

Blair Christian Academy



VBC|STUDIO
— BOSTON —

W JOHNSON CONCEPT PROPOSAL
201 W JOHNSON STREET PHILADELPHIA, PA 19144
AUGUST 18, 2021



VIEW FROM CENTER LACONIA TO NUGENT BUILDING ▲



VIEW FROM CENTER LACONIA TO REAR OF PROPERTY ▲



VIEW FROM CENTER LACONIA TO CARRIAGE HOUSE ▲



VIEW FROM CENTER LACONIA TO PRESSER BUILDING ▲



VIEW FROM WEST JOHNSON TO ARDS NUGENT BUILDING ▲



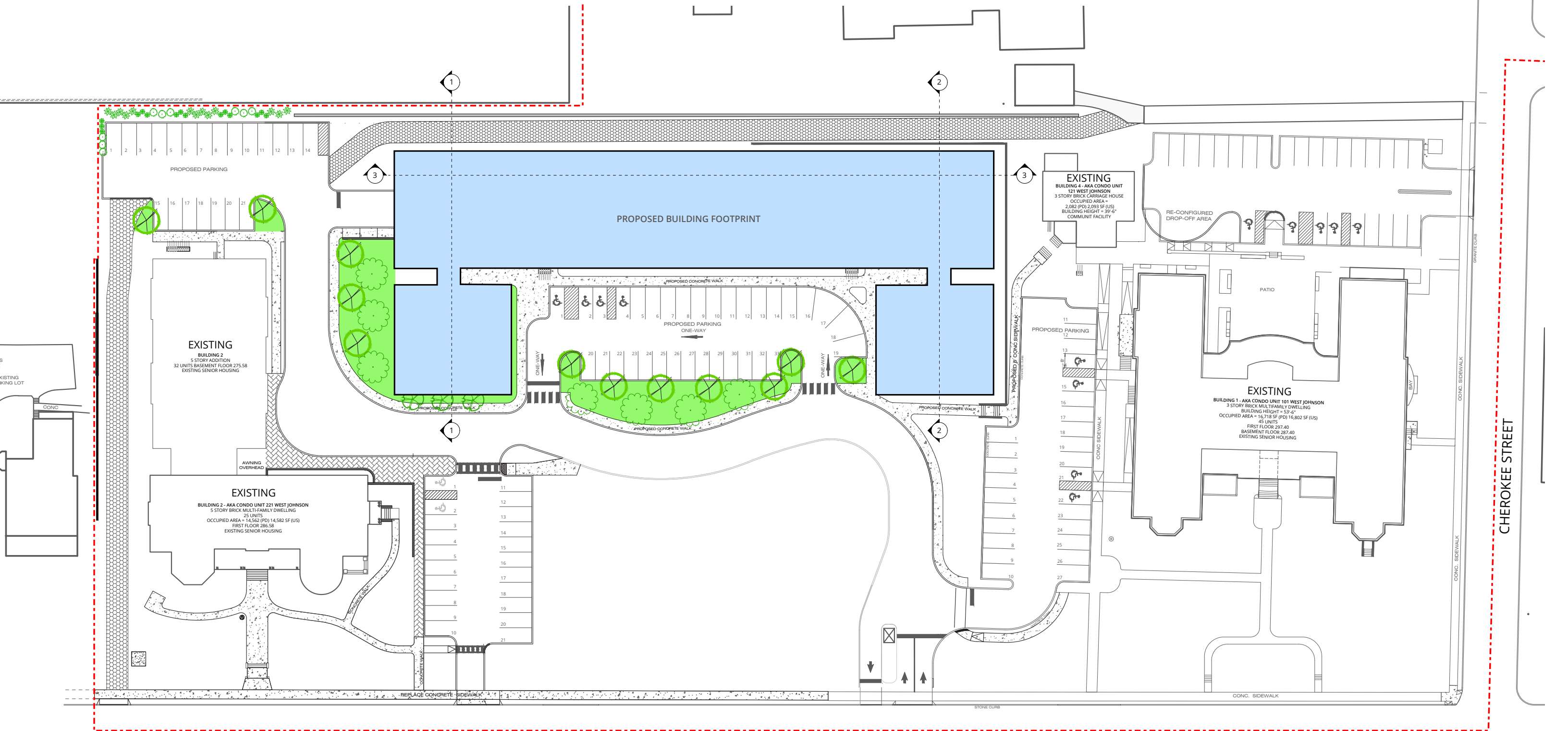
INTERIOR DRIVE AT CENTRAL LACONIA AREA ▲



