



# 4746-48 SPRUCE

PZS Architects  
Rodriguez Consulting

Civic Design Review | July 5, 2022



**CONTENTS**

- CDR Application Form
- Project Introduction
- Existing Site Photos
- Massing Aerials
- Site Survey
- Site Plan
- Site Sections
- Plans
- Elevations
- Landscape Plan + Planting Palette
- Complete Streets Checklist
- Sustainability 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:**  

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

This project includes more than 50,000 square feet of gross floor area.

### PROJECT LOCATION

**Planning District:** \_\_\_\_\_ **Council District:** \_\_\_\_\_

**Address:** 4746-48 Spruce Street, Parcel A  
Philadelphia, PA 19143

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 Phillips **Primary Phone:** (215) 667-6334

**Email:** michael.phillips@obermayer.com **Address:** 1500 Market Street, Suite 3400  
Philadelphia, PA 19102

**Property Owner:** Spruce Street Development **Developer** Spruce Street Development  
**Architect:** PZS Architects

### SITE CONDITIONS

**Site Area:** 24,858.80 SF

**Existing Zoning:** CMX-3 **Are Zoning Variances required?** Yes \_\_\_\_\_ No X

#### Proposed Use:

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

170 Dwelling Units, Floors 3 to 11 – 149,590 GSF  
Residential Amenity Spaces, Floor 12 – 5,700 GSF  
First Floor Lobby, First and Second Floor Commercial Space – 36,851 GSF

*Proposed # of Parking Units:*

28 Parking Spaces Proposed  
76 Bicycle Parking Spaces Provided

### COMMUNITY MEETING

**Community meeting held:** Yes \_\_\_\_\_ No X

If yes, please provide written documentation as proof.

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

**Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

### ZONING BOARD OF ADJUSTMENT HEARING

**ZBA hearing scheduled:** Yes \_\_\_\_\_ No \_\_\_\_\_ NA X

If yes, indicate the date hearing will be held:

**Date:** \_\_\_\_\_



## INTRODUCTION

4746-48 Spruce Street is a proposed mixed-use multi-family residential development located along Spruce Street and the corner at 48th Street.

The Proposed 12-Story Building is comprised of the following:

- Approximately 4,500 sf First Floor Lobby and Back of House for Residential Tenants
- Approximately 13,000 sf First Floor Commercial and 16,000 sf Second Floor Commercial with 1,500 sf Outdoor Terrace for Commercial Tenant Space
- 2,400 sf Residential Amenity Terrace on floor 7 and 5,700 sf Residential Amenity Space on Floor 12.
- 170 Residential Units on Floors 3-11
- Below Grade Parking for approximately 28 cars and 76 bicycles
- Large roof terrace at the second floor, which is accessible from the Second Floor Commercial Space.

The Project was designed with the main focus being as a walkable, neighborhood-supporting project with approximately 30,000 sf of commercial space which will be geared toward local use. Sidewalks have been maintained as much as possible within code requirements, a waiver from Streets Department was requested and granted to decrease the curb cut along 48th street by 50%. We're also designing this project with pedestrian and sustainable goals, providing 5 auto-share spaces, 2 electric vehicle spaces and 30% more bicycle spaces than required.

We are seeking no variances on this project as it conforms with applicable zoning codes - we got a preliminary review and approval prior to being referred to CDR. We will be using quality materials and have approached this project with thoughtfulness to the adjacent sites and view lines.





