

FRANKLIN MILLS HOTEL
4501 WOODHAVEN ROAD
PHILADELPHIA, PA 19145

OWNER: 4501 WOODHAVEN HOLDINGS, LLC

APPLICANT/ENGINEER: DUFFIELD ASSOCIATES

ATTORNEY: KLEHR HARRISON HARVEY BRANZBURG, LLP

ARCHITECT: MUSSACHIO ARCHITECTS

DEVELOPER: J9 BUILDERS

JULY 11, 2022

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- . BUILDING ELEVATIONS*
- . MASSING MODELS*
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- . LANDSCAPING PLAN*
- . 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: **ZP-2022-003822**

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

The property is less than 100' from a residential district and creates more than 50,000 sf of new gross floor area.

PROJECT LOCATION

Planning District: East Council District: 10th

Address: 4501 Woodhaven Road, Lots 4 & 5
Philadelphia, PA

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: Francis Greene, Duffield Associates Primary Phone: (302) 239-6634

Email: FGreene@verdantas.com Address: 5400 Limestone Road
Wilmington, DE 19808

Property Owner: 4501 Woodhaven Holding, LLC Developer J9 Construction
 Architect: Mussachio Architects

SITE CONDITIONS

Site Area: 120,753 SF

Existing Zoning: CA-1 Are Zoning Variances required? Yes No

Proposed Use:

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

New Hotel Building – 25,792 SF

Impervious Parking Lot – 64,855 SF

Pervious Open Space – 30,106 SF

Proposed # of Parking Units:

Property Parking Proposed – 1,785 Spaces, Property Bicycle Parking Proposed – 46 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: TBD Time: TBD

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:

Date: October, 26, 2022



Photograph 1 – View looking northwest across the site from the southeastern site entrance.



Photograph 2 – View looking east into the project site from the adjacent property to the west of the site.



Photograph 3 - View looking northeast at the location of the proposed parking lot improvements into the site.



Photograph 4 - View looking northeast at the location of the proposed building into the site.



Photograph 5 – View looking northeast along northwest property line into the site.



Photograph 6 – View looking southwest from the northwestern property line.



Photograph 7 – View looking south from within the existing parking lot.



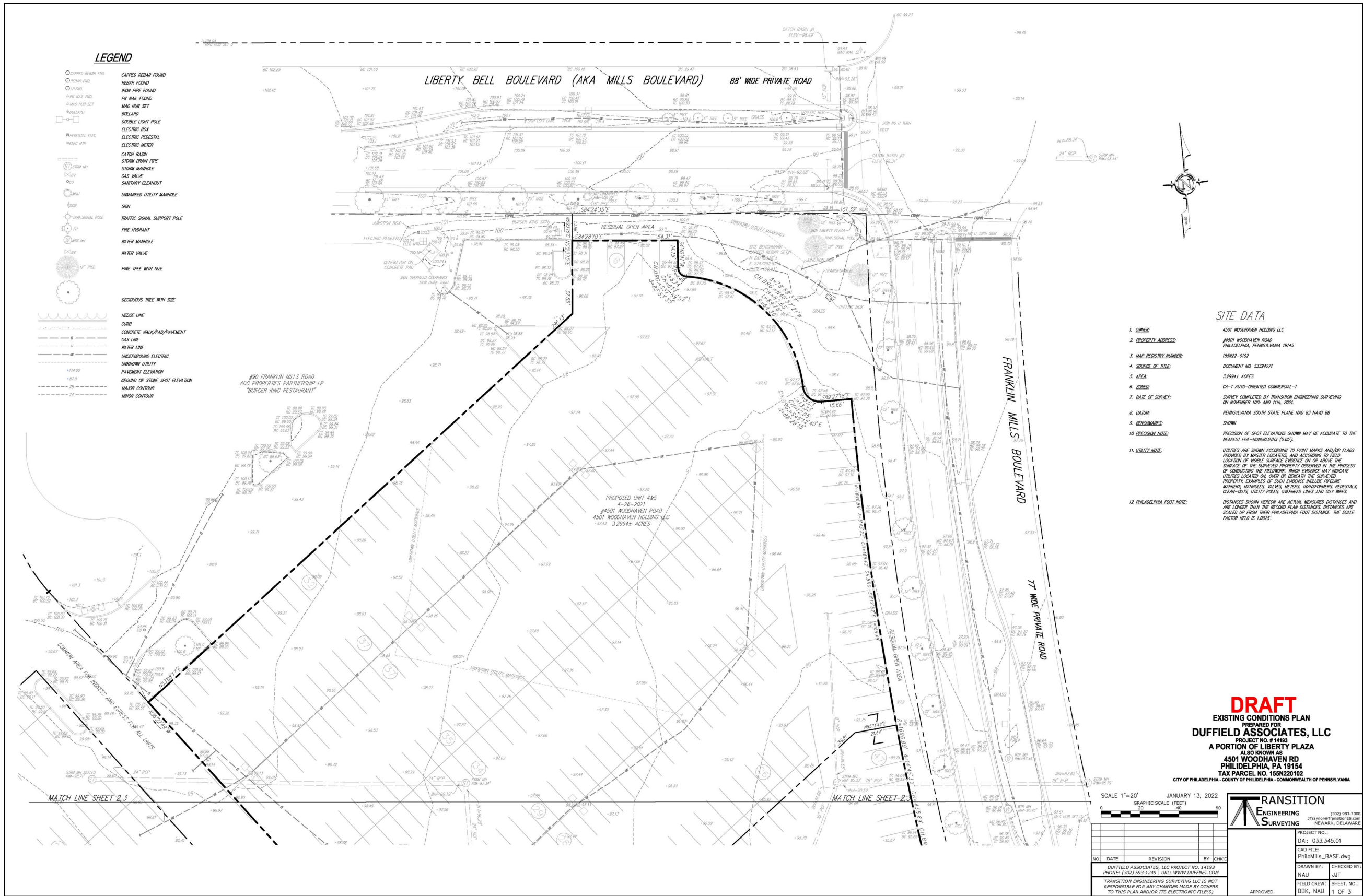
Photograph 8 – View looking southwest into property from the intersection of Liberty Bell and Franklin Mills Blvd.

