

MILL CREEK STATION

4601 MARKET STREET, PHILADELPHIA, PENNSYLVANIA 19139

CIVIC DESIGN REVIEW SUBMISSION



BERNARDON



BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

PROJECT SUMMARY

Mill Creek Station is located in the Mill Creek neighborhood of Philadelphia between 46th and 48th Streets to the east and west and Market Street and Haverford Avenue to the south and north. The Provident Building is located on the southeast corner of the property and is to remain. A city owned parking lot extends within the site from 48th Street into the center of the lot. The Juvenile Justice Services Center borders the site to the northwest while residential properties are adjacent to the site at the northeast.

The existing site currently has educational facilities, medical dental & health practitioners, and eating and drinking establishments within the Provident Building, which are to remain, accessory parking, and vacant areas. The site is zoned for 'CMX-3 Commercial Mixed Use' within the 46th Street Station Transit-Oriented Development (TOD) Transit Station Overlay District.

The project consists of (1) nineteen-story and (5) seven-story structures with a "through-block connection" with landscaping and public spaces running at ground level between the buildings to allow pedestrians to travel thru the site from 48th Street to Market Street.

Approximately 6,550 SF total of retail spaces will be in the three buildings that have street frontage along 48th and Market Streets. Approximately 13,400 SF of residential amenity spaces will be located on the First and Nineteenth Floors and roof decks will be located at all buildings.

1,240 residential units, in a mix of studios, one-bedroom, and two-bedroom units at approximately 819,200 SF, will be located on the upper floors. Two pairs of buildings at the southwest corner of the property will each have a large connecting courtyard at the Second Floor totaling 34,974 SF. The courtyards will feature outdoor kitchens, lounge spaces, and a pool for the residents.

There will be (343) on-grade parking spaces including (9) auto-share parking spaces at the new buildings and (41) existing parking spaces at the Provident Building for a total of (384) spaces.

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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-2022-007951

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

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

PROJECT LOCATION

Planning District: West Council District: District 3
Address: 4601 Market Street Philadelphia, PA 19139
Is this parcel within an Opportunity Zone? Yes X No Uncertain
If yes, is the project using Opportunity Zone Funding? Yes X No

CONTACT INFORMATION

Applicant Name: Devon N. Beverly Primary Phone: (215) 864-8394
Email: beverlyd@ballardspahr.com Address: 1735 Market Street, 51st Floor Philadelphia, PA 19103-7599
Property Owner: IS3 Haverford LLC Developer: IS3 Haverford LLC
IS3 Market LLC IS3 Market LLC
IS3 Team LLC IS3 Team LLC
Architect: Bernardon

SITE CONDITIONS

Site Area: 13.29 Acres
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):
The project consists of (1) nineteen-story and (5) seven-story structures with retail and multi-family uses.
Approximately 6,550 SF total of retail spaces will be in the three buildings that have street frontage along 48th and Market Streets.
1,240 residential units, in a mix of studios, one-bedroom, and two-bedroom units at approximately 819,200 SF, will be located on the upper floors of all buildings.
Approximately 13,400 SF of residential amenity spaces will be located on the First and Nineteenth Floors and roof decks will be located at all buildings. Two pairs of buildings at the southwest corner of the property will each have a large connecting courtyard at the Second Floor totaling 34,974 SF. The courtyards will feature outdoor kitchens, lounge spaces, and a pool for the residents.
Proposed # of Parking Units:
There will be (343) on-grade parking spaces including (9) auto-share parking spaces at the new buildings and (41) existing parking spaces at the Provident Building for a total of (384) spaces.

COMMUNITY MEETING

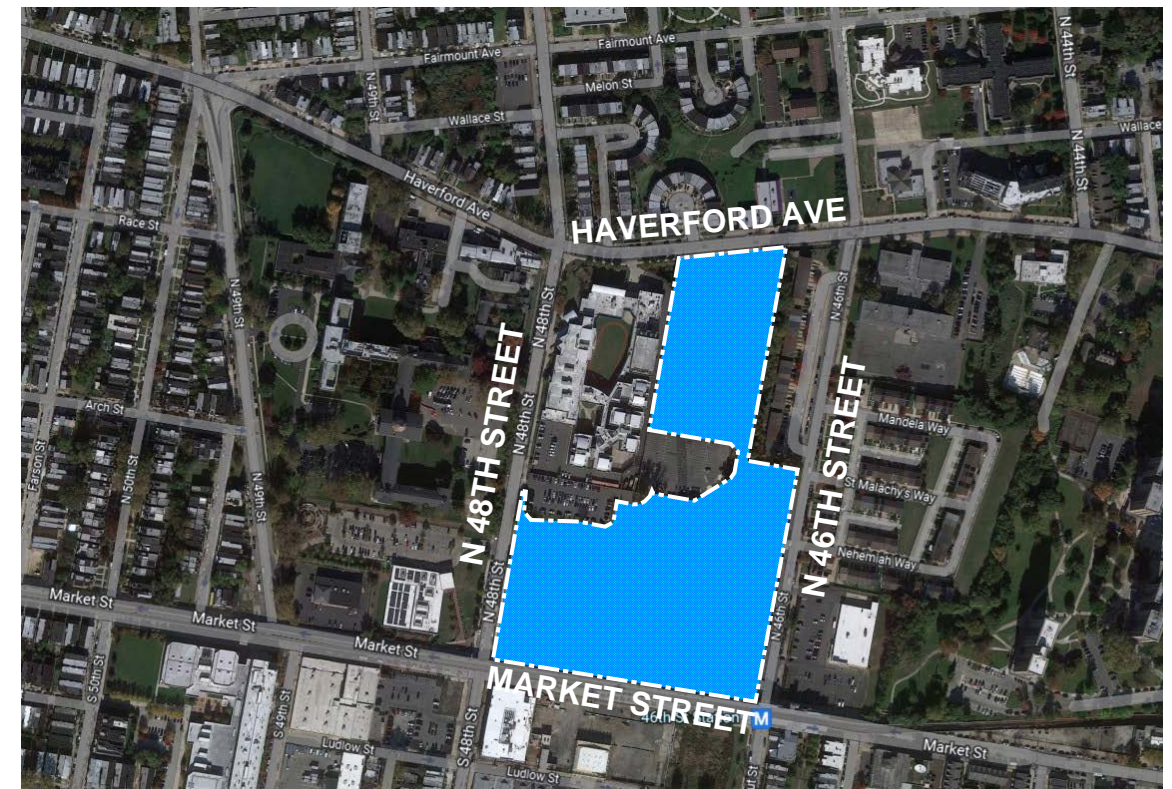
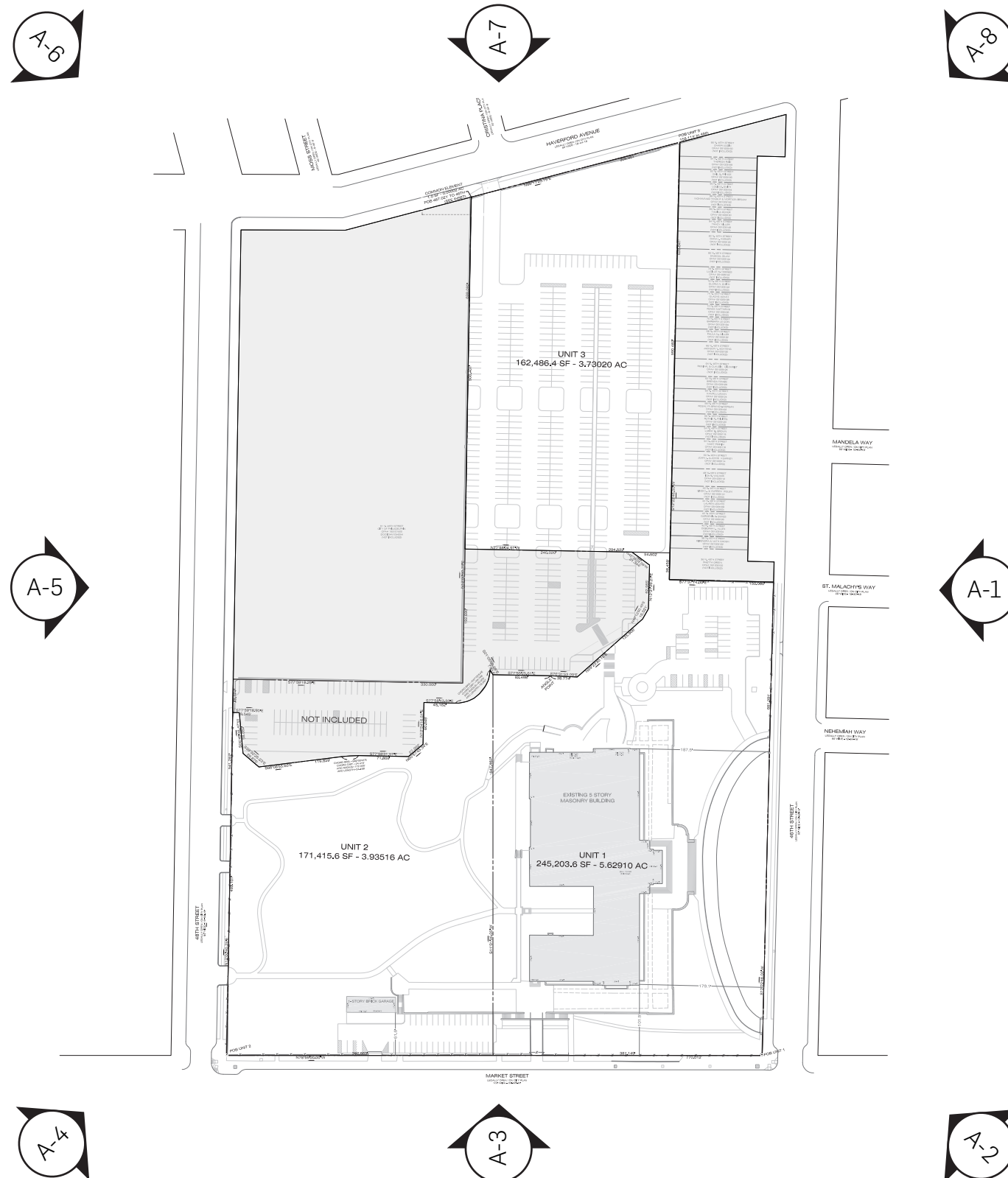
Community meeting held: Yes No X
If yes, please provide written documentation as proof.
If no, indicate the date and time the community meeting will be held:
Date: March 1, 2023 Time: 6:00 PM

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA X
If yes, indicate the date hearing will be held:
Date: N/A



SITE CONTEXT - AERIAL VIEWS KEY PLAN



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MILL CREEK **STATION**

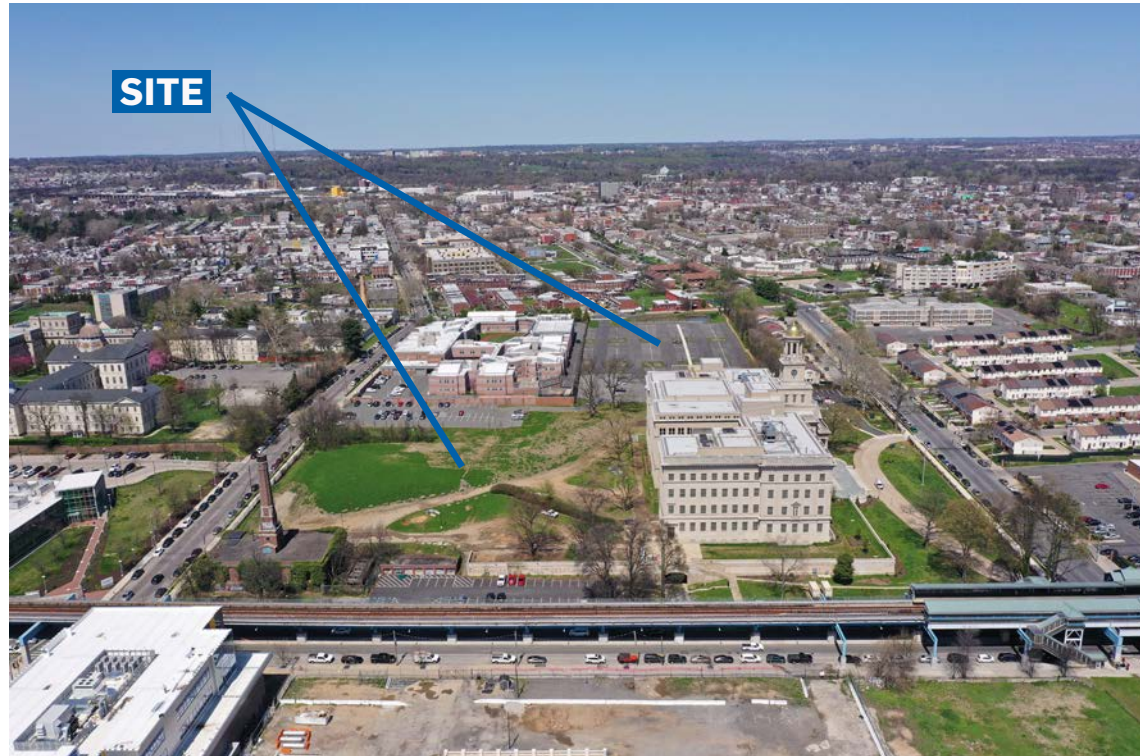
SITE CONTEXT - AERIAL VIEWS



A-1: AERIAL VIEW OF SITE LOOKING WEST



A-2: AERIAL VIEW OF SITE LOOKING NORTHWEST



A-3: AERIAL VIEW OF SITE LOOKING NORTH



A-4: AERIAL VIEW OF SITE LOOKING NORTHEAST



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SITE CONTEXT - AERIAL VIEWS



A-5: AERIAL VIEW OF SITE LOOKING EAST



A-6: AERIAL VIEW OF SITE LOOKING SOUTHEAST



A-7: AERIAL VIEW OF SITE LOOKING SOUTH



A-8: AERIAL VIEW OF SITE LOOKING SOUTHWEST

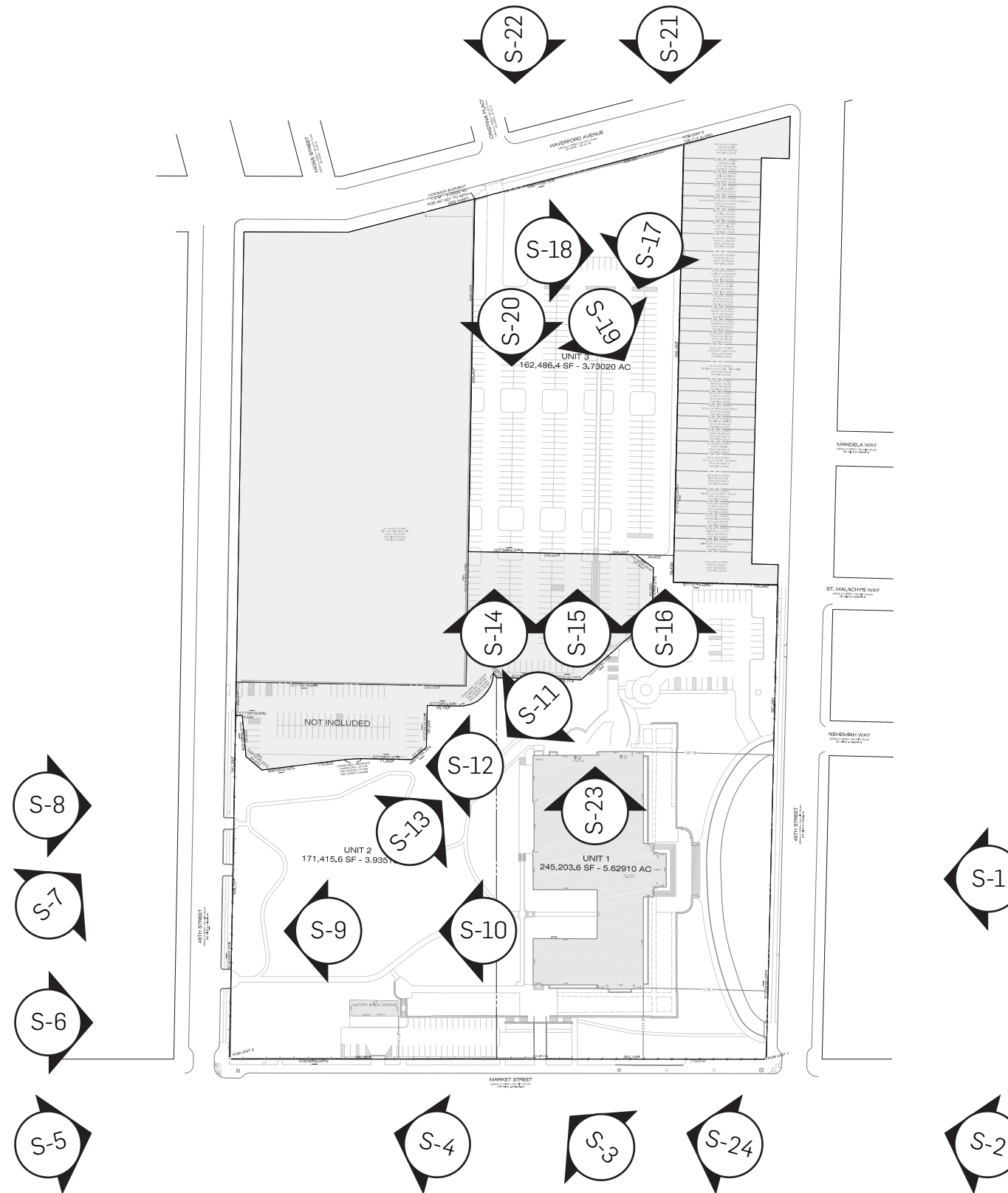


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SITE CONTEXT - EXISTING SITE IMAGES KEY PLAN



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SITE CONTEXT - EXISTING SITE IMAGES



S-1: 46TH ST FACING EAST TOWARDS THE PROVIDENT BUILDING



S-2: 46TH & MARKET ST CORNER FACING NORTHWEST AT SITE



S-3: MARKET ST FACING NORTHWEST TOWARDS SITE'S FUTURE THROUGH-BLOCK CONNECTION ENTRY AT MARKET STREET



S-4: MARKET ST FACING WEST TOWARDS SITE & 48TH ST



S-5: 48TH & MARKET ST CORNER FACING NORTHEAST AT SITE



S-6: 48TH & MARKET ST CORNER FACING EAST AT SITE



S-7: 48TH ST FACING NORTHEAST AT SITE



S-8: 48TH ST FACING EAST TOWARDS SITE'S FUTURE THROUGH-BLOCK CONNECTION ENTRY AT 48TH STREET



S-9: ON SITE FACING WEST TOWARDS 48TH STREET



S-10: ON SITE FACING WEST TOWARDS 48TH STREET



S-11: ON SITE FACING SOUTHWEST TOWARDS MARKET ST



S-12: ON SITE FACING WEST TOWARDS 48TH ST



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SITE CONTEXT - EXISTING SITE IMAGES



S-13: ON SITE FACING NORTH TO REAR OF THE PROVIDENT BLDG



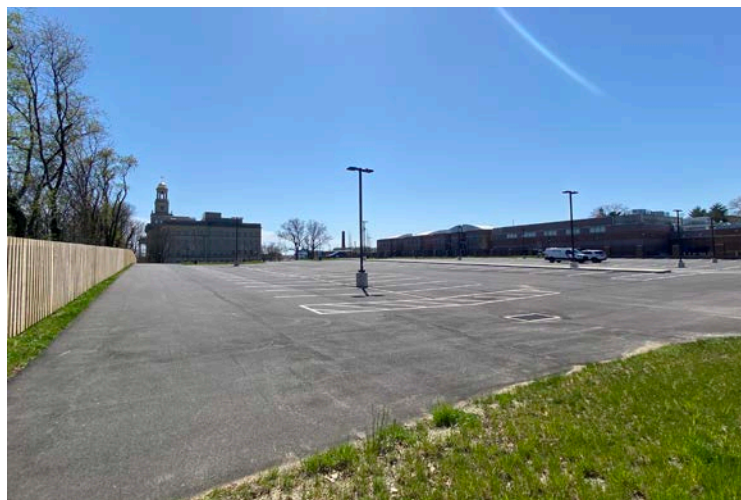
S-14: ON SITE FACING NORTH TOWARDS HAVERFORD AVE



S-15: ON SITE FACING NORTH TOWARDS HAVERFORD AVE



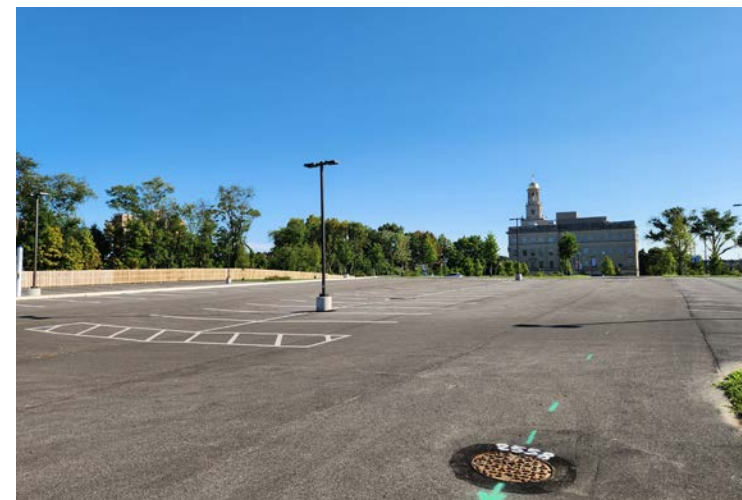
S-16: ON SITE FACING NORTH TOWARDS HAVERFORD AVE