AERIAL IMAGE

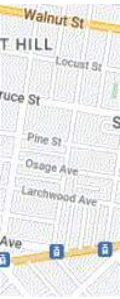




1 - VIEW ON SPRUCE STREET, LOOKING SOUTHEAST



2 - VIEW ON SPRUCE STREET, LOOKING SOUTHWEST



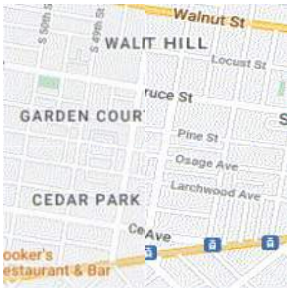




3 - VIEW ON S 48TH ST STREET, LOOKING NORTHEAST

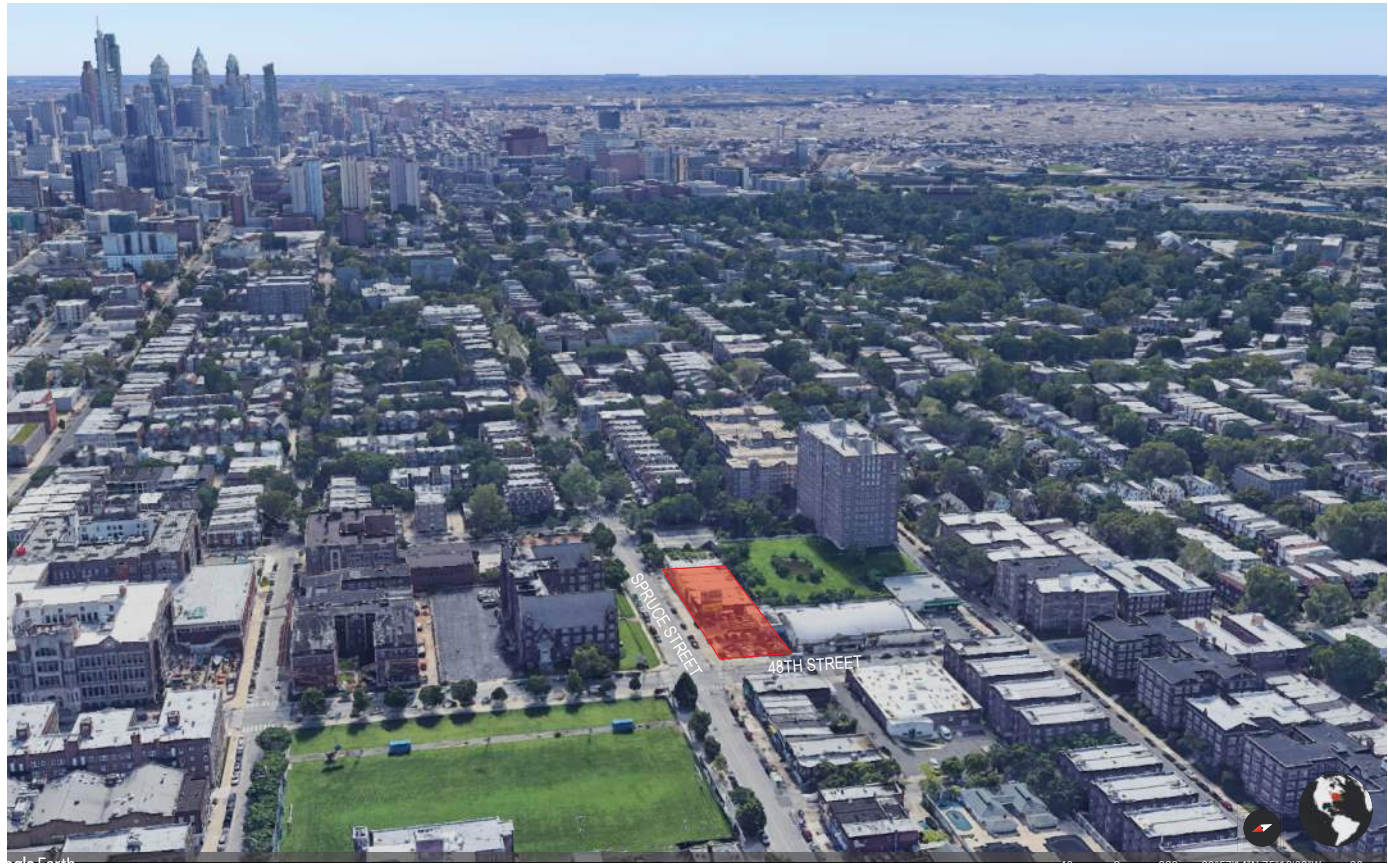


4 - VIEW ON SPRUCE STREET, LOOKING SOUTHWEST









OBLIQUE AERIAL VIEW

.1

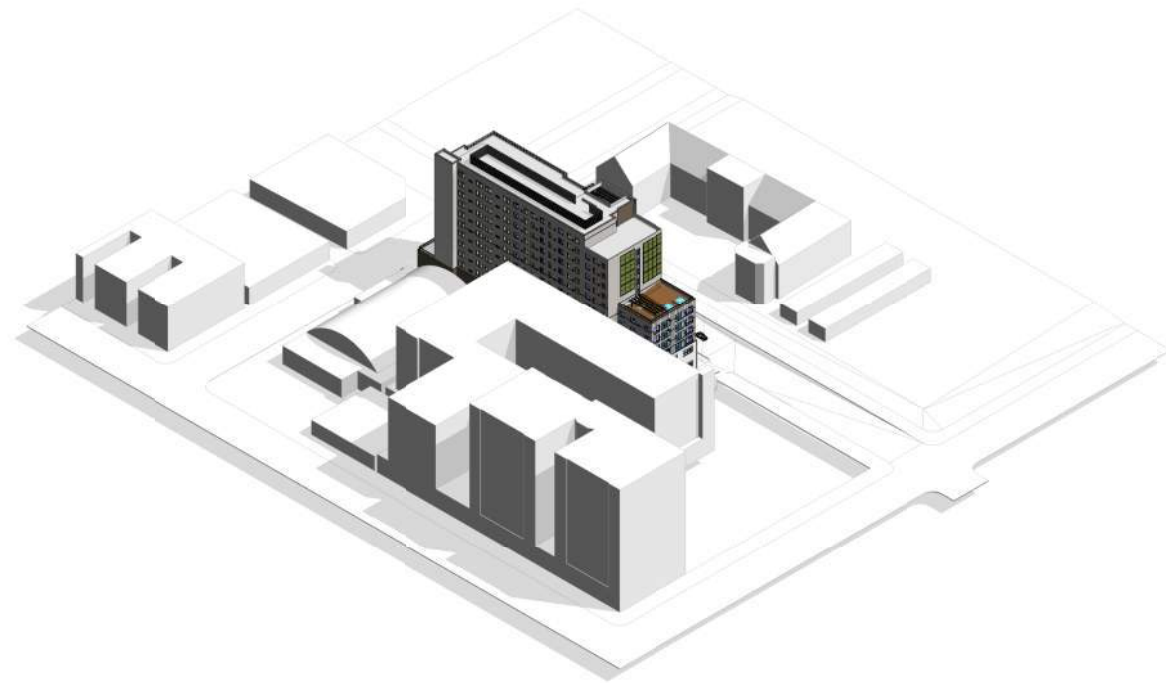
1/1



OBLIQUE AERIAL VIEW

1/1

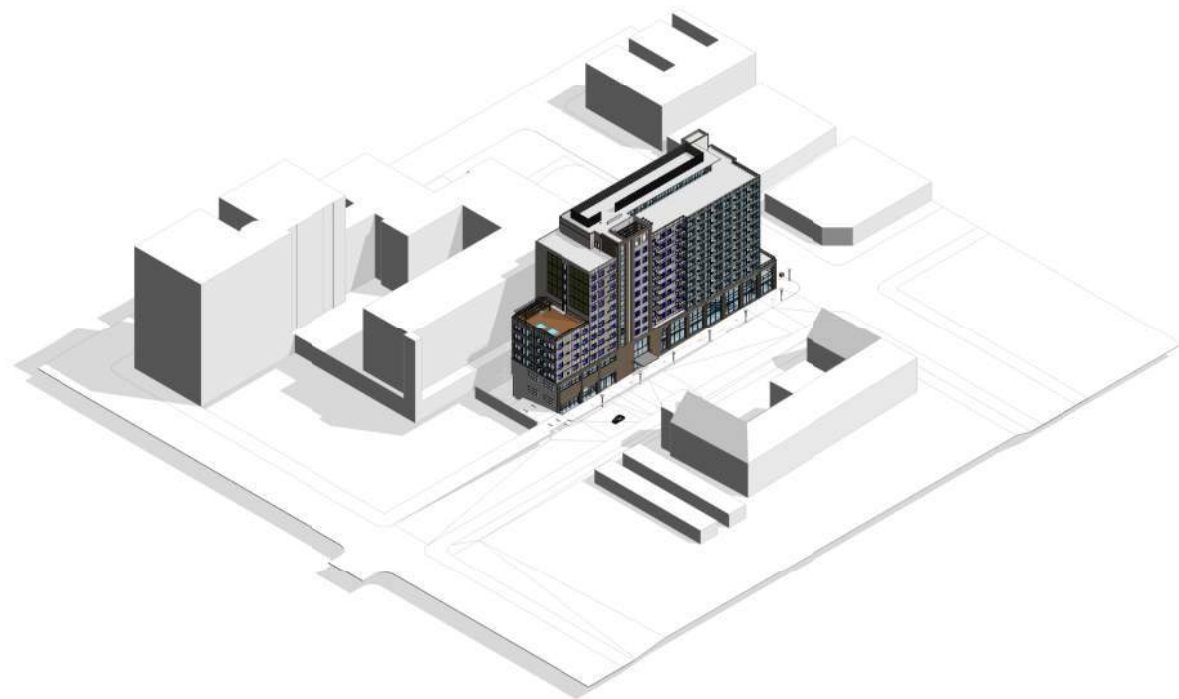




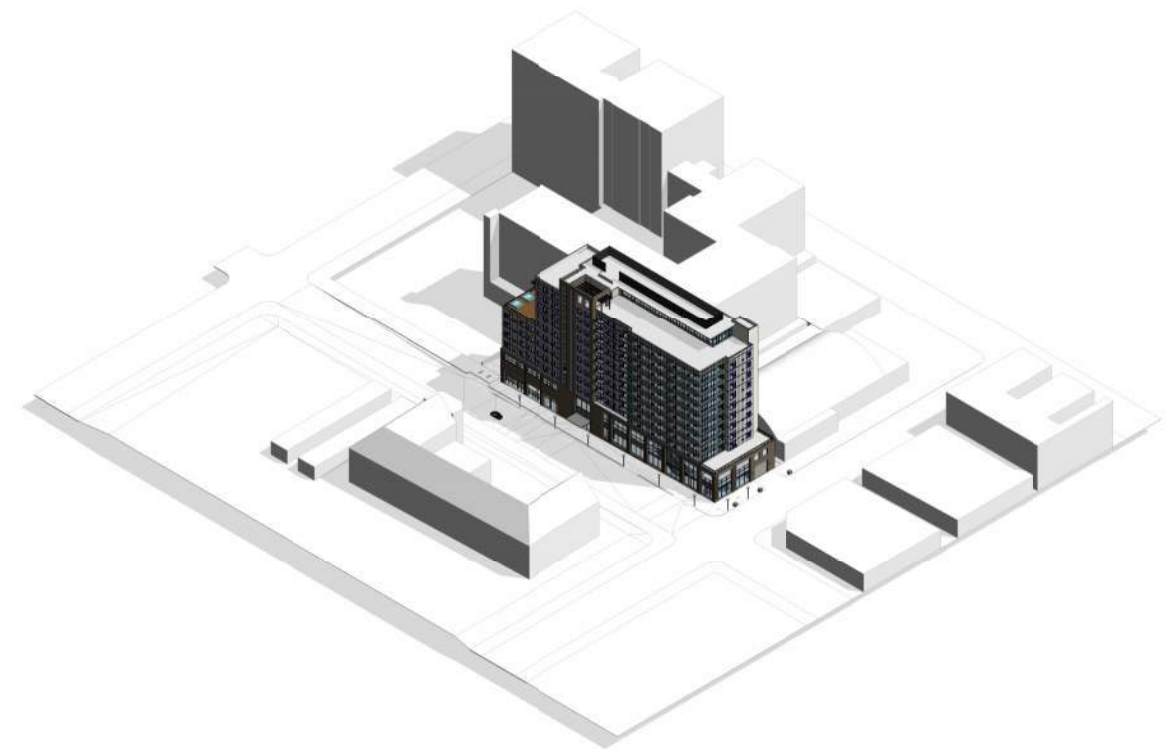
NORTHWEST AERIAL VIEW OF SITE



NORTHEAST AERIAL VIEW OF SITE



SOUTHWEST AERIAL VIEW OF SITE



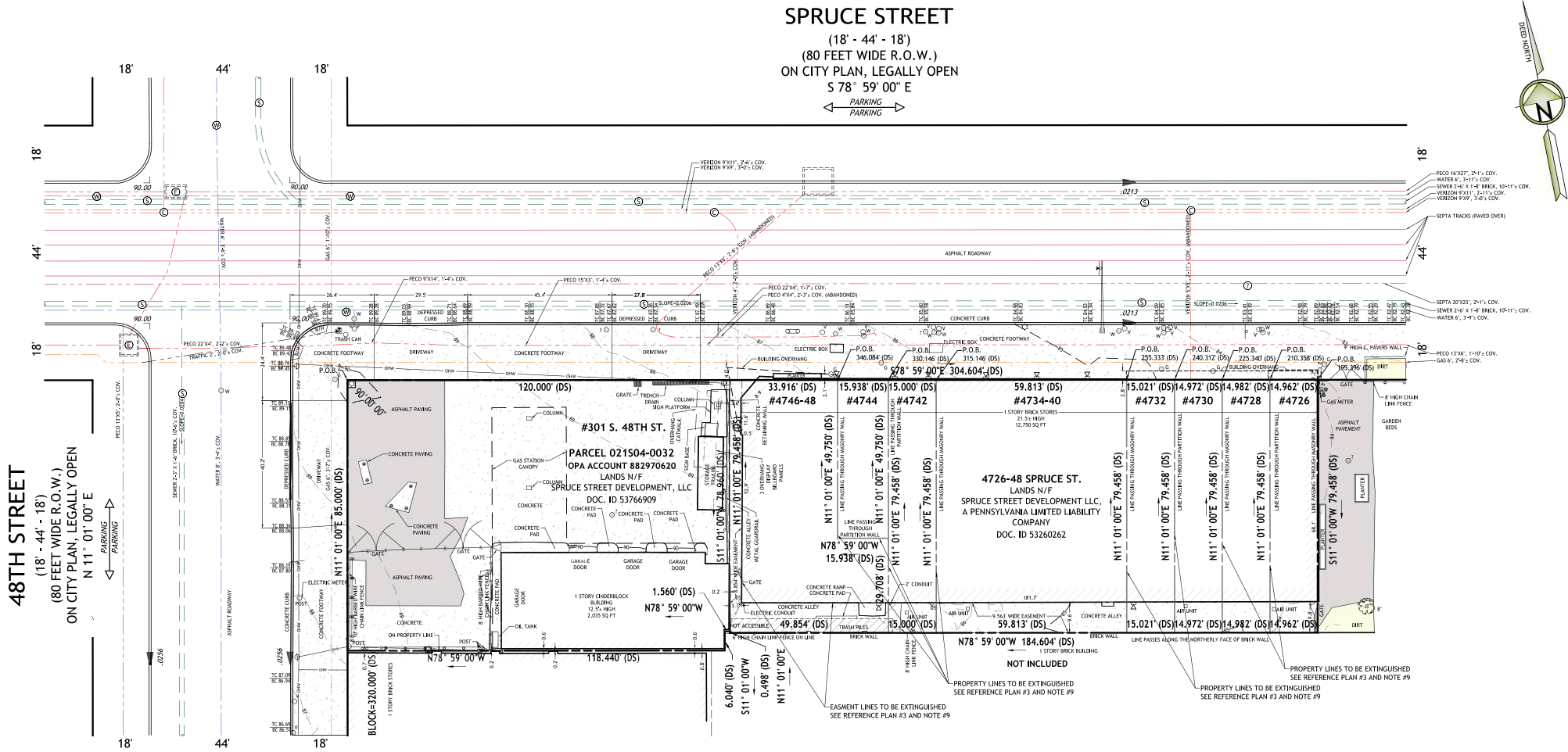
SOUTHEAST AERIAL VIEW OF SITE





AERIAL VIEW OF SITE





LOCATION MAP N.T.S.



NOTES

- PLAN MADE AS PER INSTRUCTIONS OF REGISTERED OWNER.
  - KFR BINFIELD, SPRUCE STREET DEVELOPMENT LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY 241 S. 49TH STREET, PHILADELPHIA, PA 19139
  - PARCEL KNOWN AS: 4726-48 SPRUCE STREET & 301 S. 48TH STREET, PHILADELPHIA, PA 19143
  - THE TOTAL AREA OF THE PROPERTY IS 24,858.84 PHILADELPHIA DISTRICT STANDARD SQUARE FEET (0.5707 ACRES) OR 24,983.29 US SQUARE FEET (0.5735 ACRES).
  - ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. SUBJECT PROPERTY IS LOCATED WITHIN CMX-3 COMMUNITY COMMERCIAL MIXED USE DISTRICT.
  - THE HORIZONTAL CONTROL NETWORK IS REFERENCED TO THE PENNSYLVANIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83). THE VERTICAL CONTROL NETWORK IS REFERENCED TO CITY OF PHILADELPHIA DATUM. THE CONVERSION FACTOR BETWEEN CITY DATUM AND THE NORTH AMERICAN DATUM OF 1983 (NAD83) IS -4.49 FEET.
  - BEARING REFERENCE FOR THIS BLOCK WAS OBTAINED FROM CITY PLAN NUMBER 46.
  - ACTUAL FIELD SURVEY WAS PERFORMED BY RODRIGUEZ CONSULTING, LLC DURING MONTH OF JANUARY, 2020.
  - BASE INFORMATION TAKEN FROM DEEDS OF RECORD AND PLANS BY OTHERS.
- DEED REFERENCES:
- 301 S. 48TH ST.: DOC. ID#53764909 (SUBJECT PROPERTY).
  - 4726-48 SPRUCE ST.: DOC. ID#53260262 (SUBJECT PROPERTY).
  - 309 S. 48TH ST.: DOC. ID#52468866 (ADJOINER).
  - 3701 PINE ST.: DOC. ID#52974630 (ADJOINER).
- PLAN REFERENCES:
- #1 - CITY PLAN NUMBER 46.
  - #2 - SURVEY AND PLAN OF PROPERTY MADE FOR JAMES KIM RENZ, BY THOMAS F. MARO, SURVEYOR AND REGULATOR OF THE SEVENTH SURVEY DISTRICT, DATED 07/11/2005, FILE NUMBER FF-75-0059/10.
  - #3 - PROPERTY SURVEY AND CONSOLIDATION PLAN MADE FOR SPRUCE STREET DEVELOPMENT, LLC BY AMERIC TECHNOLOGY CORPORATION AND SIGNED BY MARCUS KAPLA, PLS 011417-E, DATED 03/11/2021. PLAN APPROVED BY 7TH SURVEY DISTRICT ON 05/20/2021.
9. PARCELS ADDRESSED AS 4726-48 SPRUCE ST AND 301 S. 48TH ST ARE TO BE CONSOLIDATED INTO ONE COMMON PARCEL. THE CONSOLIDATION HAS BEEN APPROVED BY THE CITY DISTRICT SURVEYOR AS EVIDENCED BY REFERENCE PLAN #3. CONSOLIDATION TO BE OFFICIALLY EXECUTED BY THE AMERIC TECHNOLOGY CORPORATION AT A LATER DATE. THE ASSOCIATED 9.562 WIDE EASEMENT AND 3.854 WIDE EASEMENT WILL BECOME EXTINGUISHED WITHIN THE PARCEL LIMITS UPON EXECUTION OF THE CONSOLIDATION.
10. ALL DIMENSIONS ARE SHOWN IN UNITED STATES SURVEY FEET UNITS UNLESS DESIGNATED "DS" TO DENOTE PHILADELPHIA DISTRICT STANDARD FEET UNITS. PHILADELPHIA DISTRICT STANDARD MEASURES IS USED TO DEFINE PARTY LINES AND PROPERTY LINES IN EACH BLOCK.
11. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
- A. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
  - B. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, SUBSURFACE UTILITIES, EASEMENTS OR RIGHTS INCLUDING, BUT NOT LIMITED TO, MINERAL OR MINING RIGHTS.
  - C. THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
12. UTILITIES ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
13. IN SOME INSTANCES, UTILITIES ARE TAKEN FROM SURFACE OBSERVATION OF THE SITE. UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE.
14. LOCATIONS OF ON SITE UTILITIES AS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AND FROM SURFACE OBSERVATION OF THE SITE AT THE TIME THESE PLANS WERE PREPARED. THE LOCATIONS ARE APPROXIMATE, AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
15. COMPLETENESS OF LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
16. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT OR COMPLETE TITLE REPORT AND IS NOT INTENDED TO GUARANTEE OWNERSHIP. THERE MAY EXIST RIGHT-OF-WAYS, EASEMENTS, CONDEMNATIONS, OR OTHER ISSUES THAT MAY AFFECT THE DEVELOPMENT OF THIS PARCEL.
17. WE ARE NOT EXPERTS IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES; THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL SAME.
18. VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
19. ONLY COPIES FROM THE ORIGINAL OF THIS PLAN, CLEARLY MARKED WITH APPROPRIATE PROFESSIONAL'S SEAL SHALL BE CONSIDERED TO BE VALID COPIES. THIS CORPORATION AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS OR OMISSIONS RESULTING FROM THIS CONDITION.
20. THIS PLAN DOES NOT SHOW, OR INTEND TO SHOW, ANY NON-RECORDED EASEMENTS OR RIGHT-OF-WAY.