VIEW FROM CENTER LACONIA TO NUGENT BUILDING ▲



PROJECT SITE



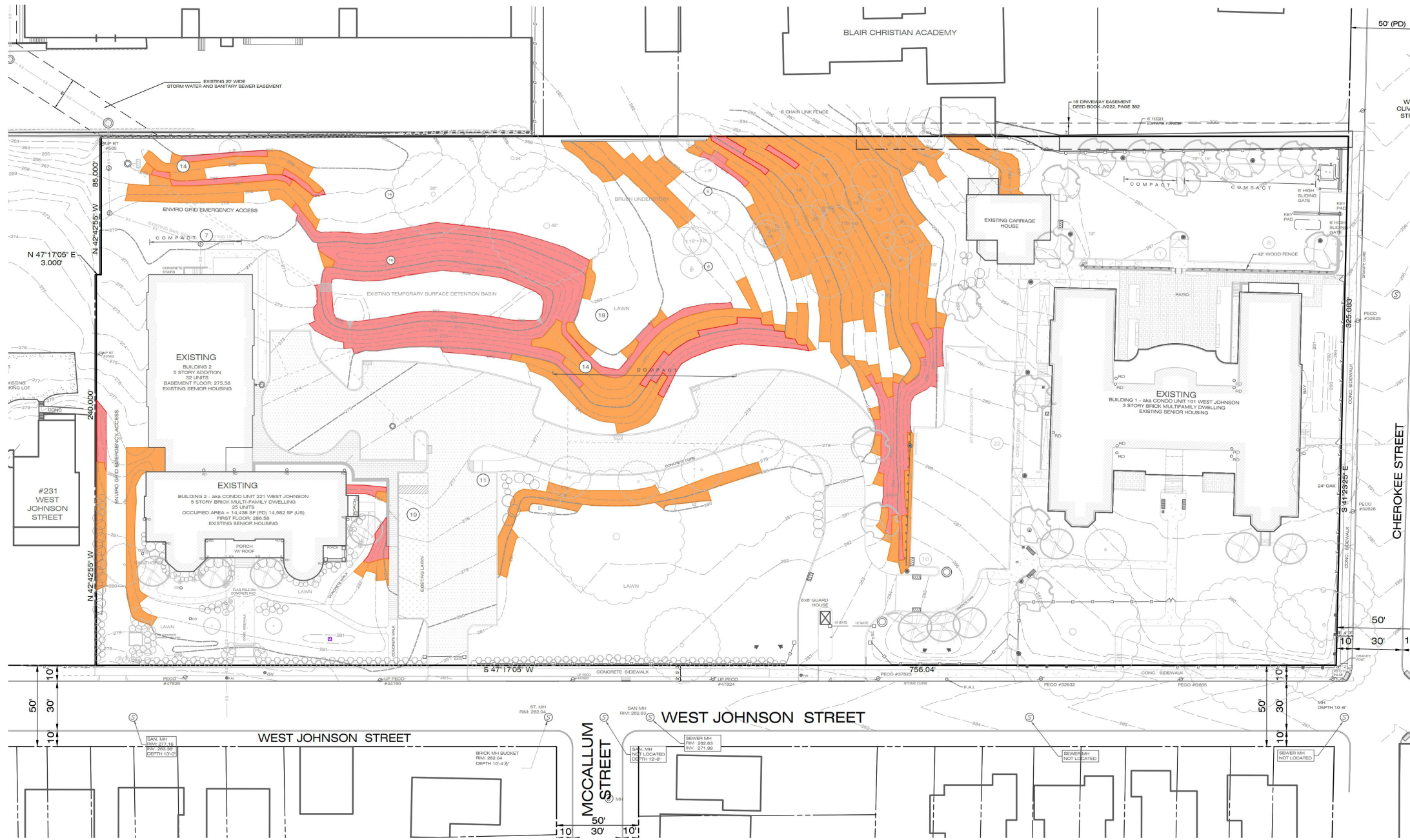
WEST JOHNSON STREET

WEST JOHNSON STREET

CHEROKEE STREET

MCCALLUM STREET





THIS SITE IS LOCATED WITHIN THE WISSAHICKON CREEK WATERSHED

- UTILITY OWNERS**
- DATE CONTACTED: August 18, 2019
- SERIAL NUMBER: 2019031209, 2019031300
- COMPANY: COMCAST GIGASPEED
ADDRESS: 4400 WAYNE AVE
PHILADELPHIA, PA 19140
CONTACT: BOB HARVEY@COMCAST.COM
EMAIL: BOB_HARVEY@COMCAST.COM
- COMPANY: PECO ENERGY CO USIC
ADDRESS: 480 S HENDERSON RD, SUITE B
4800 W PHILADELPHIA, PA 19136
CONTACT: NIKOLA SMIRNOVIC
EMAIL: NIKOLA.SMIRNOVIC@PECO.COM
- COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET STREET, 2ND FLOOR, 19A TOWER
PHILADELPHIA, PA 19107
CONTACT: ERIC PONERT
EMAIL: ERIC.PONERT@PHILA.GOV
- COMPANY: ZAVO BRADWORTH FORMERLY PPL TELECOM LLC
ADDRESS: 1000 HANCOCK DRIVE UNIT H
ABINGDON, MD 21017
CONTACT: GEORGE HILL
EMAIL: GEORGE.HILL@ZAVO.COM
- COMPANY: CITY OF PHILADELPHIA
ADDRESS: 4501 G STREET
PHILADELPHIA, PA 19120
CONTACT: KEVIN MCKINLEY
EMAIL: KEVIN.MCKINLEY@PHILA.GOV
- COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS: 1801 W. BLVD, ROOM 840 MSB
PHILADELPHIA, PA 19102
CONTACT: JOSEPH KISSEL
EMAIL: JOSEPH.KISSEL@PHILA.GOV
- COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 805 W HADDOCKSBURY AVE
PHILADELPHIA, PA 19122
CONTACT: JAMES BOCHANSKI
EMAIL: JAMES.BOCHANSKI@PHILA.GOV
- COMPANY: VEOLIA ENERGY
ADDRESS: 2800 CHRISTIAN STREET
PHILADELPHIA, PA 19140
CONTACT: ERIC ELZEY
EMAIL: ERIC.ELZEY@VEOLIA.COM
- COMPANY: VERIZON PENNSYLVANIA, LLC
ADDRESS: 1005 VANDERBILT
FORTH WASHINGTON, PA 19034
CONTACT: LAURA LIPPINCOTT
EMAIL: LAURA.LIPPINCOTT@VERIZON.COM

- LEGEND**
- EXISTING FEATURES**
- EXISTING PROPERTY LINE
 - TELECOMMUNICATION MANHOLE
 - WATER MANHOLE
 - ELECTRICAL MANHOLE
 - SANITARY MANHOLE
 - CITY INLET
 - FIRE HYDRANT
 - WATER VALVE
 - GAS VALVE
 - SEWER VENT
 - UTILITY POLE
 - SIGN
 - STREET LIGHT
 - BOLLARD
 - ROOF DRAIN
 - COMBINED SEWER
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD UTILITY LINE
 - FENCE LINE
 - EXISTING BUILDING
 - EXISTING WALL
 - POROUS PAVERS
 - POROUS CONCRETE
 - PAVEMENT TO BE DEMOLISHED
 - TREE TO BE REMOVED
 - EXISTING TREES
 - EXISTING SHRUBS
 - STEEP SLOPES, 15%-25%
 - STEEP SLOPES, 25% AND GREATER

- NOTES:**
- BOUNDARY AND PORTIONS OF THE TOPO IS REFERENCED FROM A PLAN ENTITLED, 'ALTAICSM LAND TITLE SURVEY 101-21 WEST JOHNSON STREET, 221 WEST JOHNSON STREET, CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA' PREPARED BY 'BARTON & MARTIN ENGINEERS, A DIVISION OF VOLLMER ASSOCIATES, LLP', DATED 'JUNE 22, 2005'.
 - ALL BOUNDARY DIMENSIONS SHOWN ON THE SURVEY ARE PHILADELPHIA DISTRICT STANDARD MEASURE. THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. ALL OTHER DIMENSIONS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
 - AREA OF THE SITE: 246,910 SQ. FT. (PHILA. STD.), 248,146 SQ. FT. (U.S. STD.), 5.6683 ACRES (PHILA. STD.), 5.6966 ACRES (U.S. STD.)
 - ALL REQUIRED LANDSCAPING SHALL BE IN ACCORDANCE WITH THE PHILADELPHIA CITY PLANNING COMMISSION APPROVED LIST OF PLANT MATERIALS.

ZONE "RSA-1" RESIDENTIAL

	REQUIRED
MINIMUM LOT WIDTH	50'
MINIMUM LOT AREA	5,000 SF
MAXIMUM OCCUPIED AREA	30%
MINIMUM OPEN AREA	70%
MINIMUM FRONT YARD SETBACK	25'
SIDE YARD SETBACK CORNER LOT	15'
REAR YARD	25'
MAXIMUM BUILDING HEIGHT	38'

PARKING REQUIREMENTS

PARKING SPACES	REQUIRED
125 regular units: 1 space/unit	125
142 senior units: 0.3 space/unit	43
= 267 Total Units	
TOTAL SPACES	168

NOTE:

- * 17 OF THE 171 SPACES ARE ADA ACCESSIBLE SPACES.
- 6 ACCESSIBLE SPACES ARE REQUIRED.
- AND 35 OF THE TOTAL SPACES ARE COMPACT (8X16).

BICYCLE SPACES (CLASS 1A) 59

ZONING LEGEND

DISTRICT DESCRIPTION

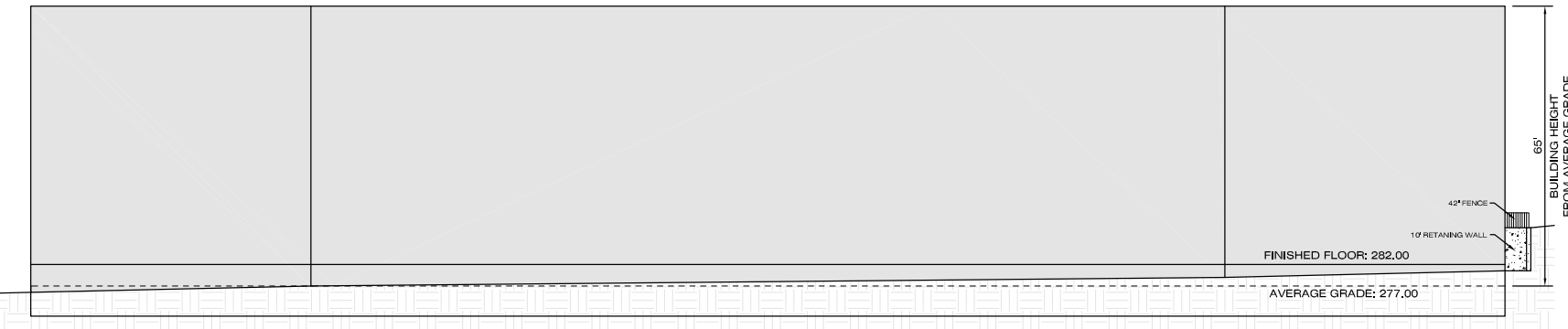
- RSA-1 RESIDENTIAL SINGLE-FAMILY ATTACHED - 1
- RSA-3 RESIDENTIAL SINGLE-FAMILY ATTACHED - 3
- RMA3 RESIDENTIAL MULTI-FAMILY 3
- RSA-5 RESIDENTIAL SINGLE-FAMILY ATTACHED - 5

Wissahickon Watershed Overlay:
Wissahickon Watershed Category 5 - No impervious cover restrictions.