S-17: ON SITE FACING SOUTH TOWARDS THE PROVIDENT BLDG



S-18: ON SITE FACING EAST TOWARDS 46TH ST RESIDENCES



S-19: ON SITE FACING SOUTHEAST TOWARDS 46TH ST RESIDENCES



S-20: ON SITE FACING SOUTH TOWARDS THE PROVIDENT BLDG



S-21: HAVERFORD AVE FACING SOUTH AT 46TH ST RESIDENCES



S-22: HAVERFORD AVE AT CRISTINA PL FACING SOUTH AT SITE



S-23: AERIAL VIEW FACING NORTH TOWARDS HAVERFORD AVE



S-24: 46TH ST STATION PLATFORM FACING NORTHWEST AT SITE

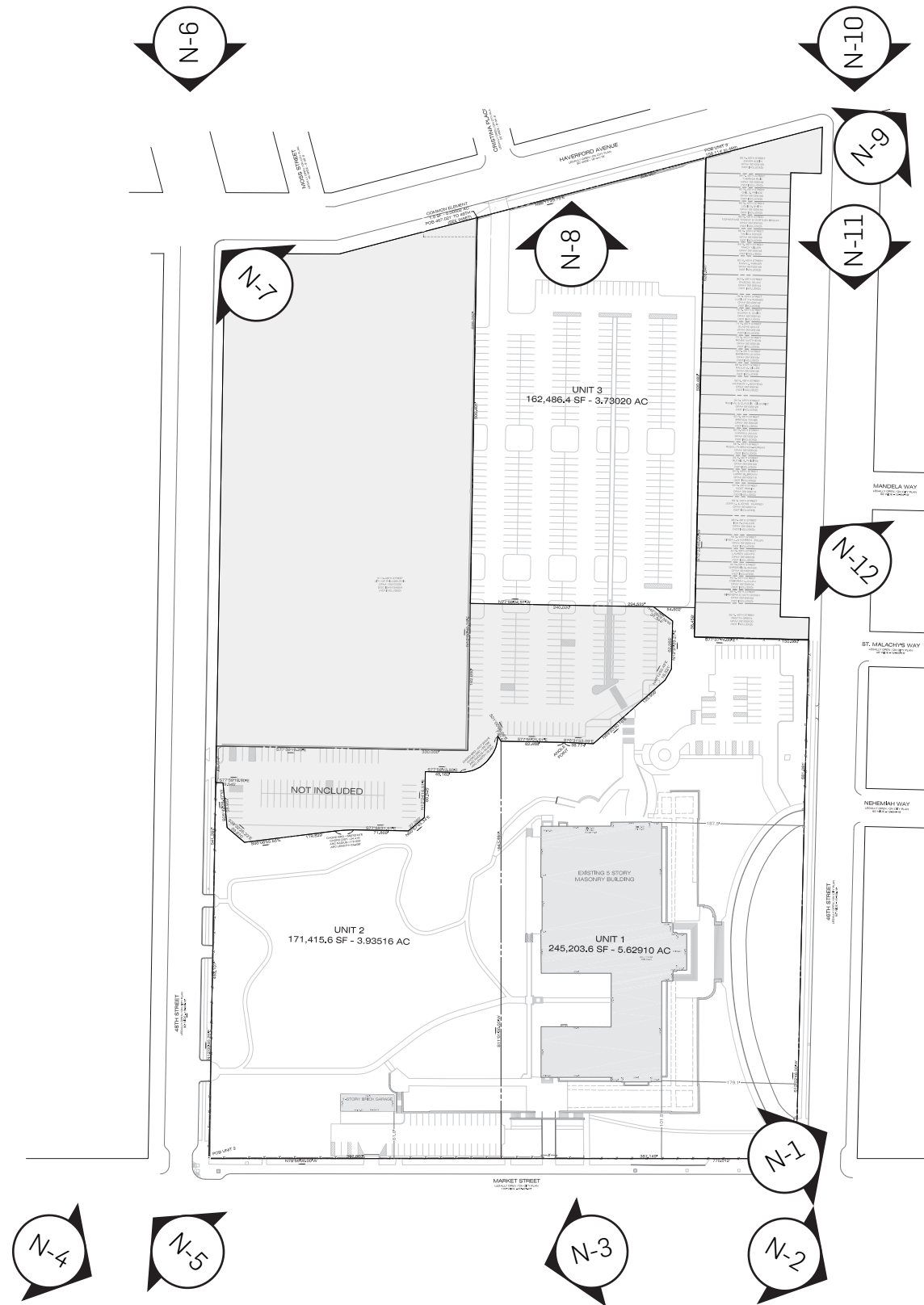


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SITE CONTEXT - NEIGHBORHOOD IMAGES KEY PLAN



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MILL CREEK **STATION**

SITE CONTEXT - NEIGHBORHOOD IMAGES



N-1: 46TH & MARKET STREETS CORNER FACING NORTHEAST



N-2: 46TH & MARKET STREETS CORNER FACING SOUTHEAST



N-3: MARKET ST FACING WEST TOWARDS 48TH ST



N-4: 48TH & MARKET STREETS CORNER FACING SOUTHEAST



N-5: 48TH & MARKET STREETS CORNER FACING NORTH



N-6: 48TH ST & HAVERFORD AVE CORNER FACING SOUTH



N-7: 48TH ST & HAVERFORD AVE CORNER FACING NORTHWEST



N-8: HAVERFORD AVE FACING NORTH TOWARDS CRISTINA PL



N-9: 46TH ST & HAVERFORD AVE CORNER FACING NORTHEAST



N-10: 46TH ST & HAVERFORD AVE CORNER FACING SOUTHWEST



N-11: 46TH ST FACING SOUTH TOWARDS MARKET ST



N-12: 46TH ST FACING NORTHWEST TOWARDS HAVERFORD AVE

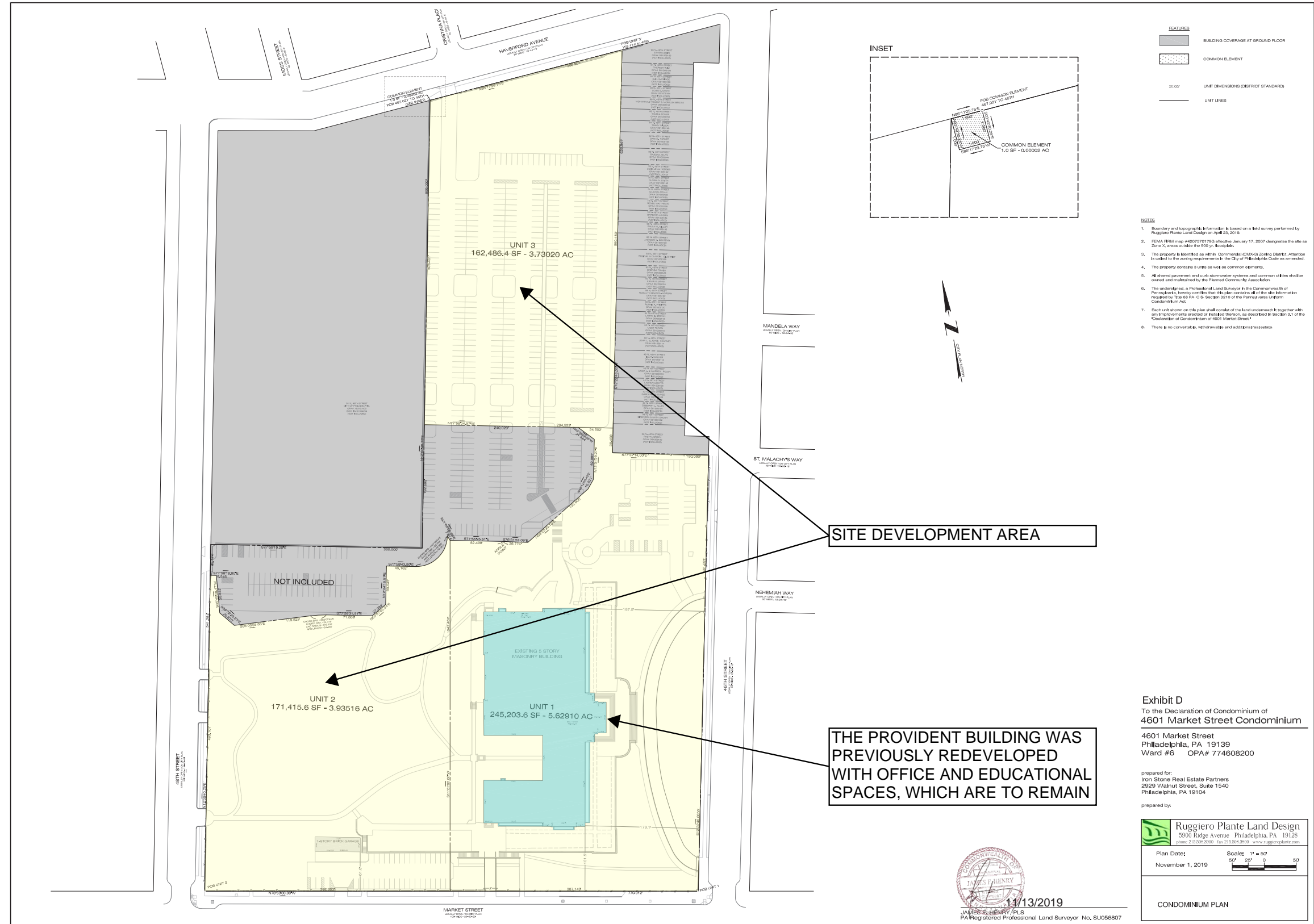


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MILL CREEK STATION

EXISTING SITE CONTEXT PLAN - OVERALL SITE

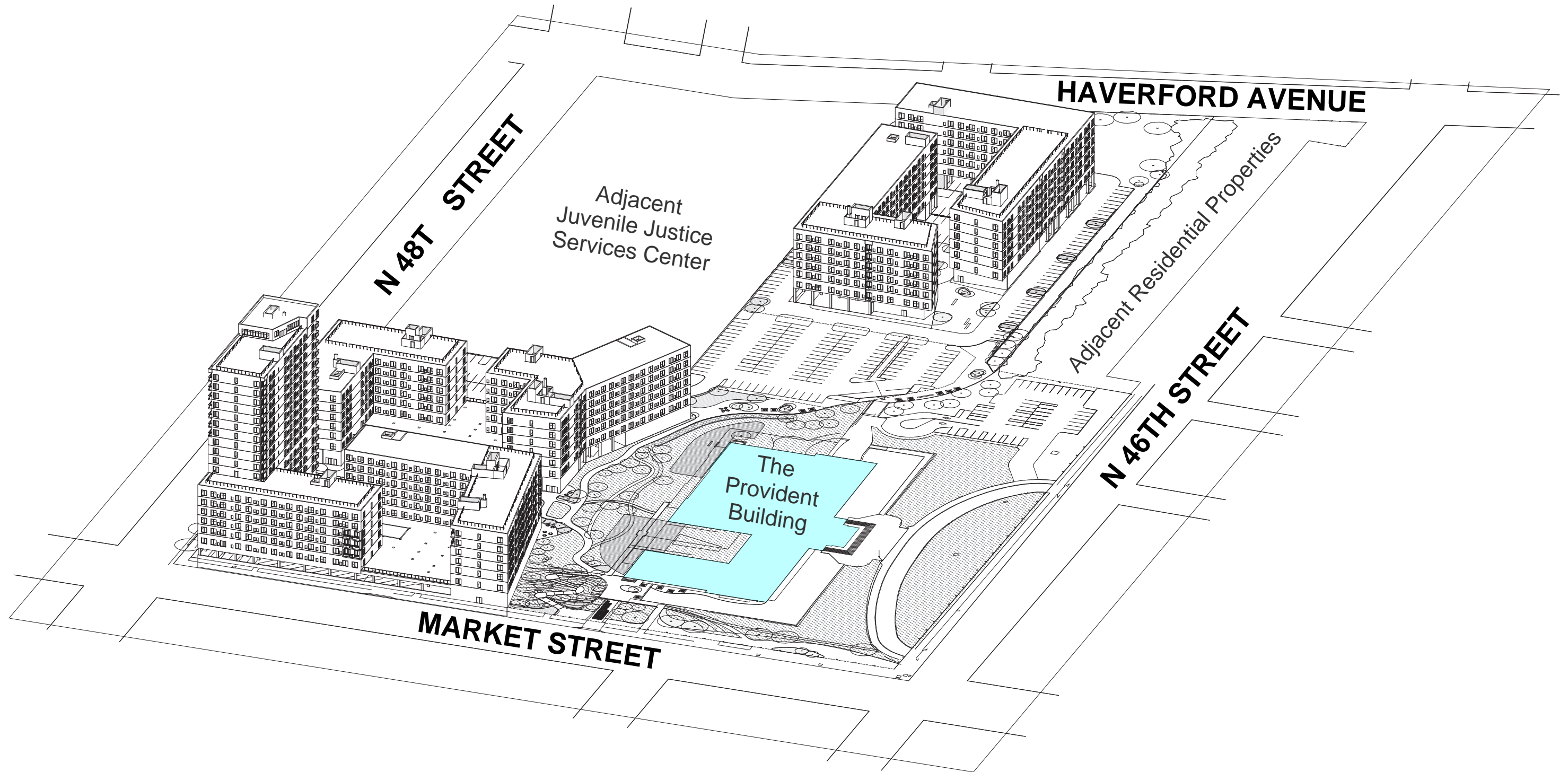


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MILL CREEK STATION

3D MASSING MODEL - AERIAL VIEW FACING NORTHWEST

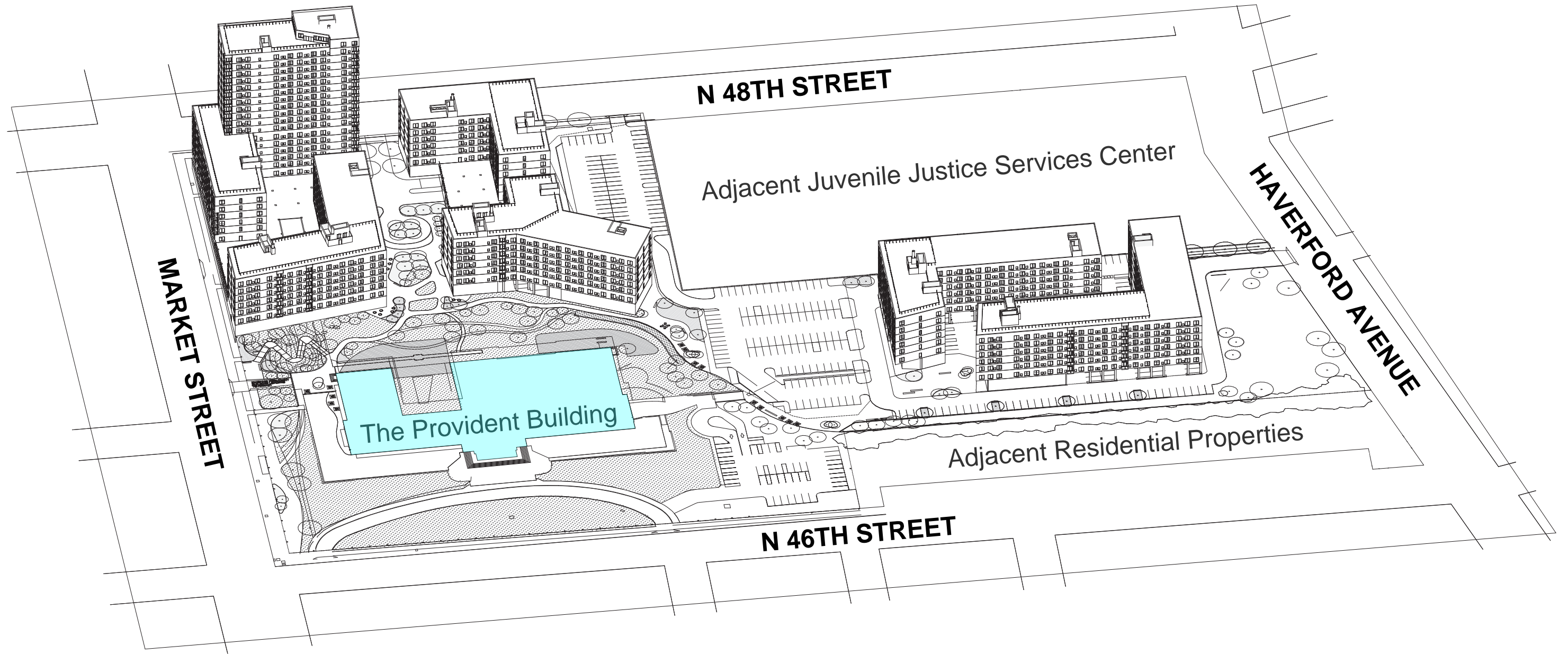


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3D MASSING MODEL - AERIAL VIEW FACING WEST

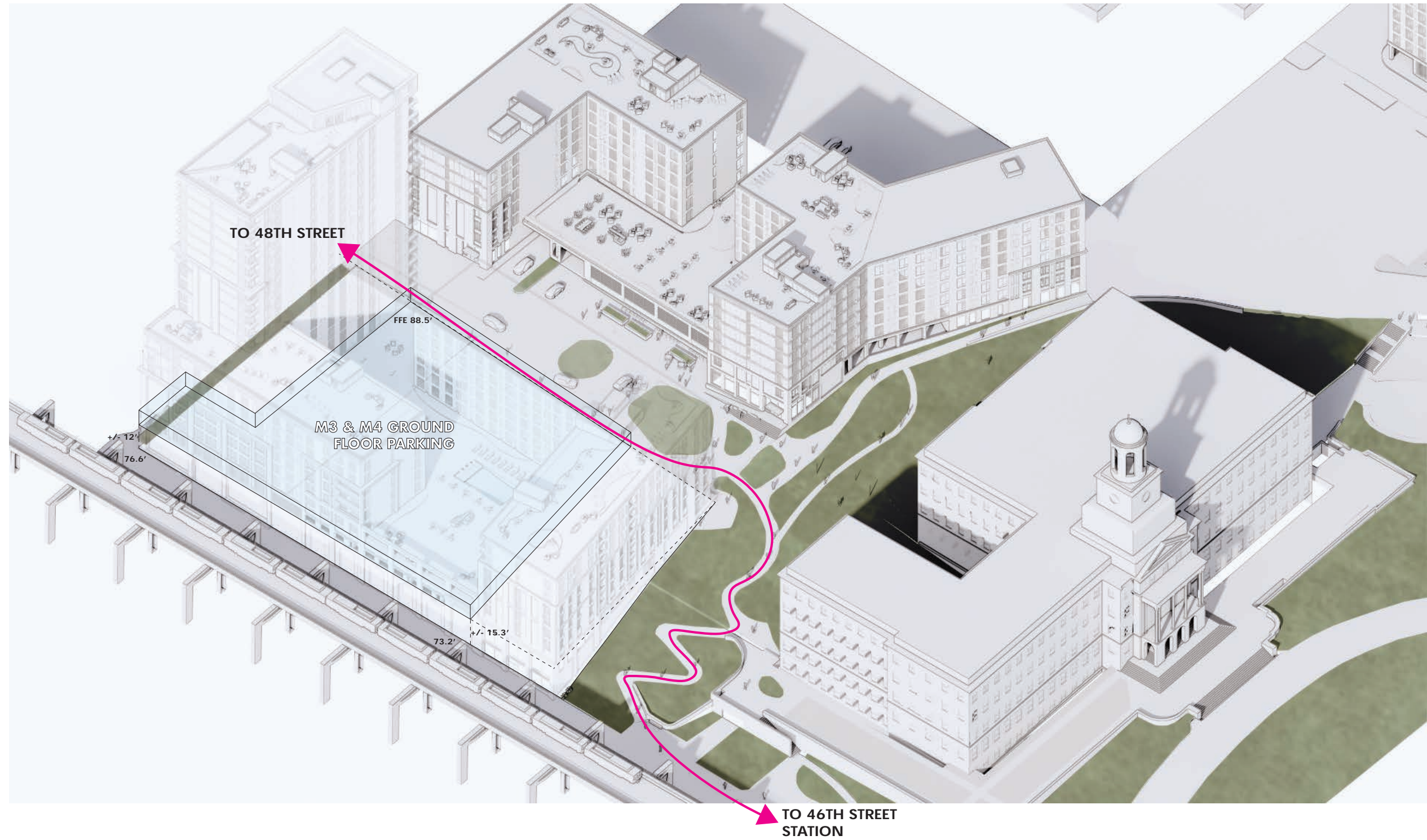


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3D MASSING MODEL - AERIAL VIEW OF THROUGH-BLOCK CONNECTION

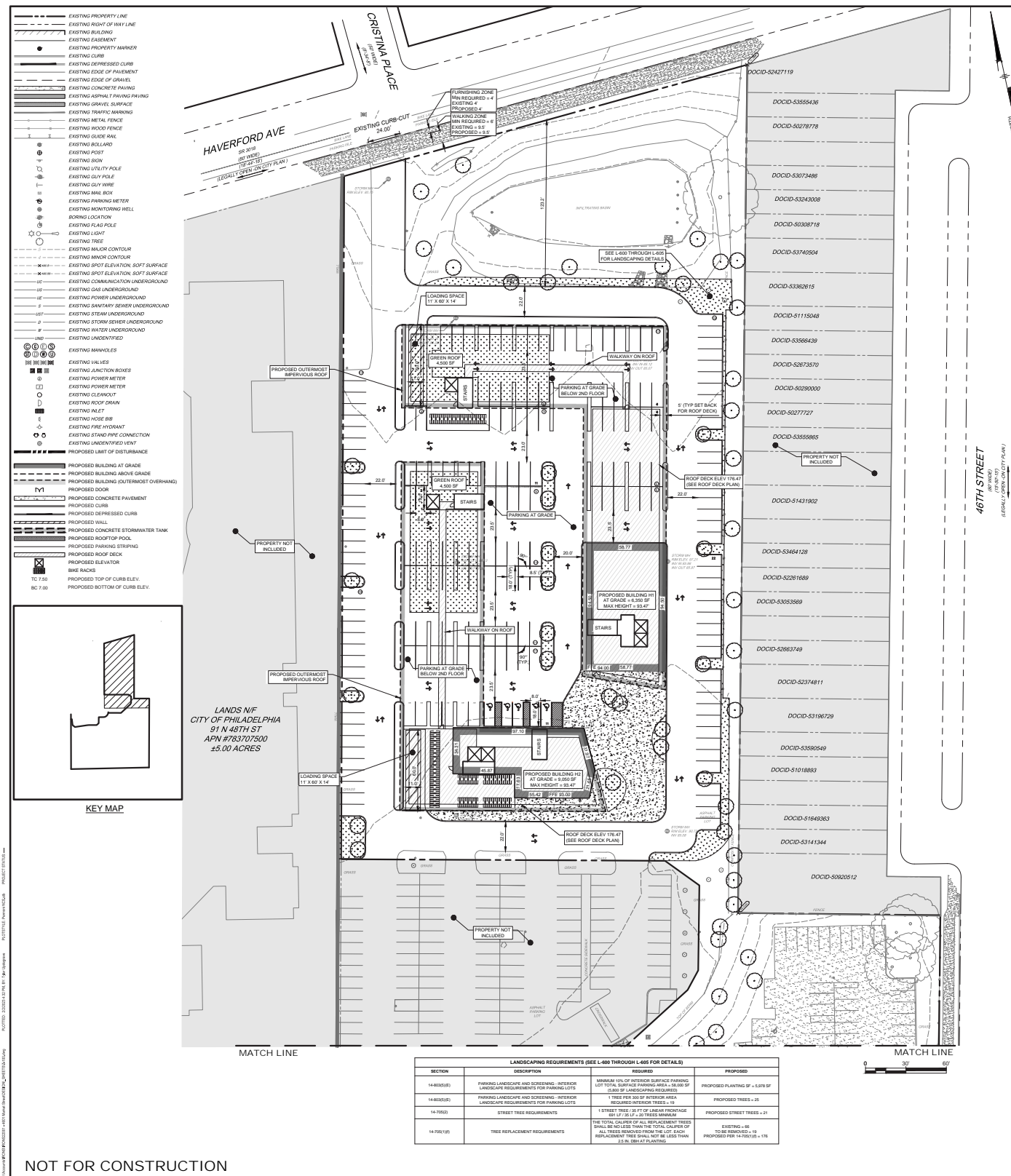


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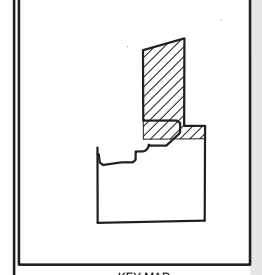
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PROPOSED SITE PLAN - NORTH



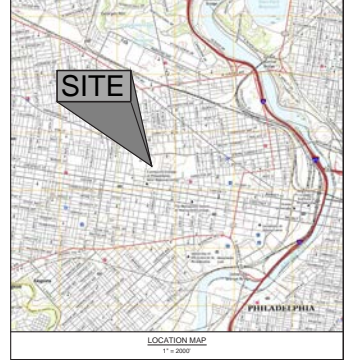
- EXISTING PROPERTY LINE
- EXISTING FRONT OF WALK LINE
- EXISTING BUILDING
- EXISTING EASEMENT
- EXISTING PROPERTY MARKER
- EXISTING CURB
- EXISTING DEPRESSION CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING CONCRETE PAVING
- EXISTING ASPHALT PAVING
- EXISTING GRAVEL SURFACE
- EXISTING TRAFFIC MARKING
- EXISTING METAL FENCE
- EXISTING WOOD FENCE
- EXISTING GUARD RAIL
- EXISTING BOLLARD
- EXISTING POST
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING GUY POLE
- EXISTING GUY WIRE
- EXISTING MAIL BOX
- EXISTING PARKING METER
- EXISTING MONITORING WELL
- BORING LOCATION
- EXISTING FLAG POLE
- EXISTING LIGHT
- EXISTING TREE
- EXISTING MANHOLE
- EXISTING VALVE
- EXISTING JUNCTION BOX
- EXISTING POWER METER
- EXISTING CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING INLET
- EXISTING HOUSE BIAS
- EXISTING FINE HOSE
- EXISTING STAND PIPE CONNECTION
- EXISTING UNIDENTIFIED VEGETATION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING ABOVE GRADE
- PROPOSED BUILDING (OUTERMOST OVERHANG)
- PROPOSED DOOR
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CURB
- PROPOSED DEPRESSION CURB
- PROPOSED WALL
- PROPOSED CONCRETE STORMWATER TANK
- PROPOSED ROOFTOP POOL
- PROPOSED PARKING STRIPING
- PROPOSED ROOF DECK
- PROPOSED ELEVATOR
- BIKE RACKS
- PROPOSED TOP OF CURB ELEV.
- PROPOSED BOTTOM OF CURB ELEV.



LANDS NF
CITY OF PHILADELPHIA
91 N 48TH ST
APN #783707500
±5.00 ACRES

SECTION	DESCRIPTION	REQUIRED	PROPOSED
14-800(1)	PARKING LANDSCAPE AND SCREENING - INTERIOR	MINIMUM 10% OF INTERIOR SURFACE PAVING LOT TOTAL SURFACE PAVING AREA OR 50% OF LANDSCAPING REQUIRED	PROPOSED PLANTING SP - 4,599 SF
14-800(2)	PARKING LANDSCAPE AND SCREENING - INTERIOR	1 TREE PER 500 SF INTERIOR AREA REQUIRED INTERIOR TREES - 19	PROPOSED TREES - 21
14-700(1)	STREET TREE REQUIREMENTS	1 STREET TREE (2" DBH) PER SQUARE FOOT OF TOTAL SURFACE PAVING AREA SHALL BE NO LESS THAN THE TOTAL CALIPER OF ALL TREES PROVIDED FROM THE LOT. EACH REPLACEMENT TREE SHALL BE NO LESS THAN 2.0 DBH AT PLANTING	EXISTING - 06 TO BE REMOVED - 19 PROPOSED PER 14-700(1) - 119

GENERAL INFORMATION:
SITE:
 4601 MARKET STREET
 PHILADELPHIA, PA 19138
OWNER:
 IS3 HAVERFORD, LLC
 IS3 MARKET, LLC
 IS3 TEAM, LLC
 ALL MEMBERS OF PROVIDENT CONDOMINIUM ASSOCIATION
 470 SOUTH BROAD STREET, BUILDING 101, SUITE 101
 PHILADELPHIA, PA 19132
DEVELOPERS:
 IS3 HAVERFORD, LLC
 IS3 MARKET, LLC
 IS3 TEAM, LLC
 202 WALNUT STREET, SUITE 1540
 PHILADELPHIA, PA 19104
ARCHITECT:
 BERNARDON
 1315 WALNUT STREET, SUITE 600
 PHILADELPHIA, PA 19107
ENGINEER:
 PENNON ASSOCIATES
 1800 MARKET STREET, SUITE 300
 PHILADELPHIA, PA 19103



MUNICIPAL ZONING INFORMATION:
 THE SITE IS LOCATED IN THE FOLLOWING ZONES IN THE CITY OF PHILADELPHIA:
 COMMUNITY COMMERCIAL MIXED-USE (CM-X)
 OVERLAY:
 TOD TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT
 FOR COMPLETE ZONING INFORMATION PLEASE REFER TO THE ZONING CODE OF THE CITY OF PHILADELPHIA AS CURRENTLY AMENDED

FLOOD ZONE INFORMATION:
 BY GRAPHIC FLOODING INFO, BASED UPON THE FLOOD INSURANCE RATE COMMUNITY MAP NO. 4027510790 WHICH BEARS AN EFFECTIVE DATE OF JANUARY 17, 2007, THE SITE IS LOCATED IN THE FOLLOWING AREAS:
 FLOOD ZONE X AREA OUTSIDE THE 50% ANNUAL CHANCE FLOODPLAIN
 NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE

- SITE NOTES:**
- PHD TRACKING #PZ22MAY-4949-01
 - A FIELD SURVEY OF THE SITE WAS PERFORMED BY PENNON ASSOCIATES IN MAY OF 2022.
 - UNLESS SPECIFICALLY STATED OR SHOWN HERETO IN CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE ANY RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOODED BY TIDESWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDSCAPING AND ANNUAL, WINTER, OR BIOTIC/CALIPER SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.
 - BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN MADE SUBSURFACE CONDITION WHICH MAY AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
 - ALL BOUNDARY DIMENSIONS SHOWN ARE IN CITY OF PHILADELPHIA DISTRICT STANDARD MEASURE (DS) UNLESS DESIGNATED (US) TO DENOTE U.S. SURVEY FOOT.
 - PHILADELPHIA DISTRICT STANDARD DISTANCES ARE TO BE USED FOR TITLE PURPOSES ONLY.
 - ADDRESSES OF PROPOSED PARCELS TO BE DETERMINED BY THE OFFICE OF PROPERTY ASSESSMENT.
 - THE HORIZONTAL DATUM FOR THE PLANNING FEATURES AND COORDINATE VALUES INDICATED ON THIS PLAN REFERENCE THE "STATE PLANE COORDINATE SYSTEM OF PENNSYLVANIA, SOUTH ZONE" AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
 - THE HORIZONTAL DATUM FOR THIS PROJECT WAS DETERMINED FROM GNSS OBSERVATIONS IN MAY OF 2022.
 - THE VERTICAL DATUM FOR THE ELEVATIONS AND CONTOURS INDICATED ON THIS PLAN REFERENCE AN ASSUMED DATUM.
 - THE VERTICAL DATUM FOR THIS PROJECT WAS DETERMINED FROM GNSS OBSERVATIONS IN MAY IN 2022.
 - TO CONVERT THE ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN TO NAVD 83, THE FOLLOWING CONVERSION FORMULA IS PROVIDED:
 PLAN DATUM (1) + 4.81 = NAVD83
 - TEMPORARY SITE BENCHMARK NOTE:
 VERTICAL BENCHMARK
 DESCRIPTION: PA NAIL
 ELEVATION = 81.88 FT
 VERTICAL BENCHMARK
 DESCRIPTION: WOODEN STAKE
 ELEVATION = 81.57 FT
 - AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF A WETLANDS DELINEATION HAVING BEEN COMPLETED NOR WAS THE SURVEYOR PROVIDED WITH A WETLANDS DELINEATION REPORT.
 - LOCATIONS OF SHOWN OFF-SITE UTILITIES AS SHOWN 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.
 - THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THIS PLAN WAS PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - IN ACCORDANCE WITH PA ACT 387 OF 1994 AS AMENDED BY PA ACT 33 OF 2008 (TITLE 62) "UNDERGROUND UTILITY LINE PROTECTION LAW", THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-343-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
 - THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

- ZONING NOTES:**
- SEE 2-100 AND 2-101 FOR ZONING SITE PLAN AND VEHICULAR PARKING DETAILS. SEE 2-111, 2-112, 2-113, AND 2-121 THROUGH 2-124 FOR ARCHITECTURAL DETAILS. SEE 1-400 THROUGH 1-408 FOR LANDSCAPE PLAN DETAILS.
 - THE PROPERTY IS SUBJECT TO THE DECLARATION OF OWNERSHIP OF PROVIDENT CONDOMINIUM #83 TEAM LLC IS THE OWNER OF UNIT 1 AS SHOWN ON THE PLAN ATTACHED TO THE DECLARATION OF OWNERSHIP AND UNIT 2 AS SHOWN ON THE PLAN. IS3 HAVERFORD, LLC IS THE OWNER OF UNIT 3 AS SHOWN ON THE PLAN. ON BEHALF OF THE UNIT OWNERS, THE PROVIDENT CONDOMINIUM ASSOCIATION HAS THE RIGHT TO OBTAIN APPROVAL FOR THE PROPERTY.
 - PLANS COMPLY WITH FORM & DESIGN REQUIREMENTS OF SECTION 14-705.
 - DRIVEWAYS THAT CROSS PUBLIC SIDEWAYS SHALL BE AT THE SAME LEVEL AS THE SIDEWALK PER SECTION 14-800(4)(b)(3)(i).
 - LIGHTING ON SITE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-707.

ZONING REQUIREMENTS				
ZONE: CM-X COMMUNITY COMMERCIAL MIXED-USE				
LOT AREA: 974,887 SF (22,356 SQ FT)				
LOT REQUIREMENTS	PERMITTED	EXISTING	PROPOSED	
TABLE 14-101.1	OFFICE USE, RETAIL SALES, COMMERCIAL SERVICES, PUBLIC USE, AND RESTAURANT, RESIDENTIAL	EDUCATIONAL FACILITIES, MEDICAL OFFICES, COMMERCIAL OFFICES, PROFESSIONAL OFFICES, FACTORIES, MANUFACTURING AND SHEDS, ACCESSORY PARKING	MULTI-FAMILY RESIDENTIAL, RETAIL SALES, COMMERCIAL OFFICES, PROFESSIONAL OFFICES, FACTORIES, MANUFACTURING AND SHEDS, ACCESSORY PARKING, AND OTHER USES AS PERMITTED BY LOCAL ORDINANCES	
TABLE 14-101.2	MAX OCCUPIED AREA	80%	84% (84,461 SF)	30% (291,726 SF)
TABLE 14-101.3	MIN FRONT YARD	N/A	N/A	N/A
TABLE 14-101.5	MIN SIDE YARD	N/A	N/A	N/A
TABLE 14-101.3	MIN REAR YARD	N/A	N/A	N/A
TABLE 14-101.2	MAX FLOOR AREA	200% OF LOT AREA PER CODE 20% BOUNDED FROM TOD DISTRICT 20% OF LOT AREA TOTAL	50% (292,726 SF)	207% (1,200,534 SF)
TABLE 14-101.2	MAX HEIGHT	N/A	72 FT	211 FT (57 BUILDING MAX)

LOADING AND PARKING REQUIREMENTS				
SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED
14-800.2	MOTOR VEHICLE PARKING RATES	MULTI-FAMILY USE - SPACES PER 100 DWELLING UNITS - 1,240 UNITS = 124 SPACES (PRIOR TO BROWNS ADJUSTMENTS)	0	340 (584 TOTAL)*
		TOD PARKING REDUCTION 5 SPACES (1410(SD)(2)(B))	400	
		AUTO SHARED PARKING REDUCTION 30 SPACES		
		TOTAL SPACES REQUIRED - 1240 SPACES		
14-800(1)	REQUIRED PARKING FOR PERSONS WITH DISABILITIES	2% OF TOTAL PROVIDED - 7 ADA SPACES REQUIRED	16	8 (8 TOTAL)*
14-800(1)	MIN ACCESSIBLE SPACES	1% OF TOTAL PROVIDED - 12 REQUIRED	3	3 (8 TOTAL)*
14-800.1	COMPACT PARKING SPACES	MAX 20% OF TOTAL PARKING SPACES = 86 SPACES MAX	2	8 (8 TOTAL)*
14-800(1)	ELECTRIC VEHICLE SPACES	1% OF TOTAL SPACES PROVIDED - 18 REQUIRED	0	18
14-800(1)	AUTO SHARE SPACES	REQUIRED MINIMUM NUMBER OF PARKING SPACES REDUCED BY 1/3 SPACES FOR EACH (1) PARKING SPACE PROVIDED - 18 REQUIRED	0	9
14-800.1	OFF-STREET LOADING	GROSS FLOOR AREA = 1,200,534 SF NET DEVELOPMENT = 576,534 SF COMMERCIAL DISTRICT ELEVATOR = 1,800,000 SF (511 FT BY 46 FT BY 1.4 FT TH)	1	4 (8 TOTAL)*
		LOADING SPACES REQUIRED		
14-800(1) TABLE 14-800.1	BIKE/PEDAL PARKING	1 PER 100 DWELLING UNITS - 124 UNITS	0	416
		TOTAL SPACES REQUIRED - 144 SPACES		

*TOTAL = NEW DEVELOPMENT + EXISTING TO REMAIN (41 PARKING SPACES TO BE RETAINED IN CONNECTION WITH PREVIOUS PERMITTED EXISTING USES (NO PARKING REQUIRED)**

IRONSON ASSOCIATES, INC.
 1800 MARKET STREET, SUITE 100
 PHILADELPHIA, PA 19103
 T: 413.997.9200

Pennon
 PENNON ASSOCIATES, INC.
 1800 MARKET STREET, SUITE 100
 PHILADELPHIA, PA 19103
 T: 413.997.9200

MILL CREEK STATION
 4601 MARKET STREET
 PHILADELPHIA, PA 19138
ZONING PLAN - NORTH
 IS3 HAVERFORD, LLC
 IS3 MARKET, LLC
 IS3 TEAM, LLC
 202 WALNUT STREET, SUITE 1540
 PHILADELPHIA, PA 19104

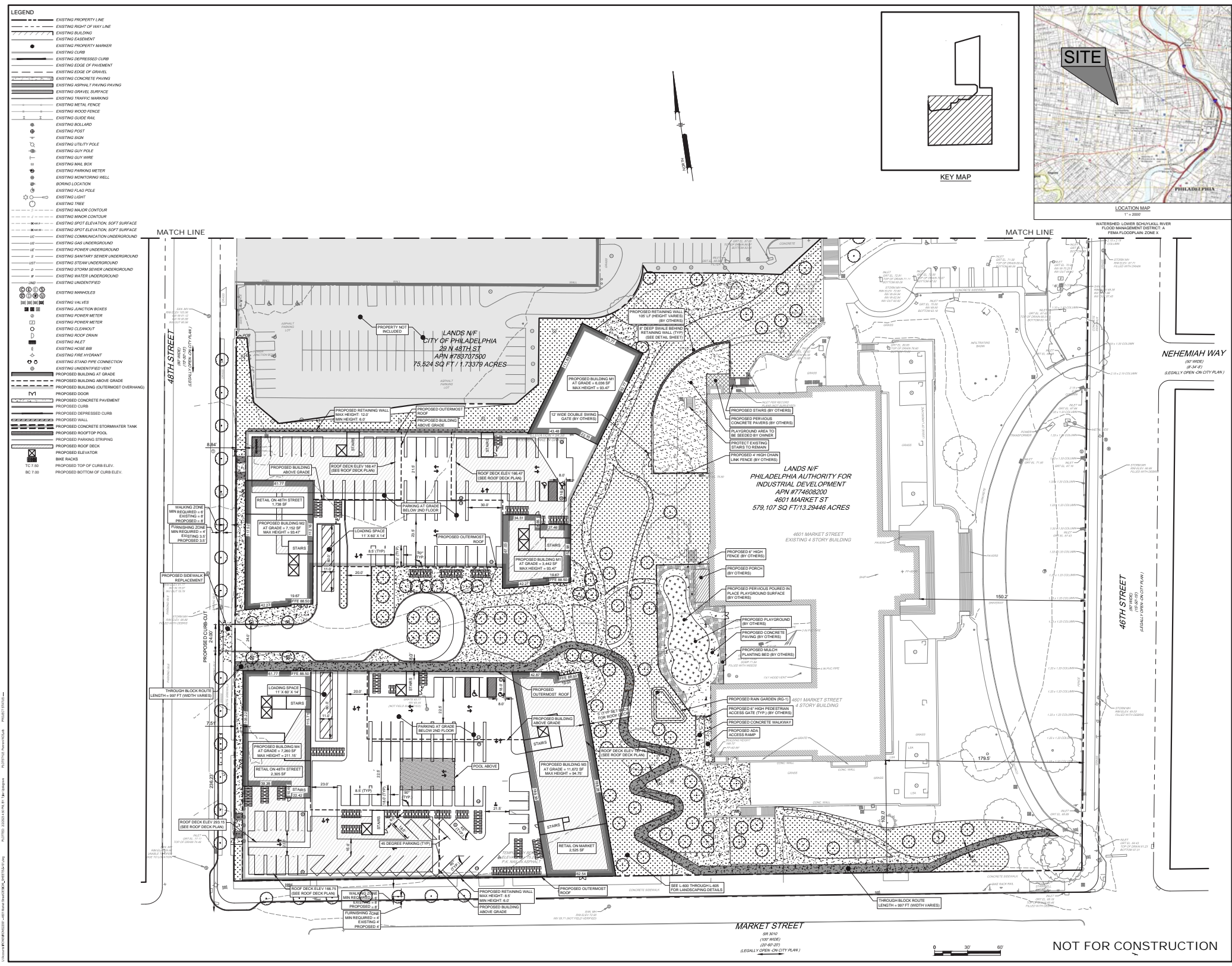
IRONSON22001

DATE: 2022-06-30
 DRAWN SCALE: 1" = 30'
 DRAWN BY: TKU
 APPROVED BY: TJF

Z-100
 SHEET 1 OF 2



PROPOSED SITE PLAN - SOUTH



Fernetti
PENNON ASSOCIATES INC.
 8850 McGraw Road, Suite 100
 Columbia, MD 21046
 T: 410.297.2500 F: 410.297.2502

