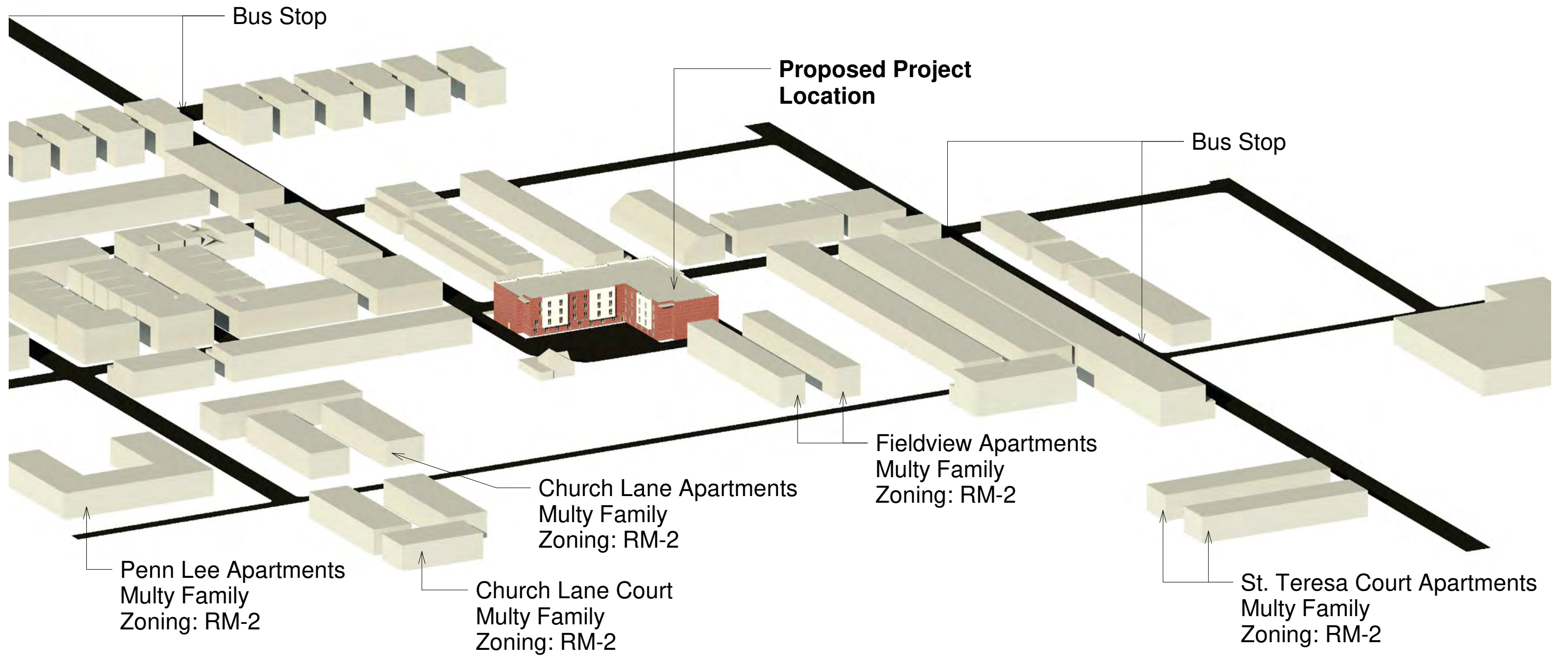


4. VIEW FROM LOCUST AVE LOOKING WOODLAWN.

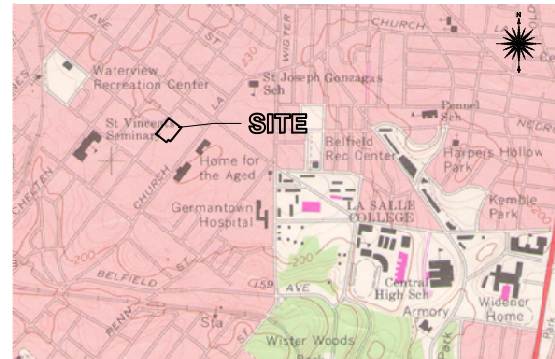
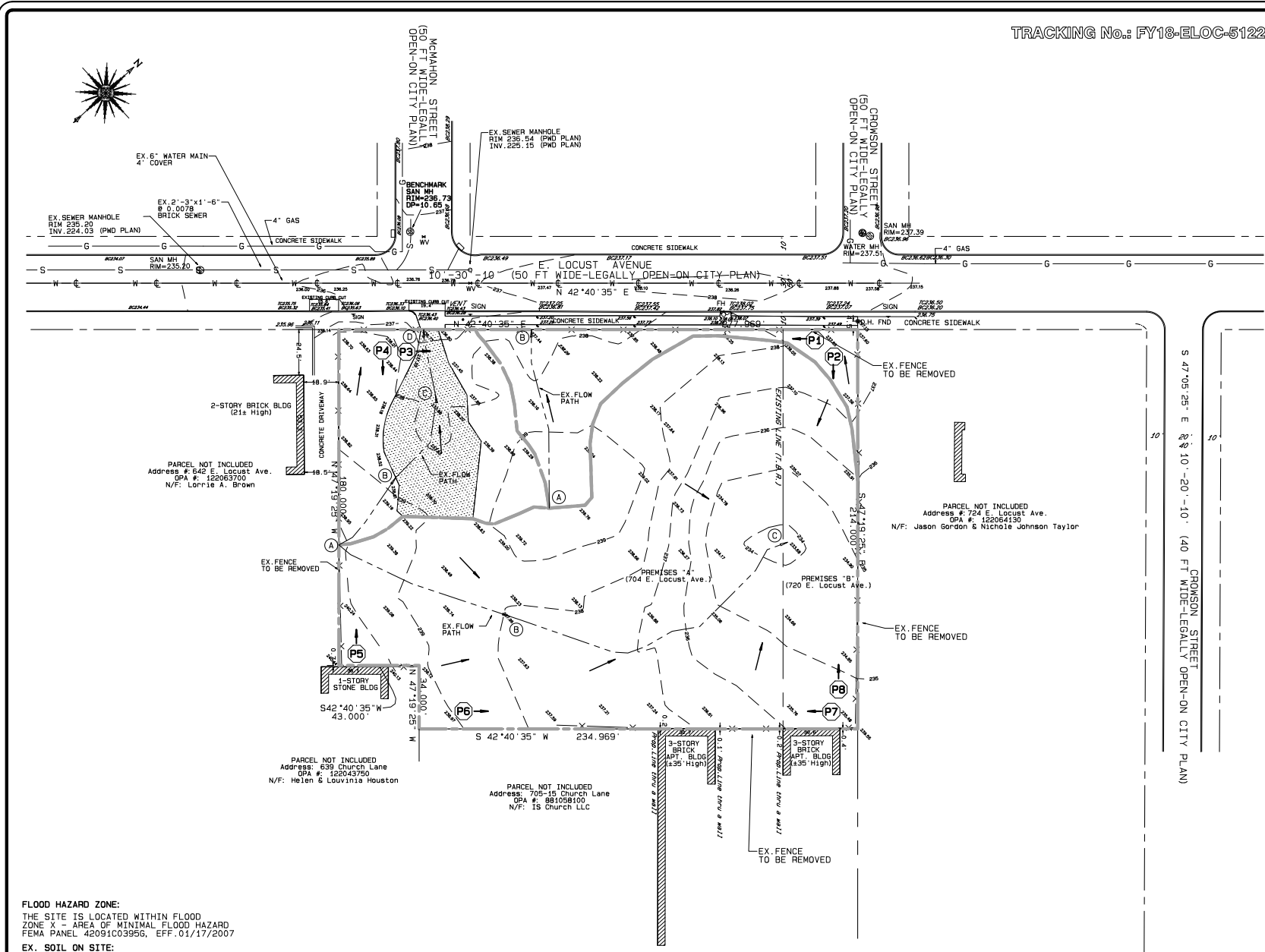


5. VIEW FROM LOCUST AVE LOOKING CHURCH LN





TRACKING No.: FY18-ELOC-5122-01



USGS LOCATION MAP
GERMANTOWN, PA-NJ QUAD.
7.5-MINUTE SERIES
SCALE: 1"=1,000'

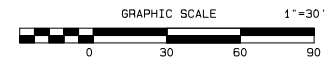


PWD LOCATION MAP
TOOKANY/TACONY-FRANKFORD WATERSHED A
COLLECTION SYSTEM MAP
SCALE: 1"=1,500'

LEGEND

BOUNDARY LINE	N15°56'00"E 100.00'
EX. CONTOUR	---
EX. BUILDING	[Hatched Box]
EX. FENCE	X X
EX. CURB	---
EX. EDGE OF PAVEMENT	---
EX. SIDEWALK	---
EX. WALL	---
EX. WATER MAIN	W W
EX. SEWER	S S
EX. GAS LINE	G G
EX. CONTOUR	---
EX. IMPERVIOUS SURFACE	[Hatched Box]
EX. DRAINAGE AREA	[Hatched Box]
EX. FLOW DIRECTION	---
EX. FLOW PATH	---
EX. PHOTO LOCATION	P2

REGISTRY # 53053554
PROPERTY OWNER:
704-720 E. LOCUST AVE, LLC
340 W. ROBERTS AVE.
PHILADELPHIA, PA 19144
TEL: (267) 467-7660



THIS PLAN IS THE PROPERTY OF RUY ENGINEERING ASSOCIATES, INC.
ALL RIGHTS RESERVED. NO ALTERATIONS, REPRODUCTIONS OR USE
OF ANY PARTS OF ITS CONTENTS MAY BE MADE WITHOUT THE
EXPRESSED WRITTEN PERMISSION BY THE AUTHOR.

