



2220

2202



VBC|STUDIO

BOSTON

CIVIC DESIGN REVIEW

2204-2214 EAST ALLEGHENY AVE | PHILADELPHIA, PA 19138

OCTOBER 07, 2021

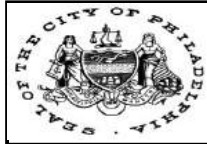
PROJECT SUMMARY

2204-2214 EAST ALLEGHENY AVE IS A PROPOSED NEW MULTI-FAMILY RESIDENTIAL BUILDING AT PARCEL A ALONG ALLEGHENY AVE AND AT PARCEL B A TOWN-HOME STYLE DEVELOPMENT FACING CLEARFIELD STREET, THAT AIMS TO PROVIDE HOUSING AND AMENITIES TO PERMANENT AND SHORT TERM TENANTS OF THE AREA.

RATHER THAN DESIGN A SINGLE, MASSIVE ZERO LOT LINE BUILDING, WHICH WOULD MAXIMIZE SALABLE SQUARE FOOTAGE, THE DESIGN AND DEVELOPMENT TEAM IS PROVIDING A SERIES BUILDINGS THAT ALLOW FOR BOTH SEMI-PUBLIC AND PRIVATE AMENITIES THROUGH OUT THE SITE. BOTH PARCELS ARE DIVIDED BY A SHARED NEW PROPOSED PAVED ROAD AND CAN BE USED AS AN OPEN GATHERING SPACE FOR BOTH PARCELS.

ALONG THE TOWN-HOMES PARCEL A SERIES OF OPEN GREEN SPACES ALLOW FOR GATHERING OF NEIGHBORS. ON THE MORE PROMINENT MULTIFAMILY BUILDING, AN OCCUPIABLE ROOF DECK WITH ADDITIONAL GREEN SPACE ALLOWS FOR ADDITIONAL TENANT COLLECTIVE SPACE IN A MORE PRIVATE SETTING.

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CITY OF PHILADELPHIA

CIVIC DESIGN RESPONSE FORM

APPLICATION #: ZP-2021-005331	ADDRESS: 2202 E ALLEGHENY AVE	APPLICANT: David Plante, P.E. DBA: Ruggiero Plante Land Design
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AS REQUIRED BY 14-304 (3) (e) (.1) FOR REZONING OF ANY LAND IN CERTAIN MASTER PLAN DISTRICTS AS WELL AS TABLE 14-304-2 (CIVIC DESIGN REVIEW TRIGGERS, IDENTIFIED BELOW) OF THE PHILADELPHIA ZONING CODE, THE ABOVE REFERENCED PROPERTY REQUIRES CIVIC DESIGN REVIEW FOR THE FOLLOWING REASON(S):

<u>THE PROPERTY:</u>	<u>THE PROPERTY AFFECTED:</u>	<u>THE APPLICATION:</u>
THE APPLICANT'S PROPERTY IS LOCATED IN <u>ANY DISTRICT</u> , EXCEPT AS PROVIDED IN 14-304 (5)(b)(.1)(.a)(.i)	<u>AND</u> REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY	<input checked="" type="checkbox"/> 1) INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA <input checked="" type="checkbox"/> 2) INCLUDES MORE THAN 100 NEW DWELLING UNITS
THE APPLICANT'S PROPERTY IS LOCATED IN <u>A COMMERCIAL, INDUSTRIAL, OR SPECIAL PURPOSE DISTRICT</u>	<u>2. Affects property in any Residential district, as defined by § 14-304(5)(b)(.2) (Affected Properties).</u>	<input type="checkbox"/> 1) INCLUDES MORE THAN 50,000 SQUARE FEET OF NEW GROSS FLOOR AREA <input type="checkbox"/> 2) INCLUDES MORE THAN 50 NEW DWELLING UNITS <input type="checkbox"/>

Examiner's Signature: <i>Paulose Issac</i>	Examiner's Phone: (215) 686 - 2563	Date: 7/09/2021
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Civic Design focuses on reviewing the impact of building and site design on the public realm, particularly streets, sidewalks, trails, public parks and open spaces. Please note that all Civic Design Review recommendations are advisory; The Zoning Board and Planning Commission are not required to abide by the Civic Design Review Committee's recommendations.

The Civic Design Review Committee is located at:
 One Parkway, 13th floor
 1515 Arch Street, Philadelphia, PA, 19102.
 Please contact (215) 683-4615 for more information.

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-2021-005331**

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

Property is located in IRMX Zoning and creates over 100,000 SF of new gross floor area (306,135 SF)

Includes more than 100 new dwelling units (259 units)

PROJECT LOCATION

Planning District: River Wards Council District: District 1

Address: 2202 E Allegheny Ave
Philadelphia, PA 19134

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

CONTACT INFORMATION

Applicant Name: Angelina Jockovich Primary Phone: 617-936-3482

Email: ajockovich@vbc.co Address: 285 Washington Street
Somerville, MA 02143

Property Owner: 2204-2214 E Allegheny Ave Developer Volumetric Building
LLC Companies

Architect: Sara Ann Logan Paterson
NCARB, AIA, IIDA

SITE CONDITIONS

Site Area: 124,744 SF

Existing Zoning: IRMX Are Zoning Variances required? Yes No

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

Parcel A - 6 Story Mixed Use Building: 189 Residential Units. 163,743 GSF = 17,711 SF
 Commercial + 146,032 SF Residential

Parcel B - 3 to 4 Story Townhome Style Buildings- 70 Residential Units 142,392 GSF = 22,253 SF
 Commercial +120,139 SF Residential

Proposed # of Parking Units:

Parcel A: 87 Provided (4 ADA). Parcel B 69 Provided (3 ADA)

COMMUNITY MEETING

Community meeting held: Yes No

If yes, please provide written documentation as proof.

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

Date: OCTOBER 7TH 2021 Time: 6:30 PM

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:

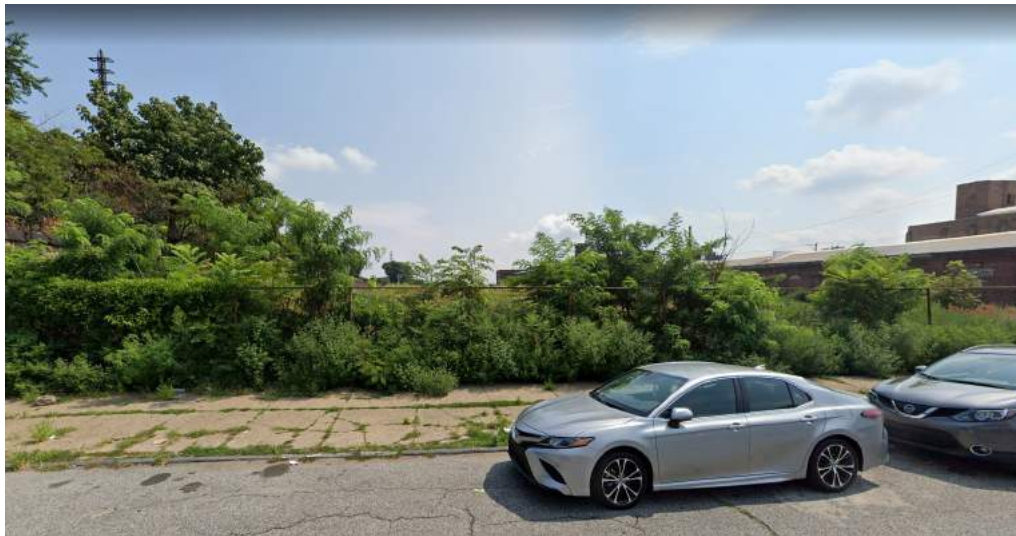
Date: N/A



VIEW FROM ALLEGHENY LOOKING WEST AT SITE (C)



VIEW FROM ALLEGHENY LOOKING NORTH (D)



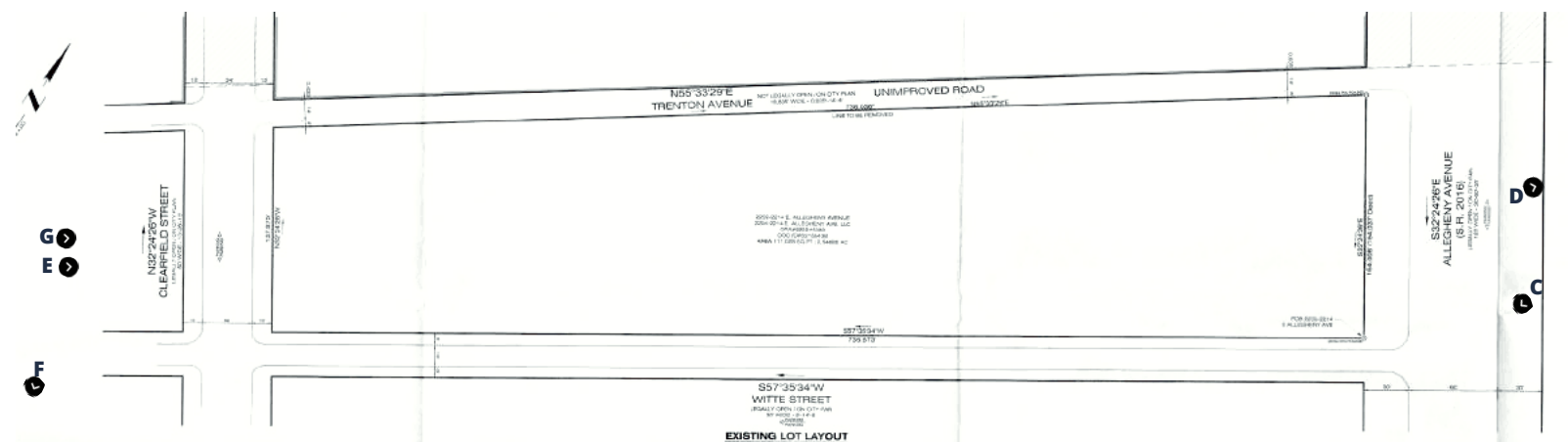
VIEW FROM CLEARFIELD LOOKING EAST AT SITE (E)