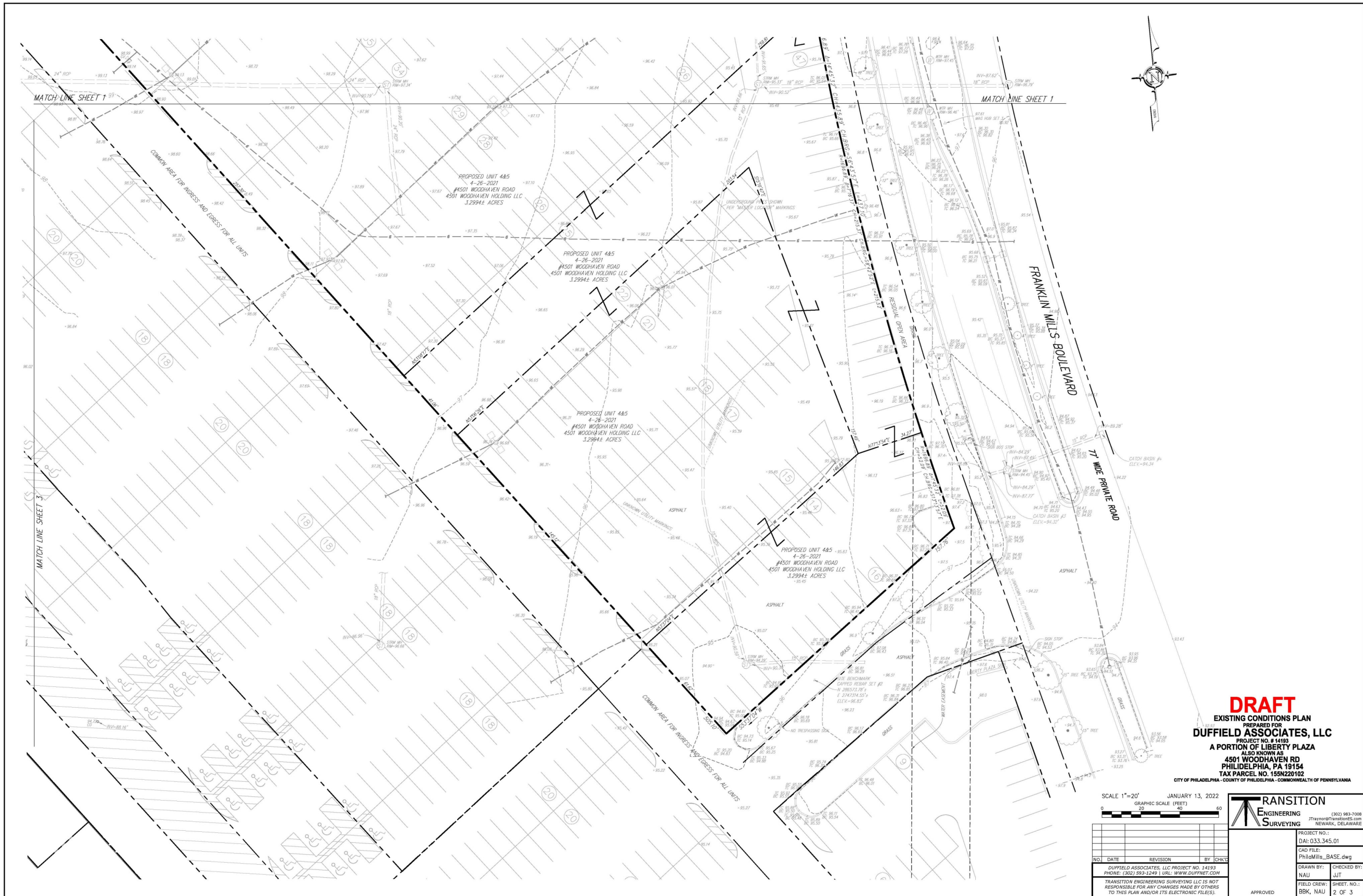


Photograph 9 — Property Aerial



Photograph 10 — Site Aerial





DRAFT
 EXISTING CONDITIONS PLAN
 PREPARED FOR
DUFFIELD ASSOCIATES, LLC
 PROJECT NO. # 14193
 A PORTION OF LIBERTY PLAZA
 4501 WOODHAVEN RD
 PHILADELPHIA, PA 19154
 TAX PARCEL NO. 155N220102
 CITY OF PHILADELPHIA - COUNTY OF PHILADELPHIA - COMMONWEALTH OF PENNSYLVANIA

SCALE 1"=20'
 GRAPHIC SCALE (FEET)
 0 20 40 60

NO.	DATE	REVISION	BY	CHKD

TRANSITION
 ENGINEERING
 SURVEYING
 ALSO KNOWN AS
 JTTaylor@TransitionES.com
 NEWARK, DELAWARE

PROJECT NO.:
 DAI: 033.345.01
 CADD FILE:
 PhiloMills_BASE.dwg
 DRAWN BY:
 NAU
 CHECKED BY:
 JTT
 FIELD CREW:
 BKJ, NAU
 SHEET NO.:
 2 OF 3

APPROVED



LEGEND



4501 WOODHAVEN ROAD
PHILADELPHIA, PA 19154-3145

COMPLETE STREETS SUMMARY

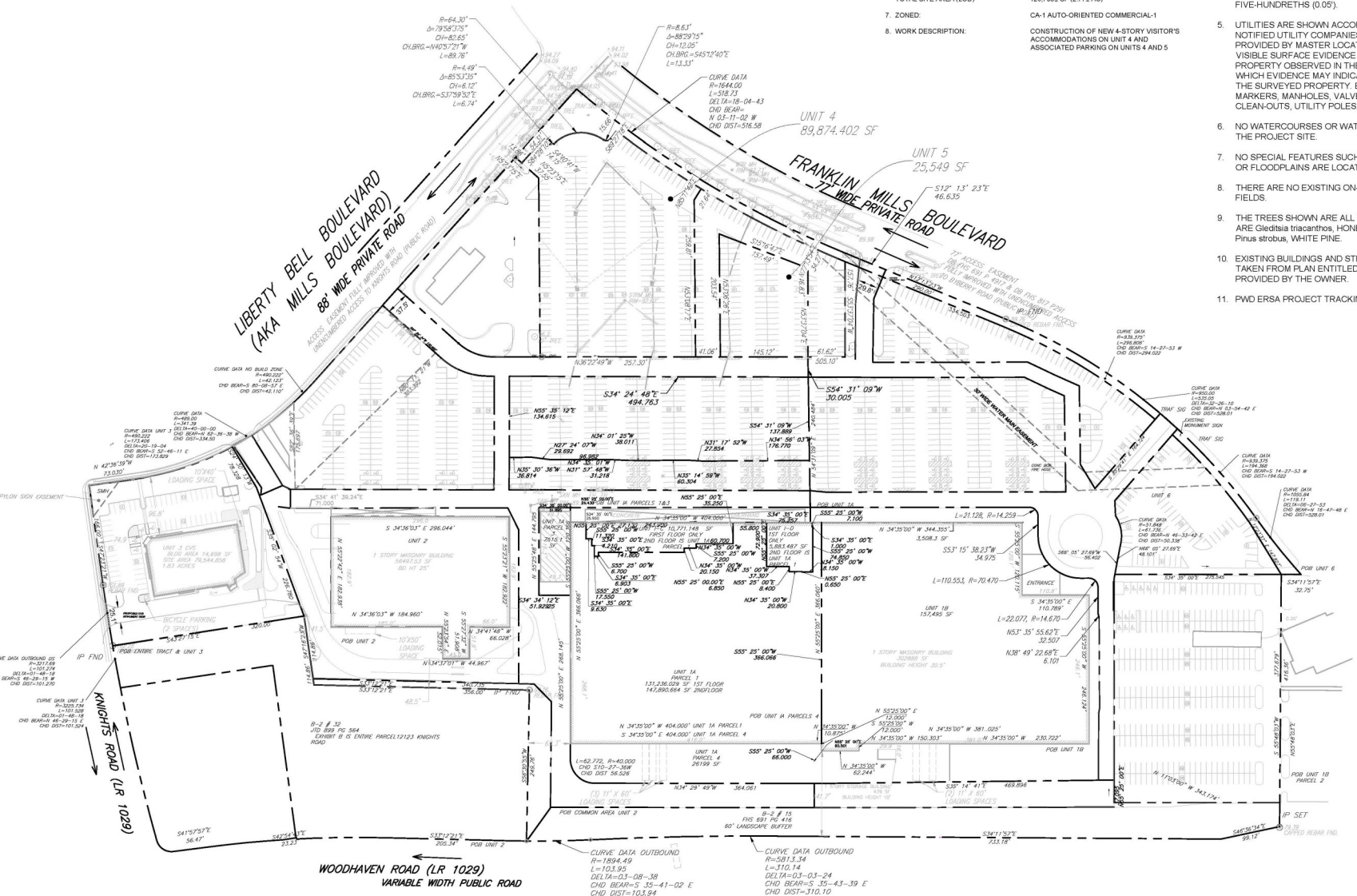
ROADWAY	FURNISHING ZONE			BUILDING ZONE			WALKING ZONE		
	REQUIRED	EXISTING	PROPOSED	REQUIRED	EXISTING	PROPOSED	REQUIRED	EXISTING	PROPOSED
KNIGHTS ROAD	>5'	7'	7'	NO REQ.	0'	0'	0'	0'	0'
WOODHAVEN ROAD	>4'	N/A	N/A	NO REQ.	0'	0'	0'	0'	0'
LIBERTY BELL BOULEVARD	>3.5'	6.6'	6.6'	NO REQ.	0'	0'	5'	5'	5'
FRANKLIN MILLS BOULEVARD	>3.5'	11.4'	11.4'	NO REQ.	0'	0'	5'	0'	0'

