

TIOGA DISTRICT'S DIAMOND HEALTH HUB

2024-32 N 22ND STREET, PHILADELPHIA, PA 19121

JULY 03, 2023



OOMBRA
ARCHITECTS

PREVENTATIVE
HEALTH HUB

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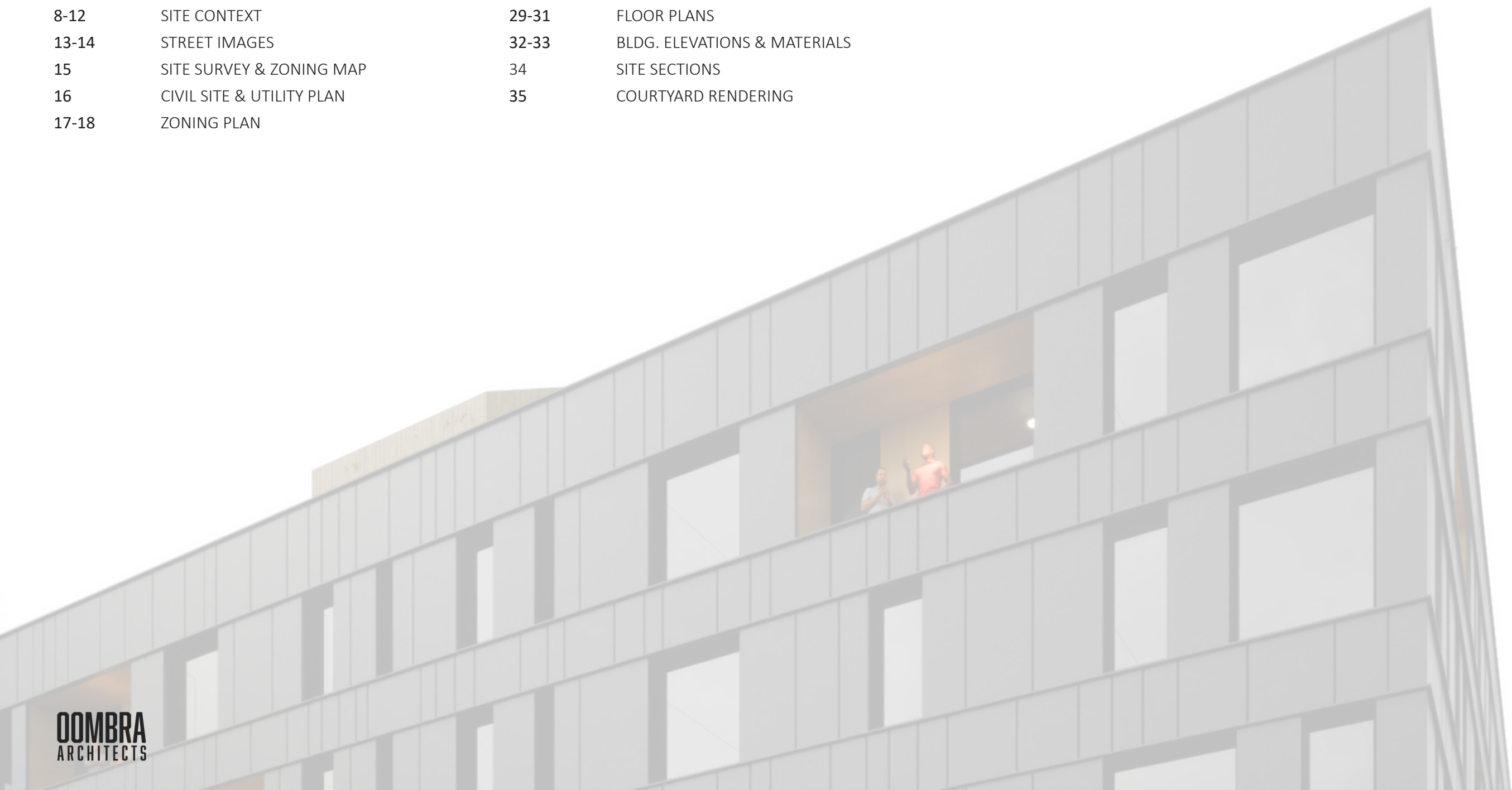
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PROJECT SUMMARY

2024-32 N. 22ND STREET IS A PROPOSED MIXED-USE MULTI-FAMILY MIXED INCOME SENIOR HOUSING 55+ DEVELOPMENT LOCATED ON A 24,281.25 SF VACANT LOT (PRESENTLY THREE VACANT LOTS AND ONE BUILDING TO BE DEMOLISHED WITH A 9,712.5-SF FLOOR PLATE TO BE CONSOLIDATED INTO ONE LOT) ALONG N. 22ND STREET NEAR THE CORNER OF DIAMOND STREET.

THE PROPOSED 6-STORY BUILDING IS COMPRISED OF THE FOLLOWING:

- APPROXIMATELY 2,660 SF FIRST FLOOR LOBBY, ELEV., STAIR, MAIL & PKG, VENDING, BIKE STORAGE FOR RESIDENTIAL TENANTS PLUS TRASH & COMPACTOR ROOM (22% OF TOTAL FLOOR AREA)
- APPROXIMATELY 10,587 SF FIRST FLOOR COMMERCIAL (78% OF TOTAL FLOOR AREA)
- AMENITY SPACES: 1ST FLOOR - GARDEN TERRACE (2,000SF) // 2ND FLOOR - COURTYARD TERRACE (1,600 SF) // ROOF LEVEL - 2,700 SF AMENITY ROOM + 1,200 SF ROOF DECK
- 120 RESIDENTIAL UNITS FOR ACTIVE SENIORS 55 AND OLDER ON FLOORS 2-5. THE UNITS ARE A MIX OF ONE-BEDROOM AND STUDIO UNITS.
- ACCESSORY PARKING LOT (9 SPACES) INCLUDING ONE (1) VAN ACCESSIBLE SPACE AND TWENTY-EIGHT (28) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE CONNECTED TO A 175’ LONG AND 12’ WIDE LANDSCAPED SIDE YARD WITH LIGHTING, TREES, AND PAVERS TO ENHANCE THE RESIDENT’S EXPERIENCE.

THE PROJECT WAS DESIGNED WITH THE MAIN FOCUS ON BEING AS A WALKABLE, NEIGHBORHOOD SUPPORTING PROJECT WITH OVER 9,300 SF OF COMMERCIAL SPACE WHICH WILL BE GEARED TOWARD LOCAL USE. WE WILL BE USING QUALITY MATERIALS AND HAVE APPROACHED THIS PROJECT WITH THOUGHTFULNESS TO THE ADJACENT SITES AND VIEW LINES.

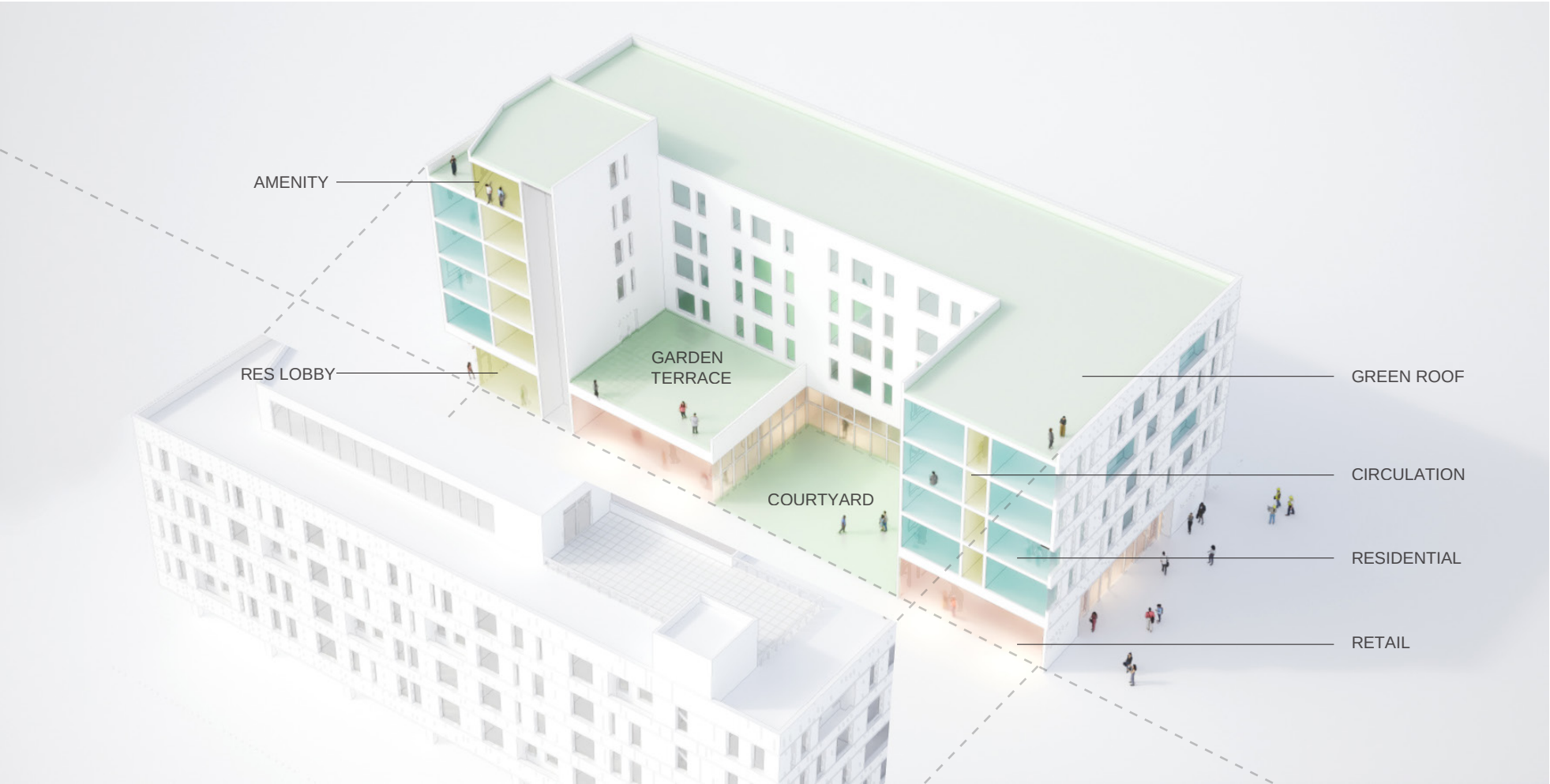
GENERAL INFORMATION

WE’RE ALSO DESIGNING THIS PROJECT WITH PEDESTRIAN AND SUSTAINABILITY GOALS. THE PROJECT WILL PURSUE WELL V2 PLATINUM FROM INTERNATIONAL WELL BUILDING INSTITUTE (IWBI). GREEN ENERGY AND STAINABLE FEATURES:

- HIGH-PERFORMING BUILDING ENVELOPE (THERMASTEEL ADVANCED PANEL SYSTEMS)
- HIGH EFFICIENCY HVAC SYSTEM
- HIGH EFFICIENCY HOT WATER SYSTEM
- HIGH EFFICIENCY LED LIGHTING
- AIR QUALITY – 100% FILTERED + UV OUTSIDE AIR
- WATER EFFICIENT PLUMBING FIXTURES
- ENERGY STAR APPLIANCES
- GREEN ROOF – 100% OUTDOOR WATER SAVINGS
- RECYCLED CONSTRUCTION WASTE
- PERMEABLE PAVEMENT
- TRANSIT ORIENTED DEVELOPMENT - ACCESS TO MULTI-MODAL TRANSIT INCLUDING BUSES, BICYCLE, AND SUBWAYS

WE ARE SEEKING FOUR (4) VARIANCES ON THIS PROJECT:

1. MULTI-FAMILY HOUSEHOLD LIVING ONE HUNDRED TWENTY (120) DWELLING PROPOSED (FIFTY-ONE (51) UNITS PERMITTED)
2. VACANT COMMERCIAL SPACES ON FIRST FLOOR PROPOSED (VACANT COMMERCIAL SPACES IS EXPRESSLY PROHIBITED IN THE RM-1 RESIDENTIAL ZONING DISTRICT)
3. PROPOSED OFF-STREET PARKING, IS NOT ACCESSED FROM A SHARED DRIVEWAY, ALLEY, OR REAR STREET ON WHICH NO ON-STREET PARKING IS PERMITTED ON THE SIDE OF THE REAR STREET DIRECTLY ABUTTING THE LOT (PROHIBITED IN THIS ZONING DISTRICT)
4. BUILDING HEIGHT OF 70 FEET (MAXIMUM HEIGHT ALLOWED IN THIS DISTRICT IS 38 FEET)





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-2022-001452

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

There are One Hundred Twenty (120) Units in the building.