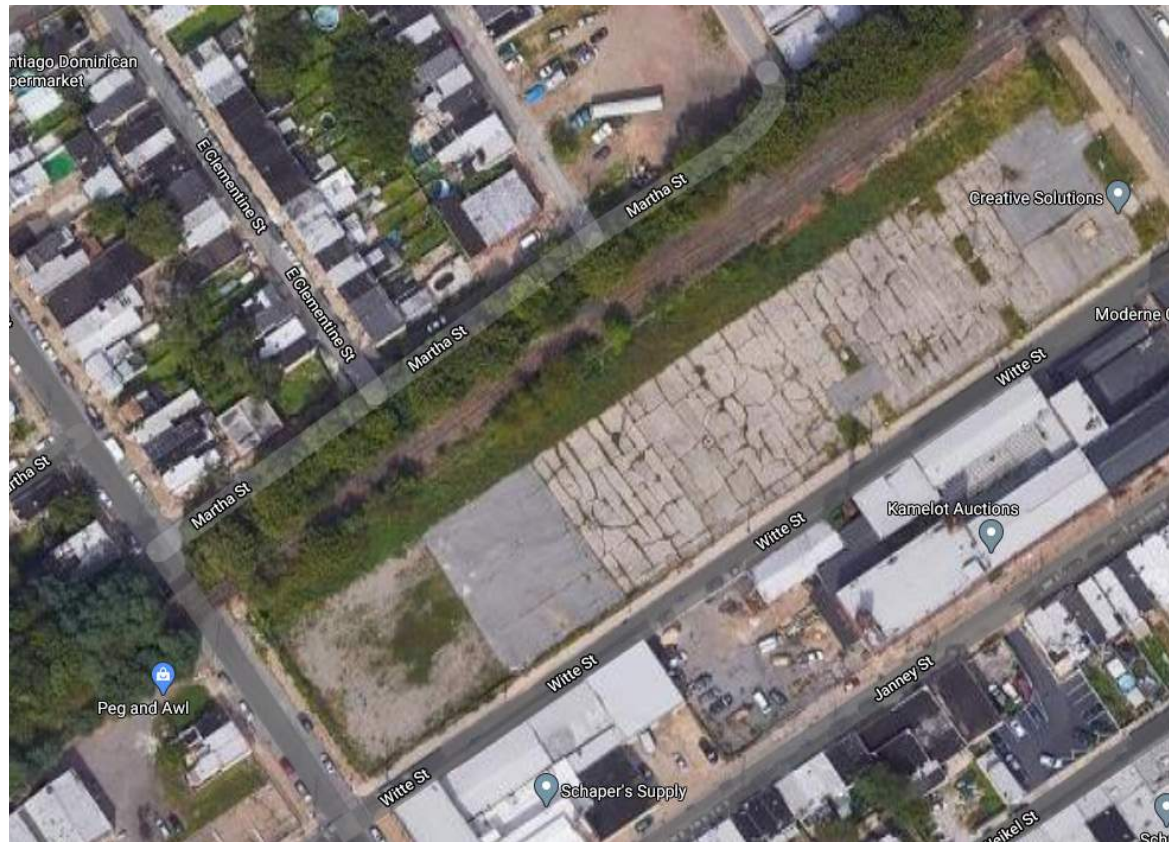


VIEW FROM CLEARFIELD LOOKING SOUTH (F)

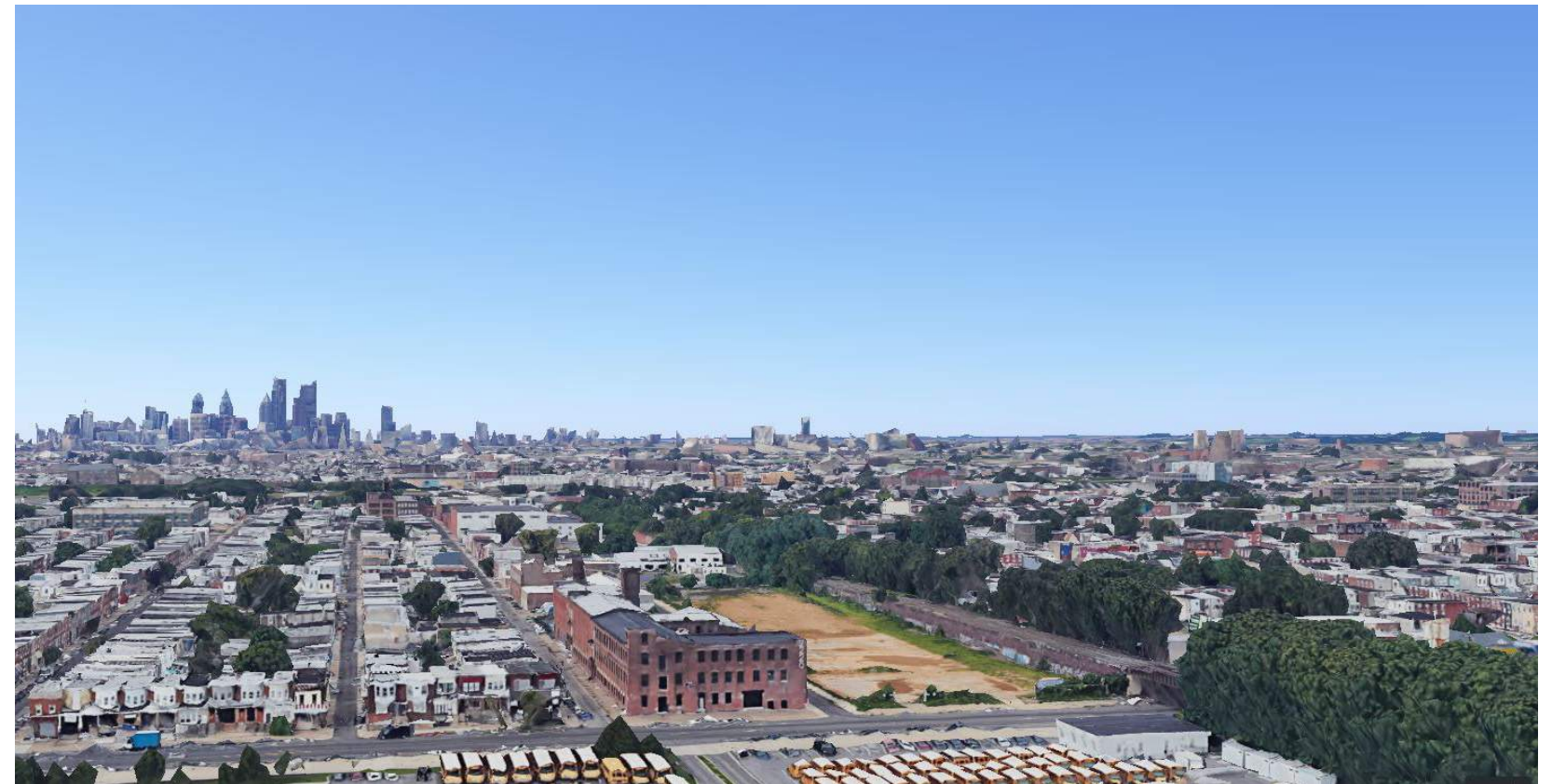


AERIAL VIEW FROM WEST (G)

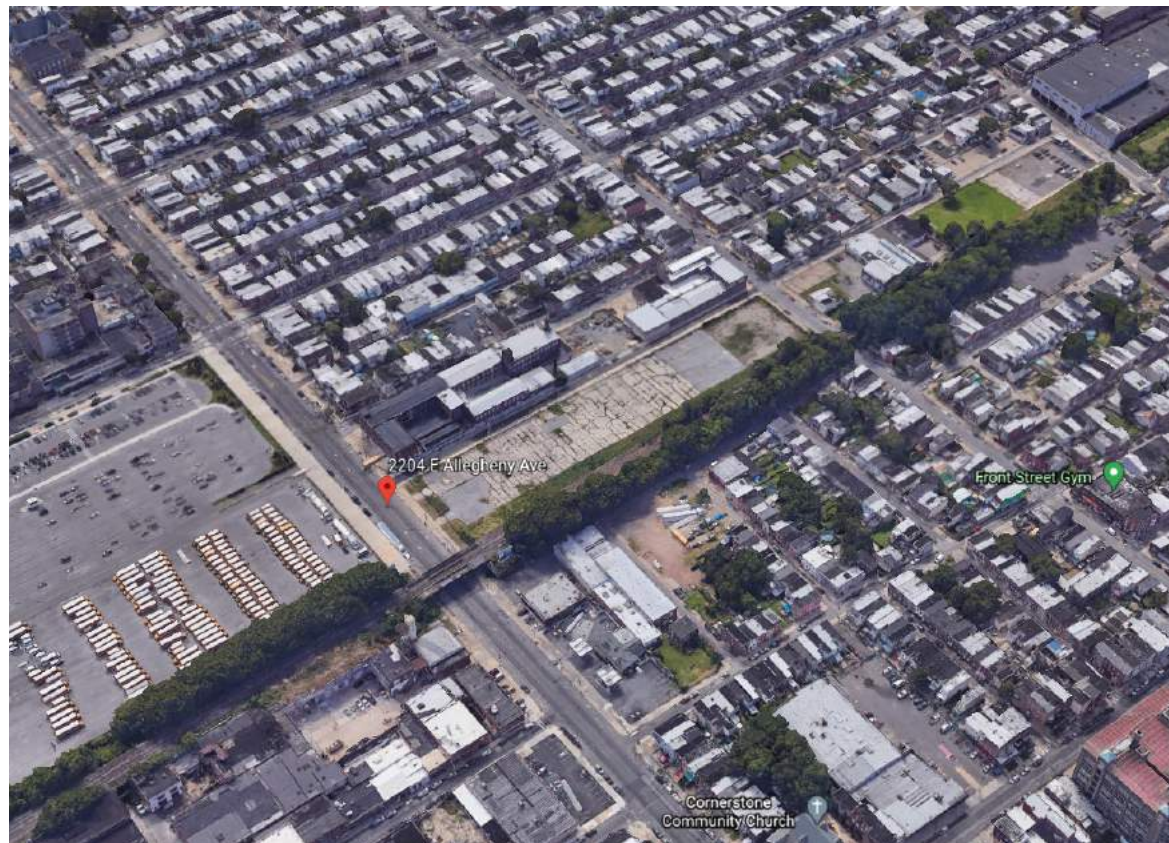




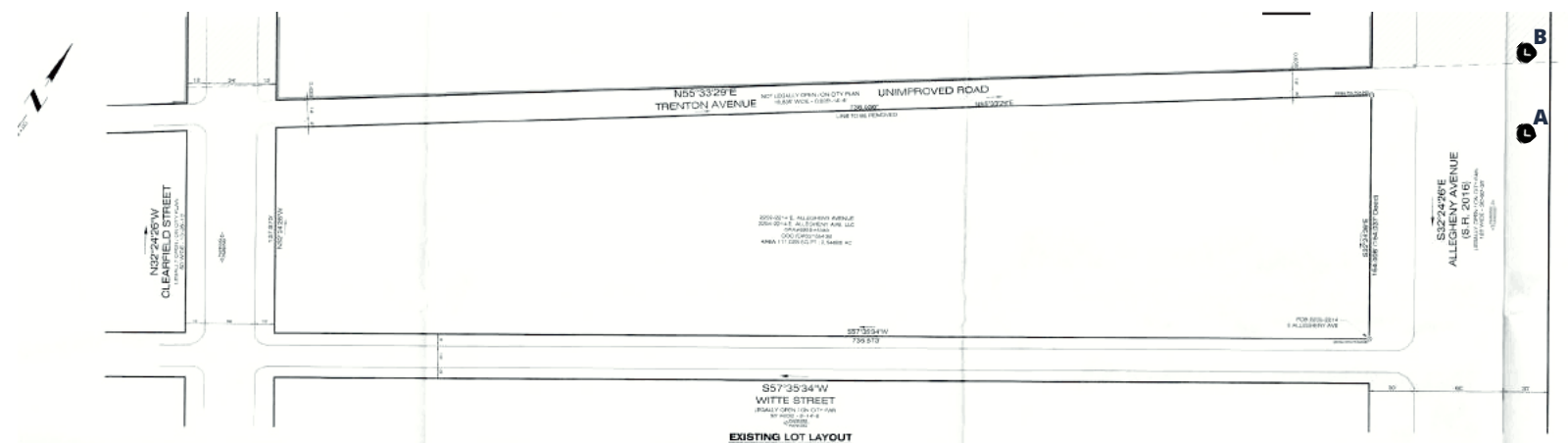
AERIAL VIEW OF SITE



BIRDS EYE SITE (B)



AERIAL VIEW FROM NORTHEAST (B)