SITE DATA

- OWNER: 4501 WOODHAVEN HOLDING LLC
- PROPERTY ADDRESS: #4501 WOODHAVEN ROAD PHILADELPHIA, PENNSYLVANIA 19145
- MAP REGISTRY NUMBER: 155N22-0102
- SOURCE OF TITLE: DOCUMENT NO. 53384271
- OVERALL SITE AREA: 3.28944 ACRES
- PROPOSED LAND USE AREAS: BUILDING 25,782 SF (0.58 AC) IMPERVIOUS 84,554 SF (1.88 AC) OPEN SPACE 30,106 SF (0.69 AC) TOTAL SITE AREA (LOD) 120,752 SF (2.77 AC)
- ZONED: CA-1 AUTO-ORIENTED COMMERCIAL-1
- WORK DESCRIPTION: CONSTRUCTION OF NEW 4-STORY VISITOR'S ACCOMMODATIONS ON UNIT 4 AND ASSOCIATED PARKING ON UNITS 4 AND 5

GENERAL NOTES

- THE PROPERTY LINES AND TOPOGRAPHY DEPICTED ON THIS PLAN ARE TAKEN FROM "EXISTING CONDITIONS PLAN" PREPARED BY TRANSITION ENGINEERING SURVEYING, DATED DECEMBER 7TH, 2021
- SURVEY COMPLETED BY TRANSITION ENGINEERING SURVEYING ON NOVEMBER 10TH AND 11TH, 2021.
- HORIZONTAL DATUM: PENNSYLVANIA SOUTH STATE PLANE NAD 83 VERTICAL DATUM: PHILADELPHIA VERTICAL DATUM (CITY DATUM) DISTANCES SHOWN ARE SCALED UP FROM THEIR PHILADELPHIA FOOT DISTANCE. THE SCALE FACTOR HELD IS 1.0025.
- PRECISION OF SPOT ELEVATIONS SHOWN MAY BE ACCURATE TO THE NEAREST FIVE-HUNDRETHS (0.05).
- UTILITIES ARE SHOWN ACCORDING TO MAPS DIRECTLY PROVIDED BY THE NOTIFIED UTILITY COMPANIES ACCORDING TO PAINT MARKS AND/OR FLAGS PROVIDED BY MASTER LOCATORS, AND ACCORDING TO FIELD LOCATION OF VISIBLE SURFACE EVIDENCE ON OR ABOVE THE SURFACE ON THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, WHICH EVIDENCE MAY INDICATE UTILITIES LOCATED ON, OVER OR BENEATH THE SURVEYED PROPERTY. EXAMPLES OF SUCH EVIDENCE INCLUDE PIPELINE MARKERS, MANHOLES, VALVES, METERS, TRANSFORMERS, PEDESTALS, CLEAN-OUTS, UTILITY POLES, OVERHEAD LINES, AND GUY WIRES.
- NO WATERCOURSES OR WATER BODIES ARE LOCATED WITHIN 100 FEET OF THE PROJECT SITE.
- NO SPECIAL FEATURES SUCH AS NATURAL DEPRESSIONS, NATURAL BERMS, OR FLOODPLAINS ARE LOCATED ON THE SITE.
- THERE ARE NO EXISTING ON-SITE SEPTIC DISPOSAL SYSTEMS OR DRAIN FIELDS.
- THE TREES SHOWN ARE ALL TO REMAIN. THE 15" AND 12" DECIDUOUS TREES ARE Gleditsia triacanthos, HONEYLOCUST, AND THE 12" EVERGREEN TREES ARE Pinus strobus, WHITE PINE.
- EXISTING BUILDINGS AND STRUCTURES FOR UNITS 1A, 1B, 1C, 1D, 2, AND 3 ARE TAKEN FROM PLAN ENTITLED "LIBERTY PLAZA FIRST AMENDED CONDO" PROVIDED BY THE OWNER.
- PWD ERS PROJECT TRACKING NUMBER: FY22-FRAN-6808-01



DUFFIELD ASSOCIATES
Soil, Water & the Environment

5400 LIMESTONE ROAD
PHILADELPHIA, PA 19154-1222
TEL: 302.239.6634
FAX: 302.239.8485

OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFIELDNET.COM
E-MAIL: DUFFIELD@DUFFIELDNET.COM

CHECKED BY:	FILE NAME:
DESIGNED BY:	CDR14193
DRAWN BY:	THD
DATE:	
REVISION:	

