

4890 Summerdale Ave
Philadelphia PA
Civic Design Review
October 11, 2022



PERSPECTIVE RENDERING 1

RG TOWNHOMES

4890 AND 4892-94 SUMMERDALE AVENUE, PHILADELPHIA, PA 19124

20.053

08/16/22

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Fox Rothschild LLP
ATTORNEYS AT LAW

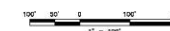
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SUMMERDALE RIDGE ASSOCIATES, LLC
PHILADELPHIA CITY, PHILADELPHIA COUNTY



Aerial Map of Property
Page 3



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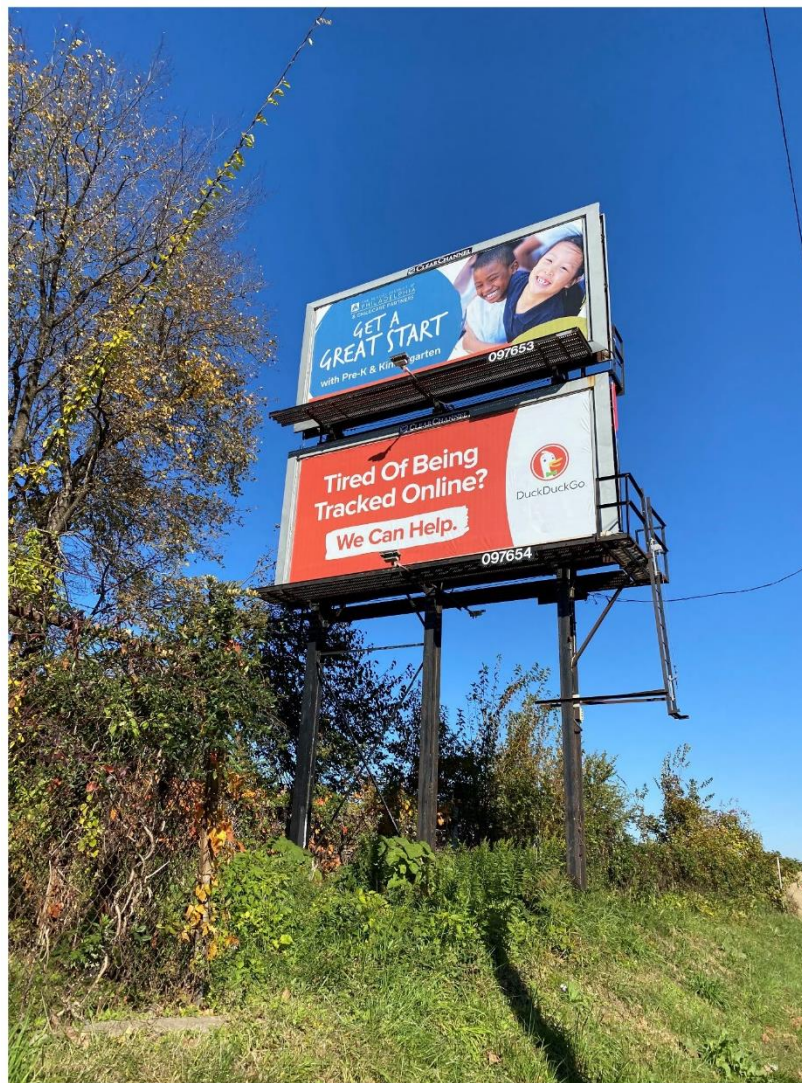