FLOOD HAZARD ZONE:
THE SITE IS LOCATED WITHIN FLOOD
ZONE X - AREA OF MINIMAL FLOOD HAZARD
FEMA PANEL 42091C03956, EFF. 01/17/2007

EX. SOIL ON SITE:
COVERING THE ENTIRE SITE:
UGS - URBAN LAND - CHESTER COMPLEX
0-8 % SLOPES
CONSIDERED AS HSG "B"

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN PHASE - STOP CALL
Pennsylvania One Call System, Inc
1-800-242-1776 SERIAL # 20200990921
DATE: 04/09/2020

THIS PLAN WAS PREPARED BASED ON INFORMATION PROVIDED BY
THE APPLICANT FOR BOTH EXISTING AND PROPOSED CONDITIONS,
AS WELL AS A SURVEY PLAN ENTITLED "TOPOGRAPHIC SURVEY
AND CONSOLIDATION PLAN", PREPARED BY AMBRIC TECHNOLOGY
CORPORATION, COLWYN, PA, DATED 9/2/2016.

BENCHMARK: SANITARY MANHOLE AT THE
INTERSECTION OF E. LOCUST AVE. AND MCMAHON ST.
RIM: 236.73, DP=10.65
DATUM: CITY OF PHILADELPHIA

EX. IMPERVIOUS AREA ON SITE:
EX. PAVED SURFACE = 3,701 SF = 0.085 AC

- NOTES:
- Boundary/Right-of-Way dimensions are presented in the City of Philadelphia District Standard (P.D.S.) of measurement. Other dimensions/distances as per United States Standard (U.S.S.) of measurement: 1.00' (P.D.S.)=1.0019' (U.S.S.)
 - Philadelphia District Standard measurement (P.D.S.) is to be used in the City of Philadelphia for title and conveyance.
 - Refer to deed of record, dated 09-28-2006, doc. ID #: 51540515 and City Plan of Philadelphia in record.
 - A conversion from inches to the equivalent foot-decimal expression is for clarity and greater precision.
 - A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.
 - This property is subject to all easements, restrictions and agreements of record and any line rights of ways including electric line, telephone line, cable lines, water and sewer line right of ways in use and existing in, on, or under the ground and all in relation thereto.
 - To the best of our knowledge this property is served by public sanitary sewer, public water, electric, telephone and gas. The location of all service connections are unable to determine. Utility information if shown is a composite of information obtained from the site survey performed by Ambric Technology Corp. and record plans where information was readily available. Utility lines shown on this plan are for general location purposes only and may not be complete and are not guaranteed to be accurate. Contractor must verify the exact location, size and depth of pipes.
 - Attention is called to the zoning requirements in the Philadelphia Code as amended.
- DEMOLITION NOTES:
- All existing fences within the perimeter of the property shall be removed and replaced where indicated on the plan.
 - All existing pavement within the site shall be removed.
 - All existing vegetation within the site shall be removed.

Ruy Engineering Associates, Inc.
Consulting Engineers
Newcomer Square, PA 19073
Tel: (610) 267-7660
www.ruyengineeringassociates.com

REV	BY	DATE	DESCRIPTION
1	SG	04/16/20	NEW ERSB APPL.

Project: **PROPOSED APARTMENT BUILDING**
704-720 E. LOCUST AVE.
14TH WARD
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA

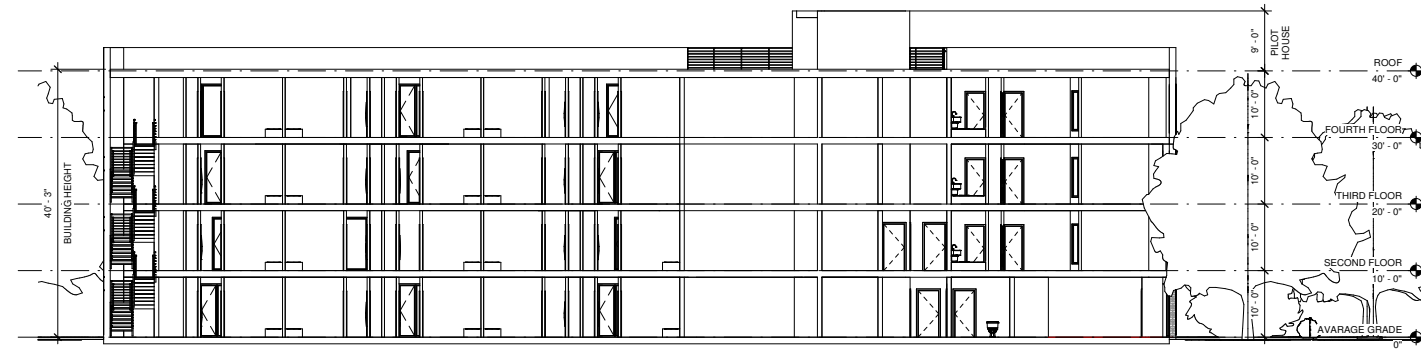
Applicant: **704-720 E. LOCUST AVE, LLC**
340 W. ROBERTS AVE.
PHILADELPHIA, PA 19144
TEL: (267) 467-7660

Plan Title: **EXISTING CONDITIONS PLAN**

Project File: SITE B-2016-PRO
Scale: 1"=30'
Checked: S.G.
Drawn: S.G.
Date: 09/30/2016

SHEET

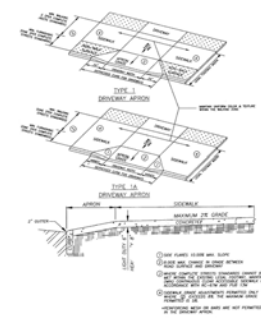
OF: 3



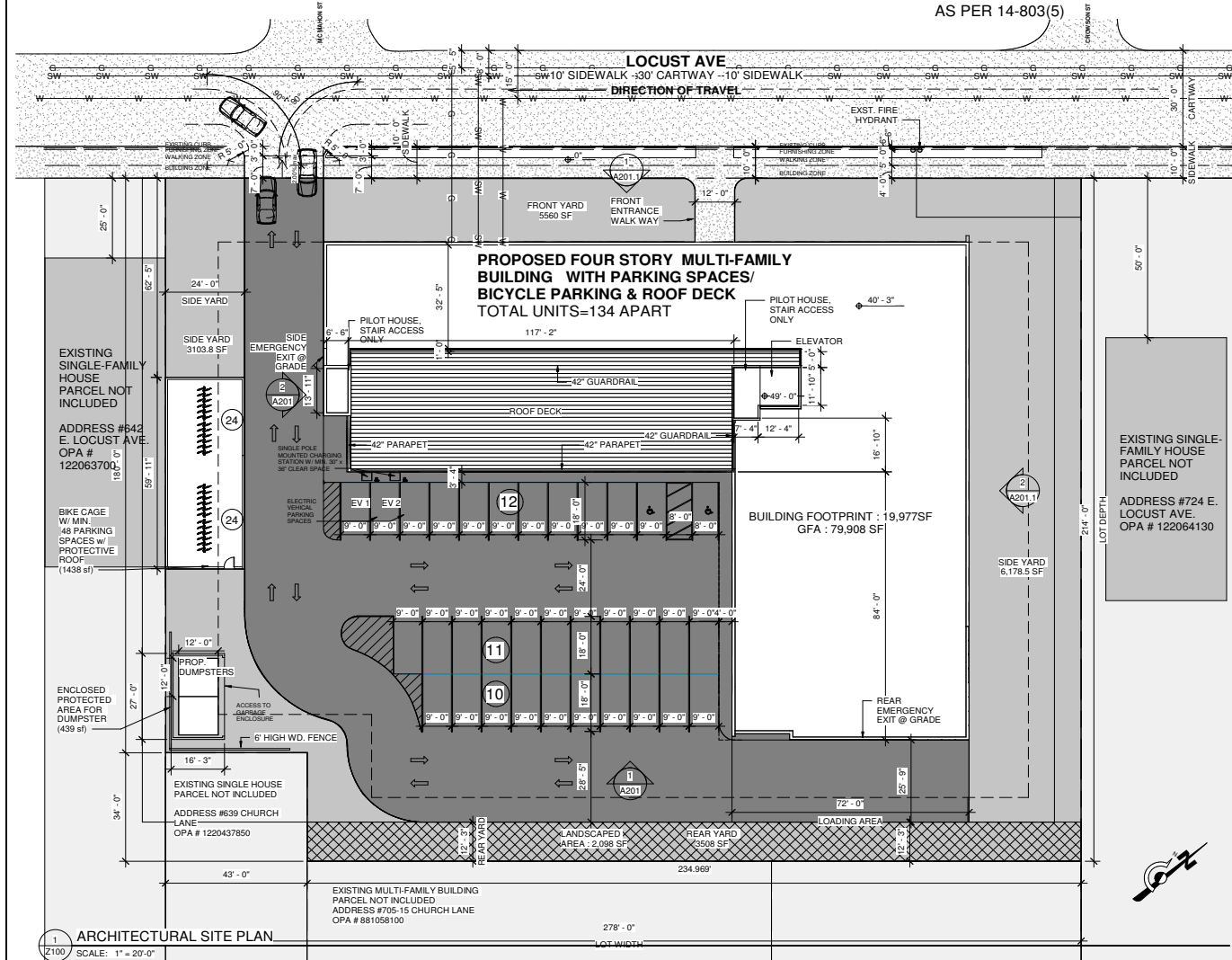
2 SECTION
SCALE: 3/32" = 1'-0"

PAVED PARKING SF : 19,218 SF
10% OF PAVED SF : 1,921 SF
LANDSCAPED AREA : 2,098 SF

ALL LANDSCAPED AREAS SHALL USE PLANTINGS FROM THE "RECOMMENDED PLANTING LIST FOR OFF-STREET PARKING UPDATE 2007" LIST AS PER 14-803(5)