PRELIMINARY NOT FOR CONSTRUCTION

OWNER: 4501 WOODHAVEN HOLDING LLC
HUNTINGDON VALLEY, PA 19066
215-344-8100

EXISTING CONDITIONS PLAN

FRANKLIN MILLS HOTEL

PHILADELPHIA - PENNSYLVANIA

DATE: 01 JULY 2022
SCALE: 1" = 30'
PROJECT NO.: 14193
SHEET: 1 OF 3



LEGEND

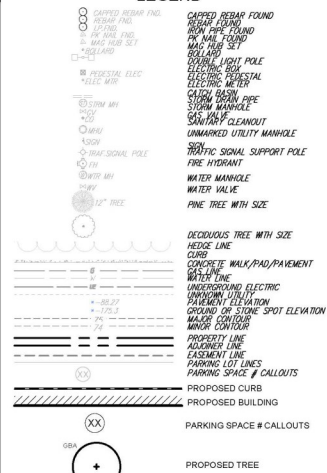


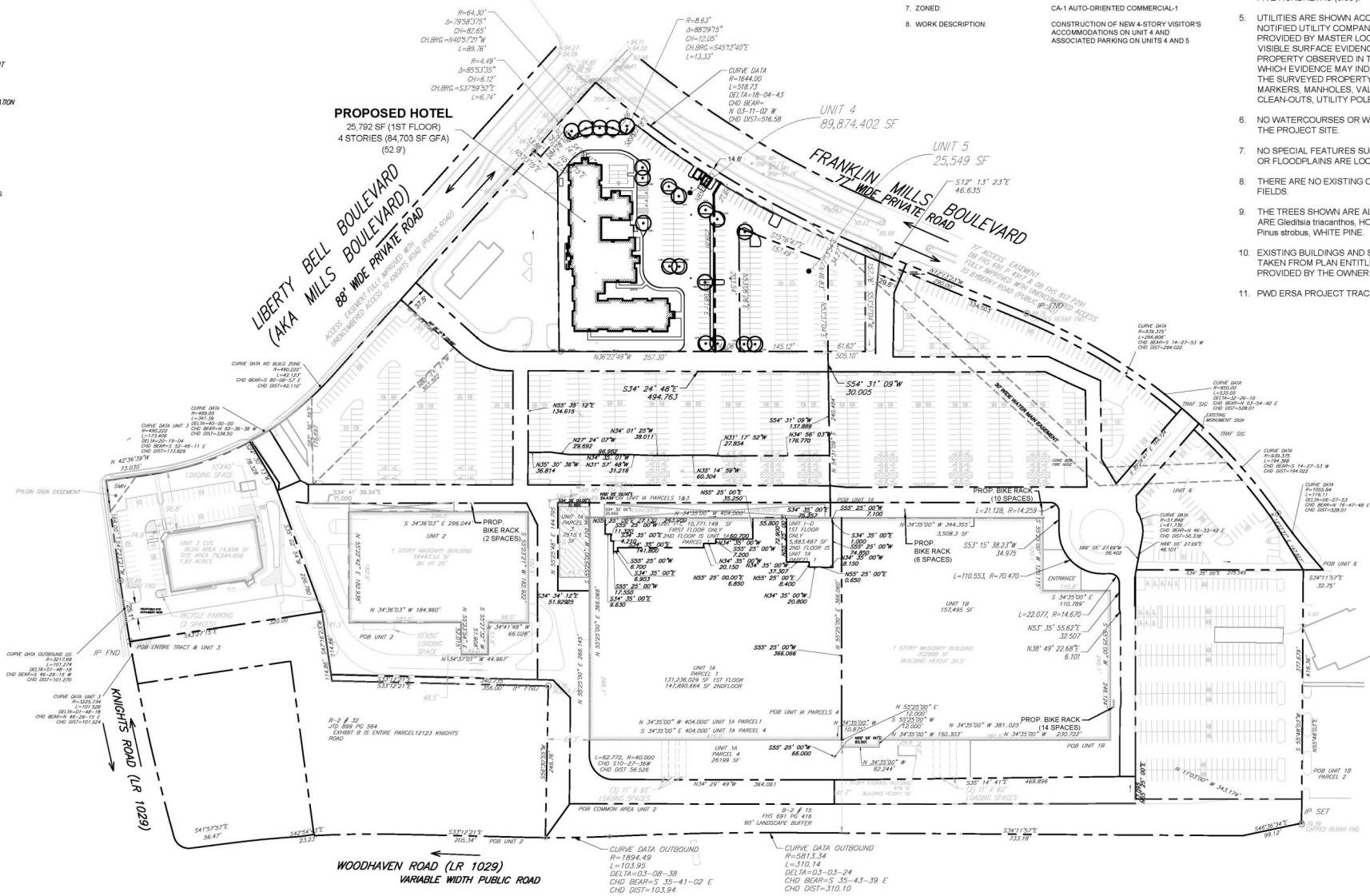
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SITE DATA

- 1. OWNER: 4501 WOODHAVEN HOLDING LLC
2. PROPERTY ADDRESS: #4501 WOODHAVEN ROAD PHILADELPHIA, PENNSYLVANIA 19145
3. MAP REGISTRY NUMBER: 155N22-0102
4. SOURCE OF TITLE: DOCUMENT NO. 53394271
5. OVERALL SITE AREA: 3.2994 ACRES
6. PROPOSED LAND USE AREAS: BUILDING IMPERVIOUS OPEN SPACE TOTAL SITE AREA (LOD) 25,792 SF (0.59 AC) 84,703 SF (1.96 AC) 30,108 SF (0.69 AC) 120,753 SF (2.77 AC)
7. ZONED: CA-1 AUTO-ORIENTED COMMERCIAL-1
8. WORK DESCRIPTION: CONSTRUCTION OF NEW 4-STORY VISITOR'S ACCOMMODATIONS ON UNIT 4 AND ASSOCIATED PARKING ON UNITS 4 AND 5

GENERAL NOTES

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3. HORIZONTAL DATUM: PENNSYLVANIA SOUTH STATE PLANE NAD 83 VERTICAL DATUM: PHILADELPHIA VERTICAL DATUM (CITY DATUM) DISTANCES SHOWN ARE SCALED UP FROM THEIR PHILADELPHIA FOOT DISTANCE. THE SCALE FACTOR HELD IS 1.0025.
4. PRECISION OF SPOT ELEVATIONS SHOWN MAY BE ACCURATE TO THE NEAREST FIVE-HUNDRETHS (0.05).
5. UTILITIES ARE SHOWN ACCORDING TO MAPS DIRECTLY PROVIDED BY THE NOTIFIED UTILITY COMPANIES ACCORDING TO PAINT MARKS AND/OR FLAGS PROVIDED BY MASTER LOCATORS, AND ACCORDING TO FIELD LOCATION OF VISIBLE SURFACE EVIDENCE ON OR ABOVE THE SURFACE ON THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, WHICH EVIDENCE MAY INDICATE UTILITIES LOCATED ON, OVER OR BENEATH THE SURVEYED PROPERTY. EXAMPLES OF SUCH EVIDENCE INCLUDE PIPELINE MARKERS, MANHOLES, VALVES, METERS, TRANSFORMERS, PEDESTALS, CLEAN-OUTS, UTILITY POLES, OVERHEAD LINES, AND GUY WIRES.
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11. PWD ERS PROJECT TRACKING NUMBER: FY22-FRAN-8808-01



DUFFIELD ASSOCIATES logo and contact information: 6480 LAMARCK ROAD, WILMINGTON, DE 19808-1232, TEL: 302.239.6634, FAX: 302.239.8485.

Table with columns: CHECKED BY, DESIGNED BY, DRAWN BY, DATE. Includes names and dates for project review.

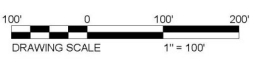
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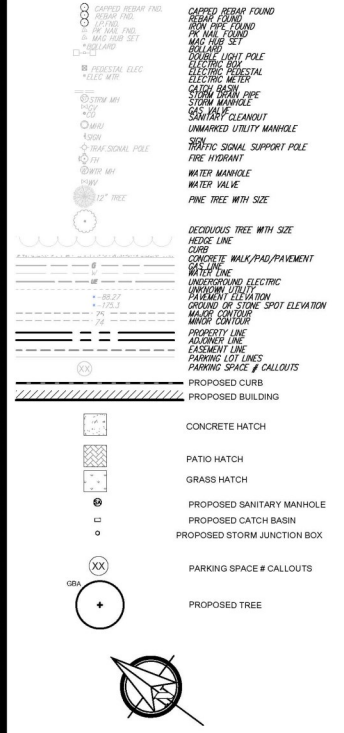
OWNER: 4501 WOODHAVEN HOLDING LLC, 4501 WOODHAVEN ROAD, HUNTINGDON VALLEY, PA 19086, 215-544-8800