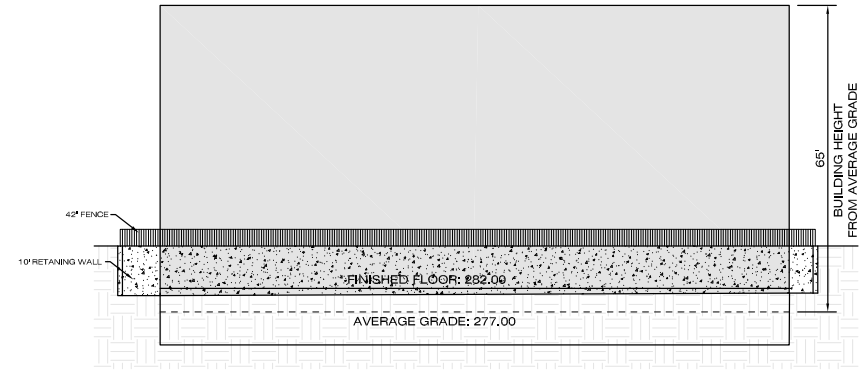
Steep Slope Overlay:
12,321 sq. ft. of disturbance to areas of 25% or greater slopes.

4/23/2021 8:47 AM | FILE: P:\Projects\W. Johnson\101-21 West Johnson - M&U\101-21 West Johnson - M&U.dwg | LAYOUT: PWD - SURVEY

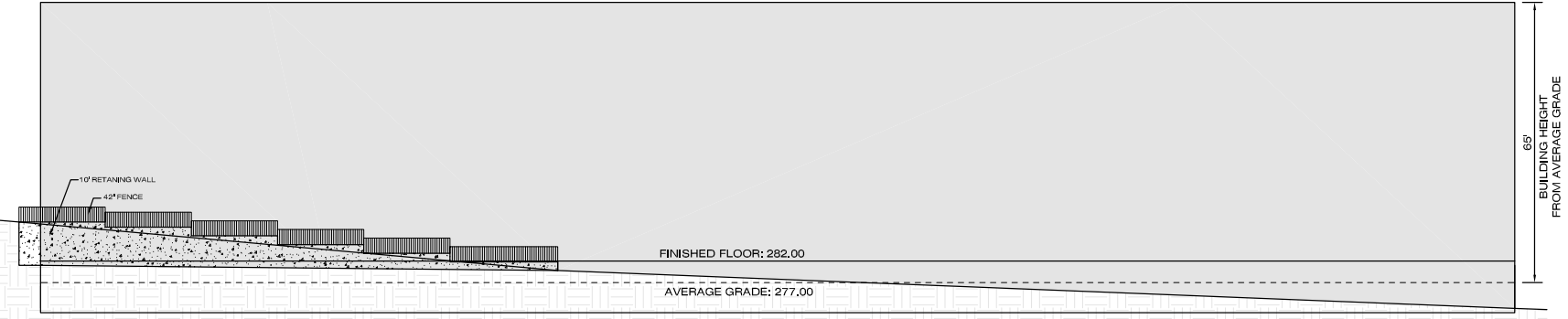




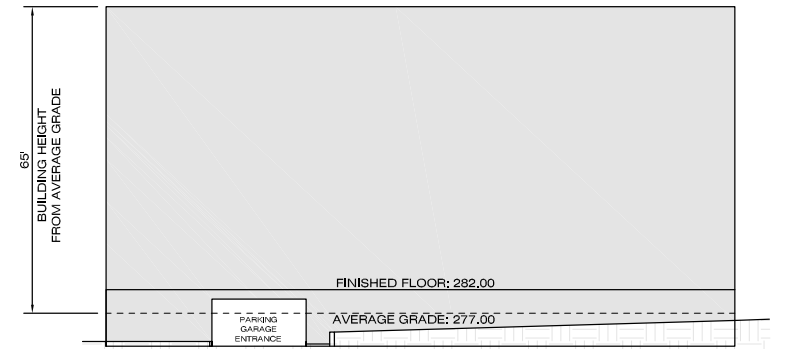
**BUILDING 3
FRONT ELEVATION**
SCALE: 1" = 20'



**BUILDING 3
EAST SIDE ELEVATION**
SCALE: 1" = 20'



**BUILDING 3
REAR ELEVATION**
SCALE: 1" = 20'



**BUILDING 3
WEST SIDE ELEVATION**
SCALE: 1" = 20'

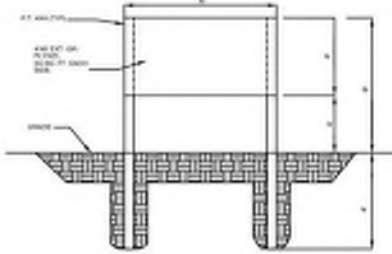
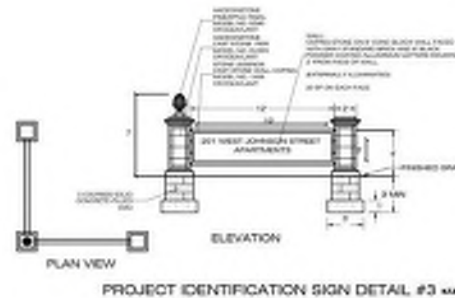
AVERAGE GRADE CALCULATION
 $(275.50 + 280.50 + 281.00 + 271.00) / 4$
 $= 277.00$



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 C-1 FOR THE LIST OF
LOCAL UTILITIES.

OWNER / APPLICANT
PHILADELPHIA PRESERVATION GROUP, L.P.
116 Fountain Street
Philadelphia, PA, 19127

REVISIONS				
1	10/20/2007	PHD CONCEPTUAL REVIEW	8 03/01/2010	BLDG. 2 CONSTRUCTION DRAWINGS
2	10/31/2007	REVISED CURB CUT	9 04/20/2010	BLDG. 2 ELEVATION ADJUSTMENT
3	11/20/2007	LOT CONSOLIDATION	10 08/10/2011	BLDG. 2 ADDITION & COORDINATION
4	01/03/2008	REVISED CURB CUT	11 08/23/11	CONSOLIDATED BOUNDARY DIMENSIONS
5	06/03/2009	TREES	12 10/04/2011	BUILDING DIMENSION ADJUSTMENT
6	07/16/2009	EXISTING FENCE RELOCATION	13 10/06/2011	HISTORIC COMMISSION COMMENTS
7	09/11/2009	BLDG. 1 CONSTRUCTION DRAWINGS	14 03/24/2014	FIFTH BUILDING ADDITION
15	08/25/2014	FIFTH BUILDING AMENDMENT	16 07/16/2014	FIFTH BUILDING AMENDMENT 2
17	09/12/2020	PHASE 3 REVISIONS		