WATERSHED MAP N.T.S.



LIST OF IDENTIFIED UTILITIES

- COMPANY: COMCAST CABLE  
ADDRESS: 400 WAYNE AVE  
PHILADELPHIA, PA. 19140  
CONTACT: KEVIN HARVEY  
EMAIL: kevin.harvey@cable.comcast.com  
PHONE: 215-920-2189
- COMPANY: PECO ENERGY C/O USIC  
ADDRESS: 450 S HENDERSON RD SUITE B  
KING OF PRUSSIA, PA. 19406  
CONTACT: NIKKIA SIMPKINS  
EMAIL: nikkiasimpkins@usickinc.com  
PHONE: 215-731-3283
- COMPANY: PHILADELPHIA CITY WATER DEPARTMENT  
ADDRESS: 1101 MARKET STREET  
2ND FLOOR ARA TOWER  
PHILADELPHIA, PA. 19107  
CONTACT: ERIC PONERT  
EMAIL: eric.ponert@phila.gov  
PHONE: 215-685-6272
- COMPANY: CITY OF PHILADELPHIA  
ADDRESS: 4501 G STREET  
PHILADELPHIA, PA. 19120  
CONTACT: KEVIN MCINLEY  
EMAIL: kevin.mciney@phila.gov
- COMPANY: PHILADELPHIA GAS WORKS  
ADDRESS: 800 W MONTGOMERY AVE  
PHILADELPHIA, PA. 19122  
CONTACT: MICHAEL PARZANESE  
EMAIL: MICHAEL.PARZANESE@PGWORKS.COM
- COMPANY: VERIZON PENNSYLVANIA INC  
ADDRESS: 180 SHEREE BLVD STE 2100  
EXTON, PA. 19341  
CONTACT: KELLY BLOUNT  
EMAIL: kelly.b.blount@verizon.com  
PHONE: 610-280-1914

PA ONE CALL NUMBERS: 2020014585, 2020014590

"CALL BEFORE YOU DIG"

PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 121 (2008), THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776, OR 811, 3 TO 10 WORKING DAYS PRIOR TO EXCAVATION.

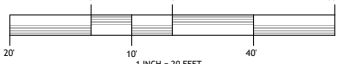
STOP! CALL!

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL AREA IS LOCATED IN FEMA FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP NO. 607570170C, PANEL NO. 192 OF 230, LAST REVISED JANUARY 17, 2007.

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GRAPHIC SCALE



LEGEND

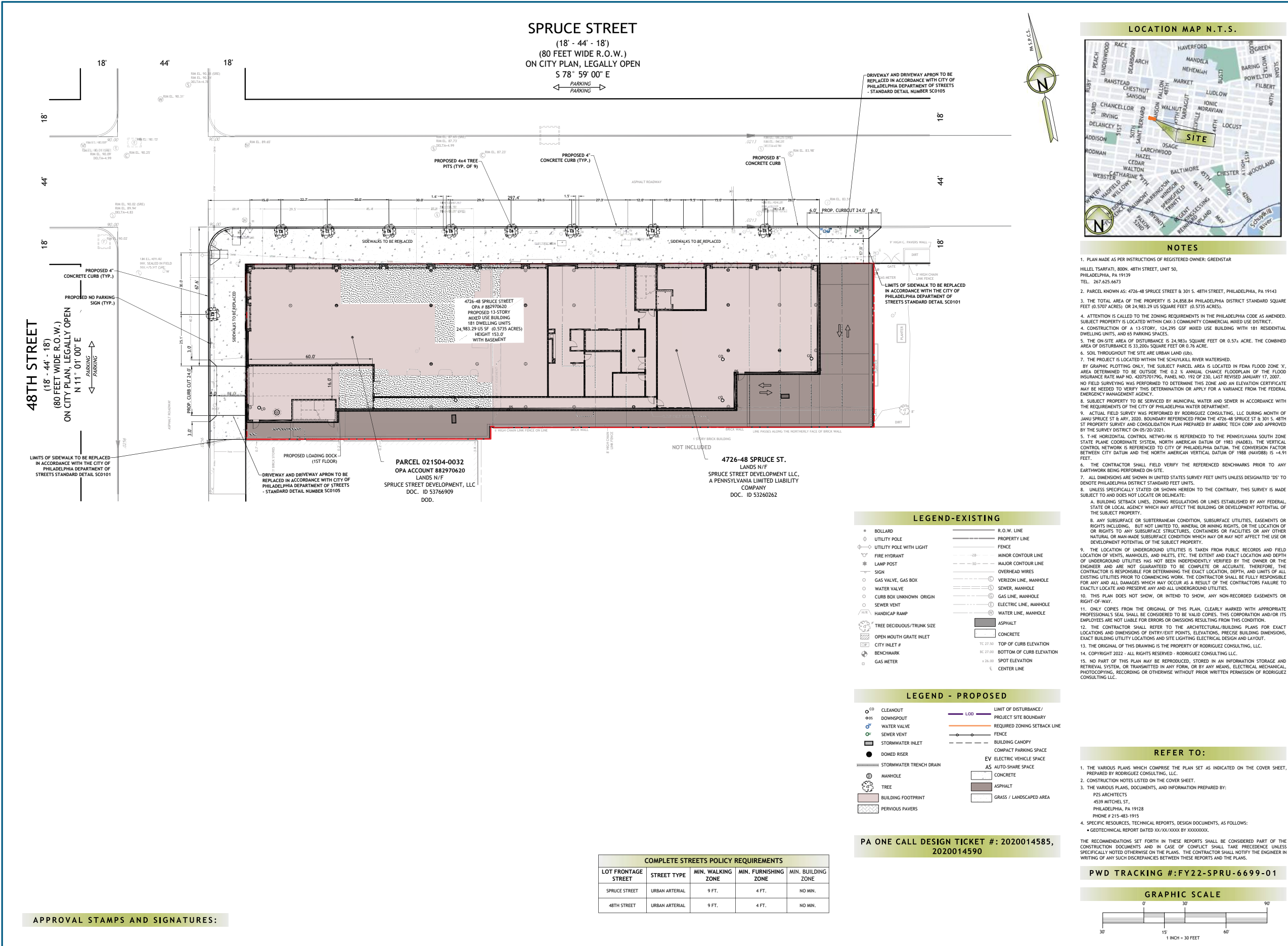
- PK OR MAG NAIL
  - BENCHMARK
  - BOLLARD
  - UTILITY POLE
  - UTILITY POLE WITH LIGHT
  - FIRE HYDRANT
  - LAMP POST
  - BUILDING MOUNTED LIGHT
  - SIGN
  - BIKE RACK
  - TRAFFIC SIGNAL LIGHT
  - GAS VALVE, GAS BOX
  - WATER VALVE
  - MONITORING WELL
  - CURB BOX UNKNOWN ORIGIN
  - SEWER VENT
  - HANDICAP RAMP
  - MANHOLE UNKNOWN
  - FREE DECIDUOUS/TRUNK SIZE
  - TOP OF CURB ELEVATION
  - BOTTOM OF CURB ELEVATION
  - SPOT ELEVATION
  - TOP OF WALL
  - FINISH FLOOR
  - SQUARE FEET
  - NOW OR FORMERLY
- R.O.W. LINE
  - PROPERTY LINE
  - PROPERTY TO BE EXTINGUISHED
  - EASEMENT TO BE EXTINGUISHED
  - FENCE
  - BARBED WIRE FENCE
  - GUARD RAIL
  - OVERHEAD WIRES
  - VERIZON LINE, MANHOLE
  - SEWER, MANHOLE
  - GAS LINE, MANHOLE
  - ELECTRIC LINE, MANHOLE
  - WATER LINE, MANHOLE
  - MINOR CONTOUR LINE
  - MAJOR CONTOUR LINE
  - ASPHALT
  - CONCRETE
  - DIRT
  - AREA NOT ACCESSIBLE

EXISTING CONDITIONS PLAN

PROJECT  
4726-48 SPRUCE STREET  
PREPARED FOR  
PZS ARCHITECTS

Drawn/Chk By: M.M., J.S./D.B.  
Municipality: CITY OF PHILADELPHIA  
Ward: 46TH  
County: PHILADELPHIA  
State: PENNSYLVANIA  
Scale: 1"=20'  
Project Number: PZS-2021-001  
File Name: PZS-2021-001.dwg  
Field Date: 01/17/2020 and 10/25/2021  
Completed: 11/05/2021  
Drawing Number:

1 OF 1



SEAL

DATE

SIGNATURE

SARA P. POINDEXTER, P.E.  
PA PROFESSIONAL ENGINEER  
LIC. NO. PE080979

PRELIMINARY

Land Surveying  
Civil Engineering  
Land Development  
Water Management  
Digital Mapping

rodriguez  
ENGINEERS • SURVEYORS • GIS

100 W. Oxford Street, Suite E-3100  
Philadelphia, PA 19122  
Phone: (215) 839-8087  
Fax: (877) 839-6975  
www.rodriguez.biz

A Certified Minority-Owned  
(MBE) & Disadvantaged  
Business Enterprise (DBE)