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED
 CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR ANY
 DISCREPANCIES BEFORE PROCEEDING WITH WORK

MILL CREEK STATION
 4601 MARKET STREET
 PHILADELPHIA, PA 19104
ZONING PLAN - SOUTH
 IS3 HAVERFORD, LLC
 IS3 MARKET, LLC
 IS3 TEAM, LLC
 2309 WALNUT STREET, SUITE 1540
 PHILADELPHIA, PA 19104

NO.	DATE	BY	DESCRIPTION
1	02/17/2023	TJK	ISSUED FOR PERMITS
2	02/17/2023	TJK	ISSUED FOR PERMITS
3	02/17/2023	TJK	ISSUED FOR PERMITS
4	02/17/2023	TJK	ISSUED FOR PERMITS
5	02/17/2023	TJK	ISSUED FOR PERMITS
6	02/17/2023	TJK	ISSUED FOR PERMITS
7	02/17/2023	TJK	ISSUED FOR PERMITS
8	02/17/2023	TJK	ISSUED FOR PERMITS
9	02/17/2023	TJK	ISSUED FOR PERMITS
10	02/17/2023	TJK	ISSUED FOR PERMITS

PROJECT: IRONS22001
 DATE: 2023-06-30
 DRAWING SCALE: 1" = 30'
 DRAWN BY: TKU
 APPROVED BY: T.J.F.
Z-101
 SHEET 2 OF 2

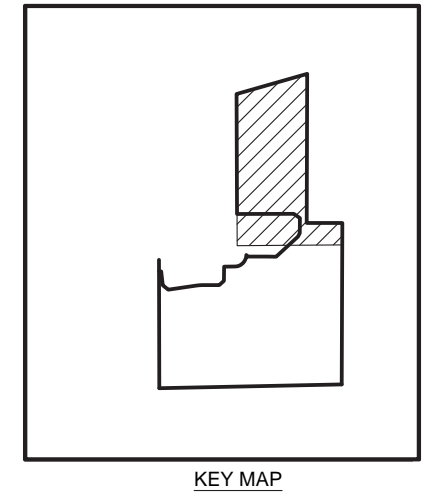
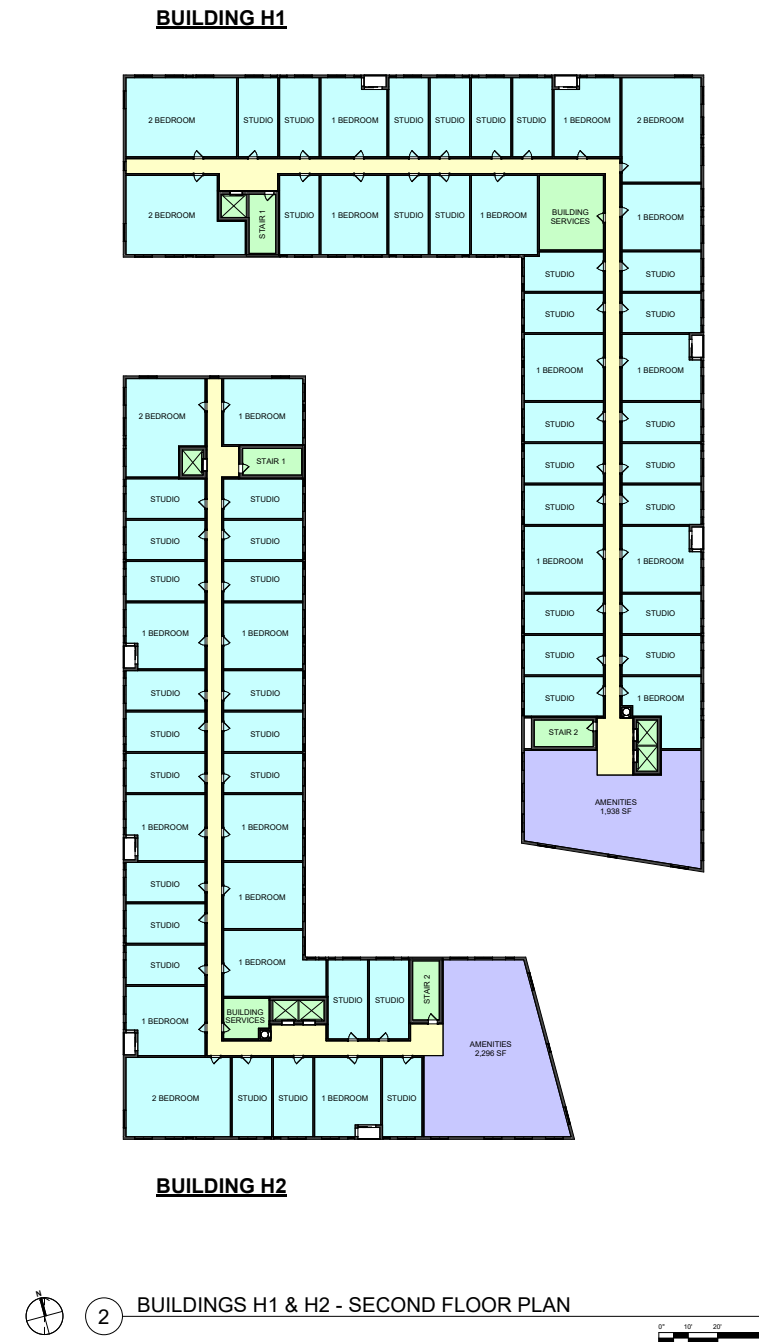
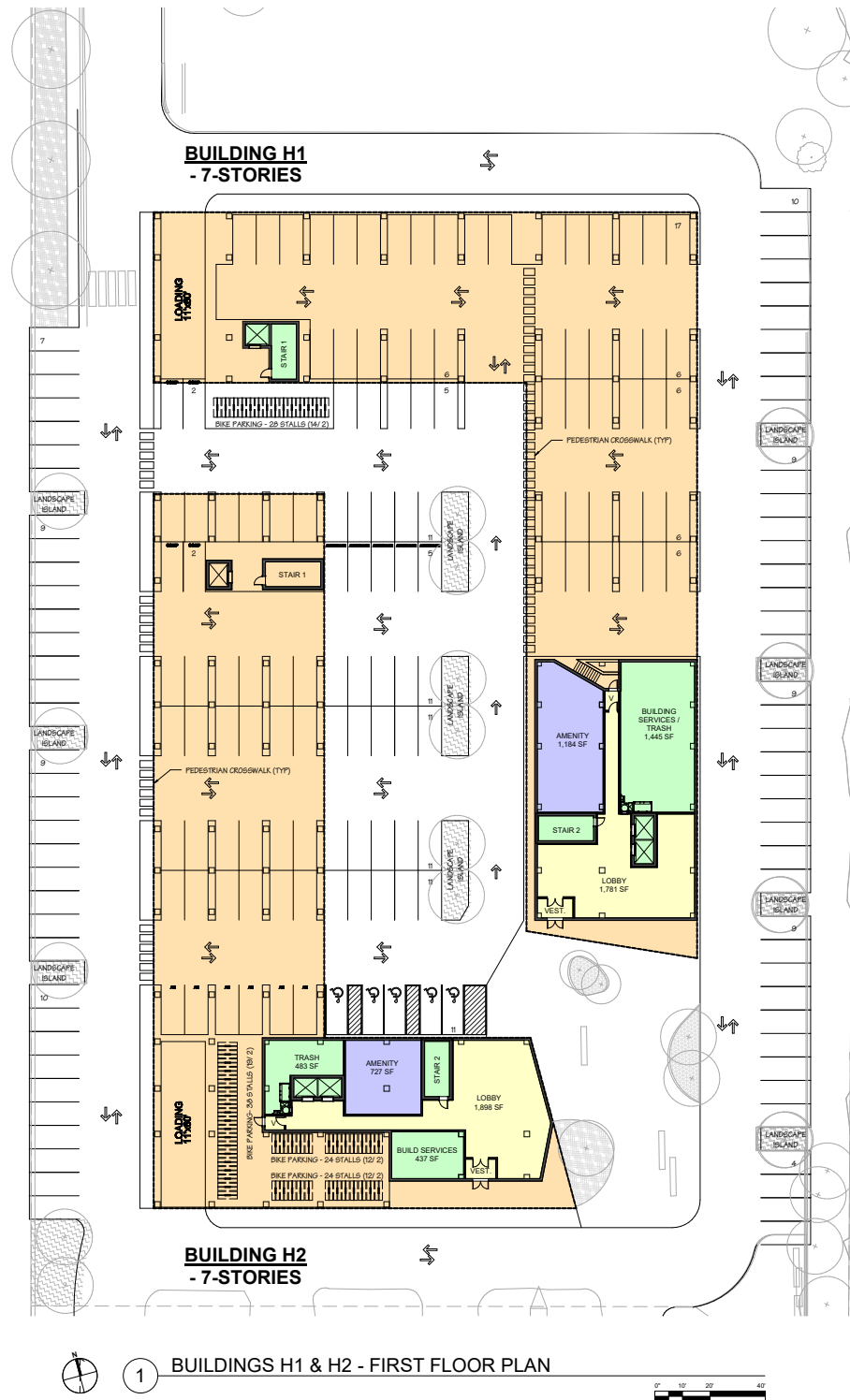


BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK STATION

FLOOR PLANS - NORTH



KEY

- RESIDENTIAL UNITS
- LOBBY & CORRIDORS
- RETAIL
- AMENITY SPACES
- COURTYARDS & ROOF DECKS
- STAIRS, ELEVATORS, & BACK-OF-HOUSE
- COVERED PARKING
- GREEN ROOF (UNOCCUPIABLE)



BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

**BUILDING H1 -
232 UNITS**

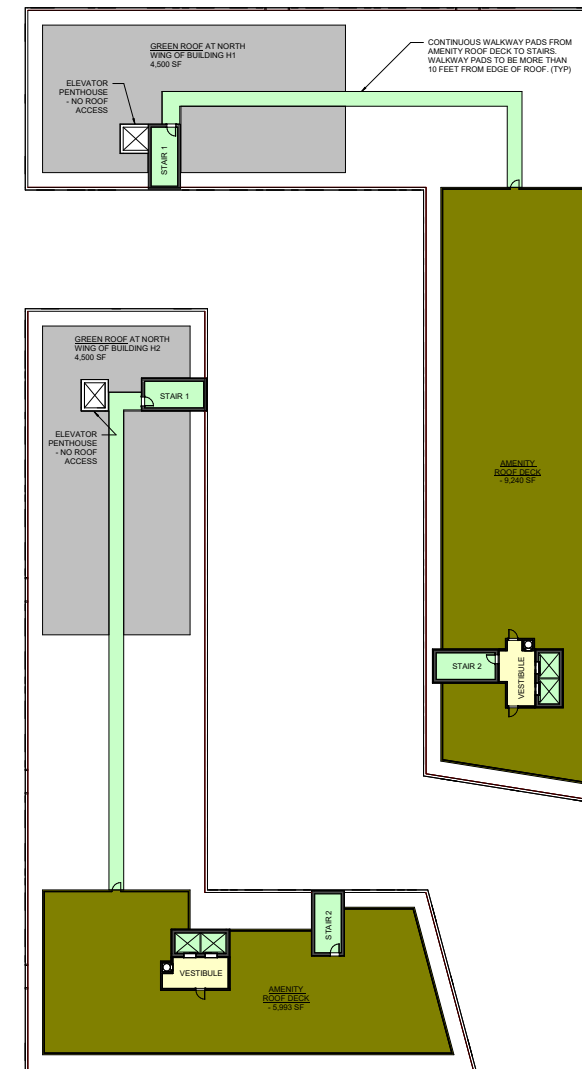


**BUILDING H2 -
201 UNITS**

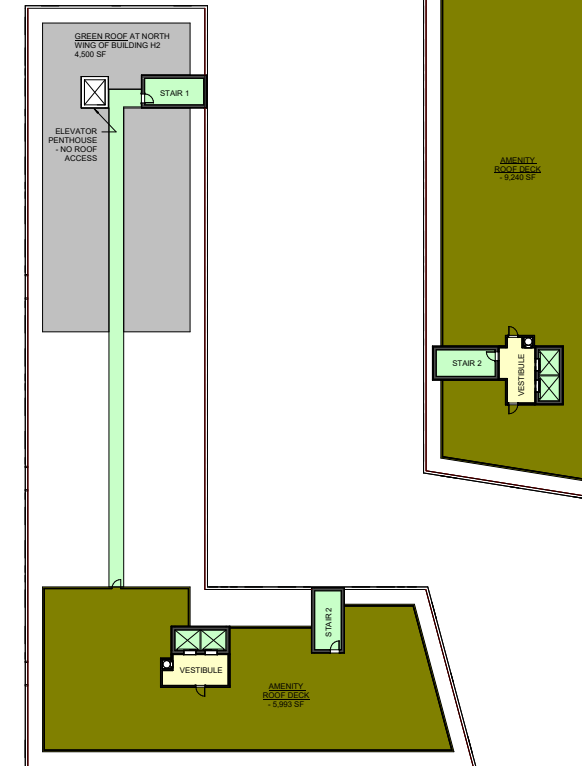


1 BUILDINGS H1 & H2 - TYP THIRD THRU SEVENTH FLOOR PLAN

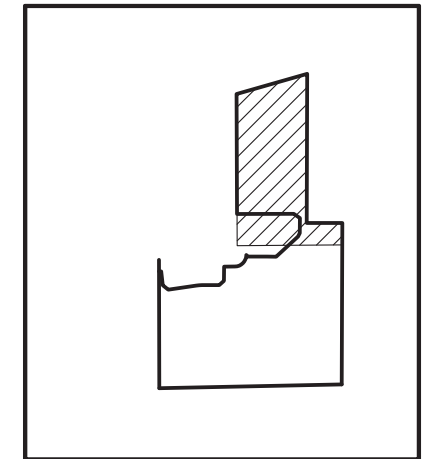
BUILDING H1



BUILDING H2



2 BUILDINGS H1 & H2 - ROOF DECK PLAN

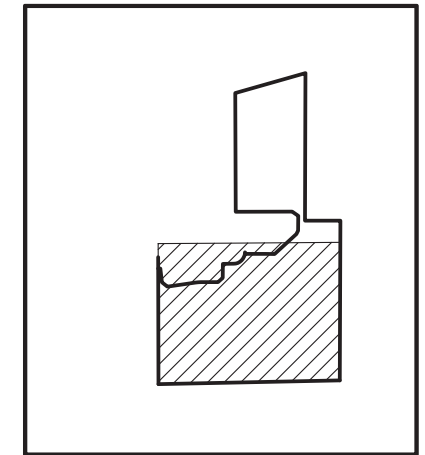
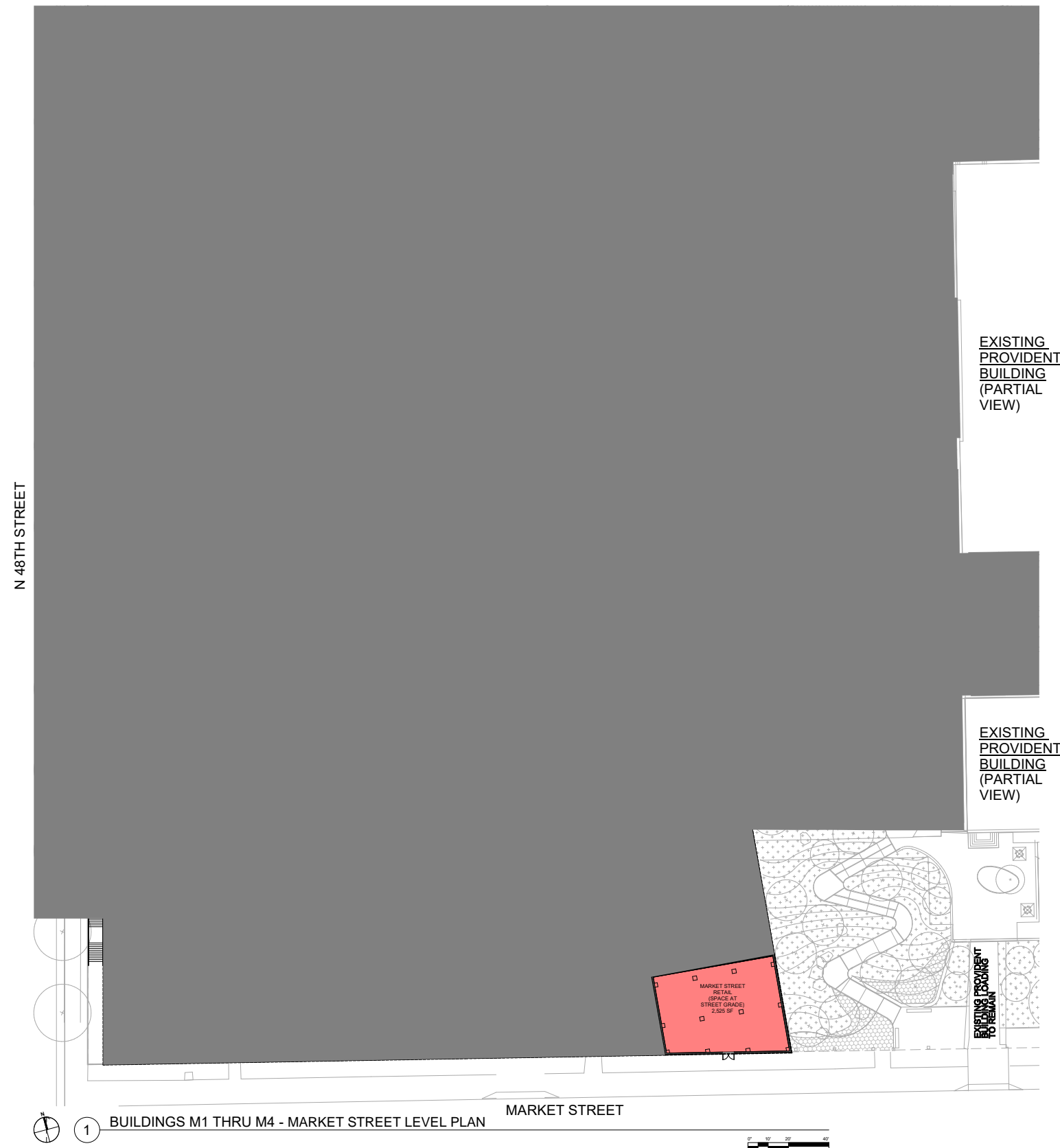


KEY MAP

KEY

- RESIDENTIAL UNITS
- LOBBY & CORRIDORS
- RETAIL
- AMENITY SPACES
- COURTYARDS & ROOF DECKS
- STAIRS, ELEVATORS, & BACK-OF-HOUSE
- COVERED PARKING
- GREEN ROOF (UNOCCUPIABLE)

FLOOR PLANS - SOUTH: MARKET STREET LEVEL



KEY MAP

KEY

- RESIDENTIAL UNITS
- LOBBY & CORRIDORS
- RETAIL
- AMENITY SPACES
- COURTYARDS & ROOF DECKS
- STAIRS, ELEVATORS, & BACK-OF-HOUSE
- COVERED PARKING
- GREEN ROOF (UNOCCUPIABLE)

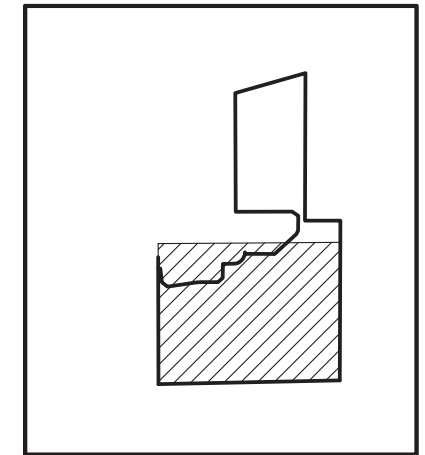


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IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