OVERALL SITE PLAN, FRANKLIN MILLS HOTEL, PHILADELPHIA - PENNSYLVANIA

DATE: 01 JULY 2022, SCALE: 1" = 100', PROJECT NO.: 14193, SHEET: 2 OF 3



LEGEND



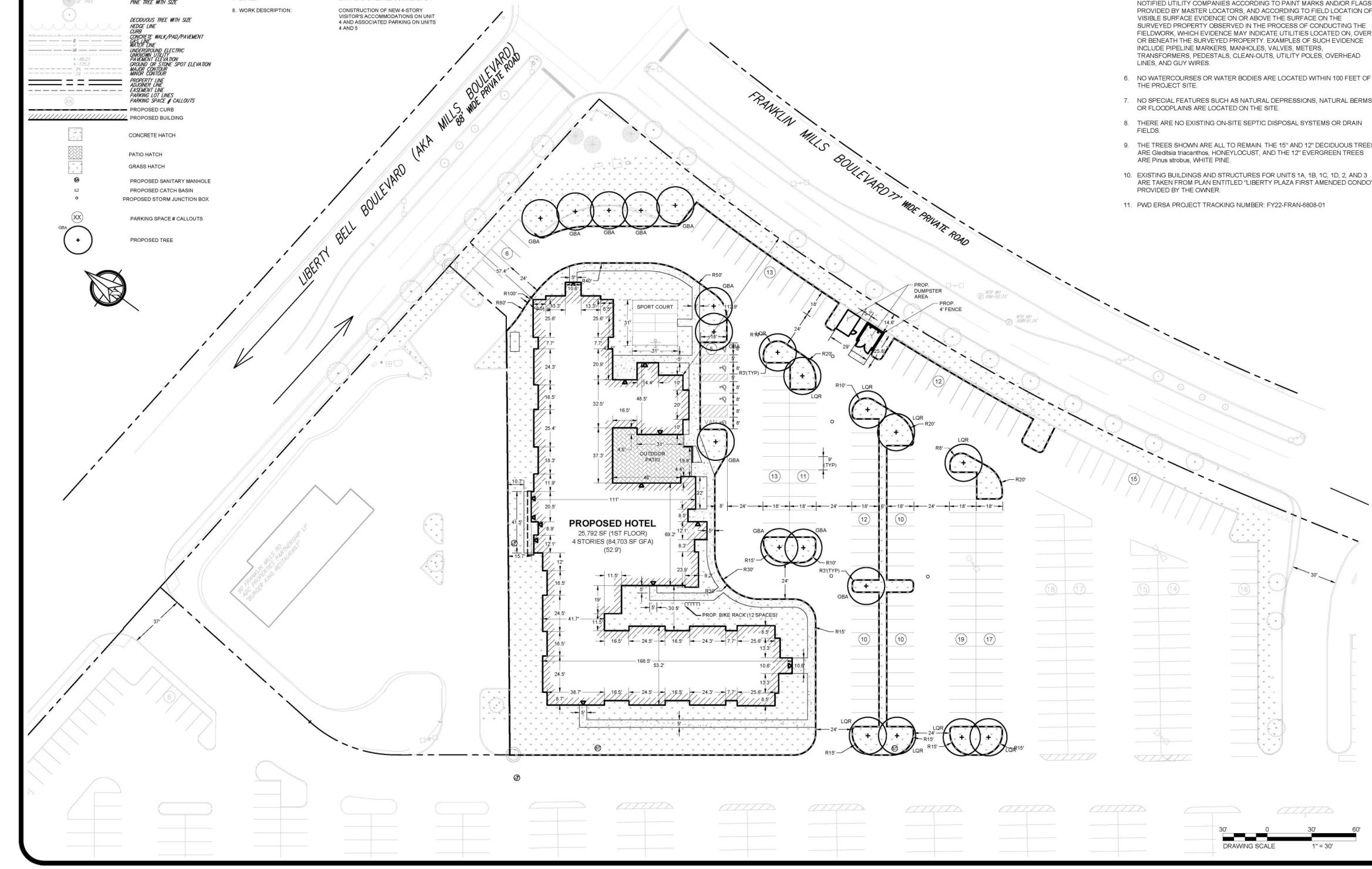
SITE DATA

1. OWNER: 4501 WOODHAVEN HOLDING LLC
HARDEEP CHAWLA
215-244-8100
HCHAWLA@TRANSITIONPROPERTIES.COM

Table with columns: ROADWAY, FURNISHING ZONE (REQUIRED, EXISTING, PROPOSED), BUILDING ZONE (REQUIRED, EXISTING, PROPOSED), WALKING ZONE (REQUIRED, EXISTING, PROPOSED). Includes rows for KNIGHTS ROAD, WOODHAVEN ROAD, LIBERTY BELL BOULEVARD, and FRANKLIN MILLS BOULEVARD.

GENERAL NOTES

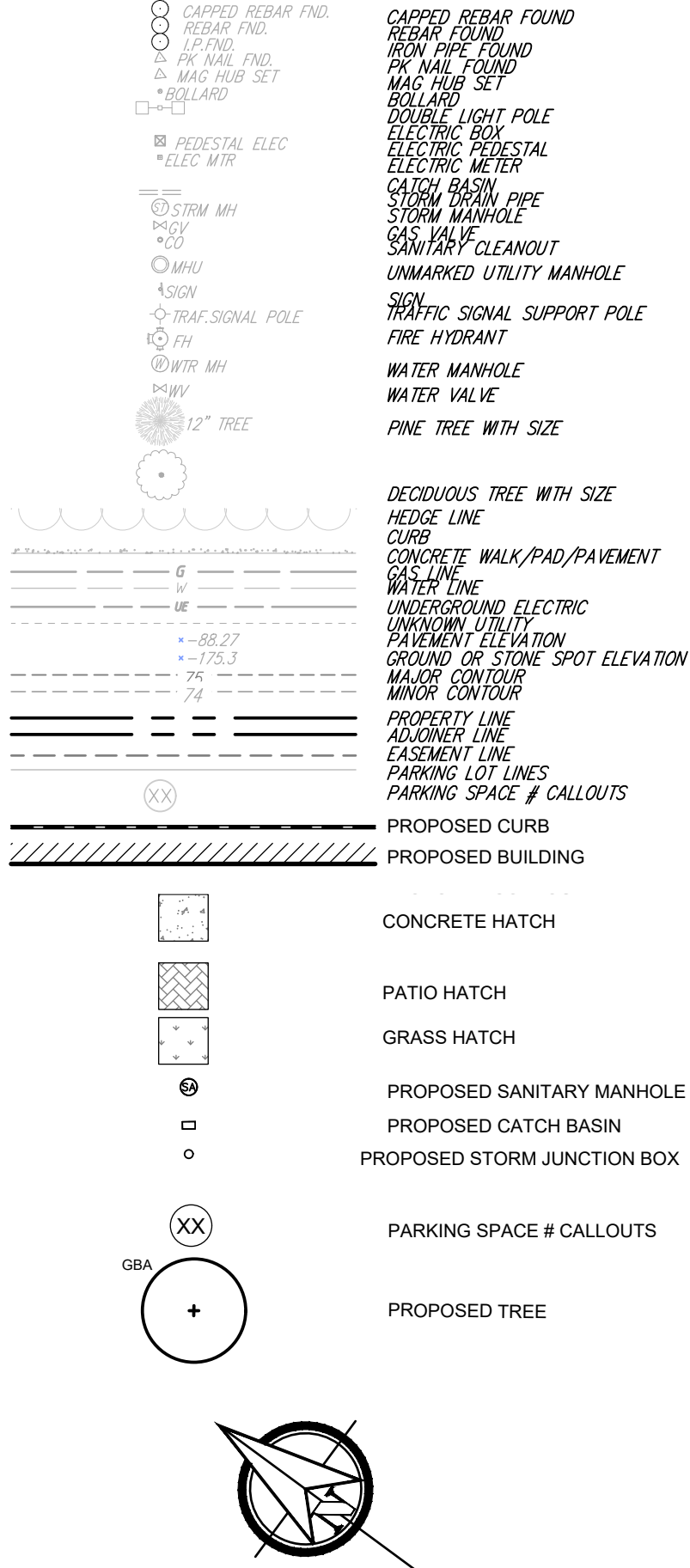
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2. SURVEY COMPLETED BY TRANSITION ENGINEERING SURVEYING ON NOVEMBER 10TH AND 11TH, 2021.



Vertical sidebar containing project title 'FRANKLIN MILLS HOTEL', owner information, revision table, and drawing scale '1" = 30''.