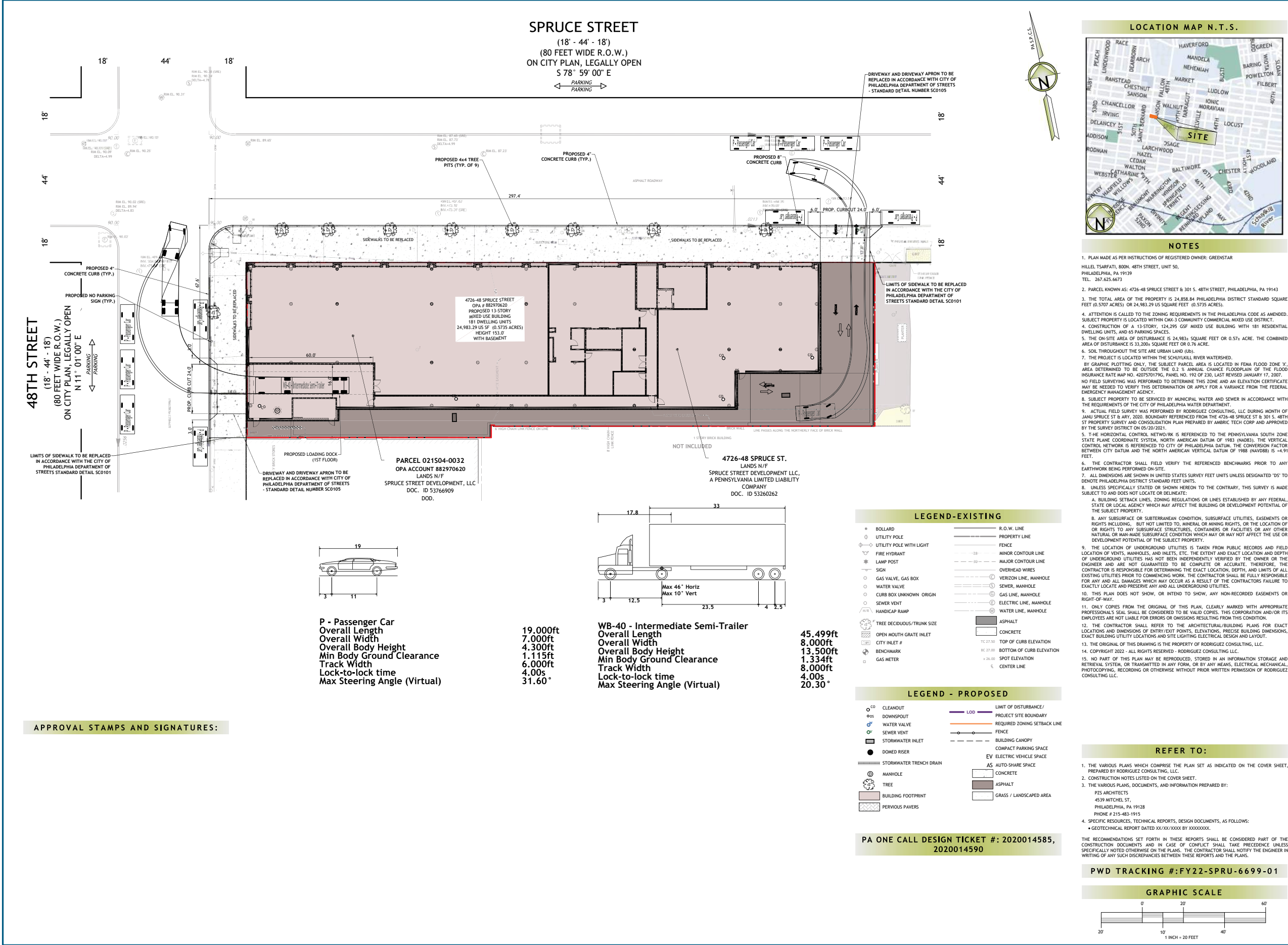
SITE PLAN

PROJECT  
4726-48 SPRUCE STREET  
PREPARED FOR  
PZS ARCHITECTS

Address: 4726-48 SPRUCE ST  
Drawn/Chk By: J.G./S.P.  
Municipality: CITY OF PHILADELPHIA  
County: PHILADELPHIA  
State: PENNSYLVANIA  
Scale: 1"=20'  
Project Number: PZS-2021-001  
File Name: PZS-2021-001-DESIGN.dwg  
Field Date: 01/07/2020  
Completed: MM/DD/YYYY  
Drawing Number: C-101















Eleanor Sharpe  
Executive Director

Anne Fadullon  
Chair

Joseph Syrnick  
Vice-Chair

Tumar Alexander  
Garlen Capita  
Rob Dubow  
Patrick Eiding  
Michael Rashid  
Cheryl Gaston, Esq.  
Maria Gonzalez  
Michael Johns, FAIA, LEED AP

October 1, 2021

Herb Schultz IV  
Associate, PZS Architects  
4539 Mitchell Street  
Philadelphia, PA 19128

**RE: Adjustment to Loading Requirement - 4726 Spruce Street**

Dear Mr. Schultz:

Pursuant to Section 14-806(4) of the Philadelphia Code, the City Planning Commission has reviewed your request for an adjustment to loading requirements for the proposed mixed-use development 4726 Spruce Street.

The requested adjustments are for reduction in the required number of loading spaces from two spaces at 10 feet x 40 feet x 14 feet and 11 feet x 60 feet x 14 feet to one space at 11 feet x 60 feet x 14 feet. And this loading space is accessed from 48<sup>th</sup> Street.

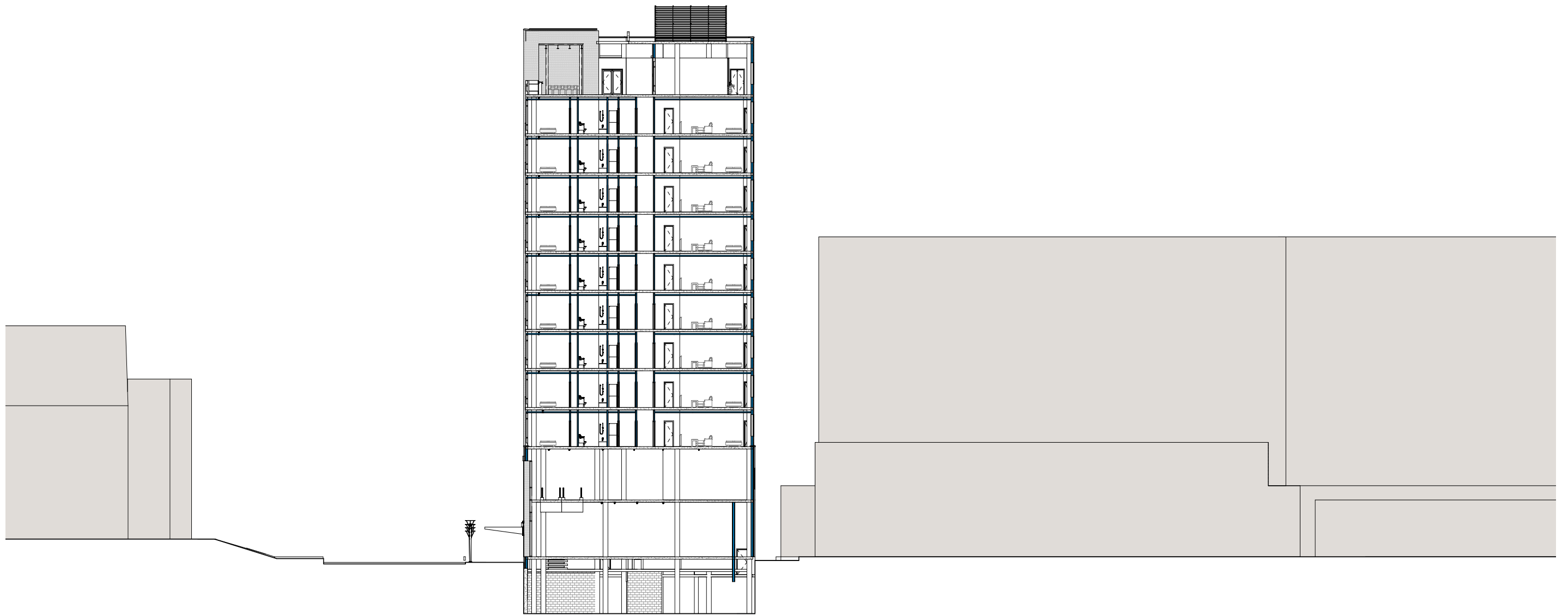
The City Planning Commission has approved this adjustment.

Should you have any questions or would like additional information about this review, feel free to contact Sarah Chiu at (215) 683-4626 or [sarah.chiu@phila.gov](mailto:sarah.chiu@phila.gov).

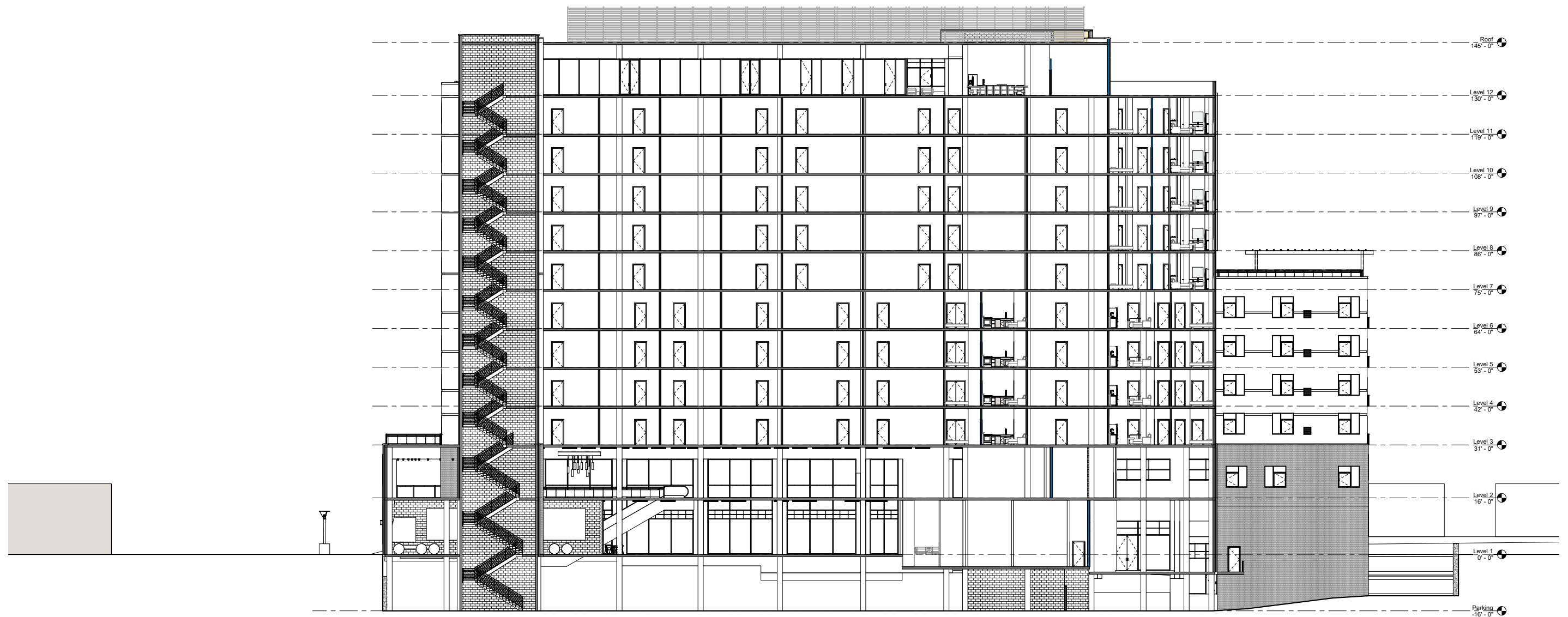
Sincerely,

*Sarah Chiu*

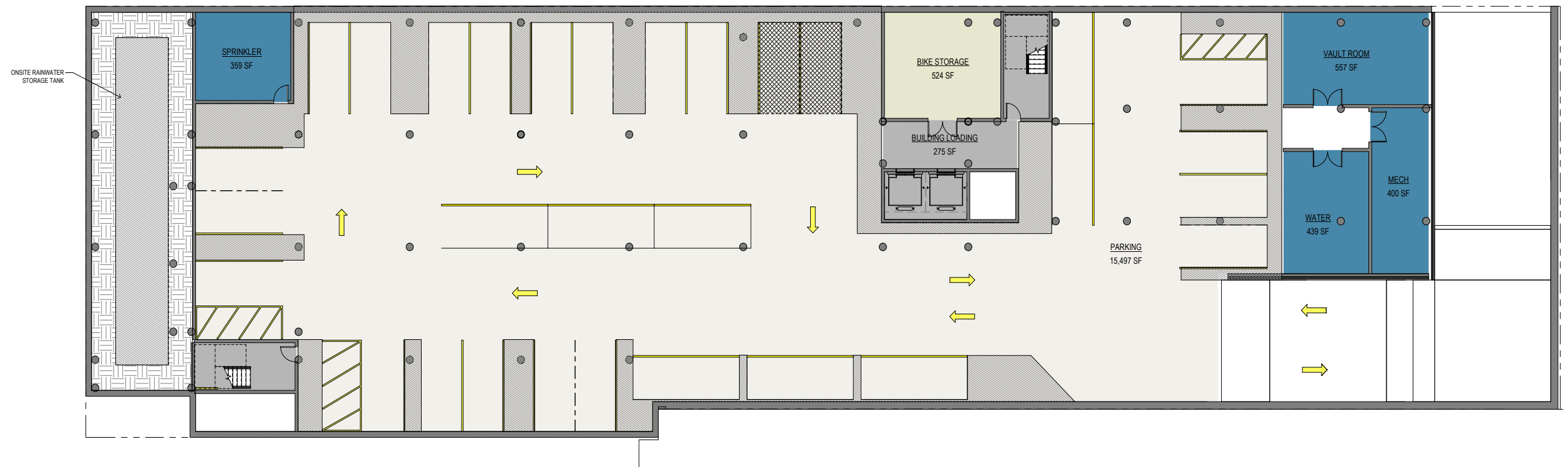
Sarah Chiu  
Director, Development Planning