FLOOR PLANS - SOUTH: FIRST FLOOR LEVEL



KEY MAP

KEY

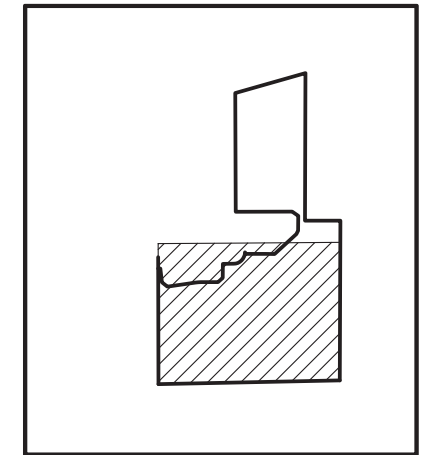
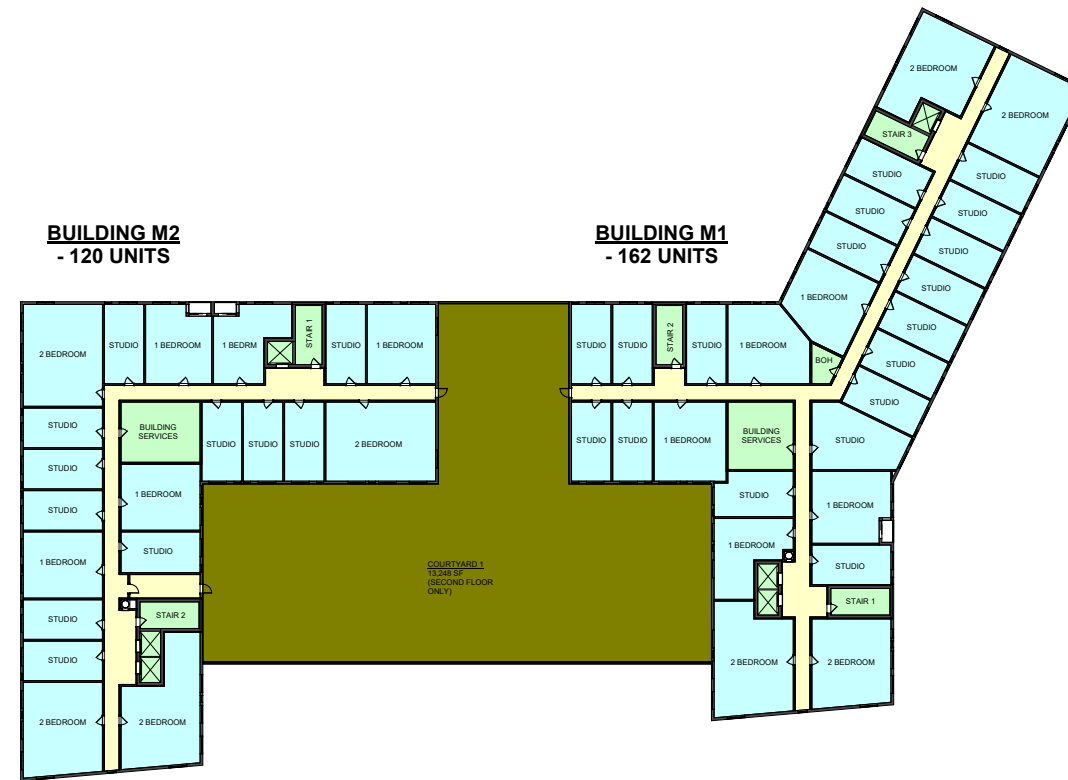
- RESIDENTIAL UNITS
- LOBBY & CORRIDORS
- RETAIL
- AMENITY SPACES
- COURTYARDS & ROOF DECKS
- STAIRS, ELEVATORS, & BACK-OF-HOUSE
- COVERED PARKING
- GREEN ROOF (UNOCCUPIABLE)



BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**



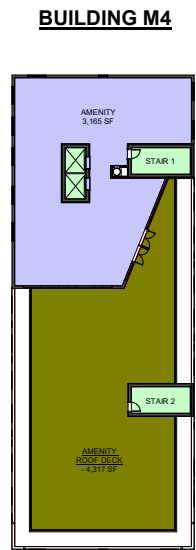
KEY MAP

KEY

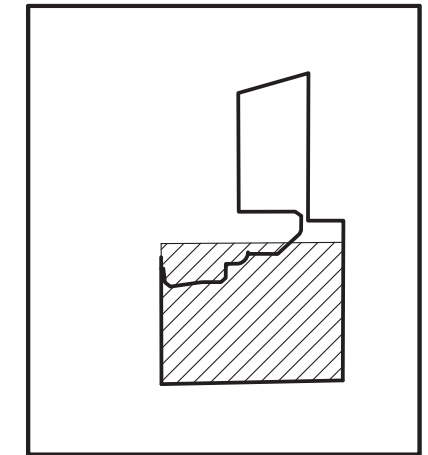
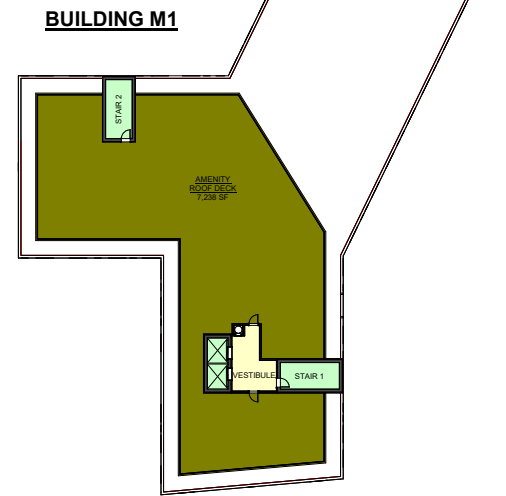
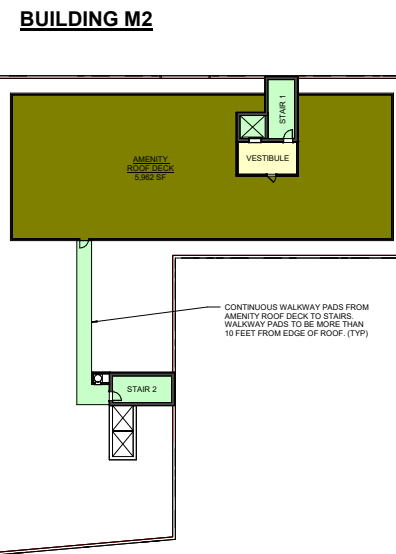
- RESIDENTIAL UNITS
- LOBBY & CORRIDORS
- RETAIL
- AMENITY SPACES
- COURTYARDS & ROOF DECKS
- STAIRS, ELEVATORS, & BACK-OF-HOUSE
- COVERED PARKING
- GREEN ROOF (UNOCCUPIABLE)

① BUILDINGS M1 THRU M4 - TYPICAL SECOND THRU SEVENTH FLOOR PLAN





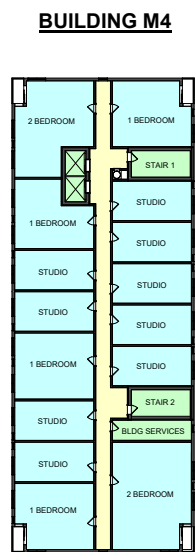
3 BUILDING M4 - 19TH FLOOR PLAN



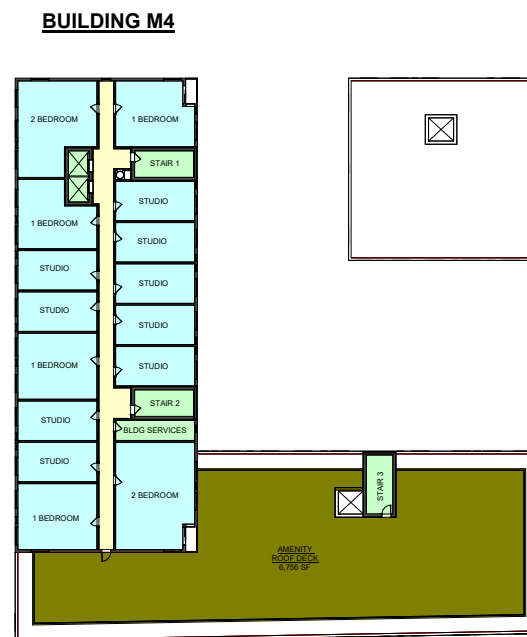
KEY MAP

KEY

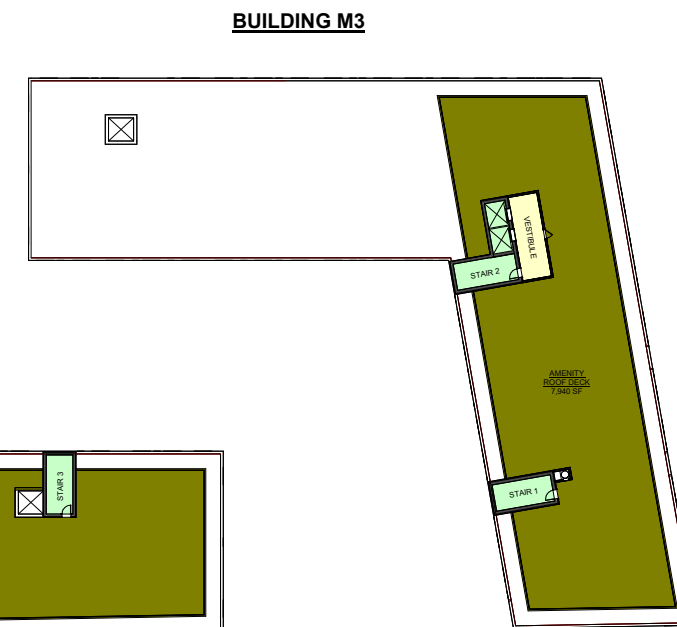
- RESIDENTIAL UNITS
- LOBBY & CORRIDORS
- RETAIL
- AMENITY SPACES
- COURTYARDS & ROOF DECKS
- STAIRS, ELEVATORS, & BACK-OF-HOUSE
- COVERED PARKING
- GREEN ROOF (UNOCCUPIABLE)

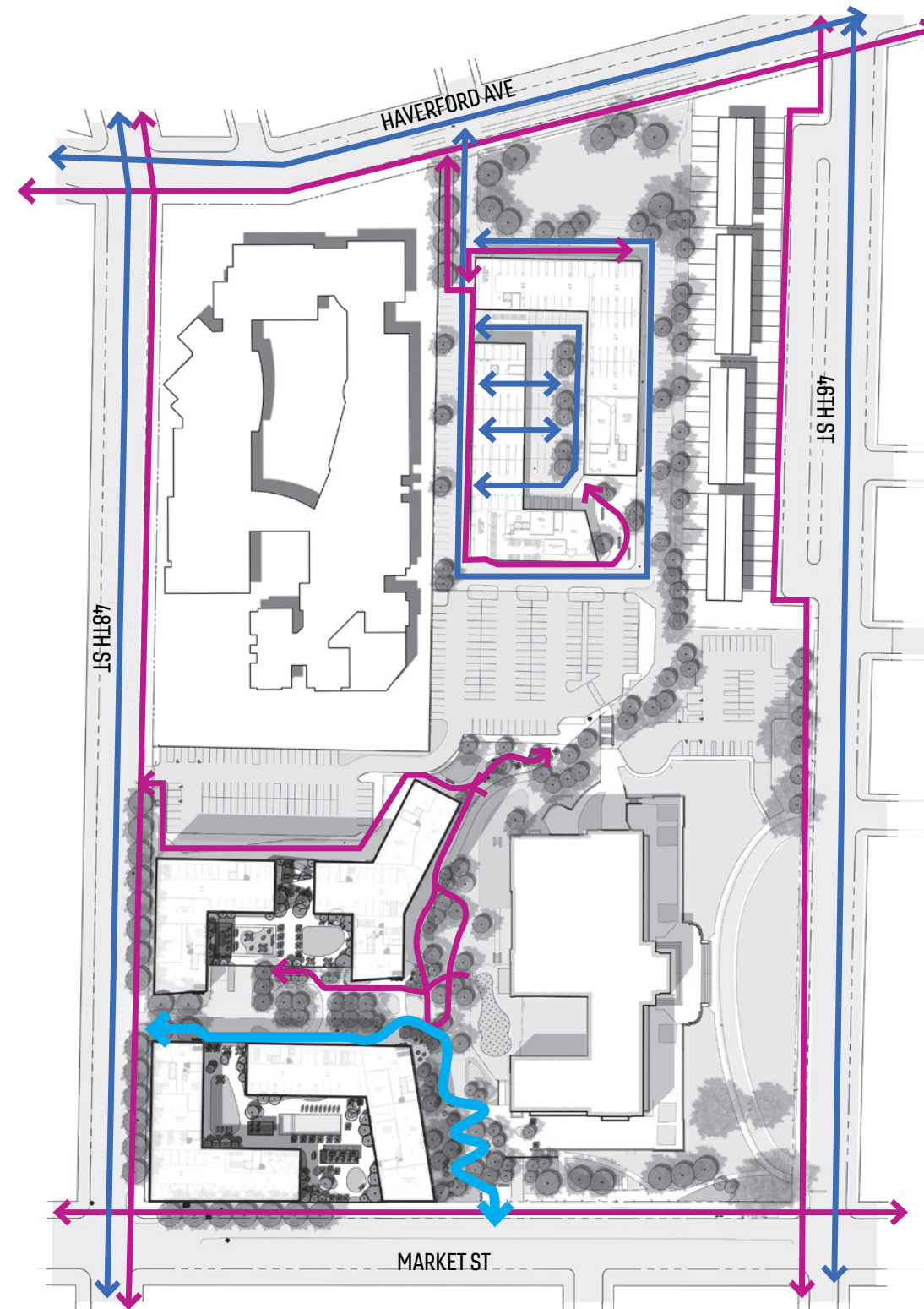


2 BUILDING M4 - TYP 9TH THRU 18TH FLOOR PLAN



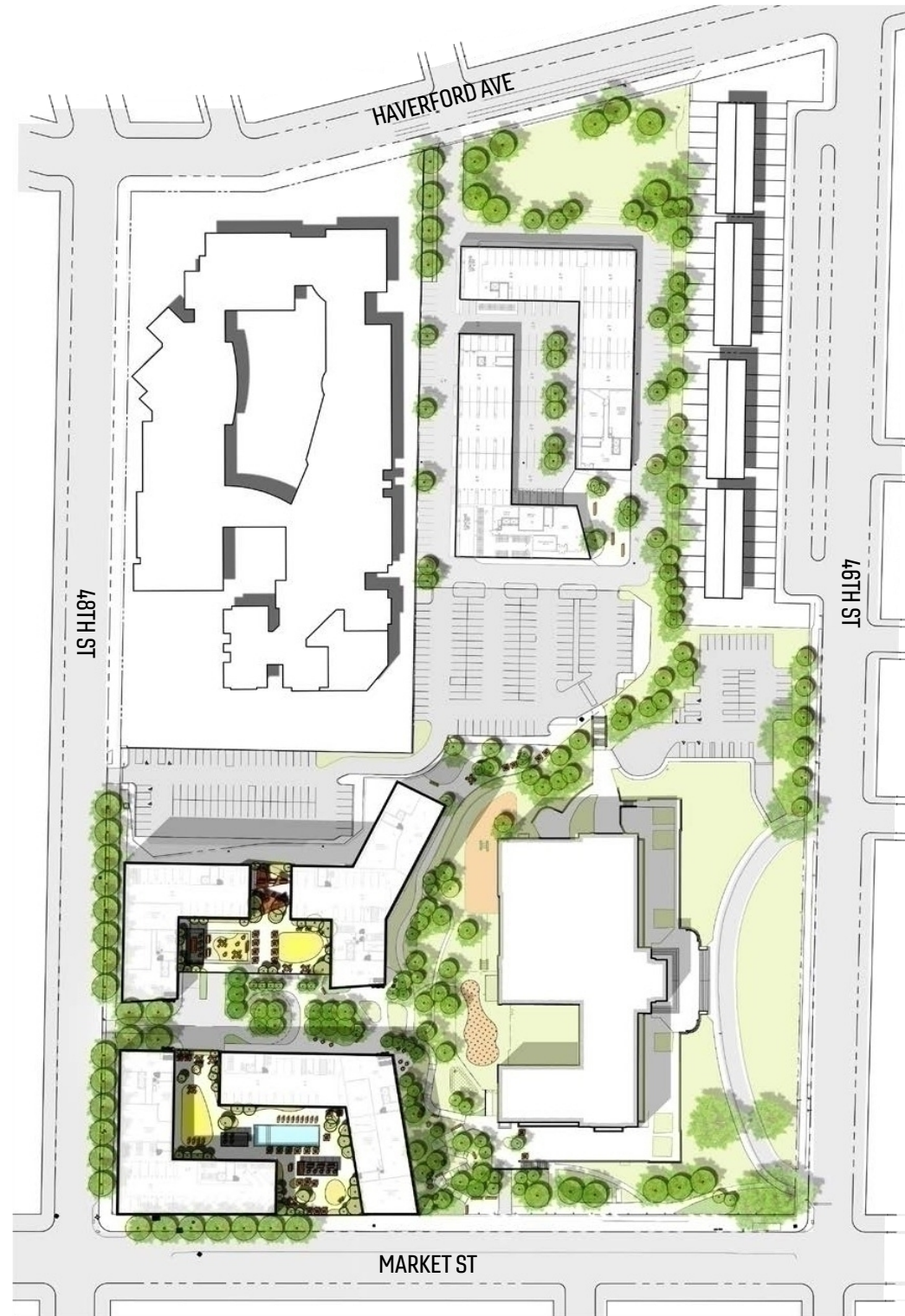
1 BUILDINGS M1 THRU M4 - ROOF DECK & BUILDING 'M4' 8TH FLOOR PLAN





- INTERNAL PEDESTRIAN WALKWAY
- INTERNAL VEHICLE DRIVING LANE
- PUBLIC THROUGH-BLOCK CONNECTION



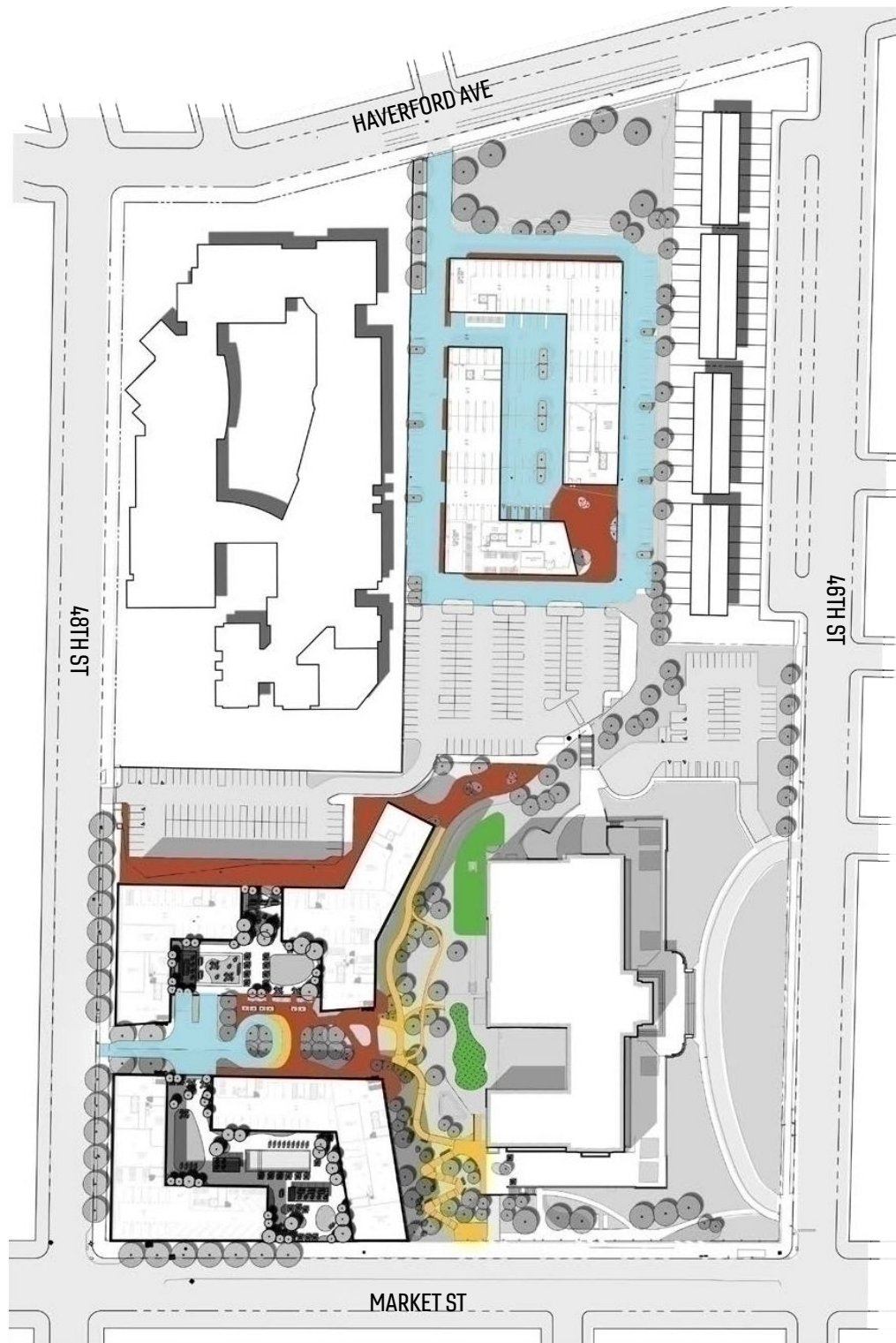









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IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

GROUND LEVEL HARDSCAPE PLAN



		CONCRETE PLANK PAVING
		ROADWAY
		EXPOSED AGGREGATE CONCRETE
		PLAYGROUND SURFACING



BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

GROUND LEVEL PLANTING PLAN: TREES



GROUND LEVEL PLANTING PLAN-TREES



SPECIES LIST

- Acer rubrum 'Franksred'
- Acer rubrum 'October Glory'
- Amelanchier laevis
- Betula nigra 'BNMTF'
- Carpinus caroliniana
- Cercis canadensis 'Appalachian Red'
- Cornus florida 'Cherokee Princess'
- Gleditsia triacanthos 'Draves'
- Liquidambar styraciflua 'Rotundiloba'
- Metasequoia glyptostroboides
- Nyssa sylvatica 'Red Rage'
- Quercus bicolor

