

Civic Design Review Submission
December 23, 2021

HR BAINBRIDGE LP - MULTIFAMILY HOUSING

419 Bainbridge Street, City and County of Philadelphia, 19147



PROJECT SUMMARY

419 Bainbridge Street is located in the Queen Village neighborhood of Philadelphia at the intersection of Passyunk Avenue and Bainbridge Street. The site is bordered by 3-story masonry buildings to the west and north, 3-story masonry buildings to the east across Leithgow Street, and Bainbridge Green is located to the south.

The project site is currently an E-Z Park parking lot. The site is zoned for 'CMX-3 Commercial Mixed Use.'

The project consists of one seven-story structure. The first floor contains resident amenities, retail, and on-grade parking, with residential units on the floors above. There are 2,500 square feet of exterior amenity space on the roof terrace, and 5,101 combined square feet of interior amenity space on the first, second, and seventh floors. The project has approximately 106,681 square feet of residential space distributed across studio, one-bedroom, and two-bedroom units. There are 35 on-grade resident parking spaces plus two auto-share parking spaces.

The project complements the Queen Village community through the introduction of 157 rentable housing units, onsite bike storage and vehicle parking for residents, enhanced landscape along the streets and two retail spaces designed to embrace and serve the neighborhood and its residents.

TABLE OF CONTENTS

1.....	COVER
2.....	PROJECT SUMMARY AND TABLE OF CONTENTS
3.....	CDR PROJECT APPLICATION FORM
4-5.....	SITE CONTEXT
6.....	EXISTING SITE SURVEY
7.....	PROPOSED SITE PLAN
8.....	FIRST FLOOR PLAN
9.....	TYPICAL FLOOR PLAN
10.....	LANDSCAPE PLAN
11-12.....	MASSING MODEL AERIAL VIEWS
13.....	CONSTRUCTION TYPE DIAGRAMS
14.....	PROGRAM DIAGRAMS
15-16.....	BUILDING ELEVATIONS
17.....	BUILDING CLADDING MATERIALS
18.....	SITE SECTIONS
19-23.....	RENDERINGS
24-25.....	CDR SUSTAINABLE DESIGN CHECKLIST
26-32.....	COMPLETE STREETS HANDBOOK CHECKLIST





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-2021-014512C

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

The proposed project creates more than 100,000 sf of gross new floor area and contains more than 100 residential units.

PROJECT LOCATION

Planning District: Central Council District: District 1

Address: 419 Bainbridge Street
Philadelphia, PA 19147

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: Michael S. McCloskey Primary Phone: 215 609 4609

Email: mmccloskey@bernardon.com Address: 1315 Walnut Street, Suite 600
Philadelphia, Pennsylvania 19107

Property Owner: HR Bainbridge LP Developer LCOR Development Services LLC

Architect: Bernardon

SITE CONDITIONS

Site Area: 29,610.30 SF

Existing Zoning: CMX-3 Are Zoning Variances required? Yes No

Proposed Use: Mixed-Use Multi-family and Retail

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units): A new 7 story mixed-use retail and multi-family housing project will be constructed on the site. Providing 157 residential units in the forms of studio, 1-bedroom, and 2-bedroom units on floors 2 through 7. The first floor provides 5,573 SF of retail space, and a total of 7,601 SF of amenity space is located on the first floor, second floor, seventh floor, and rooftop.

Proposed # of Parking Units: 35 parking spaces on grade will be provided, plus 2 auto-share parking spaces.

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: January 12, 2022 Time: 7:30 p.m.

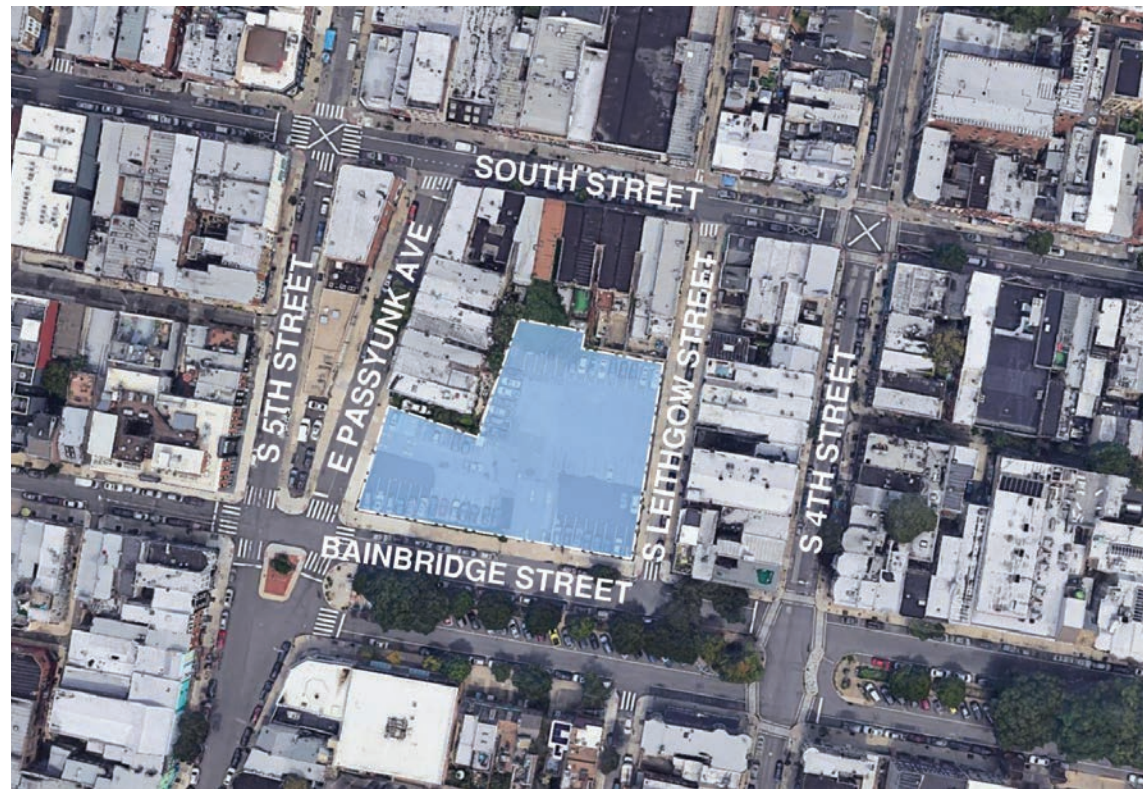
ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:

Date: N/A





AERIAL VIEW OF SITE



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHWEST





WEST OF SITE FROM ADJACENT BUILDINGS



WEST OF SITE FACING SOUTHEAST



WEST OF SITE FACING EAST



SOUTHWEST CORNER OF SITE FACING NORTHWEST



SOUTHWEST CORNER OF SITE FACING NORTHEAST



SOUTHERN EDGE OF SITE FACING WEST



SOUTHEAST CORNER OF SITE FACING NORTHWEST



EASTERN EDGE OF SITE FACING NORTH



EASTERN EDGE OF SITE FACING SOUTH



SOUTHEAST ON BAINBRIDGE STREET LOOKING WEST



SOUTHWEST ON BAINBRIDGE STREET LOOKING EAST



SOUTH ON BAINBRIDGE STREET LOOKING NORTH



RECORD DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED. SITUATE IN THE 2ND WARD OF THE CITY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA AND DESCRIBED IN ACCORDANCE WITH A CERTAIN LOT CONSOLIDATION PLAN PREPARED BY STANTEC CONSULTING SERVICES, INC. DATED APRIL 24, 2017, AND LAST REVISED JANUARY 24, 2018, AND BEING ITS PROJECT NO. 17481456, AND SAID LOT CONSOLIDATION PLAN BEING REVIEWED AND APPROVED BY THE SURVEYOR AND REGULATOR OF THE SECOND SURVEY DISTRICT OF THE CITY OF PHILADELPHIA ON JANUARY 25, 2018, AS PER SUB-DIVISION PLAN REQUIREMENTS ADOPTED BY THE BOARD OF SURVEYORS.