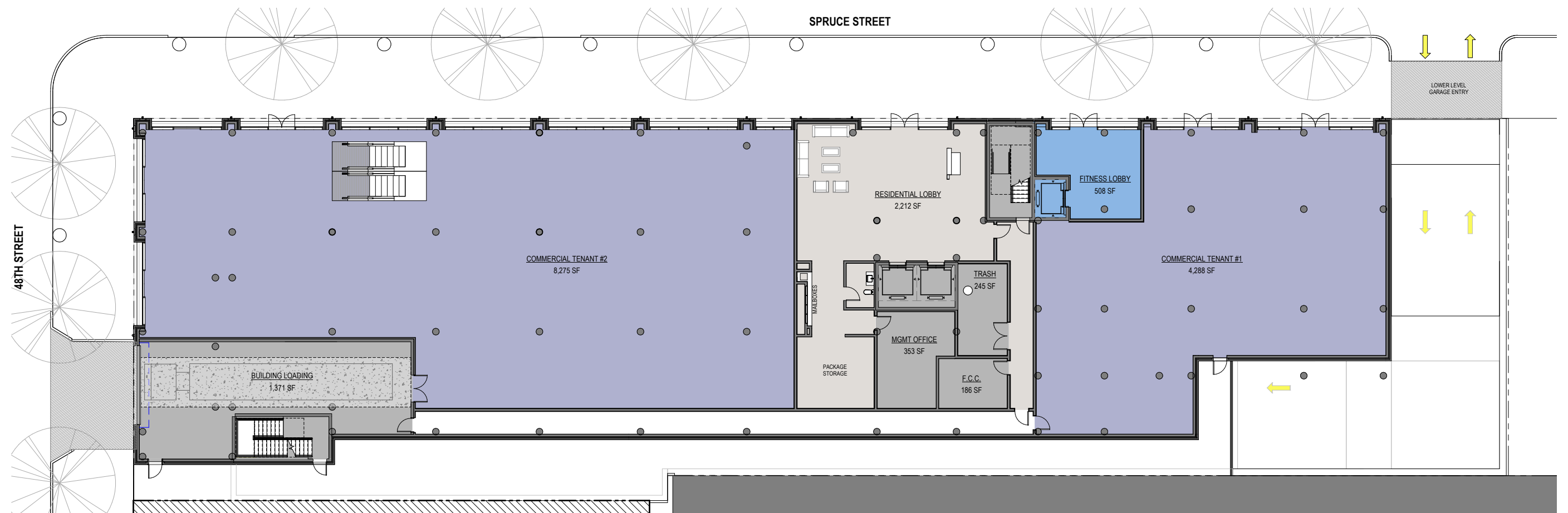
SITE SECTION THROUGH SPRUCE STREET LOOKING EAST



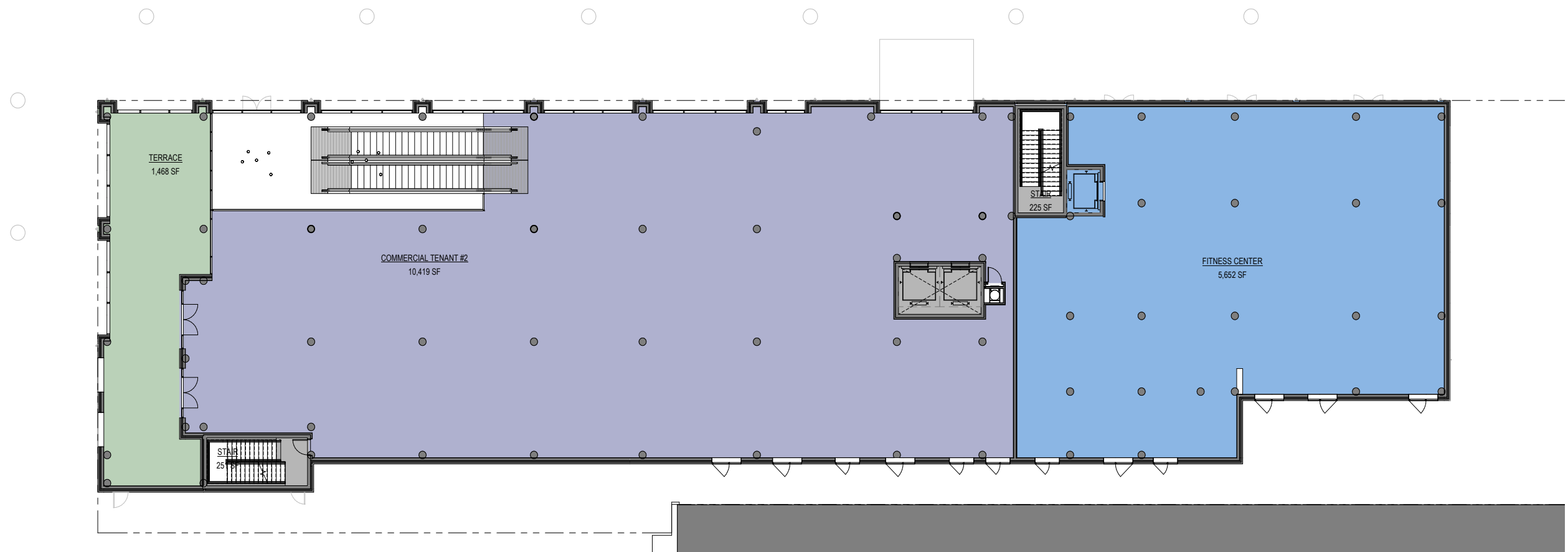
SITE SECTION ALONG SPRUCE STREET LOOKING NORTH