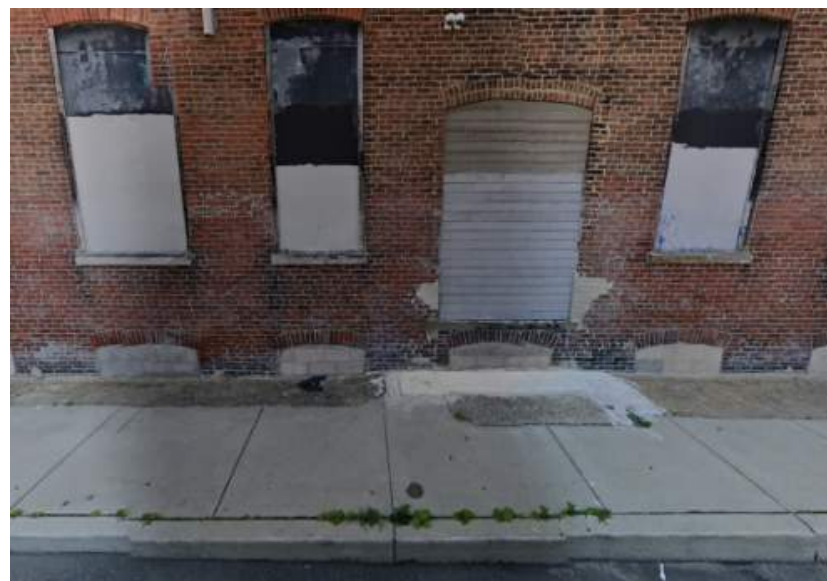




(A) PARKING LOT



(B) SHOWROOMS FURNITURE STORE



(C) WHITTE STREET ADJACENT TO SITE



(E) 3100 WHITTE STREET

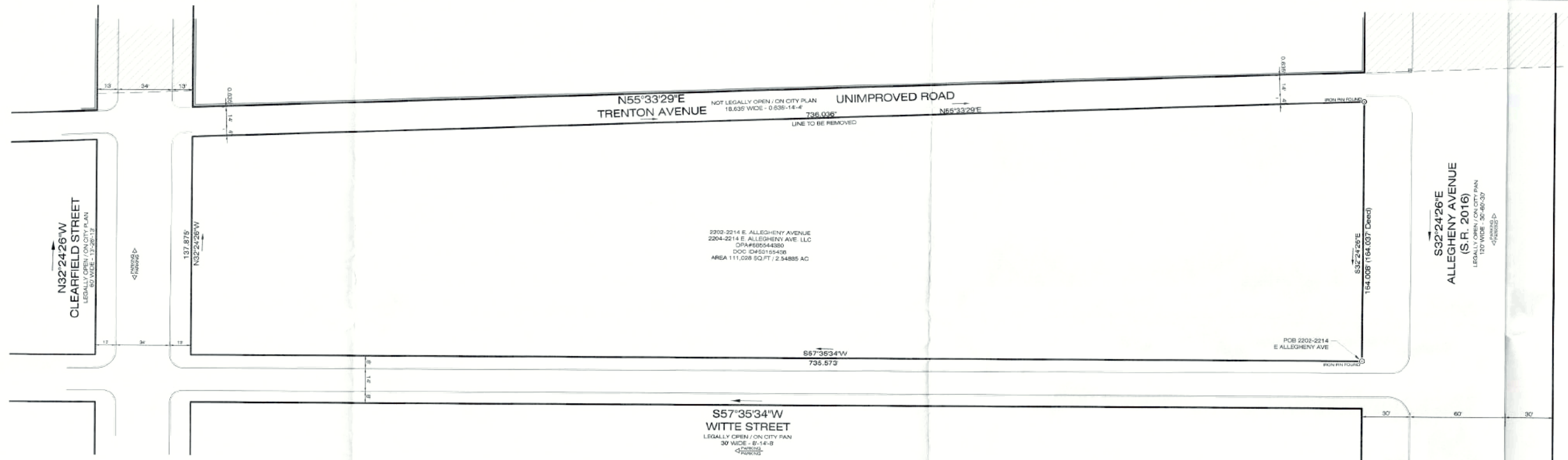


(F) 2220-2234 EAST CLEARFIELD STREET

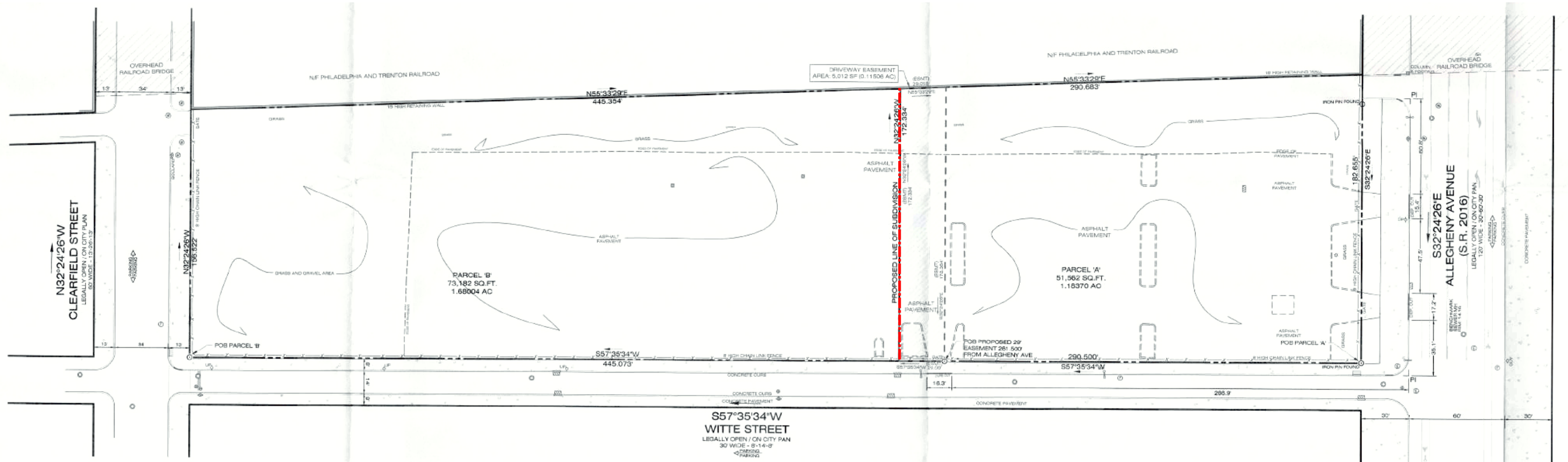


(G) 2204-2208 EAST CLEARFIELD STREET





EXISTING SITE



PROPOSED PARCELS





PARCEL 'A'

INTERNAL LANDSCAPE TREES

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
1	QP	Quercus phellos	Willow Oak	2.5-3' Cal. B&B
2	AR	Acer rubrum	Red Maple	2' Cal. B&B
Total: 3				

LANDSCAPE BUFFER - TREES

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
1	CB	Carpinus betulus	Eastern Hophornbeam	2.5-3' Cal. B&B

LANDSCAPE BUFFER - SHRUBS

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
3	IV	Ilex verticillata	Red Sprite Winterberry	5 gal.

STREET TREES

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
14	AG	Acer griseum	Paperbark Maple	2.5-3' Cal. B&B

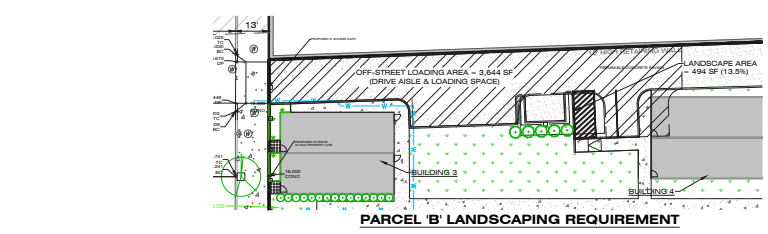
PARCEL 'B'

INTERNAL LANDSCAPE TREES

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
1	QP	Quercus phellos	Willow Oak	2.5-3' Cal. B&B

STREET TREES

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
20	AG	Acer griseum	Paperbark Maple	2.5-3' Cal. B&B

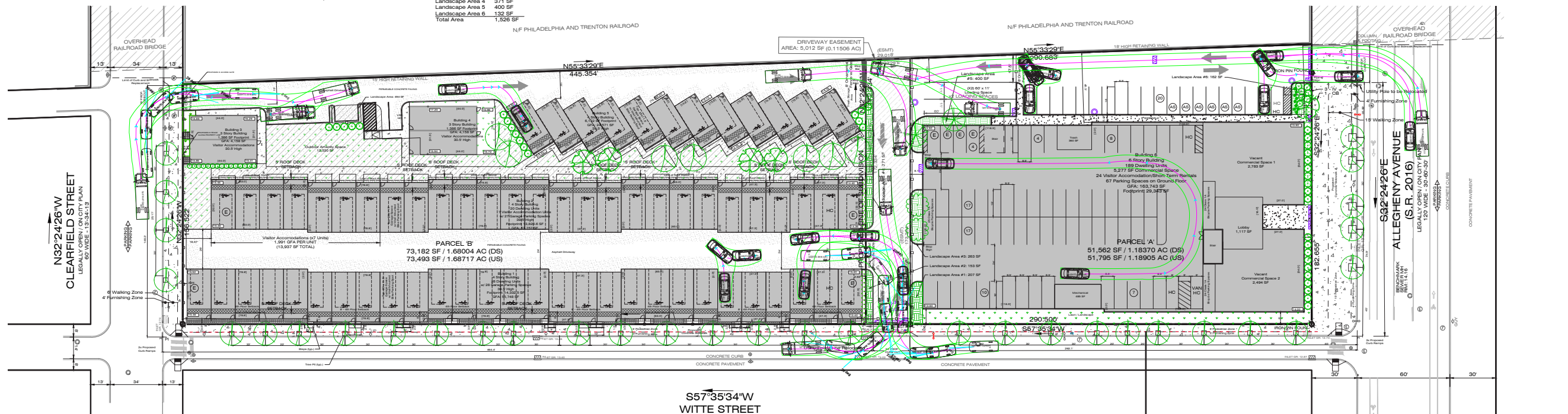
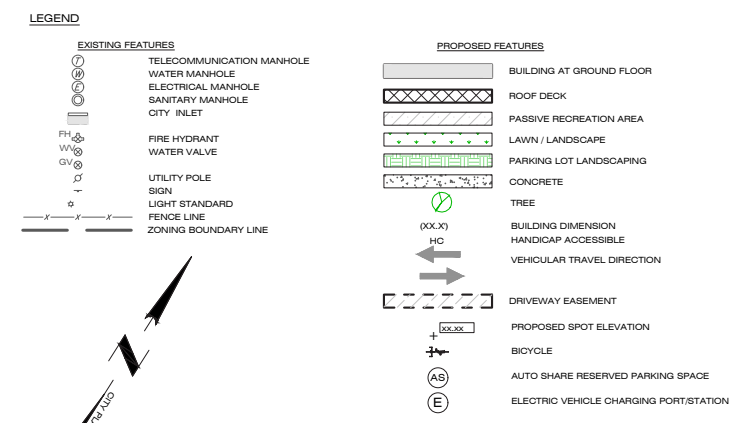


INTERIOR PARKING LOT LANDSCAPING

Landscaping in Parking Areas:	Required	Proposed	Parcel A	Parcel B
Perimeter Screening:				
Perimeter Screening abutting Residential District	N/A	N/A	N/A	N/A
Perimeter Screening along Street Frontage	5' wide	5'	N/A	N/A
Min. of 1 tree per 32 LF of frontage	1	1	N/A	N/A
Min. of 3 shrubs per 25 LF of frontage	3	3	N/A	N/A
Interior Requirements:				
Total Parking Lot Area	-	15,215 SF	-	3,644 SF
Percentage of Parking Lot Landscaping	10%	10%	10%	13.5%
Total Parking Lot Landscaping Area	1,522 SF	1,526 SF	364 SF	494 SF
Minimum 1 tree per 300 SF (of interior landscaped area)	2	3	1	1

INTERIOR PARKING LOT LANDSCAPING

Parcel A	Parcel B
Landscape Area 1: 207 SF	Landscape Area 1: 207 SF
Landscape Area 2: 153 SF	Landscape Area 2: 153 SF
Landscape Area 3: 293 SF	Landscape Area 3: 293 SF
Landscape Area 4: 371 SF	Landscape Area 4: 371 SF
Landscape Area 5: 400 SF	Landscape Area 5: 400 SF
Landscape Area 6: 132 SF	Landscape Area 6: 132 SF
Total Area: 1,526 SF	Total Area: 1,526 SF



- NOTES**
- Boundary and topographic information is based on a field survey performed by Ruggiero Plante Land Design on March 09, 2017.
 - Boundary dimensions are identified in Philadelphia District Standard feet and other stated dimensions are in U.S. standard feet.
 - The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
 - The bearings shown hereon are referenced from City Plan #196.
 - Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
 - This survey does not address the presence or absence of freshwater wetlands.
 - Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within Industrial Residential Mixed-Use (IRMX) Zoning District.
 - A zoning plan is required for any changes to lot lines, including consolidation of existing parcels.
 - Elevations shown on plan are based on City Plan #196 datum. Site benchmark is noted as a sewer manhole within E. Allegheny Avenue, rim elevation=14.16.

SOURCE OF TITLE

2202-2214 EAST ALLEGHENY AVENUE

Deed from Fortune Real Estate Partners, LP to 2301 E. Allegheny CRCP LLC, dated December 23, 2016 and being recorder in the City of Philadelphia on December 29, 2016 as document #53105438.

REFERENCE PLAN & DOCUMENTS

- CITY PLAN #196.
- PLAN OF PROPERTY MADE BY GEORGE H. STERNE, SAR OF THE SIXTH SURVEY DISTRICT, DATED NOVEMBER 16, 1954.

COMPLETE STREETS ZONE REQUIREMENTS

E Allegheny Avenue (Urban Arterial)

Pedestrian Component - Min. 6' Clear Width
Furnishing Component - Min. 4' Width

Witte Street (Local Road)

Pedestrian Component - Min. 5' Clear Width
Furnishing Component - Min. 3' Width

Clearfield Street (City Neighborhood Street)

Pedestrian Component - Min. 6' Clear Width
Furnishing Component - Min. 4' Width

IRMX INDUSTRIAL RESIDENTIAL MIXED-USE ZONING CRITERIA

Parcel 'A' Lot Dimensions: Trapezoid (172.334+182.655) x 290.500' = 51,562 SF or 1.1837 AC
Parcel 'B' Lot Dimensions: Trapezoid (156.522+172.334) x 445.073' = 73,182 SF or 1.6800 AC

	Required	Proposed Parcel 'A'	Proposed Parcel 'B'
Min. Lot Area	N/A	51,562 SF	73,182 SF
Min. Lot Width	N/A	182.655 FT	156.522 FT
Min. Front Yard Depth	0'-0"	5' / 8'	2.25' / 1.5'
Min. Side Yard Width	0'-0"	43.5'	18'
Min. Rear Yard Depth	0'-0"	8.1'	2.82'
Max. Height	60'-0"	59'-0"	39'-6"
Height Restriction on Abutting Street	38'-0" (First 8'-0" of Lot Depth) 60'-0" (Beyond 8'-0" of Lot Depth)	0'-0" (First 8'-0" of Lot Depth) 60'-0" (Beyond 8'-0" of Lot Depth)	29'-11" (First 8'-0" of Lot Depth) 39'-6" (Beyond 8'-0" of Lot Depth)
Max. Floor Area Ratio (FAR)	Max. 500%	163,743 SF (316.1%)	140,976 SF (191.8%)
Max. Occupied Area	Parcel 'A' (51,795 x 5) = 258,975 SF Parcel 'B' (73,493 x 5) = 367,465 SF	Corner 80% 57.9% (29,343 / 51,795)	50.4% (37,076 / 73,493)
Bicycle Parking Spaces	Parcel 'A' 1/3 Units = 213 / 3 = 71 Gross Floor Area = 1,110,000 sf = 2 Parcel 'B' 1/3 Units = 77 / 3 = 26	73 Spaces	67 Spaces (Provided in Garages)
Off Street Loading	Parcel 'A' 164,412 SF Residential = 2 Parcel 'B' 140,976 SF Residential = 1	2	1
Commercial Use Total	60% of First Floor Area Parcel 'A' 29,343 SF x 60% = 17,606 SF Parcel 'B' 37,076 SF x 60% = 22,246 SF	17,711 SF (60%)	22,253 SF (60%)
Gross Square Footage Breakdown:			
Commercial	N/A	COMMERCIAL SPACE 1 = 2,783 SF COMMERCIAL SPACE 2 = 2,494 SF TOTAL COMMERCIAL SPACE = 5,277 SF	0 SF
Non-Residential Amenity	N/A	1,732 SF	0 SF
Visitor Accommodations	N/A	10,702 SF	22,253 SF

Parcel 'A' Parking Table

Residential Use
3 Req. Spaces Per 10 Dwelling Units
189 Units / 10 x 3 = 57 Required Spaces

Visitor Accommodations
1 Req. Spaces Per 3 Rooms
24 Rooms Provided = 8 Required

Auto-Share Parking Reduction
4 Req. Space Reduction Per Auto-Share Space Provided
6 Auto-Share Spaces Provided

65 Required Spaces - 24 (Auto-Share Reduction x6) = 45 Required Spaces

Commercial Use
0 Req. Spaces

Total Required Parking Spaces: 45
Total Parking Spaces Provided: 67*
*4 HC Spaces Provided

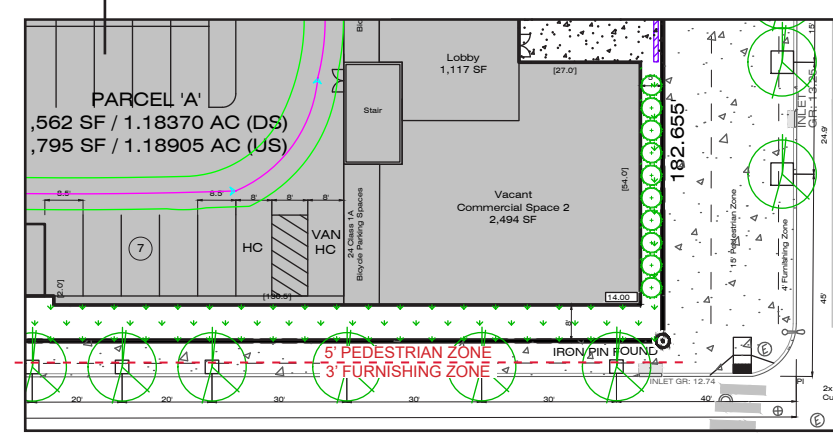
Parcel 'B' Parking Table

Residential Use
3 Req. Spaces Per 10 Dwelling Units
50 Units / 10 x 3 = 13 Required Spaces

Visitor Accommodation Use
1 Req. Space per 3 Rooms
17 Rooms Provided = 6 Required Spaces

Short Term Rental Use
0 Req. Spaces

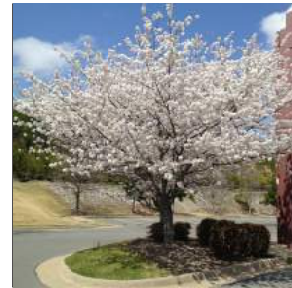
Total Required Parking Spaces: 19
Total Parking Spaces Provided: 69*
3 HC spaces provided



STREET TREES



Acer griseum, Paperbark Maple



Prunus x yedoensis, Yoshino Cherry



Stewartia koreana, Korean Stewartia

INTERNAL TREES



Acer saccharum, Sugar Maple



Cercis canadensis, Eastern Redbud



Carpinus betulus, Eastern hophornbeam

INTERNAL LANDSCAPE - SHRUBS/GRASSES



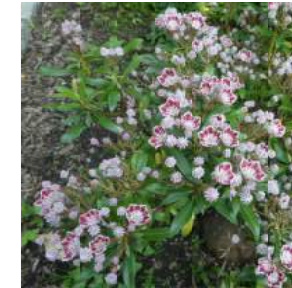
Panicum virgatum, Switchgrass



Viburnum dentatum, Arrowwood Viburnum



Ilex verticillata 'Red Sprite', Red Sprite Winterberry



Kalmia latifolia 'Peppermint', Peppermint Mountain Laurel

STREET TREES

CODE	BOTANICAL NAME	COMMON NAME	SIZE
AG	Acer griseum	Paperbark Maple	2.5-3" Cal. B&B
PY	Prunus x yedoensis	Yoshino Cherry	2.5-3" Cal. B&B
SK	Stewartia koreana	Korean Stewartia	2.5-3" Cal. B&B

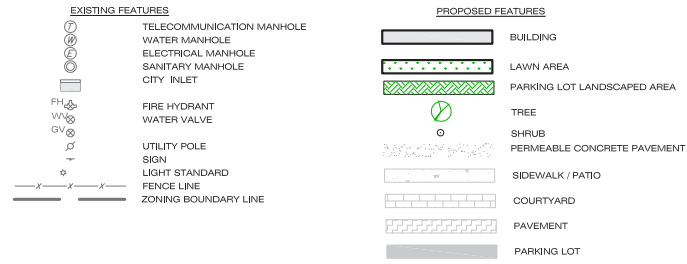
INTERNAL - TREES

CODE	BOTANICAL NAME	COMMON NAME	SIZE
AS	Acer saccharum	Sugar Maple	2.5-3" Cal. B&B
CC	Cercis canadensis	Eastern Redbud	2.5-3" Cal. B&B
CB	Carpinus betulus	Eastern Hophornbeam	2.5-3" Cal. B&B

INTERNAL - SHRUBS/GRASSES

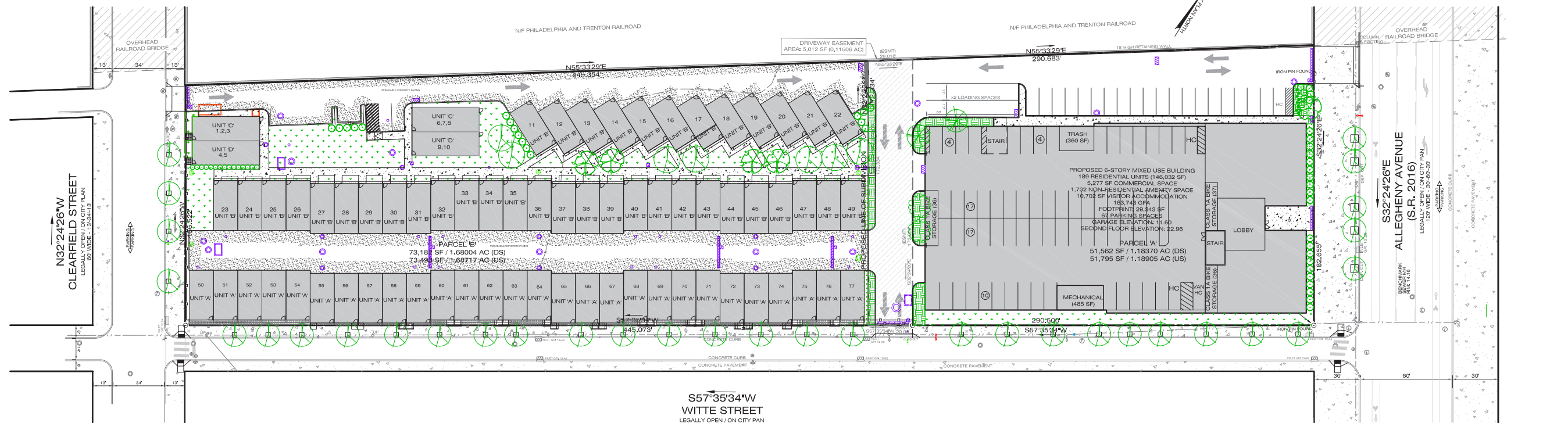
CODE	BOTANICAL NAME	COMMON NAME	SIZE
VD	Viburnum dentatum	Arrowwood Viburnum	5 gal.
IV	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	5 gal.
KL	Kalmia latifolia 'Peppermint'	Peppermint Mountain Laurel	5 gal.
PV	Panicum virgatum	Switchgrass	3 gal.

LEGEND

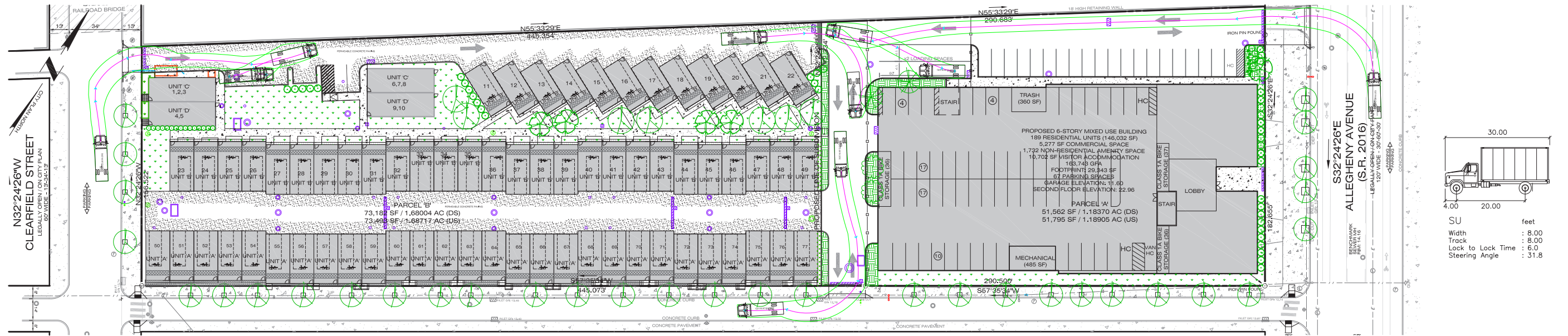


LOCATION MAP

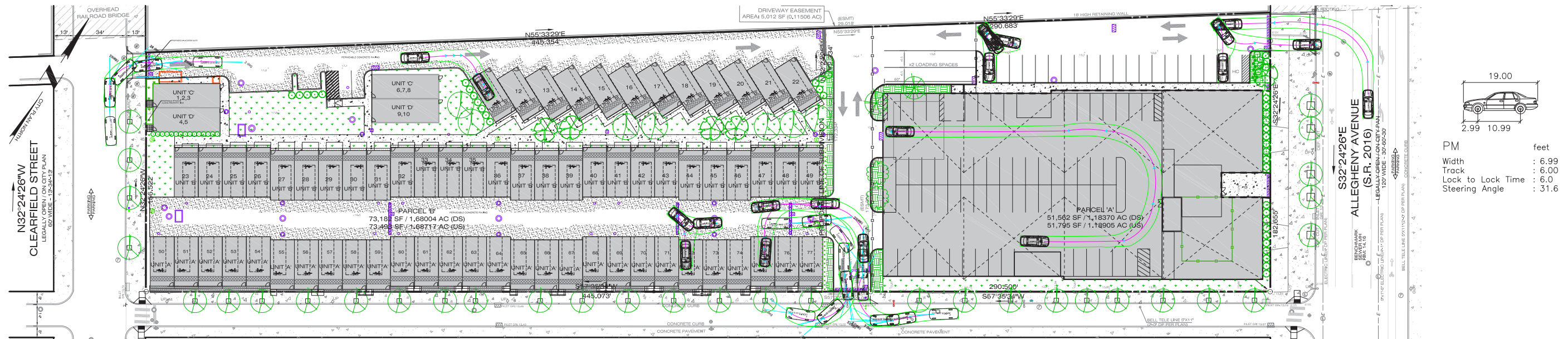
SCALE 1"=500'



2202-14 E. ALLEGHENY AVENUE
Philadelphia, PA 19134
25th Ward - OPA#885544380



BOX TRUCK TURNING MOVEMENTS

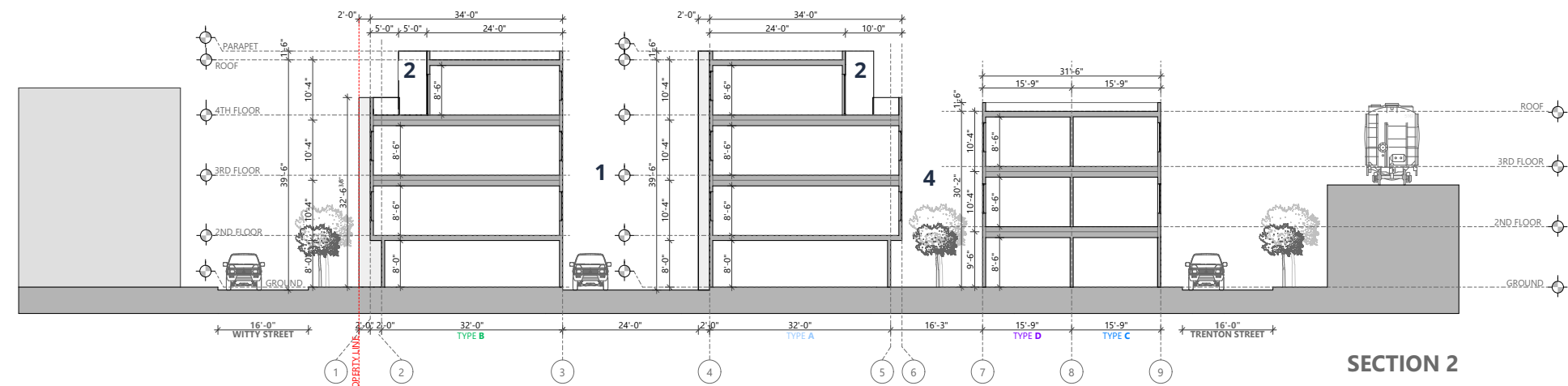
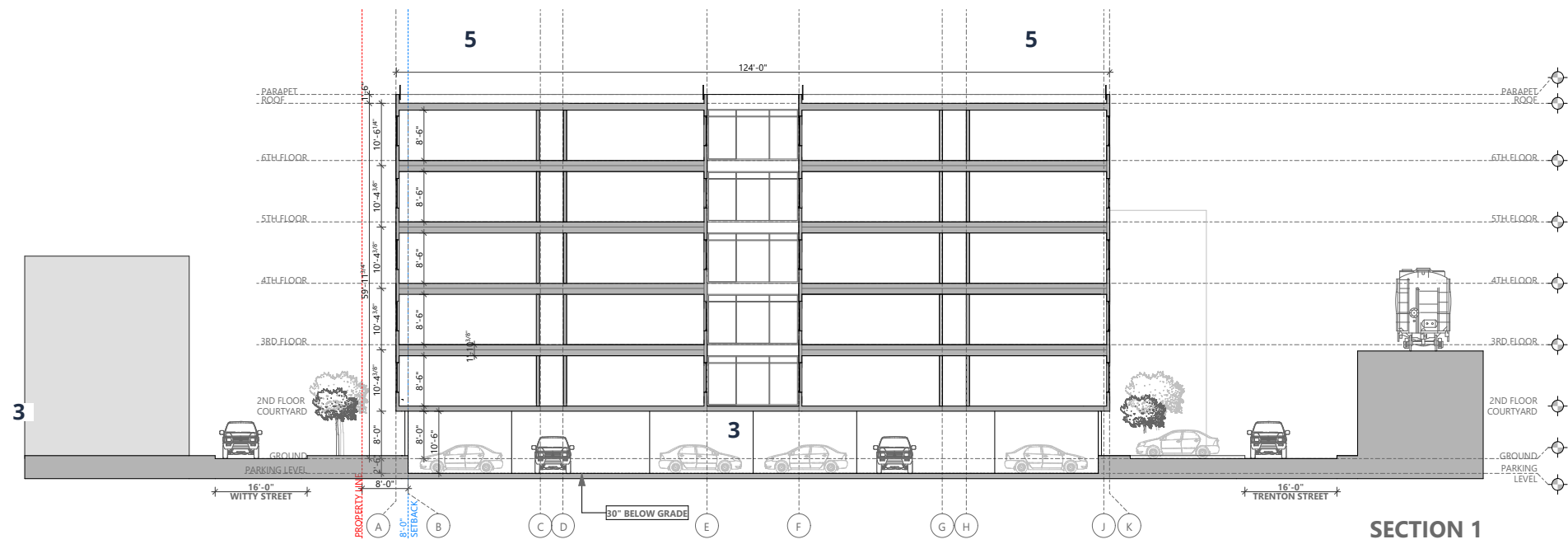
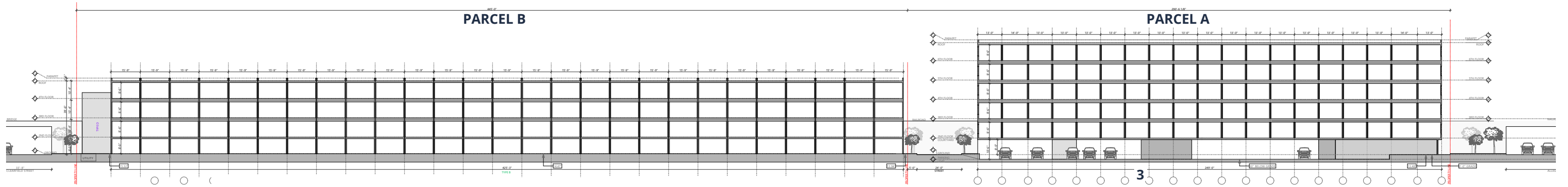


PASSENGER VEHICLE TURNING MOVEMENTS

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LEGEND	
	EXISTING FEATURES
	TELECOMMUNICATION MANHOLE
	WATER MANHOLE
	ELECTRICAL MANHOLE
	SANITARY MANHOLE
	CITY INLET
	FIRE HYDRANT
	WATER VALVE
	ELECTRICAL VALVE
	UTILITY POLE
	SIGN
	LIGHT STANDARD
	FENCE LINE
	ZONING BOUNDARY LINE
	PROPOSED FEATURES
	BUILDING
	LAWN AREA
	PARKING LOT LANDSCAPED AREA
	TREE
	SHRUB
	PERMEABLE CONCRETE PAVEMENT
	SIDEWALK / PATIO
	COURTYARD
	PAVEMENT
	PARKING LOT

2202-14 E. ALLEGHENY AVENUE
Philadelphia, PA 19134
25th Ward - OPA#885544380



- KEY**
- 1 DRIVE ISLE TOWN-HOMES
 - 2 DECK TOWN HOMES
 - 3 PARKING MULTI FAMILY
 - 4 OPEN GREEN SPACE TOWN-HOMES
 - 5 ROOF AMENITY MULTI FAMILY

SITE SECTIONS





COURTYARD PATH INSPIRATION



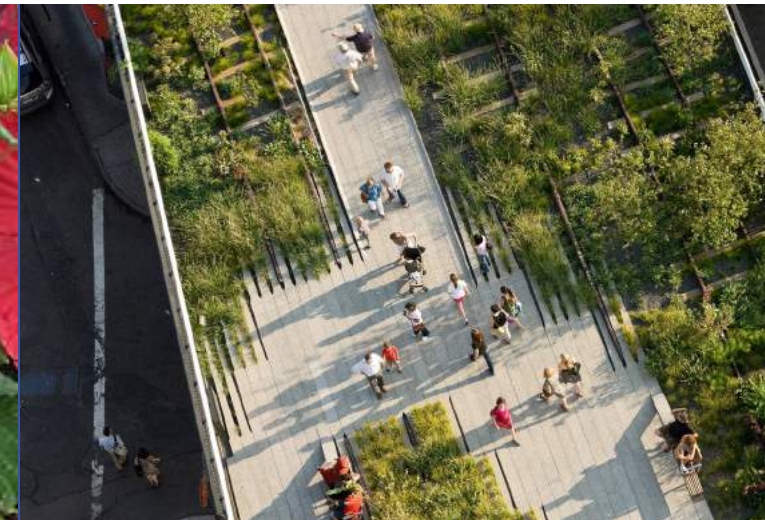
SEA GRASS



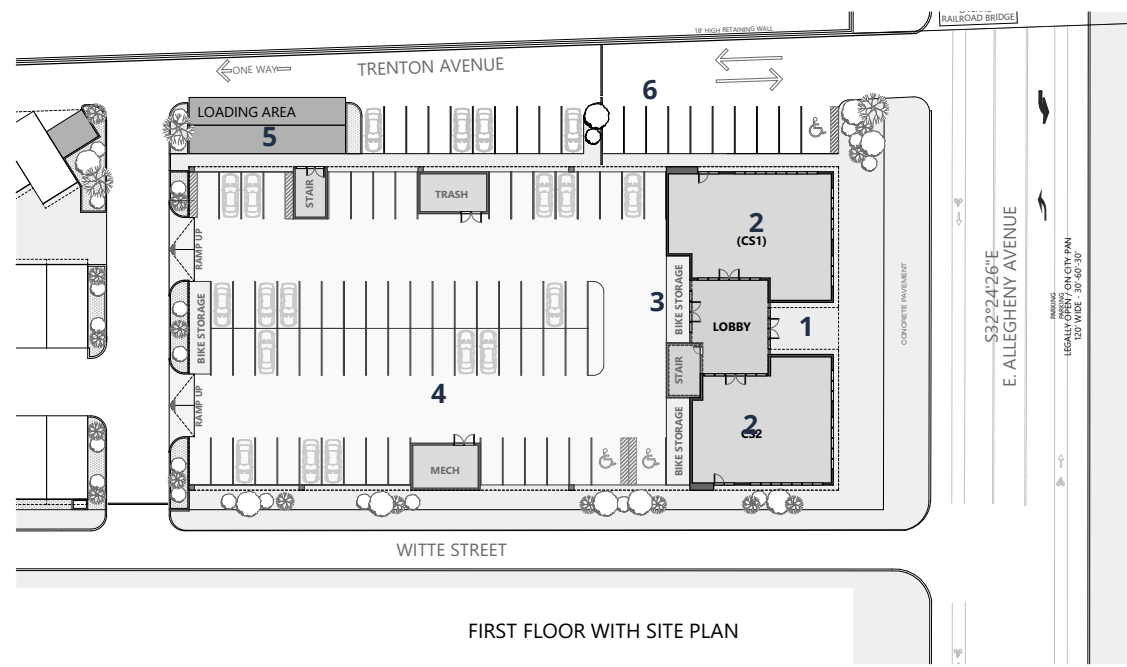
ATRIUM LIGHT INSPIRATION



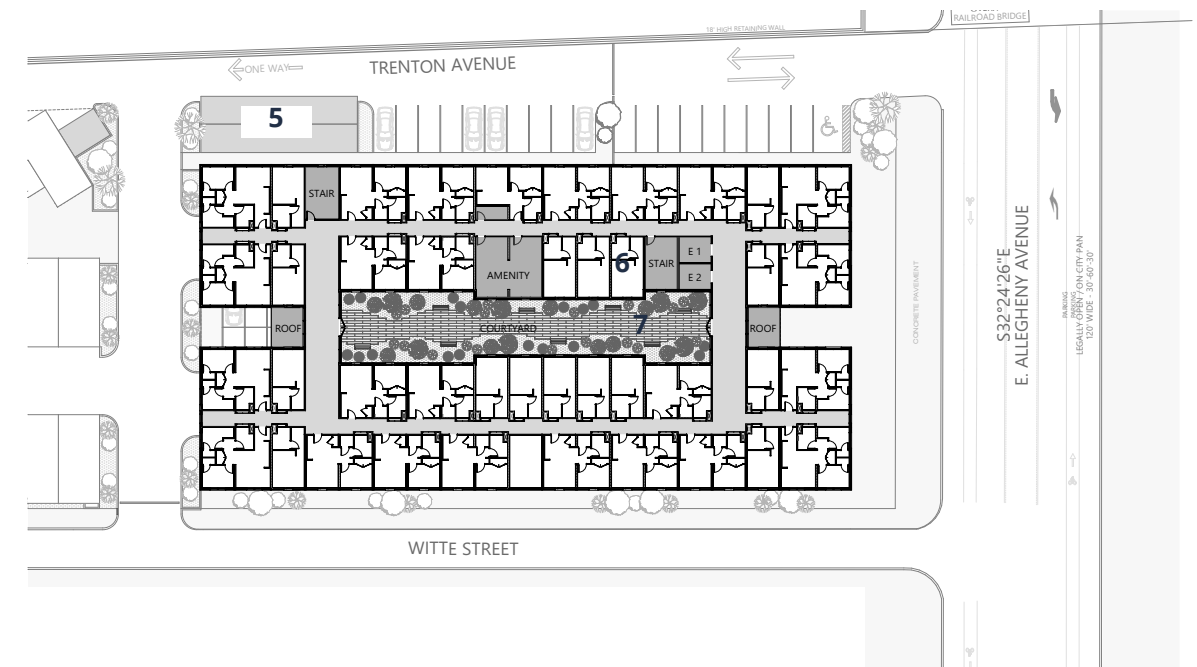
GIANT ROSE MALLOW



COURTYARD PATH INSPIRATION



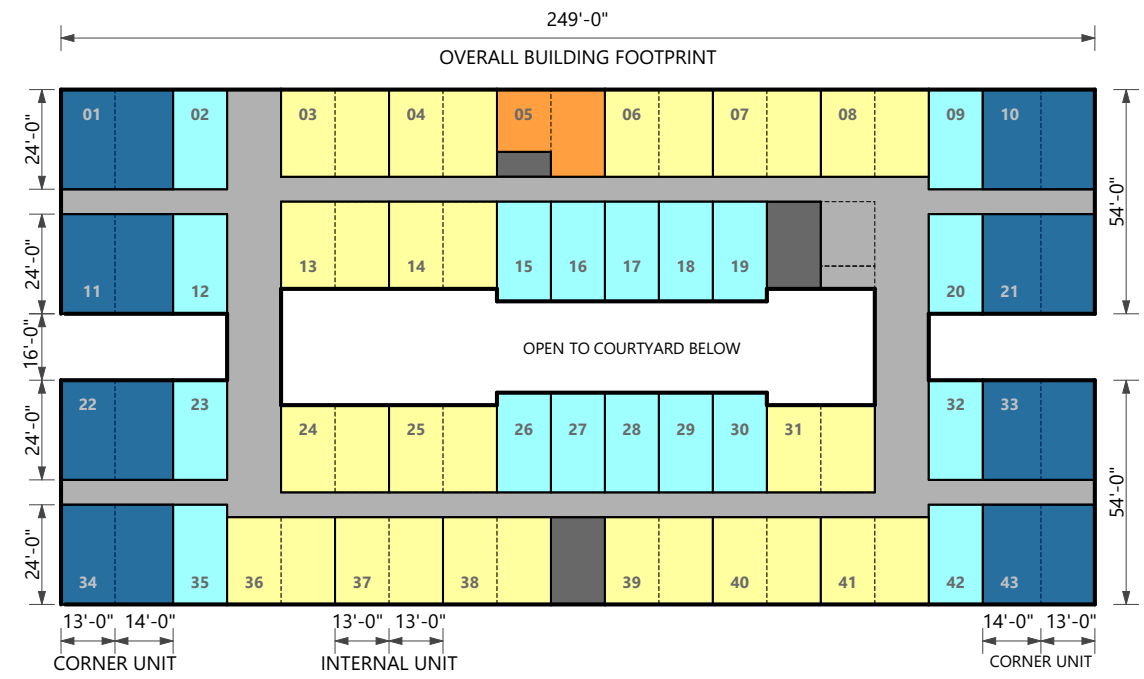
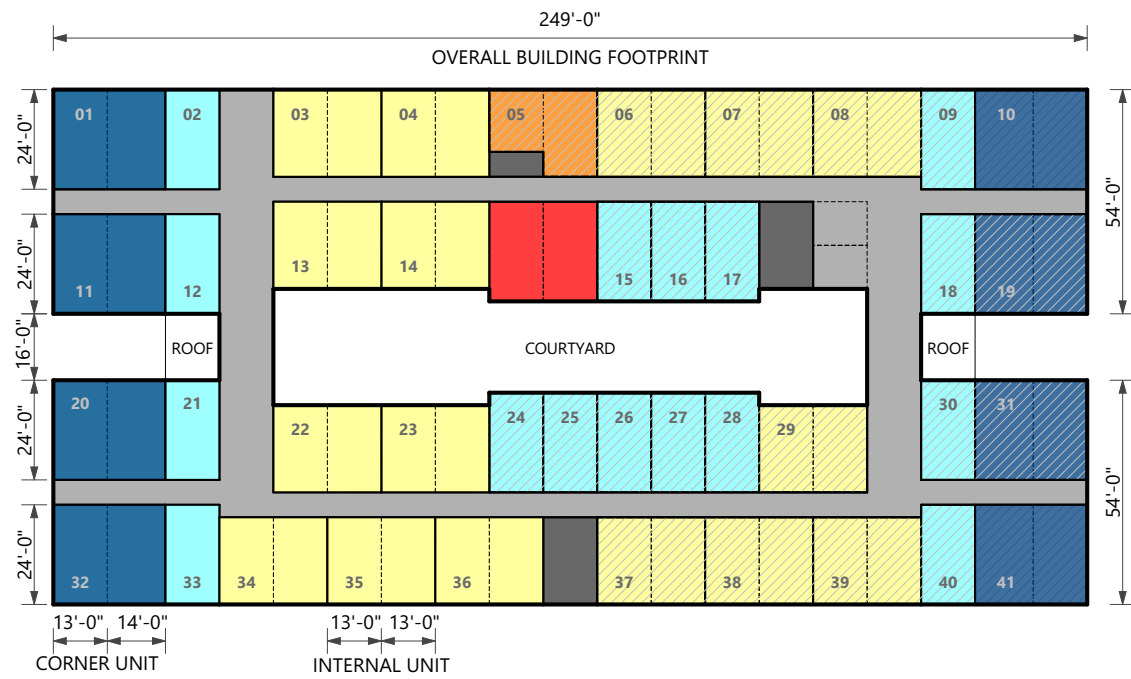
FIRST FLOOR WITH SITE PLAN



KEY PARCEL A

- 1 MAIN ENTRY
- 2 COMMERCIAL SPACE
- 3 BIKE PARKING
- 4 PARKING
- 5 LOADING ZONE
- 6 COMMERCIAL PARKING
- 7 COURTYARD
- 8 APARTMENTS





VISITOR ACCOMMODATION







ROOF DECK PERGOLA INSPIRATION



RAILROAD TIE ROOF PLANTER INSPIRATION



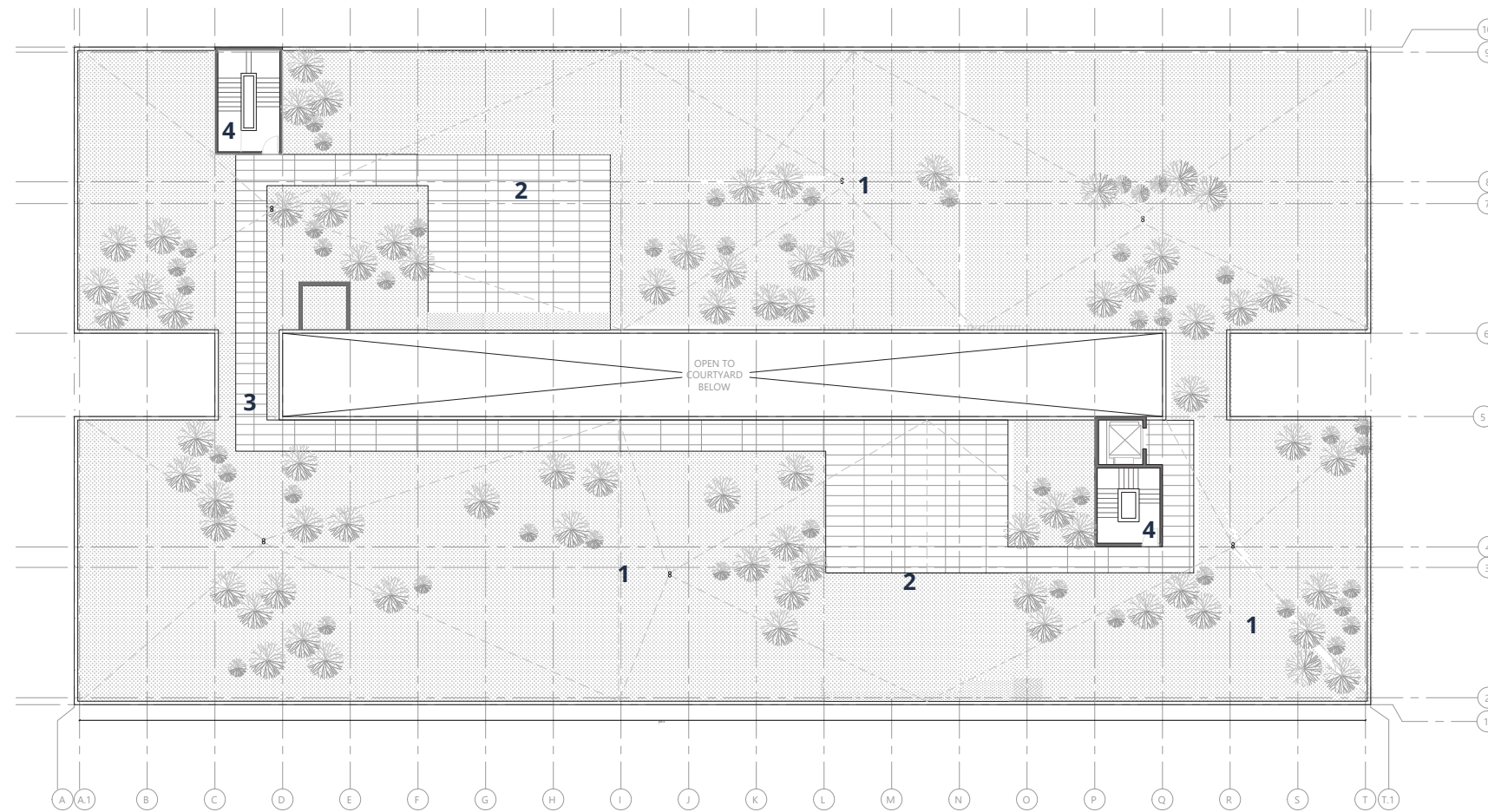
GREEN ROOF HARDY SUCCULENT PLANTS



ROOF EDGE PLANTER SEATING



ROOF PARAPET RAILING INSPIRATION



- KEY**
- 1 GREEN ROOF
 - 2 DECK
 - 3 WOOD PATH
 - 4 VERTICAL CIRCULATION



ROOF PLAN



1

2

3

4

5

6



WEST ELEVATION



NORTH ELEVATION

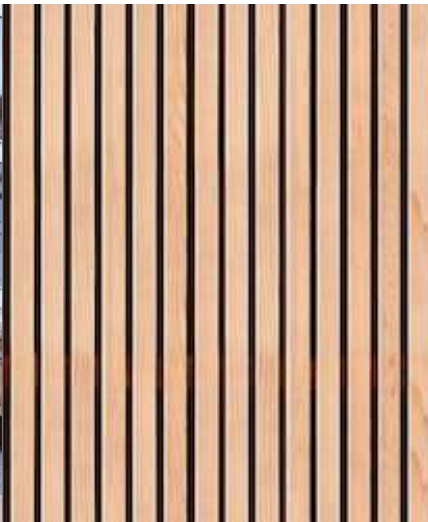
KEY

- 1 STUCCO SIDING
- 2 WOOD PANEL - WOOD GRAIN
- 3 VERTICAL PANEL EXTRUSIONS
- 4 7" LAP SIDING
- 5 STOREFRONT
- 6 COLORED METAL EDGE
- 7 HARDIE PANEL
- 8. PTAC VENTILATION LOUVER
- 9. METAL GRATE PANELING FOR GREENERY

MULTIFAMILY ELEVATIONS



ENTRYWAY WITH PLANK CANOPY



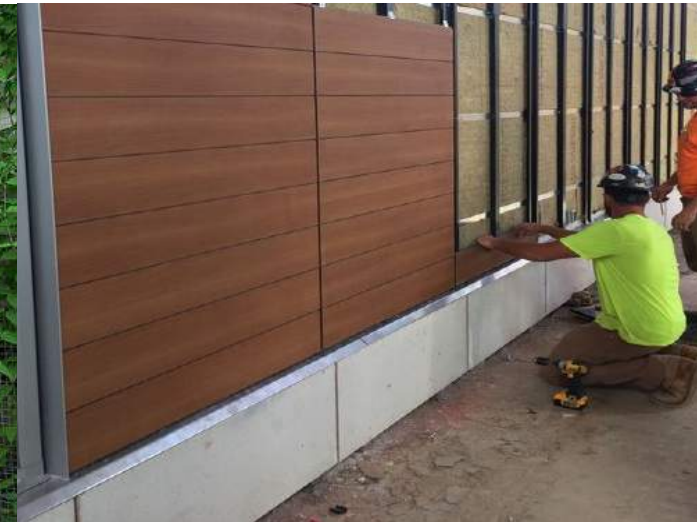
EDGE PLANTING AT ENTRIES`



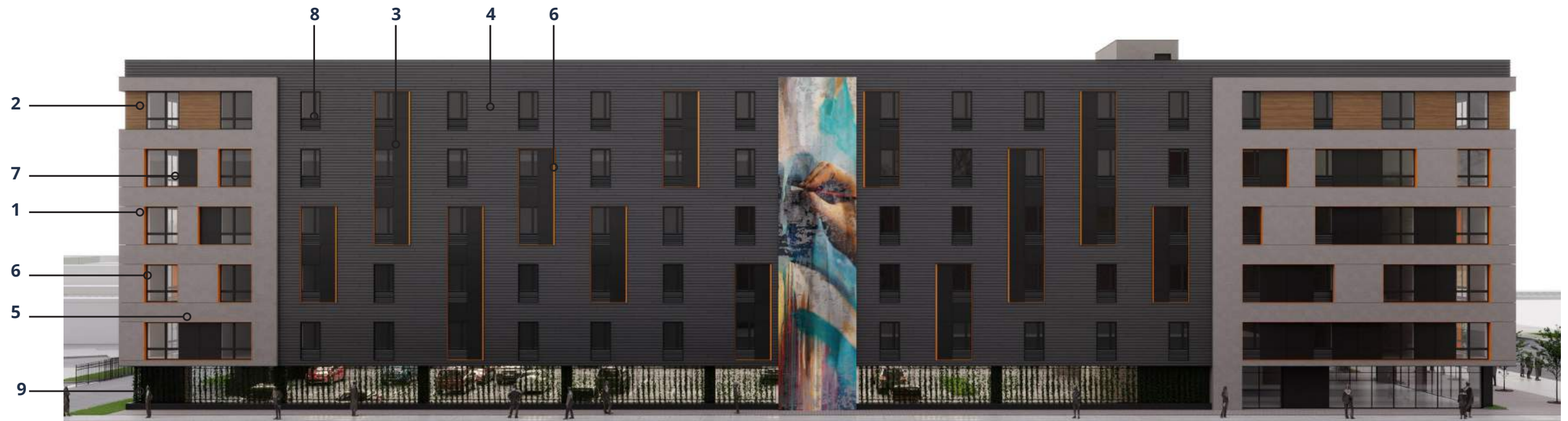
GARAGE LEVEL GRATE



GARAGE LEVEL GRATE WITH GREENERY



WOOD FACADE PANEL INSTALLATION



EAST ELEVATION



SOUTH ELEVATION

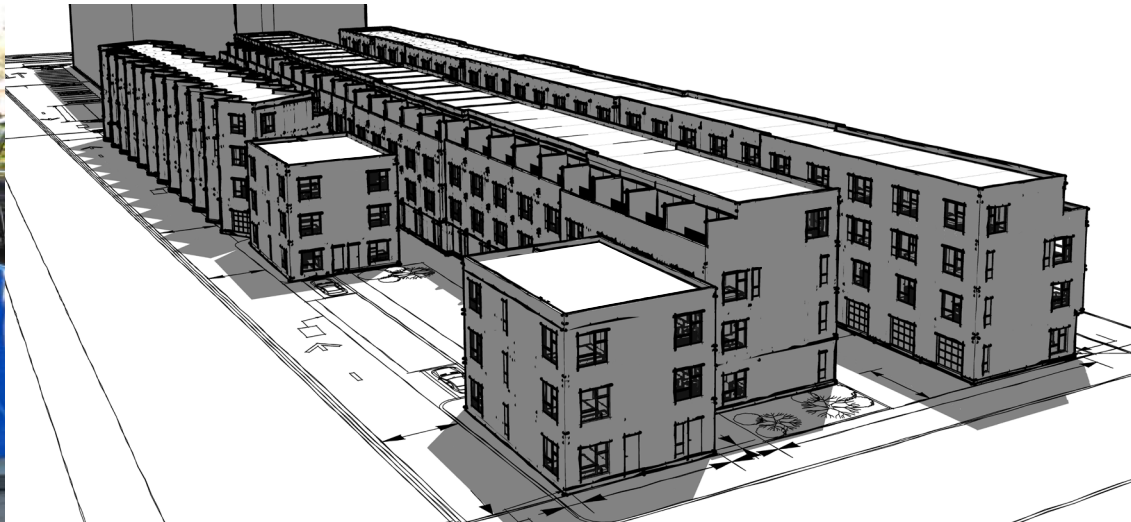
KEY

- 1 STUCCO SIDING
- 2 WOOD PANEL - WOOD GRAIN
- 3 VERTICAL PANEL EXTRUSIONS
- 4 7" LAP SIDING
- 5 STOREFRONT
- 6 COLORED METAL EDGE
- 7 HARDIE PANEL
- 8. PTAC VENTILATION LOUVER
- 9. METAL GRATE PANELING FOR GREENERY