OWNER TABLE

Table with 5 columns: NO., MAP, PARCEL, OPA, OWNER, DOC. Lists 14 parcels and their respective owners and documents.

BEING KNOWN AS NO. 413-433 BAINBRIDGE STREET AKA 614-624 SOUTH LEITHGOW STREET AND AKA 623-631 EAST PASSYUNK AVENUE. BEING THE SAME PREMISES WHICH H.R. BAINBRIDGE, LP, A PENNSYLVANIA LIMITED PARTNERSHIP BY DEED OF CONSOLIDATION AND CONFIRMATION DATED 5/18/2018 AND RECORDED 4/22/2018 IN PHILADELPHIA COUNTY AS DOCUMENT NO. 5351798 CONVEYED TO H.R. BAINBRIDGE, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, IN FEE.

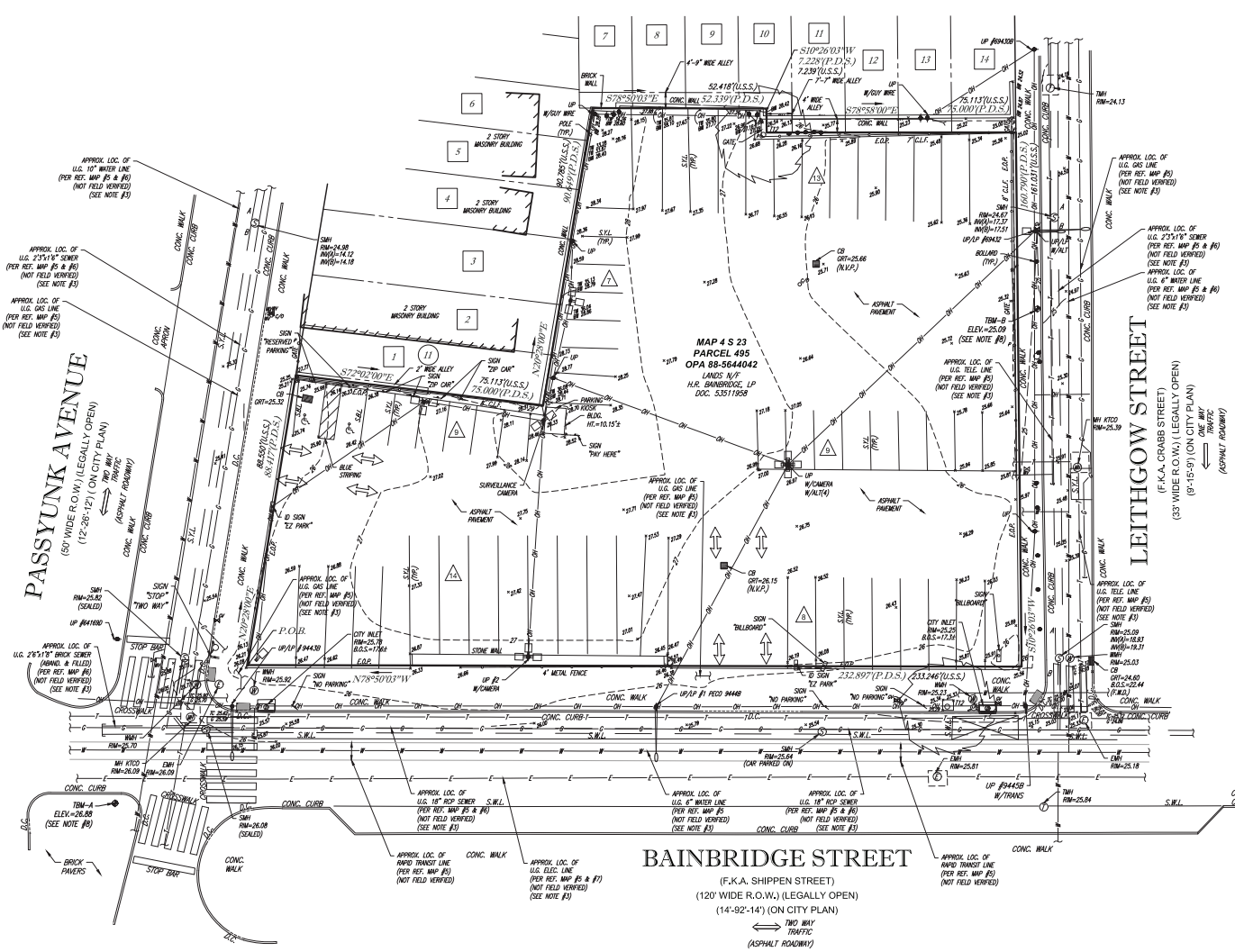
BEING THE SAME PREMISES WHICH H.R. BAINBRIDGE, LP, A PENNSYLVANIA LIMITED PARTNERSHIP BY DEED OF CONSOLIDATION AND CONFIRMATION DATED 4/25/2019 AND RECORDED 4/14/2019 IN PHILADELPHIA COUNTY AS DOCUMENT NO. 5351196 CONVEYED TO H.R. BAINBRIDGE, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, IN FEE.

LEGEND

- Legend items including: EXISTING CONTOUR, EXISTING SPOT ELEVATION, EXIST. TOP OF CURB ELEVATION, EXIST. GUTTER ELEVATION, EXIST. TOP OF WALL ELEVATION, EXIST. BOTTOM OF WALL ELEVATION, OVERHEAD WIRES, APPROX. LOC. UNDERGROUND GAS LINE, APPROX. LOC. UNDERGROUND ELEC. LINE, APPROX. LOC. UNDERGROUND TEL. LINE, APPROX. LOC. UNDERGROUND WATER LINE, APPROX. LOC. UNDERGROUND DRAINAGE LINE, APPROX. LOC. UNDERGROUND SAN. LINE, DEPRESSIONED CURB, HYDRANT, WATER VALVE, GAS VALVE, DRAINAGE/STORM MANHOLE, SANITARY/SEWER MANHOLE, TELEPHONE MANHOLE, ELECTRIC MANHOLE, UNKNOWN MANHOLE, WATER MANHOLE, UTILITY POLE, SIGN, BOLLARD, AREA LIGHT, CATCH BASIN OR INLET, DECIDUOUS TREE & TRUNK SIZE, PARKING SPACE COUNT, CHAIN LINK FENCE, DEPRESSIONED CURB, EDGE OF CONC., EDGE OF PAVEMENT, TYPICAL, DETECTABLE WARNING PAD, SOLID WHITE LINE, SOLID YELLOW LINE, TOP FLOOD GATE, NO VISIBLE PIPE, PHILADELPHIA DISTRICT STANDARD, UNITED STATES STANDARD, TITLE REPORT EXCEPTION.