3 DRIVEWAY/APRON
SCALE: 1" = 10'-0"



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



Property Schedule			
Parcel No.	Address	Area	Proposed
122063915 & 122064120	704-720 E. LOCUST AVE.	58023 SF	
EXISTING RSA-5 PREVIOUS DISTRICT NAME - RSA-10A			
PERMITTED BUILDING TYPE: DETACHED, SEMI-DETACHED			
USES PERMITTED AS OF RIGHT: SINGLE-FAMILY, PASSIVE RECREATION, FAMILY DAY CARE, RESIDUAL ASSEMBLY, SAFETY SERVICES, TRAVEL SERVICES, COMMUNITY GARDEN, MARKET OR COMMUNITY-SUPPORTED			
LOT DIMENSIONS		REQUIRED RSA-5	PROPOSED
MIN. LOT WIDTH (FT)		16 FT	277.969' FT
MIN. LOT AREA (SQ FT)		1440 SQ FT	58,023 SF
MIN. OPEN AREA (% OF LOT)		INTERMEDIATE: 30%, CORNER: 30%	63%
FRONT SETBACK			
MINIMUM (FT)		BASED ON SETBACK OF ADJACENT LOTS	
MINIMUM SIDE YARD WIDTH		14-701	
DETACHED, INTERMEDIATE (FT)		2/5 EACH	
DETACHED, CORNER (FT)		5 FT	
SEMI-DETACHED (FT)		5 FT	
ATTACHED (FT)			
REAR YARD			
MIN. DEPTH (FT)		9 FT	20 FT
HEIGHT			
MAXIMUM (FT)		38 FT	40 FT
OPEN SPACE SQUARE FOOTAGE			
REAR YARD (SQ FT)		3,508 SQ FT	
SIDE YARD (SQ FT)		9,282.3 SQ FT	
FRONT YARD (SQ FT)		4,819 SQ FT	
BUILDING FOOTPRINT (SQ FT)		19,977 SQ FT	
BUILDING USE			
PARKING RESIDENTIAL		MULTI-FAMILY	
		33 SPACES	

STREETS DEPARTMENT	
RIGHT OF WAY	
704-720 E. LOCUST AVE	
STREET BREAK-DOWN: E LOCUST STREET	
10' SIDEWALK - 30' CARTWAY - 10' SIDEWALK = 50' FT WIDE	
ENCROACHMENT TYPE	
DIMENSION	
PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS	
WINDOW WELL	
BAY WINDOW	
MAXIMUM ENCROACHMENT ALLOWED: XX'-XX"	

ZONING APPROVAL STAMP	
ENCROACHMENT TYPE	
DIMENSION	
PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS	
WINDOW WELL	
BAY WINDOW	
MAXIMUM ENCROACHMENT ALLOWED: XX'-XX"	

BUILDING APPROVAL STAMP	
ENCROACHMENT TYPE	
DIMENSION	
PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS	
WINDOW WELL	
BAY WINDOW	
MAXIMUM ENCROACHMENT ALLOWED: XX'-XX"	

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Philadelphia, PA 19106
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267-866-0931 DIRECT
plato@plato-studio.com

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OWNER

ATTIAS MOSHE

20183621379

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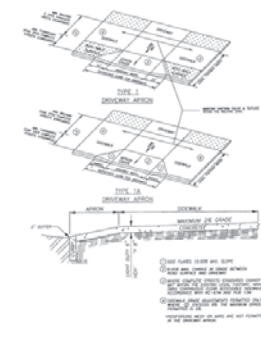
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE

LOCATION	DATE
3 Comment letter	6/4/18
4 Building Comment Letter	6/12/18

704-720 E. LOCUST AVE.

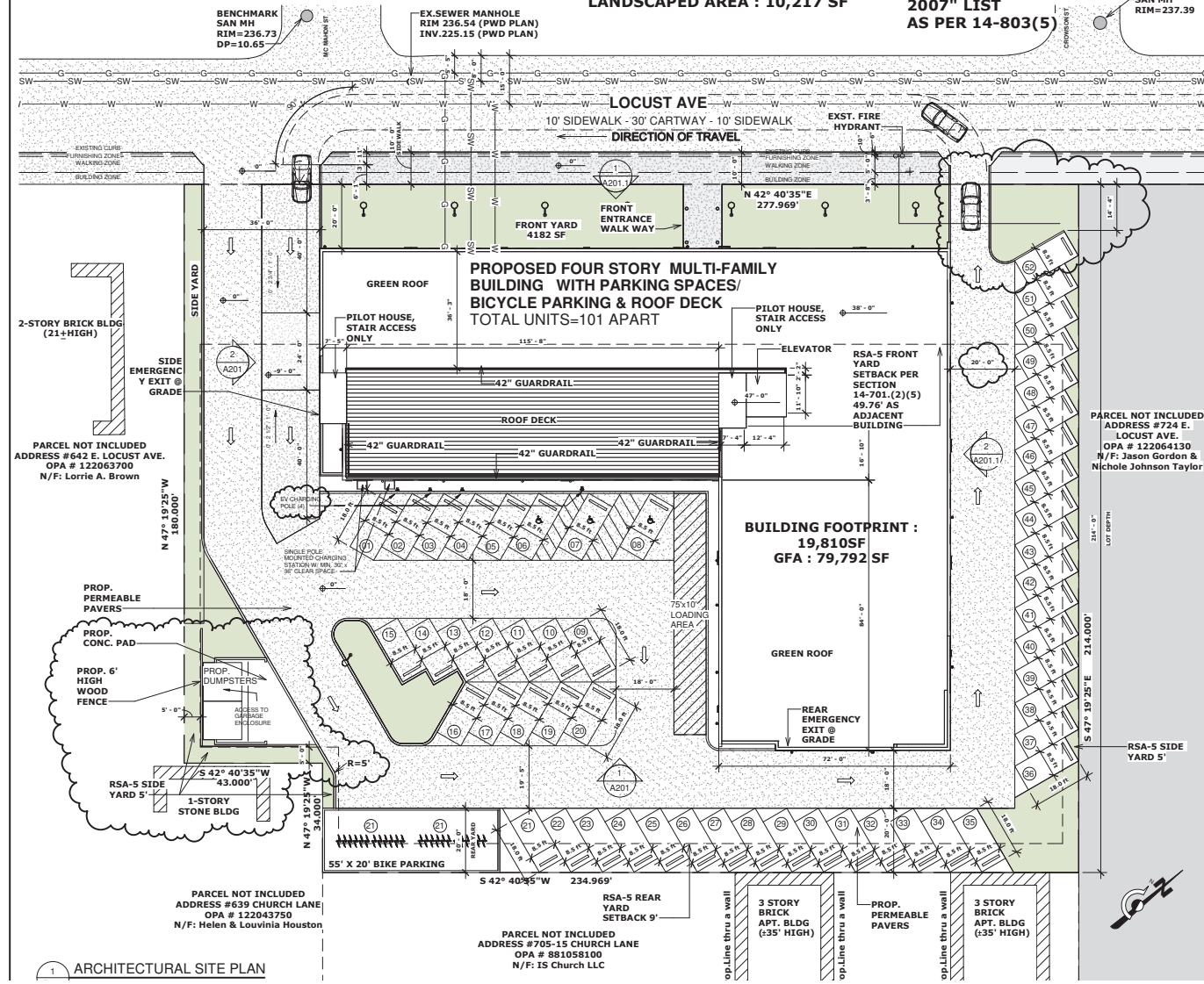
ZONING

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
Z100	
Scale	As indicated



PAVED PARKING SF : 25,556 SF
10% OF PAVED SF : 2,555 SF
LANDSCAPED AREA : 10,217 SF

ALL LANDSCAPED AREAS SHALL USE PLANTINGS FROM THE "RECOMMENDED PLANTING LIST FOR OFF-STREET PARKING UPDATE 2007" LIST AS PER 14-803(5)



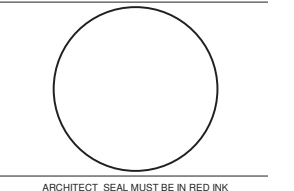
Parcel No.	Address	Area	Proposed
122063915 & 122064120	704-720 E. LOCUST AVE.	58023 SF	
EXISTING RSA-5			
PREVIOUS DISTRICT NAME - R9A10A			
PERMITTED BUILDING TYPE DETACHED; SEMI-DETACHED			
USES PERMITTED AS OF RIGHT: SINGLE FAMILY RESIDENTIAL; RECREATION; FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY SUPPORTED			
LOT DIMENSIONS		REQUIRED RSA-5	PROPOSED
MIN. LOT WIDTH (FT)		16 FT	277.969' FT
MIN. LOT AREA (SQ FT)		1440 SQ FT	58,023 SF
MIN. OPEN AREA (% OF LOT)		INTERMEDIATE: 20%; CORNER 20%	63%
FRONT SETBACK			
MINIMUM (FT)		BASED ON SETBACK OF ADJUTING LOTS	
MINIMUM SIDE YARD WIDTH		14-701	
DETACHED, INTERMEDIATE (FT)		2/5 EACH	
DETACHED, CORNER (FT)		5 FT	
SEMI-DETACHED (FT)		5 FT	
ATTACHED (FT)			
REAR YARD			
MIN. DEPTH (FT)		9 FT	20 FT
HEIGHT			
MAXIMUM (FT)		38 FT	47 FT
OPEN SPACE SQUARE FOOTAGE			
REAR YARD (SQ FT)			
SIDE YARD (SQ FT)		4,078 SQ FT	
FRONT YARD (SQ FT)		4,182 SQ FT	
BUILDING FOOTPRINT (SQ FT)		19,810 SQ FT	
BUILDING USE			
PARKING RESIDENTIAL		52 SPACES (4 Electric Vehicle Parking Spaces + 48 Parking Spaces)	
BIKE SPACES		42 SPACES	
STREETS DEPARTMENT			
RIGHT OF WAY		704-720 E. LOCUST AVE	
STREET BREAK-DOWN: E LOCUST STREET			
10' SIDEWALK - 30' CARTWAY - 10' SIDEWALK = 50' FT WIDE			
ENCROACHMENT TYPE		DIMENSION	
PROPOSED / EXISTING		ENCROACHMENT	
STAIRS / STEPS			
WINDOW WELL			
BAY WINDOW			
MAXIMUM ENCROACHMENT ALLOWED: XX-XX"			