INTERNAL LANDSCAPE TREES

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
12	AR	Acer rubrum	Red Maple	2.5-3' Cal. B&B
7	CC	Cornus canadensis	Eastern Red Bud	2.5-3' Cal. B&B
3	SJ	Styrax japonicus	Japanese Snowbell	2.5-3' Cal. B&B
Total: 22				

LANDSCAPE BUFFER - SHRUBS

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
6	VD	Viburnum dentatum	Viburnum	5 gal.
12	IV	Ilex verticillata	Red Spine	5 gal.
13	KL	Kalmia latifolia	Mountain Laurel	5 gal.
Total: 31				

ZONE "RSA-1" RESIDENTIAL (formerly R3)

	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	50'	756.54' (PO)
MINIMUM LOT AREA	5,000 SF	247,812.8 SF (PO)
MAXIMUM OCCUPIED AREA	30%	63,372 SF (PO) = 25.8%
MINIMUM OPEN AREA	70%	183,908 SF (PO) = 74.2%
MINIMUM FRONT YARD SETBACK	25'	25'
SIDE YARD SETBACK CORNER LOT	10'	20'
REAR YARD	25'	25'
MAXIMUM BUILDING HEIGHT	30'	60'

PARKING REQUIREMENTS

	PREVIOUSLY APPROVED	PROPOSED
125 regular units: 1 apartment	125	125
142 senior units: 0.3 space/unit	43	43
287 Total Units	168	171
TOTAL SPACES	168	171

NOTE:
 * 17 OF THE 171 SPACES ARE ADA ACCESSIBLE SPACES.
 6 ACCESSIBLE SPACES ARE REQUIRED.
 AND 35 OF THE TOTAL SPACES ARE COMPACT (8X14).
 ** 171 OF THE 171 SPACES ARE ADA ACCESSIBLE SPACES.

	PREVIOUSLY APPROVED	PROPOSED
BIKE SPACES (CLASS 1A)	50	50



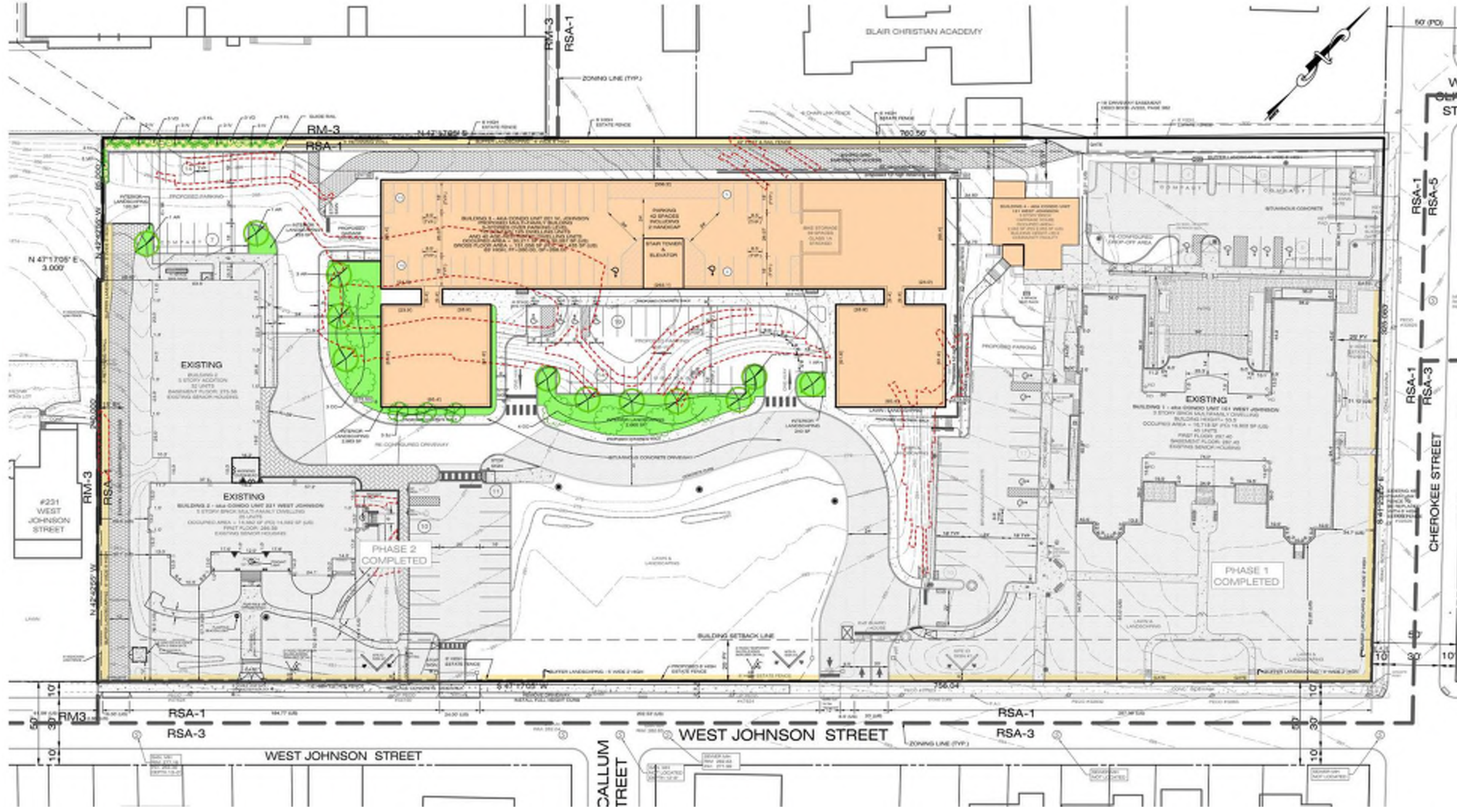
ZONING LEGEND

DISTRICT DESIGNATION

- RSA-1 RESIDENTIAL SINGLE-FAMILY ATTACHED - 1
- RSA-3 RESIDENTIAL SINGLE-FAMILY ATTACHED - 3
- RSA-5 RESIDENTIAL SINGLE-FAMILY ATTACHED - 5

NOTES:

- BOUNDARY AND PORTIONS OF THE TOPO IS REFERENCED FROM A PLAN ENTITLED, "ALTAACBM LAND TITLE SURVEY 101-21 WEST JOHNSON STREET, 221 WEST JOHNSON STREET, CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA" PREPARED BY, "BARTON & MARTIN ENGINEERS, A DIVISION OF VOLLMER ASSOCIATES, LLP," DATED JUNE 20, 2009.
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LANDSCAPE LEGEND