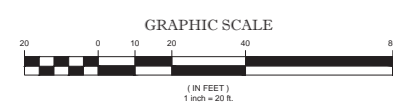
UTILITIES: THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE-CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 20211700341

Table with 2 columns: UTILITY COMPANY, PHONE NUMBER. Lists companies like Comcast Cablevision, PECO, Philadelphia City Water Dept, Philadelphia Dept of Streets, Philadelphia Gas Works, Verizon, Zayo Bandwidth, Mobility LLC, Philadelphia Dept of Streets and their phone numbers.

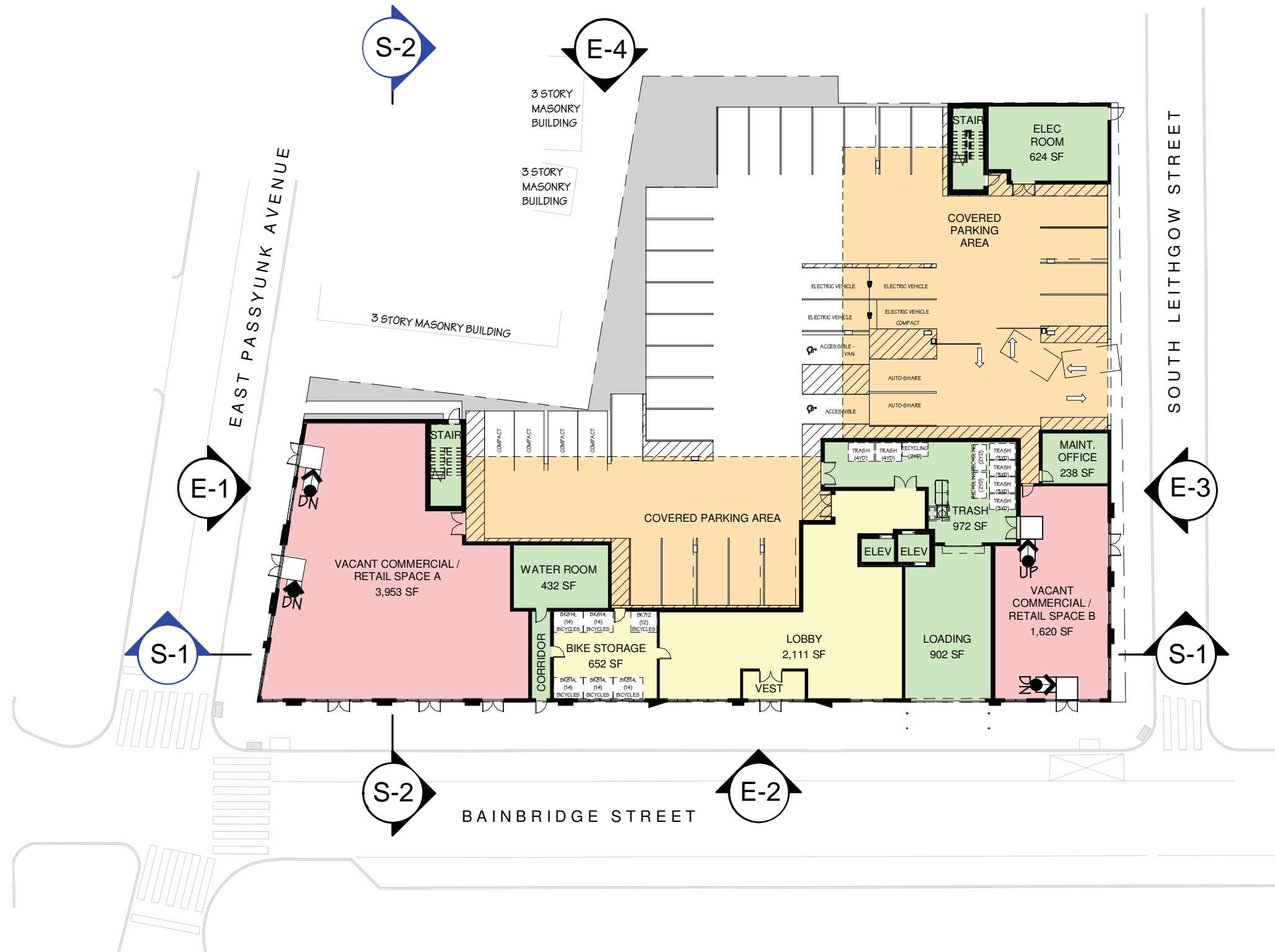


- NOTES: 1. PROPERTY KNOWN AS MAP 4 S 23, PARCEL 495 AS IDENTIFIED ON THE TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, 2ND WARD, COMMONWEALTH OF PENNSYLVANIA. 2. AREA (P.D.S.) = 29,899.2 S.F. OR 0.67976 AC. AREA (U.S.S.) = 29,899.2 S.F. OR 0.68180 AC. 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE ANY EXCAVATION IS TO BEGAIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. 5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY LAND SERVICES, INC. AN AGENT FOR CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 9559838, PAGE#1-3566, WITH AN EFFECTIVE DATE OF 02/27/2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II: 6. CONDITIONS AS DISCLOSED ON LOT CONSOLIDATION PLAN PREPARED BY STANTEC CONSULTING SERVICES, INC. DATED APRIL 24, 2017, AND LAST REVISED JANUARY 24, 2018, AND BEING ITS PROJECT NO. 17481456 AND SAID LOT CONSOLIDATION PLAN BEING REVIEWED AND APPROVED BY THE SURVEYOR AND REGULATOR OF THE SECOND SURVEY DISTRICT OF THE CITY OF PHILADELPHIA ON 1/25/2018, AS PER SUB-DIVISION PLAN REQUIREMENTS ADOPTED BY THE BOARD OF SURVEYORS. CURRENT CONDITIONS SHOWN. 7. RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY AND BELL TELEPHONE COMPANY AS IN DEED BOOK MAP 2380 PAGE 44. - INCLUDES SURVEYED PROPERTY. IT IS A BLANKET EASEMENT. 8. EASEMENT OF 9 FEET WIDE ALLEY. - EXTINGUISHED BY TITLE MERGER. 9. EASEMENT OF 2 FEET WIDE ALLEY. - IT IS PARTIALLY LOCATED ON SURVEYED PROPERTY, SHOWN. 10. EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER REF. #2. 11. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. 12. ELEVATIONS ARE BASED UPON PHILADELPHIA CITY PLAN DATUM. TEMPORARY BENCH MARKS SET: ELEVATION=26.88 TBM-B: MAG NAIL SET IN CONCRETE WALK ELEVATION=25.09

- REFERENCES: 1. MAP 4 S 23 OF THE OFFICIAL TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA. 2. MAP ENTITLED 'NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF PHILADELPHIA, PENNSYLVANIA, PHILADELPHIA COUNTY, PLAN 184 OF 230', MAP NUMBER 420757 0184 H, MAP REVISED: NOVEMBER 16, 2015. 3. CITY PLAN ENTITLED 'CP 71', PROVIDED BY THE CITY OF PHILADELPHIA. 4. STREET STATUS CARDS ENTITLED 'SOUTH ST., FROM PASSYUNK AVE. TO 3RD ST., CITY PLANS 71, L0030397', 'BAINBRIDGE ST., FROM PASSYUNK AVE. TO 3RD ST., CITY PLANS 71, L0004448', 'PASSYUNK AVE., FROM FITZWATER ST. TO SOUTH ST., CITY PLANS 71, L0118884', 'LEITHGOW ST., FROM MONROE ST. TO SOUTH ST., CITY PLANS 71, L0119618', PROVIDED BY THE CITY OF PHILADELPHIA. 5. MAPS ENTITLED '4-S-6' & '4-S-7A', PROVIDED BY THE CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS. 6. MAPS ENTITLED 'PWD #148535', 'PWD #158269', 'PWD #183201', 'PWD #187713', 'PWD #217624', 'PWD #230229', 'PWD #251230', 'PWD #263339', 'PWD #304809', 'PWD #462071', & 'PWD #480384', PROVIDED BY THE PHILADELPHIA WATER DEPARTMENT. 7. MAPS SHOWING UNDERGROUND ELECTRIC FACILITIES, PROVIDED BY SEPTA. 8. MAP ENTITLED 'LOT CONSOLIDATION PLAN FOR GORMAN & COMPANY', PREPARED BY STANTEC, PROJECT NO. 17481456, DATED 4-24-2017.



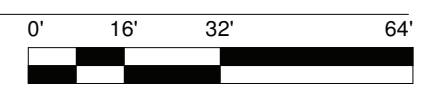
Professional surveyor information block including: THIS SURVEY IS CERTIFIED TO: H.R. BAINBRIDGE, LP, CHICAGO TITLE INSURANCE COMPANY, LAND SERVICES USA, INC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS... CONTROL POINT ASSOCIATES, INC. ALTA/NSPS LAND TITLE SURVEY H.R. BAINBRIDGE, LP 419 E. BAINBRIDGE STREET MAP 4 S 23, PARCEL 495, OPA 88-5644042 CITY & COUNTY OF PHILADELPHIA, 2ND WARD COMMONWEALTH OF PENNSYLVANIA. CONTROL POINT ASSOCIATES, INC. JAMES C. WEED, PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #52075250. DATE: 07-16-2021. FILE NO.: 02-170303-01. SHEET: 1 OF 1.

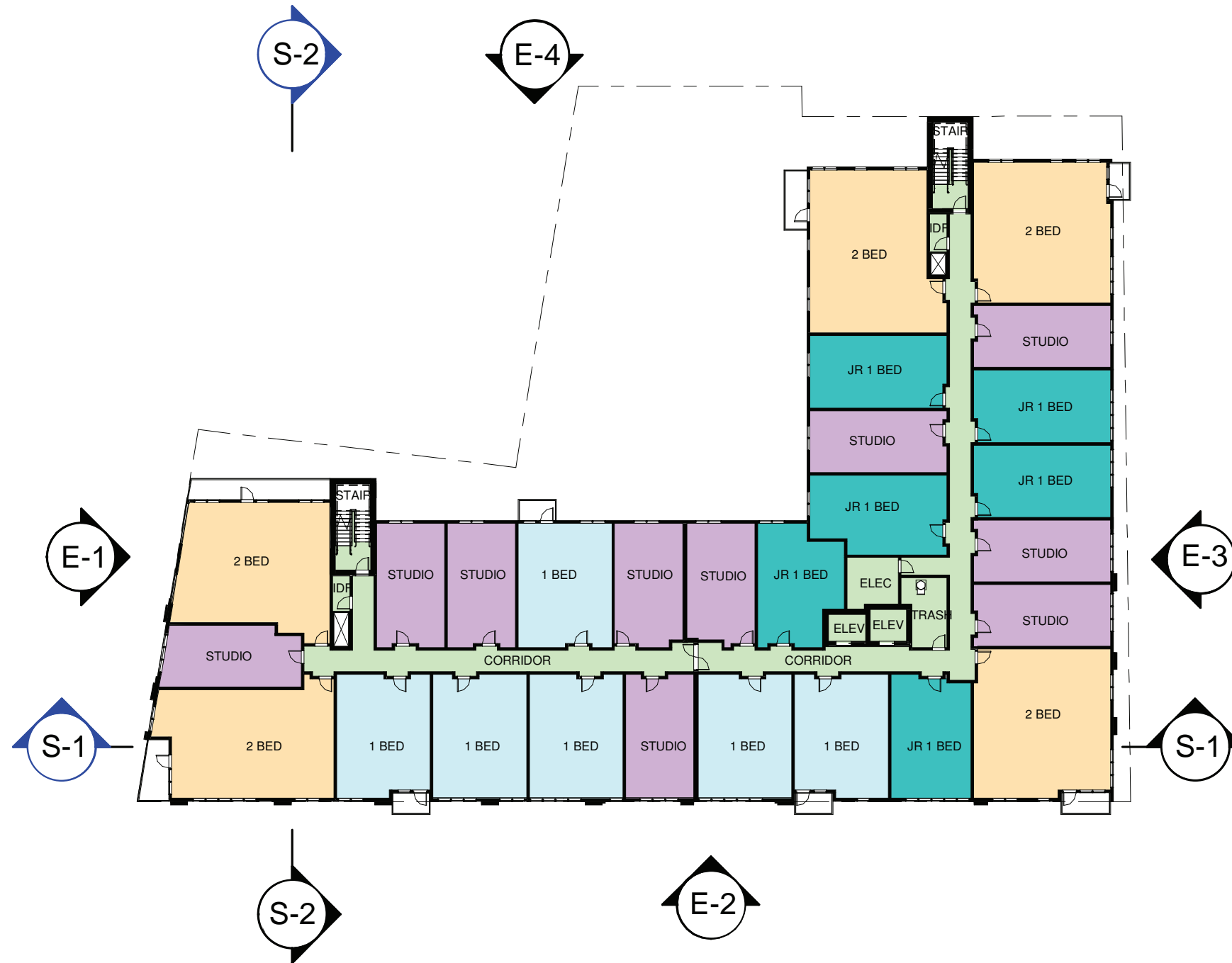


1

FIRST FLOOR PLAN

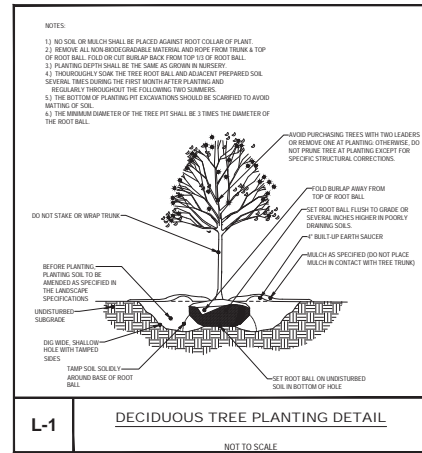
SCALE 1/32" = 1'-0"





1 TYPICAL FLOOR PLAN
SCALE 1/32" = 1'-0"



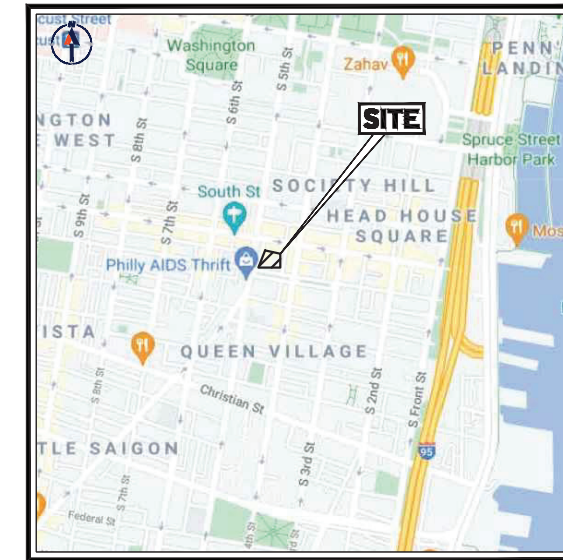


SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
14-705(2)(2)(A)	STREET TREES SHALL BE PROVIDED AT AN INTERVAL OF AT LEAST ONE TREE PER 25 LF. TREES MAY BE PLACED AT REGULAR OR IRREGULAR INTERVALS SO LONG AS 15 FEET OF SPACE IS PROVIDED BETWEEN TRUNKS.	LENGTH ALONG PASSYUNK AVE = 88'-LF REQUIRED: 88' / 25 = 3.52 (3) STREET TREES PROVIDED: 3 LSR (3) STREET TREES	COMPLIES
14-803(5)(B)	(1) PARKING LOT SCREENING SHALL BE PROVIDED AT A DEPTH OF NO LESS THAN 5 FEET OR AT LEAST EQUAL TO THE REQUIRED SETBACK, WHICHEVER IS GREATER. (2) TREES MUST BE PROVIDED AT A RATE OF ONE TREE PER 25 FEET OF FRONTAGE. (3) SHRUBS SHALL BE PLANTED AT AN INTERVAL OF THREE SHRUBS PER 25 FEET OF FRONTAGE AND MUST HAVE A MATURE HEIGHT OF AT LEAST TWO FEET.	LENGTH ALONG BAINBRIDGE STREET = 213'-LF (EXCLUDING DRIVEWAY WIDTH) REQUIRED: 213' / 25 = 8.52 OR 8 STREET TREES PROVIDED: 5 CCA IS STREET TREES PERMITTED PER STREET TREE PLANTING DIAGRAM (DRAWING NO. F20152)	COMPLIES
14-803(5)(D)	ONE TREE SHALL BE PLANTED PER 300 S.F. OF INTERIOR LANDSCAPE AREA. A MINIMUM OF 30% OF THE REQUIRED TREES SHALL INCLUDE DECIDUOUS SHADE TREES.	LENGTH ALONG LEITHGOW STREET = 142'-LF (EXCLUDING DRIVEWAY WIDTH) REQUIRED: 142' / 25 = 5.68 OR 4 STREET TREES PROVIDED: NO STREET TREES PERMITTED PER STREET TREE PLANTING DIAGRAM (DRAWING NO. F20152)	NOT APPLICABLE
14-803(5)(E)	PARKING LOT SCREENING	REQUIRED INTERIOR OPEN AIR PARKING LOT LANDSCAPE AREA = 545 S.F. LF REQUIRED: 545 / 300 = 1.82 OR 2 TREES PROVIDED: 2 GTK (2 TREES)	COMPLIES

GENERAL NOTES:

- THIS PLAN IS INTENDED TO SHOW LANDSCAPE INTENT FOR ZONING PURPOSES ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN UNLESS OTHERWISE NOTED.

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CCA	5	CARPINUS CAROLINIANA	AMERICAN HORNBREAM	2.5' CAL	B&B
GTKK	2	GLEDITSIA TRICANTHOS INERMIS	SKYLINE THORNLESS HONEY LOCUST	2.5' CAL	B&B
LSR	3	LIQUIDAMBAR STYRACIFLUA	ROUND-LOBED SEEDLESS SWEET GUM	2.5' CAL	B&B

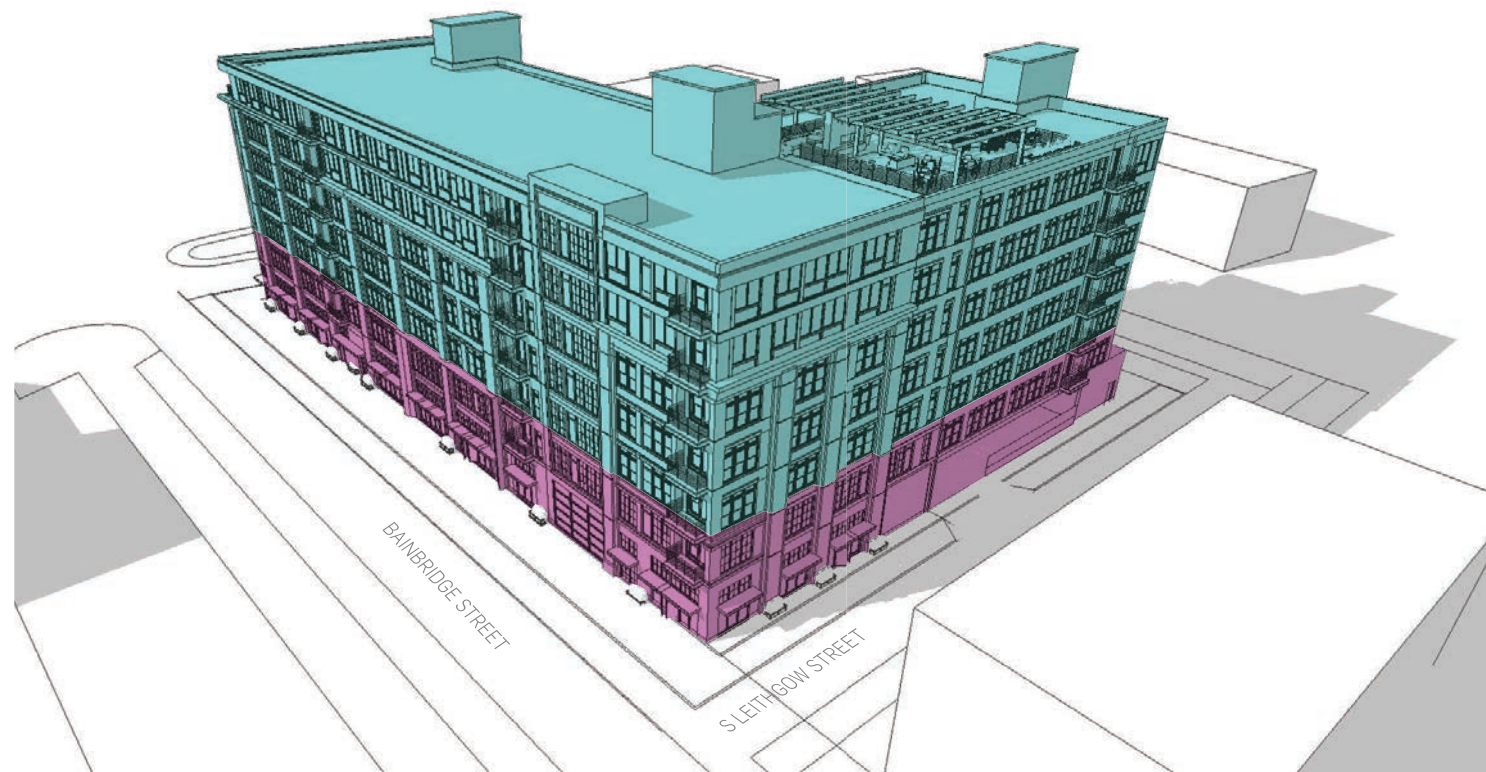


Trees
(Suggestion Only)







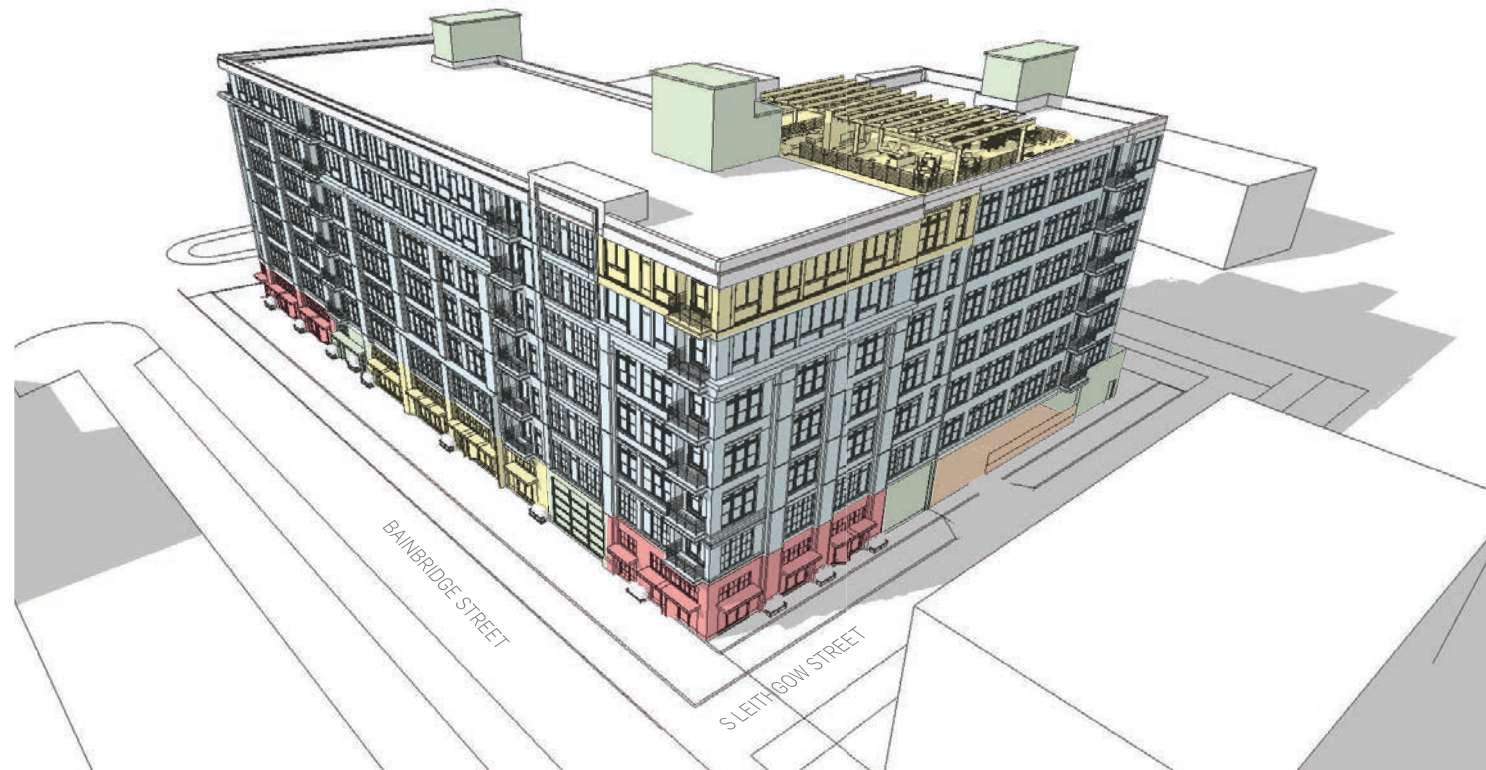




KEY

-  TYPE IIIA CONSTRUCTION
-  TYPE IA CONSTRUCTION





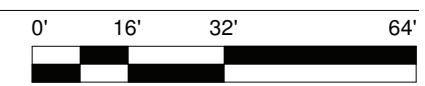
KEY

- RETAIL
- AMENITY
- PARKING
- BOH





1 WEST ELEVATION
SCALE 1/32" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/32" = 1'-0"

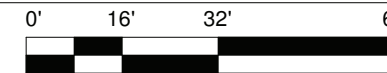




3

EAST ELEVATION

SCALE 1/32" = 1'-0"

