

Civic Design Review Submission
July 5th, 2023

1600 NORTH BROAD APARTMENTS

Multifamily | Residential Development



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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-2022-013351

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

Case 1: The project creates more than 100,000 square feet of new gross floor area and more than 100 new dwelling units

PROJECT LOCATION

Planning District: <u>Lower North</u>		Council District: <u>5th</u>	
Address: <u>1600 N Broad St & 1406 Cecil B Moore Ave</u>			
<u>Philadelphia PA 19121</u>			
Is this parcel within an Opportunity Zone?	Yes	No	X Uncertain
If yes, is the project using Opportunity Zone Funding?	Yes	No	

CONTACT INFORMATION

Applicant Name: <u>Jerry Roller, AIA</u>	Primary Phone: <u>215.928.9331</u>
Email: <u>jroller@jkrparchitects.com</u>	Address: <u>100 E Penn Sq. STE 1080</u>
	<u>Philadelphia, PA 19107</u>
Property Owner: <u>Philadelphia Redevelopment Authority</u>	Developer: <u>1600 Broad Associates, LP</u>
Architect: <u>JKRP Architects</u>	

SITE CONDITIONS

Site Area: <u>93,264 SF</u>
Existing Zoning: <u>CMX-4</u> Are Zoning Variances required? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Proposed Use:
<i>Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):</i>
<ul style="list-style-type: none"> - 102,277 SF Commercial Existing to Remain - 238,090 SF Residential Building <ul style="list-style-type: none"> o 11,720 SF Lobby, Offices, Amenities - Ground-3rd Floor o 226,370 SF Residential (245) – 2nd-15th Floor
<i>Proposed # of Parking Units:</i>
- (62) Total: 46 New and 16 Existing

COMMUNITY MEETING

Community meeting held: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please provide written documentation as proof.
If no, indicate the date and time the community meeting will be held:
Date: <u>July 12th 2023</u> Time: _____

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA <input type="checkbox"/>
If yes, indicate the date hearing will be held:
Date: _____

Civic Design Review Notification to Philadelphia City Planning Commission

This form must be completed by the L&I plans examiner to notify PCPC that an application under review requires Civic Design Review (CDR).

The L&I plans examiner must forward this completed form to the applicant, the Community Group Notification (RCO@Phila.gov), and the Civic Design Review (CDR@Phila.Gov) and must also upload a copy to eCLIPSE.

Application Details

Identify the permit number, location of work and name of applicant.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

ZP-2 0 | 2 | 2 | 0 | 1 | 3 | 3 | 5 | 1 |

Address 1406 CECIL B MOORE AVE

Specific Location or Additional Parcels & 1601 N 15TH ST

Applicant Name RONALD PATTERSON

Applicant's Relationship to property:

Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Date of Notification to PCPC: 2 /01 /2023

Plans Examiner

Provide the name and contact information of the plans examiner reviewing the application.

2

Name SHAKIR COHEN

Email Address shakir.cohen@phila.gov Phone Number 2156862771

CDR Triggers

Provide applicable application details related to the CDR determination.

See §14-304(5) and Table 14-304.2 for additional details.

3

Zoning District(s): CMX-4

Affects property in a residential district, as defined by §14-304(5)(b)(.2) Yes No

Application includes new construction or an expansion that creates 340,367 square footage of new GFA.

Application includes new construction or an expansion that creates 245 additional dwelling units.

Plan Review Results

Provide details regarding the outcome of the plan review

4

Will the application result in a by-right permit? Yes No

If **yes**, skip the questions below.

If **no**, has the applicant been issued a refusal / referral prior to completing CDR? Yes No

If **yes**, include the refusal / referral with this Notification and forward to the email addresses listed below.

If **no**, use the space below to outline the refusals / referrals that are anticipated:

Code Section(s):	Reason for Refusal / Referral:
14-806(2)(c)	Every off-street loading space shall be located either (1) within the building it serves, or (2) in an enclosed structure with direct access to each building the loading spaces serve. Whereas proposed location doesn't satisfy requirements.

Plan Review Results (cont'd)

Provide details regarding the outcome of the plan review

4

Code Section(s):	Reason for Refusal / Referral:

Note to Applicant: Plans that are submitted to L&I are considered final. Any changes made to the plans must be a result of the CDR process. If any changes are proposed, the [Civic Design Review Revision Form](#) must be submitted with the revised plans. Any changes that are not a result of the CDR process may require the submission of a new application.

Notice of: **Refusal** **Referral**

Application Number: ZP-2022-013351	Zoning District(s): CMX4	Date of Refusal: 2/1/2023
Address/Location: 1406 CECIL B MOORE AVE, Philadelphia, PA 19121-3424 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Ronald Patterson DBA: Klehr Harrison Harvey Branzburg LLP	Applicant Address: 1835 Market Street Suite 1400 Philadelphia, PA 19103 USA	Civic Design Review? Y

Application for:

FOR THE ESTABLISHMENT OF A UNITY OF USE TO CREATE ONE (1) LOT (1406 CECIL B MOORE AVE) FOR ZONING PURPOSES WITH COVENANTS, EASEMENTS AND AGREEMENTS TO BE RECORDED TO BIND CURRENT AND FUTURE OWNERS OF THE CONTIGUOUS TWO (2) PARCELS (1406 CECIL B MOORE AND 1601 N 15TH ST) TO PRESERVE THE UNITY OF USE AND THE LEGALITY OF THE ENTIRE PROJECT THAT STEMS FROM THE SINGLE ZONING LOT TREATMENT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, PROOF OF RECORDATION OF EASEMENTS, AGREEMENTS AND COVENANTS MUST BE SUPPLIED

FOR THE ERECTION OF SEMI-DETACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. FOR USE AS MULTI FAMILY HOUSEHOLD LIVING (245 DWELLING UNITS). FOR THE CREATION OF 46 SURFACE PARKING SPACES AND USE OF EXISTING 16 SURFACE PARKING SPACES AT 1601 N 15TH ST (TOTAL OF 62 SPACES INCLUDING 13 COMPACT SPACES, 5 ACCESSIBLE SPACES (1 VAN ACCESSIBLE), 4 EV SPACES), 82 BICYCLE PARKING SPACES AND TWO (2) LOADING SPACES. SIZE AND LOCATION AS SHOWN IN PLAN.

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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-806(2)(c)	Off-Street Loading space	Every off-street loading space shall be located either (1) within the building it serves, or (2) in an enclosed structure with direct access to each building the loading spaces serve. Whereas proposed location doesn't satisfy requirements.

ONE (1) USE REFUSAL

Fee to File Appeal: \$300

NOTES TO THE ZBA:

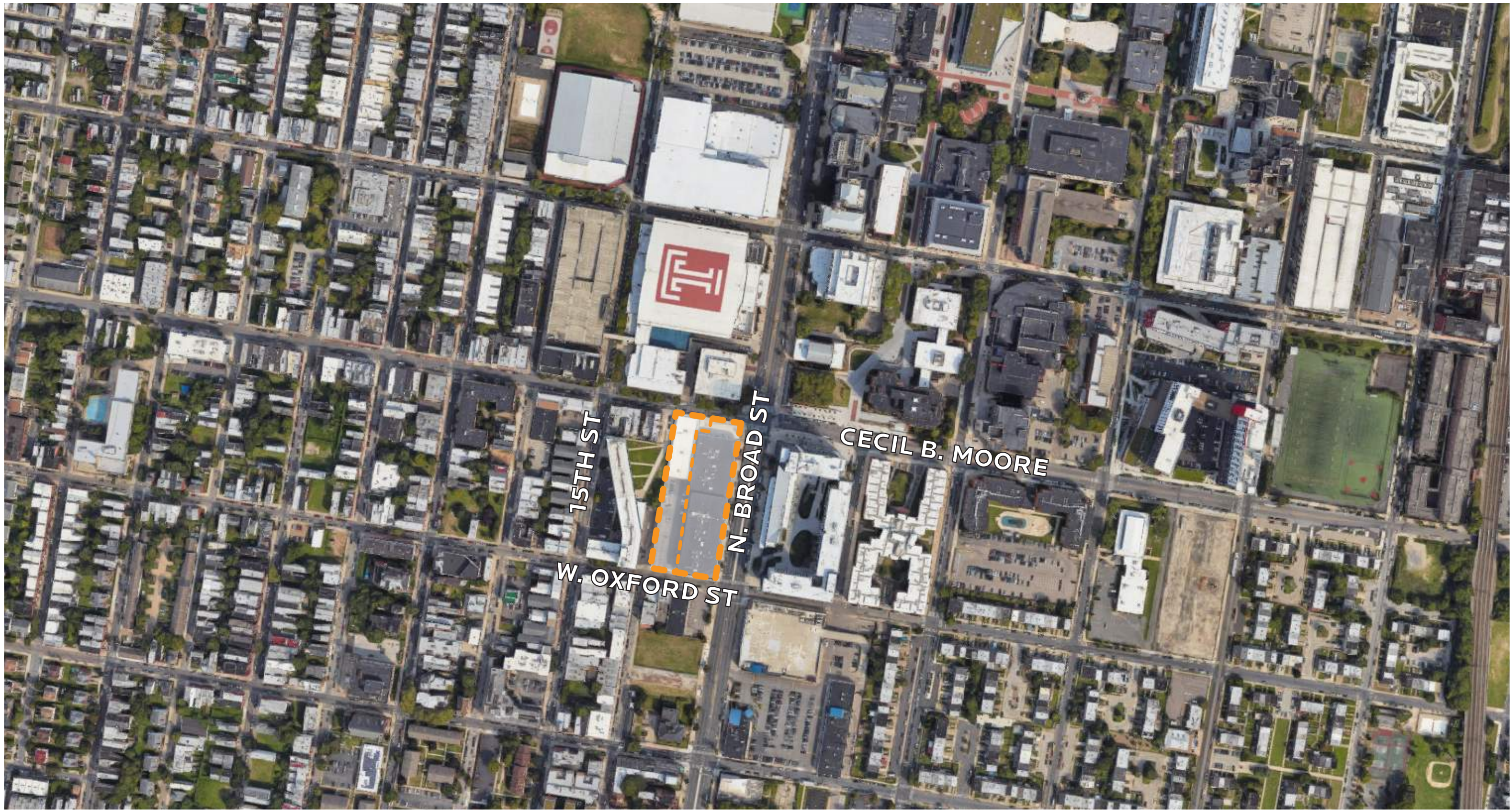
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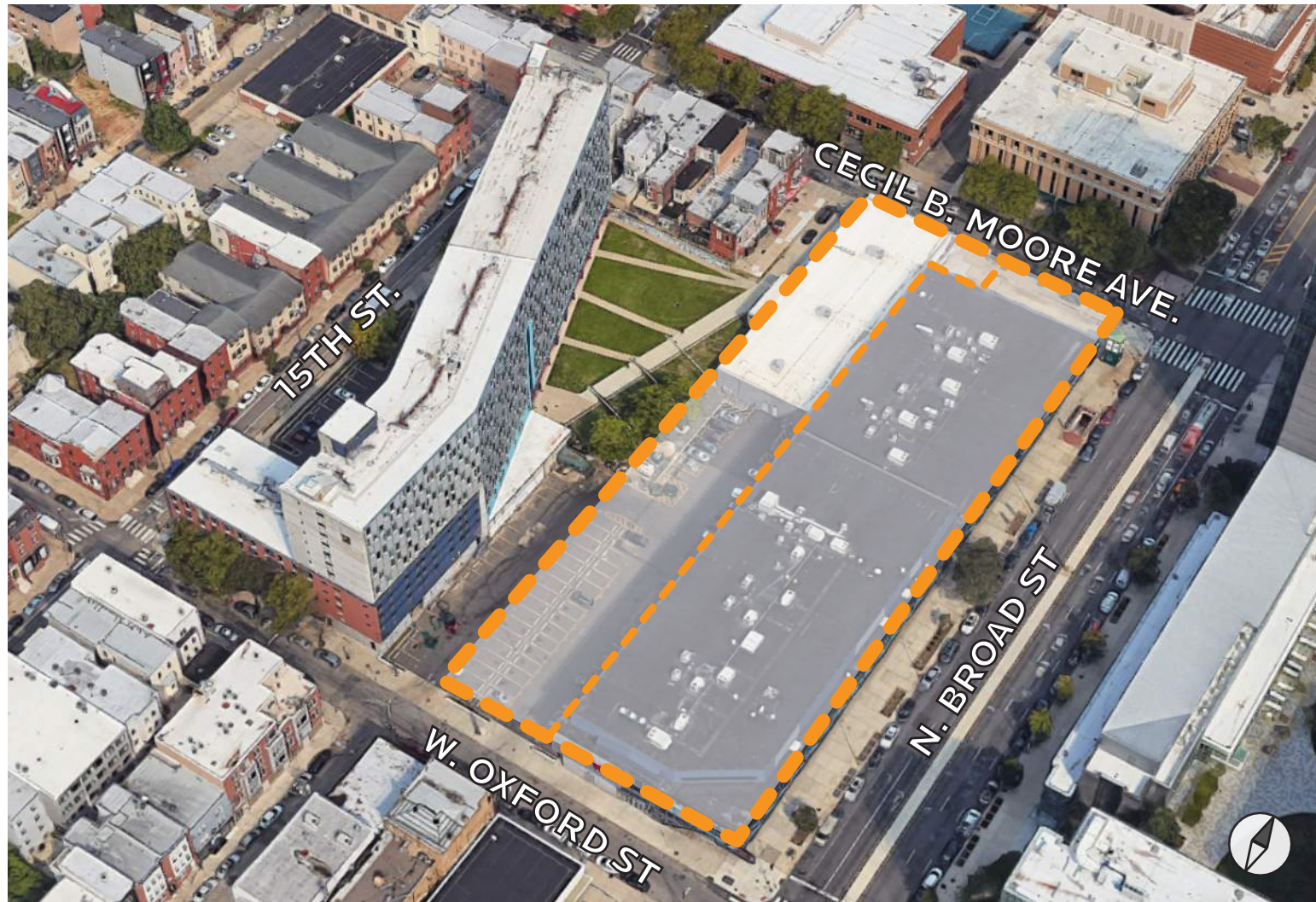
Parcel Owner:

PHILADELPHIA REDEVELOPMEN

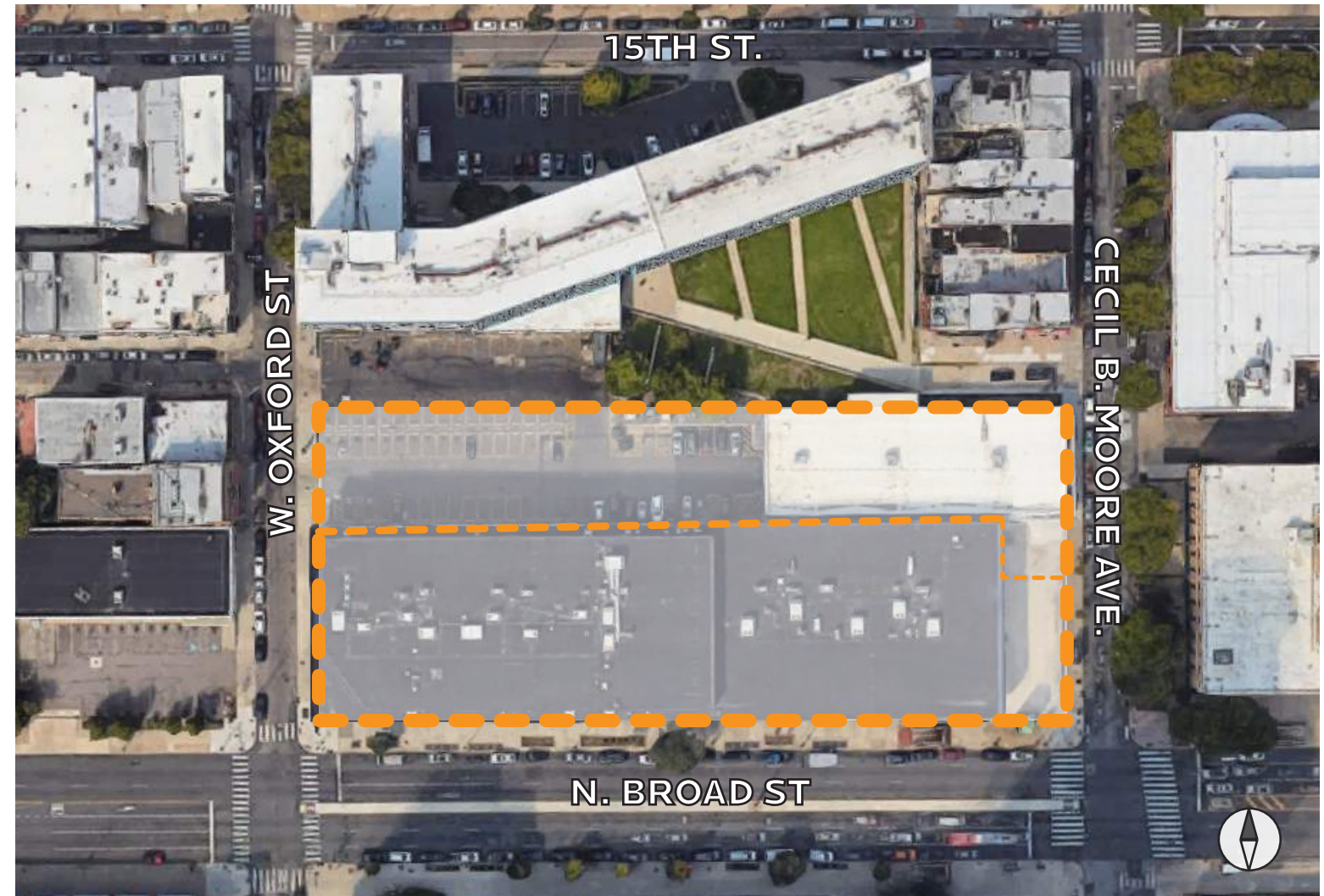
 SHAKIR COHEN PLANS EXAMINER	2/1/2023 DATE SIGNED
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Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

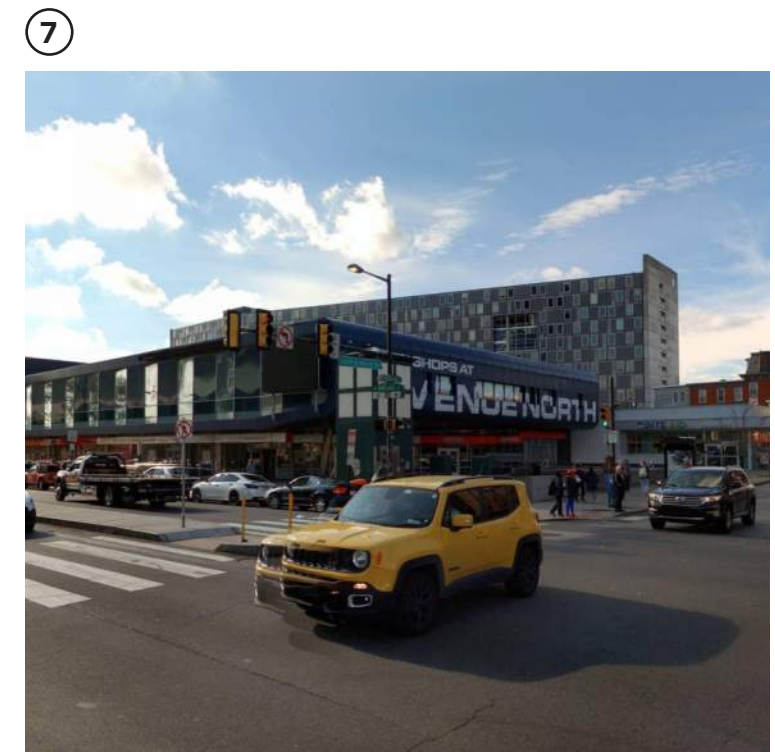
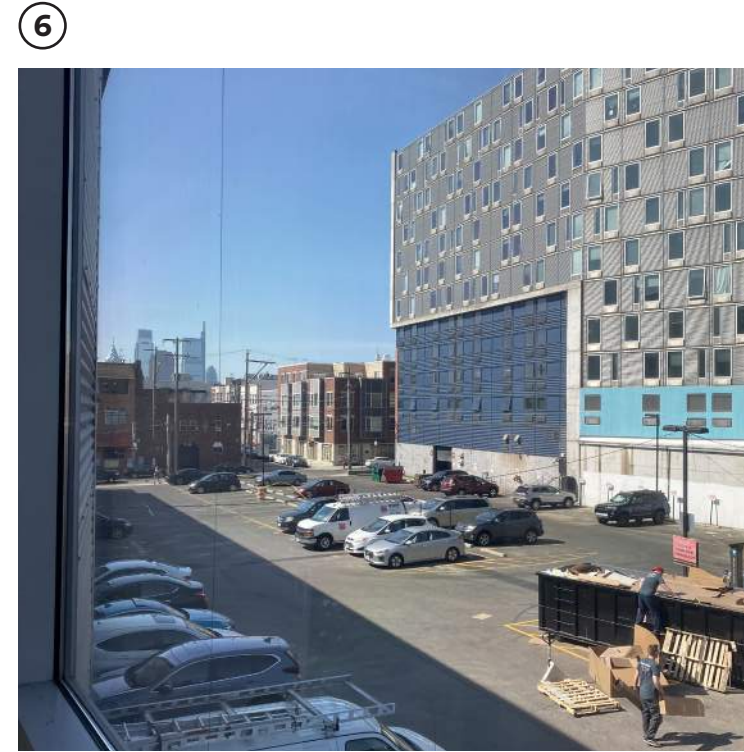
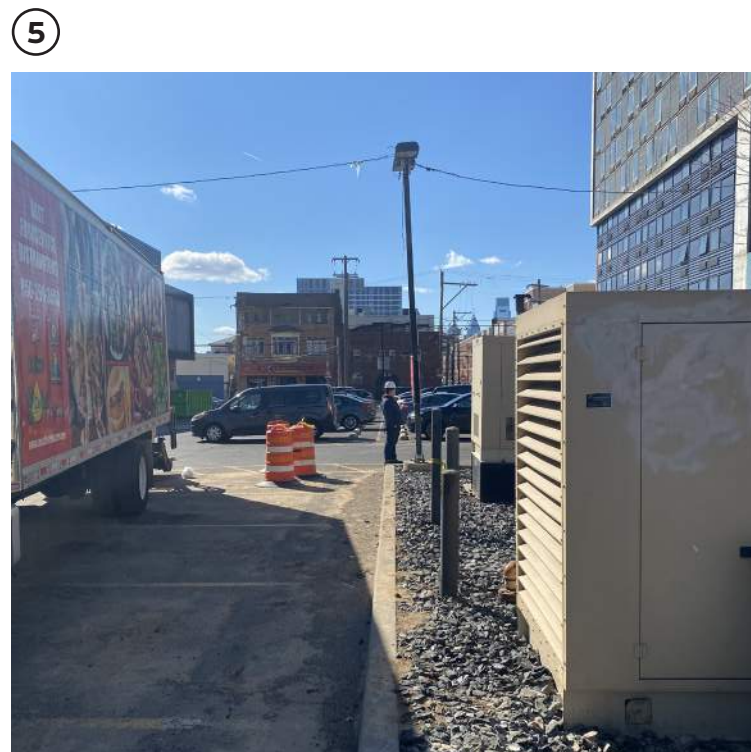
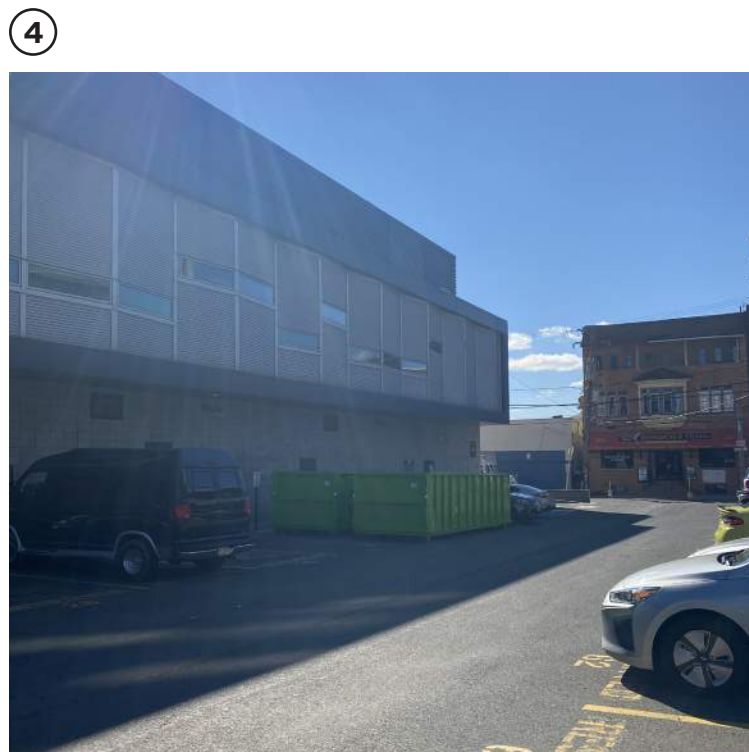
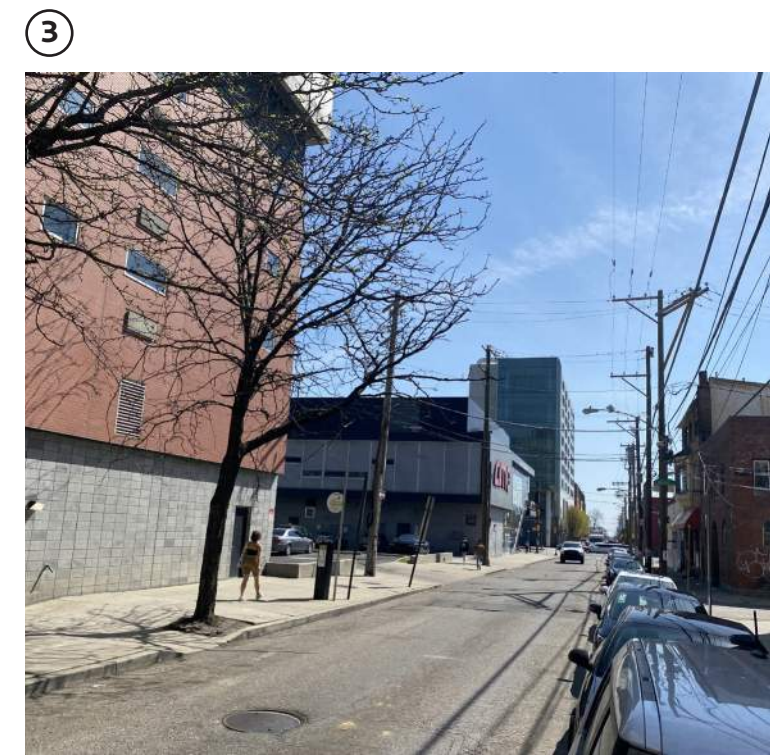
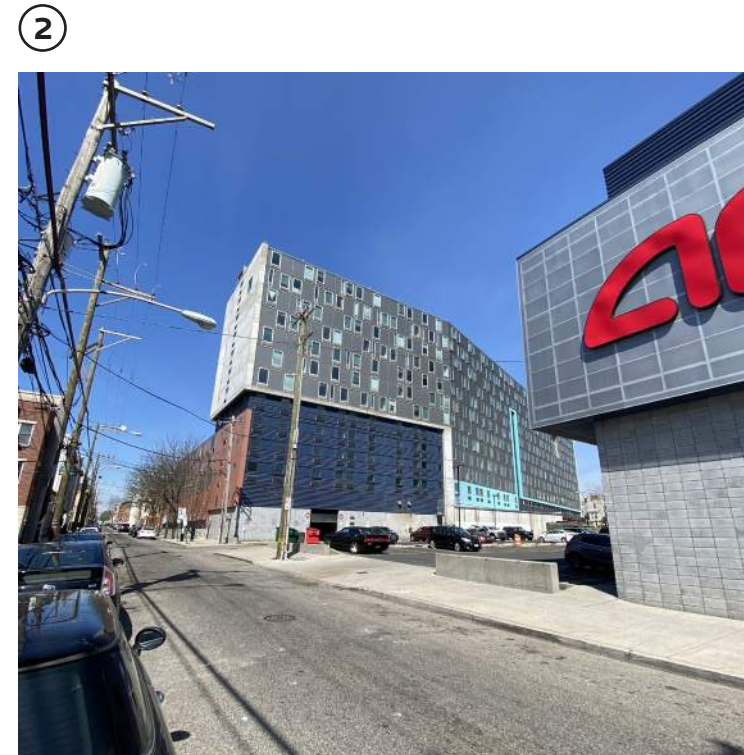
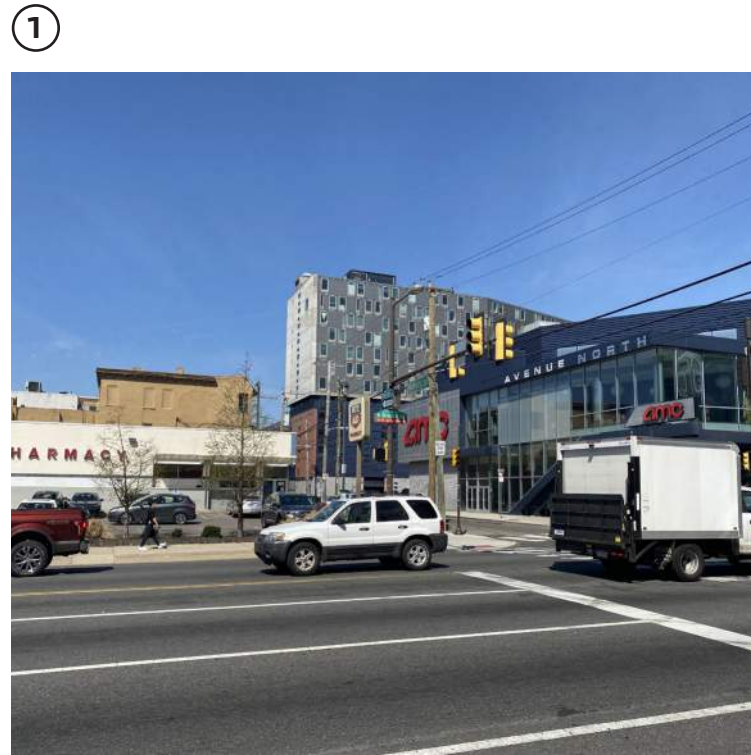
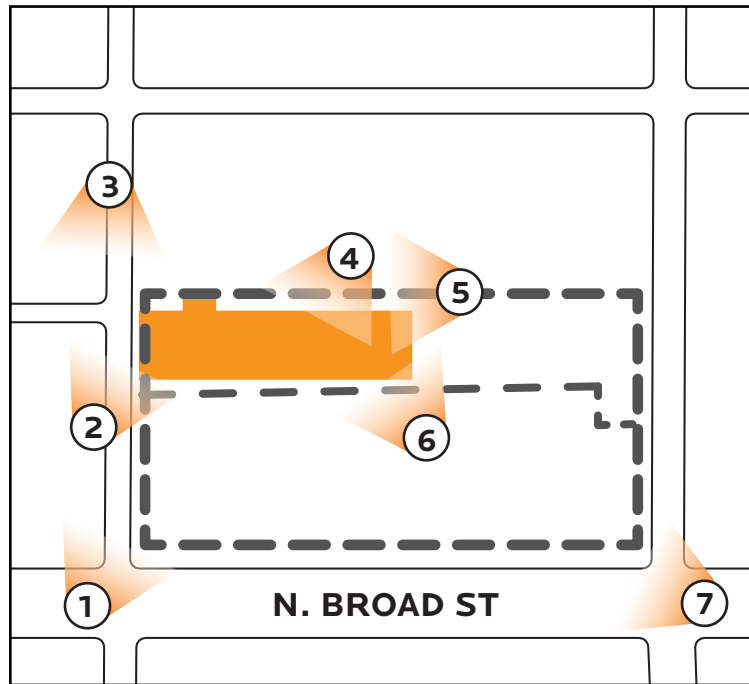


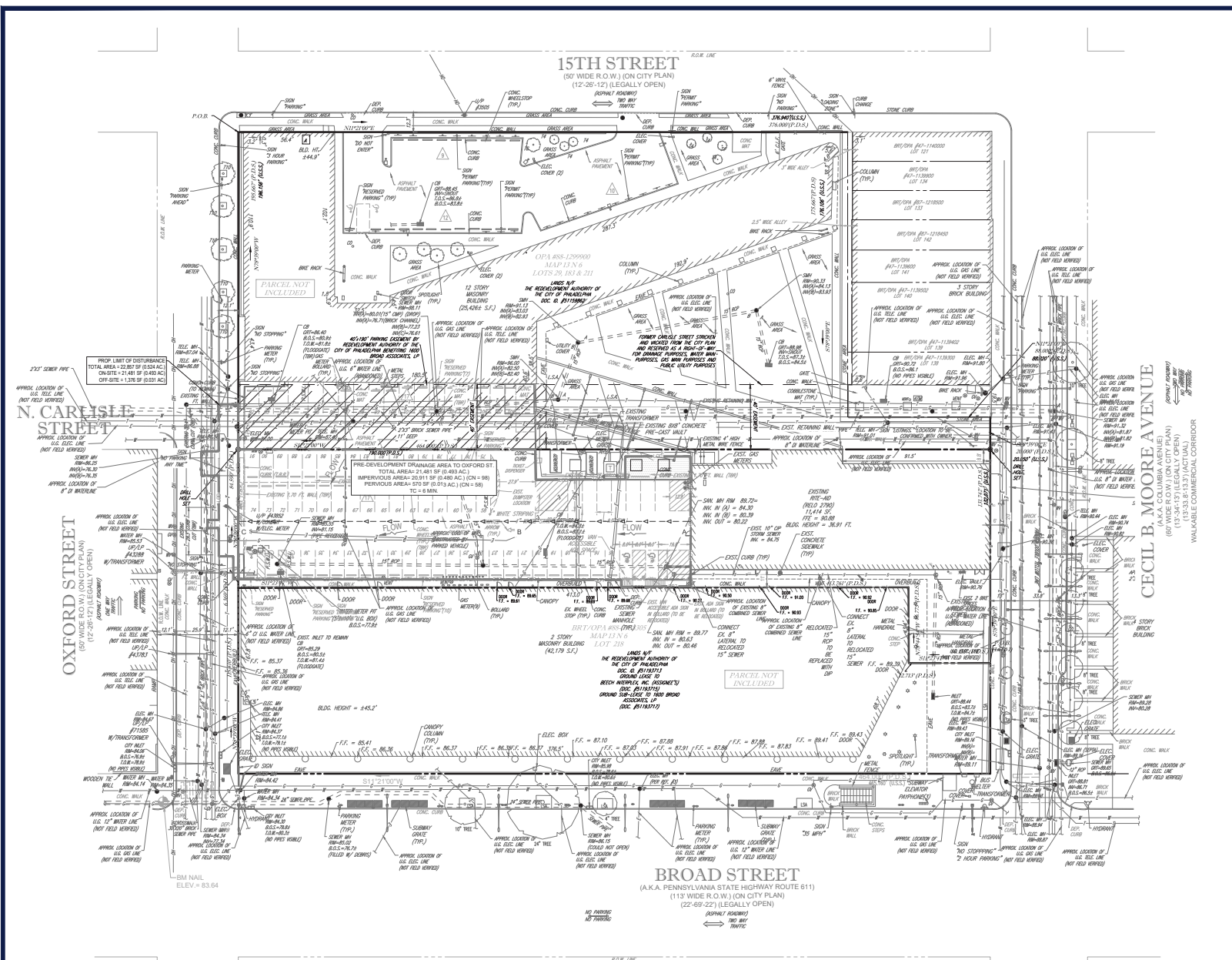


AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW





BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS		
REV	DATE	COMMENT
1	08/16/2022	PER PWD COMMENTS
2	10/01/2022	PER PWD COMMENTS
3	11/07/2022	PER PWD COMMENTS
4	11/21/2022	PER PWD COMMENTS

ALL EXISTING FEATURES WITHIN THE LIMIT OF DISTURBANCE ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL FEATURES OUTSIDE THE LIMIT OF DISTURBANCE ARE TO REMAIN.

CONTRACTOR TO ASSUME FULL DEPTH PAVEMENT REMOVAL AND REPLACEMENT WITHIN THE LIMIT OF DISTURBANCE.

PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES WITHIN THE LIMIT OF DISTURBANCE INCLUDING SANITARY SEWER, GAS LINE, ELECTRIC LINE, ETC. LOCATION, DEPTH, AND SIZE AS NOTED ON THE PLANS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LATERALS SERVICING ADJACENT BUILDINGS TO REMAIN. ALL UTILITY SERVICES SHALL BE RELOCATED DURING OFF-HOURS TO NOT INTERFERE WITH EXISTING OPERATIONS.

LEGEND	
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	----
ADJACENT PROPERTY LINE	- - - -
EASEMENT LINE	- · - · -
SETBACK LINE	· - - · -
LEASE LINE	- · - · -
BUILDING	[Hatched Box]
EXISTING LANDSCAPING	[Dotted Box]
SITE PICTURE	①
RETAINING WALL	[Wavy Line]
CONCRETE CURB	[Solid Line]
FLUSH CURB	[Dashed Line]
FENCE	[Dotted Line]
ACCESSIBLE SYMBOL	[Wheelchair Icon]
SIGN	[Sign Icon]
PARKING COUNT	[P Parking Icon]
AREA LIGHT	[Light Icon]
DRAINAGE INLET	[D Inlet Icon]
STORM/SANITARY MANHOLE	[M Manhole Icon]
WATER/GAS VALVES	[V Valve Icon]
ROOF DRAIN/CLEANOUT	[R Drain Icon]
FIRE HYDRANT	[H Hydrant Icon]
UTILITY POLE W/ LIGHT	[P Pole Icon]
UTILITY POLE	[P Pole Icon]
OVERHEAD UTILITY WIRES	[W Wires Icon]
ELECTRIC LINE	[E Electric Icon]
TELEPHONE LINE	[T Telephone Icon]
GAS LINE	[G Gas Icon]
WATER LINE	[W Water Icon]
SANITARY SEWER	[S Sewer Icon]
STORM PIPE	[St Storm Icon]

LEGEND	
TO BE REMOVED	
RETAINING WALL	[Dashed Wavy Line]
CONCRETE CURB	[Dashed Solid Line]
ACCESSIBLE SYMBOL	[Dashed Wheelchair Icon]
SIGN	[Dashed Sign Icon]
PARKING COUNT	[Dashed P Parking Icon]
AREA LIGHT	[Dashed Light Icon]

GENERAL NOTES

- 1.) SITE DATA: CITY OF PHILADELPHIA, 1408 CECIL B. MOORE AVENUE, PHILADELPHIA COUNTY, PENNSYLVANIA, AREA (P.D.S.) = 41,885 SF (0.95097 AC.), AREA (U.S.S.) = 41,884 SF (0.95175 AC.)
- 2.) ZONING DATA: ZONED: CMX-4, MIXED USE COMMERCIAL, EXISTING USE: COMMERCIAL, PROPOSED USE: COMMERCIAL AND MULTIFAMILY RESIDENTIAL.
- 3.) BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
- 4.) ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- 5.) STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
- 6.) ALL PLANTINGS SHALL BE IN ACCORDANCE WITH P.C.P.C. GUIDELINES.
- 7.) ALL CURB RADII SHALL BE 5.0 FEET UNLESS OTHERWISE NOTED.
- 8.) DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
- 9.) WATERSHED DISTRICT: DELAWARE DIRECT, MANAGEMENT ZONE A
- 10.) PLAN PREPARED AS PER INSTRUCTIONS OF OWNER.
- 11.) PWD PROJECT ERS# : FY23-NBRO-7022-01
- 12.) TRASH PICK-UP WILL BE VIA PRIVATE STREET COLLECTION.
- 13.) STREET CLASSIFICATIONS: CECIL B. MOORE STREET: WALKABLE COMMERCIAL CORRIDORS - OXFORD STREET: CITY NEIGHBORHOOD STREET
- 14.) CONTRACTOR TO COORDINATE CURB LAYOUT WITH STREET DISTRICT PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- 15.) ELEVATIONS ARE BASED UPON PHILADELPHIA CITY DATUM.

UTILITY CONTACTS

Company	Contact	Address	Email	Telephone/Fax/Cell
Advanced Communications	Jack Howells	175 Robinson Road, Drexelton, PA 19315	ajhowells@accomm.net	1(800)888-3300 / 1(484)936-3932 / 610(476)-1634
Comcast	George Matthews	2204 Cornerstone Boulevard, Drexelton, PA, 19315	George_Matthews@comcast.com	6104899-0448
MC Workman	Tom Roberts Donald Luge		tom.roberts@mcworkman.com donald.luge@mcworkman.com	70917295-0305 / 7(610)265-1252 / 7(610)984-6398
Philadelphia Gas Works	Ed Durd	802 W. Montgomery Ave., Philadelphia, PA 19122	edward.durd@pgw.com	7(215)984-4736
Philadelphia Water Department	Eric Smith	2nd Floor, Water Mains, 1500 Locust Street, Philadelphia, PA 19102	eric.smith@phila.gov	7(215)985-6270
SEPTA	Arnaldo Dicks	1234 Market Street, 15th Floor, Philadelphia, PA 19102	adicks@septa.org	7(215)980-8133 / 7(215)980-8262
Telaport Communications Group	Jeff Schulz	175 West Main Street, Suite 200, Philadelphia, PA 19102	jschulz@telaport.com	7(215)294-4454 / 7(267)956-0968 / 930(299)-8078
Verizon	Maria Casera	1551 Promer Ave, P.O. Box 1200, Philadelphia, PA 19102	maria.casera@verizon.com	7(215)983-8944
Stevens Department	Muhammad Wajid	1500 Locust Street, Philadelphia, PA 19102	mwajid@stevens.com	7(215)986-5097
PECO	Greg Williams	830 Schuylkill Ave, Philadelphia, PA 19106	greg.williams@peco.com	7(215)971-2327

REFERENCES AND CONTACT INFORMATION

- 1.) THIS PLAN REFERENCES SURVEYS PREPARED BY: CONTROL POINT ASSOCIATES, INC., 1600 MANOR DRIVE, SUITE 210, CHALFONT, PA 18814, JAMES C. WEED, P.L.S. #SU07250
- ENTITLED: "ALTAMPS LAND TITLE SURVEY" 1600 BROAD STREET, CITY & COUNTY OF PHILADELPHIA, 40TH WARD, COMMONWEALTH OF PENNSYLVANIA.
- FILE: SURVEY A, SURVEY B
CP08101, 02-080101
09/26/2008, 02-090109
- 2.) LESSEE: TINA ROBERTS, 1600 BROAD ASSOCIATES, LP, 1520 LOCUST STREET, SUITE 300, PHILADELPHIA, PA 19102, (215-487-4600) EXT. 105, TINA.ROBERTS@TOWERKEY.COM
- 2.) OWNER/APPLICANT: REDEVELOPMENT AUTHORITY OF PHILADELPHIA, 2ND FLOOR, PHILADELPHIA, PA 19102-1601

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

SHEET INDEX

SHEET	DESCRIPTION
01	ERSA PLAN
02	SITE PLAN
03	GRADING & UTILITY PLAN

UTILITIES

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 20162482414

UTILITY COMPANY	PHONE NUMBER
PHILADELPHIA CITY WATER	215-685-6300
PECO	610-963-5022
COMCAST CABLEVISION	215-981-3800
PHILADELPHIA GAS WORKS	215-978-3000
VERIZON	215-983-6000
AT&T	800-222-0400
SEPTA	215-580-7852
PHILADELPHIA DEPT. OF STREETS	215-696-5003



07.05.2023

1600 NORTH BROAD EXISTING SITE SURVEY

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	11/29/2022	GENERAL COMMENTS	JDS
2	12/07/2022	PER L&I COMMENTS	JDS
3	01/04/2023	PER GENERAL COMMENTS	JDS

811
 Know what's below.
 Call before you dig.
 YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
 1-800-243-3776
 www.call811.org

PROJECT No.: PAC22062.00
DRAWN BY: JDS
DATE: 11/07/2022
CAD ID.: PAC22062.00-ZONE-3A

ZONING PLANS

FOR
1600 BROAD ASSOCIATES L.P.
 PROPOSED MULTI-FAMILY DEVELOPMENT
 1600 N. BROAD STREET & 1406 CECIL B. MOORE AVENUE
 CITY & COUNTY OF PHILADELPHIA PENNSYLVANIA 19121

BOHLER

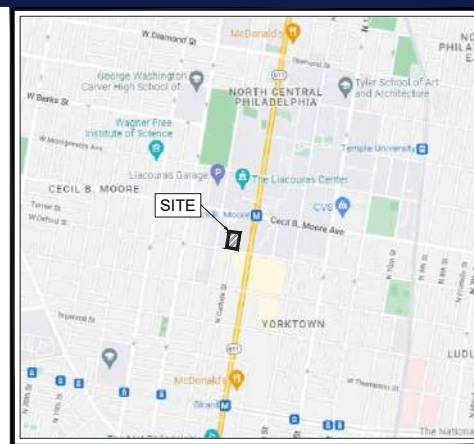
1515 MARKET STREET, SUITE 920
 PHILADELPHIA, PA 19102
 Phone: (267) 462-3400
 Fax: (267) 462-3401
 www.BohlerEngineering.com



SITE PLAN

SHEET NUMBER:
Z-101

REVISION 3 - 01/04/2023



ZONING REQUIREMENTS

ZONING REQUIREMENTS		
BASE DISTRICT	EXISTING	PROPOSED
CMX-4: COMMERCIAL MIXED USE		
OVERLAY DISTRICTS	NCP, NORTH CENTRAL PHILADELPHIA OVERLAY DISTRICT: SUBAREA B VDD, FIFTH DISTRICT OVERLAY DISTRICT	
DISTRICT AND LOT DIMENSIONS (S14-701-3)		
	REQUIRED	EXISTING
USE	PERMITTED	COMMERCIAL
LOT AREA (SQ. FT.)	N/A	82,284 S.F. (2 1/4 AC.) (P.D.S.) 82,284 S.F. (2 1/4 AC.) (P.D.S.)
GROSS FLOOR AREA (GFA)	N/A	102,277 SF
MAX OCCUPIED AREA (% OF LOT)	50% FOR BUILDINGS WITH OR MORE STORES (AT LEAST 1 RESIDENTIAL)	64.5%
MAX LOT COVERAGE FOR PORTIONS OF THE BUILDING ABOVE 30' HEIGHT (S14-701-3)	75% OF LOT AREA (PER BULK AND WASHINGTON CONTROLS OPTION B)	18.7% FOR ALL FLOORS ABOVE SF (17,428 SF @ 82,284 SF)
YARDS (S14-701-3)		
MIN. FRONT YARD DEPTH (CONCRETE W/ FT.)	N/A	1.0'
MIN. FRONT YARD DEPTH (SIDE & REAR W/ FT.)	N/A	0'
MIN. FRONT YARD DEPTH (BROAD ST.) (FT.)	N/A	0'
MIN. SIDE YARD WIDTH (FT.)	8 FT. IF USED	0.0' (WEST LOT LINE)
MIN. REAR YARD DEPTH (FT.)	N/A	N/A
HEIGHT (S14-701-3)		
MAX HEIGHT (FT.)	N/A	20'
FLOOR AREA RATIO (S14-701-3)		
MAX FLOOR AREA (% OF LOT AREA)	60%	105%
LANDSCAPING REQUIREMENTS		
PARKING LOT LANDSCAPING (S14-803-1)	10% OF INTERIOR SURFACE PARKING LOT REQUIRED: 10 SF	1,381 SF
MIN. PARKING STRIPBACK (S14-803-4)	5 FT. FOR PARKING LOTS WITH STREET FRONTAGE OR 2 SCREENING WALL	2 1/2' WALL

PARKING REQUIREMENTS

REQUIRED	PROPOSED
MULTIFAMILY: 3 SPACES FOR EVERY 10 RESIDENTIAL UNITS	48 SPACES & EQUIVALENT 82 TOTAL (CONCRETE SPACES) (50% OF TOTAL PARKING)
ADA PARKING REQUIREMENT (S14-803-5)	1 SPACE FOR EVERY 25 SPACES PROVIDED
BIKE PARKING (S14-804-2)	MULTIFAMILY: 1 PER EVERY THREE DWELLING UNITS
ELECTRIC VEHICLE CHARGING (S14-803-6)	50/50 SPACES: 4 ELECTRIC SPACES
LOADING (S14-806-1)	2 SPACES FOR GFA 200,000 SF - 500,000 SF

NOTE: NO SIGNS PROPOSED AS PART OF THIS APPLICATION

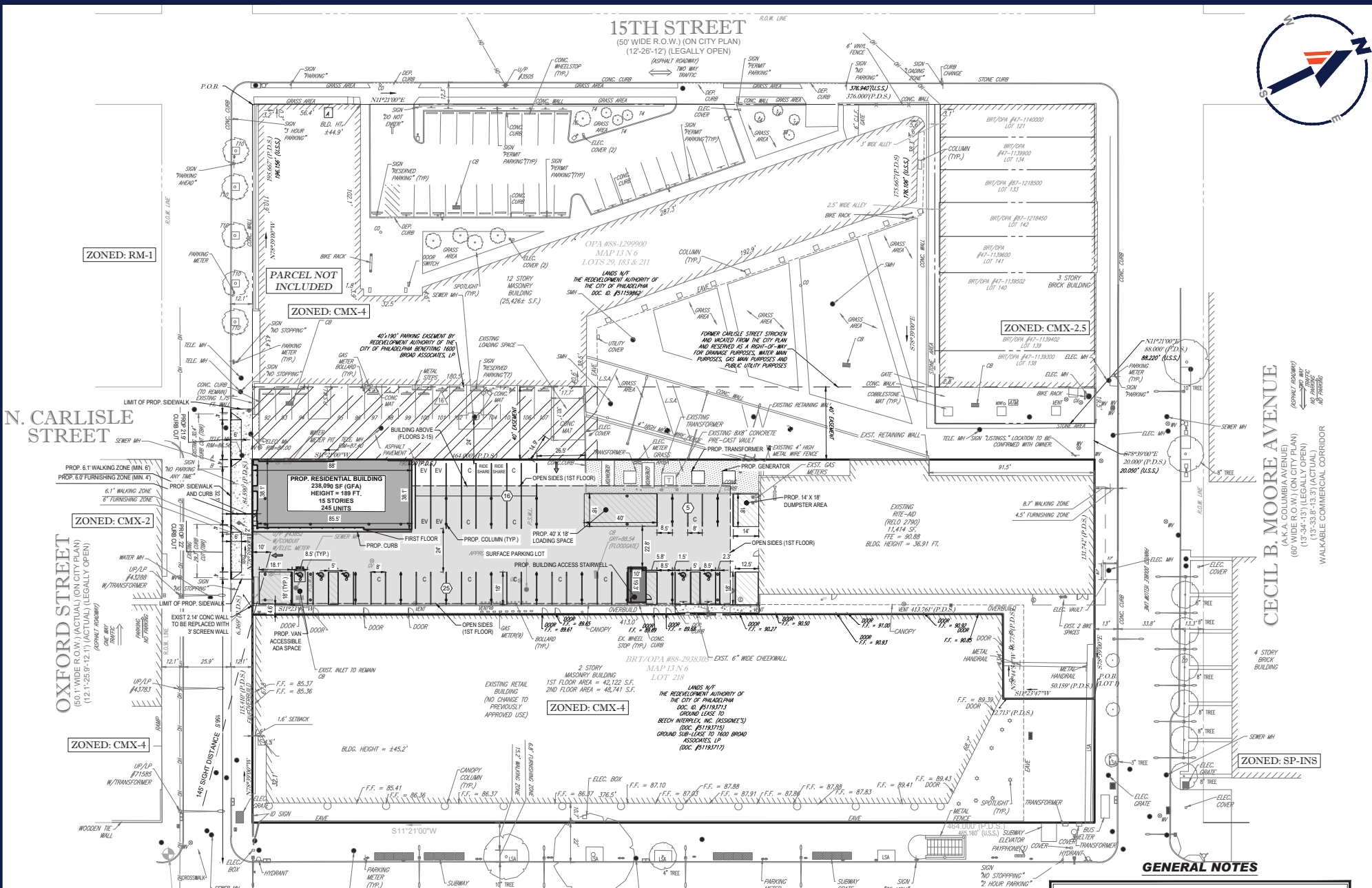
LEGEND

EXISTING

- PROPERTY LINE
- R.O.W. LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- LEASE LINE
- BUILDING
- LANDSCAPING
- RETAINING WALL
- CONCRETE CURB
- FLUSH CURB
- FENCE
- ACCESSIBLE SYMBOL
- CONCRETE MONUMENT/IRON PIN
- SIGN
- PARKING COUNT
- AREA LIGHT
- TREE

PROPOSED

- BUILDING (1ST FLOOR)
- BUILDING OVERHEAD (FLOORS 2-15)
- RETAINING WALL
- CONCRETE CURB
- FLUSH CURB
- ACCESSIBLE SYMBOL
- SIDEWALK
- PARKING COUNT



REFERENCES AND CONTACT INFORMATION

1.) THIS PLAN REFERENCES SURVEYS PREPARED BY: CONTROL POINT ASSOCIATES, INC. 600 MANOR DRIVE, SUITE 210 CHALFONT, PA. 18914 JAMES C. WOOD, P.L.S. #SU075250

ENTITLED: "ALTANSIPS LAND TITLE SURVEY" 1600 BROAD STREET CITY & COUNTY OF PHILADELPHIA, 40TH WARD COMMONWEALTH OF PENNSYLVANIA

FILE: SURVEY A CP08101 09/26/2008
 SURVEY B 02-080101 08/09-2016

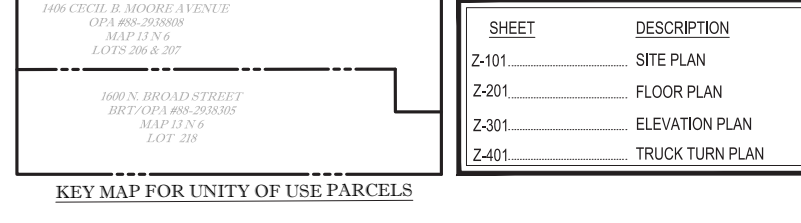
2.) LEESEE: TRINA ROBERTS 1600 BROAD ASSOCIATES, LP 1520 LOCUST STREET SUITE 300 PHILADELPHIA, PA 19102 (215-467-4600) EXT. 105 TRINAROBERTS@TOWERDEV.COM

3.) OWNER/APPLICANT: REDEVELOPMENT AUTHORITY OF PHILADELPHIA 2ND FLOOR PHILADELPHIA, PA 19102-1601



SHEET INDEX

SHEET	DESCRIPTION
Z-101	SITE PLAN
Z-201	FLOOR PLAN
Z-301	ELEVATION PLAN
Z-401	TRUCK TURN PLAN



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



811
 Know what's below.
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PROJECT No.:	PAC220082 00
DRAWN BY:	JDS
CHECKED BY:	MM
DATE:	11/07/2022
CAD L.D.:	PAC220082 00-ZONE-1A

ZONING PLANS

FOR
1600 BROAD ASSOCIATES L.P.
 PROPOSED MULTI-FAMILY DEVELOPMENT
 1406 CECIL B. MOORE AVENUE & 1600 N. BROAD STREET
 CITY & COUNTY OF PHILADELPHIA
 PENNSYLVANIA 19121

BOHLER
 1515 MARKET STREET, SUITE 920
 PHILADELPHIA, PA 19102
 Phone: (267) 402-3400
 Fax: (267) 402-3401
www.BohlerEngineering.com



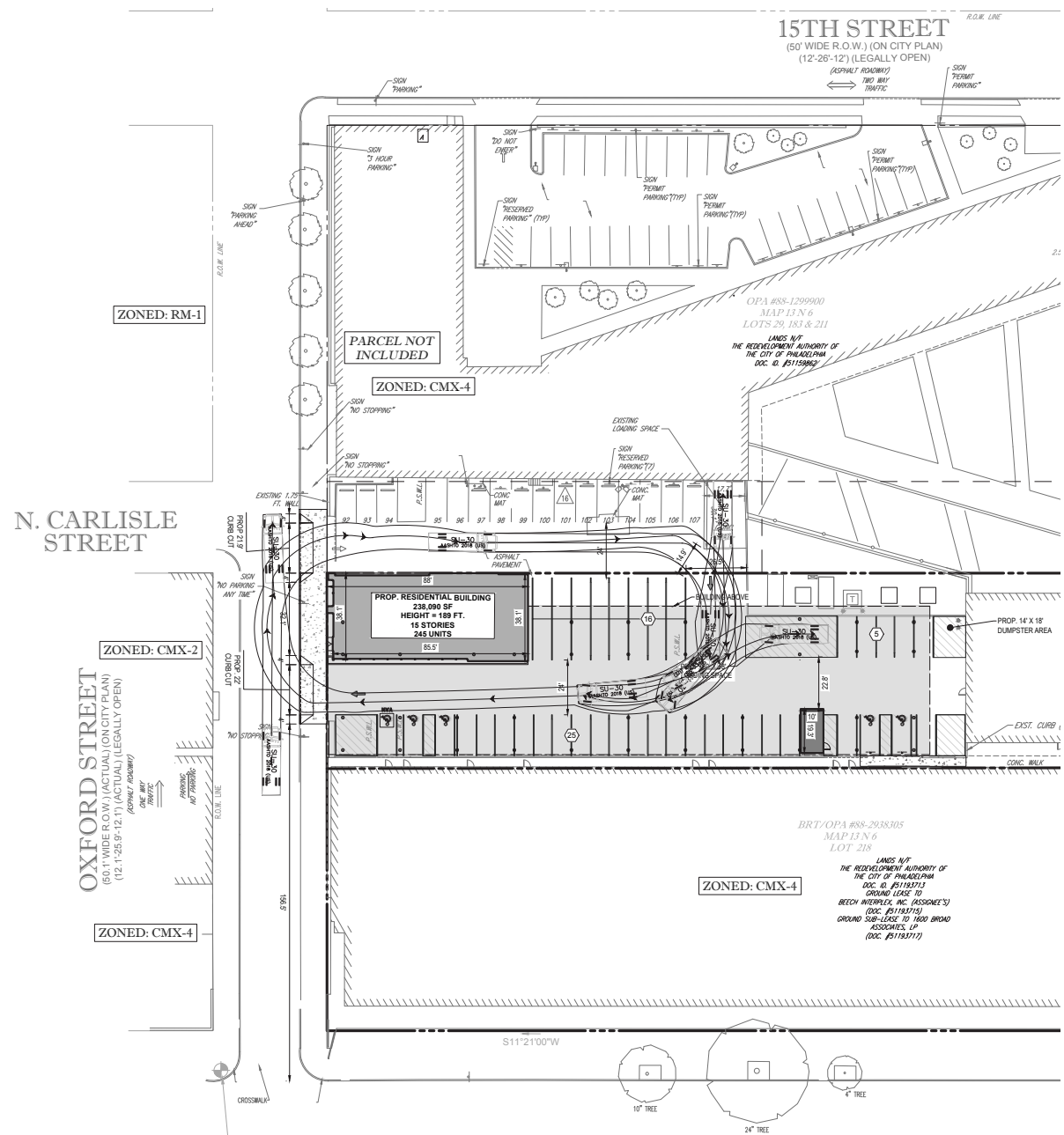
SHEET TITLE:

TRUCK TURN PLAN

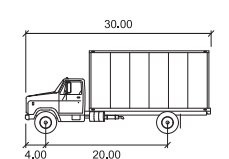
SHEET NUMBER:

Z-401

ORG. DATE : 11/07/2022

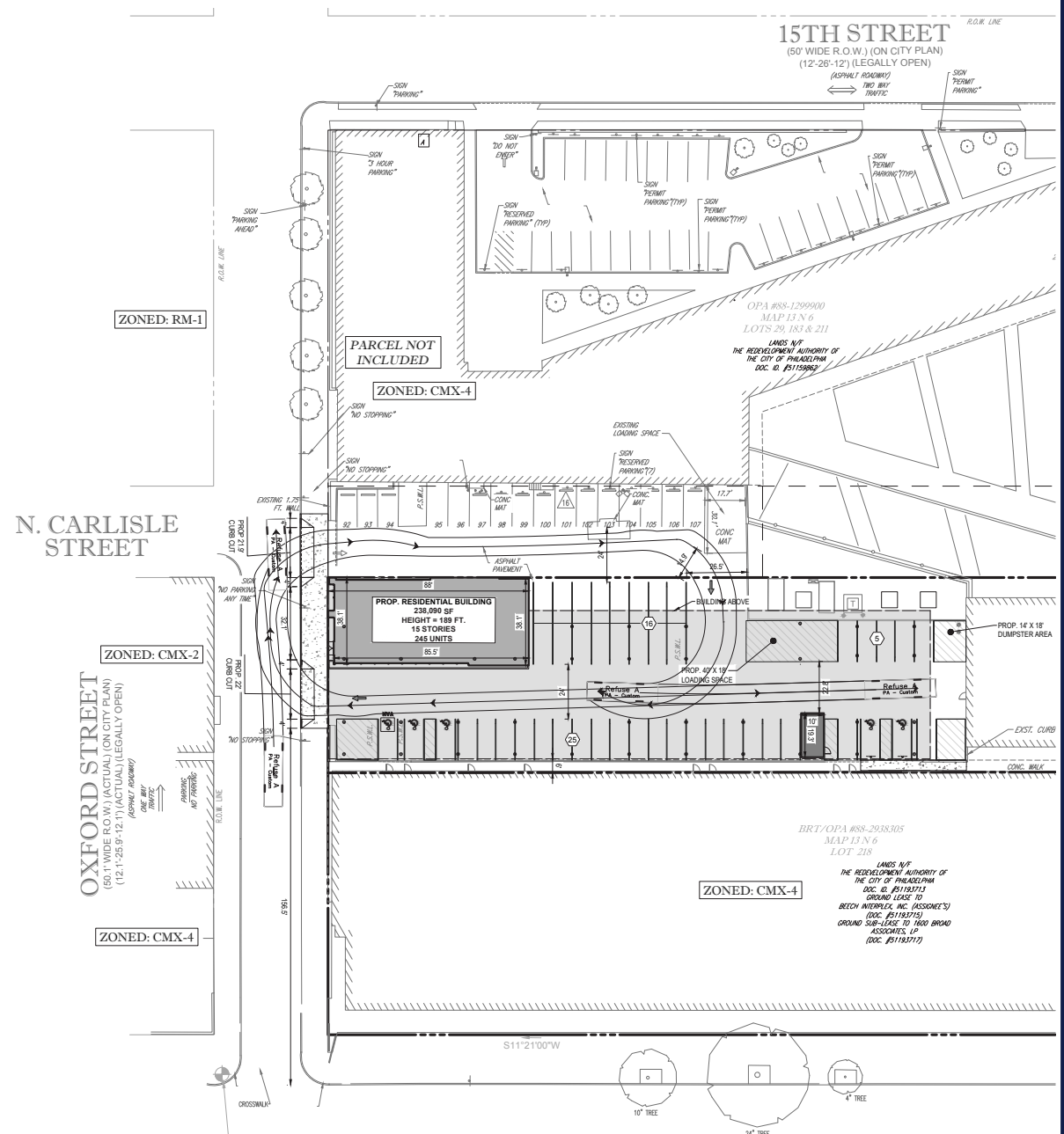


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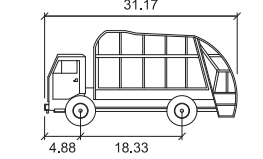


SU-30

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Steering Angle	: 31.8

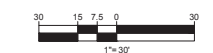


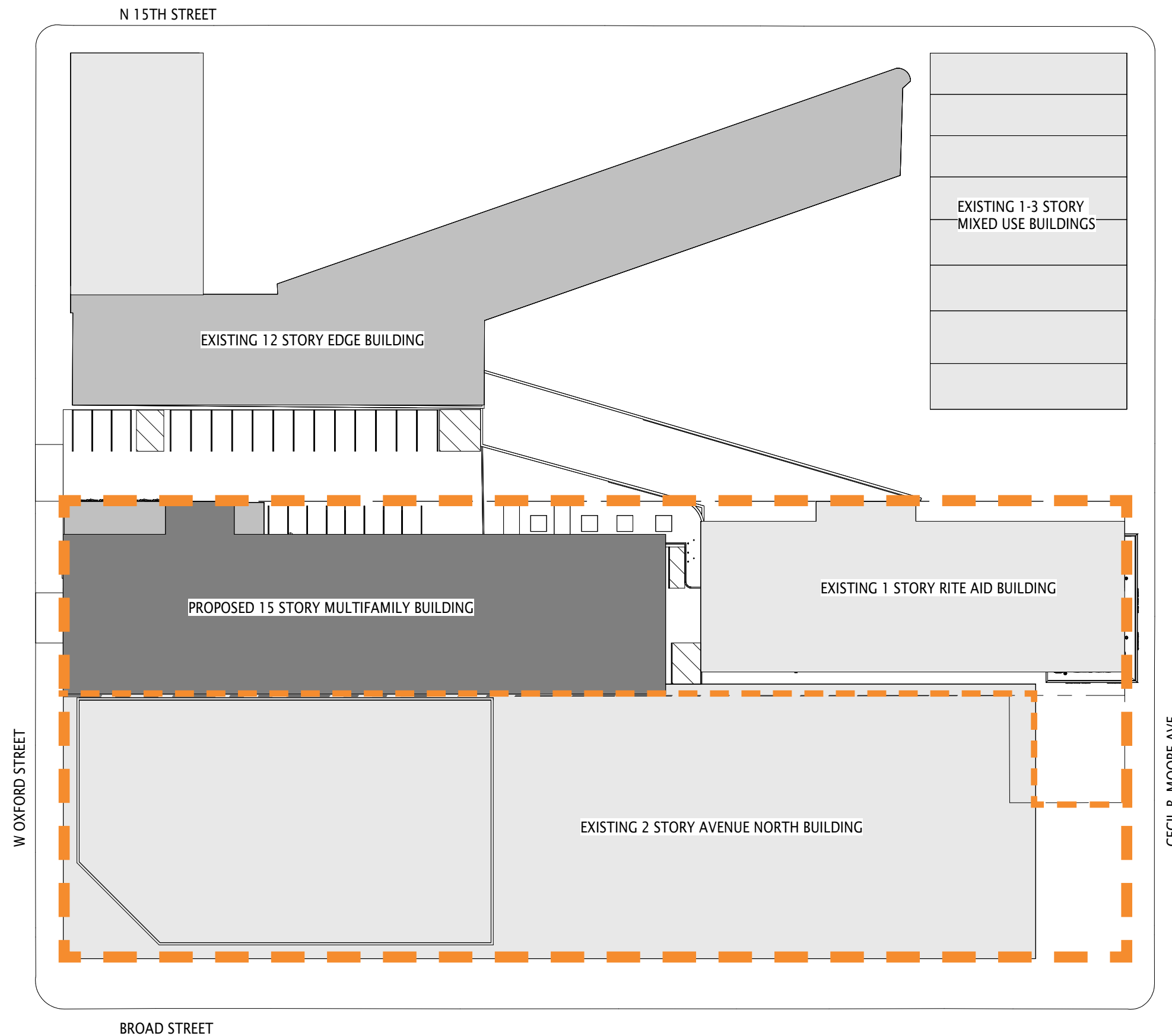
REFUSE CIRCULATION



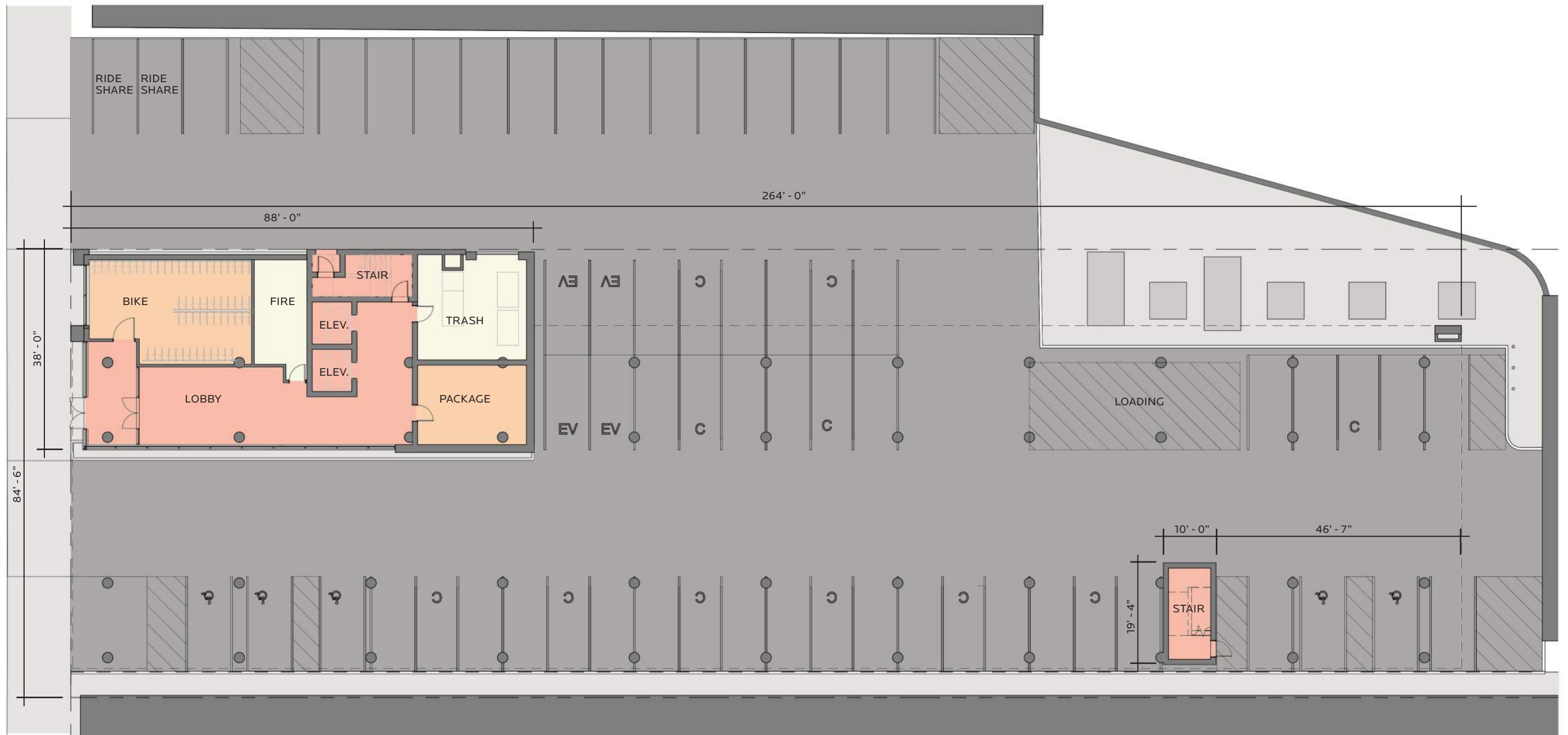
Refuse A

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Steering Angle	: 32.0

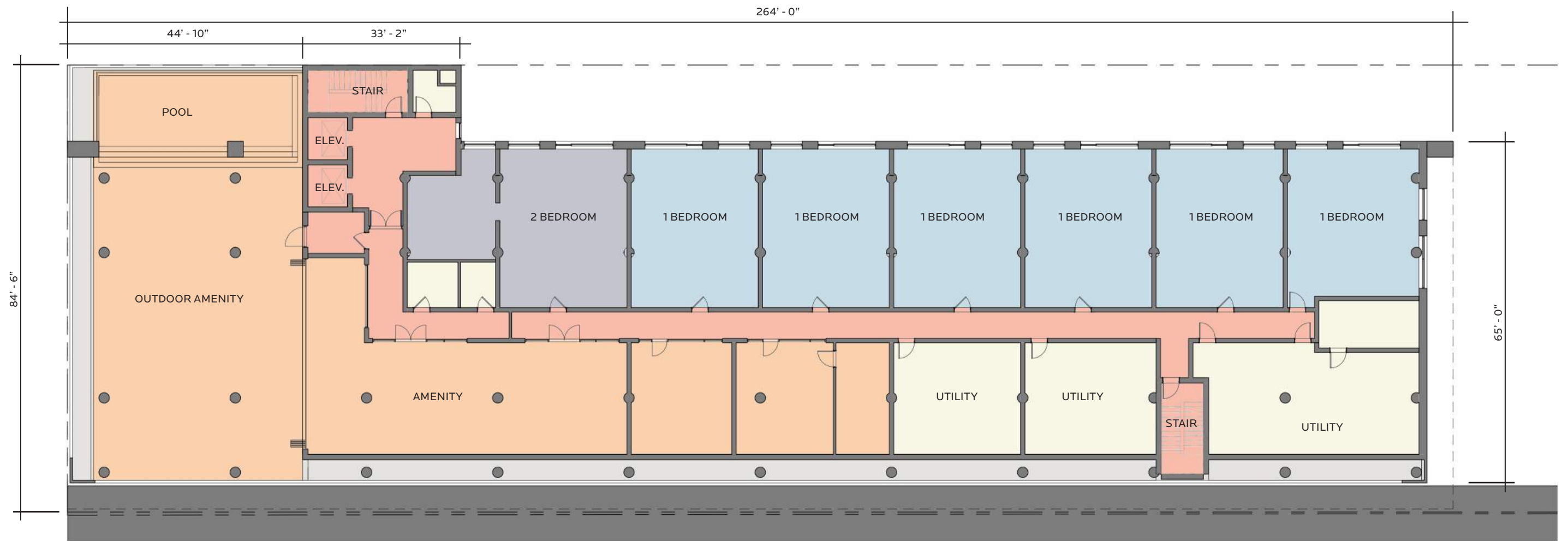




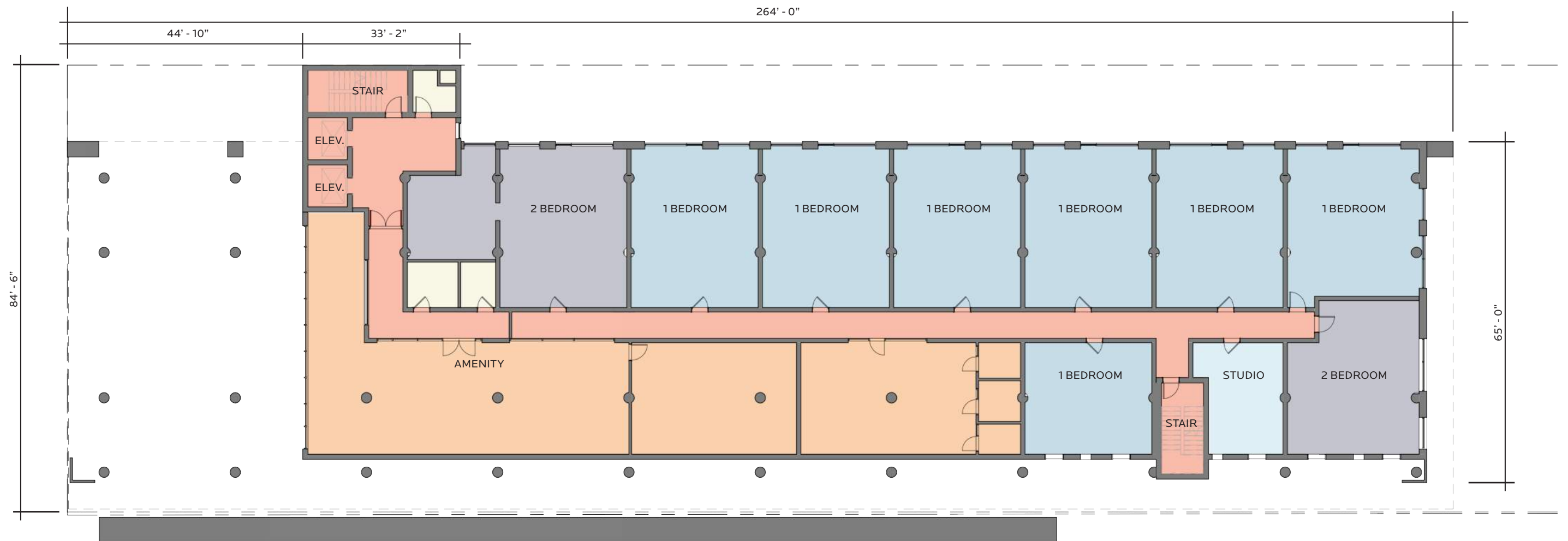
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- AMENITY
- BOH
- STUDIO
- 1 BEDROOM
- 2 BEDROOM



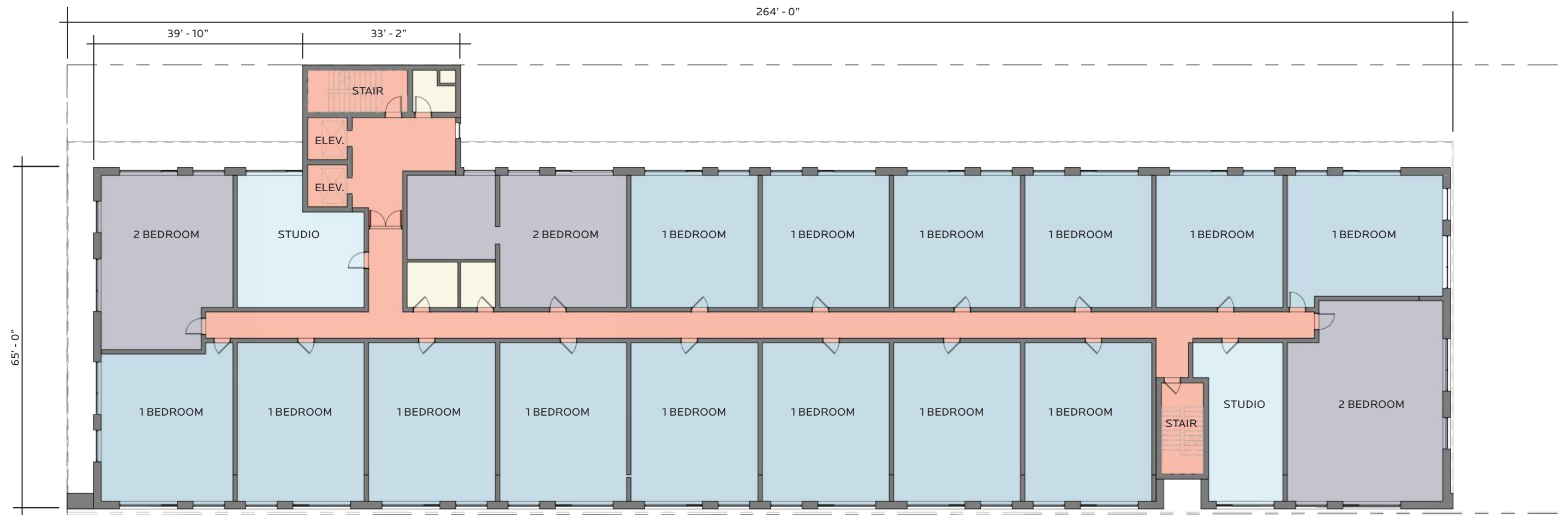
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- AMENITY
- BOH
- STUDIO
- 1 BEDROOM
- 2 BEDROOM

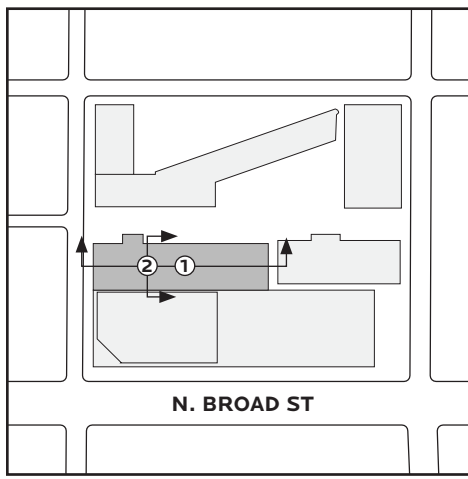


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- AMENITY
- BOH
- STUDIO
- 1 BEDROOM
- 2 BEDROOM

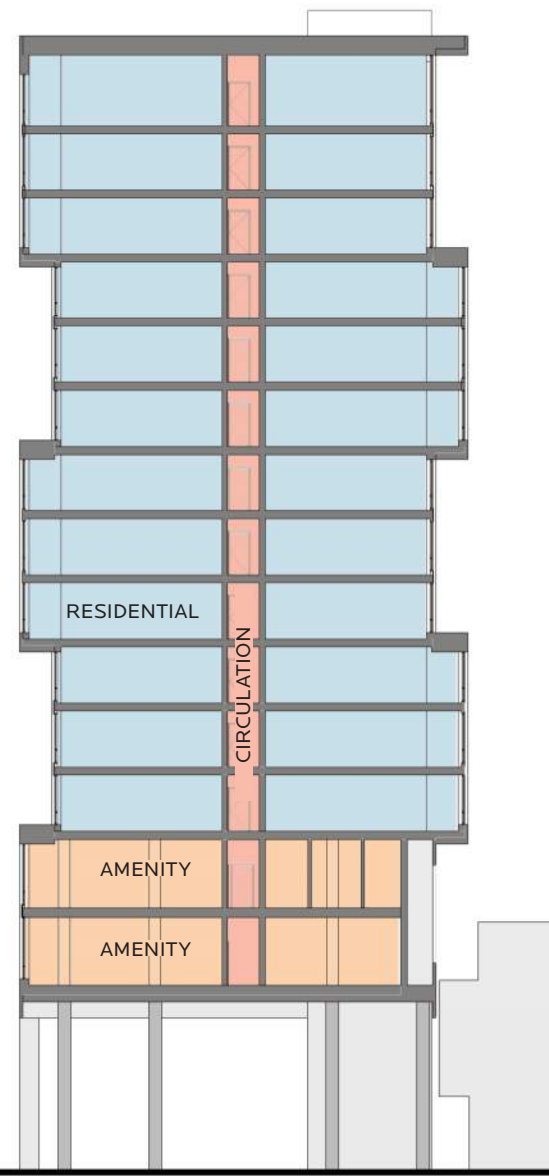


- CIRCULATION
- STUDIO
- AMENITY
- 1 BEDROOM
- BOH
- 2 BEDROOM

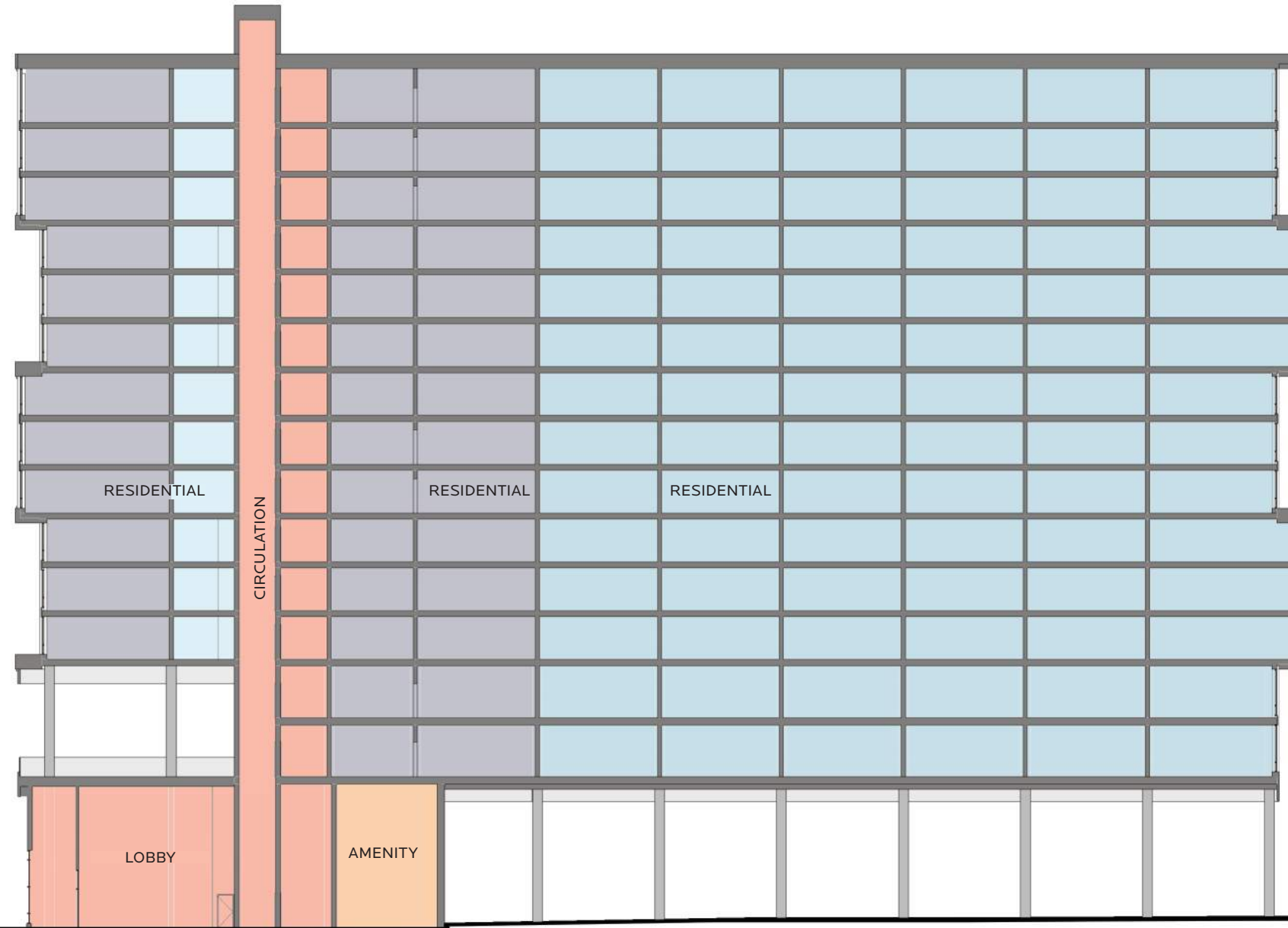




- CIRCULATION
- AMENITY
- BOH
- STUDIO
- 1 BEDROOM
- 2 BEDROOM






SITE SECTION A

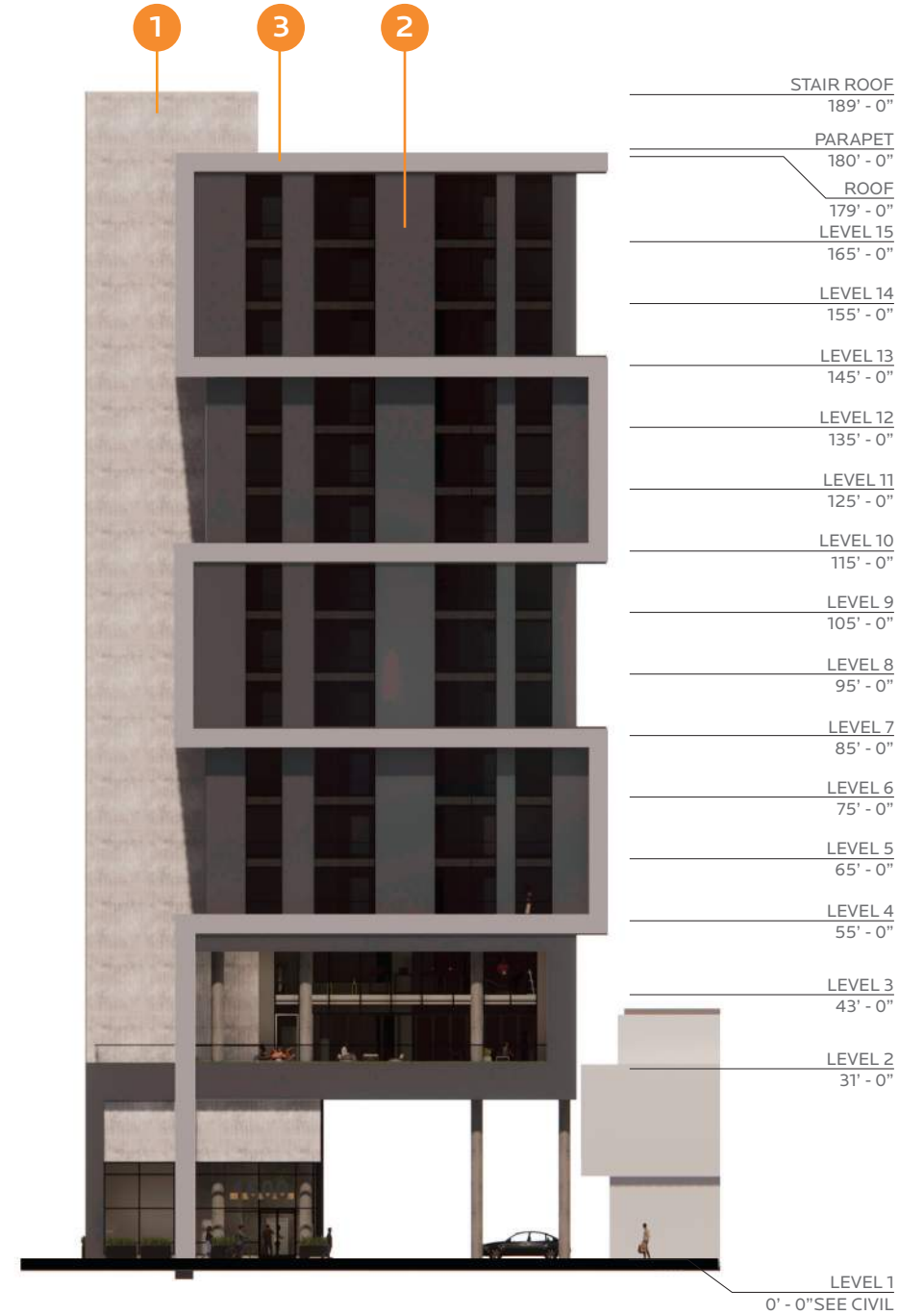


SITE SECTION B




- STAIR ROOF
189' - 0"
- PARAPET
180' - 0"
- ROOF
179' - 0"
- LEVEL 15
165' - 0"
- LEVEL 14
155' - 0"
- LEVEL 13
145' - 0"
- LEVEL 12
135' - 0"
- LEVEL 11
125' - 0"
- LEVEL 10
115' - 0"
- LEVEL 9
105' - 0"
- LEVEL 8
95' - 0"
- LEVEL 7
85' - 0"
- LEVEL 6
75' - 0"
- LEVEL 5
65' - 0"
- LEVEL 4
55' - 0"
- LEVEL 3
43' - 0"
- LEVEL 2
31' - 0"
- LEVEL 1
0' - 0" SEE CIVIL

MATERIAL KEY

1		2		3	
	CONCRETE LOOK PANEL MOONDUST		METAL PANEL MAJOLICA BLUE		METAL PANEL GREY



MATERIAL KEY

1		2		3	
	CONCRETE LOOK PANEL MOONDUST		METAL PANEL MAJOLICA BLUE		METAL PANEL GREY













COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

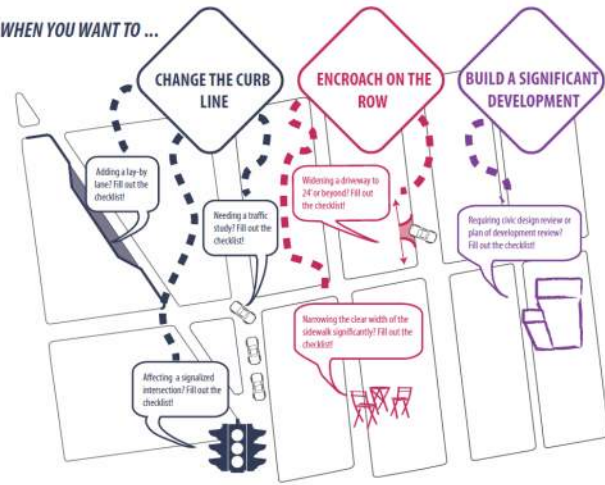
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

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

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

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT: _____

DATE _____

FINAL STREETS DEPT REVIEW AND COMMENT: _____

DATE _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.
- All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.
- Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ADA curb-ramp designs must be submitted to Streets Department for review
- Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
 - 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
<u>Proposed Multi-Family Development</u> | 2. DATE
<u>4/14/2023</u> |
| 3. APPLICANT NAME
<u>Redevelopment Authority of Philadelphia. c/o 1600 Broad Associates, LP</u> | 5. PROJECT AREA: list precise street limits and scope
<u>1600 N. Broad St. & 1406 Cecil B. Moore Avenue</u> |
| 4. APPLICANT CONTACT INFORMATION
<u>tinaroberts@towerdev.com / 215.467.4600 x 105</u> | |
| 6. OWNER NAME
<u>Tina Roberts</u> | |
| 7. OWNER CONTACT INFORMATION
<u>tinaroberts@towerdev.com / 215.467.4600 x 105</u> | |
| 8. ENGINEER / ARCHITECT NAME
<u>Cornelius Brown, P.E., Principal, Regional Manager</u> | |
| 9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>cbrown@bohlereng.com / 267.402.3400</u> | |
| 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>Cecil B. Moore Ave.</u>	<u>Broad Street</u>	<u>15th Street</u>	<u>Walkable Commercial Corridor</u>
<u>Oxford Street</u>	<u>Broad Street</u>	<u>N. Carlisle Street</u>	<u>City Neighborhood</u>
<u>Broad Street</u>	<u>Oxford Street</u>	<u>Cecil B. Moore Ave.</u>	<u>Civic/Ceremonial</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 type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" 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 type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

APPLICANT: General Project Information

Additional Explanation / Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>Cecil B. Moore Ave.</u>	<u>13.0' / 13.0' / 13.0'</u>	<u>13.0' / 13.0'</u>
<u>Oxford Street</u>	<u>12' / 12.1' / 12.1'</u>	<u>12.0' / 12.0'</u>
<u>Broad Street</u>	<u>20.0' / 22.0' / 22.0'</u>	<u>22.0' / 22.0'</u>
_____	_____ / _____ / _____	_____ / _____

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE
	Required / Existing / Proposed
<u>Cecil B. Moore Ave.</u>	<u>6.0' / 8.7' / 8.7'</u>
<u>Oxford Street</u>	<u>6.0' / 6.1' / 6.1'</u>
<u>Broad Street</u>	<u>10.0' / 15.2' / 15.2'</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>Curb Cut</u>	<u>30.4'</u>	<u>Oxford Street Ingress</u>
<u>Curb Cut</u>	<u>29.3'</u>	<u>Oxford Street Egress</u>
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>22'</u>	<u>Oxford Street Egress</u>
<u>Curb Cut</u>	<u>21.9'</u>	<u>Oxford Street Ingress</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: Existing sidewalk and curb cuts along Oxford Street are to be reconstructed in accordance with latest Streets Department regulations to enhance pedestrian access along the development frontage. Sidewalk along Cecil B. Moore Avenue was recently reconstructed as part of the Rite Aid development.

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

16. BUILDING ZONE: list the MAXIMUM, existing and proposed Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
<u>Cecil B. Moore Ave.</u>	<u>0.0' / 0.0'</u>
<u>Oxford Street</u>	<u>0.0' / 0.0'</u>
<u>Broad Street</u>	<u>0.0' / 0.0'</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>Cecil B. Moore Ave.</u>	<u>4.0' / 4.5' / 4.5'</u>
<u>Oxford Street</u>	<u>4.0' / 6.0' / 6.0'</u>
<u>Broad Street</u>	<u>5.0' / 6.8' / 6.8'</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?

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

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:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>
24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
<u>1406 Cecil B. Moore Ave.</u>	<u>82</u>	<u>0 / 0</u>	<u>0 / 0</u>	<u>2 / 84</u>
<u>1600-36 N Broad Street</u>	<u>0</u>	<u>0 / 0</u>	<u>0 / 0</u>	<u>0 / 0</u>

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?

	YES	NO	N/A	DEPARTMENTAL APPROVAL
▪ Conventional Bike Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Buffered Bike Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Bicycle-Friendly Street	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Indego Bicycle Share Station	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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:

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"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>	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?		YES <input type="checkbox"/> NO <input type="checkbox"/>

APPLICANT: Curbside Management Component

Additional Explanation / Comments: Existing sidewalk and curb cuts along Oxford Street are to be reconstructed in accordance with latest Streets Department regulations to enhance pedestrian access along the development frontage. Sidewalk along Cecil B. Moore Avenue was recently reconstructed as part of the Rite Aid development.

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, identify existing and proposed lane widths and the design speed for each street frontage;

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
N/A	---	---	---/---	---
---	---	---	---/---	---
---	---	---	---/---	---
---	---	---	---/---	---

33. What is the maximum AASHTO design vehicle being accommodated by the design?	SU-30	DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/>
34. Will the project affect a historically certified street? An inventory of historic streets ⁽¹⁾ is maintained by the Philadelphia Historical Commission.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
35. Will the public right-of-way be used for loading and unloading activities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
36. Does the design maintain emergency vehicle access?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
37. Where new streets are being developed, does the design connect and extend the street grid?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: Existing curb cut locations are to be maintained, however, their width reduced as part of the redevelopment project. Existing circulation patterns are to be maintained.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

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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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	---	---
---	---	---
---	---	---
---	---	---

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

APPLICANT: Intersections & Crossings Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component
Reviewer Comments: _____

Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, the project is within walking distance to the existing Broad Street line rail station and various bus stops.
(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, the new parking areas are under the building. Unenclosed parking areas are 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, the project proposes 4 electric vehicle spaces and 2 ride share spaces (9%).
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) ⁱ	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, however there are 2 existing bike share stations within walking distance from the property, one in front of the Fresh Grocer at the corner of Broad and Oxford Streets and the other adjacent to the news stand at the corner of Broad Street and Cecil B Moore Avenue.

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.	No on-site vegetation is included for the project.
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	No
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	The site has PWD ERSA approval (FY23-NBRO-7022-01) to implement an underground detention basin to manage stormwater runoff generated from the site. Additional calculations to confirm compliance will be provided during the PWD Technical review phase. The Project Team will investigate feasibility of developing a green street or management of additional runoff with PWD.
(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.	A) All hardscapes will have a high reflectance with an SRI > 29
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	This project will meet the requirements for energy performance and commissioning under 2018 IECC requirements.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	No.

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	Yes.
(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