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD THROUGH SIXTH FLOOR PLAN

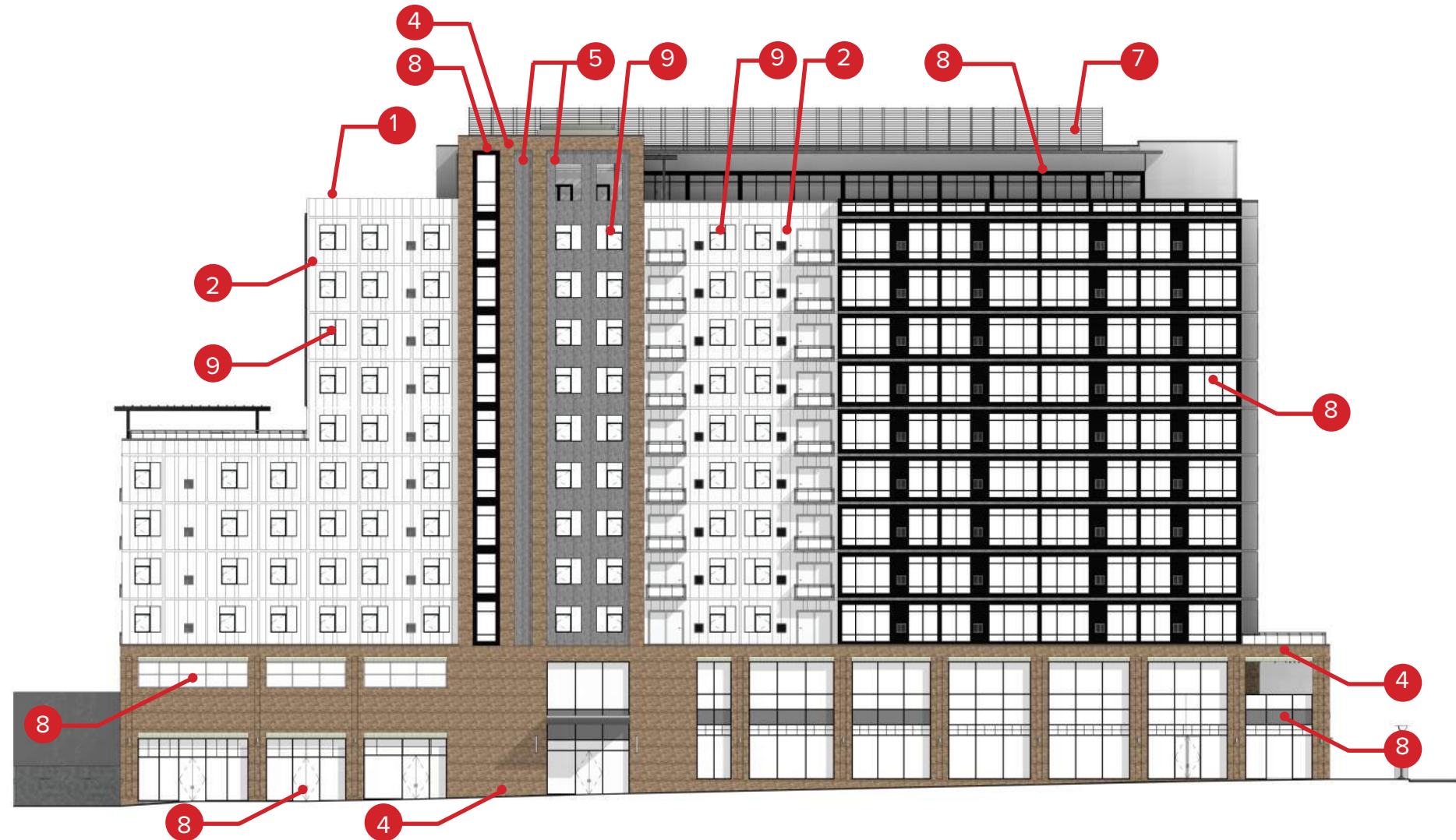




SEVENTH TO ELEVENTH FLOOR PLAN

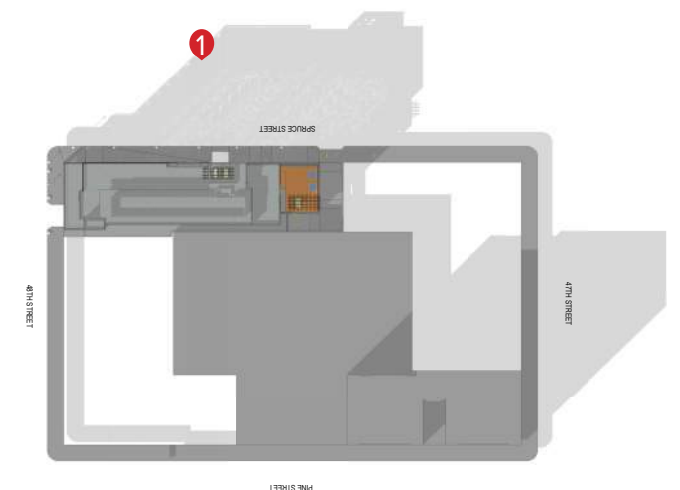


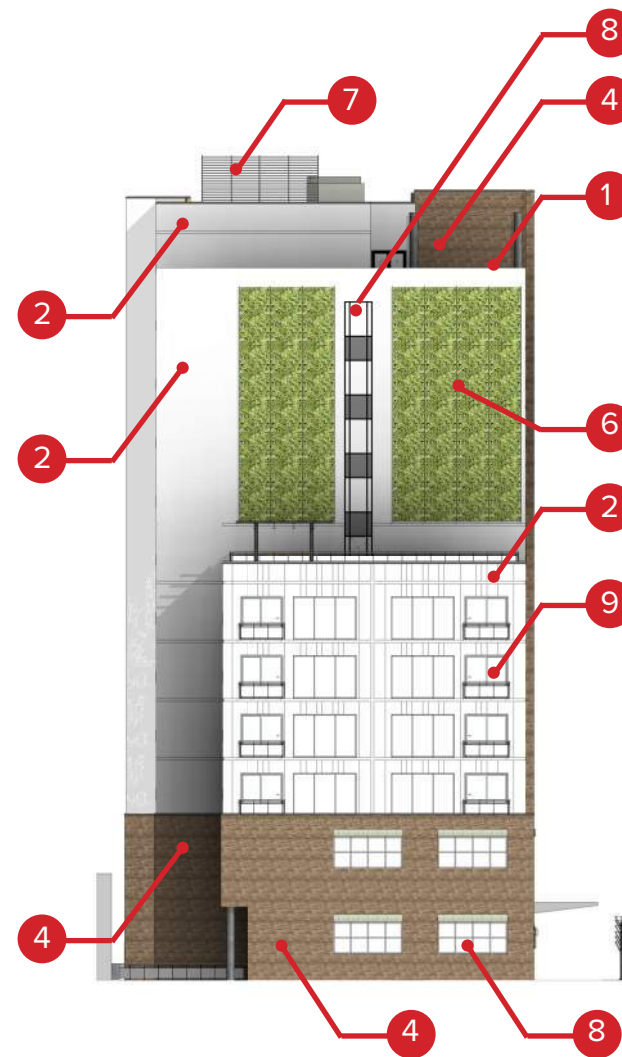
TWELFTH FLOOR PLAN



1 - NORTH ELEVATION ALONG SPRUCE STREET

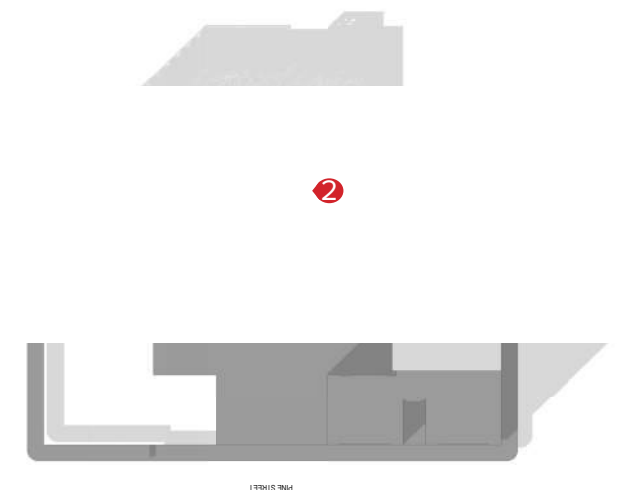
- ① Metal Coping - 'White'
- ② Metal Panels - 'Ivory'
- ③ Fiber Cement Panels - 'Cedar'
- ④ Masonry Brick - 'Cordovan Bronze'
- ⑤ Masonry Brick - 'Castille Grey Velour'
- ⑥ Vegetative Wall
- ⑦ Aluminum Equipment Louvers
- ⑧ Aluminum Storefront and Glazing
- ⑨ Glazed Windows

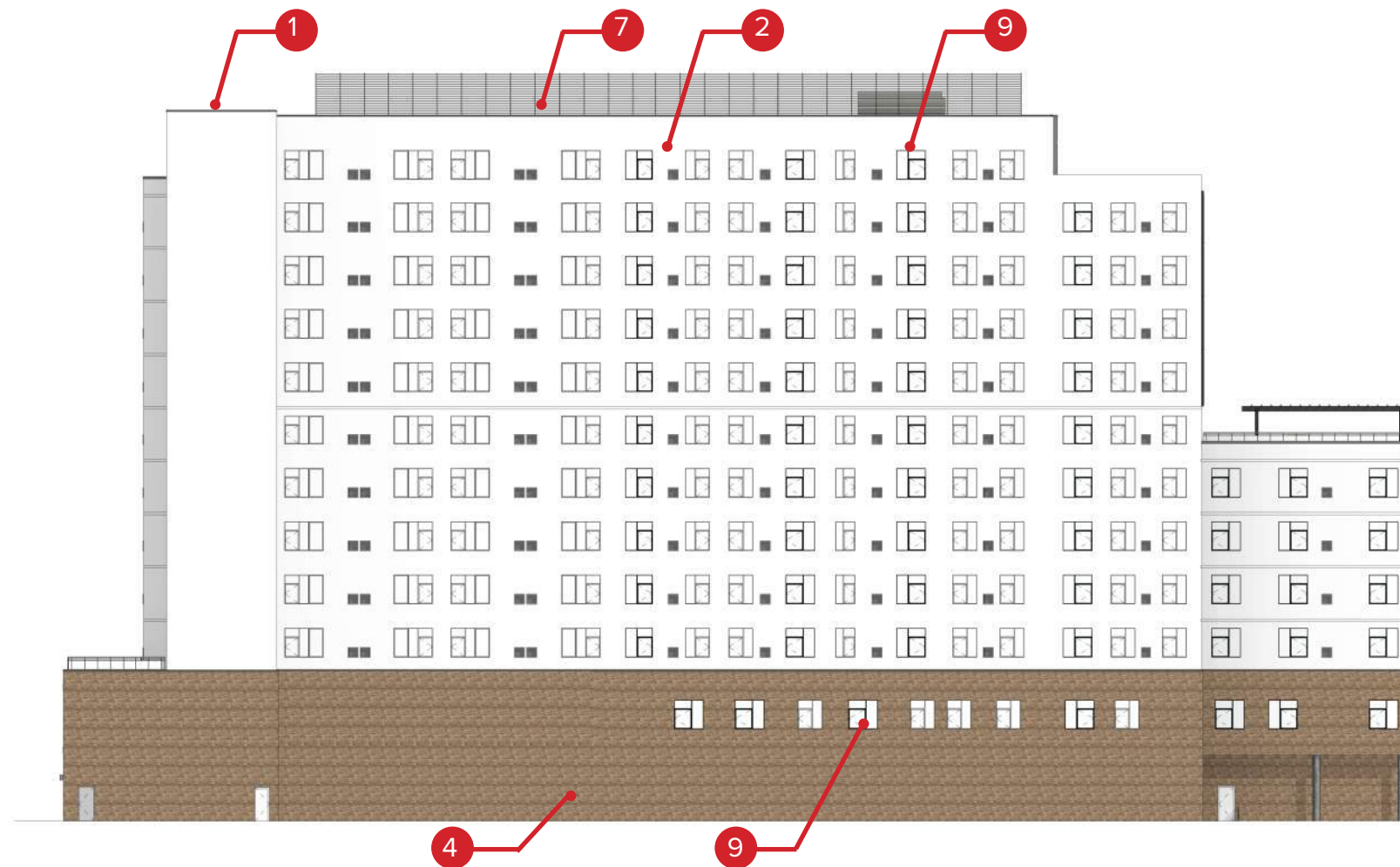




2 - EAST ELEVATION

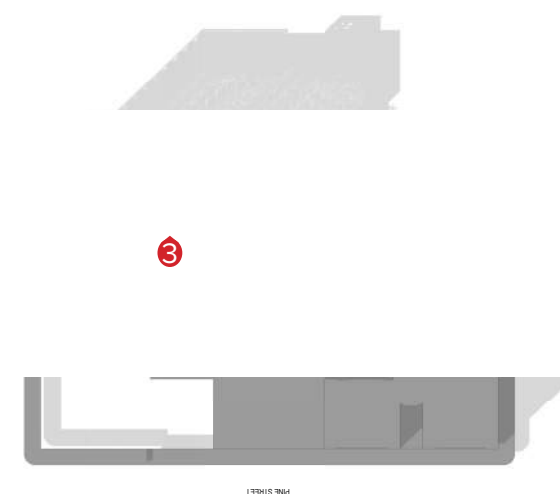
- ① Metal Coping - 'White'
- ② Metal Panels - 'Ivory'
- ③ Fiber Cement Panels - 'Cedar'
- ④ Masonry Brick - 'Cordovan Bronze'
- ⑤ Masonry Brick - 'Castille Grey Velour'
- ⑥ Vegetative Wall
- ⑦ Aluminum Equipment Louvers
- ⑧ Aluminum Storefront and Glazing
- ⑨ Glazed Windows

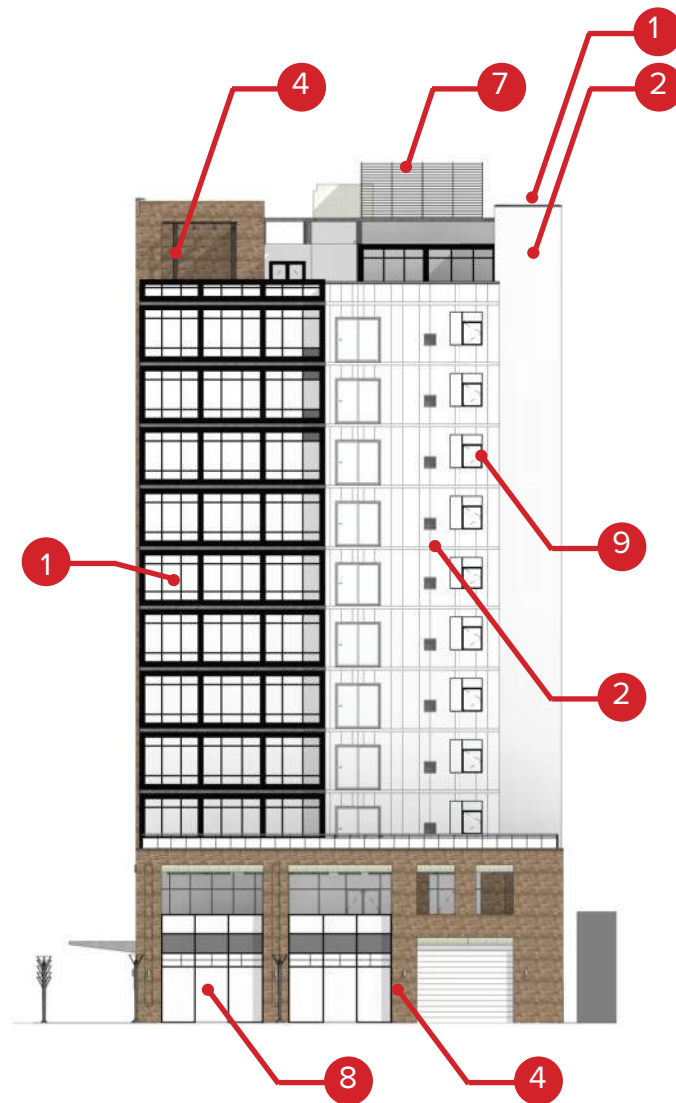




3 - SOUTH ELEVATION

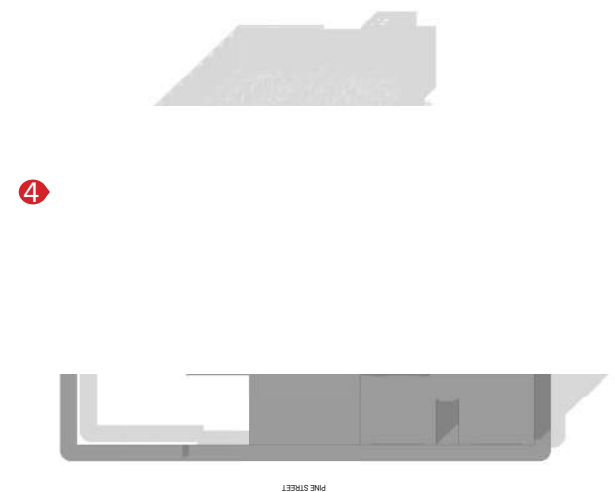
- ① Metal Coping - 'White'
- ② Metal Panels - 'Ivory'
- ③ Fiber Cement Panels - 'Cedar'
- ④ Masonry Brick - 'Cordovan Bronze'
- ⑤ Masonry Brick - 'Castille Grey Velour'
- ⑥ Vegetative Wall
- ⑦ Aluminum Equipment Louvers
- ⑧ Aluminum Storefront and Glazing
- ⑨ Glazed Windows