ENCROACHMENT TYPE		DIMENSION	
PROPOSED / EXISTING		ENCROACHMENT	
STAIRS / STEPS			
WINDOW WELL			
BAY WINDOW			
MAXIMUM ENCROACHMENT ALLOWED: XX-XX"			

ENCROACHMENT TYPE		DIMENSION	
PROPOSED / EXISTING		ENCROACHMENT	
STAIRS / STEPS			
WINDOW WELL			
BAY WINDOW			
MAXIMUM ENCROACHMENT ALLOWED: XX-XX"			

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ATTIAS MOSHE
 20183621379

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 CLIENT SIGNATURE: _____ DATE: _____

ENCROACHMENT TYPE		DIMENSION	
PROPOSED / EXISTING		ENCROACHMENT	
STAIRS / STEPS			
WINDOW WELL			
BAY WINDOW			
MAXIMUM ENCROACHMENT ALLOWED: XX-XX"			

ZONING APPROVAL STAMP

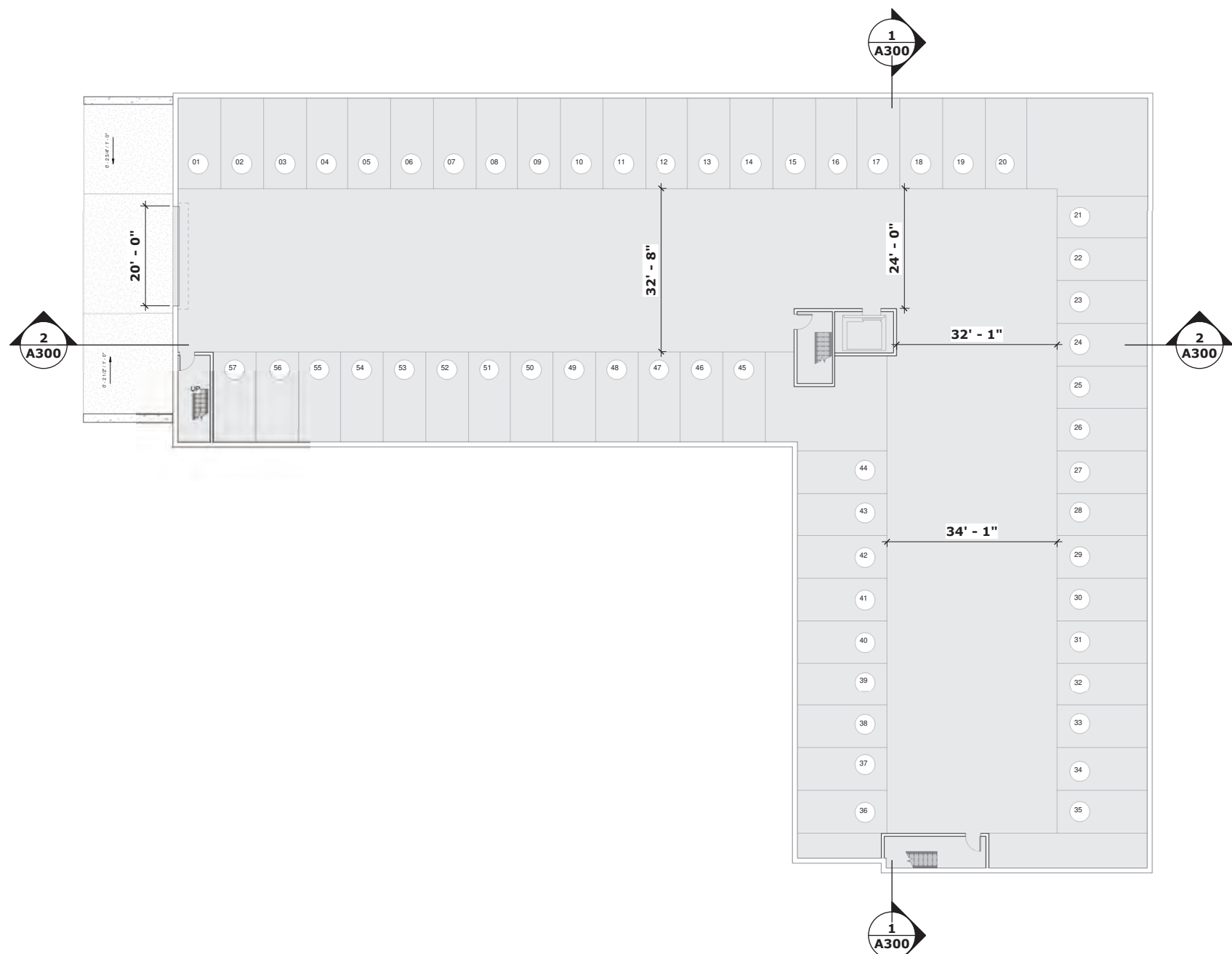
BUILDING APPROVAL STAMP

704-720 E. LOCUST AVE

ZONING

Project number: _____ Project Number: _____
 Date: _____ Issue Date: _____
 Drawn by: _____ Auth: _____
 Checked by: _____ Check: _____

Z100

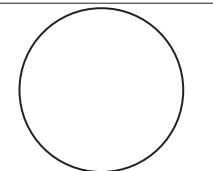


1 BASEMENT PLAN
A100 SCALE: 3/32" = 1'-0"

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704-720 E. LOCUST AVE.

FLOOR PLANS

Project number	Project Number
Date	Issue Date
Drawn by	Author



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BUILDING, SIGNED AND DATED TO OUR OFFICE
LOCATION

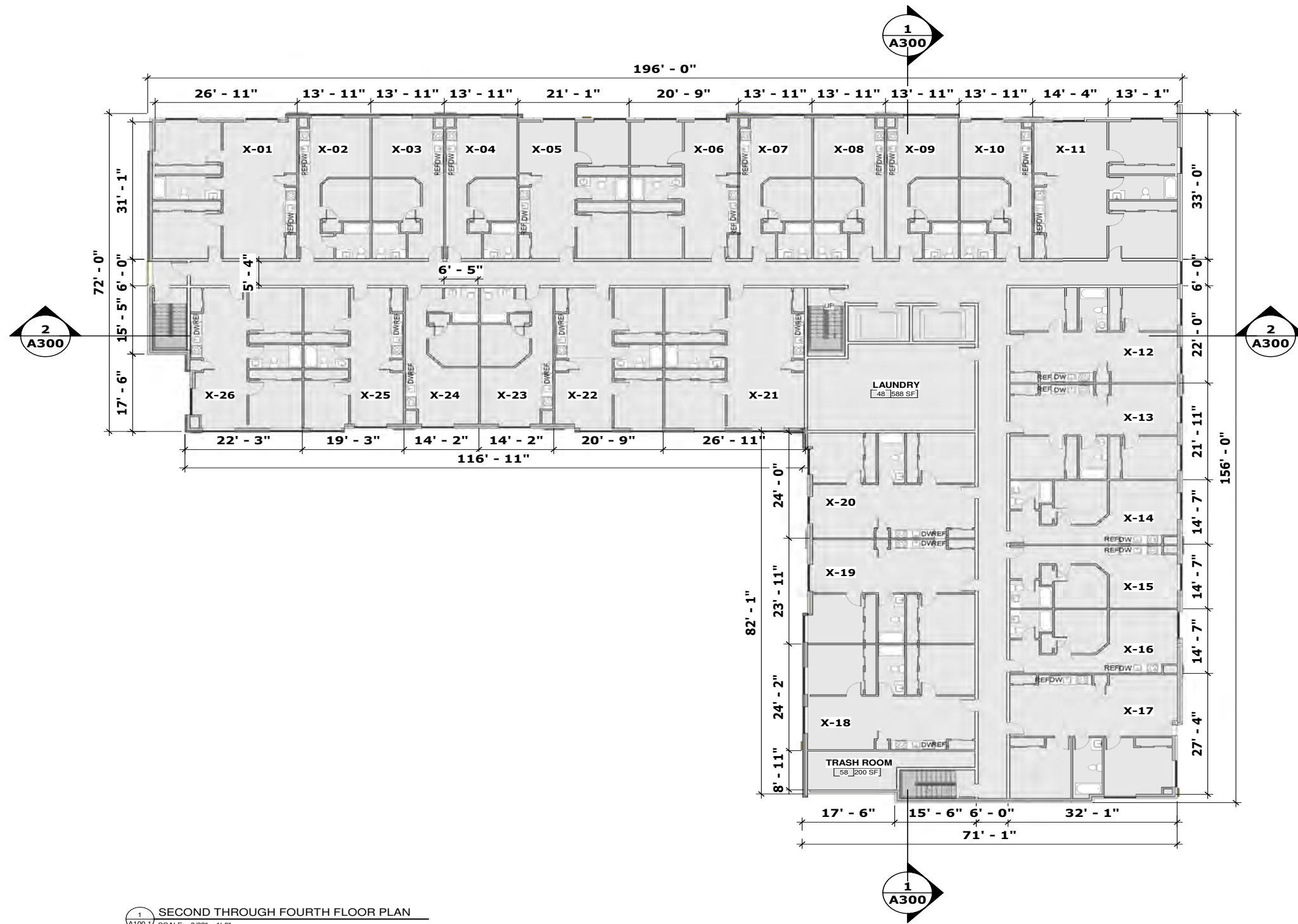
704-720 E. LOCUST AVE.

FLOOR PLANS (This plan
replaces page 12 of CDR)

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A100	
Scale	3/32" = 1'-0"



1 FIRST FLOOR PLAN
A100 SCALE: 3/32" = 1'-0"



1 SECOND THROUGH FOURTH FLOOR PLAN
 A100.1 SCALE: 3/32" = 1'-0"



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NAME (PLEASE PRINT) _____

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704-720 E. LOCUST AVE.