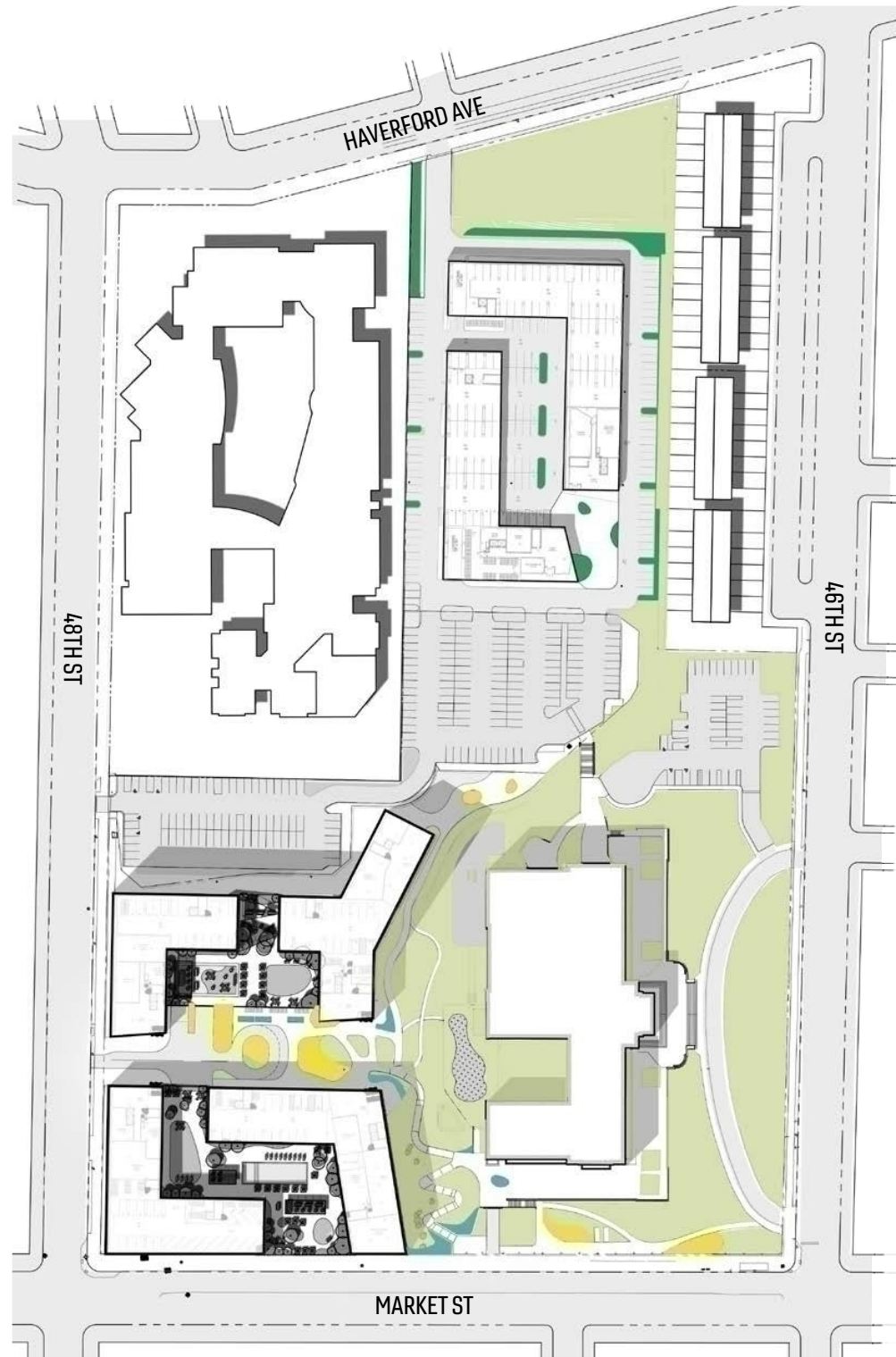


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IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

GROUND LEVEL PLANTING PLAN: PLANTS



OPEN WOODLAND

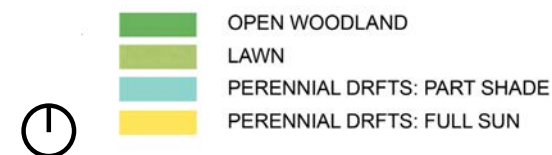
-  PERENNIALS
Ceratostigma plumbaginoides
Dryopteris marginalis
Geranium 'Gerwat' ROZANNE
Heuchera villosa 'Autumn Bride'
Heuchera villosa 'Brownies'
-  GRASSES
Carex pensylvanica
-  SHRUBS
Aronia melanocarpa 'Morton'
Clethra alnifolia 'Hummingbird'
Hydrangea quercifolia 'Sike's Dwarf'
Ilex glabra 'Shamrock'
Itea virginica 'Henry's Garnet'
Leucothoe fontanesiana 'Zebloid'
Rhus aromatica 'Gro-Low'

PERENNIAL DRIFTS: FULL SUN

-  PERENNIALS
Baptisia australis
Boltonia asteroides
Conoclinium coelestinum
Echinacea purpurea 'Magnus'
Heliopsis helianthoides 'Tuscan Sun'
Geranium maculatum
Pycnanthemum virginianum
Solidago rugosa 'Fireworks'
Symphotrichum novae-angliae 'Purple Don'
Tradescantia ohiensis
Vernonia lettermannii 'Iron Butterfly'
-  GRASSES
Carex pensylvanica
Panicum 'Cape Breeze'
Schizachyrium scoparium
Sporobolus heterolepis

PERENNIAL DRIFTS: PART SHADE

-  PERENNIALS
Baptisia australis
Conoclinium coelestinum
Dryopteris marginalis
Echinacea purpurea 'Magnus'
Geranium 'Gerwat' ROZANNE
Phlox maculata
Mertensia virginica
Osmundastrum cinnamomeum
Pycnanthemum tenuifolium
Sisyrinchium angustifolium
Tradescantia ohiensis
Viola striata
-  GRASSES
Carex muskingumensis
Carex pensylvanica
Deschampsia cespitosa 'Gold Tau'
Pennisetum alopecuroides 'Hameln'
-  BULBS
Galanthus nivalis
Narcissus 'Golden Dawn'
Narcissus poeticus var. recurvus



SECOND FLOOR COURTYARD: TREES



TREES



- Acer rubrum 'Franksred'
- Acer rubrum 'October Glory'
- Amelanchier laevis
- Betula nigra 'BNMTF'
- Carpinus caroliniana
- Cercis canadensis 'Appalachian Red'
- Cornus florida 'Cherokee Princess'
- Gleditsia triacanthos 'Draves'
- Liquidambar styraciflua 'Rotundiloba'
- Metasequoia glyptostroboides
- Nyssa sylvatica 'Red Rage'
- Quercus bicolor



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IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

SECOND FLOOR COURTYARD: PLANTS



PERENNIAL DRIFTS: FULL SUN



- | | |
|---|---|
| <p>PERENNIALS
 Baptisia australis
 Boltonia asteroides
 Conoclinium coelestinum
 Echinacea purpurea 'Magnus'
 Helianthus scaberrimus 'Tuscan Sun'
 Pycnanthemum virginianum
 Solidago rugosa 'Fireworks'</p> | <p>Symphyotrichum novae-angliae 'Purple Dome'
 Vernonia lettermannii 'Iron Butterfly'</p> <p>GRASSES
 Carex pensylvanica
 Panicum 'Cape Breeze'
 Schizachyrium scoparium
 Sporobolus heterolepis</p> |
|---|---|

PERENNIAL DRIFTS: PART SHADE

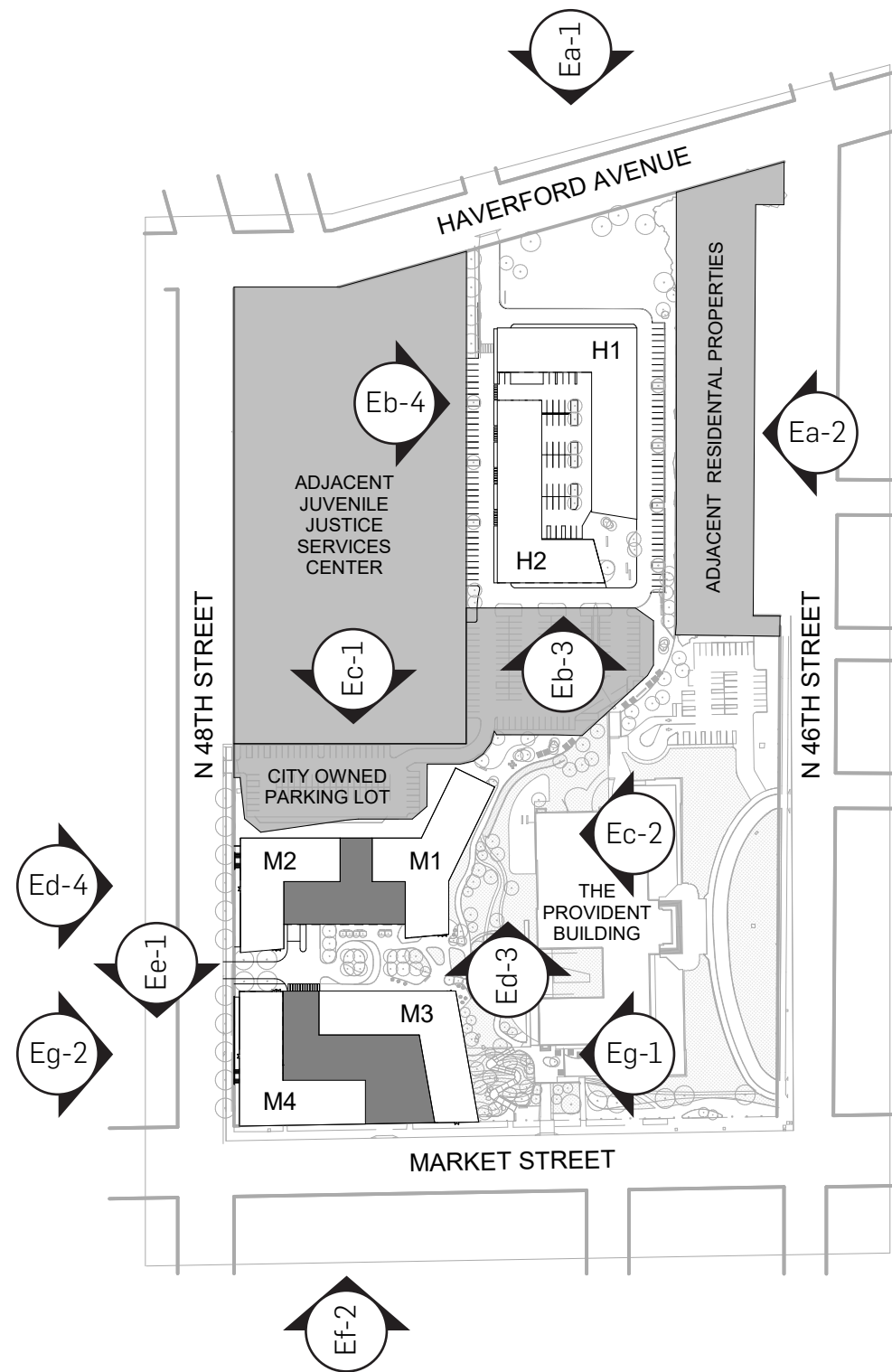


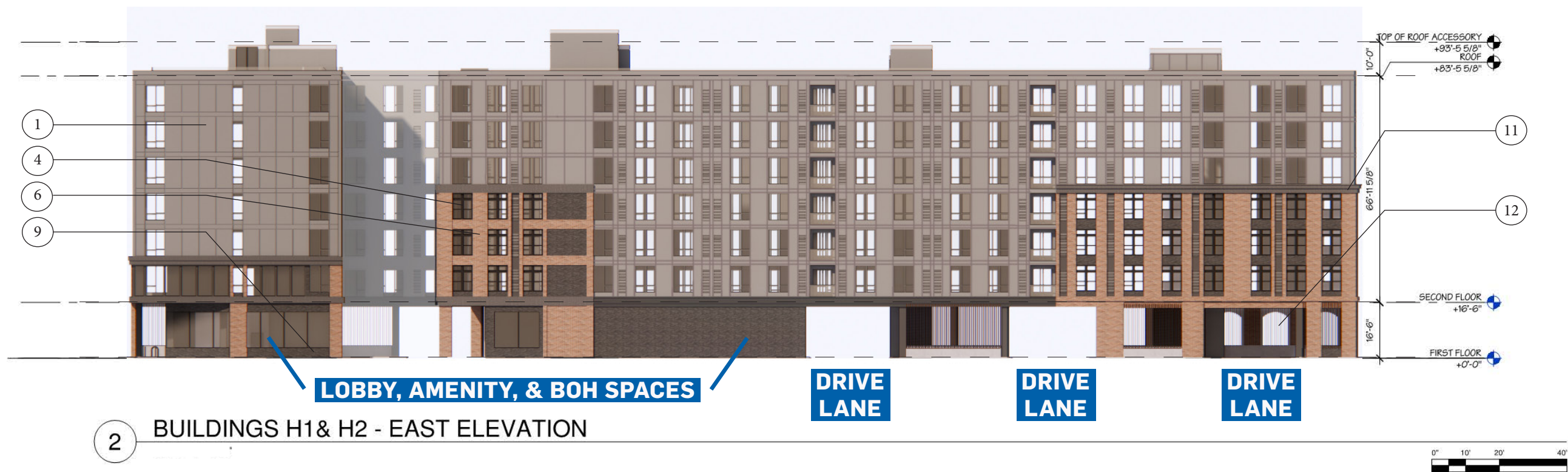
- | | |
|---|--|
| <p>PERENNIALS
 Dryopteris marginalis
 Echinacea purpurea 'Magnus'
 Geranium 'Gerwat' ROZANNE
 Mertensia virginica
 Osmundastrum cinnamomeum
 Pycnanthemum tenuifolium
 Sisyrinchium angustifolium
 Viola striata</p> | <p>GRASSES
 Carex muskingumensis
 Carex pensylvanica
 Deschampsia cespitosa 'Gold Tau'
 Pennisetum alopecuroides 'Hameln'</p> <p>BULBS
 Galanthus nivalis
 Narcissus 'Golden Dawn'</p> |
|---|--|

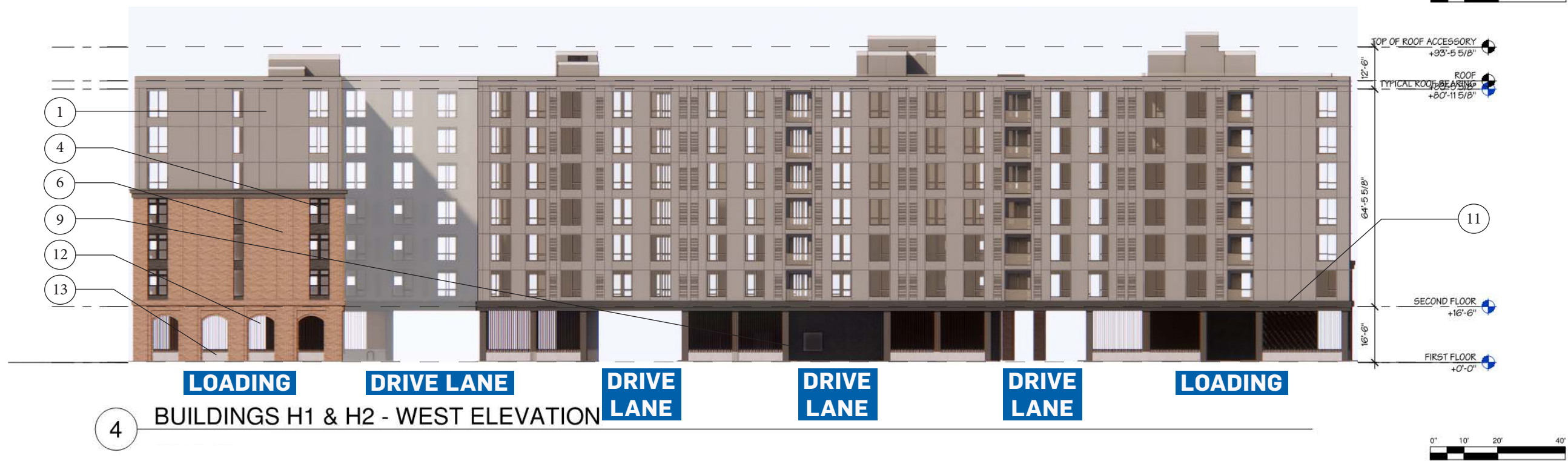
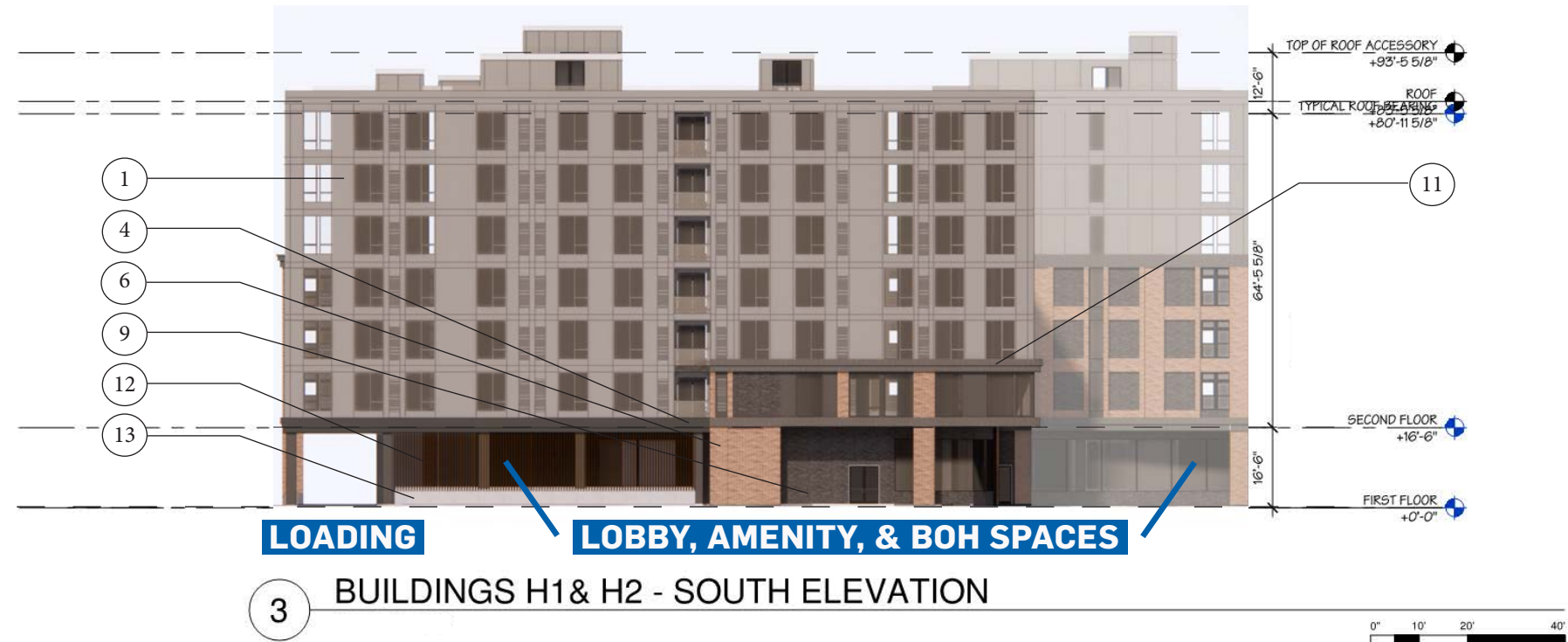
- LAWN
- PERENNIAL DRIFTS: PART SHADE
- PERENNIAL DRIFTS: FULL SUN

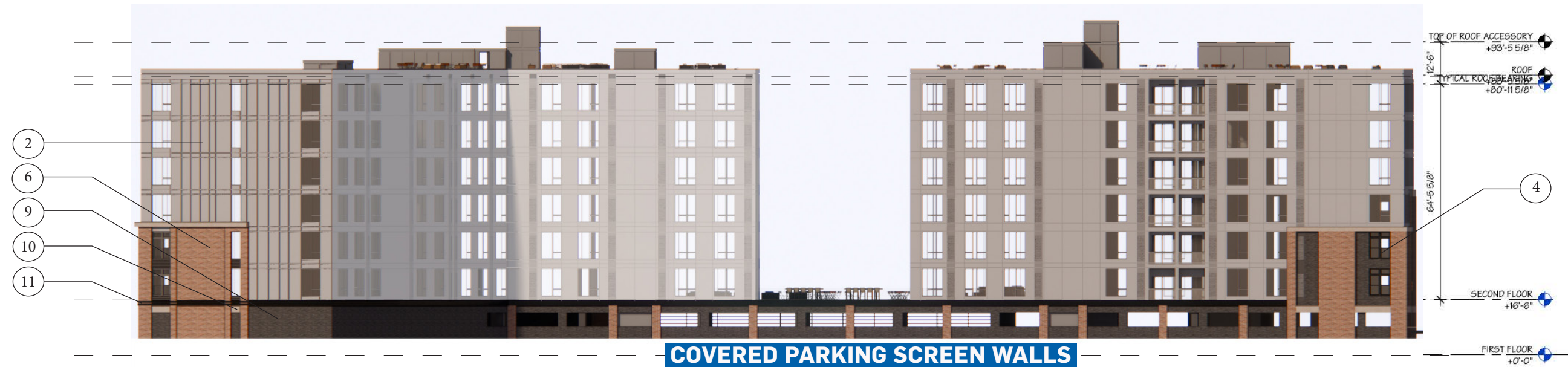


- | | | | | | | |
|---|--|--|---|---|--|---|
| ① | | | ALUCOBONDPlus Aluminum Composite Panel; "West Pewter Mica"
ALTERNATE: James Hardie Panel Fiber Cement Board; "Gray Slate" | ⑦ | | Glen-Gery; 53-DD 1776 Thin Brick, Modular
Thin Brick |
| ② | | | ALUCOBONDPlus Aluminum Composite Panel; "Champagne Metallic"
ALTERNATE: James Hardie Panel Fiber Cement Board; "Pearl Gray" | ⑧ | | Glen-Gery; 757 Cream Waterstruck Thin Brick, Modular
Thin Brick |
| ③ | | | ALUCOBONDPlus Aluminum Composite Panel; "Anodized Clear"
ALTERNATE: James Hardie Panel Fiber Cement Board; "Light Mist" | ⑨ | | Glen-Gery; 700 Anthracite Smooth Thin Brick, Modular
Thin Brick |
| ④ | | | ALUCOBONDPlus Aluminum Composite Panel; "Focus Black"
ALTERNATE: James Hardie Panel Fiber Cement Board; "Iron Gray" | ⑩ | | Hofmann Facades; UHPC Stone Veneer; "Creme Royal Limestone" |
| ⑤ | | | ALUCOBONDPlus Aluminum Composite Panel; "Medium Bronze Anodized"
ALTERNATE: James Hardie Panel Fiber Cement Board; "Timber Bark" | ⑪ | | Hofmann Facades; UHPC Stone Veneer; "Noble Grey Sandstone" |
| ⑥ | | | Glen-Gery; 56-DD Thin Brick, Modular
Thin Brick | ⑫ | | Geolam Soleo Hybrid Aluminum & WPC, Rosewood
Vertical Architectural Slat |
| | | | | ⑬ | | CAST-IN-PLACE CONCRETE |