BIKES



PERSPECTIVE FROM TRENTON AND CLEARFIELD



SWINGS

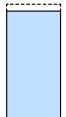


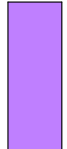


BENCHES AT AMENITIES



KEY PARCEL B

- 1 TOWN HOME BLDG 1
- 2 TOWN-HOME BLDG 2
- 3 APARTMENT BLDG 3
- 4 APARTMENT BLDG 4
- 5 TOWN-HOME BLDG 5
- 6 LOADING & PARKING
- 7 TRASH
- 8 OPEN GREEN SPACE
- 9 DRIVE ISLE

			
UNIT A 30 UNITS 2,110.5 SF	UNIT B 28 UNITS 2,110.5 SF	UNIT C 3 UNITS 2,079 SF	UNIT D 2 UNITS 2,079 SF



1

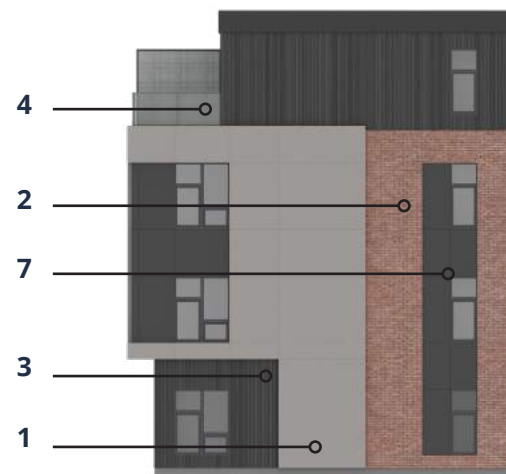
2

3

4

5

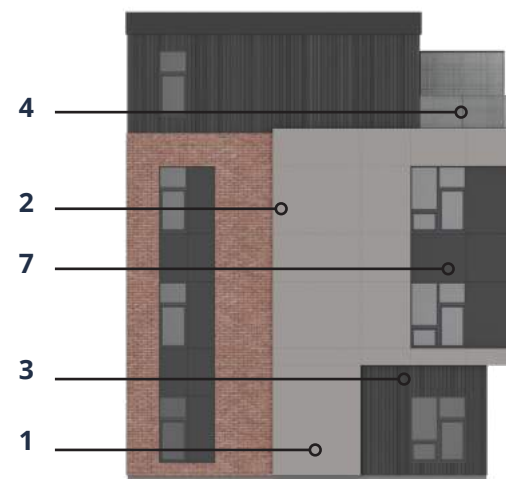
6



EAST ELEVATION BUILDING ONE - TYPICAL FOR ALL BLDGS



PARTIAL SOUTH ELEVATION BUILDING ONE - TYPICAL AT BLDG 1, 2 & 5



WEST ELEVATION BUILDING ONE - TYPICAL FOR ALL BLDGS



PARTIAL NORTH ELEVATION BUILDING ONE - TYPICAL AT BLDG 1, 2 & 5

KEY

- 1 STUCCO SIDING
- 2 BRICK
- 3 VERTICAL METAL CLAD SIDING
- 4 GRATE GUARDRAILS
- 5 PATTERNED BRICK
- 6 METAL COLORED FRAMES
- 7 METAL PANELING



METAL CLADDING



GUARDRAIL DETAIL



METAL PANEL AT WINDOWS



STUCCO AND WINDOW INSPIRATION



NORTH ELEVATION BUILDING ONE - TYPICAL AT ALL BLDG



SOUTH ELEVATION BUILDING ONE - TYPICAL AT ALL BLDG



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

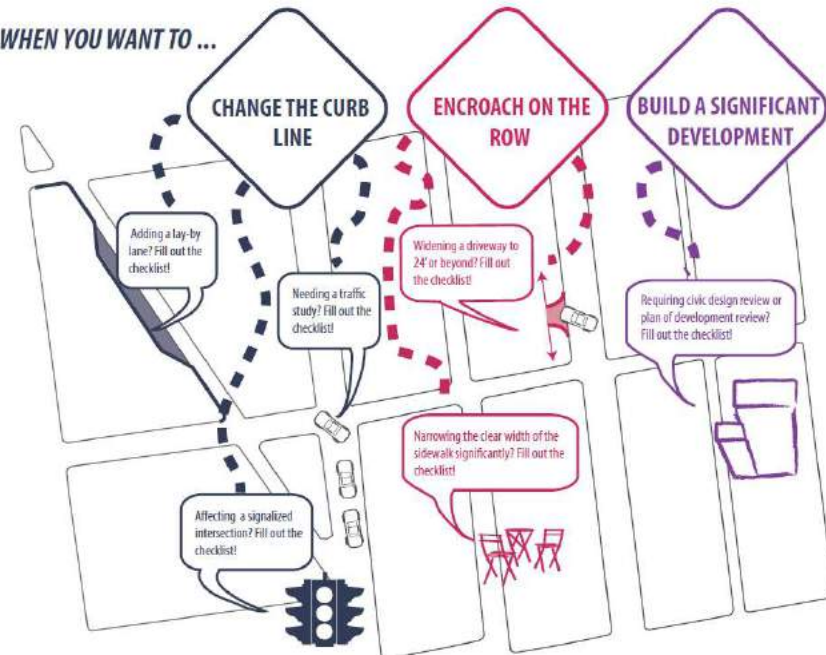
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards 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:
 - o Placing of a new street;
 - o Removal of an existing street;
 - o Changes to roadway grades, curb lines, or widths; or
 - o 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
 - o FULLY DIMENSIONED
 - o CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - o FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - o PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o PROPOSED TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o 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>2202-2214 E Allegheny Avenue</u></p> <p>3. APPLICANT NAME
<u>Vaughan Buckley</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>Vaughan@vbc.co</u></p> <p>6. OWNER NAME
<u>2204-2212 E Allegheny Ave LLC</u></p> <p>7. OWNER CONTACT INFORMATION
_____</p> <p>8. ENGINEER / ARCHITECT NAME
<u>(E) Ruggiero Plante Land Design (A) VBC Studio – Sara Ann Logan Patterson</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>(E) 215-508-3900\kyle@ruggieroplante.com</u>
<u>(A) 617-936-3482\spalbert@vbc.co</u>
<u>ajokovich@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>E Allegheny Ave from Trenton Ave to Witte Street, Witte Street from E Allegheny Ave to Clearfield St, Clearfield St from Trenton Ave to Witte Street, Trenton Ave from Clearfield St to E Allegheny Ave.</u></p> |
|--|--|

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>E. Allegheny Avenue</u>	<u>Trenton Avenue</u>	<u>Witte Street</u>	<u>Urban Arterial</u>
<u>Witte Street</u>	<u>E Allegheny Avenue</u>	<u>Clearfield Street</u>	<u>Local</u>
<u>Clearfield Street</u>	<u>Witte Street</u>	<u>Trenton Avenue</u>	<u>City Neighborhood</u>
<u>Trenton Avenue</u>	<u>Clearfield Street</u>	<u>E Allegheny Avenue</u>	<u>N/A</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 type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" 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) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
<u>E Allegheny Avenue</u>	<u>12 / 30 / 30</u>	<u>30 / 30</u>
<u>Witte Street</u>	<u>10 / 8 / 8</u>	<u>8 / 8</u>
<u>Clearfield Street</u>	<u>12 / 13 / 13</u>	<u>13 / 13</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>E Allegheny Avenue</u>	<u>6 / 6 / 6</u>
<u>Witte Street</u>	<u>5.5 / 5 / 5</u>
<u>Clearfield Street</u>	<u>6 / 6 / 6</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>Curb Cut</u>	<u>16'</u>	<u>60'-9" South from Trenton Avenue on E Allegheny Ave</u>
<u>Curb Cut</u>	<u>17.2'</u>	<u>123'-8" South from Trenton Avenue on E Allegheny Ave</u>
<u>Curb Cut</u>	<u>16.3'</u>	<u>287' West from E Allegheny Ave on Witte St</u>
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>24'</u>	<u>292' West of E Allegheny Ave on Witte Street</u>
<u>Curb Cut</u>	<u>16'</u>	<u>148.4' North of Witte Street on Clearfield St</u>
<u>Curb Cut</u>	<u>24'</u>	<u>165.8' north of Witte Street on Allegheny Ave</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 / Comment: Streets Trees provide comfortable walking areas, and the reconstruction of the sidewalk and ADA ramps will help facilitate proper access to the site.

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

16. BUILDING ZONE: list the MAXIMUM, existing and proposed Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH	
	Existing / Proposed	
<u>E Allegheny Avenue</u>	0	0
<u>Witte Street</u>	0	0
_____	____	____
_____	____	____

17. FURNISHING ZONE: list the MINIMUM, recommended, existing, and proposed Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH		
	Recommended / Existing / Proposed		
<u>E Allegheny Avenue</u>	4	4	4
<u>Witte Street</u>	3.5	3	3
<u>Clearfield Street</u>	4	4	4
_____	____	____	____

18. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

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

APPLICANT: Building & Furnishing Component
Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component
Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>

Additional sidewalk area beyond the provided walking space on E Allegheny Ave and Clearfield provide ample space for pedestrians. ADA curb ramps are proposed on E Allegheny Ave 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
2202-2214 E Allegheny Ave Parcel A	73	0 / 0	0 / 0	0 / 73
2202-2214 E Allegheny Ave Parcel B	26	0 / 0	0 / 0	0 / 67
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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

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

YES NO N/A
 YES NO N/A
 YES NO N/A
 YES NO N/A

DEPARTMENTAL APPROVAL

YES NO
 YES NO
 YES NO
 YES NO

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?

YES NO N/A

YES NO

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

YES NO N/A

YES NO

APPLICANT: Bicycle Component

Additional Explanation / Comments: The project is situated along E Allegheny Avenue 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 E Allegheny Avenue as well.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

28. Does the design limit conflict among transportation modes along the curb?

YES NO

DEPARTMENTAL APPROVAL

YES NO

29. Does the design connect transit stops to the surrounding pedestrian network and destinations?

YES NO N/A

YES NO

30. Does the design provide a buffer between the roadway and pedestrian traffic?

YES NO N/A

YES NO

31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?

YES NO

APPLICANT: Curbside Management Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

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

33. What is the maximum AASHTO design vehicle being accommodated by the design? SU-30

34. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission.

35. Will the public right-of-way be used for loading and unloading activities?

36. Does the design maintain emergency vehicle access?

37. Where new streets are being developed, does the design connect and extend the street grid?

38. Does the design support multiple alternative routes to and from destinations as well as within the site?

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

YES NO

YES NO N/A

YES NO N/A

YES NO

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: The project contains three 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. Witte Street is a one way road which limits the potential for congestion of entering and leaving the site. The entrance on Clearfield Street is a one way entrance to facilitate the flow of traffis, increasing mobility for roadway users.

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 E Allegheny Ave (Route 60), and Aramingo Ave (Route 15)
(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 The total area of the property is 124,744 sf with a total parking area of 36,555 sf. That equals only 29.3% of the total property.
(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	Yes Railway adjacent to site in not in operation
(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 rear of lot off of Whitte 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 Green roof strategies 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 and shaded trellis structures on hardscape walkways
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