PROJECT LOCATION

Planning District: Lower North Council District: 5

Address: 2024-28 N. 22nd Street, 2030-32 N. 22nd Street
Philadelphia, PA 19121

Is this parcel within an Opportunity Zone? Yes No X Uncertain
If yes, is the project using Opportunity Zone Funding? Yes X No

CONTACT INFORMATION

Applicant Name: Anthony B. Miles Primary Phone: 904-337-9556

Email: anthony@anthonybmiles.com Address: 30 S. 15th Street, 15th Floor, MB 37
Philadelphia, PA 19102

Property Owner: Diamond Preventative Health Hub QOZB, LLC Developer TPP Capital Holdings TR

Architect: OOMBRA Architects

SITE CONDITIONS

Site Area: 24,281 SF

Existing Zoning: RM-1 Are Zoning Variances required? Yes X No

Proposed Use:

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

Residential Units – One Hundred Twenty (120) Units (Total Unit Area 49,423 SF)

Open Space – Garden Terrace (1991 SF), Courtyard L2 (1,662 SF)

Ground Floor Commercial – 1 Space (Total 10,567 SF)

Proposed # of Parking Units: 9 Vehicles, 28 Bicycle

COMMUNITY MEETING

Community meeting held: Yes X No

If yes, please provide written documentation as proof.

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

Date: Time:

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes X No NA

If yes, indicate the date hearing will be held:

Date: August 30, 2023 3:30 PM



Notice of: ☒ Refusal ☐ Referral

Application Number: ZP-2022-001452	Zoning District(s): RM1, RM1	Date of Refusal: 3/29/2023
Address/Location: 2024-28 N 22ND ST, Philadelphia, PA 19121-1496 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Leslie Cunningham	Applicant Address: 213 W. Main Street Suite 201 Lansdale, PA 19446 USA	Civic Design Review? Y

Application for: (For denial amendment, for previously issued denial dated 4/22/2022)

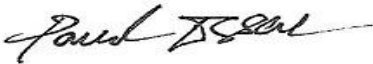
FOR THE RELOCATION OF LOT LINE TO CREATE ONE (1) LOT FROM FOUR (4) LOTS (PREMISES A, B, C & D) (2024 N 22ND ST, 2026-28 N 22ND ST, 2030 N 22ND ST AND 2032 N 22ND ST) WITH TWO (2) OPA ADDRESSES (2024-28 N 22ND ST AND 2030-32 N 22ND ST) FOR COMPLETE DEMOLITION OF EXISTING STRUCTURE ON THE LOTS. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK FOR RESIDENTIAL USE ONLY WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

USES: - FOR VACANT COMMERCIAL SPACES ON FIRST FLOOR (USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND FOR MULTI-FAMILY HOUSEHOLD LIVING ONE HUNDRED TWENTY (120) DWELLING UNITS, AND ACCESSORY OFF STREET INTERIOR / SURFACE PARKING NINE (9) SPACES INCLUDING ONE (1) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE) AND FORTY (40) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

Code Section(s):	Reason for Refusal:			
Table 14-602-1	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING: <table><tr><td>MAXIMUM MULTI-FAMILY HOUSEHOLD LIVING UNITS</td><td><u>PERMITTED</u> FIFTY-ONE (51) UNITS</td><td><u>PROPOSED</u> ONE HUNDRED TWENTY (120) UNITS.</td></tr></table>	MAXIMUM MULTI-FAMILY HOUSEHOLD LIVING UNITS	<u>PERMITTED</u> FIFTY-ONE (51) UNITS	<u>PROPOSED</u> ONE HUNDRED TWENTY (120) UNITS.
MAXIMUM MULTI-FAMILY HOUSEHOLD LIVING UNITS	<u>PERMITTED</u> FIFTY-ONE (51) UNITS	<u>PROPOSED</u> ONE HUNDRED TWENTY (120) UNITS.		
Table 14-602-1	WHEREAS THE PROPOSED USE, VACANT COMMERCIAL SPACES IS EXPRESSLY PROHIBITED IN THE RM-1 RESIDENTIAL ZONING DISTRICT.			
14-803(1)(c) (.1)	WHEREAS, THE PROPOSED PARKING, IS NOT ACCESSED FROM A SHARED DRIVEWAY, ALLEY, OR REAR STREET ON WHICH NO ON-STREET PARKING IS PERMITTED ON THE SIDE OF THE REAR STREET DIRECTLY ABUTTING THE LOT, THEREFORE PROHIBITED IN THIS ZONING DISTRICT.			



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

3/29/2023
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.



Notice of: ☒ Refusal ☐ Referral

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Applicant Name: Leslie Cunningham	Applicant Address: 213 W. Main Street Suite 201 Lansdale, PA 19446 USA	Civic Design Review? Y

Table 14-701-2			
	MAXIMUM HEIGHT (FT)	<u>ALLOWED</u> 38 FT	<u>PROPOSED</u> 70.0 FT

TWO (3) USE REFUSALS
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

For amendment plans, City Planning Commission and City Street Department review stamps are pending and require approvals for final permit

Parcel Owner:



PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

3/29/2023
DATE SIGNED

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Notice from Zoning Applicants to RCOs and Neighbors

PUBLIC COMMUNITY MEETING

Join By Phone: dial, 1-309-205-3325 enter, 84533431930#

Passcode: 426257

ZONING BOARD OF ADJUSTEMENT HEARING: August 30, 2023 3:30 PM (VIA ZOOM)

Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia *Zoning Board of Adjustment* **located at** 1515 Arch Street, 18th Floor, Philadelphia, PA 19102 (or online, via Zoom) on the issue. The ZBA hearing date, along with hearing access instructions, can also be found at the ZBA hearing calendar site, here:

<https://www.phila.gov/zba/appeals-calendar>

Currently the ZBA Hearing Zoom Link is as follows:



webinar ID 820 8829 2595 and password 634842

Dial-In Number: +1 (646) 876-9923

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

District Council Office contact information:

Hon. Darrell Clarke – 5th Council District

Office City Hall Rm 484

(215) 686-1901

Darrell.clarke@phila.gov

Affected Registered Community Organizations (RCO's) Contact Information:

RCO	Primary Contact
32nd Democratic Ward 2112 N Woodstock St, Philadelphia, PA 19121	Judith Robinson (215) 235-6517 jjdthrbnsn@aol.com
St. Elizabeth's RCO 1845 N. 23rd Street	Priscilla Tee Bennett (267) 253-6178 st.elizabethrco@gmail.com
MAP Holistic CDC 1510 W Stiles Street Philadelphia, PA 19121	Lewis Nash (215) 983-6894 map.nashsr@gmail.com
Strawberry Mansion Community Concern 2640 N. Myrtlewood Street Philadelphia, PA 19132	Bonita Cummings (267) 847-9383 SHL851@aol.com

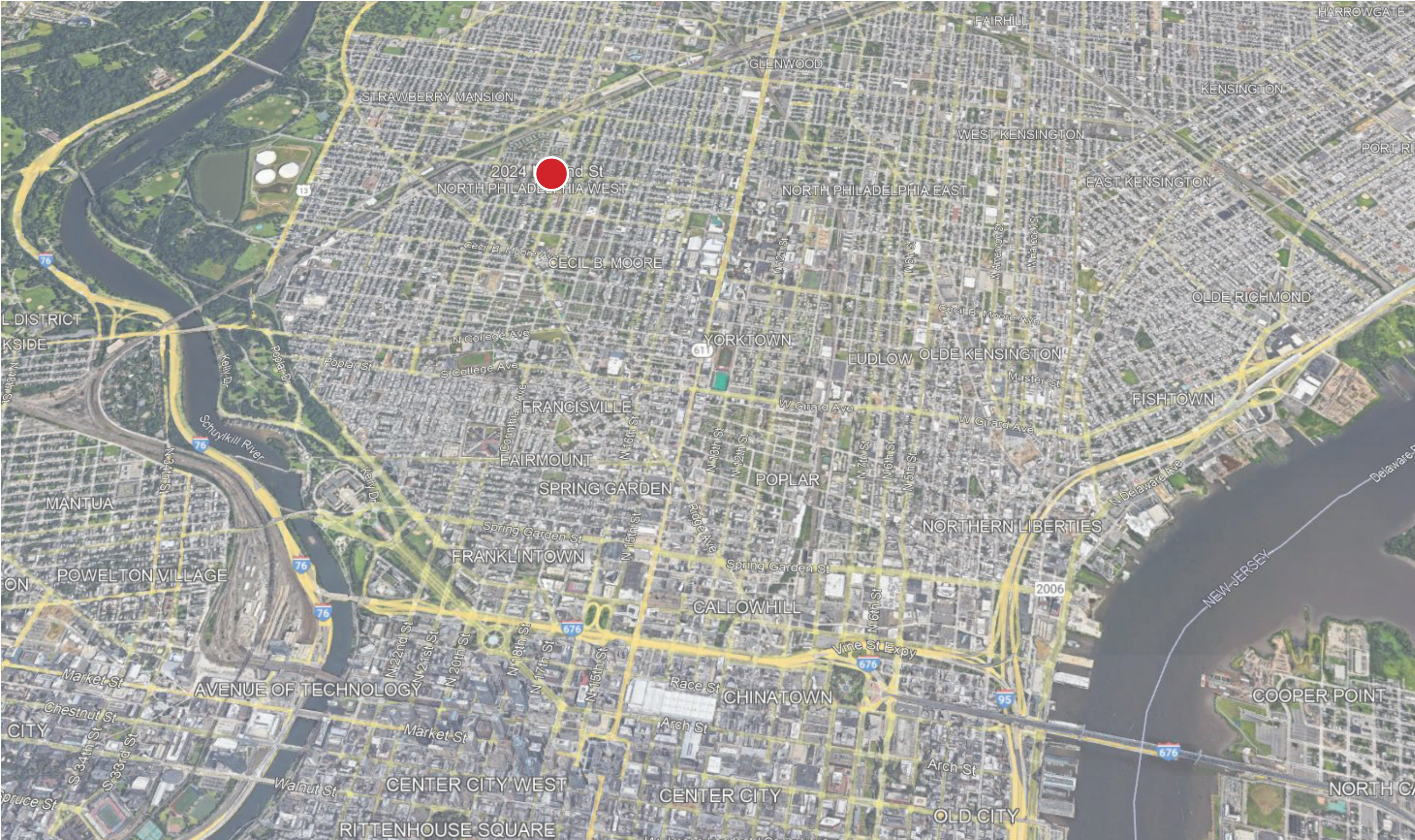
If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely,
Vern Anastasio, Esquire

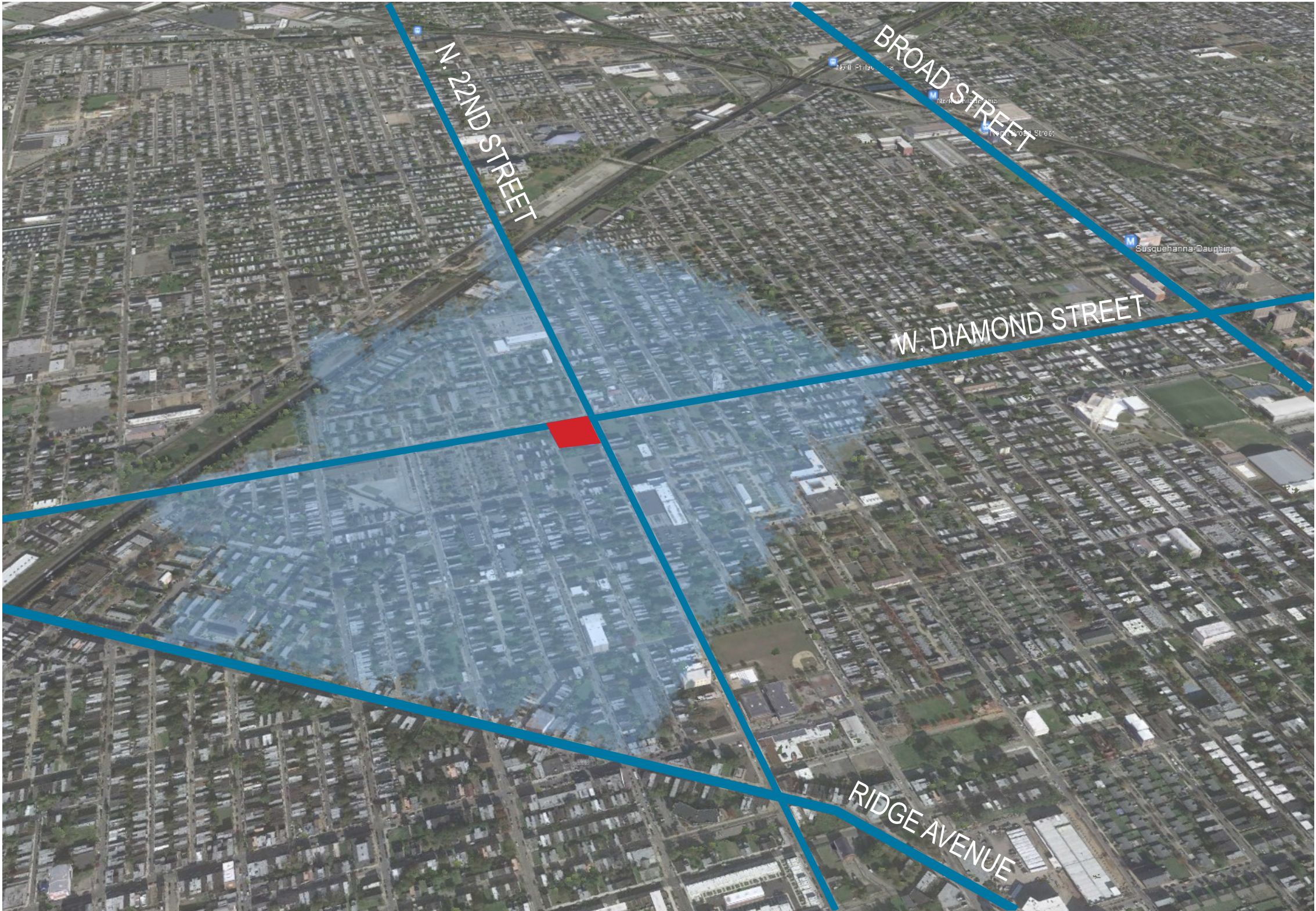
cc: District Council Office contact
Planning Commission - rco.notification@phila.gov
Each affected RCO including the Coordinating RCO; ZBA at rcozba@phila.gov

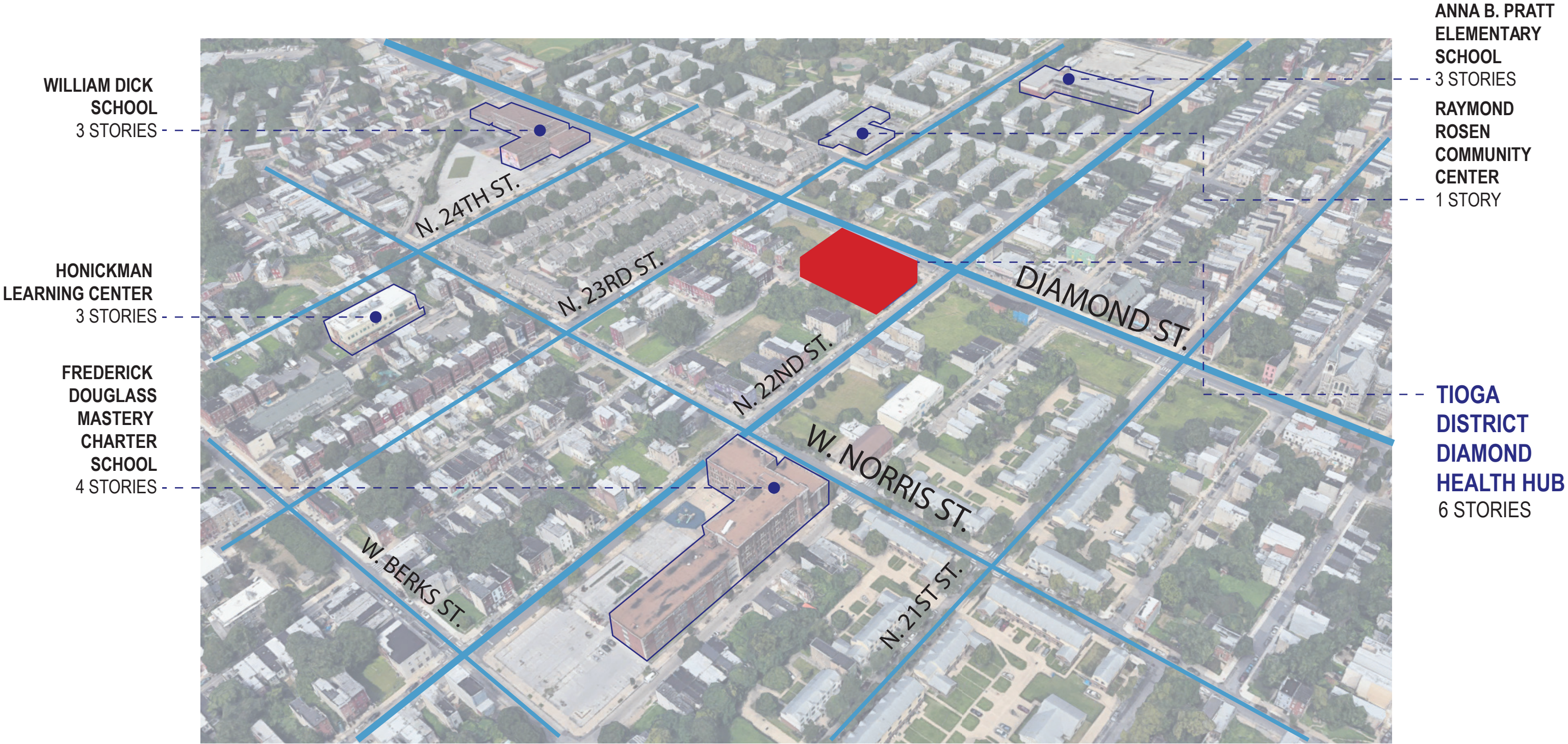


SITE OVERVIEW











1 - Looking North on N 22nd St



2 - Looking West on N 22nd St



3 - Looking South West on the corner of N 22nd and W Diamond St



4 - Looking South on W Diamond St



5 - Looking South on W Diamond St



6 - Looking South East on the corner of W Diamond St



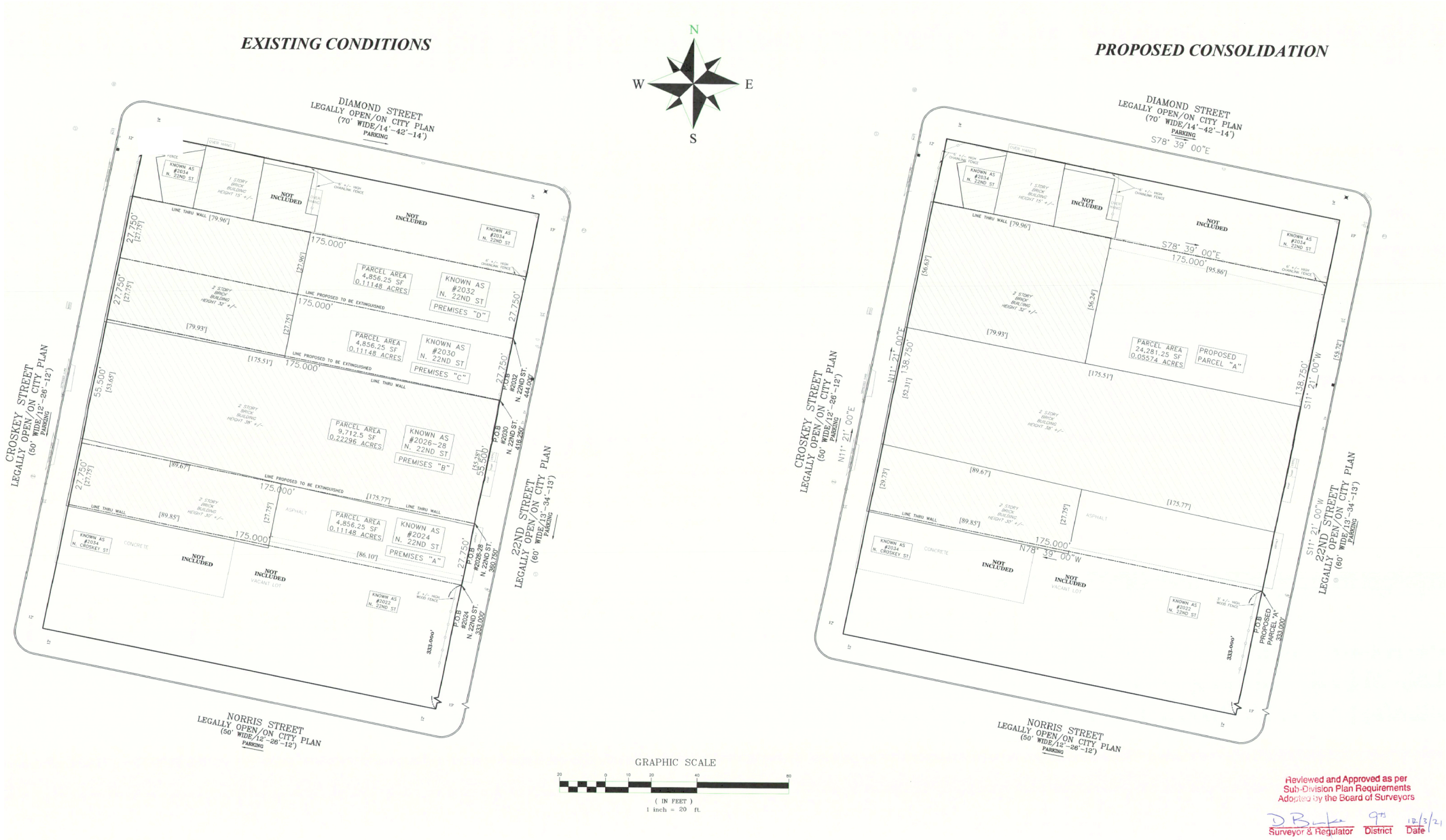
7 - Looking East on Fountain St



8 - Looking North on N Croskey St

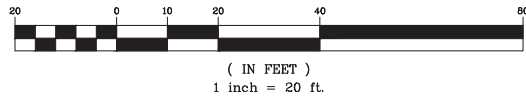


Zoning Map via atlas.phila.gov



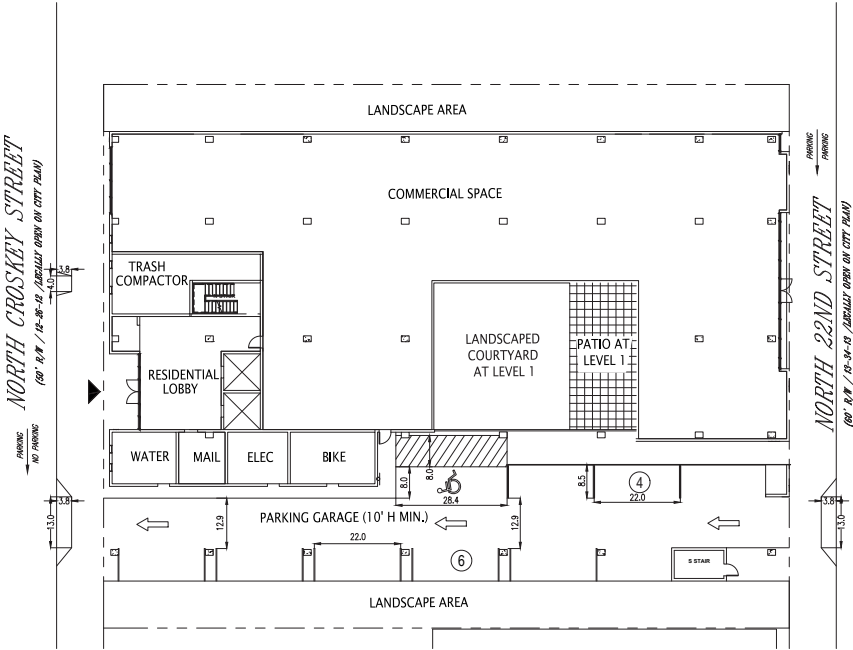
Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

D. B. [Signature] 9th 12/3/21
Surveyor & Regulator District Date



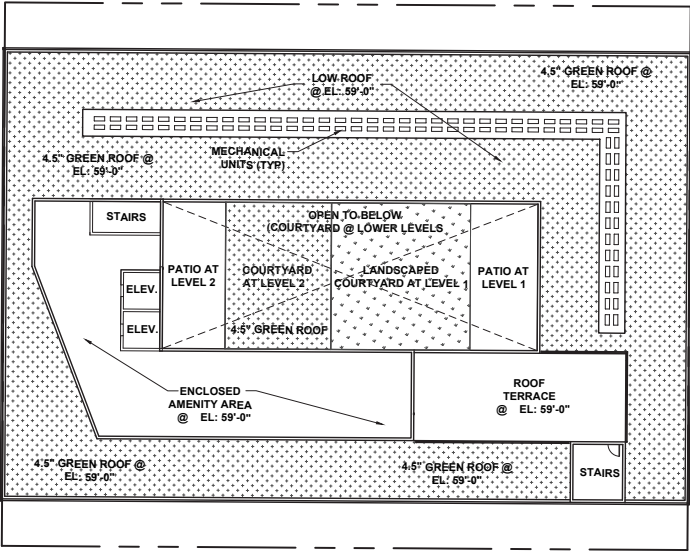
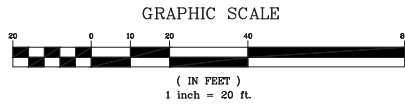
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HEALTH HUB



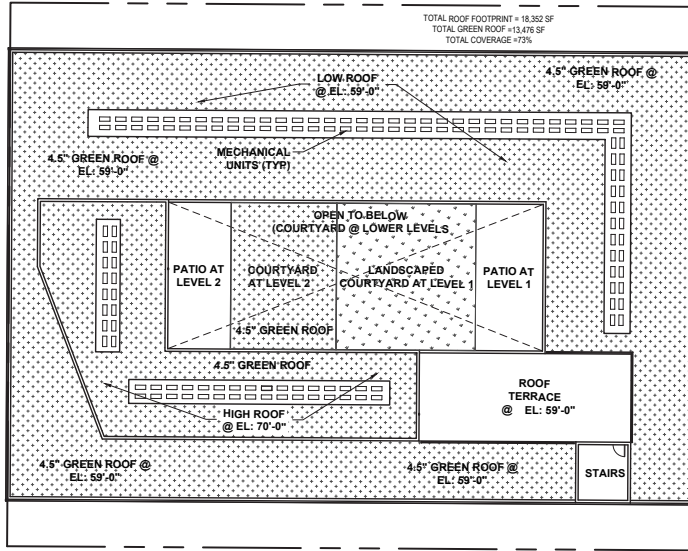
1ST FL ARCHITECTURAL PLAN/PARKING LAYOUT

SCALE: 1" = 20'



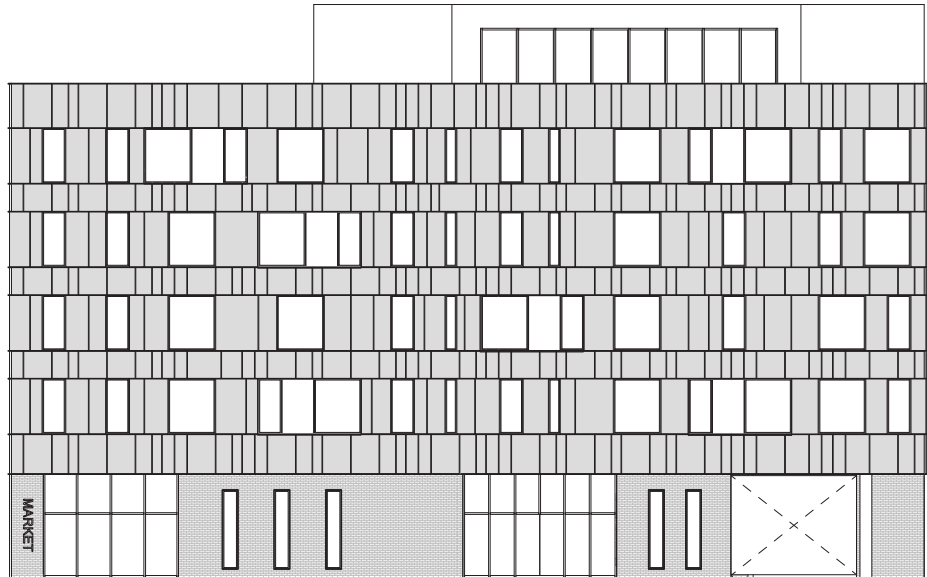
ROOF PLAN AT LEVEL 6

SCALE: 1" = 20'



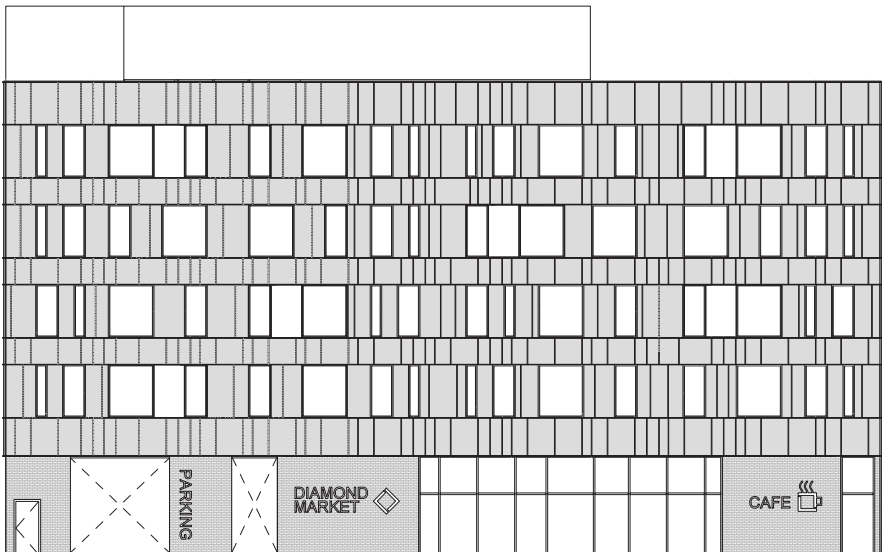
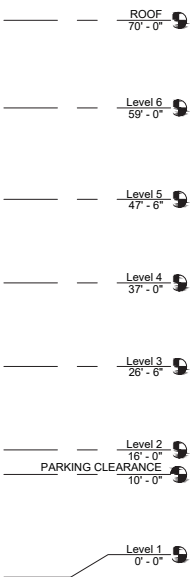
ROOF PLAN

SCALE: 1" = 20'



N. CROSKY STREET VIEW

NOT TO SCALE



22nd STREET VIEW

NOT TO SCALE

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.

213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-8400
WWW.CORNERSTONEINC.COM

Philadelphia Region
215-362-2600

Pocono Region
570-839-1770

NO.	BY	DESCRIPTION	DATE
1	LAC	REVISED PER LAC'S REVIEW	2-28-2022
2	LAC	REVISED PER PCH'S REVIEW	3-23-2022
3	LAC	REVISED PER PCH'S REVIEW	5-5-2022
4	DB	REVISED PER ARCHITECT'S COMMENTS	3-2-2023
5	SH	REVISED PER ARCHITECT'S COMMENTS	5-5-2023

PENNSYLVANIA
ONE-CALL SYSTEM, INC.
925 South River Road
West Mifflin, Pennsylvania
15122-1078

811
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
J.B. Anderson
P.E. License No. 10010
Mechanical License No. 2015 NEW
Mechanical License No. 2015 NEW

PROJECT LOCATION
ZONING PLAN SUBMISSION
FOR
"TIOGA DISTRICT'S DIAMOND
HEALTH HUB"
2024-2028 & 2030-32 N. 22ND ST.
N. 22ND & N. CROSKY STREETS
CITY OF PHILADELPHIA,
PENNSYLVANIA, 19121
PRESENTED BY:
DIAMOND PREVENTATIVE
HEALTH HUB QOQB, LLC
TITLE
ZONING SITE PLAN

PROJ. #	21-0882	DATE	2/8/2022
CAD ID	21-0882	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 2 OF 2

REVISION 5

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HEALTH HUB

18

LANDSCAPE

New Plantings

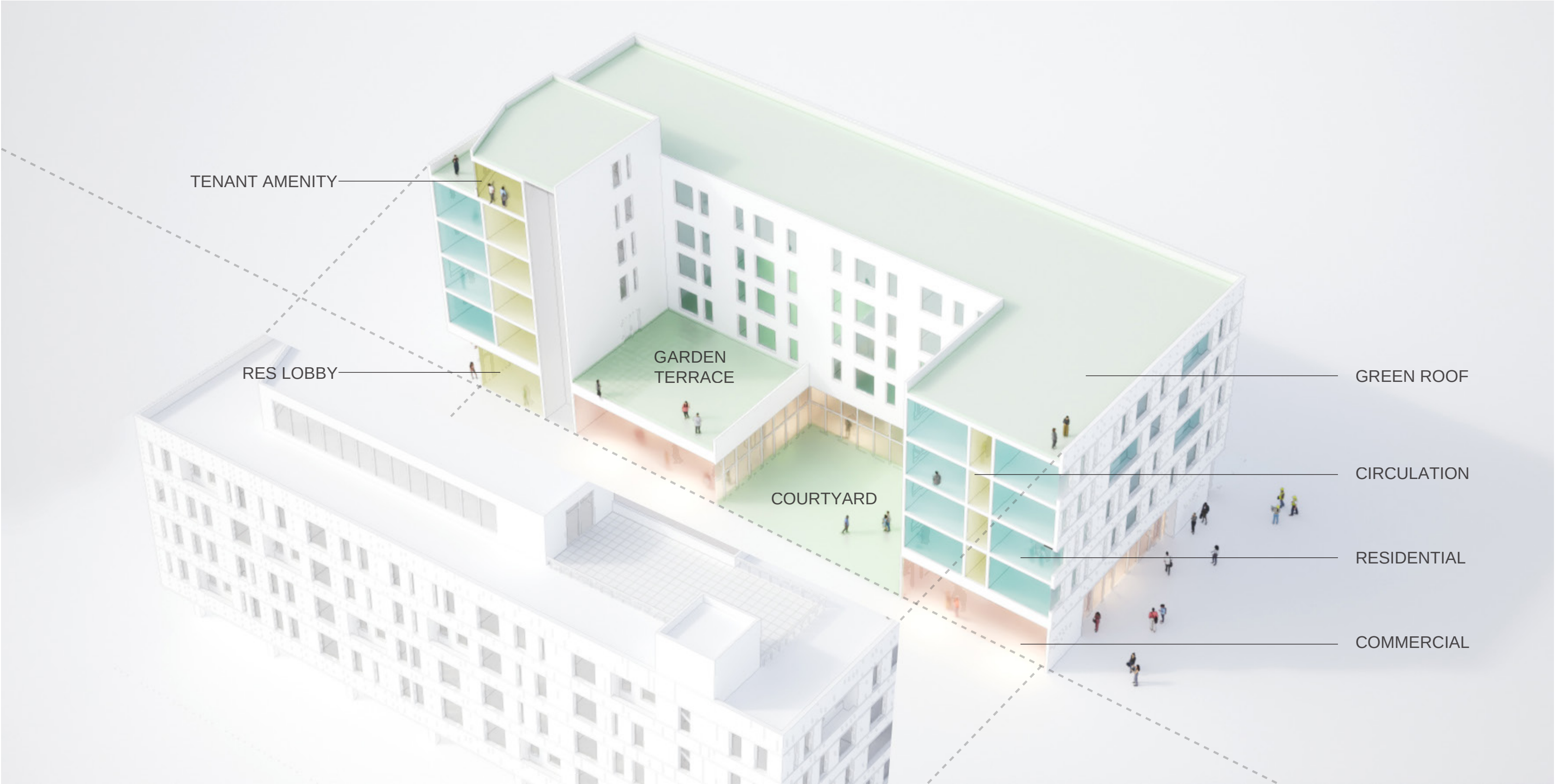
NEW STREET TREES

PRIVATE DRIVEWAY:
Asphalt driveway

LANDSCAPE

New Plantings

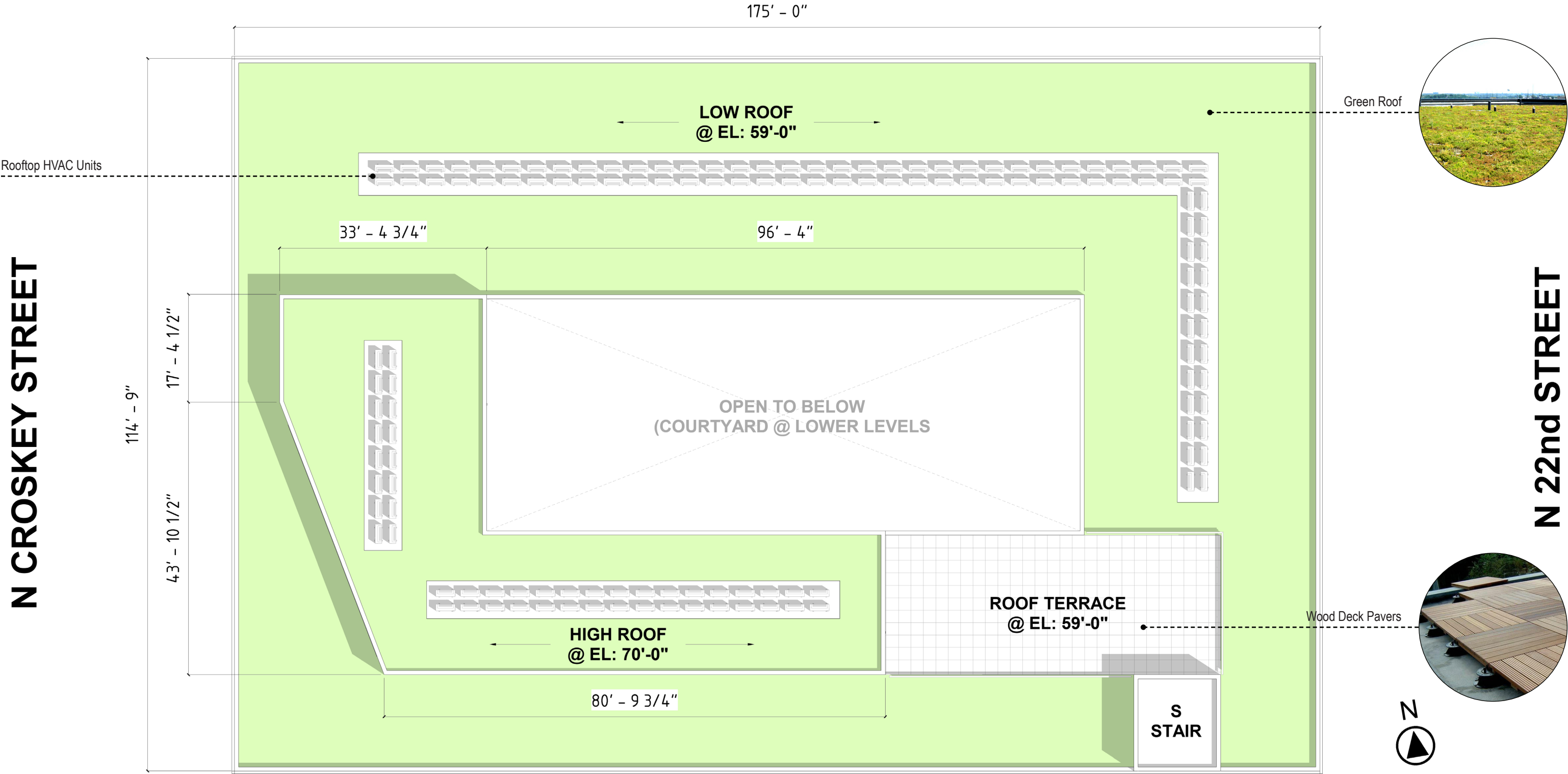




W DIAMOND STREET

N CROSKY STREET

N 22nd STREET



PLANTING SCHEDULE

PARKING



Taxus Baccata 'Repandens'
Spreading English Yew



Caryopteris x clandonensis
Longwood Blue Bluebeard



Epemedium perennial plants

SITE PLAN & SIDEWALK EXPERIENCE

NEW STREET TREES:



Gleditsia triacanthos f. inermis 'Skycole'
Skyline Honeylocust



Cornus Rutban
Aurora Dogwood

GREEN WALL



Pachysandra terminalis
Understory plants

GREEN ROOF



Extensive Green Roof System



N 22ND ST EAST FACADE



NE CORNER EXTERIOR VIEW
DIAMOND & 22ND



CROSKEY STREET WEST FACADE

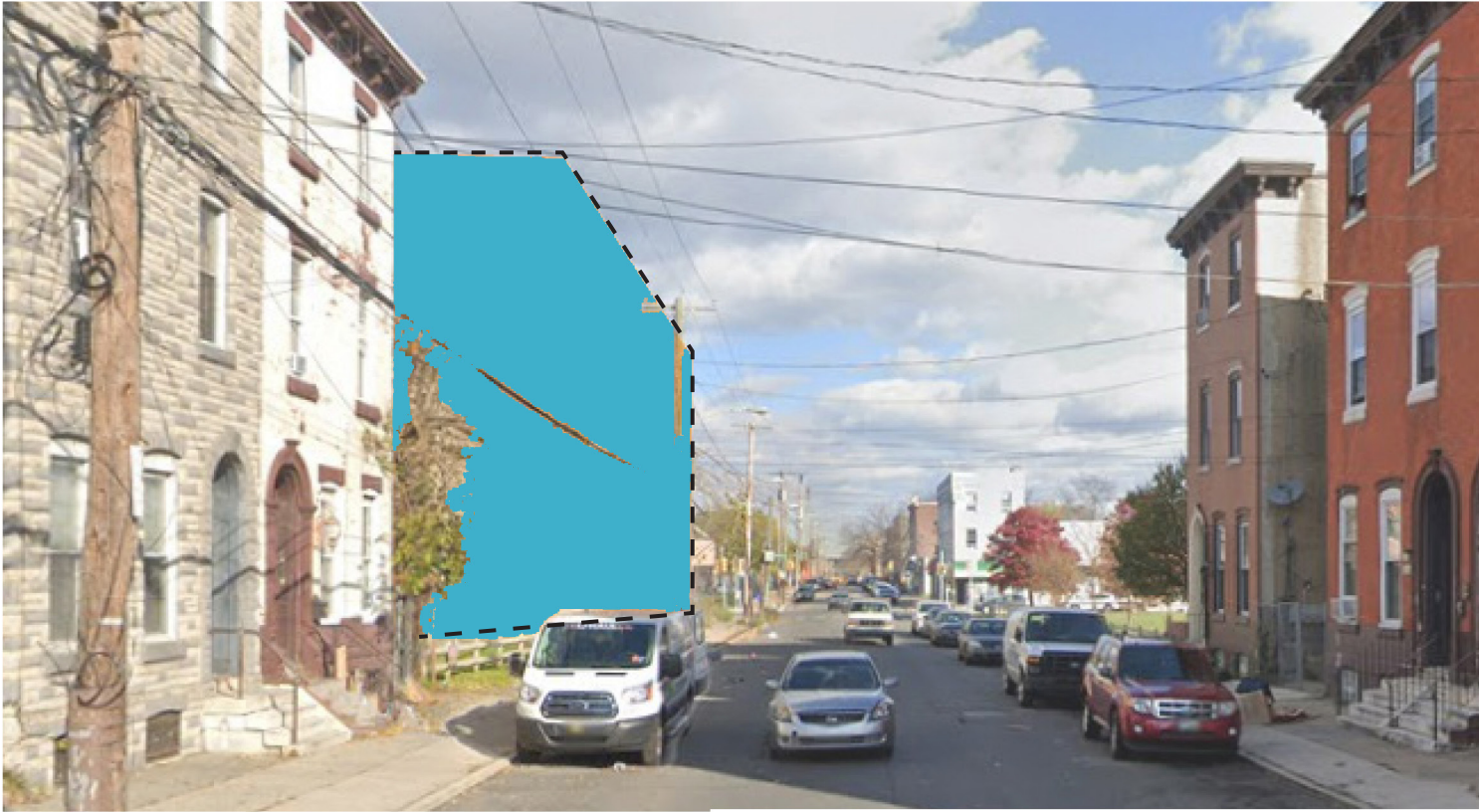


NE CORNER EXTERIOR VIEW
DIAMOND & CROSKEY

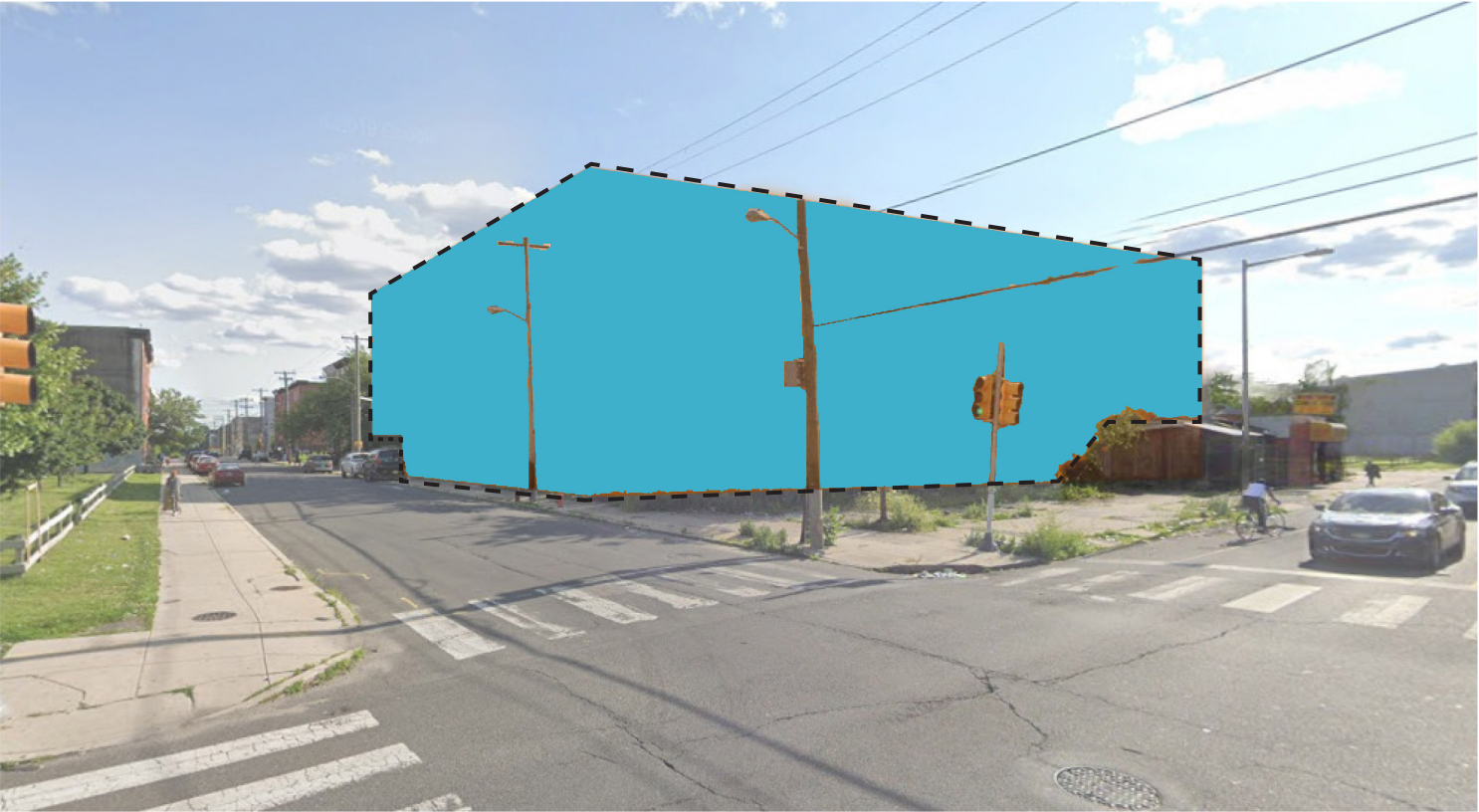


1-STORY BUILDING AND VACANT LOT IN FOREGROUND
ARE PART OF ADJACENT PROPERTY

DIAMOND ST NORTH FACADE



View of Tioga District’s Diamond Health Hub from N 22nd St



View of Tioga District’s Diamond Health Hub from the corner of N 22nd St and W Diamond St



View of Tioga District’s Diamond Health Hub from W Diamond St



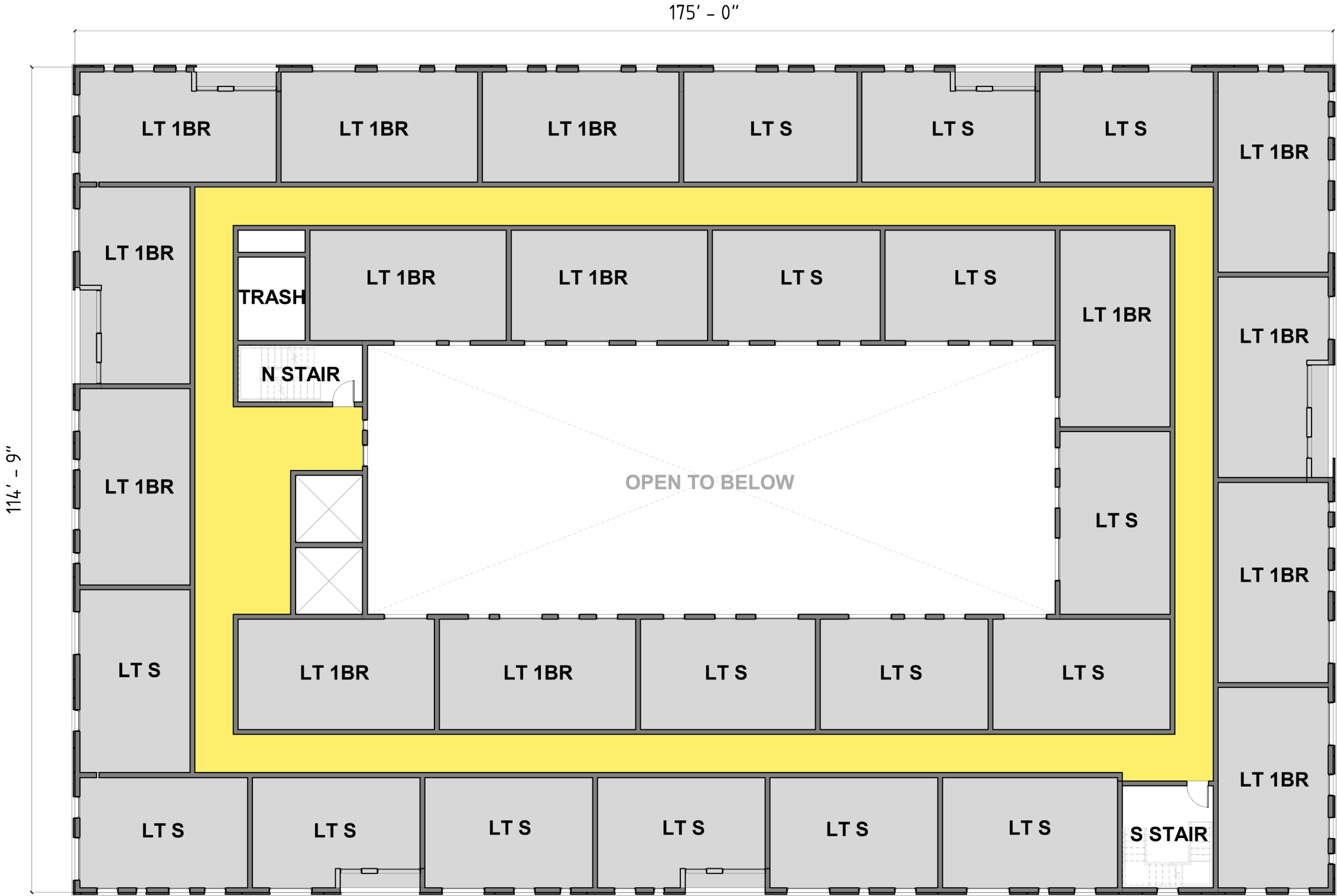
View of Tioga District’s Diamond Health Hub from Fontain St

N CROSKEY STREET



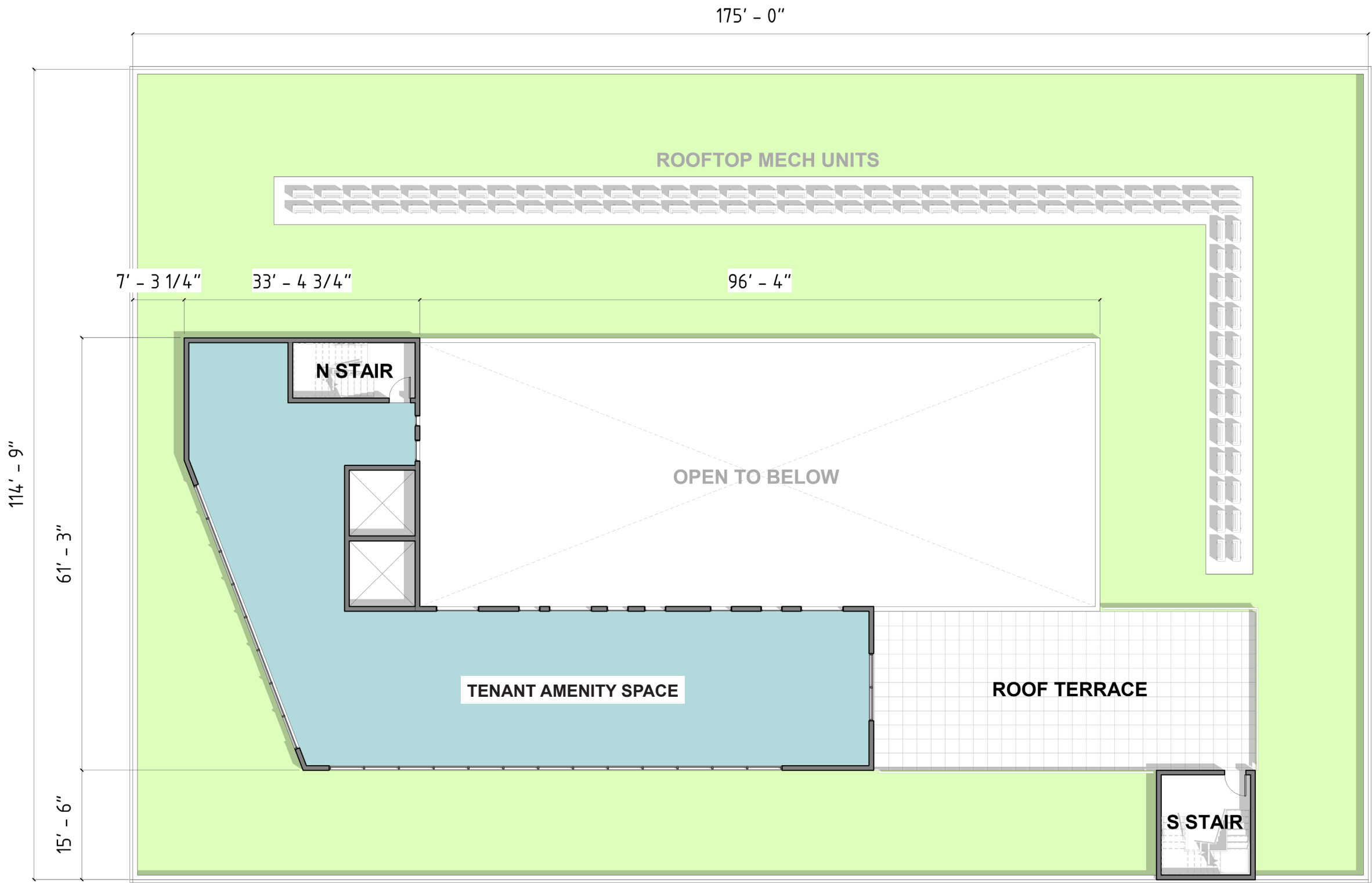
LEVEL 02 FLOOR PLAN

W DIAMOND STREET



LEVEL 03-05 FLOOR PLAN

W DIAMOND STREET

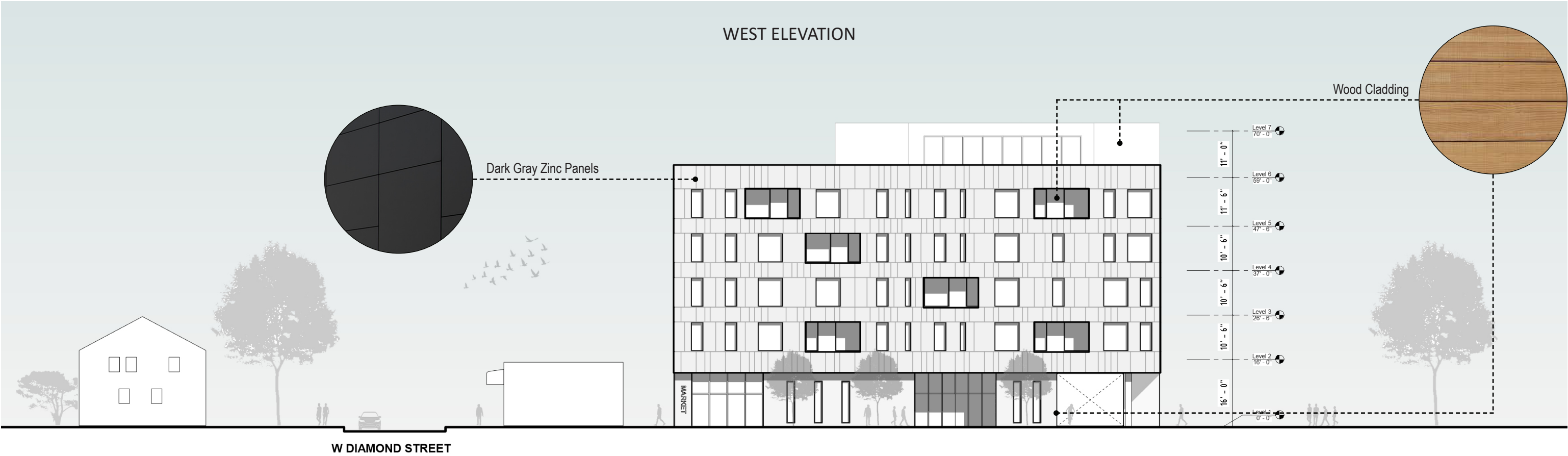


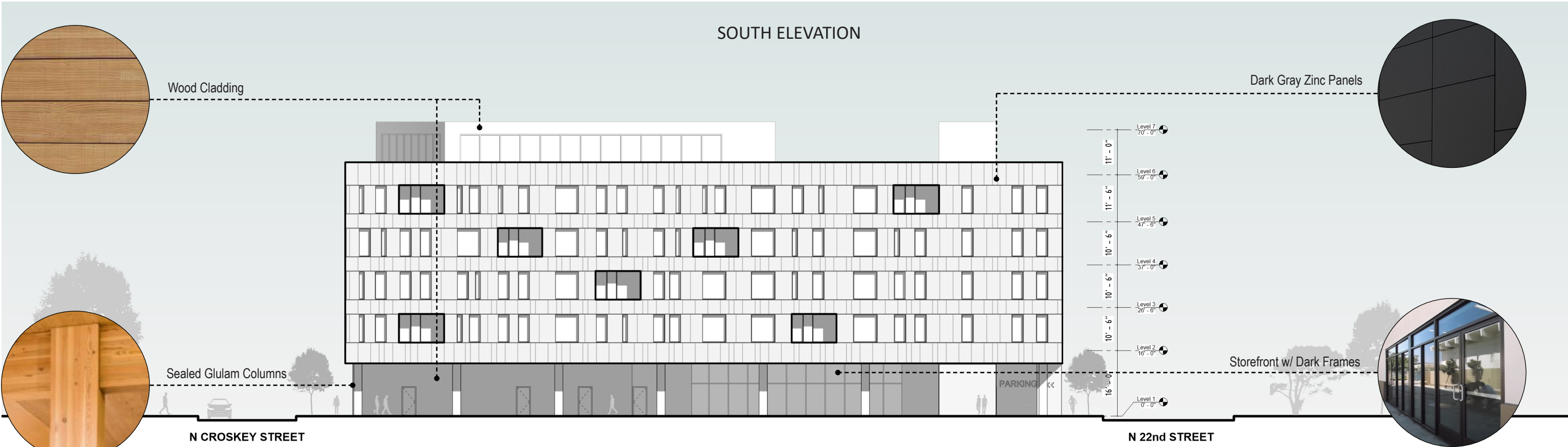
LEVEL 06 FLOOR PLAN

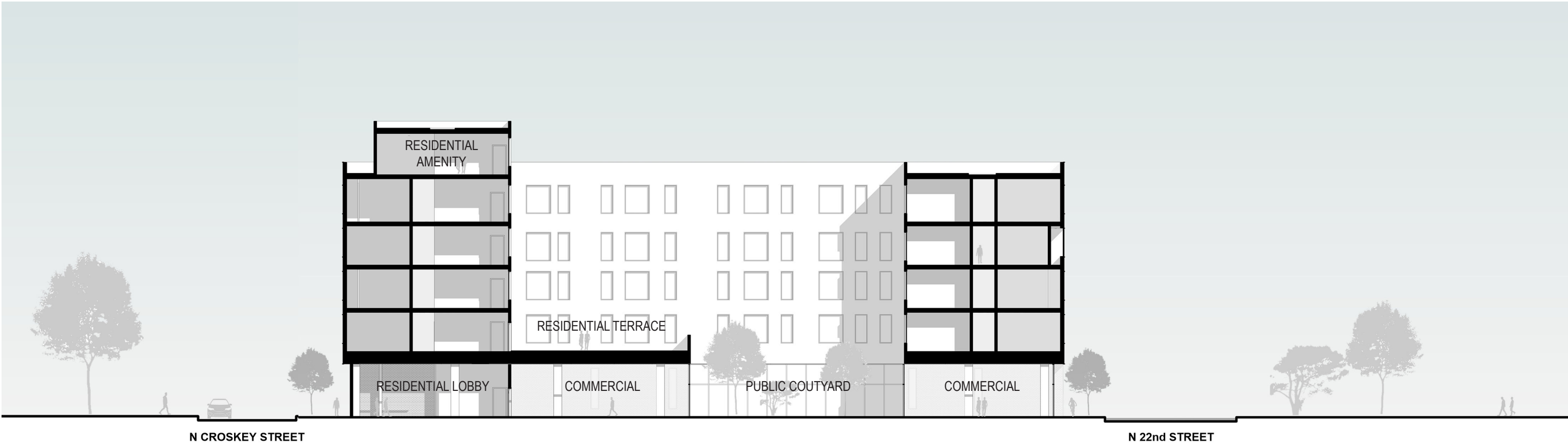
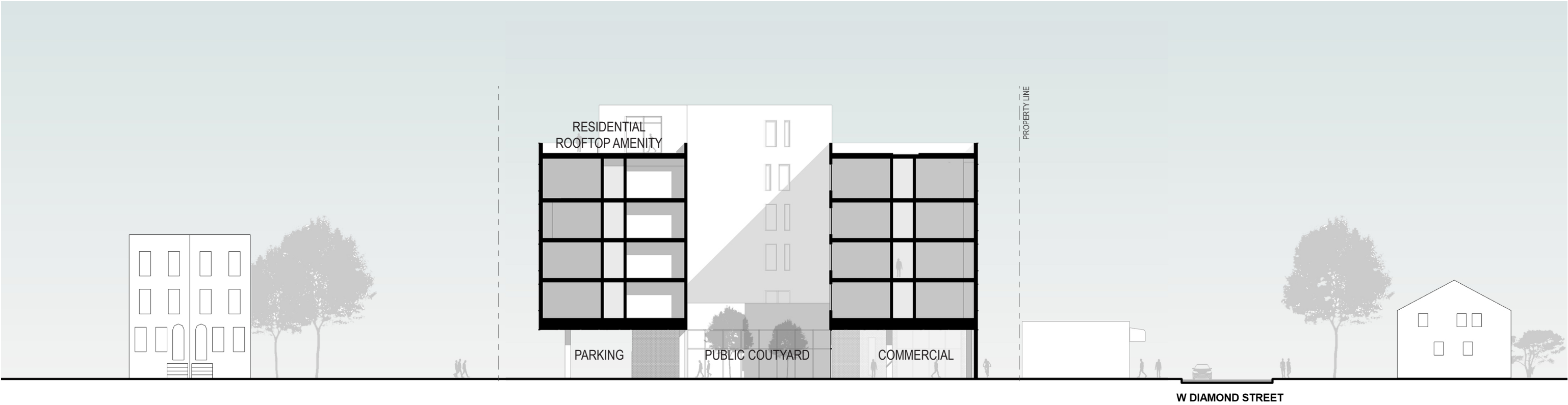
N CROSKEY STREET

N 22nd STREET











Sealed CLT Panel

Window w/ Dark Frame

Green Roof Plantings

Wood Deck Pavers

LEVEL 02 COURTYARD RENDERING

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 39 BUS - SUSQUEHANNA ST & N 21ST ST STOP (0.2 MI DISTANCE) 33 BUS - DIAMOND ST & N 21ST ST STOP (0.1 MI DISTANCE)
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	YES UNCOVERED PARKING AREA IS LESS THAN 40% OF SITE
(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.	NO
(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	NO
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	NO

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
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 TOTAL PERVIOUS AREA, INCLUDING GREEN ROOF = 18,998 SF
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	NO
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	NO
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	2018 IECC COMCheck
(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	Yes. Energy Star will be pursued.

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Civic Sustainable Design Checklist – Updated September 3, 2019

	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}	No.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	No.

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

3

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 ...

CHANGE THE CURB LINE

Adding a lay-by lane? Fill out the checklist!

Need a traffic study? Fill out the checklist!

Affecting a signalized intersection? Fill out the checklist!

ENCROACH ON THE ROW

Widening a driveway to 24' or beyond? Fill out the checklist!

Narrowing the clear width of the sidewalk significantly? Fill out the checklist!

BUILD A SIGNIFICANT DEVELOPMENT

Requiring civic design review or plan of development review? Fill out the checklist!

PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.

All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). “High Priority” Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.

All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.

Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.

ADA curb-ramp designs must be submitted to Streets Department for review

Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit> . An application to the Streets Department for a City Plan Action is required when a project plan proposes the:

Placing of a new street;

Removal of an existing street;

Changes to roadway grades, curb lines, or widths; or

Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

EXISTING CONDITIONS SITE PLAN, should be at an identified standard engineering scale

FULLY DIMENSIONED

CURB CUTS/DRIVEWAYS/LAYBY LANES

TREE PITS/LANDSCAPING

BICYCLE RACKS/STATIONS/STORAGE AREAS

TRANSIT SHELTERS/STAIRWAYS

PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale

FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS

PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES

PROPOSED TREE PITS/LANDSCAPING

BICYCLE RACKS/STATIONS/STORAGE AREAS

TRANSIT SHELTERS/STAIRWAYS

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

GENERAL PROJECT INFORMATION

1. PROJECT NAME

[Tioga District’s Diamond Health Hub](#)

3. APPLICANT NAME

[Diamond Preventative Health Hub QOZB, LLC](#)

4. APPLICANT CONTACT INFORMATION

[Anthony Miles](#)
[30 S. 15th St., 15th Fl, MB37](#)
[Philadelphia, PA 19102](#)
[Phone: \(904\) 337-9556](#)
[E-mail: \[abmiles1908@gmail.com\]\(mailto:abmiles1908@gmail.com\)](#)

6. OWNER NAME

[Diamond Preventative Health Hub QOZB, LLC](#)

7. OWNER CONTACT INFORMATION

[Anthony Miles](#)
[30 S. 15th St., 15th Fl, MB37](#)
[Philadelphia, PA 19102](#)
[Phone: \(904\) 337-9556](#)
[E-mail: \[abmiles1908@gmail.com\]\(mailto:abmiles1908@gmail.com\)](#)

8. ENGINEER / ARCHITECT NAME

[Cornerstone Consulting Engineers & Design Services, Inc.](#)

9. ENGINEER / ARCHITECT CONTACT INFORMATION

[Leslie Cunningham](#)
[3-5 N. 2nd St., 2nd Fl](#)
[Philadelphia, PA 19106](#)
[Phone: \(215\) 362-2600](#)
[Email: \[lcunningham@cornerstonenet.com\]\(mailto:lcunningham@cornerstonenet.com\)](#)

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
N Croskey St	W Diamond St	Fontain St	Local
N 22nd St	W Diamond St	W Norris St	City Neighborhood

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?

a. Parking and loading regulations in curb lanes adjacent to the site

YES ☒ NO ☐

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

b. Street Furniture such as bus shelters, honor boxes, etc.

YES ☒

NO ☐

N/A ☐

c. Street Direction

YES ☒

NO ☐

d. Curb Cuts

YES ☒

NO ☐

N/A ☐

e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc.

YES ☒

NO ☐

N/A ☐

f. Building Extensions into the sidewalk, such as stairs and stoops

YES ☒

NO ☐

N/A ☐

APPLICANT: General Project Information

Additional Explanation / Comments: The existing buildings and their encroachments into the right-of-way will be demolished to allow for the proposed development.

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
N Croskey St	10' / 12' / 12'	12' / 12'
N 22 nd St	12' / 13' / 13'	13' / 13'
_____	____ / ____ / ____	____ / ____
=====	=====	=====

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
N Croskey St	6' / 10.3' / 8.7'
N 22 nd St	6.5' / 9.3' / 9.2'
_____	____ / ____ / ____
=====	=====

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

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
N. Croskey St. Driveway (N)	26.9'	72' S of Diamond St.
N. Croskey St. Driveway (S)	16.6'	151' S of Diamond St.
_____	_____	_____
=====	=====	=====

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway on N. Croskey St.	13'	149' S of Diamond St.
Driveway on N 22 nd St	13'	149' S of Diamond St.
_____	_____	_____
=====	=====	=====

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PEDESTRIAN COMPONENT (continued)

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?

YES ☒

NO ☐

DEPARTMENTAL
APPROVAL

YES ☐

NO ☐

APPLICANT: Pedestrian Component

Additional Explanation / Comments: The existing sidewalks and curbs along the sites frontages of both streets will be reconstructed for ADA compliance and to provide safe and comfortable pedestrian access.

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

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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
N Croskey St	0' / 0'
N 22 nd St	4' / 0'
_____	____ / ____
=====	=====

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

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
N Croskey St	3.5' / 1.6' / 4.0'
N 22 nd St	4' / 3.7' / 4'
_____	____ / ____ / ____
=====	=====

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

Bicycle Parking

Lighting

Benches

Street Trees

Street Furniture

YES ☐

NO ☒

N/A ☐

YES ☐

NO ☐

N/A ☒

YES ☐

NO ☒

N/A ☐

YES ☒

NO ☐

N/A ☐

YES ☐

NO ☒

N/A ☐

DEPARTMENTAL APPROVAL

YES ☐

NO ☐

YES ☐

NO ☐

YES ☐

NO ☐

YES ☐

NO ☐

YES ☐

NO ☐

19. Does the design avoid tripping hazards?

YES ☒

NO ☐

N/A ☐

YES ☐

NO ☐

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

YES ☒

NO ☐

N/A ☐

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: Street trees are proposed where they can be per Streets Detail FZ0102 on both streets. Bicycle parking is located within the building and street lighting is existing. The light fixtures of these street lights will be upgraded to current LED standards.

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

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CHECKLISTS

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
2024 N. 22 nd St.	40	0 / 0	0 / 0	0 / 40
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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

Conventional Bike Lane

Buffered Bike Lane

Bicycle-Friendly Street

Indego Bicycle Share Station

YES ☐

NO ☐

N/A ☒

YES ☐

NO ☐

N/A ☒

YES ☐

NO ☐

N/A ☒

YES ☐

NO ☐

N/A ☒

DEPARTMENTAL APPROVAL

YES ☐

NO ☐

YES ☐

NO ☐

YES ☐

NO ☐

YES ☐

NO ☐

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?

YES ☐

NO ☐

N/A ☒

YES ☐

NO ☐

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

YES ☐

NO ☐

N/A ☒

YES ☐

NO ☐

APPLICANT: Bicycle Component

Additional Explanation / Comments: 40 Class 1A bicycle parking spaces will be provided within the proposed building.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

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PREVENTATIVE HEALTH HUB

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

28. Does the design limit conflict among transportation modes along the curb?

YES ☒ NO ☐

29. Does the design connect transit stops to the surrounding pedestrian network and destinations?

YES ☐ NO ☐ N/A ☒

30. Does the design provide a buffer between the roadway and pedestrian traffic?

YES ☒ NO ☐ N/A ☐

31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?

YES ☐ NO ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

APPLICANT: Curbside Management Component

Additional Explanation / Comments: The 33 bus runs along 21st (N) & 22nd (S) Streets with stops at Diamond Street, approximately 40' N of the site. Additionally, the proposed furnishing zones will provide an added buffer between pedestrians & traffic.

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
N/A	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
=====	=====	=====	=====	=====

33. What is the maximum AASHTO design vehicle being accommodated by the design?

P – Passenger Car

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

34. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission.

YES ☐ NO ☒

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

35. Will the public right-of-way be used for loading and unloading activities?

YES ☐ NO ☒

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

36. Does the design maintain emergency vehicle access?

YES ☒ NO ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

37. Where new streets are being developed, does the design connect and extend the street grid?

YES ☐ NO ☐ N/A ☒

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

38. Does the design support multiple alternative routes to and from destinations as well as within the site?

YES ☐ NO ☐ N/A ☒

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?

YES ☒ NO ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: A 10 car accessory parking lot is proposed with vehicle access from 22nd St. and egress from Croskey St. There are no changes proposed to the existing traffic pattern.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

40. Does the design incorporate windows, storefronts, and other active uses facing the street?

YES ☒ NO ☐ N/A ☐

41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?

YES ☒ NO ☐ N/A ☐

42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?

YES ☒ NO ☐ N/A ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
N/A	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

44. Does the design minimize the signal cycle length to reduce pedestrian wait time?

YES ☐ NO ☐ N/A ☐

45. Does the design provide adequate clearance time for pedestrians to cross streets?

YES ☐ NO ☐ N/A ☐

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?

YES ☐ NO ☐ N/A ☐

If yes, City Plan Action may be required.

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?

▪ Marked Crosswalks

YES ☐ NO ☐ N/A ☐

▪ Pedestrian Refuge Islands

YES ☐ NO ☐ N/A ☐

▪ Signal Timing and Operation

YES ☐ NO ☐ N/A ☐

▪ Bike Boxes

YES ☐ NO ☐ N/A ☐

48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?

YES ☐ NO ☐ N/A ☒

49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?

YES ☐ NO ☐ N/A ☒

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: The site is located mid-block and does not propose a signal.

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: _____

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