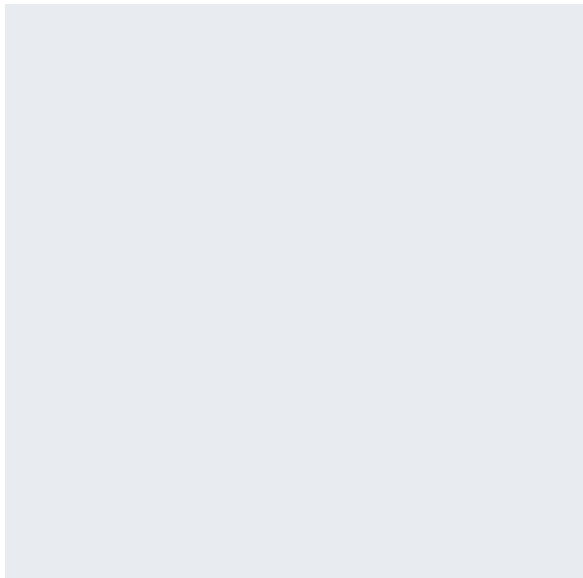
4 - WEST ELEVATION ALONG S. 48TH STREET

- ① Metal Coping - 'White'
- ② Metal Panels - 'Ivory'
- ③ Fiber Cement Panels - 'Cedar'
- ④ Masonry Brick - 'Cordovan Bronze'
- ⑤ Masonry Brick - 'Castille Grey Velour'
- ⑥ Vegetative Wall
- ⑦ Aluminum Equipment Louvers
- ⑧ Aluminum Storefront and Glazing
- ⑨ Glazed Windows

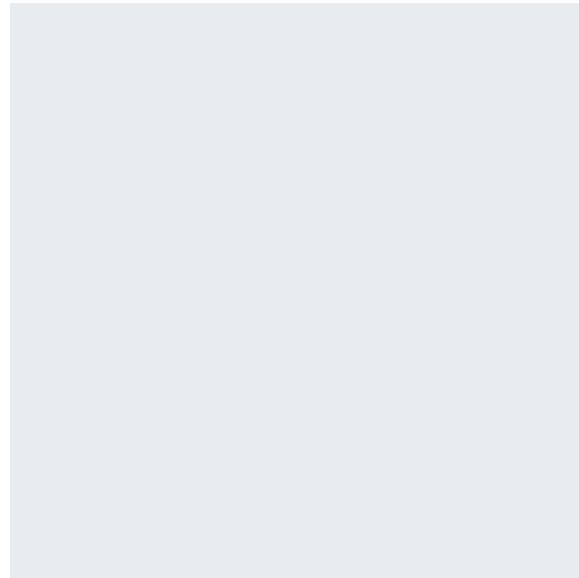








1 Metal Coping - 'White'



2 Metal Panels - 'Ivory'



3 Fiber Cement Panels - 'Cedar'



4 Masonry Brick - 'Cordovan Bronze'



5 Masonry Brick - 'Castille Grey Velour'



6 Vegetative Wall



6 Vegetative Wall



7 Aluminum Equipment Louvers



8 Aluminum Storefront and Glazing



9 Glazed Windows





VIEW AT CORNER OF SPRUCE AND 48TH STREETS





VIEW OF FROM SPRUCE STREET

July 5, 2022 | Civic Design Review | 4746-48 Spruce

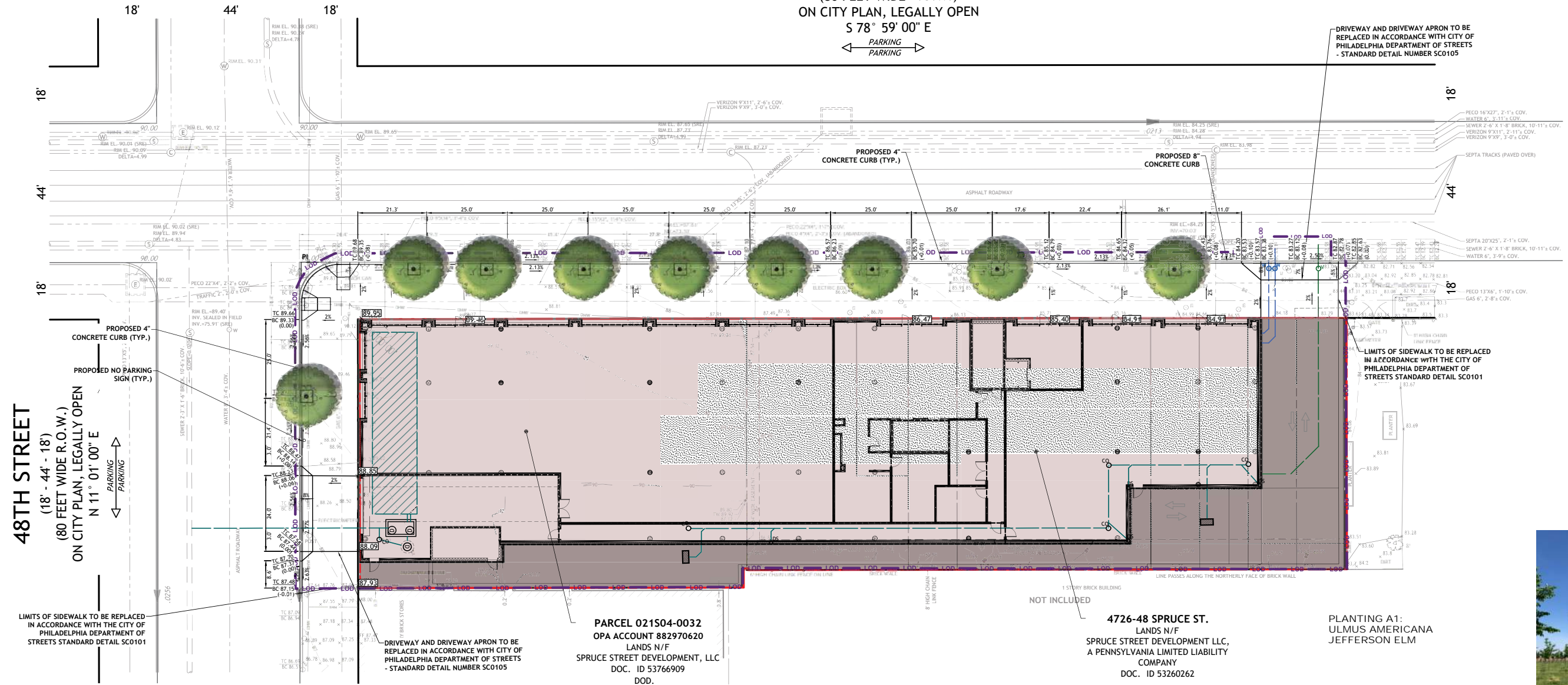
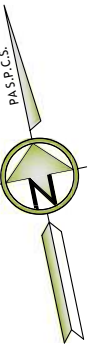


VIEW OF FROM SPRUCE AND 48TH STREETS





# SPRUCE STREET (18' - 44' - 18') (80 FEET WIDE R.O.W.) ON CITY PLAN, LEGALLY OPEN S 78° 59' 00" E



COBBLESTONE STRIP AND  
RECESSED TREE PLANTING  
TO BE USED THROUGHOUT  
4'-0" FURNISHING ZONE



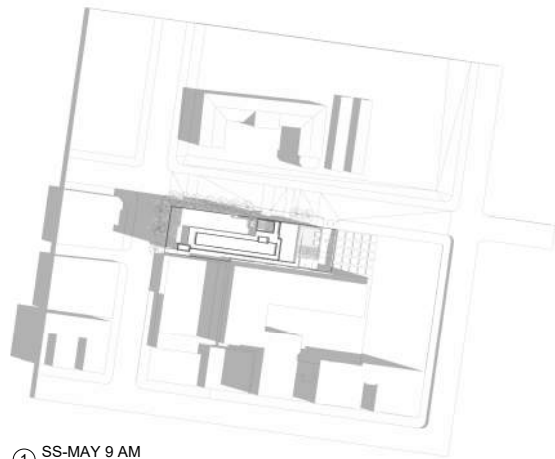
'U'-SHAPED BIKE RACK TO BE  
SUNKEN INTO COBBLESTONE  
STRIP. PROVIDING (10 TOTAL  
AROUND THE BUILDING



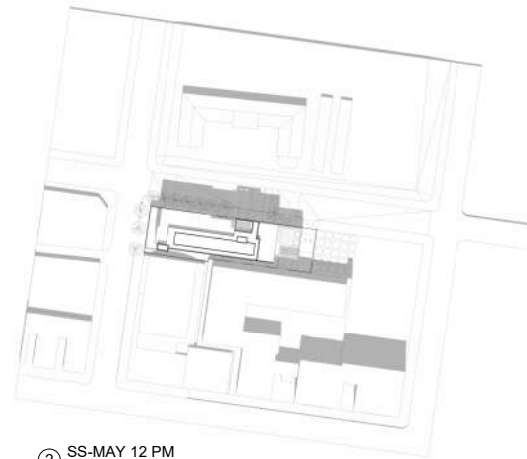
LIGHTING TO MATCH CITY  
STANDARD



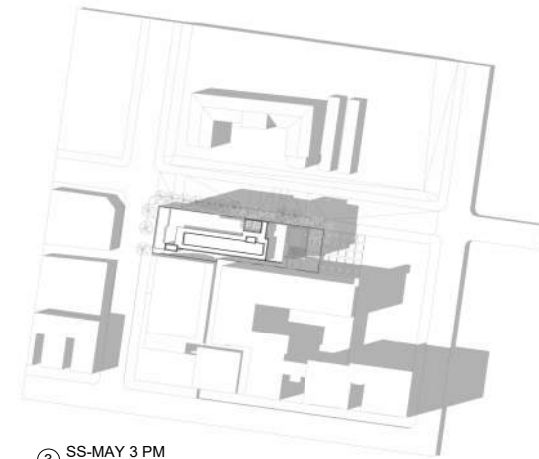




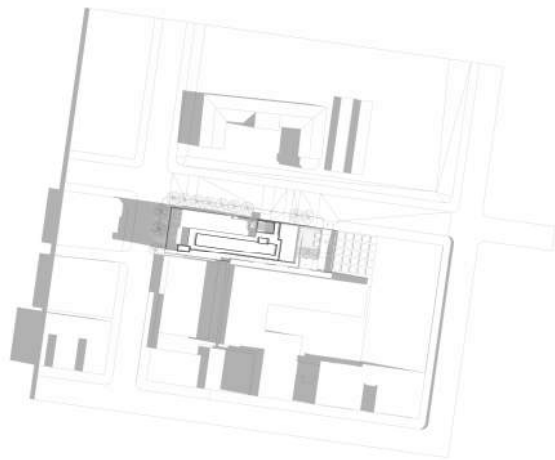
① SS-MAY 9 AM  
1" = 160'-0"



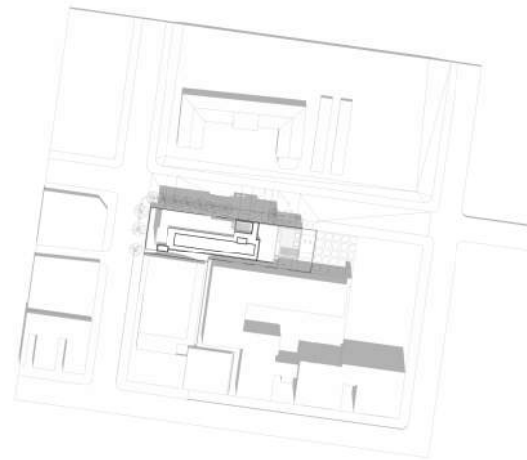
② SS-MAY 12 PM  
1" = 160'-0"



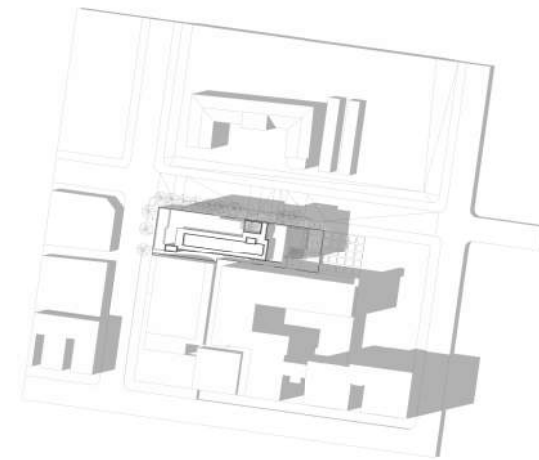
③ SS-MAY 3 PM  
1" = 160'-0"