	REQUIRED	PROPOSED
REQUIRED PARKING LANDSCAPING	10% 5,000 S.F.	11% 6,236 S.F.
REQUIRED BUFFER LANDSCAPING		



MAPLE TREE



ELM LACEBARK TREE



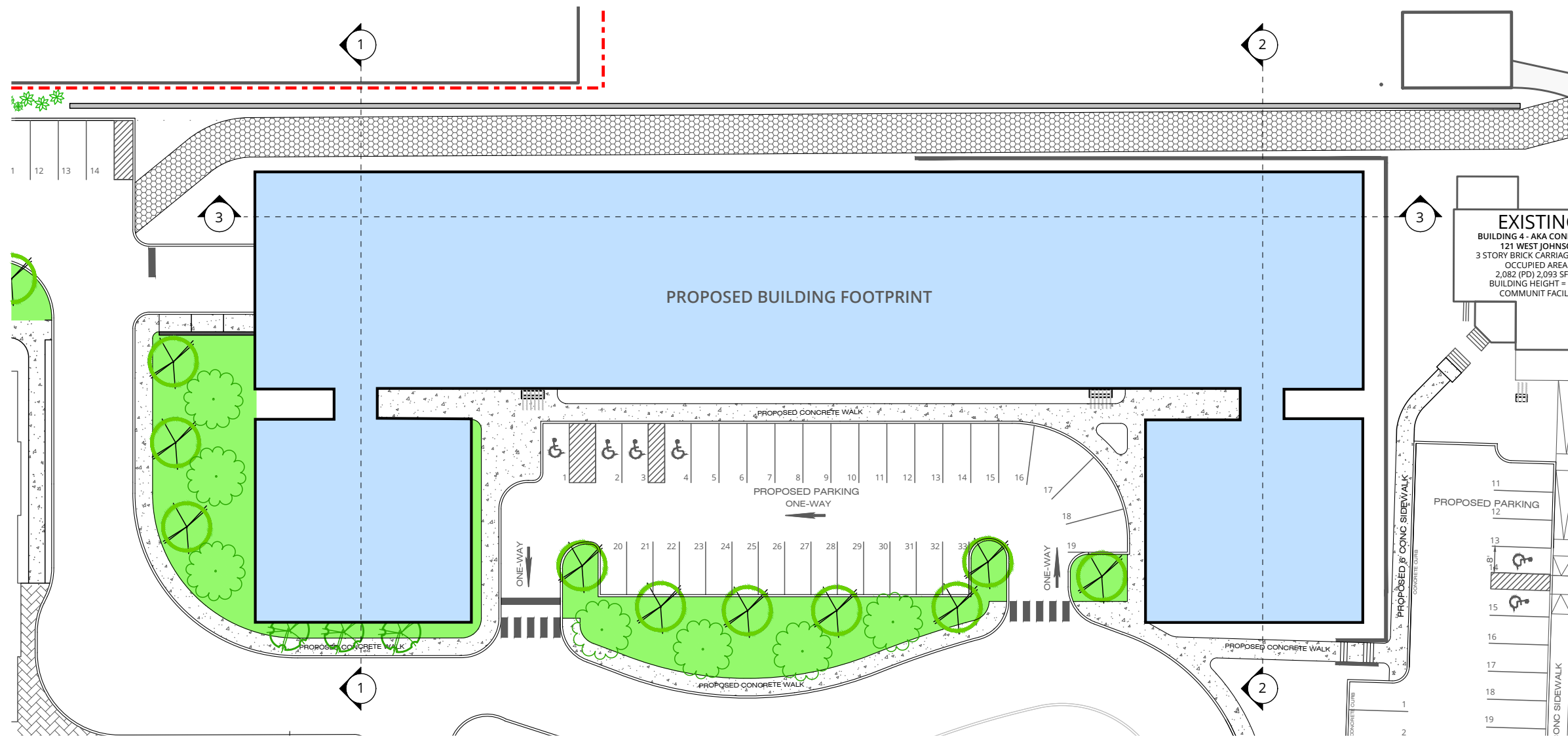
PLANTERS

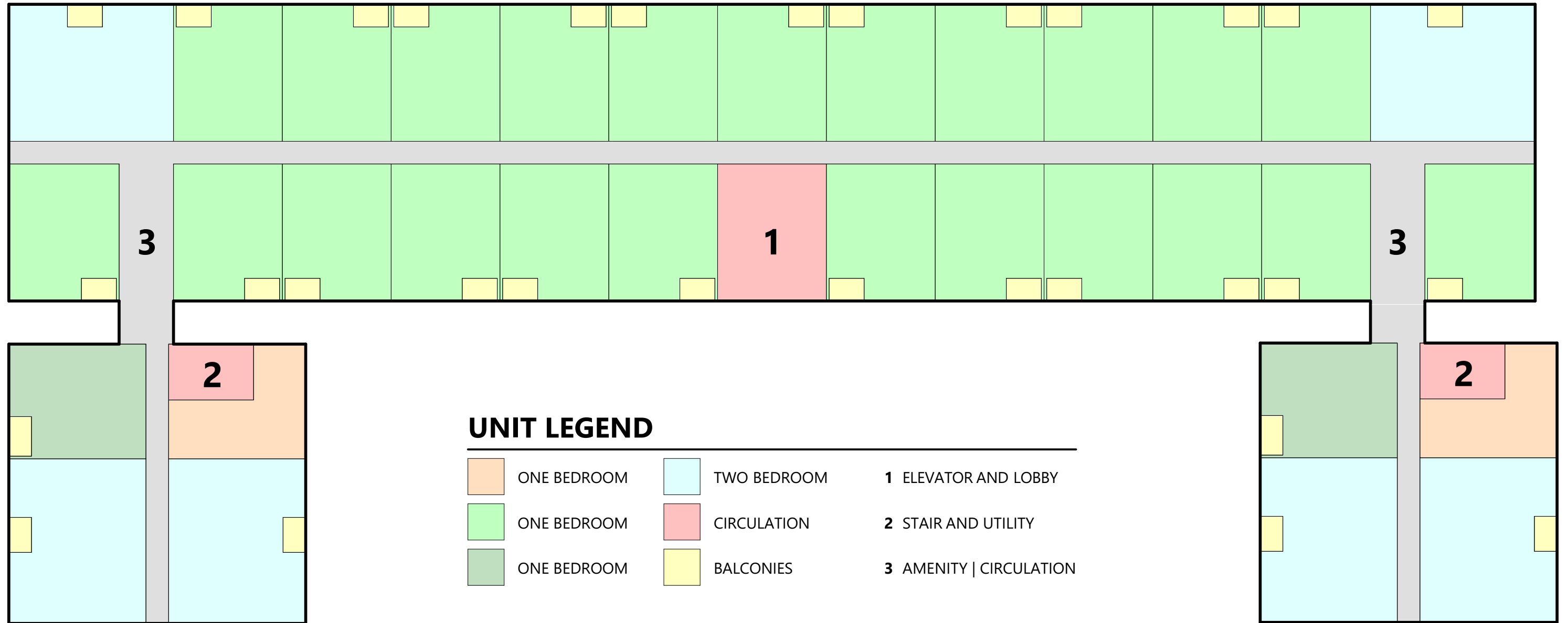


BENCH SEATING



DOGWOOD TREE



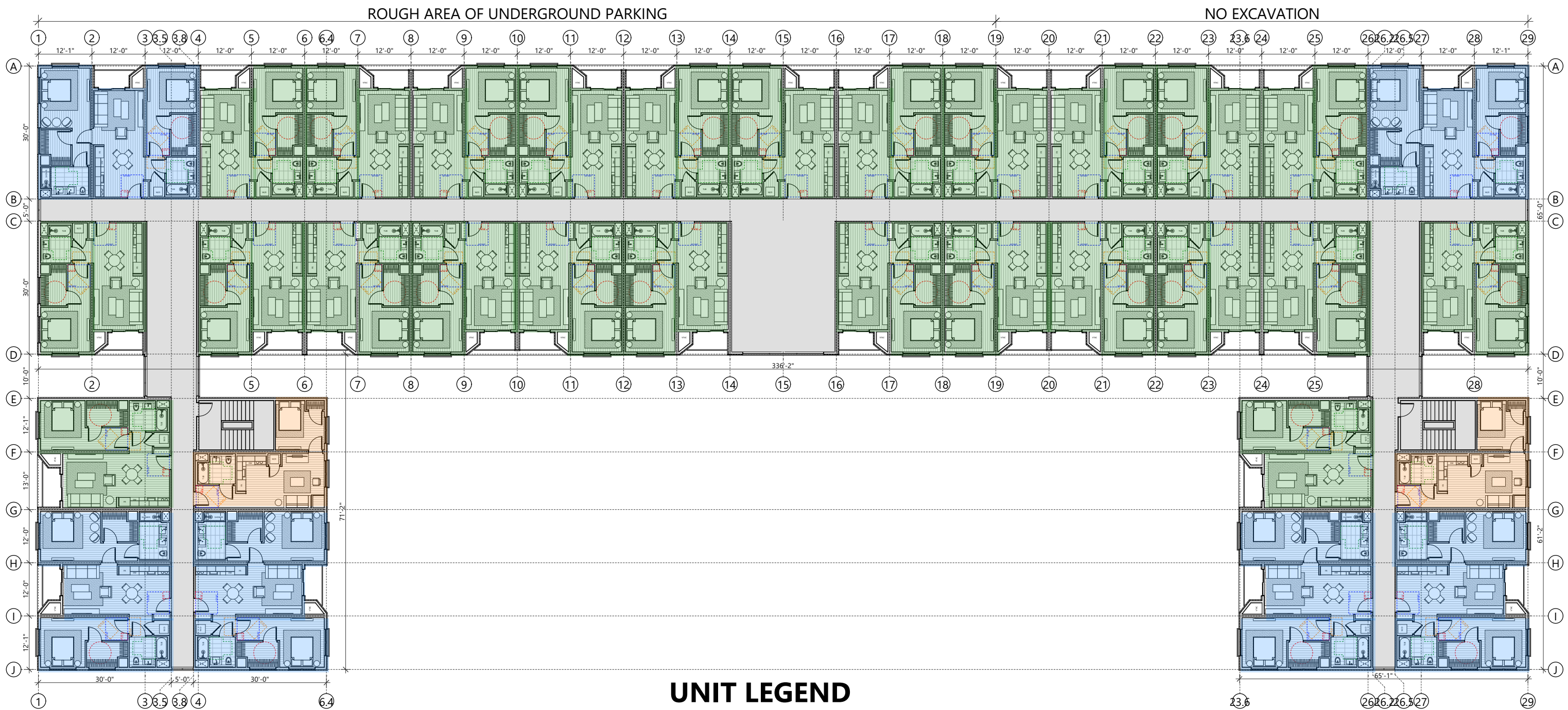


UNIT LEGEND

- ONE BEDROOM
- TWO BEDROOM
- ONE BEDROOM
- CIRCULATION
- ELEVATOR AND LOBBY
- ONE BEDROOM
- BALCONIES
- STAIR AND UTILITY
- AMENITY | CIRCULATION

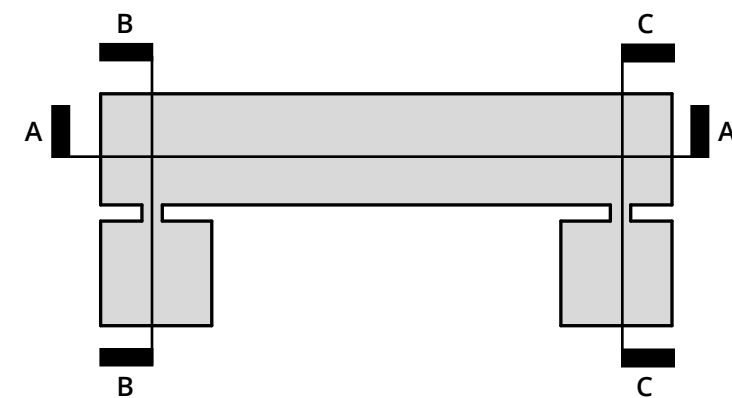
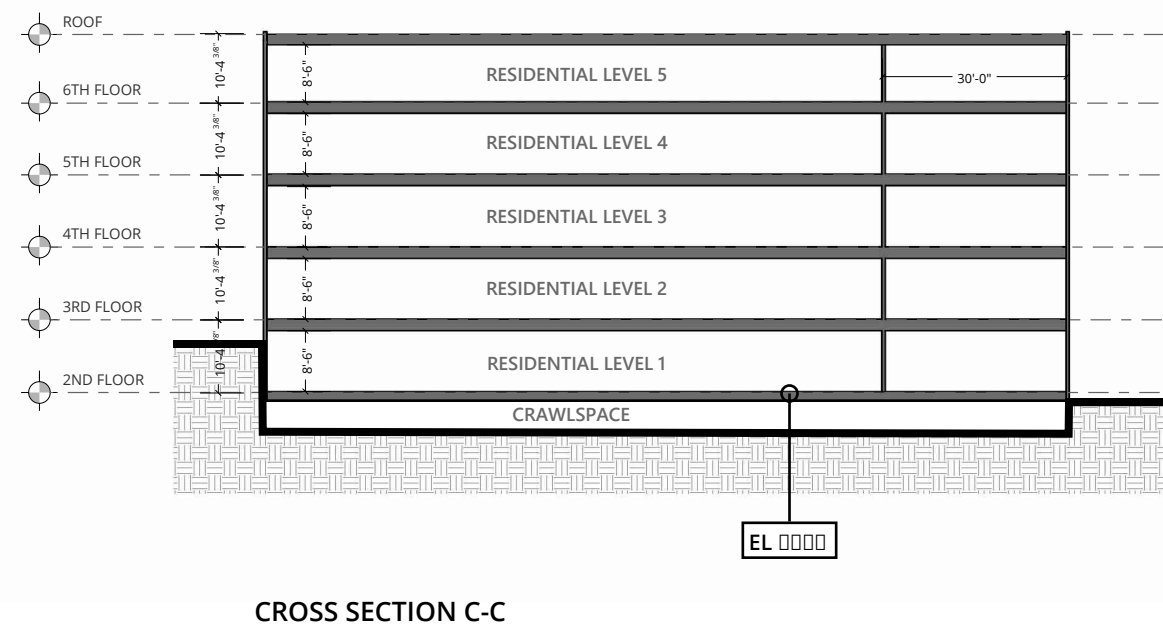
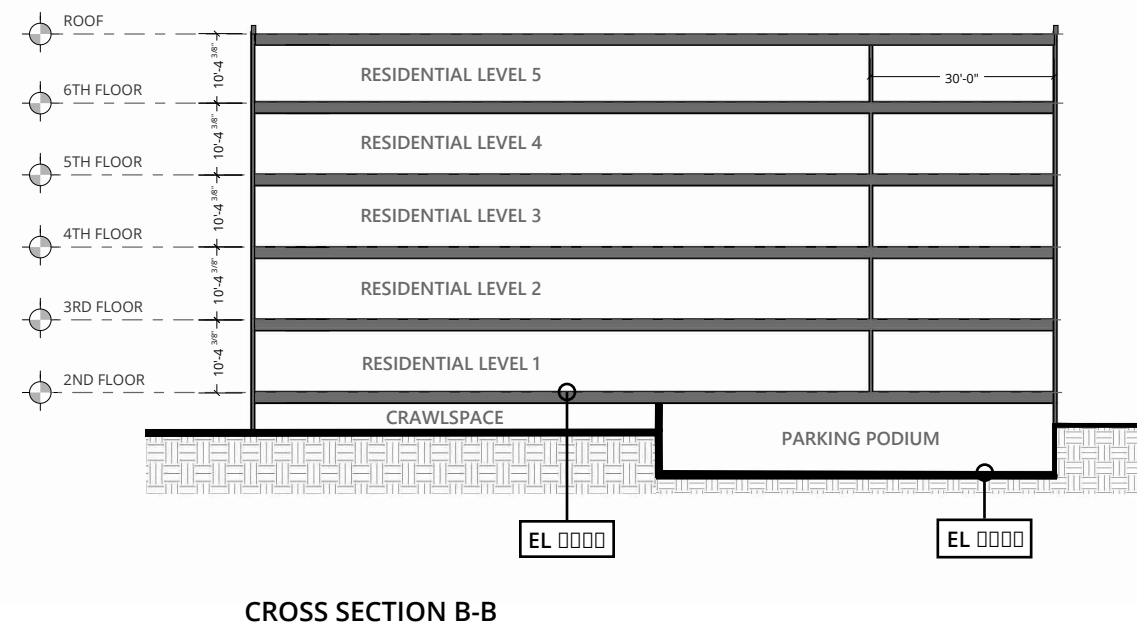
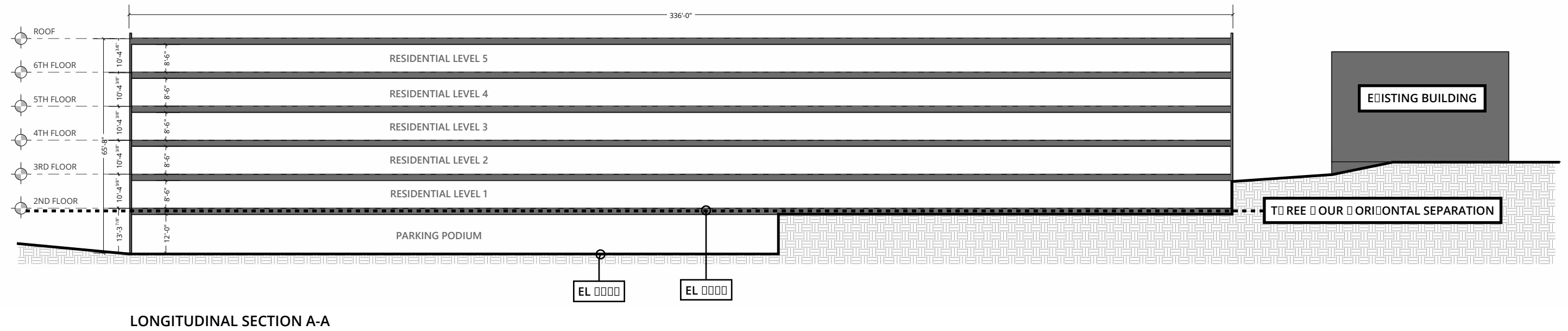
UNIT TYPE - MIX THREE	TYPICAL FLOOR	TOTAL BUILDING
ONE BEDROOM (535 SF)	2	10
ONE BEDROOM - CORNER (720 SF)	2	10
ONE BEDROOM - INTERIOR (720 SF)	21	105
ONE BEDROOM - CORNER (750 SF)	2	10
TWO BEDROOM - CORNER (1,080 SF)	6	30
TOTAL	33	165