1 BUILDINGS M1 & M2 - NORTH ELEVATION



2 BUILDINGS M1 & M2 - EAST ELEVATION



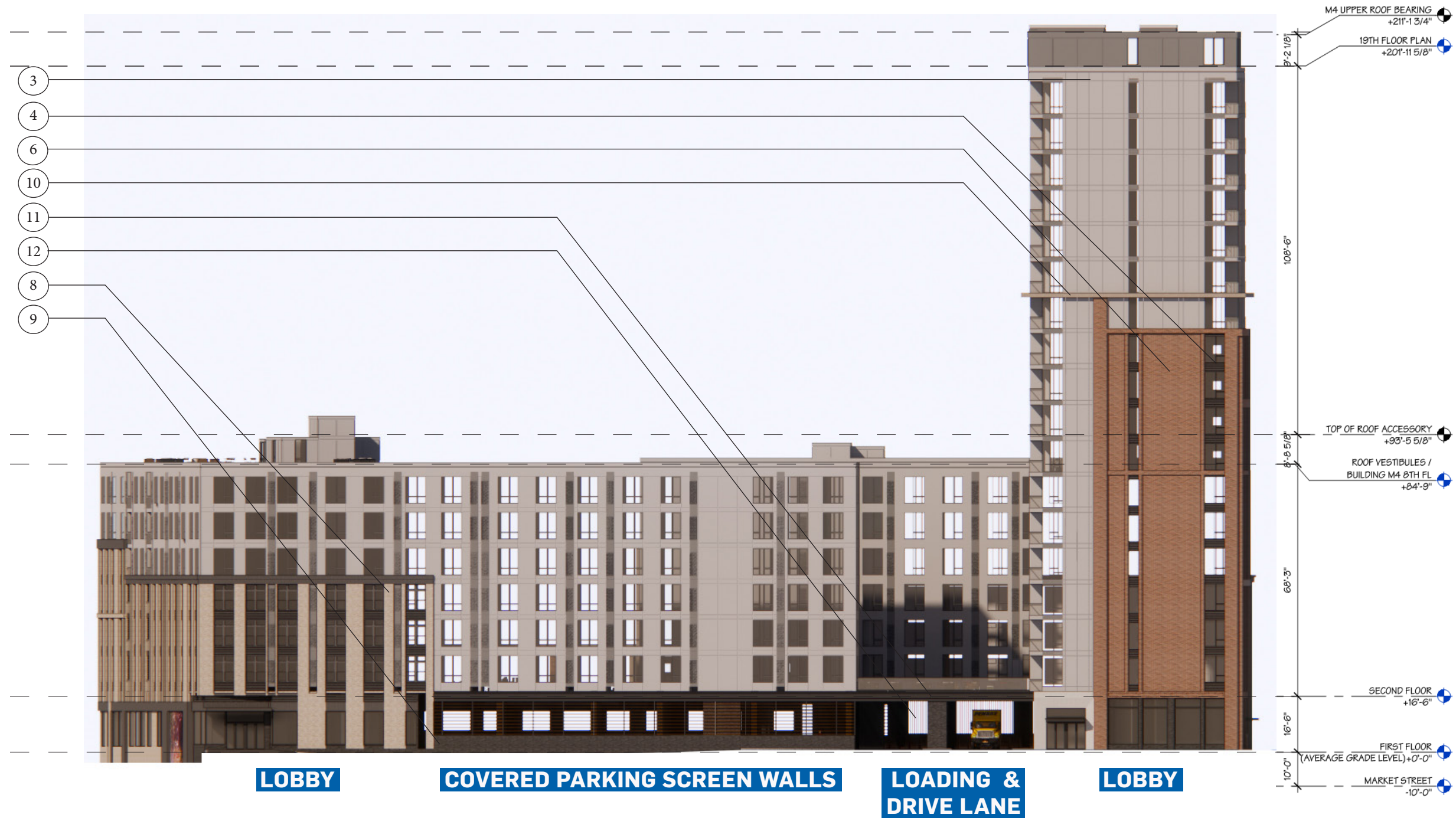


BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

BUILDING ELEVATIONS: E_E



1 BUILDINGS M3 & M4 - NORTH ELEVATION



BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**



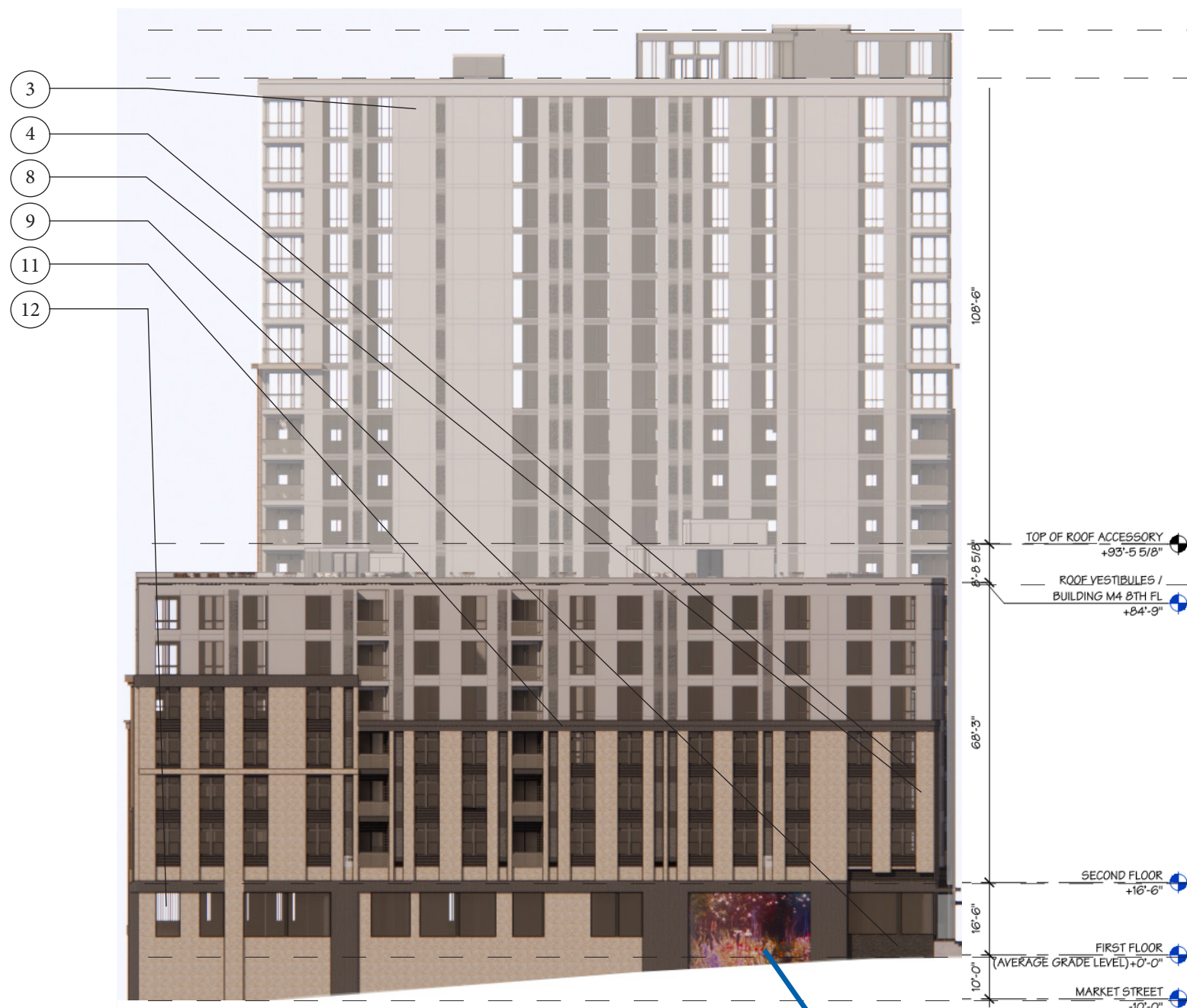
2 BUILDINGS M3 & M4 - SOUTH ELEVATION



BERNARDON | FEBRUARY 17, 2023

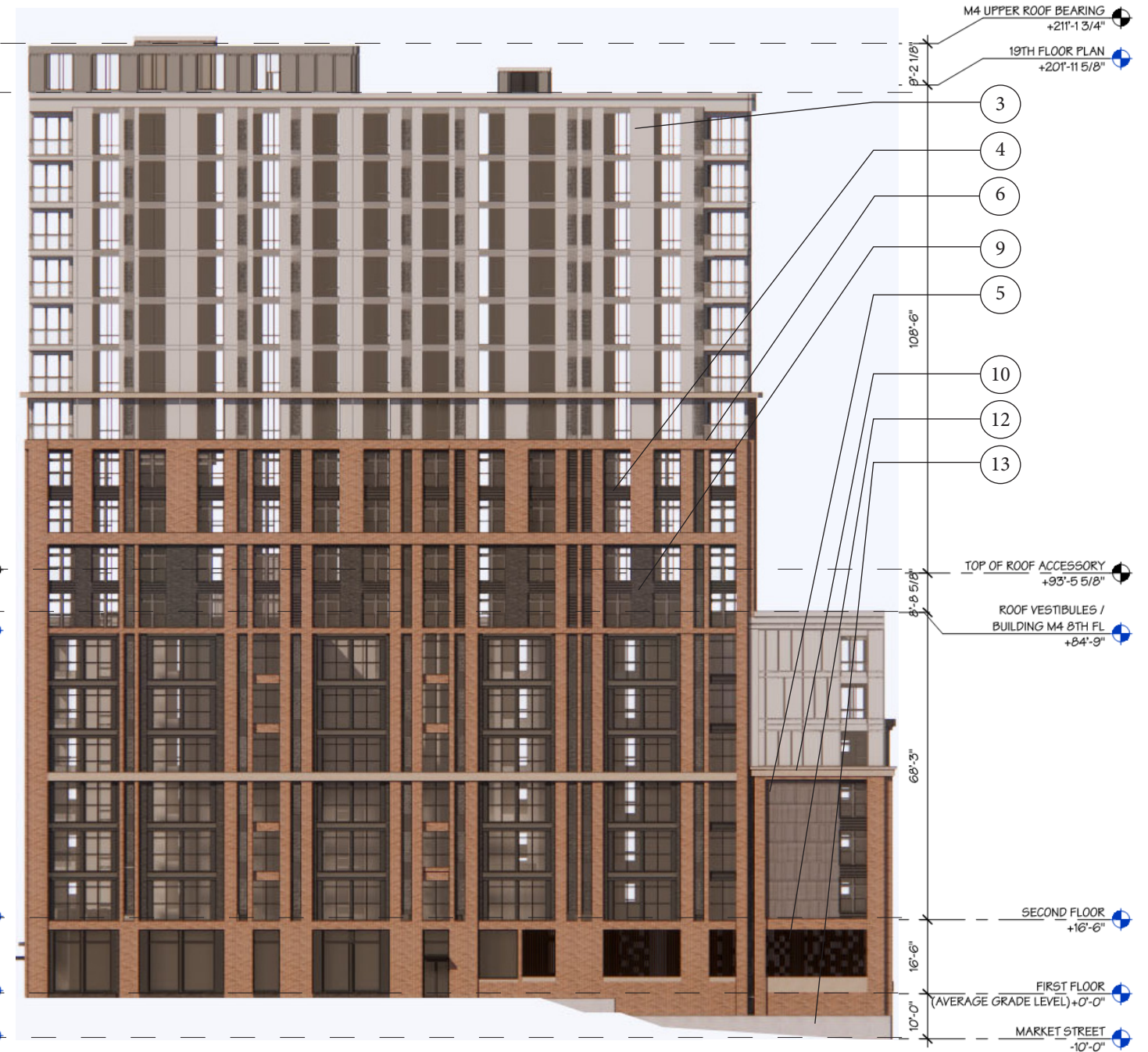
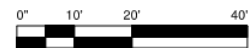
IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**



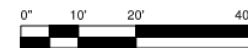
MURALS IN CONCEPT ONLY

1 BUILDINGS M3 & M4 - EAST ELEVATION



LOBBY & AMENITIES RETAIL COVERED PARKING

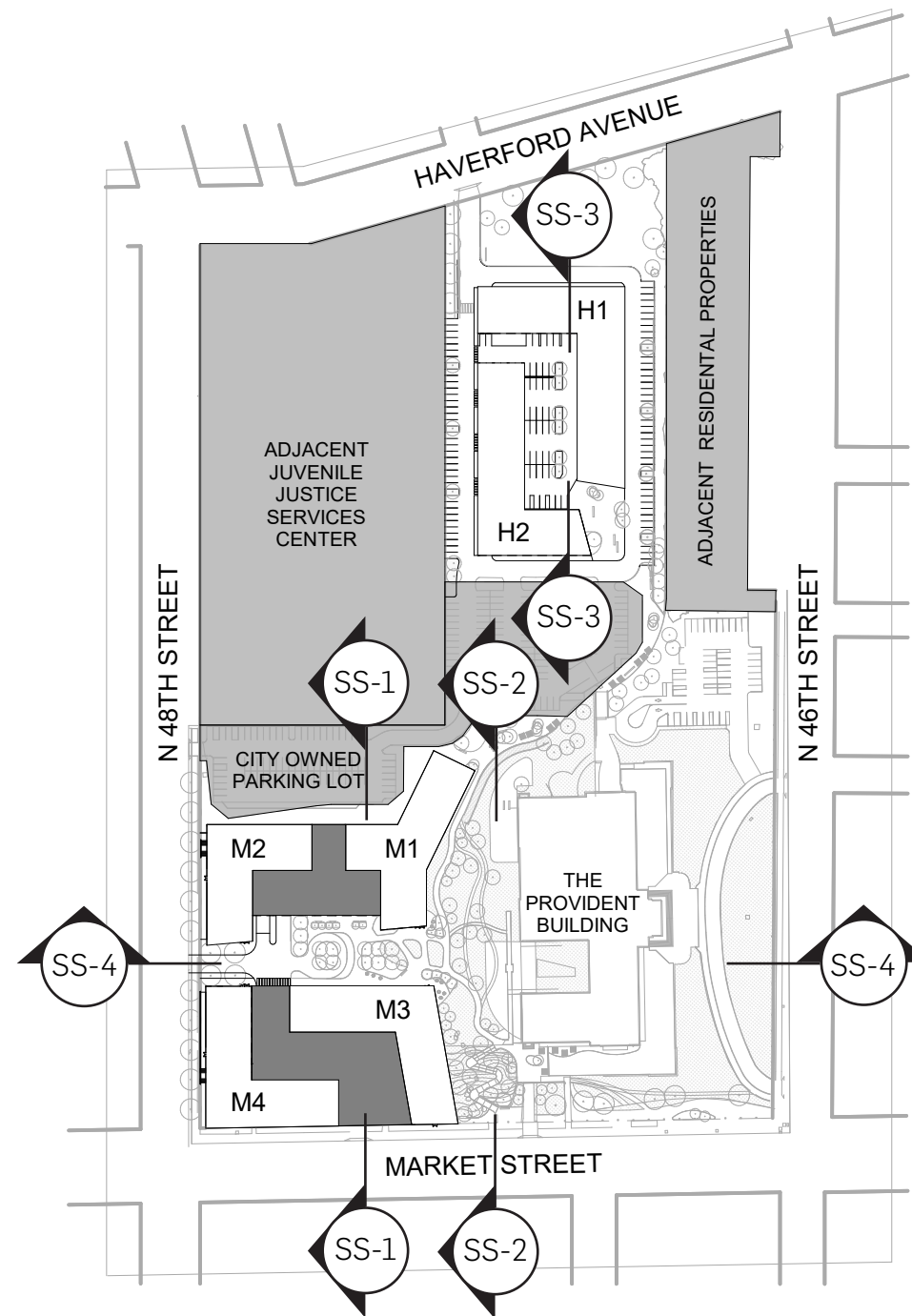
2 BUILDINGS M3 & M4 - WEST ELEVATION



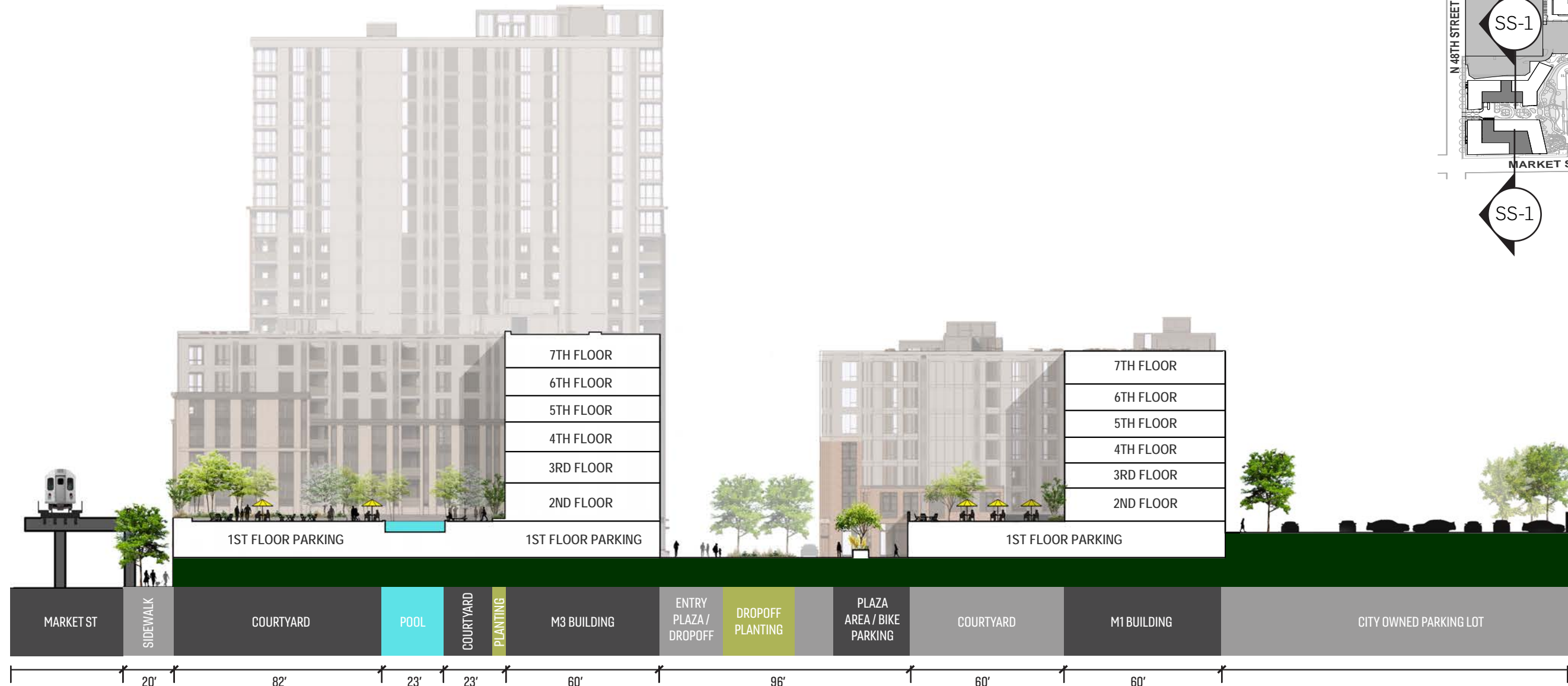
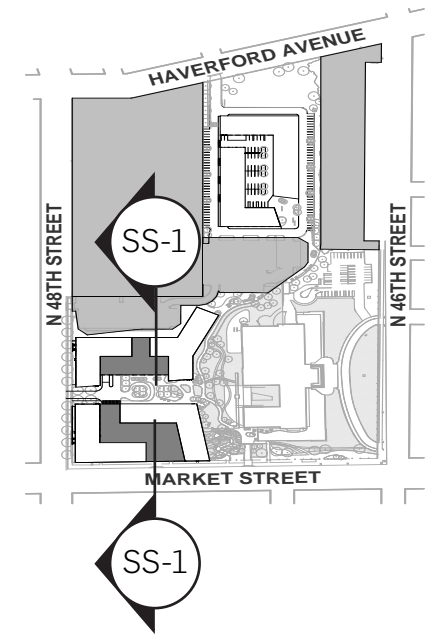
BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**