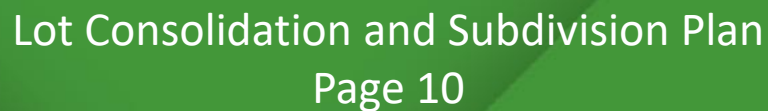
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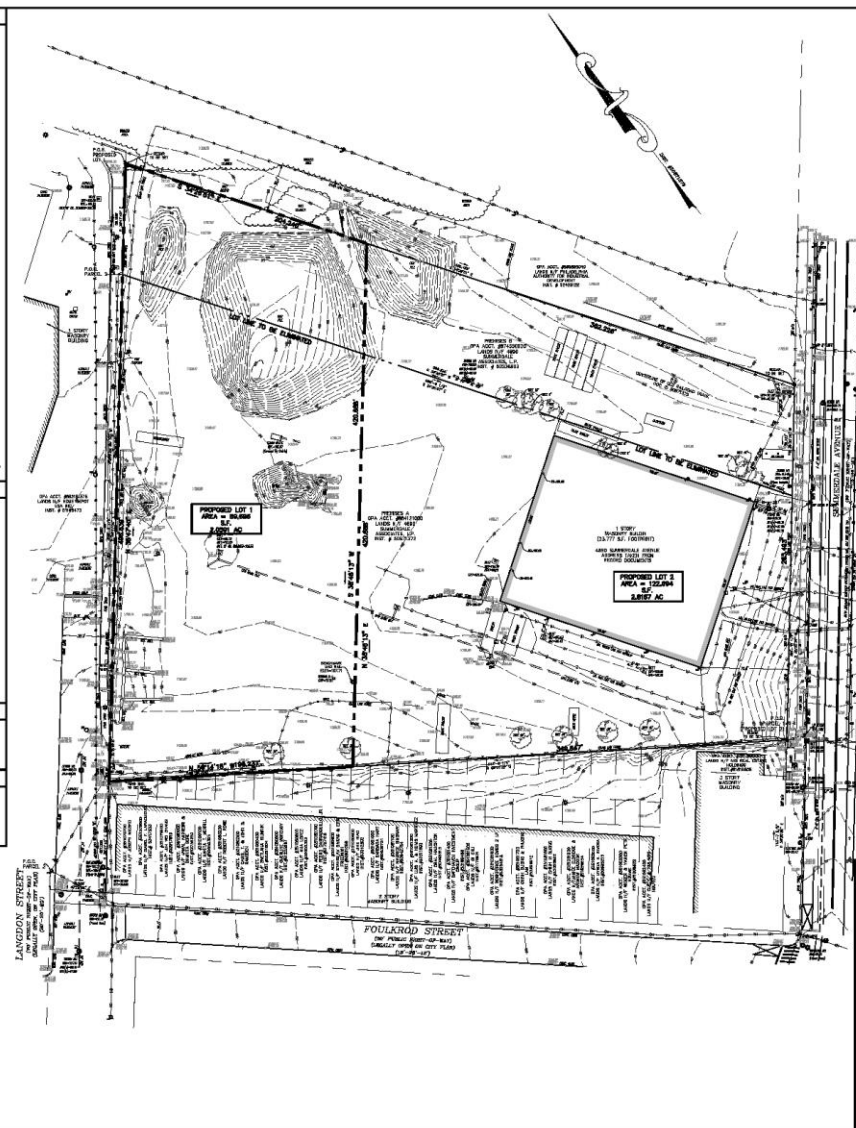
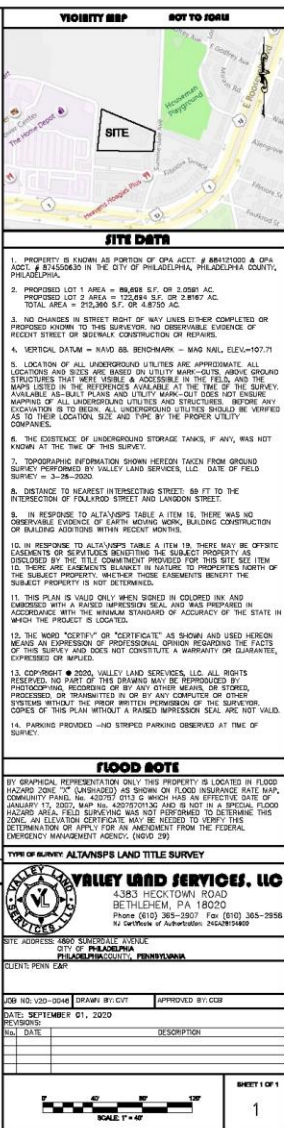


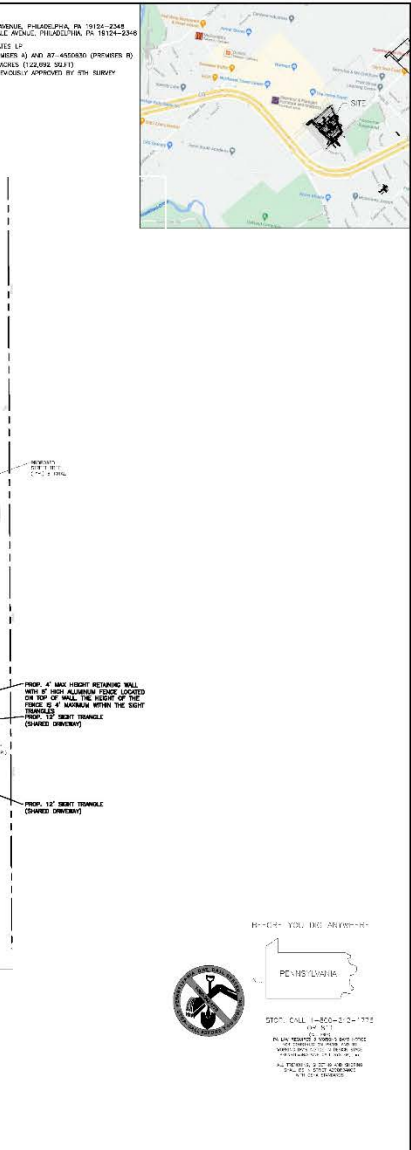


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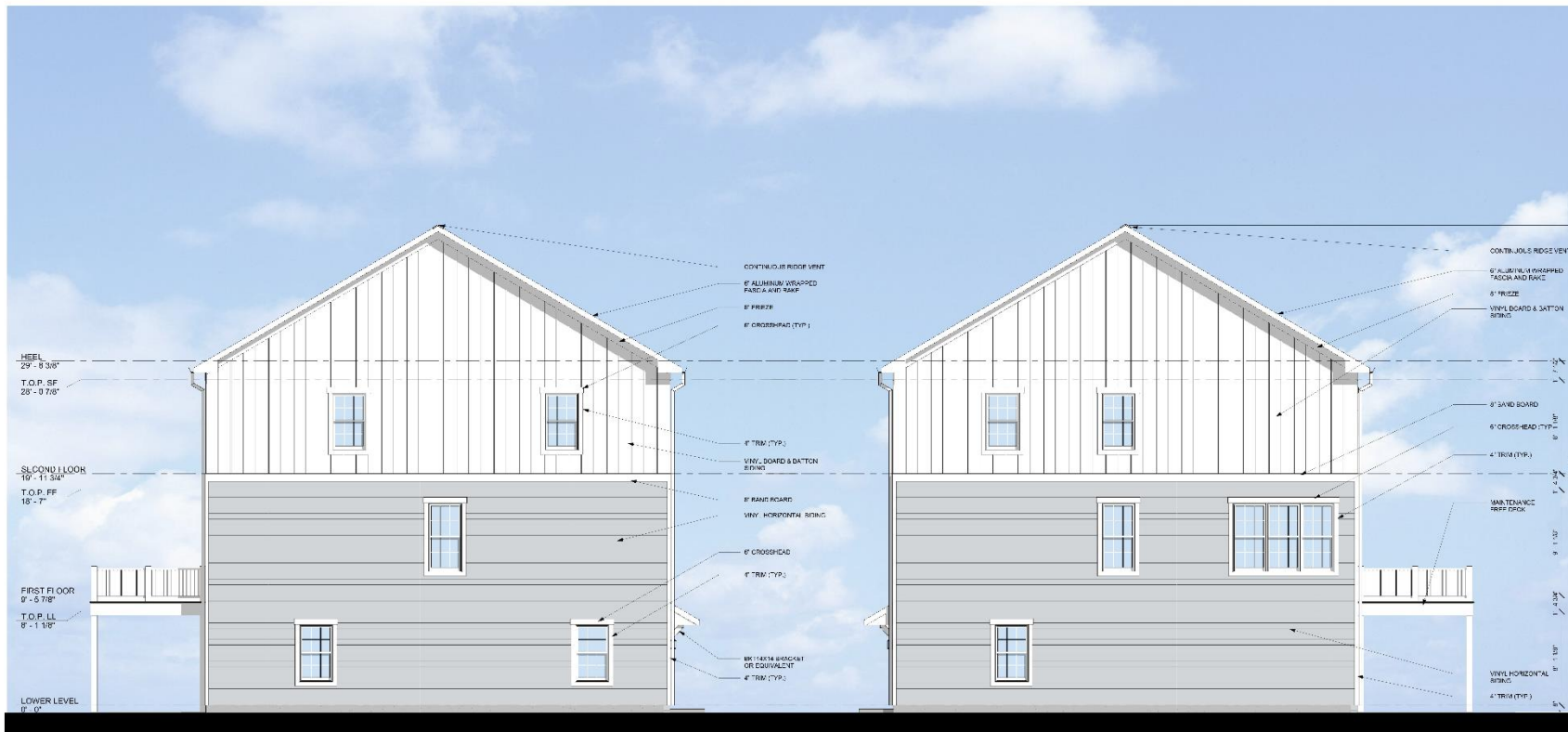


SUMMERDALE RIDGE ASSOCIATES, LLC 4880 S 4892-94 SUMMERDALE AVENUE CITY OF INDIANAPOLIS, INDIANA 46204, INDIANA		ZONING PLAN	
OFFICE LOCATED IN: CH. FORDEN, INDIANA, KENTUCKY WINDGATE AVENUE, FORDEN, KY 40325 CHICAGO AND FORDEN AVENUE			
DESIGNED BY	SPN	REVISION	
DRAWN BY	SPN		ZN-2
DATE	05-23-2011	SHEET	
SCALE	(NOTED)		2
PRICE NO.	W-2010-001	OF	2









LEFT ELEVATION

RIGHT ELEVATION



RG TOWNHOMES
4890 AND 4892-94 SUMMERDALE AVENUE, PHILADELPHIA, PA 19124

06/22/22

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5-PLEX - SECOND FLOOR PLAN - 808 SF UNITS



Stampfl Associates
architecture + planning

RG TOWNHOMES

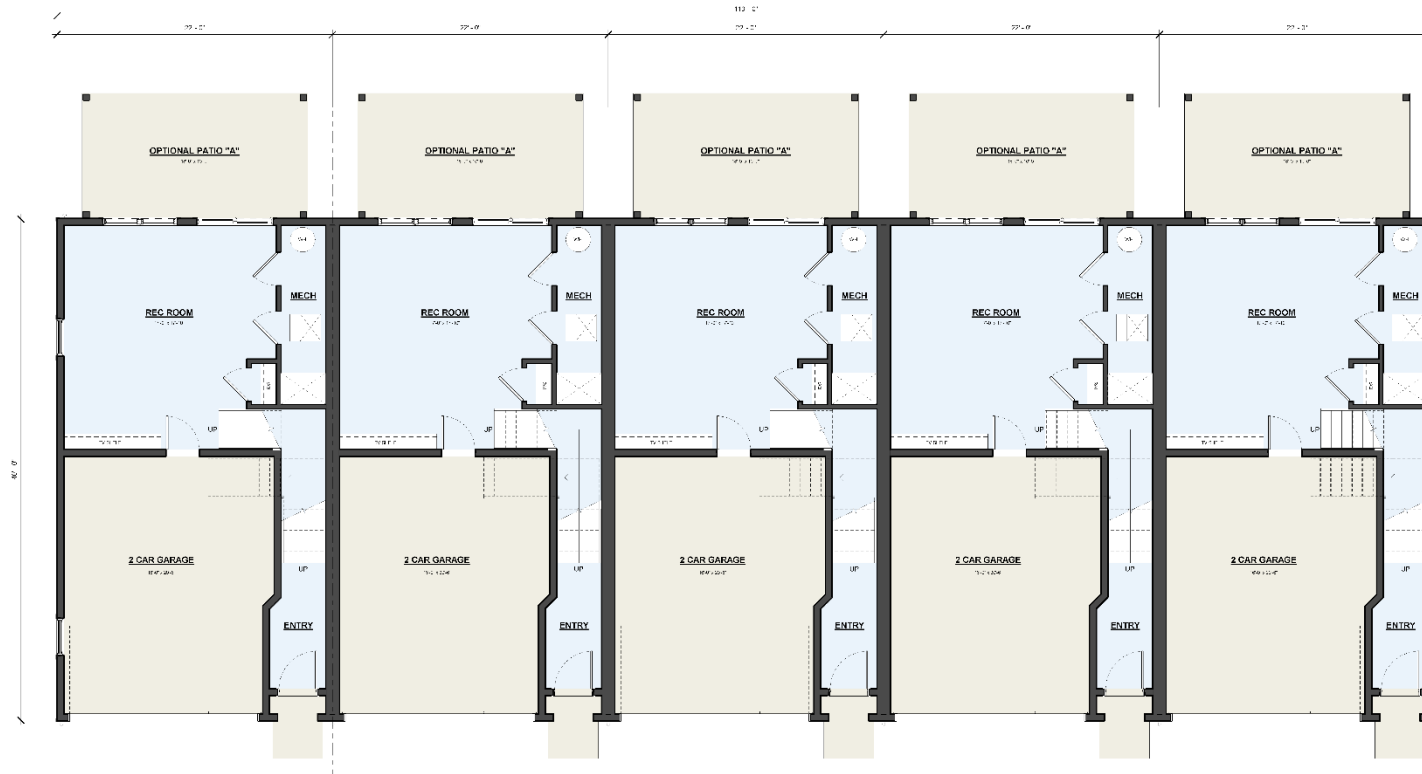
4890 AND 4892-94 SUMMERDALE AVENUE, PHILADELPHIA, PA 19124

Project Number

06/22/22

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5-PLEX - LOWER LEVEL PLAN - 870 SF UNITS
SCALE: 1/8" = 1'-0"



RG TOWNHOMES

4890 AND 4892-94 SUMMERDALE AVENUE, PHILADELPHIA, PA 19124

Project Number

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5-PLEX - FIRST FLOOR PLAN - 766 SF UNITS
 06/22/22



RG TOWNHOMES
 4890 AND 4892-94 SUMMERDALE AVENUE, PHILADELPHIA, PA 19124

Project Number
 06/22/22

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REAR ELEVATION
08/12/22



RG TOWNHOMES
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08/12/22

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PERSPECTIVE RENDERING 1

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Stampfl Associates
architecture + planning

PERSPECTIVE RENDERING 2

RG TOWNHOMES

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08/16/22

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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.	A bus stop (for bus routes J, K and R) is located at the NE corner at the intersection of E Roosevelt Blvd. and Langdon Street. This stop is located within a ¼-mile of the project's site area.
(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.	The proposed parking areas are located in the home driveways and along the private roadway. Each unit also has garage parking for 1 or 2 vehicles. Parking covers less than 40% of the site area.
(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.	At least one outlet for an electric car will be located in each garage.
(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)	N/A. Site area is not adjacent to an active railway line.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	N/A. No bike share station is proposed as part of this project as the site's location and layout are not conducive to this feature

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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.	On-site vegetation watering requirements will be reduced to at least 50% of the calculated baseline of the peak watering month.
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.	On-site vegetation covers more than 30% of the site's Open Area.
(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	Stormwater management conforms with the PWD requirements. A green street is not included within the scope of this project, and additional runoff from adjacent streets of the development site are collected by existing PWD city inlets.
(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.	Significant trees are proposed adjacent to paved surfaces throughout the site.
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	We have used the 2018 IECC
(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	Single family homes with high efficiency energy equipment and appliances.

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	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	We will provide MERV 13 filters on the air handler units.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	Not Applicable
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	None

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

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

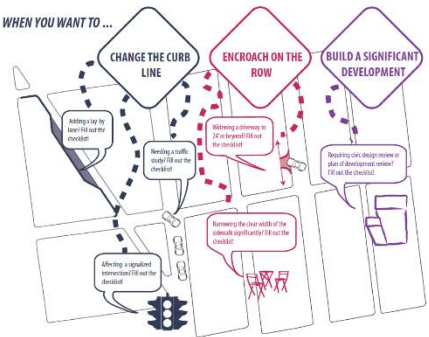
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

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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

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- PROJECT NAME
Linden Ridge Townhomes
- DATE
5/10/2022
- APPLICANT NAME
Summerdale Ridge Associates, LLC
- APPLICANT CONTACT INFORMATION
Fox Rothschild LLP
2800 Kelly Road Suite 200
Warrington PA 18976
- OWNER NAME
4890 Summerdale Associates
- OWNER CONTACT INFORMATION
9835 Verree Road, Philadelphia PA 19115
- ENGINEER / ARCHITECT NAME
Christopher Jensen, PE
- ENGINEER / ARCHITECT CONTACT INFORMATION
T&M Associates
1700 Market Street, Suite 3110
Philadelphia PA 19103
Ciensen@Tandmassociates.com 215-282-7850
- STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.
Also available here: <http://metadata.phila.gov/home/dataset/details/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Summerdale Avenue</u>	<u>Foulkrod</u>	<u>East Godfrey</u>	<u>Urban Arterial</u>

- Does the Existing Conditions site survey clearly identify the following existing conditions with dimensions?
 - Parking and loading regulations in curb lanes adjacent to the site - **YES** NO
 - Street Furniture such as bus shelters, honor boxes, etc. - **N/A** YES NO **N/A**
 - Street Direction - **Yes** YES NO **N/A**
 - Curb Cuts - **N/A** YES NO **N/A**
 - Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. - **Yes** YES NO **N/A**
 - Building Extensions into the sidewalk, such as stairs and stoops - **N/A** YES NO **N/A**

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
Summerdale Avenue	12 / 5 / 12	N/A / N/A
	___ / ___ /	___ /
	___ / ___ /	___ /
	___ / ___ /	___ /

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
Summerdale Ave	8 / 5 / 8
	___ / ___ /
	___ / ___ /
	___ / ___ /

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
N/A	N/A	N/A

PROPOSED VEHICULAR INTRUSIONS		
INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway	24	Southeast corner of site

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: Increased sidewalk width & street tree plantings

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
Summerdale Avenue	0 / 0 ____/ ____/ ____/

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

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
Summerdale Avenue	4 / 0 / 4 ____/____/ ____/____/ ____/____/

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

Bicycle Parking - Yes	YES	NO	N/A
Lighting - No	YES	NO	N/A
Benches - No	YES	NO	N/A
Street Trees - Yes	YES	NO	N/A
Street Furniture - Yes	YES	NO	N/A

19. Does the design avoid tripping hazards? No

20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception - Yes

DEPARTMENTAL APPROVAL
YES NO
YES NO
YES NO
YES NO
YES NO
YES NO

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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	YES	NO	N/A	YES	NO
22. Does the design maintain adequate visibility for all roadway users at intersections? - Yes	YES	NO	N/A	YES	NO

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

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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>
Proposed Bicycle Racks within the property, increased walking zone width to comply with handbooks recommendation
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
4890 Summerdale	15	0 / 0 ____/ ____/ ____/	0 / 0 ____/ ____/ ____/	0 / 16 ____/ ____/ ____/

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

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

APPLICANT: Bicycle Component

Additional Explanation / Comments: Proposed driveway provide bicycle access to townhomes, self-storage facility and home depot shopping center from Summerdale avenue. 16 Bike Racks are proposed on the sidewalk, within the property.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

138371861.1

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

- | QUESTION | YES | NO | N/A |
|---|-----|----|-----|
| 28. Does the design limit conflict among transportation modes along the curb? - Yes | YES | NO | |
| 29. Does the design connect transit stops to the surrounding pedestrian network and destinations? - Yes | YES | NO | N/A |
| 30. Does the design provide a buffer between the roadway and pedestrian traffic? - Yes | 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

APPLICANT: Curbside Management Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

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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
N/A	N/A	N/A	N/A	N/A
			— /	
			— /	
			— /	

- | | | | |
|---|-----|----|-----|
| 33. What is the maximum AASHTO design vehicle being accommodated by the design? | | | |
| 34. Will the project affect a historically certified street? An inventory of historic streets ⁽¹⁾ is maintained by the Philadelphia Historical Commission. | YES | NO | |
| 35. Will the public right-of-way be used for loading and unloading activities? | YES | NO | |
| 36. Does the design maintain emergency vehicle access? | YES | NO | |
| 37. Where new streets are being developed, does the design connect and extend the street grid? | YES | NO | N/A |
| 38. Does the design support multiple alternative routes to and from destinations as well as within the site? | YES | NO | N/A |
| 39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? | YES | NO | |

DEPARTMENTAL
APPROVAL
YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: [No lane changes or cartway improvements are proposed](#)

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

DEPARTMENTAL
APPROVAL
YES NO

YES NO

YES NO

APPLICANT: Urban Design Component

Additional Explanation / Comments: [No lane changes or cartway improvements are proposed](#)

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments:

138371861.1

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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
N/A	N/A	N/A

				DEPARTMENTAL APPROVAL
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES	NO	N/A	YES NO
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES	NO	N/A	YES NO
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	NO	N/A	YES NO
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 NO
▪ Marked Crosswalks	YES	NO	N/A	YES NO
▪ Pedestrian Refuge Islands	YES	NO	N/A	YES NO
▪ Signal Timing and Operation	YES	NO	N/A	YES NO
▪ Bike Boxes	YES	NO	N/A	YES NO
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES	NO	N/A	YES NO
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES	NO	N/A	YES NO

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: No improvements to intersections or crossings are proposed

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments:

138371861.1

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COMPLETE STREETS HANDBOOK CHECKLIST

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ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments:

DEPARTMENTAL REVIEW

Additional Reviewer Comments:

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