UNIT MIX %
82%
18%
100%



UNIT LEGEND

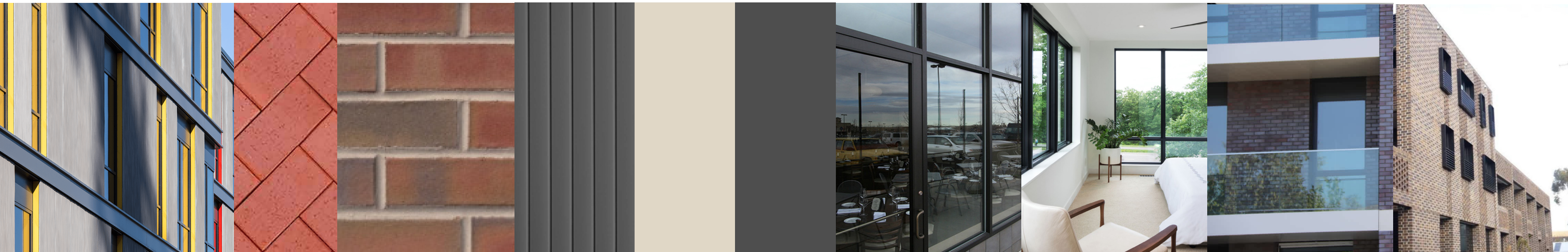
- ONE BEDROOM
- TWO BEDROOM
- ONE BEDROOM



CONCEPT BUILDING SECTION

201 WEST JOHNSON STREET PHILADELPHIA, PA 19144

ARCHITECT 8/2021



1

2

3

4

5

6

7

8

9

10

- 1 HARDIPANEL | STUCCO INFILL PANELS
- 2 DECORATIVE BRICK ACCENTS [TONE ON TONE]
- 3 MID-RED BRICK WITH COLOR VARIATION
- 4 VERTICAL HARDIPANEL EXTRUSIONS
- 5 ACCENT PAINT COLORS [BONE]

- 6 ACCENT PAINT COLORS [LIGHT CHARCOAL]
- 7 STOREFRONT [BLACK]
- 8 LARGE FORMAT VINYL WINDOWS [BLACK OR BRONZE]
- 9 RECESSED BALCONIES WITH GLASS RAILINGS
- 10 JULIETTE BALCONIES WITH METAL FRAME AND HORIZONTAL RAILS





ELEVATION - A

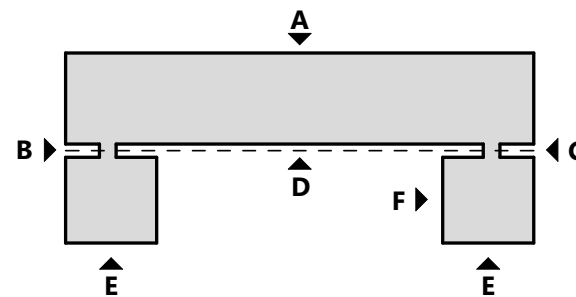
EXCAVATED GARAGE BEYOND SHOWN DASHED



ELEVATION - B



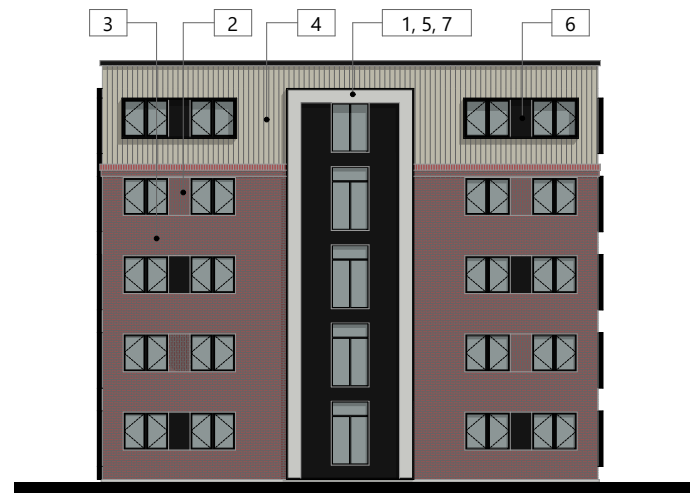
ELEVATION - C



- 1 HARDIPANEL | STUCCO INFILL PANELS
- 2 DECORATIVE BRICK ACCENTS [TONE ON TONE]
- 3 MID-RED BRICK WITH COLOR VARIATION
- 4 VERTICAL HARDIPANEL EXTRUSIONS
- 5 ACCENT PAINT COLORS [BONE]
- 6 ACCENT PAINT COLORS [LIGHT CHARCOAL]
- 7 STOREFRONT [BLACK]
- 8 LARGE FORMAT VINYL WINDOWS [BLACK OR BRONZE]
- 9 RECESSED BALCONIES WITH GLASS RAILINGS
- 10 JULIETTE BALCONIES WITH METAL FRAME AND HORIZONTAL RAILS