SECTION1

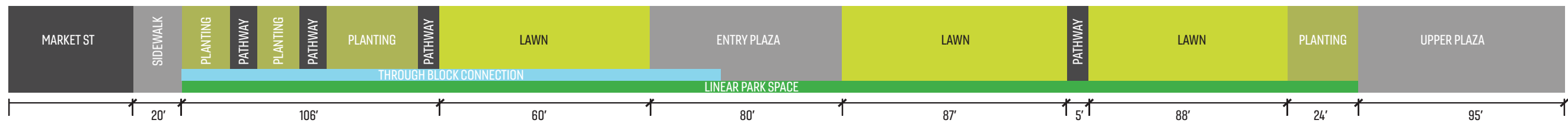
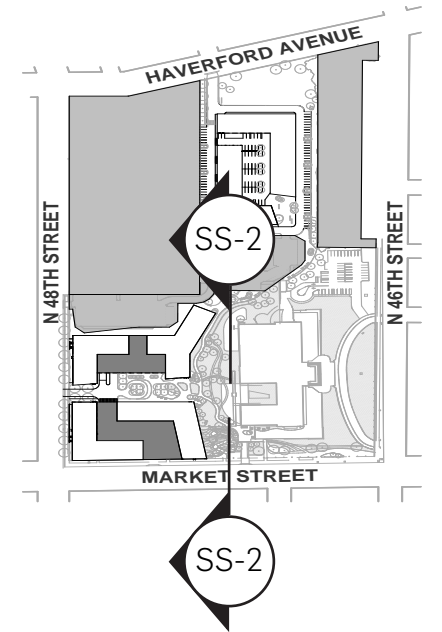


BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

SECTION 2

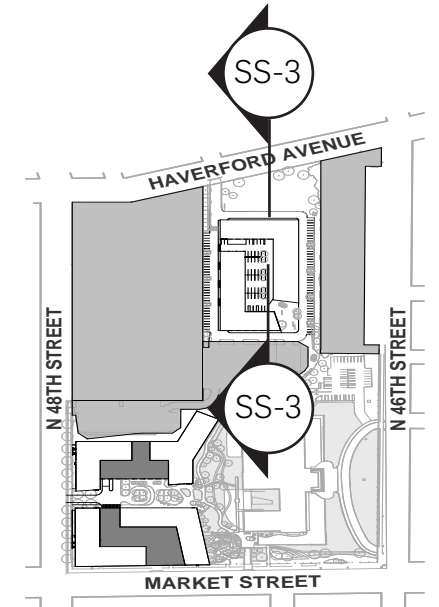


BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

SECTION 3

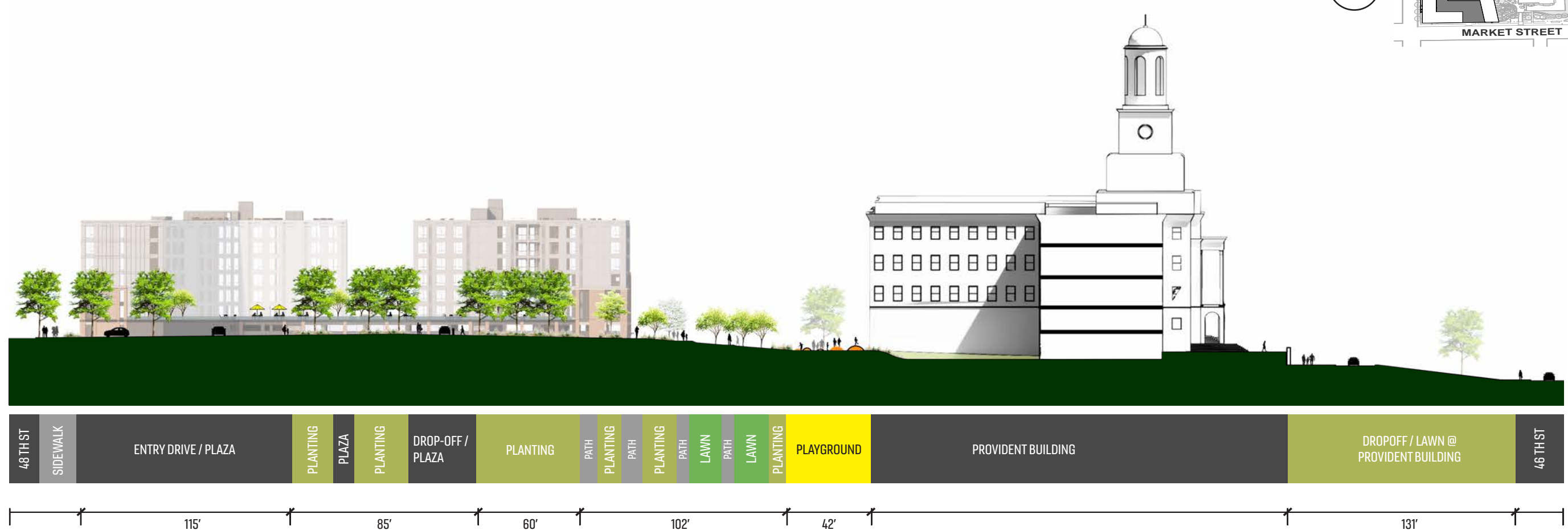
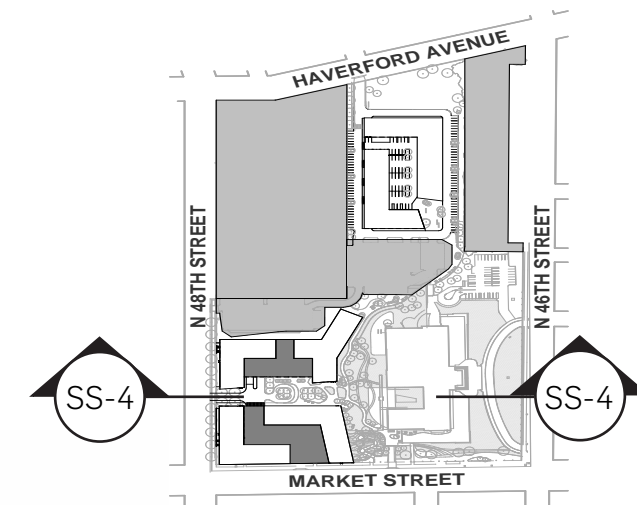


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IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

SECTION 4: 48TH ST - 46TH ST



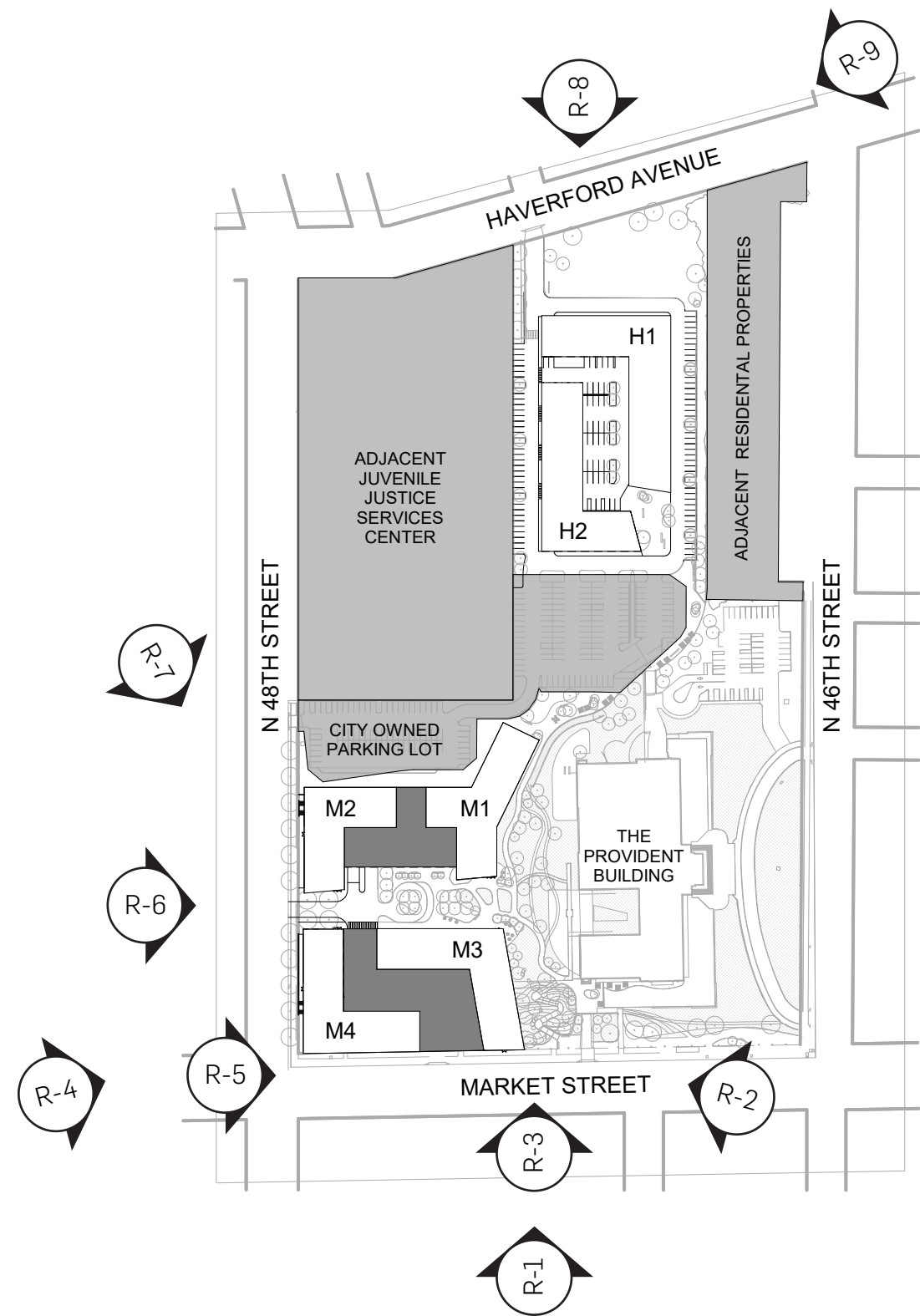
THE PROVIDENT BUILDING IS NOT PART OF THE PROPOSED DEVELOPMENT. THE BUILDING WAS PREVIOUSLY REDEVELOPED WITH OFFICE AND EDUCATIONAL SPACES, WHICH ARE TO REMAIN.



BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

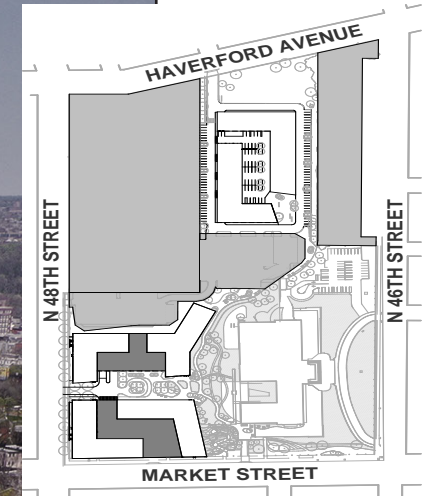


BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

RENDERING R-1: AERIAL VIEW LOOKING NORTH TOWARDS MARKET STREET



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THROUGH-BLOCK CONNECTION

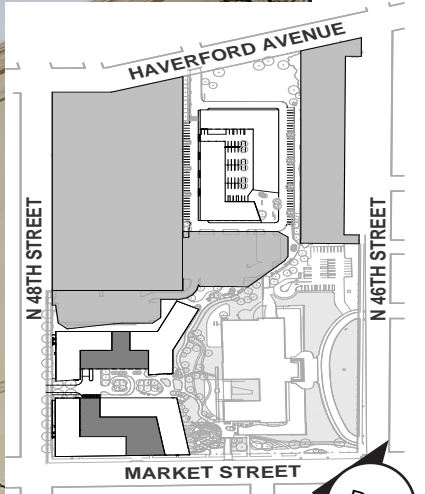


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IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

RENDERING R-2: 46TH & MARKET STREETS FACING WEST



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THROUGH-BLOCK CONNECTION

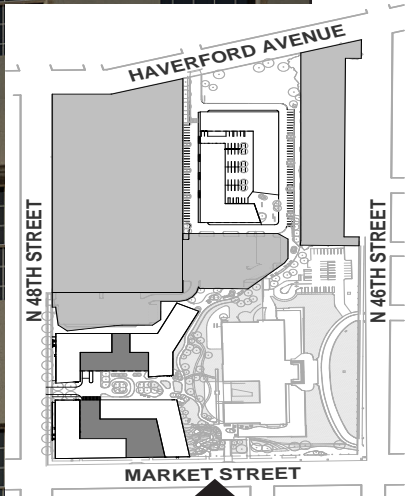


BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

RENDERING R-3: MARKET STREET THROUGH-BLOCK CONNECTION ENTRY



R-3

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THROUGH-BLOCK CONNECTION



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IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

RENDERING R-4: MARKET STREET FACING EAST TOWARDS 48TH STREET



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48TH STREET THROUGH-BLOCK CONNECTION ENTRY

FIRST FLOOR LEVEL

MARKET STREET LEVEL



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IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

RENDERING R-5: CORNER OF 48TH & MARKET STREETS FACING EAST



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IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

RENDERING R-6: 48TH STREET THROUGH-BLOCK CONNECTION & CAMPUS ENTRY



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THROUGH-BLOCK CONNECTION



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IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

RENDERING R-7: 48TH STREET, MID-BLOCK, FACING SOUTH



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BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

RENDERING R-8: HAVERFORD AVENUE FACING SOUTH AT CAMPUS ENTRY



BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

RENDERING R-9: 46TH STREET & HAVERFORD AVENUE FACING WEST



BERNARDON | FEBRUARY 17, 2023

IS3 HAVERFORD LLC, IS3 MARKET LLC, IS3 TEAM LLC

MILL CREEK **STATION**

Civic Sustainable Design Checklist – Updated September 3, 2019

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 Market-Frankford Line's 46th Street Station is located at the corner of the property.
(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. There are (225) covered parking spaces and (159) uncovered parking spaces, which represent 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.	Yes. There will be (22) electric vehicle and (9) auto-share parking spaces, which is 8% of the total parking.
(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	Exterior wall construction at buildings along Market Street will include sound attenuation insulation and varying thickness / laminated glazing in windows to increase the STC level.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No. There will not be a bike share station but there will be (416) bicycle parking spaces.

1

Civic Sustainable Design Checklist – Updated September 3, 2019

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. There are 4 distinct planting zones: perennial drifts full sun, perennial drift part shade, open woodland & parking screening. Each palette is suited for the Philadelphia region as well as the microclimates & environmental conditions on the site. The zones utilize native plantings that can thrive in the region, reducing the need for irrigation. There are a variety of trees, shrubs, perennials & grasses that are designed to naturalize & grow over time in their respective zones.
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. The Open Area on the site is at least 30% pervious. This includes green roofing on two of the buildings.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	The project will conform with PWD stormwater requirements and will manage runoff within the property boundary in accordance with PWD stormwater management regulations through the reuse of existing on-site rain gardens, a proposed rain garden, and a proposed underground stormwater tank.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	The heat island effect will be reduced with proposed landscaping and on-site trees throughout the property.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	The project team intends to comply with these requirements. The team will coordinate design impacts to HVAC and building components required by IECC, ASHRAE, and local codes.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	The project will be designed to what is required by code and to Energy Star standards, although a formal certification may not be pursued. Additional energy savings measures will be reviewed and considered during the design phase. Final determination will be made at a later date.

2



Civic Sustainable Design Checklist – Updated September 3, 2019

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification 	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	N/A. The site is greater than 1,000 feet from a highway or freeway.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	On-site renewable energy is not expected to be pursued or included in the project.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	A "through-block connection" with landscaping and public spaces for pedestrians will be provided and will positively impact the public realm.

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

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

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

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



COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

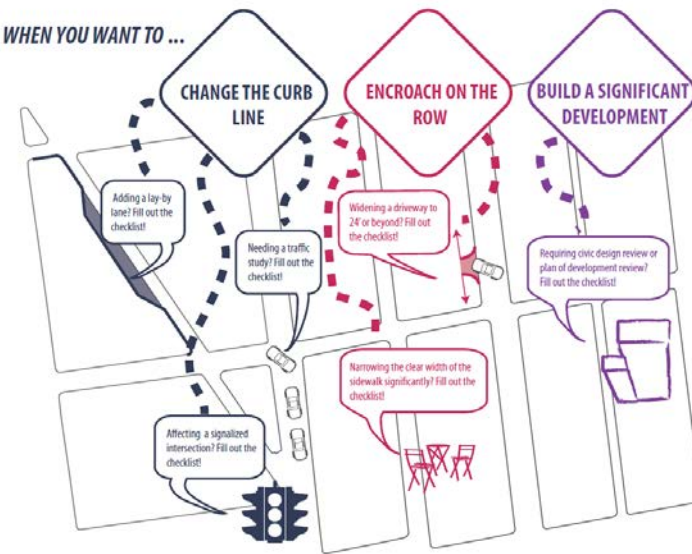
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|--|--|
| <p>1. PROJECT NAME
<u>4601 Market Street</u></p> <p>3. APPLICANT NAME
<u>Tyler Updegrave</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>tupdegrave@pennoni.com</u></p> <p>6. OWNER NAME
<u>Andrew Eisenstein</u></p> <p>7. OWNER CONTACT INFORMATION
<u>eisenstein@iron-stone.com</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>Thomas Friese</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>tfriese@pennoni.com</u></p> | <p>2. DATE
<u>06-23-2022</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>Address of this project is 4601 Market St., which is bound by Haverford Ave. to the North, N 46th St. to the East, Market St. to the South, and N 48th St. to the West.</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>Market St.</u>	<u>N 46th St.</u>	<u>N 48th St.</u>	<u>Urban Arterial</u>
<u>N 46th St.</u>	<u>Market St.</u>	<u>Haverford Ave.</u>	<u>Low-Density Residential</u>
<u>N 48th St.</u>	<u>Market St.</u>	<u>Haverford Ave.</u>	<u>Urban Arterial</u>
<u>Haverford Ave.</u>	<u>N 46th St.</u>	<u>N 48th St.</u>	<u>Urban Arterial</u>

11. Does the Existing Conditions site survey clearly identify the following existing conditions with dimensions?
- | | | | |
|---|---|-----------------------------|------------------------------|
| a. Parking and loading regulations in curb lanes adjacent to the site | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| b. Street Furniture such as bus shelters, honor boxes, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| c. Street Direction | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| d. Curb Cuts | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| f. Building Extensions into the sidewalk, such as stairs and stoops | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |

APPLICANT: General Project Information

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



COMPLETE STREETS HANDBOOK CHECKLIST

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>Market St.</u>	<u>12' / 20.5' / 20.5'</u>	<u>20' / 20'</u>
<u>N 46th St.</u>	<u>10' / 15.5' / 15.5'</u>	<u>15' / 15'</u>
<u>N 48th St.</u>	<u>12' / 15' / 15'</u>	<u>15' / 15'</u>
<u>Haverford Ave.</u>	<u>12' / 17' / 17'</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>Market St.</u>	<u>6' / 8' / 8'</u>
<u>N 46th St.</u>	<u>5' / 8' / 8'</u>
<u>N 48th St.</u>	<u>6' / 8' / 8'</u>
<u>Haverford Ave.</u>	<u>6' / 9.5' / 9.5'</u>

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway Apron 3</u>	<u>24'</u>	<u>N 46th St., 53' from Market St.</u>
<u>Driveway Apron 4</u>	<u>23'</u>	<u>N 46th St., 456.5' from Market St.</u>
<u>Driveway Apron 5</u>	<u>22'</u>	<u>Haverford Ave., 440.5' from N 46th St.</u>

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway Apron 1</u>	<u>24'</u>	<u>N 48th St., 236.5' from Market St.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day? YES NO

DEPARTMENTAL APPROVAL
YES NO

APPLICANT: Pedestrian Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

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>Market St.</u>	<u>8.5' / 8.5'</u>
<u>N 46th St.</u>	<u>4' / 4'</u>
<u>N 48th St.</u>	<u>3.5' / 3.5'</u>
<u>Haverford Ave.</u>	<u>3.5' / 3.5'</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>Market St.</u>	<u>4' / 4' / 4'</u>
<u>N 46th St.</u>	<u>3.5' / 3.5' / 3.5'</u>
<u>N 48th St.</u>	<u>4' / 3.5' / 3.5'</u>
<u>Haverford Ave.</u>	<u>4' / 4' / 4'</u>

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

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

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

20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception YES NO N/A

DEPARTMENTAL APPROVAL

- YES NO
- YES NO
- YES NO
- YES NO
- YES NO
- YES NO

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8) YES NO N/A 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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

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

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

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET		ON SIDEWALK		OFF-STREET	
		Existing	Proposed	Existing	Proposed	Existing	Proposed
4601 Market Street	414	0	0	0	0	0	416
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____

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 type="checkbox"/> N/A <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	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"/>
---	--	---

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES NO N/A DEPARTMENTAL APPROVAL YES NO

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

APPLICANT: Bicycle Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

28. Does the design limit conflict among transportation modes along the curb?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/>
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/>
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/>
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?		DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/>

APPLICANT: Curbside Management Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component
Reviewer Comments: _____



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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? WB-40

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

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments: _____

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

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URBAN DESIGN COMPONENT (Handbook Section 4.8)

- | | | | | | |
|--|---|-----------------------------|------------------------------|---|-----------------------------|
| 40. Does the design incorporate windows, storefronts, and other active uses facing the street? | YES <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 checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

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INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; if not, go to question No. 48.

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

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ADDITIONAL COMMENTS

APPLICANT
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW
Additional Reviewer Comments: _____