LEGEND



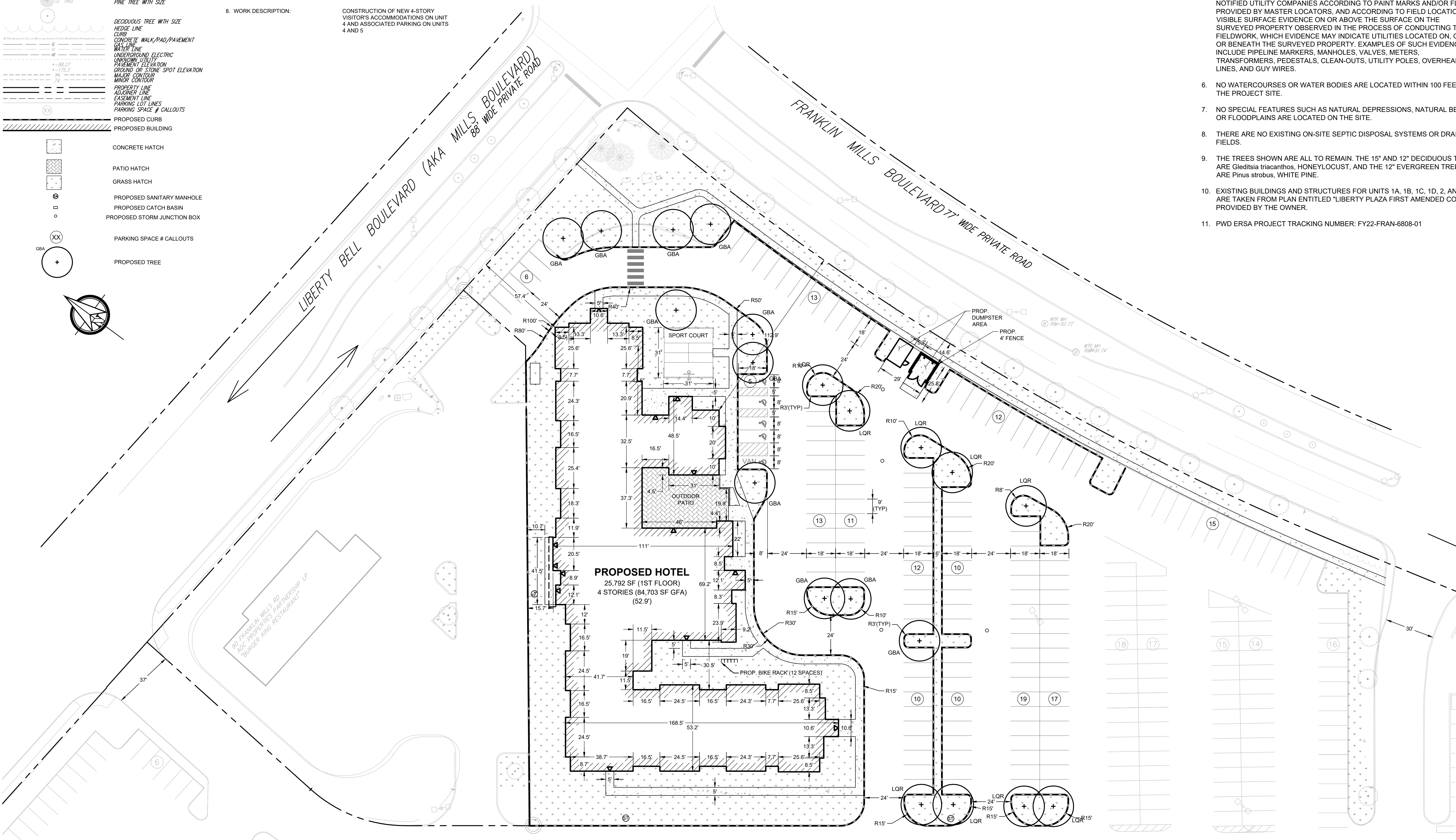
SITE DATA

1. OWNER: 4501 WOODHAVEN HOLDING LLC HARDEEP CHAWLA 215-344-8100 HCHAWLA@SANTPROPERTIES.COM
2. PROPERTY ADDRESS: #4501 WOODHAVEN ROAD PHILADELPHIA, PENNSYLVANIA 19145
3. MAP REGISTRY NUMBER: 15SN22-0102
4. SOURCE OF TITLE: DOCUMENT NO. 53394271
5. OVERALL SITE AREA: 3.2994± ACRES
6. PROPOSED LAND USE AREAS: 25,792± SF (0.59± AC) IMPERVIOUS 64,855± SF (1.49± AC) OPEN SPACE 30,108± SF (0.69± AC) TOTAL SITE AREA (LOD) 120,753± SF (2.77± AC)
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11. PWD ERS PROJECT TRACKING NUMBER: FY22-FRAN-6808-01



DUFFIELD ASSOCIATES logo and contact information: 5400 LIMESTONE ROAD, WILMINGTON, DE 19808-1232, TEL: 302.239.6634, FAX: 302.239.8485

Table with columns: CHECKED BY, DESIGNED BY, DRAWN BY, FILE NAME. Values include TRD, TRD, CDR14193.

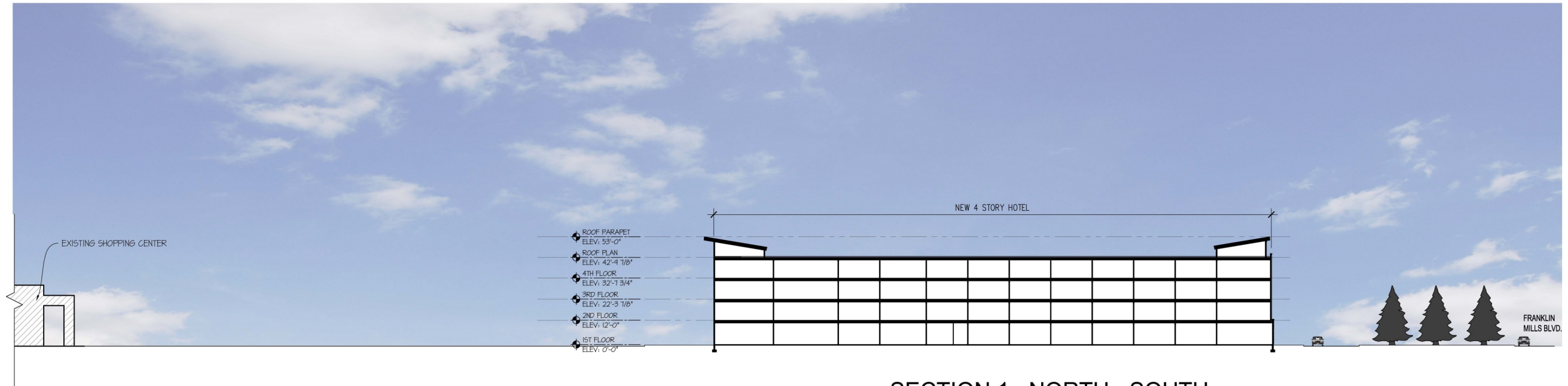
REVISION table with columns: No., REVISION, and a large red stamp: PRELIMINARY NOT FOR CONSTRUCTION

OWNER: 4501 WOODHAVEN HOLDING LLC 3800 RED LION ROAD HUNTINGDON VALLEY, PA 19096 215-344-8100

SITE PLAN FRANKLIN MILLS HOTEL PHILADELPHIA ~ PENNSYLVANIA

DATE: 01 JULY 2022 SCALE: 1" = 30' PROJECT NO. 14193 SHEET: 3 OF 3





SECTION 1 : NORTH - SOUTH




























SECTION 2 : WEST - EAST

FRANKLIN MILLS BLVD. PHILADELPHIA, PA

#222049
06-28-22



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FINISH LEGEND		
 S-1	10' EXPOSURE FIBERCEMENT SIDING : CARAMELIZED PEARS	
 S-1A	10' EXPOSURE VINYL SIDING : CARAMELIZED PEARS	
 S-2	6" EXPOSURE FIBERCEMENT SIDING : CARAMELIZED PEARS	
 S-2A	6" EXPOSURE VINYL SIDING : CARAMELIZED PEARS	
 S-3	10' EXPOSURE FIBERCEMENT SIDING : DESERT TAN	
 S-3A	10' EXPOSURE VINYL SIDING : DESERT TAN	
 S-4	6" EXPOSURE FIBERCEMENT SIDING : AUTUMN RED	
 S-4A	6" EXPOSURE VINYL SIDING : AUTUMN RED	
 S-5	BOARD & BATTEN CEMENT FIBER CEMENT SIDING : PACIFIC BLUE	
 S-5A	BOARD & BATTEN VINYL SIDING : PACIFIC BLUE	
 SP-1	FIBER CEMENT WALL PANELS AUTUMN RED	
 ST	STONE VENEER : ELDERADO STONE BIRCH LEDGE CUT	
	STANDING SEAM METAL ROOF CLASSIC BRONZE	