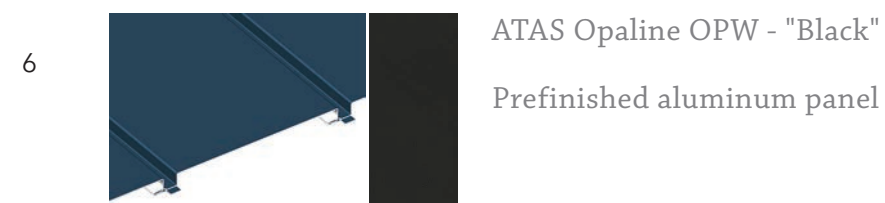
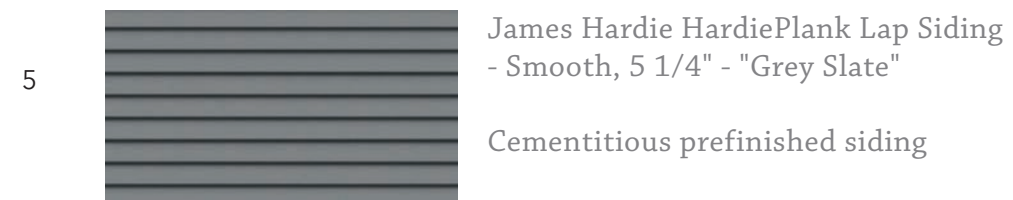
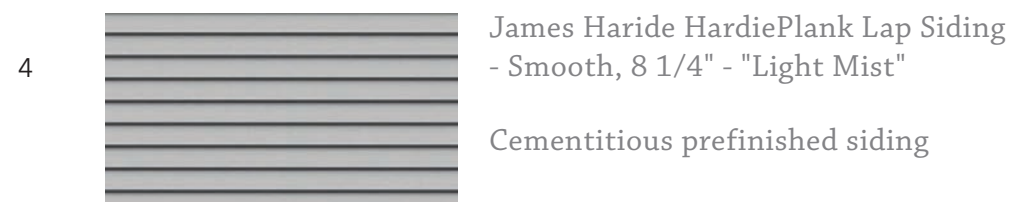
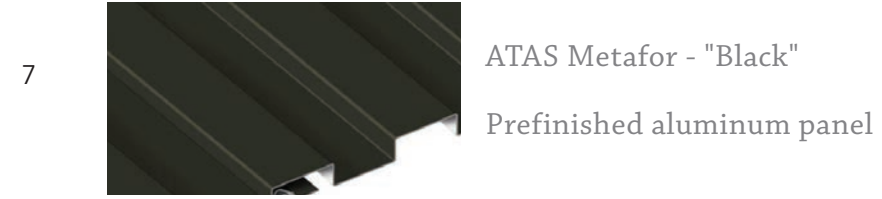


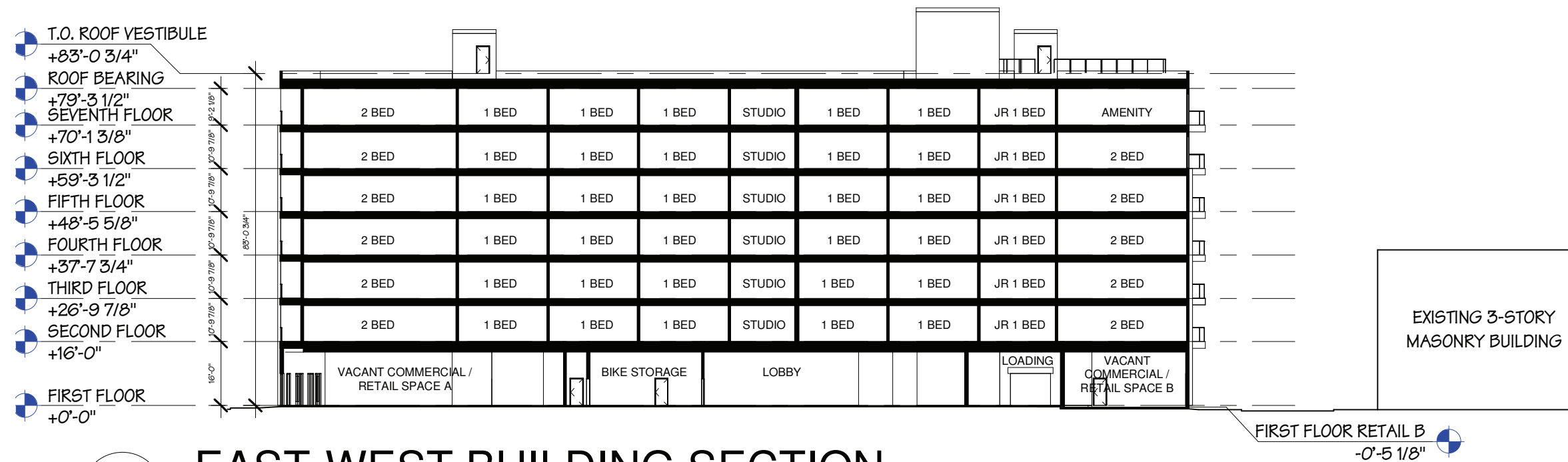
4

NORTH ELEVATION

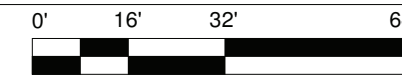
SCALE 1/32" = 1'-0"



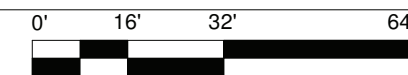




1 EAST-WEST BUILDING SECTION
SCALE 1/32" = 1'-0"



2 NORTH-SOUTH BUILDING SECTION
SCALE 1/32" = 1'-0"





BERNARDON | DECEMBER 23, 2021

HP BAINBRIDGE LP MULTIFAMILY BUILDING

RENDERING



BERNARDON | DECEMBER 23, 2021

HP BAINBRIDGE LP MULTIFAMILY BUILDING

RENDERING



BERNARDON



BERNARDON | DECEMBER 23, 2021

HP BAINBRIDGE LP MULTIFAMILY BUILDING

RENDERING



BERNARDON | DECEMBER 23, 2021

HP BAINBRIDGE LP MULTIFAMILY BUILDING

RENDERING



BERNARDON | DECEMBER 23, 2021

HP BAINBRIDGE LP MULTIFAMILY BUILDING

RENDERING

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. The 57 bus line at 4th and Bainbridge and the 40 bus line at 5th and Lombard are less than 1/4 mile away.
(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. Uncovered parking on the first floor of the building represents less than 20% of the site area and is located in the rear yard.
(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. 4 of the 35 provided parking spaces will be preferred parking for green vehicles, and an additional 2 car share vehicle parking spaces will be provided.
(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	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No. There will not be a bike share station incorporated, but an Indego bike share station is located in proximity to the site, at 4th and Bainbridge.

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.	The proposed landscaping does not require permanent irrigation to be maintained. The vegetation will be watered on a temporary basis until the trees recover from transplant shock, but an irrigation system does not need to be installed.
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.	10% vegetation area is provided in accordance with parking lot landscape requirements. The design team will look for opportunities to increase landscaping within rooftop amenity space.
(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	The project will conform with PWD stormwater requirements, and will manage runoff within the property boundary in accordance with PWD stormwater management regulations
(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.	The heat island effect will be reduced with proposed landscaping and on-site trees.
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	The project team intends to comply with these requirements. Will coordinate design impacts to HVAC and building components required by IECC, ASHRAE and local codes.
(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	Once determined if the standard or high efficiency VTAC equipment will achieve code requirements, we will then evaluate the 10% savings. Our intention is to achieve this.



	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 	We will not be pursuing Energy Star or 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}	N/A The site is greater than 1,000 feet from the highway.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	Will not pursue on-site renewable energy.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Yes. Bike racks beyond quantity required by zoning code will positively impact the public realm.