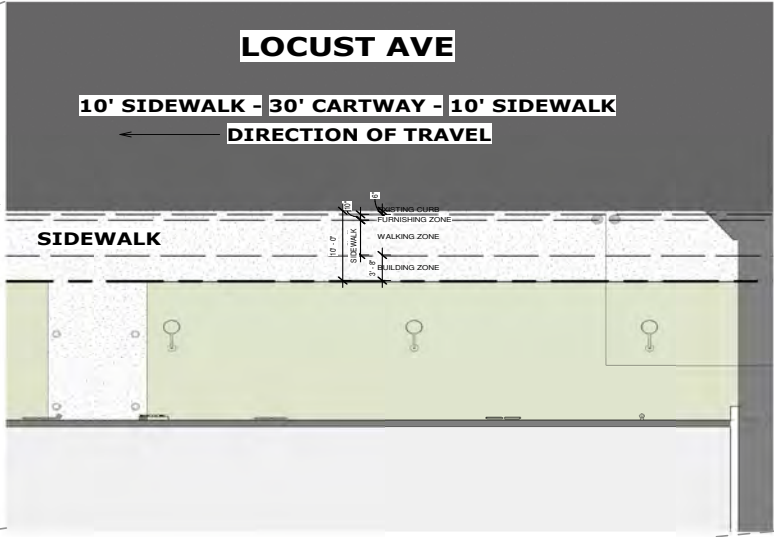
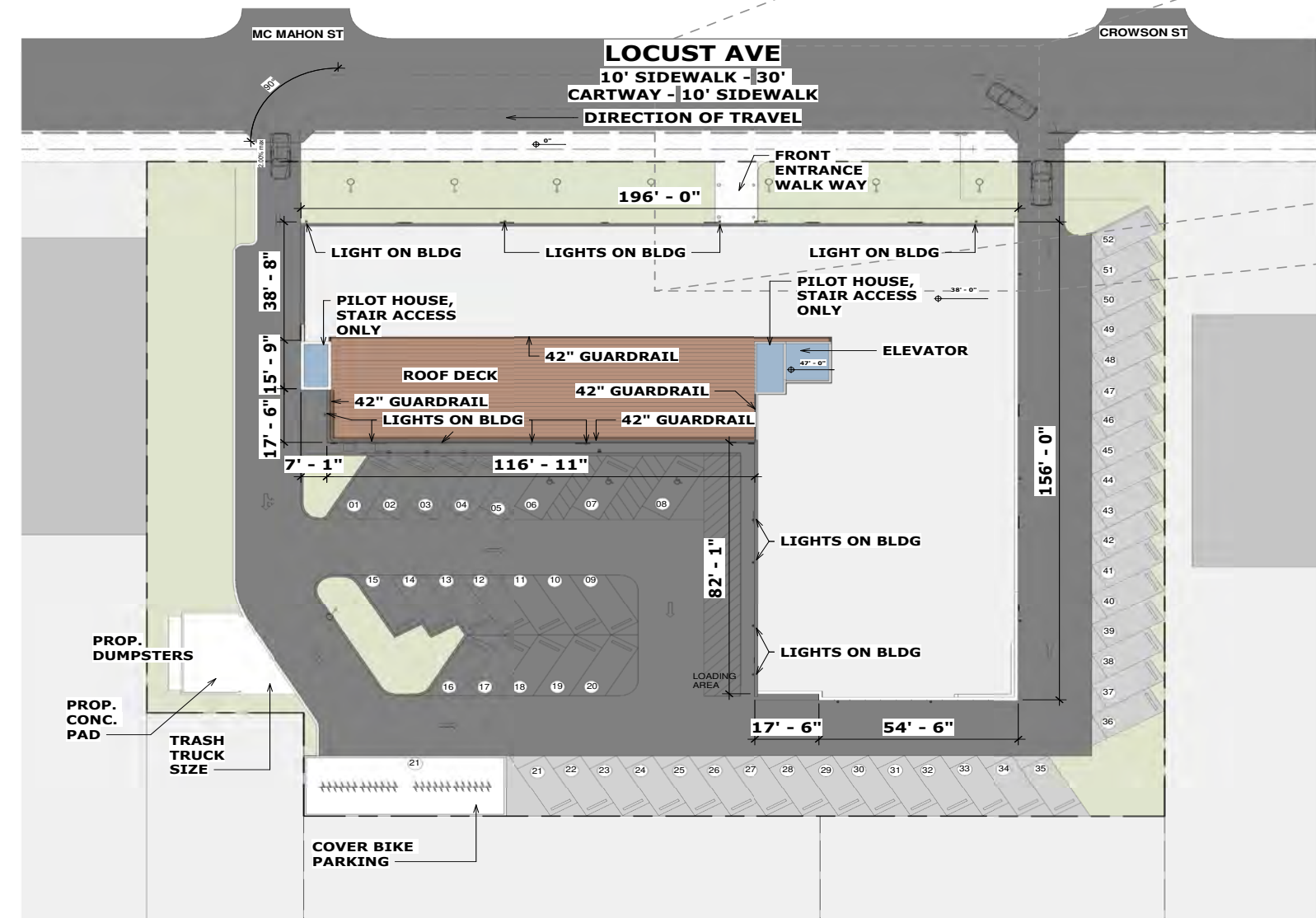
FLOOR PLANS (This plan replaces page 13 of CDR)

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A100.1	
Scale	3/32" = 1'-0"



PROPOSED 2-4 FLOOR PLAN

12/23/2020 11:04:15 AM



2 ARCHITECTURAL SITE PLAN
 A103 SCALE: 1" = 20'-0"

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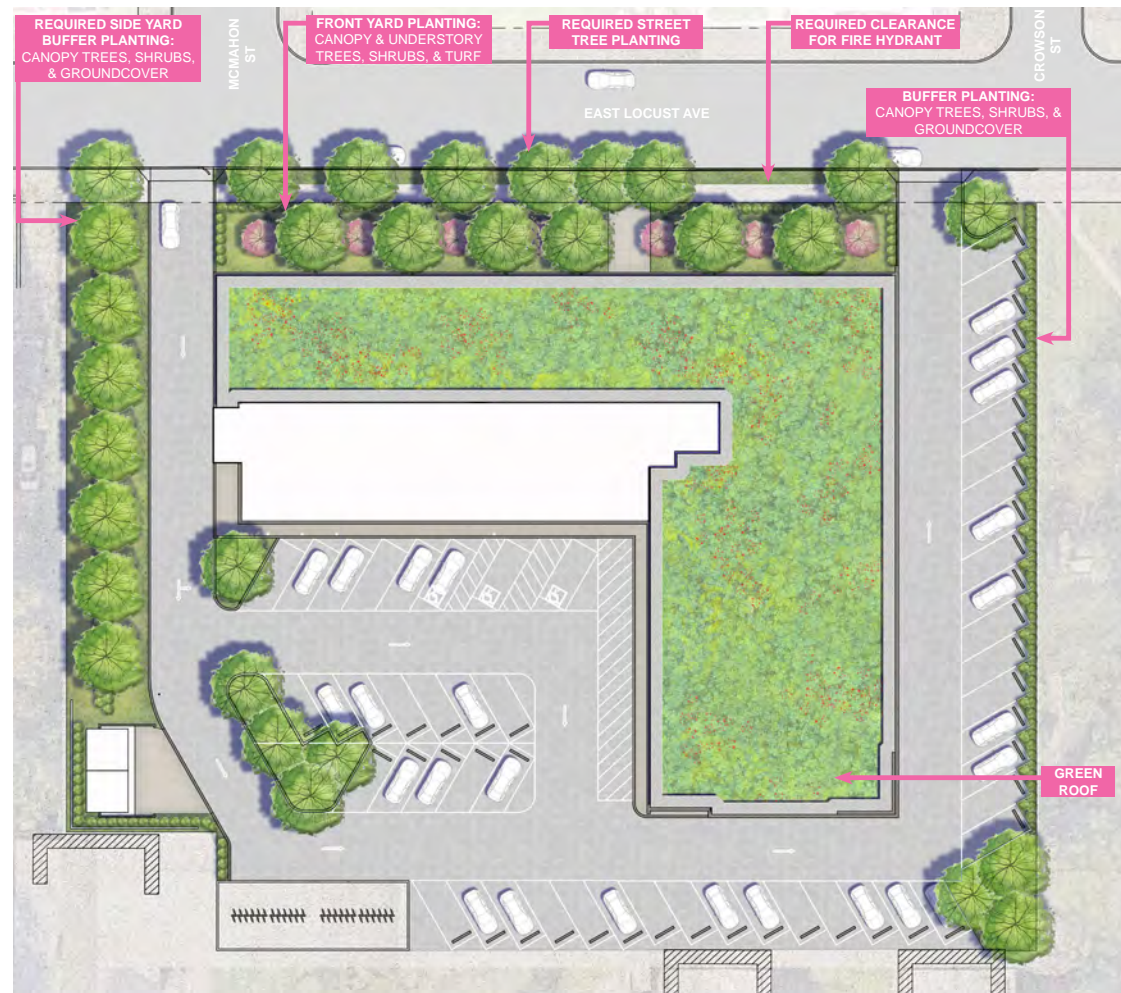
LOCATION	DATE
3 Comment letter	6/4/18
4 Building Comment Letter	6/12/18

704-720 E. LOCUST AVE.

ROOF PLAN (This plan replaces page 14 of CDR)

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A103	
Scale	As indicated

12/23/2021 11:04:41 AM



SCHEMATIC PLANTING PLAN

BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	MATURE SIZE	SUGGESTED LOCATIONS
CANOPY TREES					
<i>Acer rubrum</i> 'October Glory'	Red Maple	2"-2.5" CAL	B&B	40-50' HT	Parking Lot
<i>Celtis occidentalis</i> 'Chicagoland' or 'Prairie Pride'	Hackberry	2"-2.5" CAL	B&B	40-60' HT	Front Yard & Side Yard Buffer, Streetscape
<i>Gymnocladus dioicus</i> 'Espresso'	Kentucky Coffeetree	2"-2.5" CAL	B&B	50-60' HT.	Front Yard, Streetscape
<i>Platanus x acerifolia</i> 'Yarwood'	Yarwood Planetree	2"-2.5" CAL	B&B	50-60' HT.	Side Yard Buffer
UNDERSTORY TREES					
<i>Hamamelis virginiana</i>	Witch Hazel	6-8' HT	B&B or CONT.	10-15' HT	Front Yard
<i>Ptelea trifoliata</i>	Hop Tree	6-8' HT	B&B or CONT.	15-20' HT	Front Yard
SHRUBS					
<i>Ilex verticillata</i> 'Jim Dandy' (REQ. POLLINATOR)	Winterberry Holly	#3	CONT.	3-6' HT	Front Yard
<i>Ilex verticillata</i> 'Nano' RED SPRITE	Dwarf Winterberry Holly	#3	CONT.	2-3' HT	Front Yard
<i>Itea virginiana</i> 'Little Henry'	Dwarf Virginia Sweetspire	#3	CONT.	2-3' HT	Side Yard Buffers
<i>Rhus aromatica</i> 'Gro-Low'	Fragrant sumac	1-2' HT	CONT.	18"-24" HT	Side Yard Buffers
PERENNIALS GRASSES & FORBS					
<i>Carex appalachia</i>	Appalachian Sedge	#1	CONT.	12" HT	Side Yard Buffers
<i>Deschampsia caespitosa</i> 'Goldtau'	Tufted Hair Grass	#1	CONT.	12-24" HT	Side Yard Buffers
<i>Eragrostis spectabilis</i>	Purple Love Grass	#1	CONT.	1.5-2' HT	Parking Lot
<i>Euphorbia amygdaloides</i> subsp. <i>Robbiae</i>	Wood Spurge	#1	CONT.	1.5-2' HT	Side Yard Buffers
<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1	CONT.	2-3' HT	Side Yard Buffers

PLANT SCHEDULE

**LOCUST AVENUE
MULTI-FAMILY
DEVELOPMENT**

704-720 E. Locust Avenue
Philadelphia PA 19144

OWNER:
704-720 E. Locust Ave., LLC.

CONSULTANTS

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ENGINEER:
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guyengineeringassoc.com

LANDSCAPE ARCHITECT:
Sara Pevaroff Schuh, RLA
SALT DESIGN STUDIO
4100 Main Street, Suite 201
Philadelphia PA 19127
T: 215-621-7600
saltdesignstudio.com



NOT FOR
CONSTRUCTION

**SCHEMATIC
PLANTING
PLAN**

L. 101



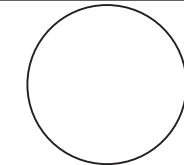
PLANT PALETTE



PROPOSED LANDSCAPE PLAN

BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	MATURE SIZE	SUGGESTED LOCATIONS
CANOPY TREES					
<i>Acer rubrum</i> 'October Glory'	Red Maple	2"-2.5" CAL.	B&B	40-50' HT	Back Yard Buffer & Parking Lot
<i>Celtis occidentalis</i> 'Chicagoland' or 'Prarie Pride'	Hackberry	2"-2.5" CAL.	B&B	40-60' HT	Front Yard & Side Yard Buffer, Streetscape
<i>Gymnocladus dioicus</i> 'Espresso'	Kentucky Coffeetree	2"-2.5" CAL.	B&B	50-60' HT.	Front Yard, Streetscape
<i>Platanus x acerifolia</i> 'Yarwood'	Yarwood Planetree	2"-2.5" CAL.	B&B	50-60' HT.	Back Yard Buffer
UNDERSTORY TREES					
<i>Hamamelis virginiana</i>	Witch Hazel	6-8' HT	B&B or CONT.	10-15' HT	Front Yard & Side Yard Buffer
<i>Magnolia virginiana</i> 'Henry Hicks'	Sweetbay Magnolia	6-8' HT	B&B or CONT.	15-25' HT	Side Yard Bioswale
<i>Magnolia virginiana</i> 'Green Mile'	Sweetbay Magnolia	6-8' HT	B&B or CONT.	15-30' HT	Side Yard Bioswale
<i>Ptelea trifoliata</i>	Hop Tree	6-8' HT	B&B or CONT.	15-20' HT	Front Yard & Side Yard Buffer
SHRUBS					
<i>Aronia melanocarpa</i> 'Low-Scape Mound'	Dwarf Black Chokeberry	#3	CONT.	18-24" HT	Side Yard Bioswale
<i>Cornus sericea</i> 'Kelsey'	Dwarf Redtwig Dogwood	#3	CONT.	3' HT	Side Yard Bioswale
<i>Ilex verticillata</i> 'Jim Dandy' (REQ. POLLINATOR)	Winterberry Holly	#3	CONT.	3-6' HT	Front Yard
<i>Ilex verticillata</i> 'Nana' RED SPRITE	Dwarf Winterberry Holly	#3	CONT.	2-3' HT	Front Yard
<i>Itea virginiana</i> 'Little Henry'	Dwarf Virginia Sweetspire	#3	CONT.	2-3' HT	Side & Back Yard Buffers
<i>Rhus aromatica</i> 'Gro-Low'	Fragrant sumac	1-2' HT	CONT.	18"-24" HT	Side & Back Yard Buffers
<i>Viburnum prunifolium</i>	Blackhaw Viburnum	10-12' HT	B&B or CONT.	6-10' HT	Side & Back Yard Buffers
PERENNIALS GRASSES & FORBS					
<i>Amsonia</i> 'Blue Ice'	Bluestar	#1	CONT.	12-15" HT	Side & Back Yard Buffers
<i>Asclepias tuberosa</i>	Butterfly Milkweed	#1	CONT.	18-24" HT	Side & Back Yard Buffers
<i>Carex amphibola</i>	Creek Sedge	#1	CONT.	8-12" HT	Side/Back Yard Buffers & Bioswale
<i>Carex appalachia</i>	Appalachian Sedge	#1	CONT.	12" HT	Side & Back Yard Buffers
<i>Carex radiata</i>	Eastern Star Sedge	4" pot	CONT.	1-2' HT	Side Yard Bioswale
<i>Deschampsia caespitosa</i> 'Goldtau'	Tufted Hair Grass	#1	CONT.	12-24" HT	Side Yard Bioswale & Parking Lot
<i>Panicum virgatum</i> 'Shenandoah'	Switchgrass	#1	CONT.	2-3' HT	Side Yard Buffer & Bioswale
<i>Sporobolus heterolepis</i>	Prairie Dropseed	#1	CONT.	2-3' HT	Side & Back Yard Buffers





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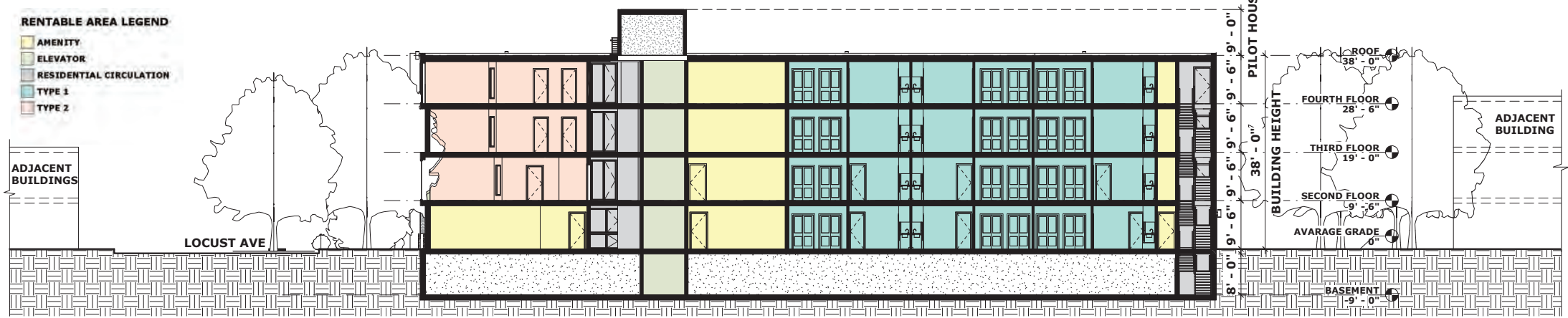
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LOCATION: _____

3 comment letter 6/4/18

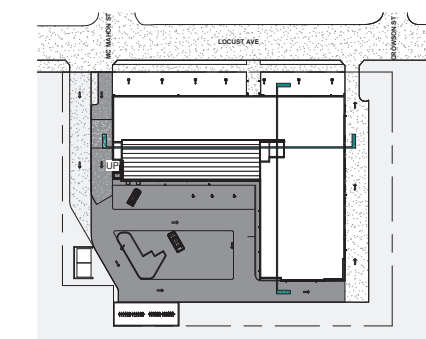
4 Building Comment Letter 6/12/18



1 CROSS-SECTION.
A300 SCALE: 1" = 10'-0"



2 LONGITUDINAL SECTION.
A300 SCALE: 1" = 10'-0"



704-720 E. LOCUST AVE.

SECTIONS (This plan replaces page 17 of CDR)

Project number _____ Project Number _____

Date _____ Issue Date _____

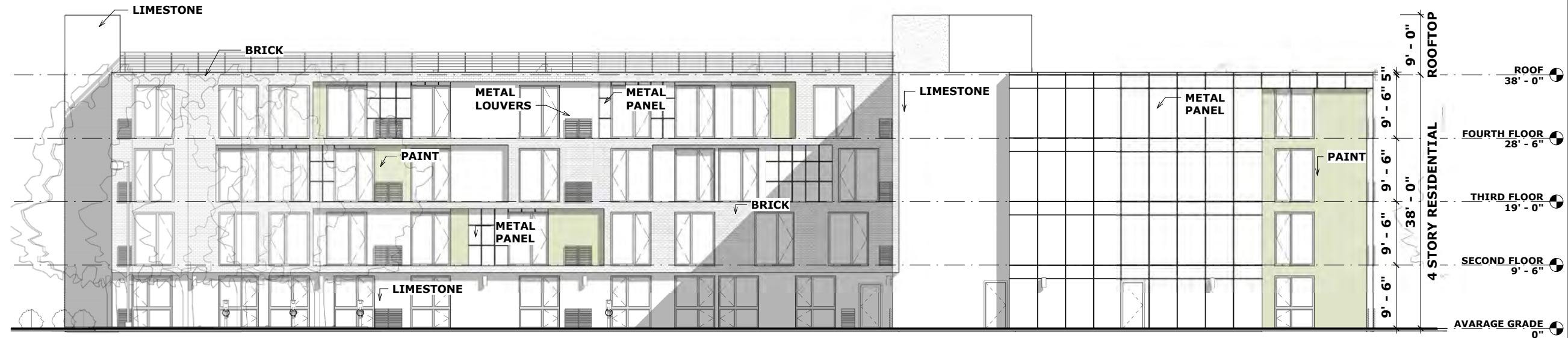
Drawn by _____ Author _____

Checked by _____ Checker _____

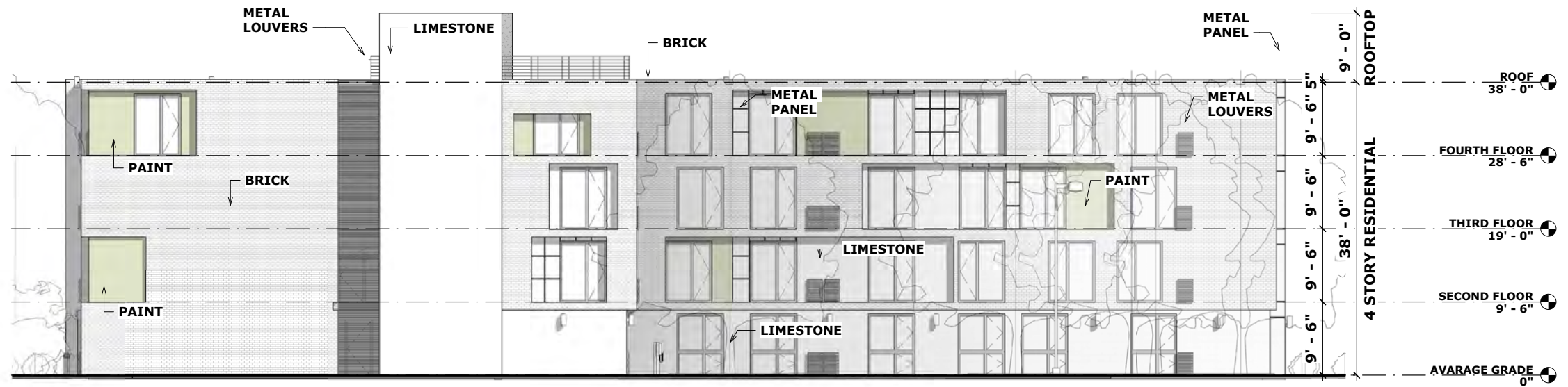
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Scale As indicated

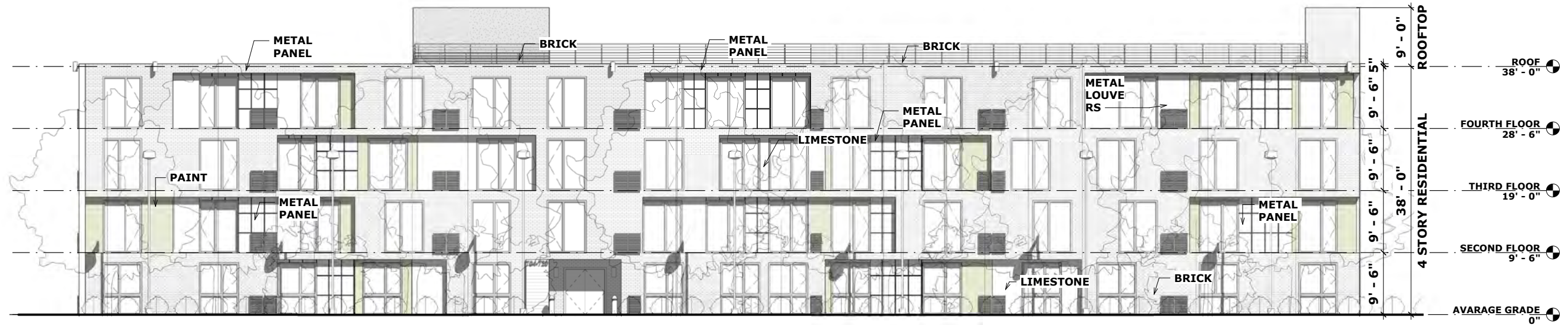
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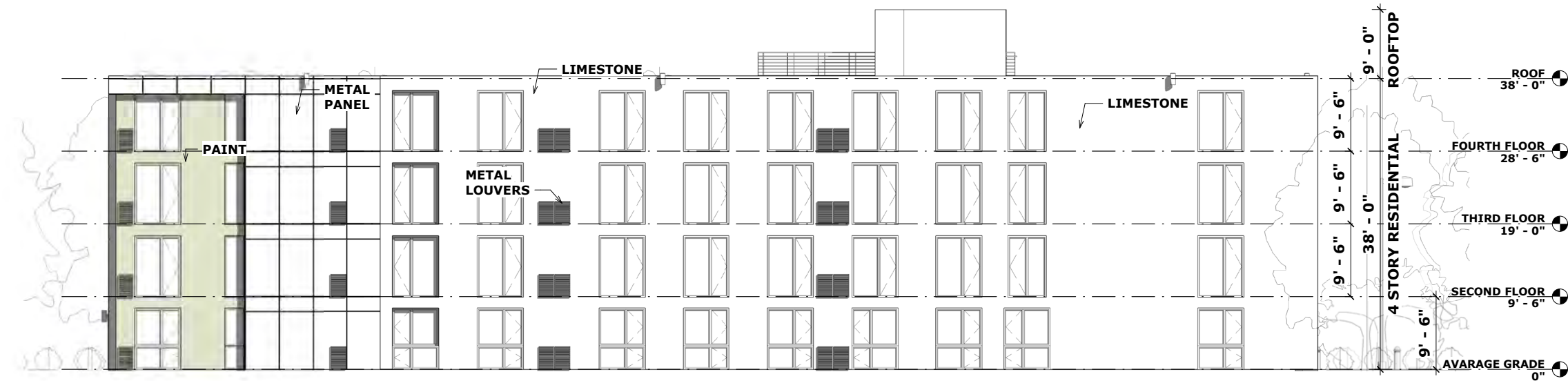
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 A201 SCALE: 1/8" = 1'-0"



2 Elevation 4 - a SIDE ELEVATION
 A201 SCALE: 1/8" = 1'-0"



1 Elevation 5 - a FRONT ELEVATION
 A201.1 SCALE: 1/8" = 1'-0"



2 Elevation 6 - a SIDE ELEVATION
 A201.1 SCALE: 1/8" = 1'-0"



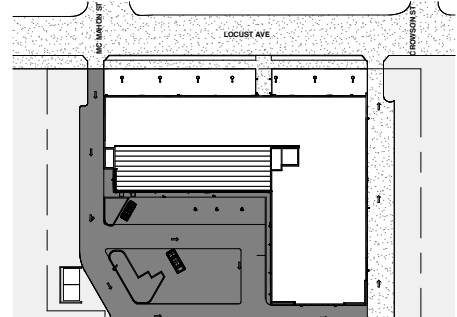
1 Elevation 3 - a
A201.2 SCALE: 1/8" = 1'-0"



2 Elevation 4 - a
A201.2 SCALE: 1/8" = 1'-0"

- MATERIALS**
1. METAL PANEL
 2. PAINT
 3. BRICK
 4. LIMESTONE
 5. WINDOW 6' X 8'
 6. METAL LOUVERS

FACADE MATERIALS





1 Elevation 5 - a
A201.3 SCALE: 1/8" = 1'-0"



2 Elevation 6 - a
A201.3 SCALE: 1/8" = 1'-0"

- MATERIALS**
1. METAL PANEL
 2. PAINT
 3. BRICK
 4. LIMESTONE
 5. WINDOW 6' X 8'
 6. METAL LOUVERS

FACADE MATERIALS



METAL PANEL



PAINT



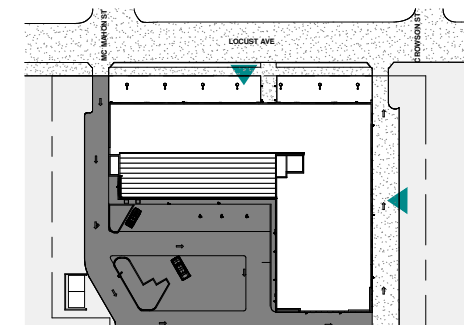
BRICK



LIMESTONE



METAL LOUVERS







PLATO
STUDIO

Kaplin|Stewart **SALT** DESIGN
Attorneys at Law STUDIO

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		
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 bus and transit lines within a ¼-mile of the project.
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.	Required parking will be located in the rear of the site, shielded from view by the building.
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.	Two (2) of the thirty-three (109) parking spaces provided will be designated for electric vehicles.

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) ⁱ	Not applicable. The project does not have railroad frontage.
Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No. Public bike share not provided. However, forty-eight (48) Class A bicycle spaces are provided for residents.
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.	Yes. A green roof is proposed. See Landscape Plans.
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	Yes. A green roof is proposed. Stormwater will be managed on the development site in accordance with PWD Stormwater Management Regulations.
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. However, substantial landscape improvements, including shade trees along the streetscape are proposed. See Landscape Plans.



Energy and Atmosphere		
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. ⁱ	Project will comply with applicable building code requirements for energy conservation.
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? ⁱⁱ <ul style="list-style-type: none"> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification 	No.
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. ⁱⁱⁱ	Not applicable.

ⁱ 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>

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

For Energy Star: www.energystar.gov
 For Passive House, see www.phius.org

ⁱⁱⁱ 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

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.	A green roof is proposed.



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

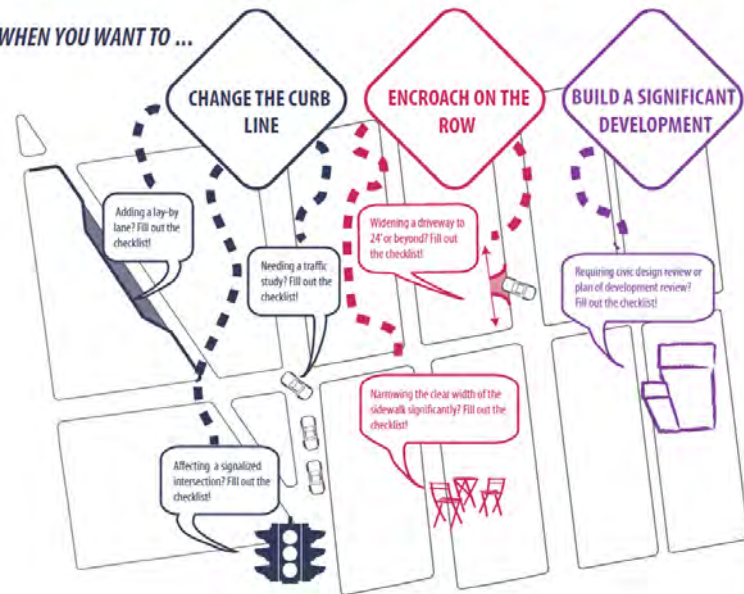
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

- | | |
|---|---|
| <p>1. PROJECT NAME
<u>704-720 E. LOCUST AVENUE</u></p> <p>3. APPLICANT NAME
<u>SHAE MORONG c/o AMEE S. FARRELL, ESQUIRE</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>KAPLIN STEWART</u>
<u>910 HARVEST DRIVE P.O. BO 3037</u>
<u>BLUE BELL, PA 19422</u></p> <p>6. OWNER NAME
<u>704-720 LOCUST AVENUE, LLC.</u></p> <p>7. OWNER CONTACT INFORMATION
<u>Diana Oakfield</u>
<u>MOSES CONSTRUCTION, INC.</u>
<u>204 WEST ROBERTS AVE.</u>
<u>PHILADELPHIA, PA 19144</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>PLATO A MARINAKOS, JR.</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>PLATO STUDIO</u>
<u>107 S 2ND STREET, 2ND FLOOR</u>
<u>PHILADELPHIA, PA 19106</u></p> | <p>2. DATE
<u>September 17, 2019</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>704-720 East Locust Avenue. Currently vacant 58,023 s.f. (+/-) lot on the 700 block of East Locust Avenue, adjacent to a multi-family residential development to the rear and otherwise surrounded by residential development in its immediate vicinity.</u></p> |
|---|---|

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
<u>Locust Avenue</u>	<u>McMahon Street</u>	<u>Chew Avenue</u>	<u>High Volume Pedestrian</u>
<u>Locust Avenue</u>	<u>Musgrove Street</u>	<u>McMahon Street</u>	<u>Walkable Commercial Corridor</u>
_____	_____	_____	_____
_____	_____	_____	_____

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 <input checked="" type="checkbox"/> | NO |
| b. Street Furniture such as bus shelters, honor boxes, etc. | YES | NO <input checked="" type="checkbox"/> N/A |
| c. Street Direction | YES <input checked="" type="checkbox"/> | NO |
| d. Curb Cuts | YES <input checked="" type="checkbox"/> | NO N/A |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES | NO <input checked="" type="checkbox"/> N/A |
| f. Building Extensions into the sidewalk, such as stairs and stoops | YES | NO <input checked="" type="checkbox"/> N/A |

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



APPLICANT: General Project Information

Additional Explanation / Comments: The existing property is more than 40-times the minimum lot size required in the RSA-5 District and is situated in close proximity to existing multi-family residential developments. The property is currently vacant and was subject to multiple maintenance violations when held by prior owners. The proposed project is for a four-story multi-family residential apartment building, with 101 residential units and associated amenities, including a green roof and a roof deck, as well as 109 on-site parking spaces (52 surface parking spaces (including 4 electrical vehicle) and 57 below-grade parking spaces) and 42 Class-A bicycle spaces.

DEPARTMENTAL REVIEW: General Project Information



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>Locust Avenue</u>	<u>16' / 10' / 10'</u>	___ / ___
___	___ / ___ / ___	___ / ___
___	___ / ___ / ___	___ / ___
___	___ / ___ / ___	___ / ___

2. 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>Locust Avenue</u>	<u>6' / 5' / 5'</u>
___	___ / ___ / ___
___	___ / ___ / ___
___	___ / ___ / ___

3. 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 Curb-cut for driveway to access parking area at rear of lot

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Locust Avenue driveway curb-cut</u>	<u>12'-0" per site survey</u>	<u>See site plan</u>
___	___	___
___	___	___
___	___	___

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Locust Avenue driveway curb-cut (expand existing)</u>	<u>36'-0"</u>	<u>Expansion of existing curb cut to accommodate two-way driveway access</u>
___	___	___
___	___	___
___	___	___

PEDESTRIAN COMPONENT (continued)

1. 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: Existing site is an undeveloped lot with an existing 19' +/- curb-cut onto Locust Avenue. The proposal is to redevelop the site with a multi-family residential development with on-site surface and below-ground parking. The existing driveway curb-cut will be improved (expanded from 19' +/- to 36') to allow for one-way-in access to the site and the below-ground parking and a new 12' exit driveway with associated curb cut will be added to provide improved circulation to and through the site while decreasing pedestrian conflict. Substantial improvements proposed along the street frontage to increase walkability and drastically improve aesthetics.

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

- 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
Locust Avenue	4'-0" / 3'-8"
_____	____ / ____
_____	____ / ____
_____	____ / ____

- 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
Locust Avenue	4'-0" / 0'6" / 0'-10"
_____	____ / ____ / ____
_____	____ / ____ / ____
_____	____ / ____ / ____

- 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
- Does the design avoid tripping hazards?
- 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

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

COMPONENT (continued)

- 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
- 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: Existing site is an undeveloped lot with no landscaping along the street frontage. The proposal is to redevelop the site with a multi-family residential development with a substantial increase in landscaping, including significant planting along both sides of the sidewalk – i.e. between the sidewalk and the street and the sidewalk and the building. See Site Plans and Landscape Plans.

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

- 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>
Sidewalk to be replaced to increase walkability and safe travel. Forty-eight (48) Class A bicycle spaces to be provided on site.
- 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
704-720 East Locust Avenue	—	0 / 0	0 / 0	0 / 109
—	—	— / —	— / —	— / —
—	—	— / —	— / —	— / —
—	—	— / —	— / —	— / —

- 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 checked="" type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input 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"/>
---	--	---
- Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES NO N/A DEPARTMENTAL APPROVAL YES NO
- Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES NO N/A DEPARTMENTAL APPROVAL YES NO

APPLICANT: Bicycle Component

Additional Explanation / Comments: The proposal includes forty-two (42) Class A bicycle spaces. See architectural plans.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

- | | | |
|--|--|--|
| 1. Does the design limit conflict among transportation modes along the curb? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 2. Does the design connect transit stops to the surrounding pedestrian network and destinations? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> | DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 3. Does the design provide a buffer between the roadway and pedestrian traffic? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> | DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 4. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? | | DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/> |

APPLICANT: Curbside Management Component

Additional Explanation / Comments: The property is located within convenient walking distance of several SEPTA bus and transit lines. Substantial landscaping is provided between the updated sidewalk and the street (where currently none exists) to provide a buffer between the street and pedestrians. Care was taken to develop the site such that two curb-cuts are required to provide access to the on-site parking and the building is pulled back from the street edge to allow better sight-lines for vehicles pulling in and out and to provide sufficient space for a second planting area between the sidewalk and the building. The existing sidewalk will be removed and replaced to meet all ADA accessibility requirements. See architectural and landscape plans.

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

1. If lane changes are proposed, identify existing and proposed lane widths and the design speed for each street frontage; **NO LANE CHANGES PROPOSED**

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

- | | | | |
|--|--|--|---|
| 2. What is the maximum AASHTO design vehicle being accommodated by the design? | <u>Standard personal vehicle</u> | YES <input type="checkbox"/> NO <input type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 3. 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"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 4. Will the public right-of-way be used for loading and unloading activities? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 5. Does the design maintain emergency vehicle access? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 6. 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"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 7. Does the design support multiple alternative routes to and from destinations as well as within the site? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 8. 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"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |

APPLICANT: Vehicle / Cartway Component
 Additional Explanation / Comments: The proposal incorporates on-site parking spaces with on-site bicycle parking and proximity to public transportation to provide multiple options for transportation for residents, without negatively impacting surrounding properties.

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)

- | | | |
|---|--|---|
| 1. Does the design incorporate windows, storefronts, and other active uses facing the street? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 2. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 3. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |

APPLICANT: Urban Design Component
 Additional Explanation / Comments: See architectural plans and prior answers re: increased transportation options and building location to improve sight-lines.

DEPARTMENTAL REVIEW: Urban Design Component
 Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

1. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; if not, go to question No. 48. **NO SIGNAL CHANGES PROPOSED**

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

ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: The existing property is more than 40-times the minimum lot size required in the RSA-5 District and is situated in close proximity to existing multi-family residential developments. The property is currently vacant and was subject to multiple maintenance violations when held by prior owners. The proposed project is for a four-story multi-family residential apartment building, with 101 residential units and associated amenities, including a green roof and a roof deck, as well as 109 on-site parking spaces (52 surface parking spaces (including 4 electrical vehicle) and 57 below-grade parking spaces) and 42 Class-A bicycle spaces.

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

	YES	NO	N/A	DEPARTMENTAL APPROVAL
2. Does the design minimize the signal cycle length to reduce pedestrian wait time?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
3. Does the design provide adequate clearance time for pedestrians to cross streets?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
4. 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 checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
5. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Signal Timing and Operation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Bike Boxes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
6. 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"/>
7. 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: The property – and all associated development – are mid-block, and accordingly, the above potential modifications are beyond the scope of the project.

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