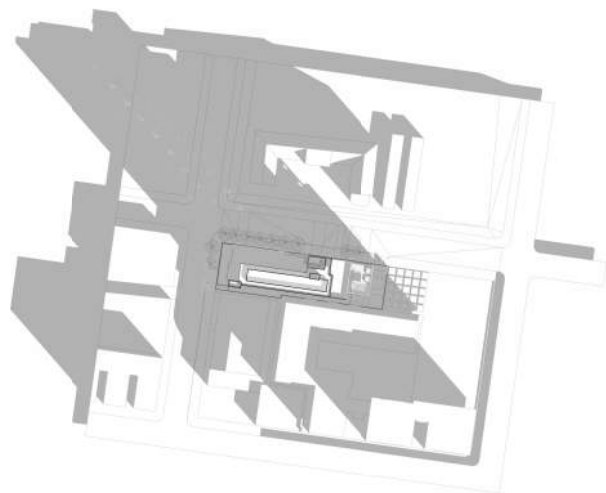
④ SS-JULY 9 AM  
1" = 160'-0"



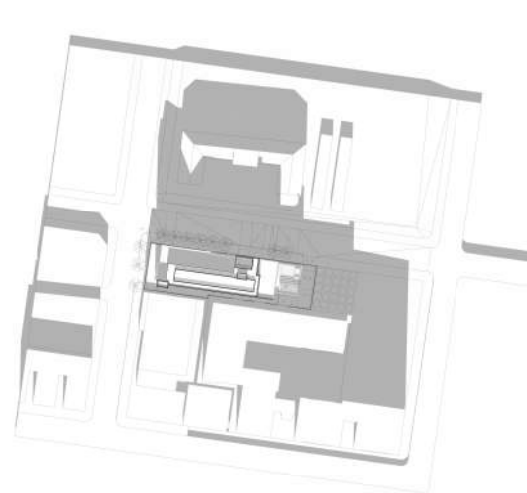
⑤ SS-JULY 12 PM  
1" = 160'-0"



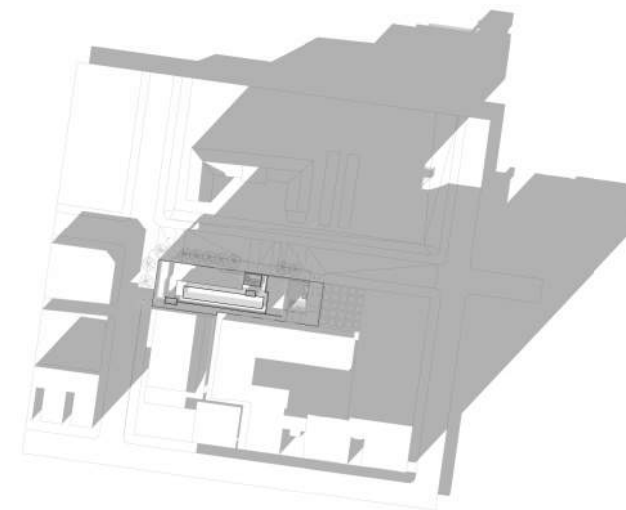
⑥ SS-JULY 3 PM  
1" = 160'-0"



⑦ SS-DECEMBER 9 AM  
1" = 160'-0"



⑧ SS-DECEMBER 12 PM  
1" = 160'-0"



⑨ SS-DECEMBER 3 PM  
1" = 160'-0"



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



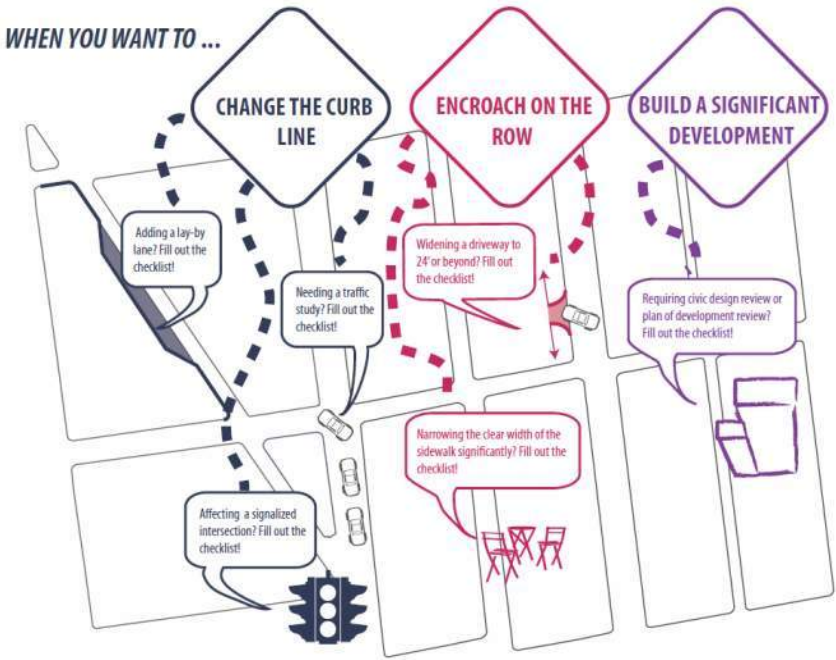
## INSTRUCTIONS

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?



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

1. PROJECT NAME

Spruce Street Development
2. DATE

04.06.2022
3. APPLICANT NAME

Mike Phillips
4. APPLICANT CONTACT INFORMATION

1835 Market Street | Suite 1400 | Philadelphia, PA 19103
5. PROJECT AREA: list precise street limits and scope

South East corner of 48<sup>th</sup> and Spruce Streets
6. OWNER NAME

Spruce Street Development
7. OWNER CONTACT INFORMATION

241 South 49<sup>th</sup> Street, Philadelphia, PA 19139
8. ENGINEER / ARCHITECT NAME

PZS Architects
9. ENGINEER / ARCHITECT CONTACT INFORMATION

4539 Mitchell Street, Philadelphia, PA 19128
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at [www.phila.gov/map](http://www.phila.gov/map) under the “Complete Street Types” field. Complete Streets Types are also identified in Section 3 of the Handbook.

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

STREET	FROM	TO	COMPLETE STREET TYPE
Spruce	47 <sup>th</sup> Street	48 <sup>th</sup> Streets	Urban Arterial
48 <sup>th</sup> Street	Spruce Street	Pine Street	Urban Arterial
_____	_____	_____	_____
_____	_____	_____	_____

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 ☒ NO ☐
- b. Street Furniture such as bus shelters, honor boxes, etc.

YES ☐ NO ☐ N/A ☒
- c. Street Direction

YES ☒ NO ☐
- d. Curb Cuts

YES ☒ NO ☐ N/A ☐
- e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc.

YES ☒ NO ☐ N/A ☐
- f. Building Extensions into the sidewalk, such as stairs and stoops

YES ☐ NO ☐ N/A ☒

APPLICANT: General Project Information

Additional Explanation / Comments: \_\_\_\_\_

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>Spruce Street</u>	<u>+12 / 18 / 18</u>	<u>18 / 18</u>
<u>48<sup>th</sup> Street</u>	<u>+12 / 18 / 18</u>	<u>18 / 18</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>Spruce Street</u>	<u>9' / 14' / 14'</u>
<u>48<sup>th</sup> Street</u>	<u>9' / 14' / 14'</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>Depressed Curb</u>	<u>27.8</u>	<u>Spruce Street</u>
<u>Depressed Curb</u>	<u>29.5</u>	<u>Spruce Street</u>
<u>Depressed Curb</u>	<u>40.2</u>	<u>48<sup>th</sup> Street</u>
_____	_____	_____

### PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>24</u>	<u>Spruce Street</u>
<u>Curb Cut</u>	<u>24</u>	<u>48<sup>th</sup> Street</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: The proposed development includes 2 proposed ADA ramps and will maintain the minimum walking zones on both streets.

### 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>Spruce Street</u>	<u>2.1' / 0'</u>
<u>48<sup>th</sup> Street</u>	<u>N/A / 0'</u>
<u>      </u>	<u>      /     </u>
<u>      </u>	<u>      /     </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>Spruce Street</u>	<u>4' / 3.5' / 4'</u>
<u>48<sup>th</sup> Street</u>	<u>4' / 3.5' / 4'</u>
<u>      </u>	<u>      /     /     </u>
<u>      </u>	<u>      /     /     </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
- Lighting
- Benches
- Street Trees
- Street Furniture

YES ☒ NO ☐ N/A ☐  
YES ☐ NO ☐ N/A ☒  
YES ☐ NO ☐ N/A ☒  
YES ☒ NO ☐ N/A ☐  
YES ☐ NO ☐ N/A ☒

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 ☐  
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 ☐
22. Does the design maintain adequate visibility for all roadway users at intersections?

YES ☐ NO ☐ N/A ☐

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: Street trees have been proposed where site constraints will allow. The street tree design will be further coordinated with PPR to determine species and location prior to construction.

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 Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
4746-48 Spruce Street	57	0 / 00	0 / 0	0 / 76
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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 <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Buffered Bike Lane           | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Bicycle-Friendly Street      | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Indego Bicycle Share Station | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

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 ☐

### 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"/>

### APPLICANT: Bicycle Component

Additional Explanation / Comments: We are providing a 30% increase over the required amount-76 instead of 57

### 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 <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: Curbside Management Component

Additional Explanation / Comments: Curbside Management Component is provided primarily through on-street parking. Additional planting in the furnishing zones is provided where width permits

### 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?	<u>WB-40</u>	DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/>
34. Will the project affect a historically certified street? An <a href="#">inventory of historic streets</a> <sup>(1)</sup> is maintained by the Philadelphia Historical Commission.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
35. Will the public right-of-way be used for loading and unloading activities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
36. Does the design maintain emergency vehicle access?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
37. Where new streets are being developed, does the design connect and extend the street grid?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

**APPLICANT: Vehicle / Cartway Component**  
Additional Explanation / Comments: A 60' deep loading space is located within the building

**DEPARTMENTAL REVIEW: Vehicle / Cartway Component**  
Reviewer Comments:

(1) [http://www.philadelphiastreet.com/images/uploads/documents/Historical\\_Street\\_Paving.pdf](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 checked="" 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 checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

**APPLICANT: Urban Design Component**  
Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Urban Design Component**  
Reviewer Comments: \_\_\_\_\_

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

			DEPARTMENTAL APPROVAL
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES <input type="checkbox"/>	NO <input type="checkbox"/> N/A <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?	YES <input type="checkbox"/>	NO <input type="checkbox"/> N/A <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>	YES <input type="checkbox"/>	NO <input type="checkbox"/> N/A <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, the 42 and 64 buses both stop at our corner.
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes, all the parking spaces are located below grade, under the building.
(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, 40% of the spaces provided are auto-share (5) or EV charging stations (2).
(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) <sup>i</sup>	Not Applicable
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	While no bike share stations are provided, we are providing a 30% increase over required bike storage



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.	Not Applicable
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.	No
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	No
(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.	Sidewalks will have a high SRI and there are multiple shade structures being proposed on the outdoor spaces
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. <sup>ii</sup>	Design will be to IECC 2018 requirements for Multi-family residential over four stories
(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? <sup>iii</sup> <ul style="list-style-type: none"> <li>•Reduce energy consumption by achieving 10% energy savings or more from an established baseline using</li> </ul>	No

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> <li>•Achieve certification in Energy Star for Multifamily New Construction (MFNC).</li> <li>•Achieve Passive House Certification</li> </ul>	
(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. <sup>iv</sup>	Not Applicable
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	No

<sup>i</sup> 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.

<sup>ii</sup> 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>

<sup>iii</sup> LEED 4.1, Optimize Energy Performance in LEED v4.1  
For Energy Star: [www.Energystar.gov](http://www.Energystar.gov)  
For Passive House, see [www.phius.org](http://www.phius.org)

<sup>iv</sup> 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