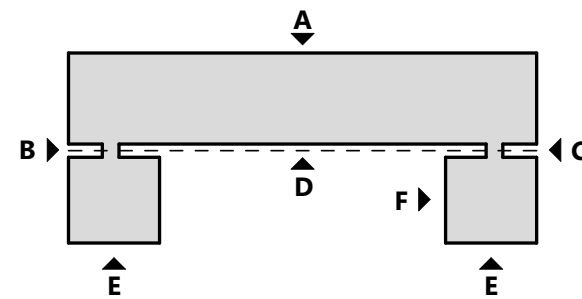
ELEVATION - D



ELEVATION - E



ELEVATION - F



- 1 HARDIPANEL | STUCCO INFILL PANELS
- 2 DECORATIVE BRICK ACCENTS [TONE ON TONE]
- 3 MID-RED BRICK WITH COLOR VARIATION
- 4 VERTICAL HARDIPANEL EXTRUSIONS
- 5 ACCENT PAINT COLORS [BONE]
- 6 ACCENT PAINT COLORS [LIGHT CHARCOAL]
- 7 STOREFRONT [BLACK]
- 8 LARGE FORMAT VINYL WINDOWS [BLACK OR BRONZE]
- 9 RECESSED BALCONIES WITH GLASS RAILINGS
- 10 JULIETTE BALCONIES WITH METAL FRAME AND HORIZONTAL RAILS





JULY 13, 2021



PRESSER
SENIOR APARTMENTS

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
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| <p>1. PROJECT NAME
<u>201 WEST JOHNSON</u></p> <p>3. APPLICANT NAME
<u>PHILADELPHIA PRESERVATION GROUP, L.P</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>116 FOUNTRAIN STREET PHILADELPHIA, PA 19127</u></p> <p>6. OWNER NAME
<u>WILLIAM F. KERR</u></p> <p>7. OWNER CONTACT INFORMATION
<u>116 E COURT STREET DOYLESTOWN, PA 18901; WKEER@HIGHSWARTZ.COM</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>(E) RUGGIERO PLANTE LAND DESIGN (A) VBC STUDIO</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>(E) 215-508-3900; KYLE@RUGGIEROPLANTE.COM</u>
<u>(A) 617-936-3482; MDROSSELMEIER@VBC.CO; SLOGAN@VBC.CO</u></p> <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.</p> | <p>2. DATE
<u>July 12 2021</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>From West Johnson Street to Cherokee Street</u></p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>W Johnson St</u>	<u>Cherokee St</u>	<u>McCallum St</u>	<u>Urban Arterial</u>
<u>W Johnson St</u>	<u>McCallum St</u>	<u>Greene St</u>	<u>Urban Arterial</u>
<u>Cherokee St</u>	<u>W Johnson St</u>	<u>W Cliveden St</u>	<u>Lower Density Residential</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 <input type="checkbox"/> | |
| b. Street Furniture such as bus shelters, honor boxes, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| c. Street Direction | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| d. Curb Cuts | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| f. Building Extensions into the sidewalk, such as stairs and stoops | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |

APPLICANT: General Project Information

Additional Explanation / Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)			CITY PLAN SIDEWALK WIDTH		
	Required	Existing	Proposed	Existing	Proposed	
<u>W Johnson St</u>	<u>12'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	
<u>Cherokee St</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	
_____	____	/	____	/	____	
_____	____	/	____	/	____	

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE		
	Required	Existing	Proposed
<u>W Johnson St</u>	<u>6'</u>	<u>5'</u>	<u>5'</u>
<u>Cherokee St</u>	<u>5'</u>	<u>4'</u>	<u>4'</u>
_____	____	/	____
_____	____	/	____

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>W Johnson St</u>	<u>24'</u>	<u>531' from Cherokee St</u>
<u>W Johnson St</u>	<u>12'</u>	<u>316' from Cherokee St</u>
<u>W Johnson St</u>	<u>20'</u>	<u>288' from Cherokee St</u>
_____	____	____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
_____	____	____
_____	____	____
_____	____	____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day? YES NO

DEPARTMENTAL APPROVAL

YES NO

APPLICANT: Pedestrian Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

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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	
W Johnson St	3' / 3'	
Cherokee St	3' / 3'	
_____	____ / ____	
_____	____ / ____	

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		
W Johnson St	4' / 2' / 2'		
Cherokee	3.5' / 3' / 3'		
_____	____ / ____ / ____		
_____	____ / ____ / ____		

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
- Lighting
- Benches
- Street Trees
- Street Furniture

YES NO N/A

YES NO N/A

YES NO N/A

YES NO N/A

YES NO N/A

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

YES NO

YES NO

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: There is no proposed re-construction of the sidewalk.

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>
Sidewalk area beyond the provided walking space on West Johnson Street provide ample space for pedestrians. ADA curb ramps are proposed on West Johnson Street which provide for safer road crossings.
24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
<u>201 West Johnson Street</u>	<u>48</u>	<u>0 / 0</u>	<u>0 / 0</u>	<u>33 /</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 checked="" type="checkbox"/> NO <input 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"/> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES NO N/A DEPARTMENTAL APPROVAL YES NO
27. 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 project is situated along W Johnson Ave with multiple transit lines available within a few blocks. There are existing bike lanes with access to bus stops and adjacent lines run perpendicular to West Johnson Street as well.

DEPARTMENTAL REVIEW: Bicycle Component
 Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

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CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

- | | | |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 28. 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"/> |
| 29. Does the design connect transit stops to the surrounding pedestrian network and destinations? | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> | DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 30. 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"/> |
| 31. 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: _____

DEPARTMENTAL REVIEW: Curbside Management Component
 Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

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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 Existing / Proposed	DESIGN SPEED
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____

33. What is the maximum AASHTO design vehicle being accommodated by the design? _____

34. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission. YES NO

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

36. Does the design maintain emergency vehicle access? YES NO

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

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

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

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: The project contains multiple points of entry for motor vehicles and multiple points of entry for pedestrians. Multiple access points along the building for residents will help to de-concentrate people entering and leaving the site.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

COMPLETE STREETS HANDBOOK CHECKLIST

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URBAN DESIGN COMPONENT (Handbook Section 4.8)

40. Does the design incorporate windows, storefronts, and other active uses facing the street? YES NO N/A

41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)? YES NO N/A

42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site? YES NO N/A

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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 checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings? <i>If yes, City Plan Action may be required.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?				YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Marked Crosswalks	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Signal Timing and Operation	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Bike Boxes	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

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.	Yes Within 1/4 mile distance, residents will have access to bus stops along W Johnson Street and Green Street
(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 Lot Area is 247,813 SF, existing uncovered parking to remain accounts for 39,940SF which is 16%
(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% of all parking spaces (4 spaces provided) will be parking for green 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) ⁱ	NA
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Yes Proposed bike share location on W Johnson Street

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.	Yes Irrigation will not be provided for on site 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.	Yes Project Provides Parking Lot Landscaping and pervious walkways that will account for over 30% of Open Areas
(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	Yes The project conforms to the stormwater requirements of the Philadelphia Water Department (PWD) but does not include a green street or manage additional runoff from adjacent streets.
(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.	Yes Shading will be provided by trees located on parking lot landscaping plan
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	Yes The project is pursuing compliance path that will exceed energy requirements under IECC 2018. The energy models will use ASHRAE 90.1 baseline prescriptive requirements for this climate zone.
(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 The project will reduce energy consumption by incorporating: -high efficiency appliances in units and low flow plumbing fixtures to conserve water and energy

	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}	Yes Residential Units will be equipped with PTAC units prior to occupancy that will have replaceable air filters with a minimum MERV of 13
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No No renewable energy sources proposed
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	No

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