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

#222049
06-28-22



35 NORTH FOREST RD.
WILLIAMSVILLE, NEW YORK 14221
(716) 631-9944 (716) 631-0521 F
www.MussachioArchitects.com

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DUFFIELD
ASSOCIATES
Soil, Water & the Environment



SOUTH ELEVATION

FINISH LEGEND	
S-1	10" EXPOSURE FIBERCEMENT SIDING : CARAMELIZED PEARS
S-1A	10" EXPOSURE VINYL SIDING : CARAMELIZED PEARS
S-2	6" EXPOSURE FIBERCEMENT SIDING : CARAMELIZED PEARS
S-2A	6" EXPOSURE VINYL SIDING : CARAMELIZED PEARS
S-3	10" EXPOSURE FIBERCEMENT SIDING : DESERT TAN
S-3A	10" EXPOSURE VINYL SIDING : DESERT TAN
S-4	6" EXPOSURE FIBERCEMENT SIDING : AUTUMN RED
S-4A	6" EXPOSURE VINYL SIDING : AUTUMN RED
S-5	BOARD & BATTEN CEMENT FIBER CEMENT SIDING : PACIFIC BLUE
S-5A	BOARD & BATTEN VINYL SIDING : PACIFIC BLUE
SP-1	FIBER CEMENT WALL PANELS AUTUMN RED
ST	STONE VENEER : ELDRADO STONE BRICH LEDGE CUT
	STANDING SEAM METAL ROOF CLASSIC BRONZE

#222049
06-28-22



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BIRDSEYE VIEW LOOKING NORTH

FRANKLIN MILLS BLVD. PHILADELPHIA, PA

#222044
06-13-22



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












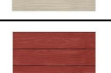

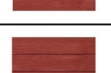









BIRDSEYE VIEW LOOKING NORTH

FRANKLIN MILLS BLVD. PHILADELPHIA, PA

#222044
06-28-22



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FINISH LEGEND		
 S-1	10" FIBER CEMENT SIDING : CARAMELIZED PEARS	
 S-1A	10" VINYL SIDING : CARAMELIZED PEARS	
 S-2	6" FIBER CEMENT SIDING : CARAMELIZED PEARS	
 S-2A	6" VINYL SIDING : CARAMELIZED PEARS	
 S-3	10" FIBER CEMENT SIDING : DESERT TAN	
 S-3A	10" VINYL SIDING : DESERT TAN	
 S-4	6" FIBER CEMENT SIDING : AUTUMN RED	
 S-4A	6" VINYL SIDING : AUTUMN RED	
 S-5	BOARD & BATTEN FIBER CEMENT SIDING : PACIFIC BLUE	
 S-5A	BOARD & BATTEN VINYL SIDING : PACIFIC BLUE	
 SP-1	FIBER CEMENT WALL PANELS : AUTUMN RED	
 ST	STONE VENEER : ELDERADO STONE BIRCH LEDGE CUT	
	STANDING SEAM METAL ROOF : CLASSIC BRONZE	



LIBERTY BELL BOULEVARD & FRANKLIN MILLS BOULEVARD STREET VIEW LOOKING NORTH







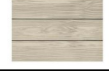


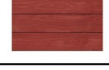



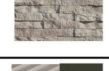

LIBERTY BELL BOULEVARD STREET VIEW LOOKING EAST

FRANKLIN MILLS BLVD. PHILADELPHIA, PA

#222044
01-08-22



© 2022 MUSSACHIO ARCHITECTS P.C.

FINISH LEGEND		
S-1	10" EXPOSURE FIBERCEMENT SIDING : CARMELIZED PEARS	
S-1A	10" EXPOSURE VINYL SIDING : CARMELIZED PEARS	
S-2	6" EXPOSURE FIBERCEMENT SIDING : CARMELIZED PEARS	
S-2A	6" EXPOSURE VINYL SIDING : CARMELIZED PEARS	
S-3	10" EXPOSURE FIBERCEMENT SIDING : DESERT TAN	
S-3A	10" EXPOSURE VINYL SIDING : DESERT TAN	
S-4	6" EXPOSURE FIBERCEMENT SIDING : AUTUMN RED	
S-4A	6" EXPOSURE VINYL SIDING : AUTUMN RED	
S-5	BOARD & BATTEN CEMENT FIBER CEMENT SIDING : PACIFIC BLUE	
S-5A	BOARD & BATTEN VINYL SIDING : PACIFIC BLUE	
SP-1	FIBER CEMENT WALL PANELS AUTUMN RED	
ST	STONE VENEER : ELDORADO STONE BIRCH LEDGE CUT	
	STANDING SEAM METAL ROOF CLASSIC BRONZE	



FRANKLIN MILLS BOULEVARD STREET VIEW LOOKING NORTH

FRANKLIN MILLS BLVD. PHILADELPHIA, PA

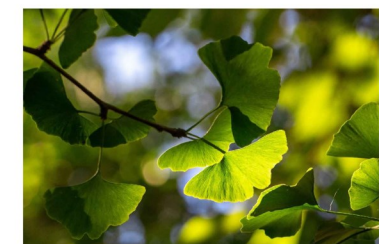
#222049
01-08-22



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Liquidambar 'Rotundiloba'
Fruitless Sweetgum



Ginkgo 'Autumn Gold'
Fruitless Maidenhair Tree



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

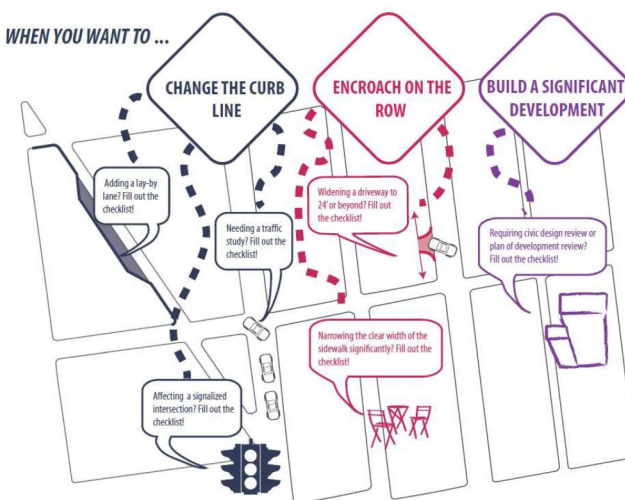
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards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

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

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

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

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

Complete Streets Review Submission Requirement*:

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|---|---|
| <p>1. PROJECT NAME
<u>Franklin Mills Hotel</u></p> <p>3. APPLICANT NAME
<u>Francis Greene</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>Duffield Associates</u>
<u>5400 Limestone Road</u>
<u>Wilmington, DE 19808</u>
<u>302-239-6634</u>
<u>fgreene@verdantas.com</u></p> <p>6. OWNER NAME
<u>Hardeep Chawla</u>
<u>4501 Woodhaven Holding LLC</u></p> <p>7. OWNER CONTACT INFORMATION
<u>380 Red Lion Road Suite 202</u>
<u>Huntingdon Valley, PA 19006</u>
<u>215-355-8100</u>
<u>kchawla@santproperties.com</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>Francis Greene</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>Duffield Associates</u>
<u>5400 Limestone Road</u>
<u>Wilmington, DE 19808</u>
<u>302-239-6634</u>
<u>fgreene@verdantas.com</u></p> | <p>2. DATE
<u>06/30/2022</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>Knights Road from Woodhaven Road to Liberty Bell Boulevard</u>
<u>Liberty Bell Boulevard from Knights Road to Franklin Mills Boulevard</u>
<u>Franklin Mills Boulevard from Liberty Bell Boulevard to Woodhaven Road</u>
<u>Woodhaven Road from Knights Road to Franklin Mills Boulevard</u></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.