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

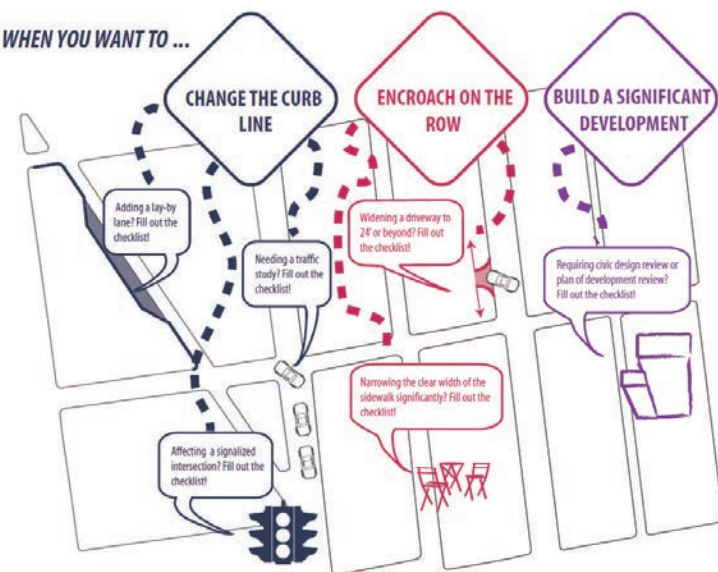
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects affecting public rights-of-way. Departmental reviewers will use this checklist to confirm that submitted designs incorporate complete streets considerations (see §11-901 of The Philadelphia Code). Applicants for projects that require Civic Design Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review, along with an electronic version.

The Handbook and the checklist can be accessed at <http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx>

WHEN DO I NEED TO FILL OUT THE COMPLETE STREETS CHECKLIST?

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT: _____ DATE _____
 FINAL STREETS DEPT REVIEW AND COMMENT: _____ DATE _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.
- All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.
- Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ADA curb-ramp designs must be submitted to Streets Department for review
- Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
 - Placing of a new street;
 - Removal of an existing street;
 - Changes to roadway grades, curb lines, or widths; or
 - Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

- EXISTING CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - FULLY DIMENSIONED
 - CURB CUTS/DRIVEWAYS/LAYBY LANES
 - TREE PITS/LANDSCAPING
 - BICYCLE RACKS/STATIONS/STORAGE AREAS
 - TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - PROPOSED TREE PITS/LANDSCAPING
 - BICYCLE RACKS/STATIONS/STORAGE AREAS
 - TRANSIT SHELTERS/STAIRWAYS

*APPLICANTS PLEASE NOTE: ONLY FULL-SIZE, READABLE SITE PLANS WILL BE ACCEPTED. ADDITIONAL PLANS MAY BE REQUIRED AND WILL BE REQUESTED IF NECESSARY

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. PROJECT NAME
<u>Proposed Mixed Used Development</u></p> <p>3. APPLICANT NAME
<u>Peter Dilullo</u></p> <p>4. APPLICANT CONTACT INFORMATION
850 Cassatt Road, Suite 300 Berwyn, PA 19312
P: 610.408.4455
pdl3@lcor.com</p> <p>6. OWNER NAME
<u>HR BAINBRIDGE LP</u></p> <p>7. OWNER CONTACT INFORMATION
850 Cassatt Road, Suite 300 Berwyn, PA 19312
P: 610.408.4455
pdl3@lcor.com</p> <p>8. ENGINEER / ARCHITECT NAME
<u>Bohler Engineering, LLC PA</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>Kevin Tatlow-1515 Market Street, Suite 920, Philadelphia, PA 19102</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>11/30/21</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>Passyunk Ave, Leithgow St and Bainbridge St</u></p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Bainbridge Street</u>	<u>Leithgow St</u>	<u>Passyunk Ave</u>	<u>City Neighborhood Street</u>
<u>Passyunk Ave</u>	<u>Bainbridge St</u>	<u>South St</u>	<u>City Neighborhood Street</u>
<u>Leithgow St</u>	<u>Bainbridge St</u>	<u>South St</u>	<u>Shared Narrow Street</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>Passyunk Ave</u>	<u>12' / 12' / 12'</u>	<u>12' / 12'</u>
<u>Bainbridge St</u>	<u>14' / 13.3' / 13.3'</u>	<u>14' / 13.3'</u>
<u>Leithgow St</u>	<u>10' / 10' / 10'</u>	<u>9' / 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>Passyunk Ave</u>	<u>6' / 9' / 8'</u>
<u>Bainbridge St</u>	<u>6' / 10.3' / 8.7'</u>
<u>Leithgow St</u>	<u>5' / 5' / 5'</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>22.2'</u>	<u>Passyunk Ave</u>
<u>Curb Cut</u>	<u>33.6'</u>	<u>Bainbridge St</u>
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>24'</u>	<u>Bainbridge St</u>
<u>Curb Cut</u>	<u>24'</u>	<u>Leithgow St</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

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>Passyunk Ave</u>	<u>0'</u>	<u>0.8'</u>
<u>Bainbridge St</u>	<u>2'</u>	<u>0.8'</u>
<u>Leithgow St</u>	<u>4'</u>	<u>0.0'</u>
_____	_____ / _____	_____ / _____

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>Passyunk Ave</u>	<u>4'</u>	<u>3'</u>	<u>4'</u>
<u>Bainbridge St</u>	<u>4'</u>	<u>3'</u>	<u>5'</u>
<u>Leithgow St</u>	<u>0'</u>	<u>2.5'</u>	<u>2.5'</u>
_____	_____ / _____ / _____	_____ / _____ / _____	_____ / _____ / _____

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 NO N/A
- Lighting YES NO N/A
- Benches YES NO N/A
- Street Trees YES NO N/A
- Street Furniture YES NO N/A

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

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
 YES NO
 YES NO
 YES NO
 YES NO
 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>

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET		ON SIDEWALK		OFF-STREET	
		Existing	Proposed	Existing	Proposed	Existing	Proposed
_____	_____	___/___	___/___	___/___	___/___	___/___	___/___
_____	_____	___/___	___/___	___/___	___/___	___/___	___/___
_____	_____	___/___	___/___	___/___	___/___	___/___	___/___
_____	_____	___/___	___/___	___/___	___/___	___/___	___/___

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 YES NO N/A
- Buffered Bike Lane YES NO N/A
- Bicycle-Friendly Street YES NO N/A
- Indego Bicycle Share Station 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

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES NO N/A

APPLICANT: Bicycle Component
Additional Explanation / Comments: _____

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
29. Does the design connect transit stops to the surrounding pedestrian network and destinations? YES NO N/A
30. Does the design provide a buffer between the roadway and pedestrian traffic? YES NO N/A
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? YES NO

DEPARTMENTAL APPROVAL

- YES NO
- YES NO
- YES NO
- 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		DESIGN SPEED
			Existing	Proposed	
_____	_____	_____	____/____	____	_____
_____	_____	_____	____/____	____	_____
_____	_____	_____	____/____	____	_____
_____	_____	_____	____/____	____	_____

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.

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 <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"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>

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

DEPARTMENTAL REVIEW: Vehicle / Cartway Component
Reviewer Comments: _____

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

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