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Knights Road</u>	<u>Woodhaven Road</u>	<u>Liberty Bell Boulevard</u>	<u>Auto Oriented Commercial/Industrial</u>
<u>Liberty Bell Boulevard</u>	<u>Knights Road</u>	<u>Franklin Mills Boulevard</u>	<u>Local</u>
<u>Franklin Mills Boulevard</u>	<u>Liberty Bell Boulevard</u>	<u>Woodhaven Road</u>	<u>Local</u>

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



Woodhaven Road	Knights Road	Franklin Mills Boulevard	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 <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 type="checkbox"/> | NO <input checked="" type="checkbox"/> | |
| d. Curb Cuts | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| f. Building Extensions into the sidewalk, such as stairs and stoops | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

APPLICANT: General Project Information

Additional Explanation / Comments: _____

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>Knights Road</u>	<u>12' / 12 / 12</u>	<u>12 / 12</u>
<u>Woodhaven Road</u>	<u>12' / NA / NA</u>	<u>NA / NA</u>
<u>Liberty Bell Boulevard</u>	<u>10' / 11 / 11</u>	<u>0 / 0</u>
<u>Franklin Mills Boulevard</u>	<u>10' / 11 / 11</u>	<u>0 / 0</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>Knights Road</u>	<u>6' / 5 / 5</u>
<u>Woodhaven Road</u>	<u>6' / 0 / 0</u>
<u>Liberty Bell Boulevard</u>	<u>5' / 5 / 5</u>
<u>Franklin Mills Boulevard</u>	<u>5' / 0 / 0</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>Driveway</u>	<u>37'</u>	<u>Liberty Bell Blvd, west of Burger King</u>
<u>Driveway</u>	<u>30'</u>	<u>Franklin Mills Blvd, at the entrance to the site</u>
<u>Driveway</u>	<u>30'</u>	<u>Liberty Bell Blvd. at entrance to site east of CVS</u>
<u>Driveway</u>	<u>25'</u>	<u>Knights Rd. at CVS Entrance</u>

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	<u>24'</u>	<u>Entrance to Lots 4&5 at location of proposed Hotel</u>
<u>Driveway</u>	<u>24'</u>	<u>Entrance to Lots 4&5 at location of proposed Hotel</u>
---	---	---
---	---	---

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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: No sidewalk exists along the Franklin Mills Blvd. to connect to the site if sidewalk were to be installed there. The other property lines are along existing drive aisles and parking areas.

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 <small>Existing / Proposed</small>
Knights Road	N/A / _____
Woodhaven Road	N/A / _____
Liberty Bell Boulevard	N/A / _____
Franklin Mills Boulevard	N/A / _____

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 <small>Recommended / Existing / Proposed</small>
Knights Road	5' / 4' / _____
Woodhaven Road	4' / N/A / _____
Liberty Bell Boulevard	3.5' / 5' / 5'
Franklin Mills Boulevard	3.5' / N/A / _____

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

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

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

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

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
4501 Woodhaven Road	45	0 / 0	0 / 0	2 / 46
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____

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

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> ▪ Conventional Bike Lane ▪ Buffered Bike Lane ▪ Bicycle-Friendly Street ▪ Indego Bicycle Share Station | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/> |
|---|--|--|
26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES NO N/A YES NO
27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES NO N/A YES NO

DEPARTMENTAL APPROVAL

APPLICANT: Bicycle Component

Additional Explanation / Comments: Additional bicycle racks are to be provided at other shop entrances around the property. Twelve spaces will be provided at the proposed hotel.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

- | | |
|---|--|
| <p>28. Does the design limit conflict among transportation modes along the curb? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>29. Does the design connect transit stops to the surrounding pedestrian network and destinations? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>30. Does the design provide a buffer between the roadway and pedestrian traffic? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? YES <input type="checkbox"/> NO <input type="checkbox"/></p> | 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: The existing transit stops are to remain. Additional vegetation proposed as part of the project will increase the attractiveness of the surrounding area.

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
---	---	---	---/---	---
---	---	---	---/---	---
---	---	---	---/---	---
---	---	---	---/---	---

- | | |
|---|--|
| <p>33. What is the maximum AASHTO design vehicle being accommodated by the design? <u>NA</u></p> <p>34. Will the project affect a historically certified street? An inventory of historic streets⁽¹⁾ is maintained by the Philadelphia Historical Commission. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>35. Will the public right-of-way be used for loading and unloading activities? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>36. Does the design maintain emergency vehicle access? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>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"/></p> <p>38. Does the design support multiple alternative routes to and from destinations as well as within the site? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>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"/></p> | 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: There are minimal changes proposed to the vehicular component of the site.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component
 Reviewer Comments:

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

	YES	NO	N/A	DEPARTMENTAL APPROVAL	
40. Does the design incorporate windows, storefronts, and other active uses facing the street?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<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?				<input type="checkbox"/>	<input type="checkbox"/>
▪ Marked Crosswalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Pedestrian Refuge Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Signal Timing and Operation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
▪ Bike Boxes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPLICANT: Intersections & Crossings Component
Additional Explanation / Comments: No intersections are impacted with this project.

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 project is located within 1/4 mile of bus stops, including one stop along the property line at Franklin Mills Blvd.
(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.	No, the parking areas will replace an existing open parking lot. A reduction in overall parking area is proposed.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	Yes, 5% of the parking spaces proposed for the project will be preferred parking for green or car share vehicles.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) ⁱ	N/A the property has no railway frontages.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, no bike share station is proposed. The nearest existing bike share station is thirteen miles away at York and Aramingo.

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	Yes, onsite vegetation will be maintained without irrigation.
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	Yes. Within the limit of disturbance, 31.7% of the open space is proposed as vegetated, pervious 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	No, the design does not manage additional runoff from adjacent streets. The project does conform to PWD stormwater requirements, and manages additional runoff from neighboring properties.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	Yes, trees will be utilized throughout the site to shade ground cover. 50% of the on-site hardscapes, including the roof, sidewalk, and open space, will have an SRI >29.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	Yes, the design will meet the requirements of IECC 2018.
(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	No.

	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}	Yes, the project site is within 1000' of Woodhaven Road (SR 63). Air filters with a MERV of 13 will be installed in all regularly occupied spaces.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No, the project is not pursuing onsite renewable energy production.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	No.

ⁱ Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

ⁱⁱ Title 4 The Philadelphia Building Construction and Occupancy Code See also, "The Commercial Energy Code Compliance" information sheet: <https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf>

and the "What Code Do I Use" information sheet: <https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

ⁱⁱⁱ LEED 4.1, Optimize Energy Performance in LEED v4.1 For Energy Star: www.energystar.gov For Passive House, see www.phius.org

^{iv} Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways