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**2001 E LEHIGH AVE,
PHILADELPHIA PA, 19125**

CIVIC DESIGN REVIEW - 06/13/2023

OWNER

Isaac Singleton
2403 S Broad St,
Philadelphia, PA 19148

ARCHITECT

Designblendz Architecture LLP
4001 Main St, Suite 203,
Philadelphia, PA 19127

CIVIL ENGINEER

Aqua Economics and Engineering, LLC
1391 Walton Rd,
Blue Bell, PA 19422

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-2022-013011

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

The applicant's property affects property in any Residential district and includes new construction that
 Creates more than 50,000 SF of new gross floor area and more than 50 additional dwelling units

PROJECT LOCATION

Planning District: River Wards Council District: 1st

Address: 2001 E Lehigh Avenue
Philadelphia, PA 19125

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

CONTACT INFORMATION

Applicant Name: Designblendz LLC Primary Phone: 215-995-0228

Email: landi@designblendz.com Address: 4001 Main Street, Suite 203
Philadelphia, PA

Property Owner: James H Boyd, Jr Developer Isaac Singleton Project IV
 Architect: Designblendz Architecture LLP

SITE CONDITIONS

Site Area: 35,297.6 SF

Existing Zoning: ICMX Are Zoning Variances required? Yes No

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units): 132,131 FAR including 7,763 SF of ground floor vacant commercial space

Proposed # of Parking Units: 59 parking spaces including 4 car share spaces and 9 electric vehicle spaces. 56 class 1A bike parking spaces and 20 class 1 bike spaces

COMMUNITY MEETING

Community meeting held: Yes No

If yes, please provide written documentation as proof.

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

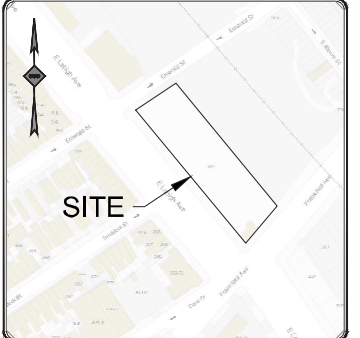
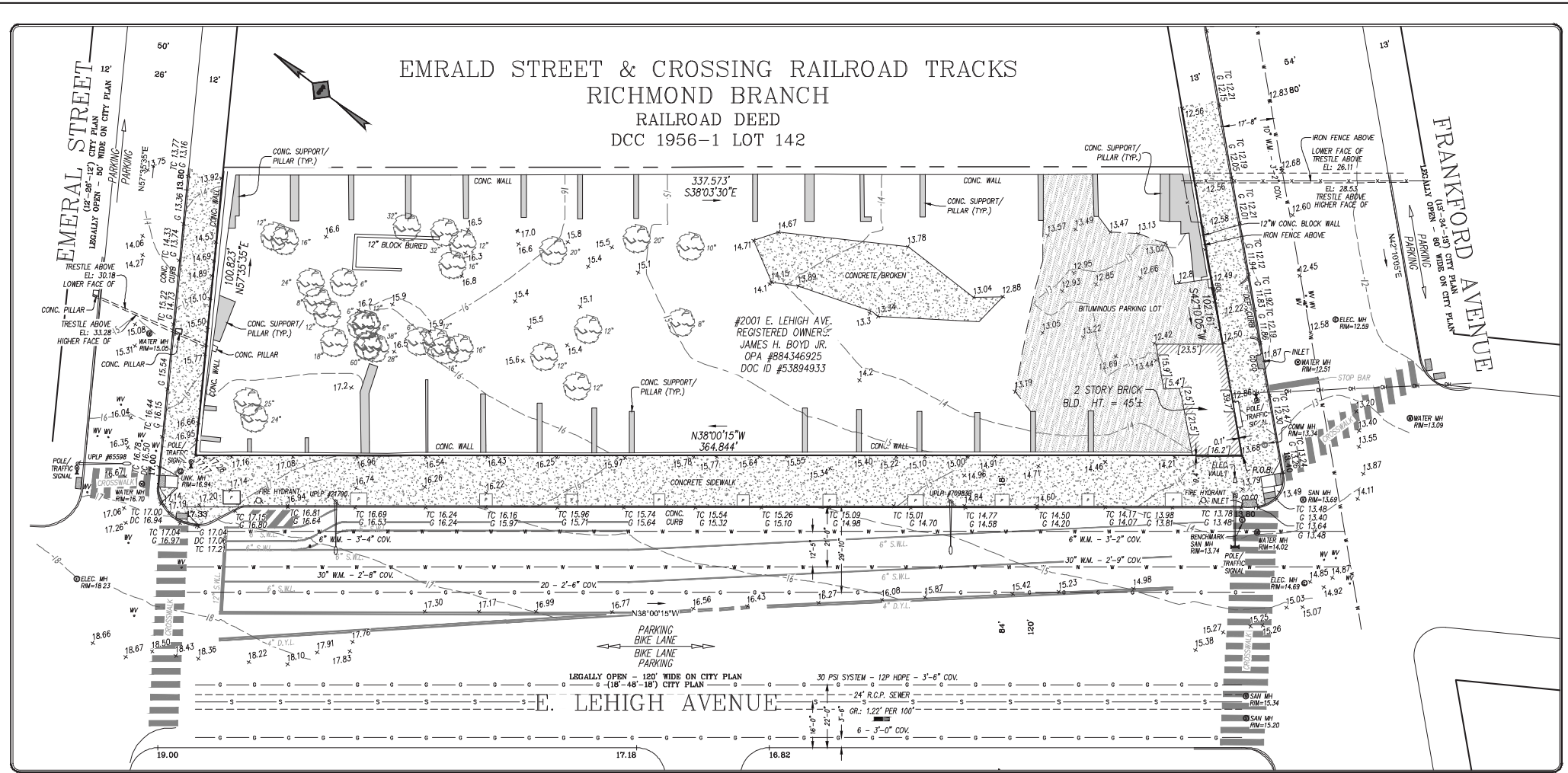
Date: TBD Time: TBD

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:

Date: Dec 13, 2023



LOCATION MAP
N.T.S.

ZONING

CMX-2 (NEIGHBORHOOD COMMERCIAL MIXED-USE-2)

LOT DIMENSIONS
Maximum Occupied Area
• Lot: Intermediate 75%
• Corner: 80%

YARDS
Minimum Front Yard Depth (ft.): N/A
Minimum Side Yard Width (ft.): 5 if used
Minimum Rear Yard Depth (ft.):
• The greater of 9 or 10% of lot depth

HEIGHT REGULATIONS
Maximum Height (ft.) - 38 (See Zoning Bonus)
Minimum Conic Height (ft.) - N/A

NOTES

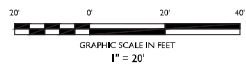
- THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF JAMES H. BOYD JR.
- PARCEL ADDRESS: #2001 E. LEHIGH AVENUE.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS CMX-2 (NEIGHBORHOOD COMMERCIAL MIXED-USE-2).
- FIELD WORK PERFORMED ON 11/15/2022.
- ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD. THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA, PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
- SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
- REGISTERED OWNERS: JAMES H. BOYD JR.
- THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT).
- UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- PREMISE SHOWN HEREON HAS STREET FRONTAGE.
- ELEVATIONS SHOWN ON PLAN ARE FROM CITY PLAN No. 195, BENCHMARK: SAN MH (E. LEHIGH AVE.) RIM ELEVATION = 13.74'.
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HERON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
- COPYRIGHT 2022 - ALL RIGHTS RESERVED - AQUA ECONOMICS NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.

EXISTING PARCEL AREA

ADDRESS	SQ. FT.	ACRES	OPA#	REGISTERED OWNERS	DOC ID	RECORDING DATE
#2001 E. LEHIGH AVENUE	35,297.6 S.F.	0.81032 AC.	884346925	JAMES H. BOYD JR.	53894933	10/25/2021

LEGEND

SYMBOL	DESCRIPTION
—●—	POINT OF BEGINNING
—	SEAS
—X—X—	GLASSING FENCE
—	PROPERTY LINE
—	MAJOR CONTOUR
—	MINOR CONTOUR
—	GRADE SPOT SHOT
—	TOP OF CURB / BOTTOM OF CURB (SEE SHOT)
—	TOP OF WALL / BOTTOM OF WALL (SEE SHOT)
—	BLUENEO
—	CONCRETE
—	GRASS / EARTH
—	UTILITY POLE / WIDTH
—	BOLLARD
—	WATER VALVE
—	GAS VALVE
—	SEWER VENT
—	LOW PROFILE
—	FIRE HYDRANT
—	PARKING METER
—	TRIP
—	MANHOLE (TYP.)



1391 Walton Road Blue Bell, Pa 19422
(215)990-0678 / paul@aquaeconomics.com

Contact Information:
GENERAL MANAGER: Trish Lonie
Phone: (267)885-8875
Email: trish@aquaeconomics.com

Contact Information:
SURVEY PROJECT MANAGER:
Robert Babo
Email: robert@aquaeconomics.com

EXISTING CONDITIONS PLAN

#2001 E. LEHIGH AVENUE

31ST WARD PHILADELPHIA PA, 19123	
MUNICIPALITY: PHILADELPHIA	Property Owner(s)
PHILADELPHIA COUNTY, PA	JAMES H. BOYD JR.
Drawn By: JJK	Checked By: PL

NO.	DATE	BY	DESCRIPTION
12/12/2022			

PAUL LONIE

PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU24461E
SCALE: 1" = 20'
PROJECT ID: 2001 E LEHIGH AVE (DC_BASE)(S1R2)
SHEET: 24" x 36"
Sheet 1 of 1

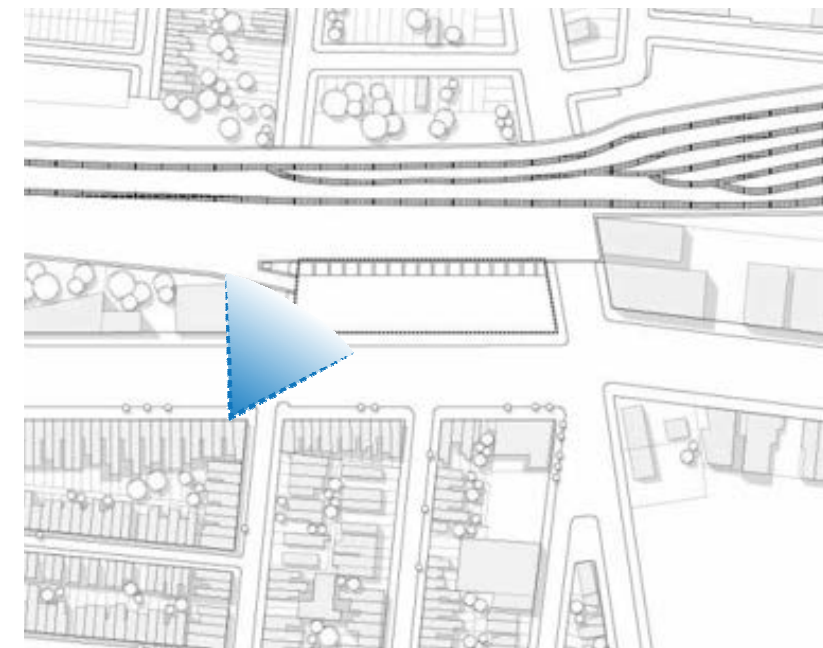


SITE AERIAL

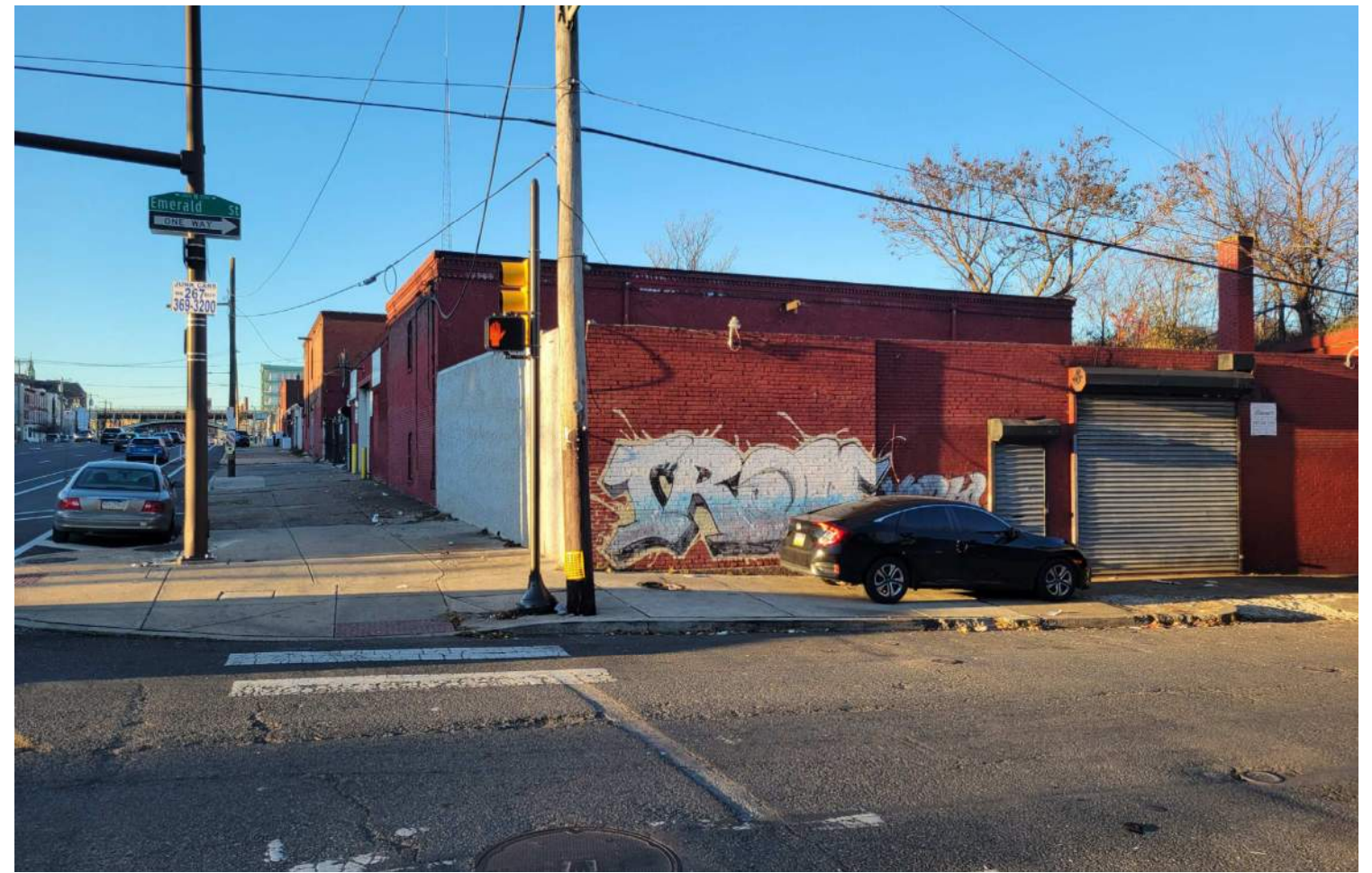


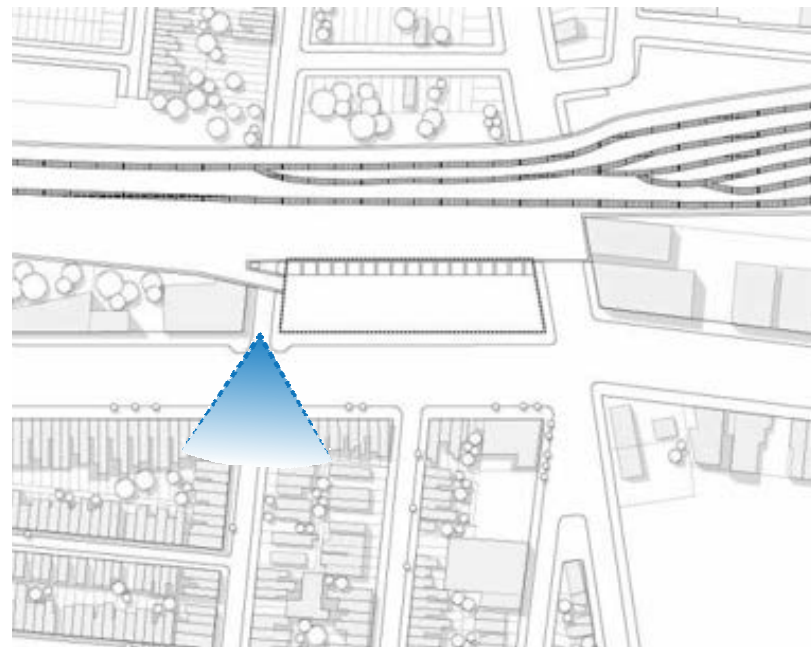
ICMX INDUSTRIAL COMMERCIAL MIXED-USE

ZONING MAP

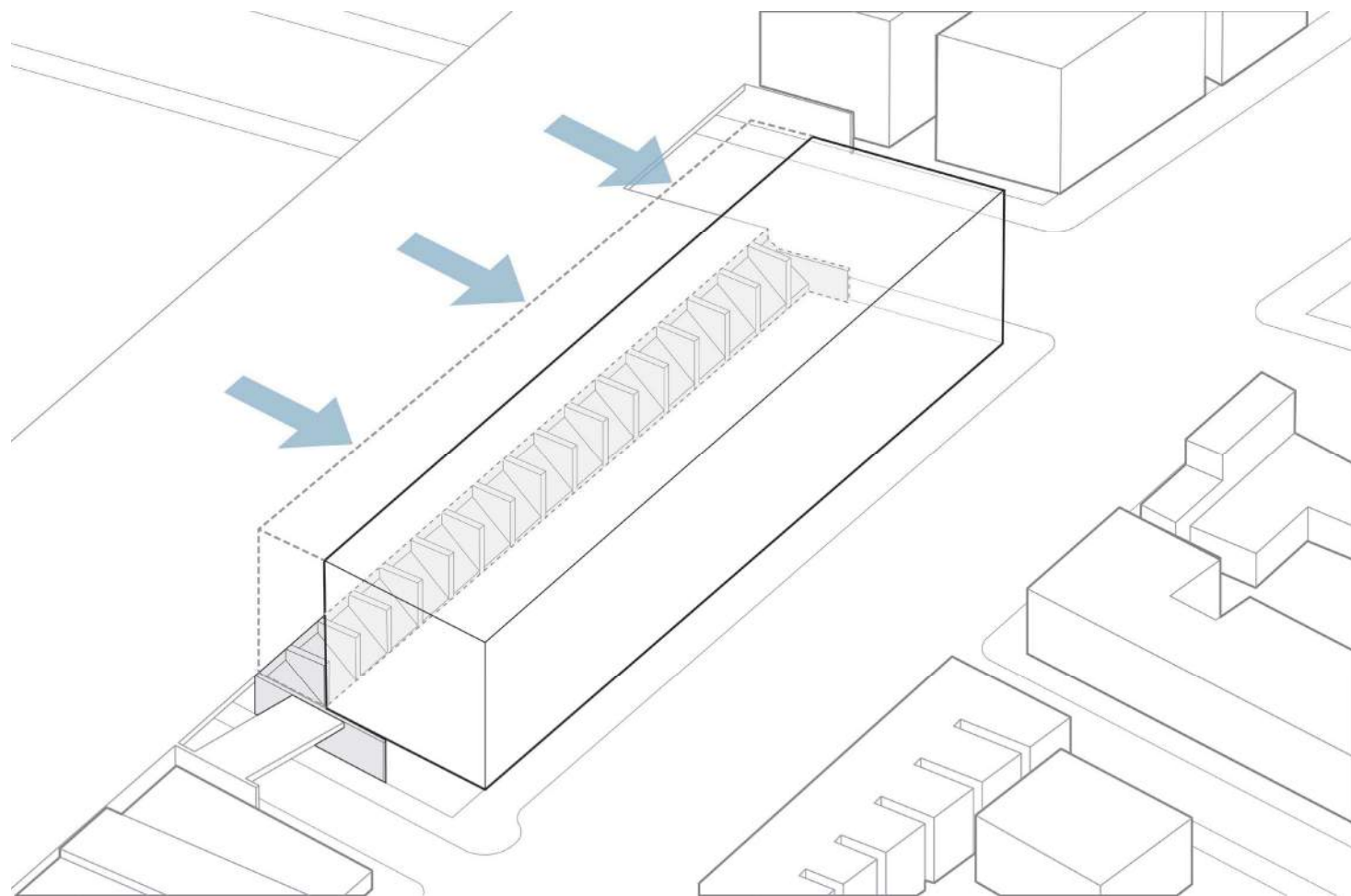






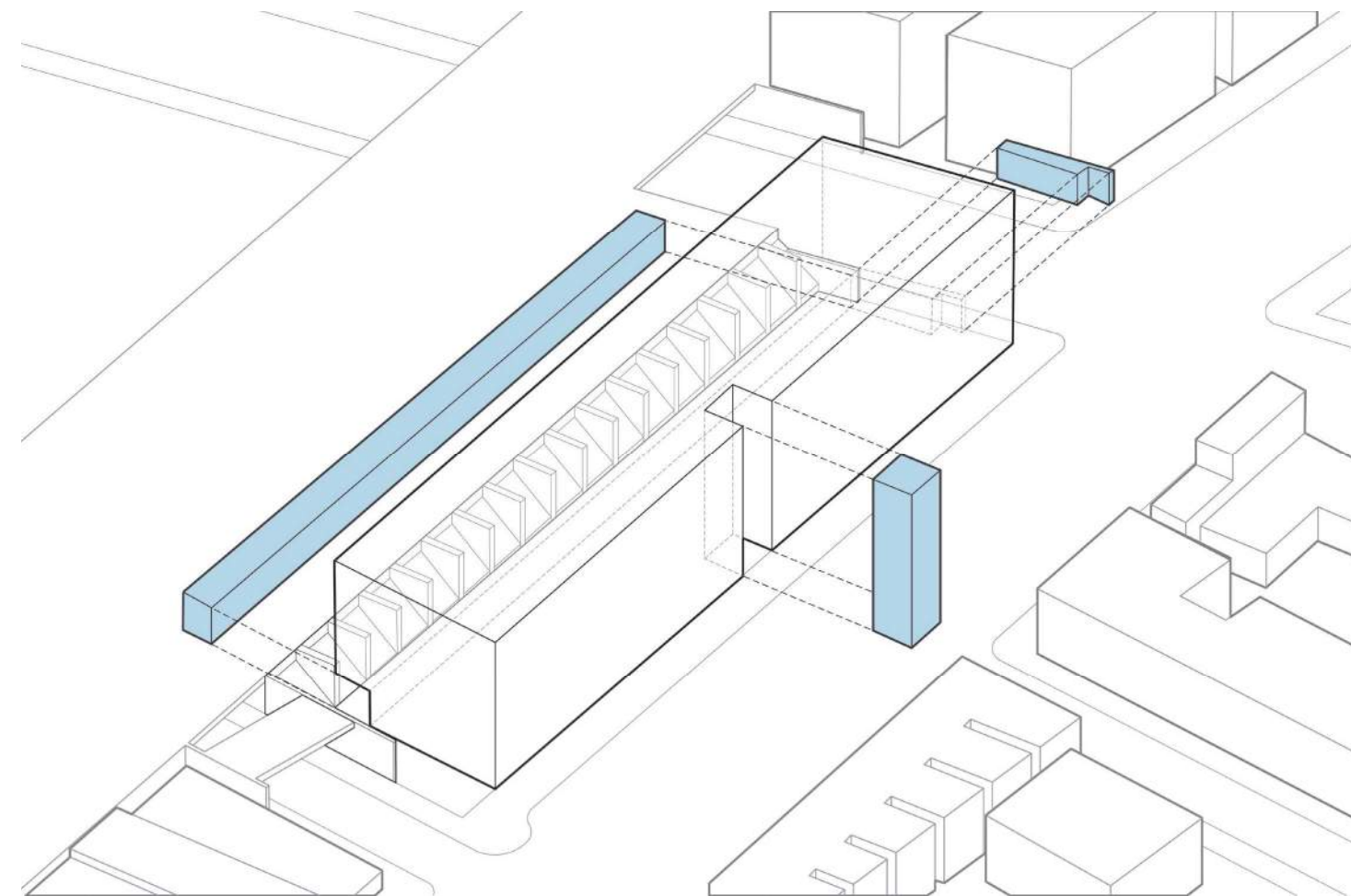






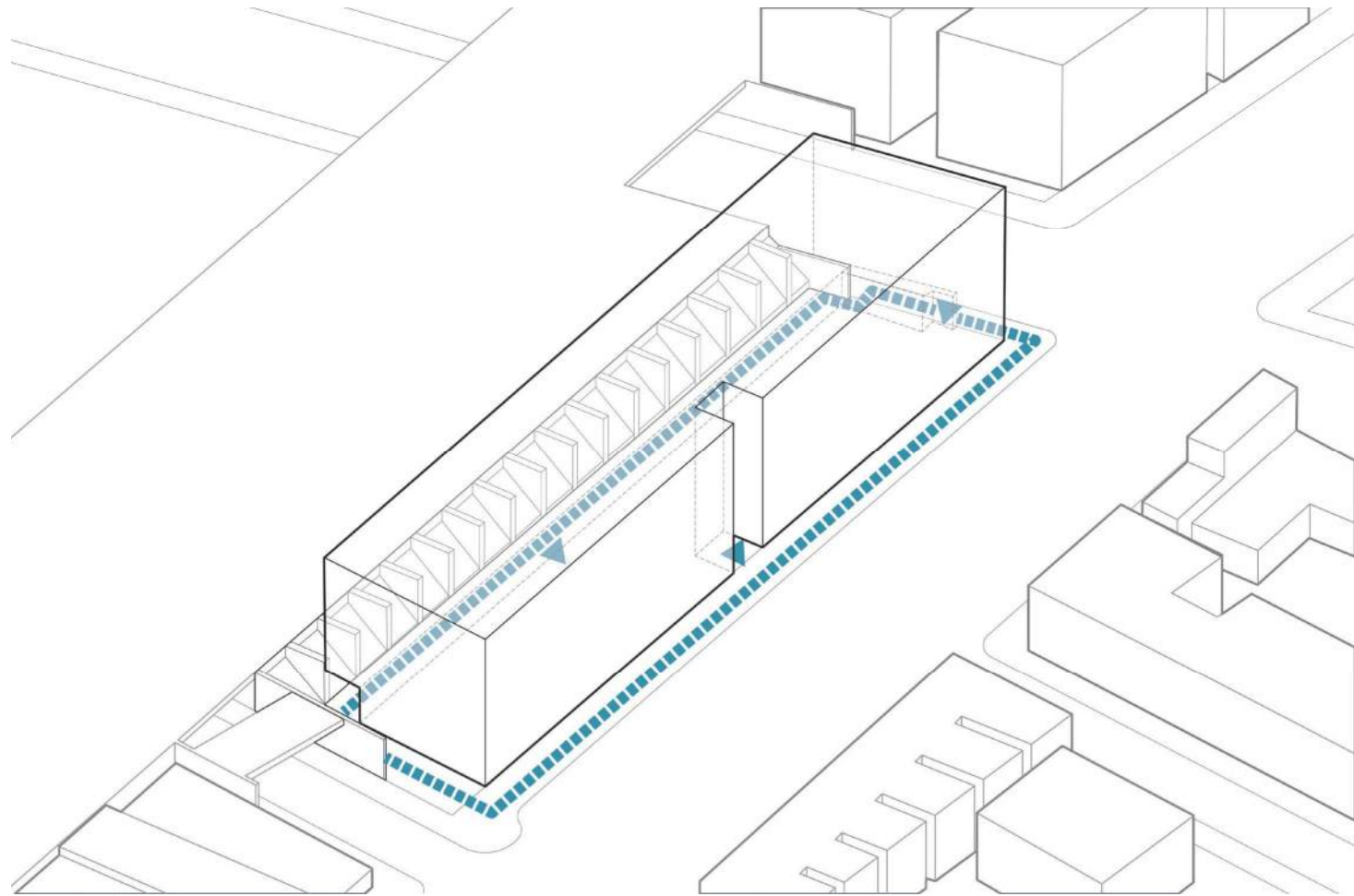
SITE COVERAGE

- EXSITING RAIL STRUCTURE
- DECREASED VOLUME



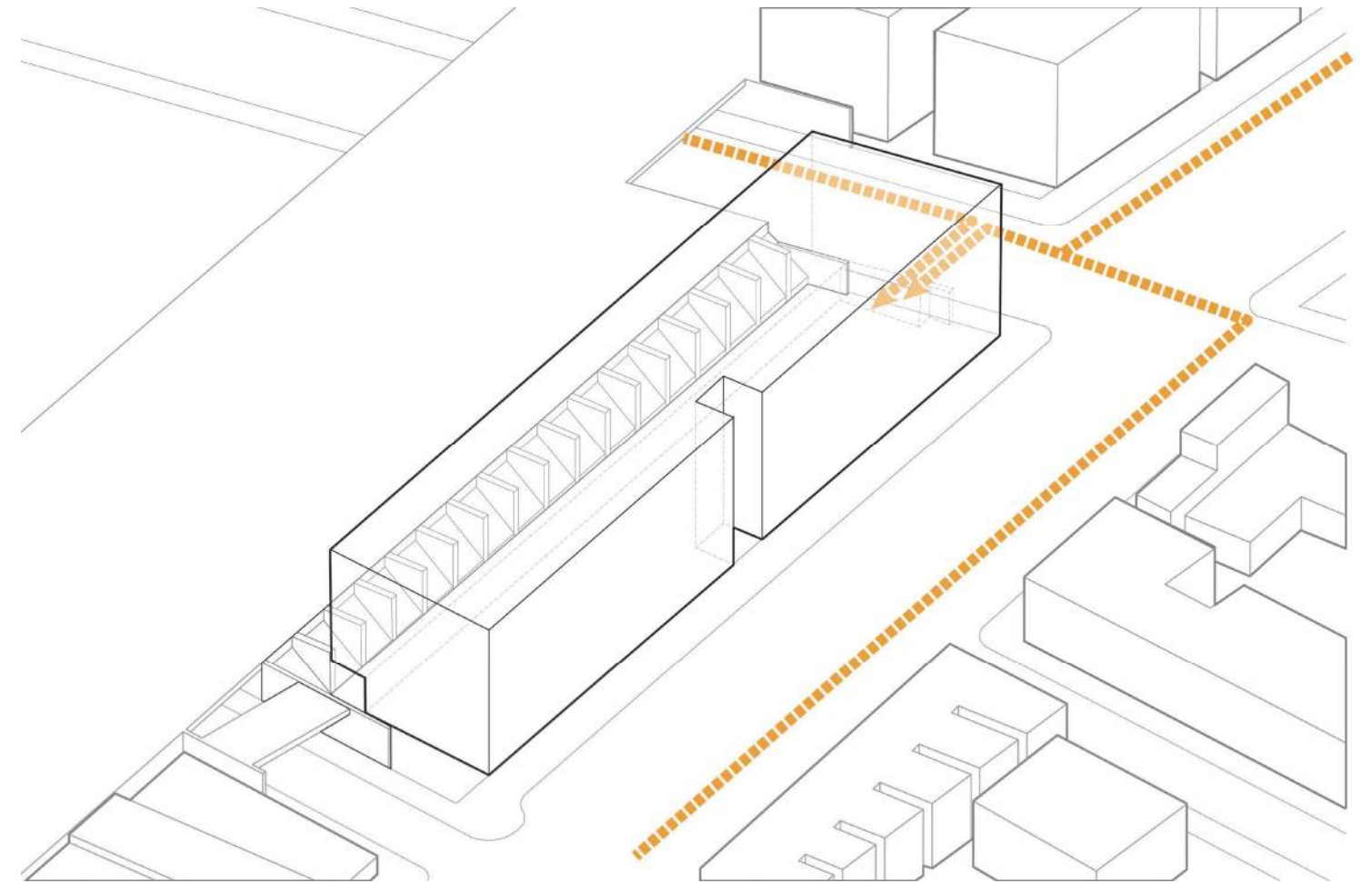
VOLUME SUBTRACTION

- SUBTRACTED VOLUME



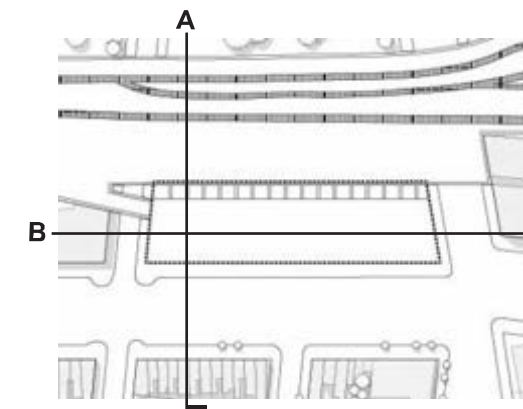
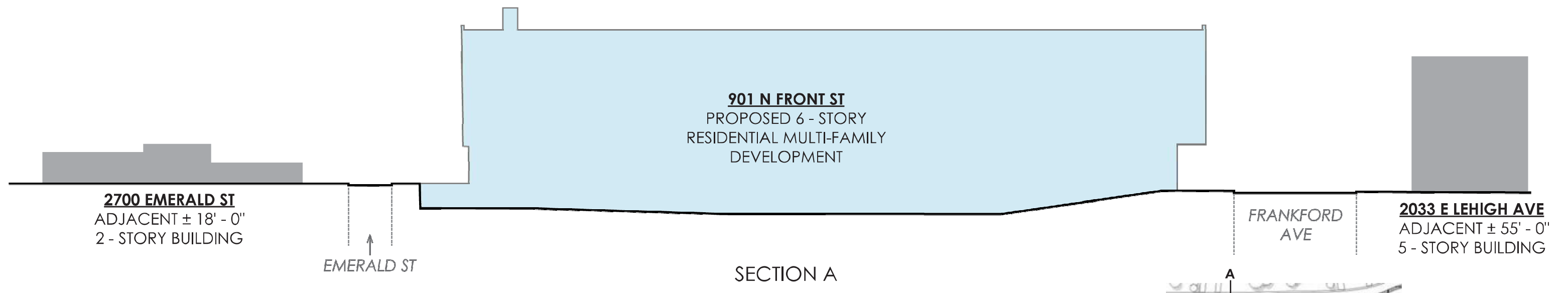
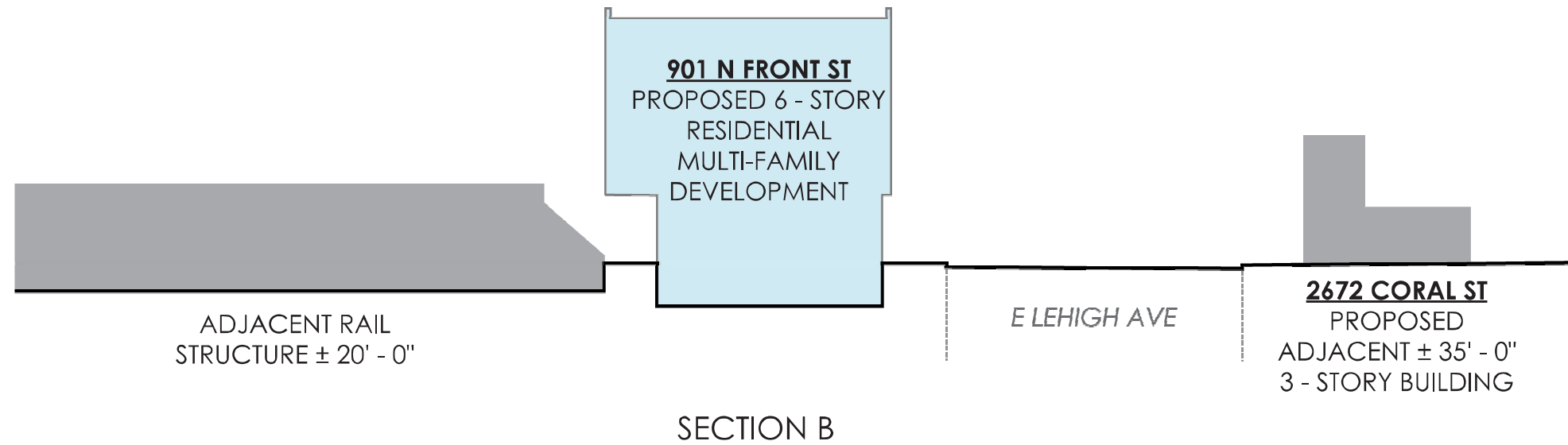
PEDESTRIAN CIRCULATION

- PEDESTRIAN PATH
- ▲ ENTRY POINT



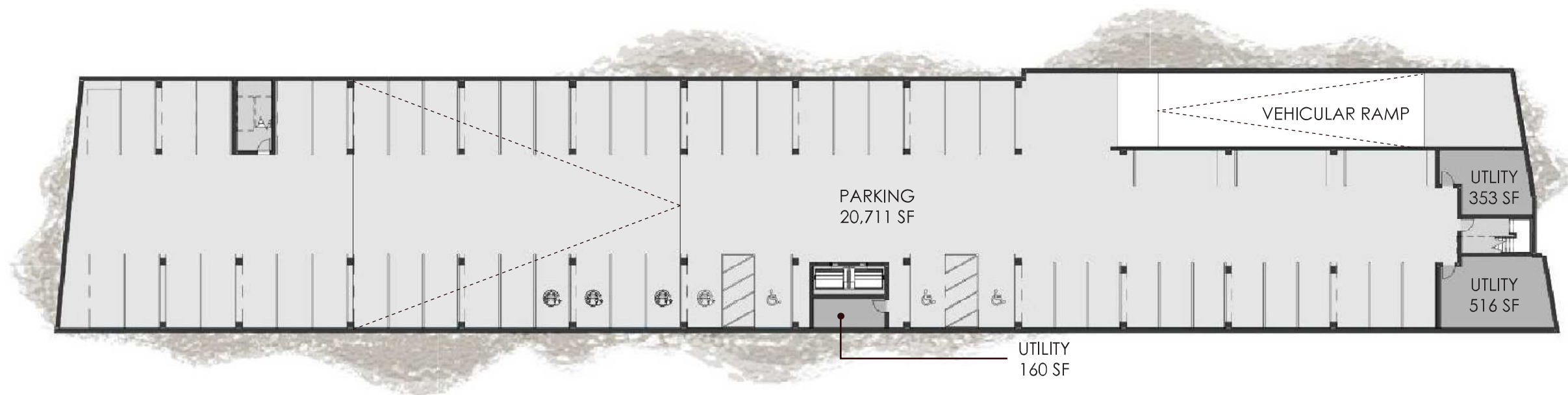
VEHICULAR CIRCULATION

- VEHICULAR PATH



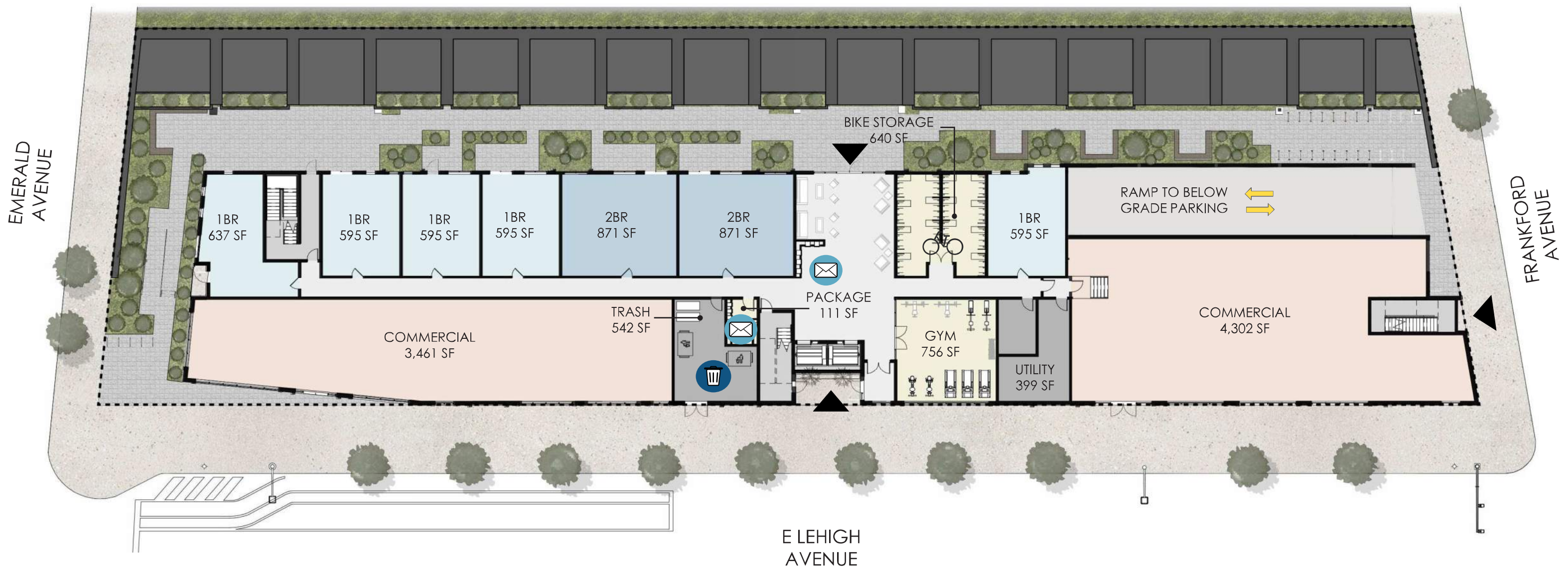






BASEMENT

- (59) BELOW GRADE PARKING SPACES
- (3) ADA PARKING SPACES
- (4) ELECTRIC VEHICLE PARKING SPACE
- (3) UTILITY SPACES

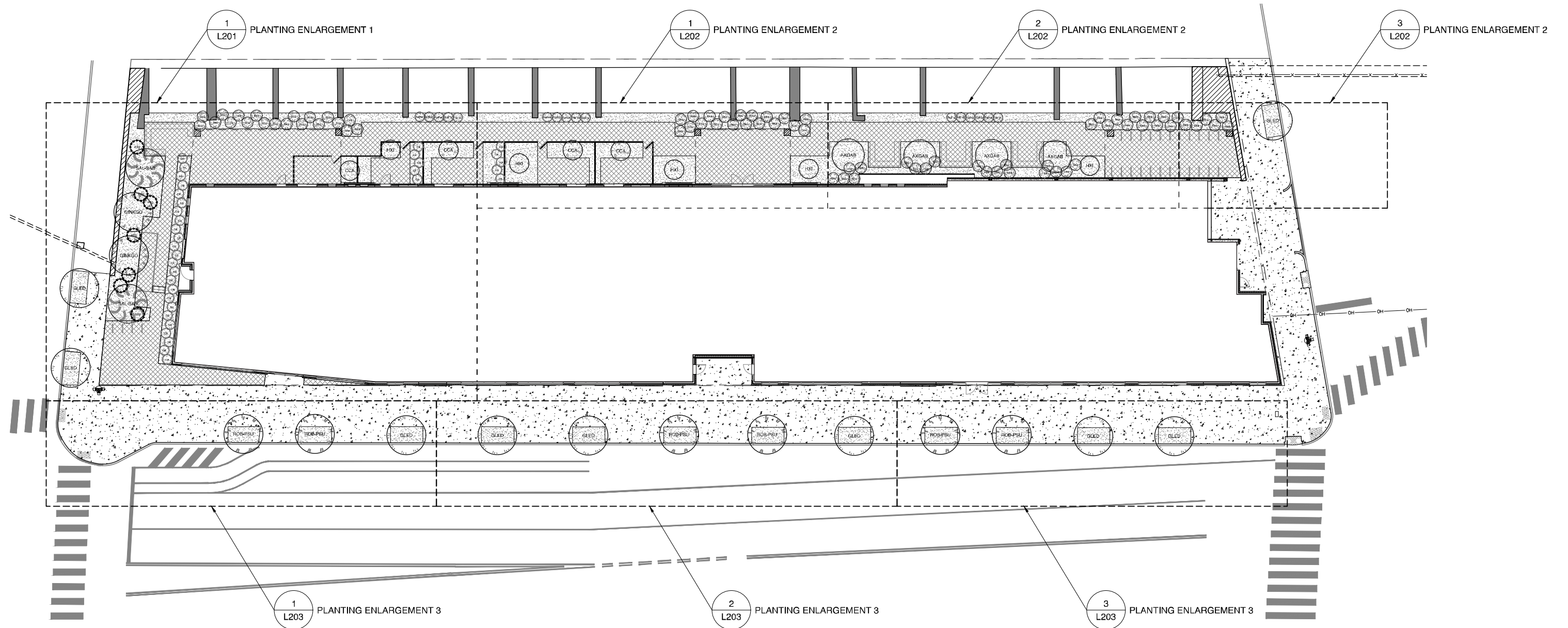


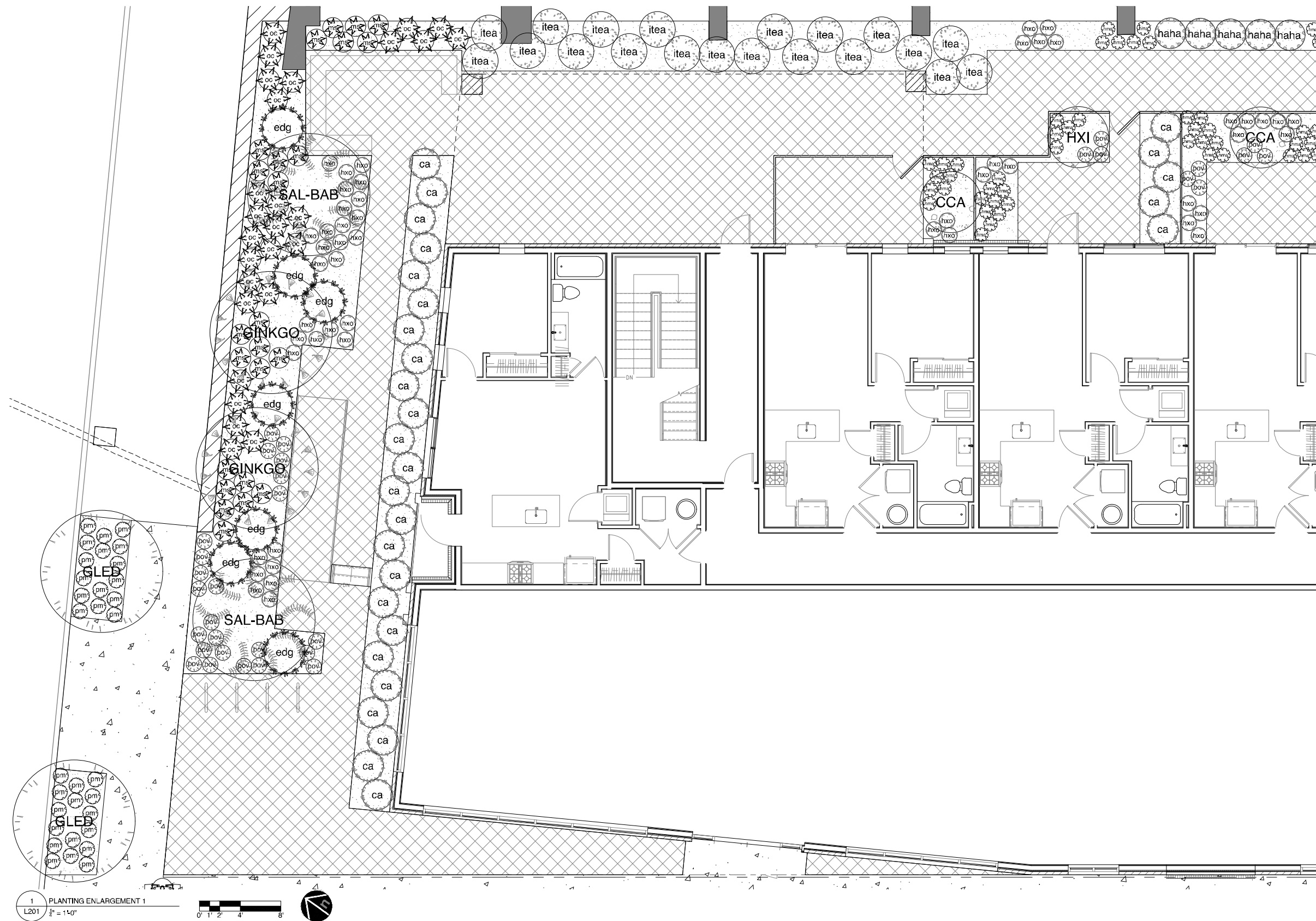
MAP LEGEND

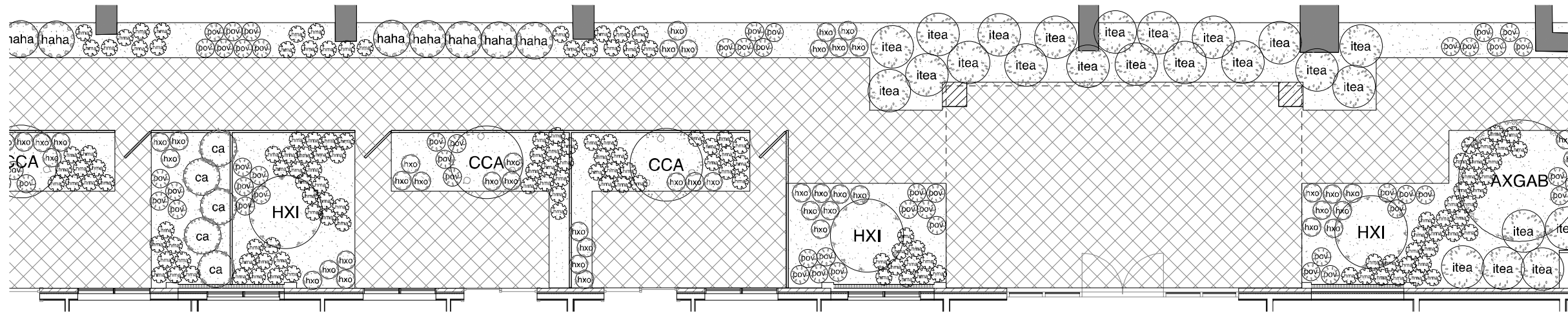
- ▲ ENTRY POINTS
- CAR DIRECTIONAL ARROW
- ✉ MAIL
- ♻️ TRASH
- 🚗 RIDE SHARE
- ♿️ ACCESSIBLE PARKING
- 🚲 BIKE PARKING

TREE & SHRUB SCHEDULE					
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	NOTES
GLED	Gleditsia tracanthos 'Shademaster'	Honey Locust	9	2" Cal	Street Trees, B&B, Matching, Full Crown
ROB-PSU	Robinia pseudoacacia 'Purple Robe'	Black Locust	6	2" Cal	Street Trees, B&B, Matching, Full Crown
GINKGO	Ginkgo biloba 'Princeton Sentry'	Maidenhair Tree	2	2" Cal	B&B, Matching, Full Crown
SAL-BAB	Salix babylonica	Weeping Willow	2	2" Cal	B&B, Matching, Full Crown
AXGB	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	4	10' ht.	Multistem, Full Crown
CCA	Cercis canadensis 'Summer's Tower'	Eastern Redbud	4	1" Cal	Matching, Full Crown
HXI	Hamamelis x intermedia 'Jalena'	Witchhazel	5	6'-8' ht.	B&B, Matching, Full Crown
ca	Clethra alnifolia 'Tom's Compact'	Sweetpepper Bush	34	3 gal	Matching
edg	Edgeworthia chrysantha	Paperbush	7	3 gal	Matching
itea	Itea virginica 'Henry's Garnett'	Virginia Sweetspire	76	3 gal	Matching
haha	Hydrangea arborescens 'Haas Halo'	Smooth Hydrangea	16	3 gal	Matching

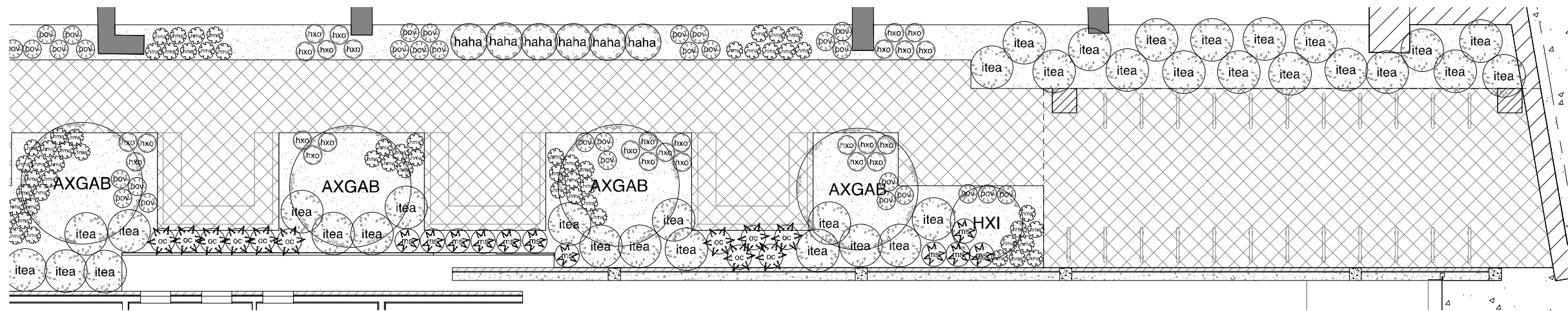
PERENNIAL SCHEDULE					
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	NOTES
ahu	Amsonia hubrichtii	Arkansas Bluestar	48	1 gal	Street Trees
pm	Pysnanthemum muticum	Mountain Mint	144	1 gal	Street Trees
hma	Hakonechloa macra 'All Gold'	Hakone Grass	227	1 gal	Matching
hxo	Hebeborus x 'Onyx Odyssey'	Lenten Rose	121	1 gal	Matching
ms	Matteuccia struthiopteris	Ostrich Fern	35	1 gal	Matching
oc	Osmunda cinnamomea	Cinnamon Fern	38	1 gal	Matching
pov	Polygonatum odoratum 'Variegatum'	Solomon's Seal	106	1 gal	Matching



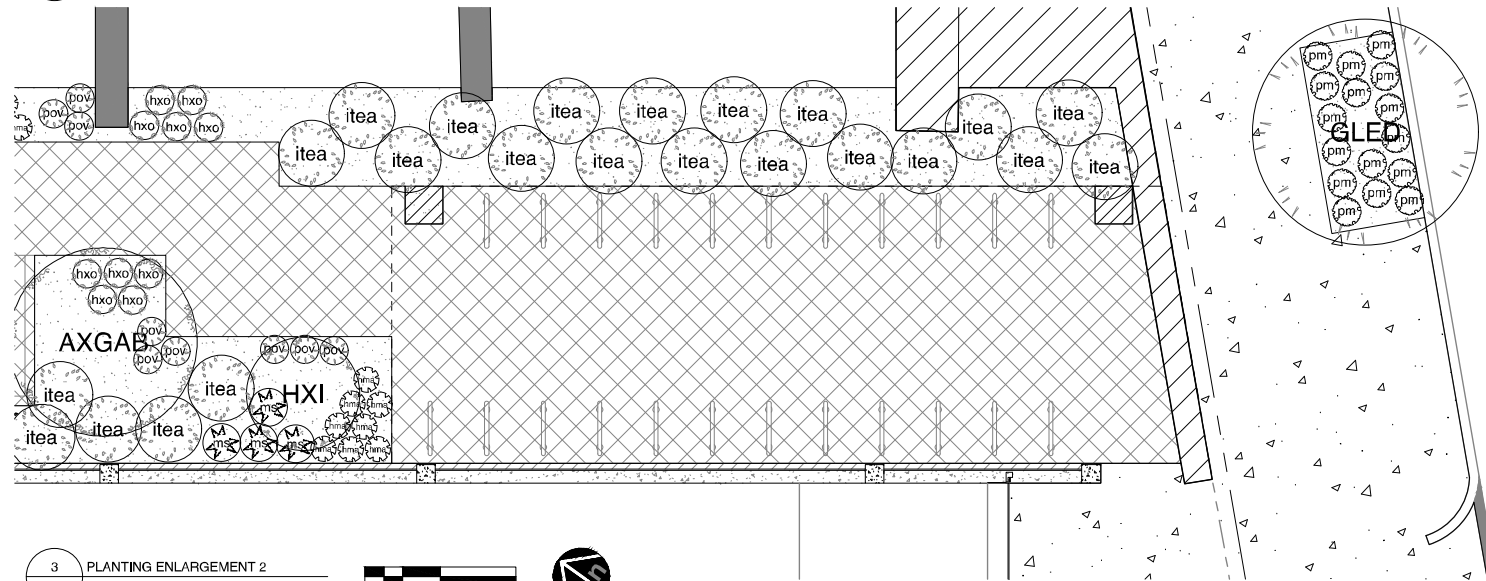




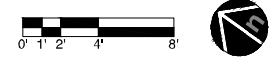
1 PLANTING ENLARGEMENT 2
L202 1/2" = 1'-0"




2 PLANTING ENLARGEMENT 2
L202 1/2" = 1'-0"



3 PLANTING ENLARGEMENT 2
L202 1/2" = 1'-0"






APIART STUDIO

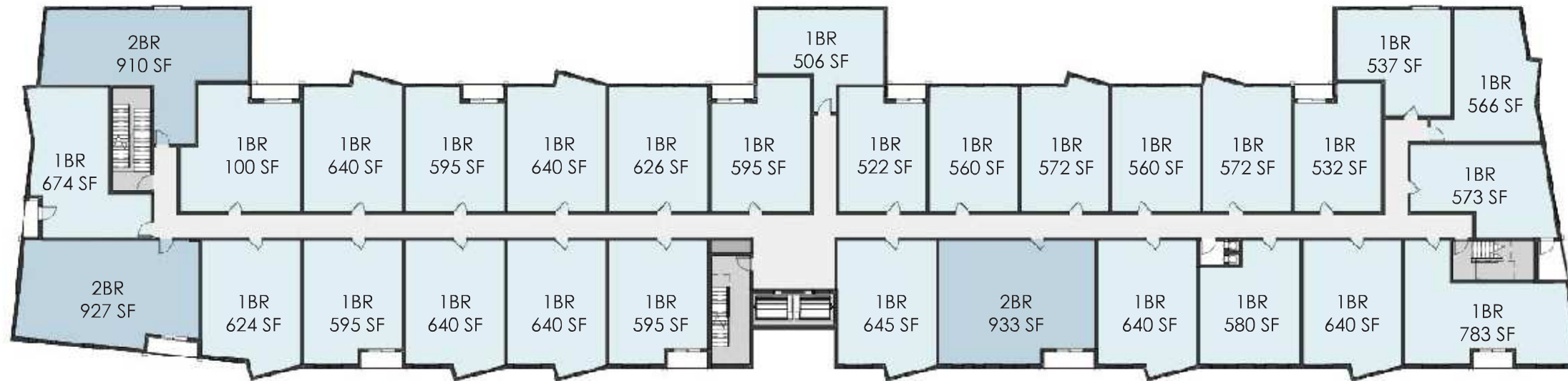
2001 E. LEHIGH AVE
 PHILADELPHIA, PA 19106

PROJECT
 CIVIC DESIGN REVIEW

DATE
 10/15/2022

SCALE
 1/8" = 1'-0"

NO.
 L204



TYPICAL LEVELS 02-06

(27) 1 BEDROOMS
 (3) 2 BEDROOMS

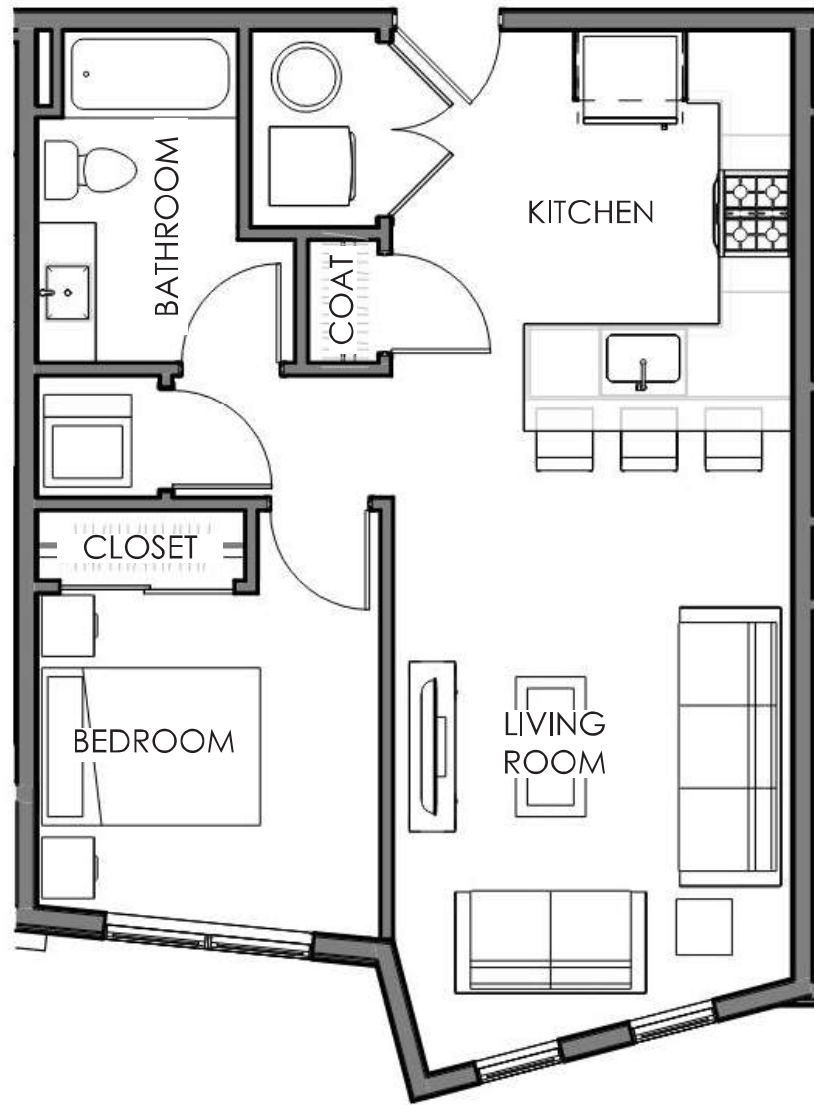


ROOF LEVEL

ROOF DECK
 GREEN ROOF
 MECHANICAL SPACE

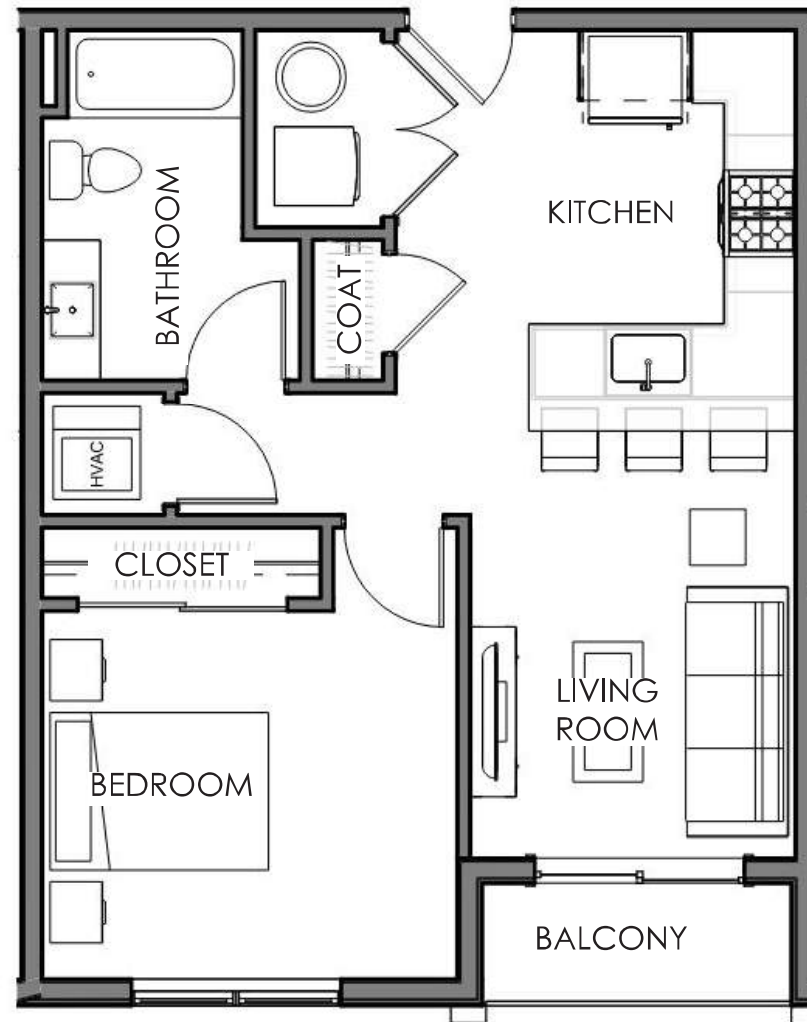
FLOOR PLANS

CIVIC DESIGN REVIEW



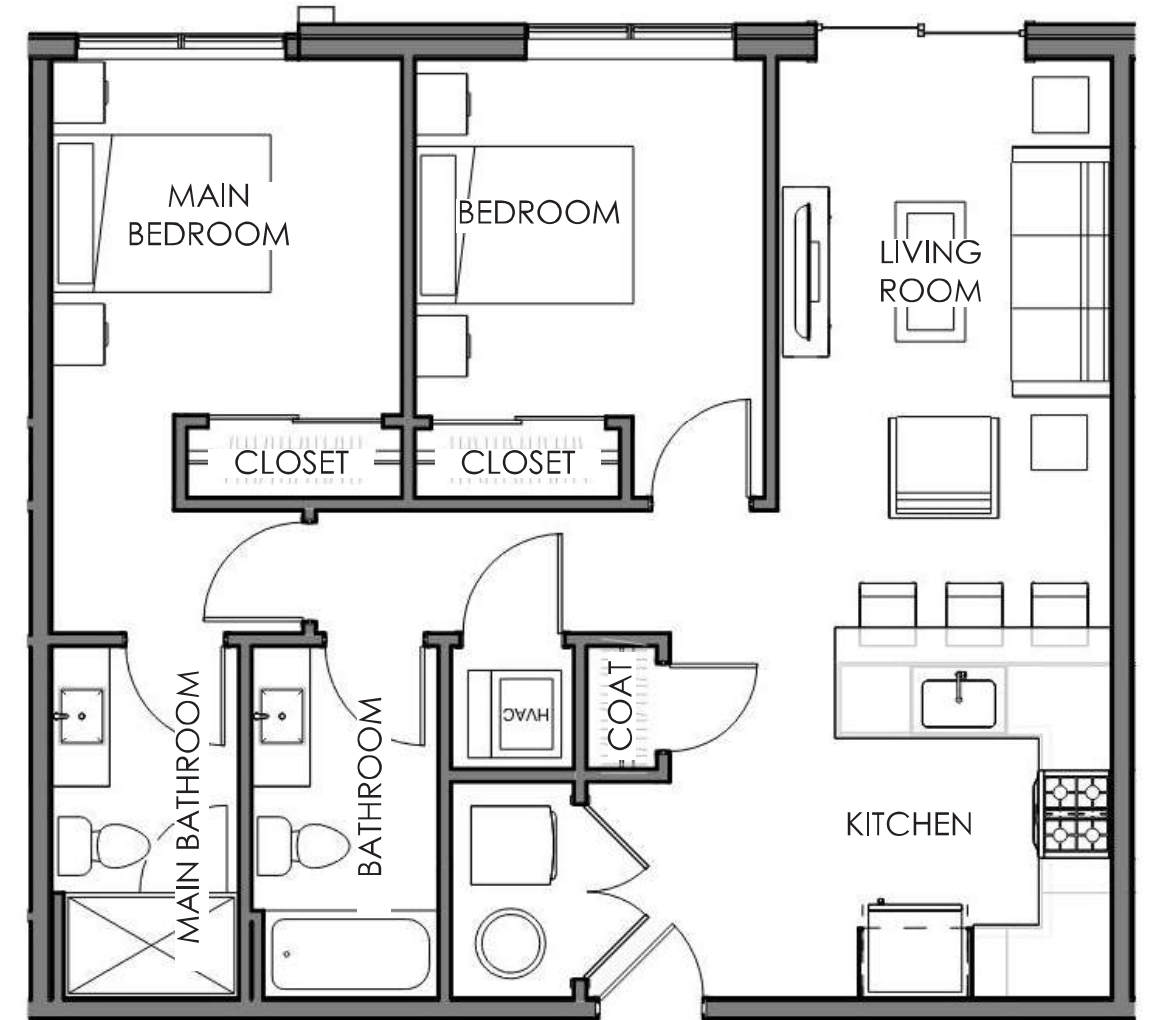
TYPICAL 1 BEDROOM W/ BAY

APPROXIMATE UNIT AREA : 640 SQ FT



TYPICAL 1 BEDROOM W/ BALCONY

APPROXIMATE UNIT AREA : 590 SQ FT



TYPICAL 2 BEDROOM

APPROXIMATE UNIT AREA : 870 SQ FT





MATERIALS



1
GLEN GERY -
BLACKTONE SMOOTH FLASHED



2
JAMES HARDIE -
NAVAJO BEIGE



3
ULTRASHIELD NATURELE -
PERUVIAN TEAK



4
ATAS-
PATINA GREEN



5
JAMES HARDIE -
PEARL GRAY



MATERIALS



1
GLEN GERY -
BLACKTONE SMOOTH FLASHED



2
JAMES HARDIE -
NAVAJO BEIGE



3
ULTRASHIELD NATURALE -
PERUVIAN TEAK



4
ATAS-
PATINA GREEN



5
JAMES HARDIE -
PEARL GRAY

REAR ELEVATION

CIVIC DESIGN REVIEW



MATERIALS



1
GLEN GERY -
BLACKTONE SMOOTH FLASHED



2
JAMES HARDIE -
NAVAJO BEIGE



3
ULTRASHIELD NATURALE -
PERUVIAN TEAK



4
ATAS-
PATINA GREEN



5
JAMES HARDIE -
PEARL GRAY

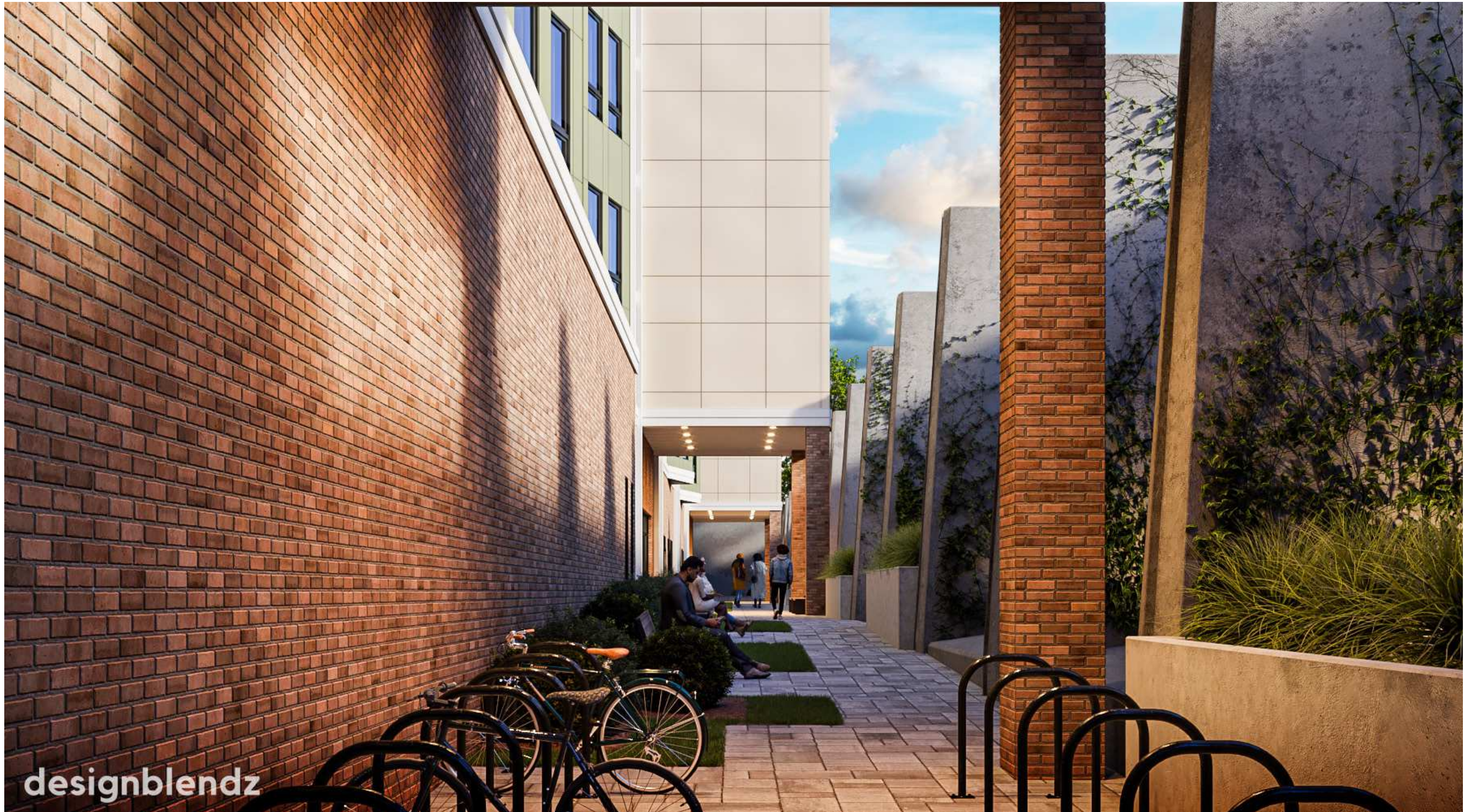
SIDE ELEVATIONS

CIVIC DESIGN REVIEW





designblendz



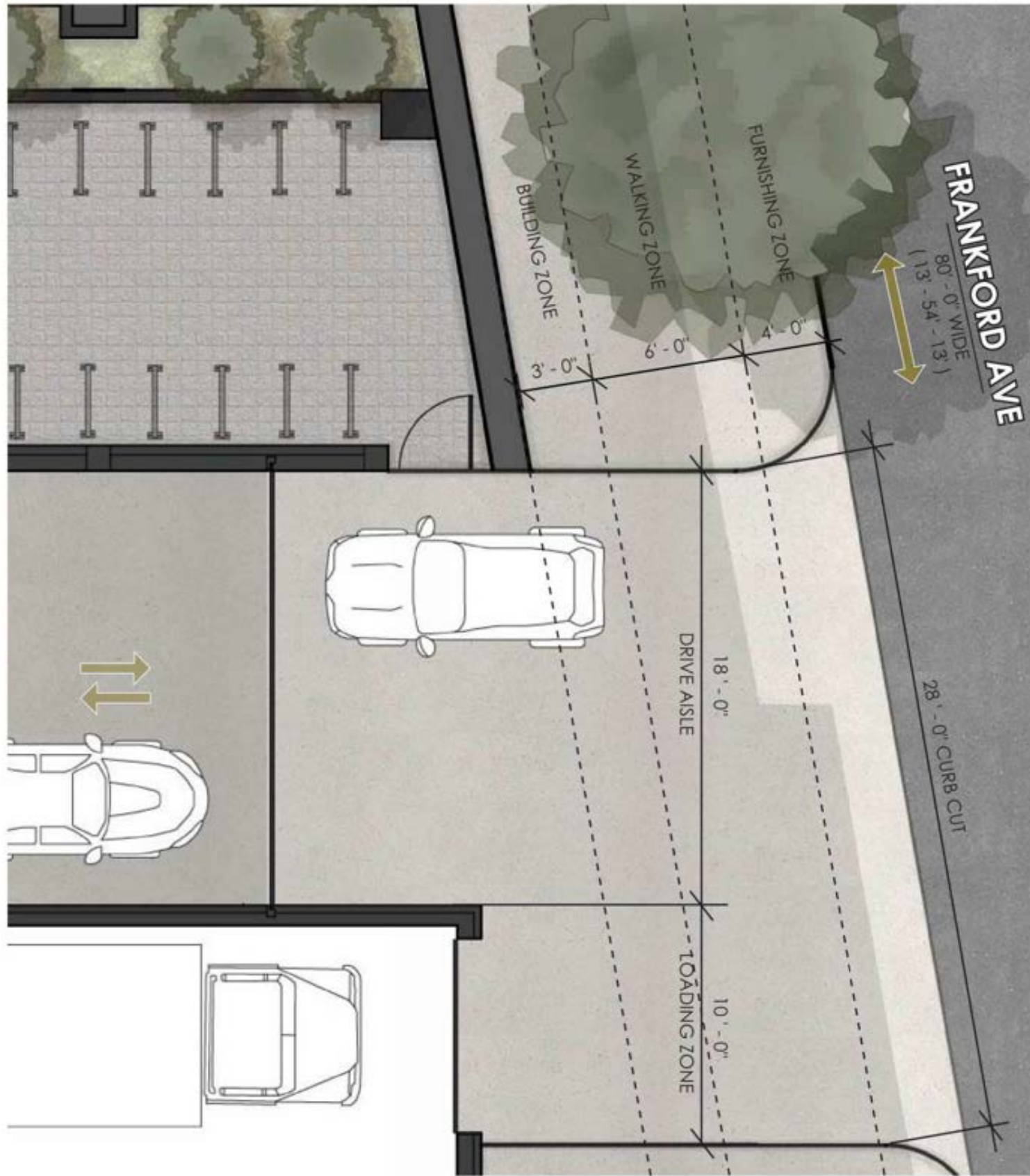
designblendz



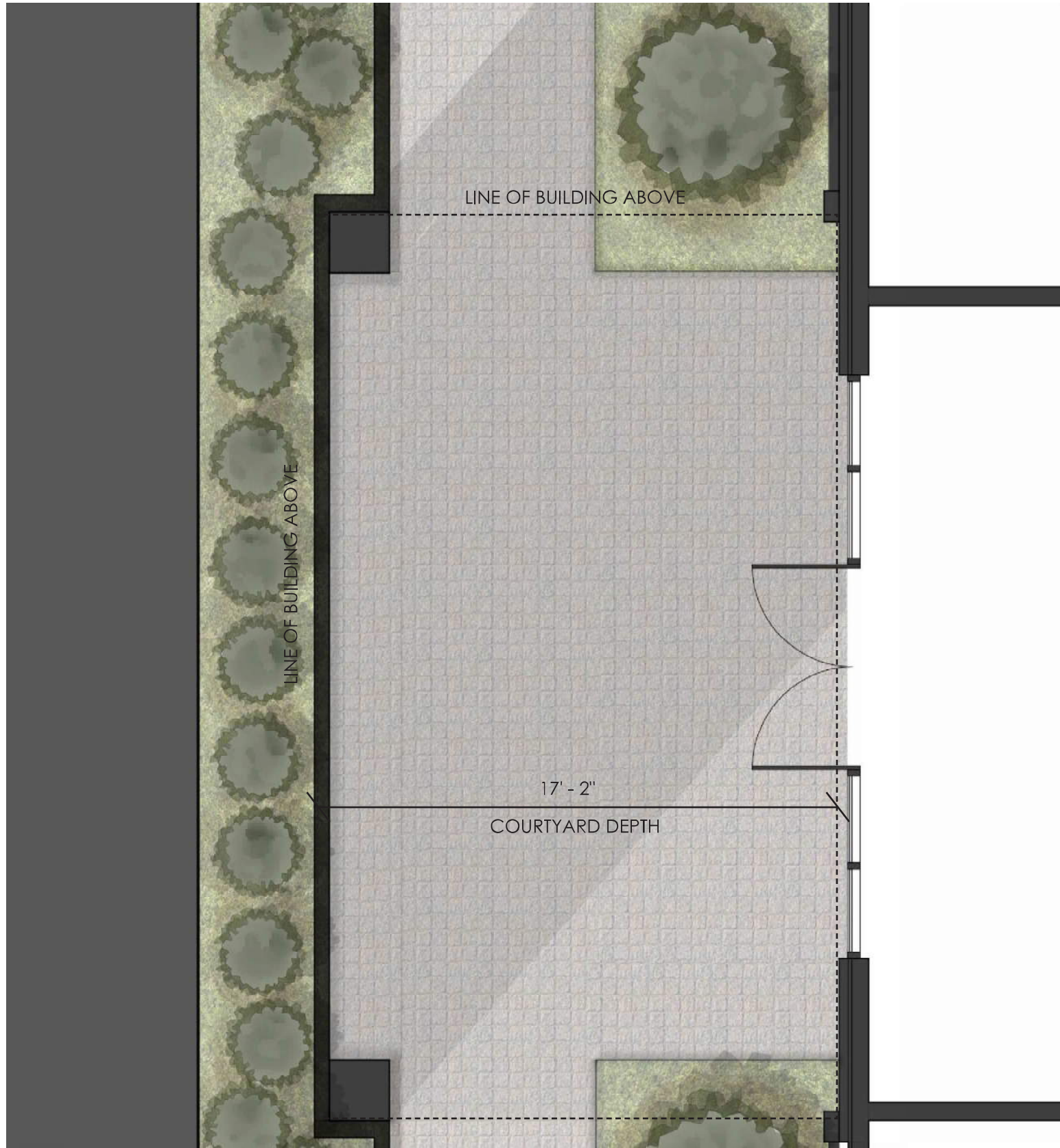
- RESIDENTIAL ENTRY RECESSED 8' - 6" FROM SIDEWALK
- 16' HIGH CANOPY W/ 1' - 6" OVERHANG
- DOWN LIGHTS ON UNDERSIDE OF CANOPY
- METAL LETTERING
- PLANTER



- LANDSCAPE BUFFER AT CORNER
- PERVIOUS STONE PAVERS
- PUBLIC ACCESS TO REAR GREEN SPACE



- DOWNLIGHTS AT UNDERSIDE OF OVERHANG
- RECESSED SECURITY GATE TO ALLOW CARS TO PULL IN W/ OUT BLOCKING CIRCULATION
- INTERNALLY LOCATED LOADING DOCK
- RECESSED WALL AT RESIDENTIAL EGRESS
- RAMP TO BELOW GRADE PARKING



- DOWNLIGHTING AND GROUND LIGHTING TO PROMOTE SECURITY
- EXISTING RAIL STRUCTURE
- CONCRETE PLANTERS
- WOODEN BENCHES
- PERVIOUS STONE PAVERS

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, bus stop located at intersection of Frankford Avenue and Lehigh Avenue
(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, parking is located under the building and below grade
(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, 9 electric vehicle spaces and 4 car share spaces are being provided
(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)	yes, building is approx 85 from rail line. Exterior sound transmission will be reduced below 60dBA
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	no, site providing 20 public spaces on site, bike share to be evaluated if desired for this location

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, it is expected that irrigation will be required, any sustainable options to be coordinated with stormwater management
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, majority of site is contains green roof and vegetated area
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	no, project conforms to the stormwater requirements of the Philadelphia Water Department, but is not managing water from adjacent streets on the development site
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	yes, hardscapes will be shaded by the building and adjacent vegetation
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	the applicant will be following IECC through the use of comcheck for the building envelope, mechanical and electrical systems
(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, 10% better than baseline desired

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification 	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	yes, filters will be provided for all spaces
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	no, not being provided at this time, may be evaluated with electrical design at a later date
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	low flow plumbing fixtures, increased area of pervious surfaces and vegetation from current use

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

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

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

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

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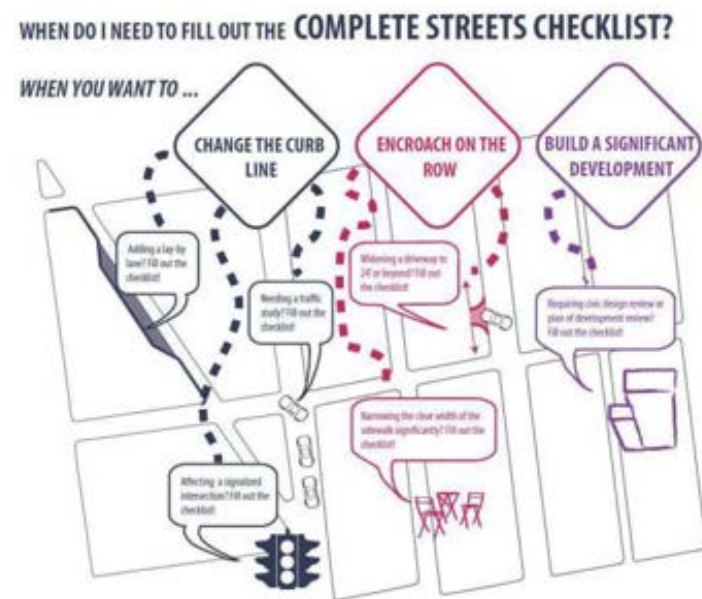


INSTRUCTIONS

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>



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

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INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

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

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

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

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

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

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

- o Placing of a new street;
- o Removal of an existing street;
- o Changes to roadway grades, curb lines, or widths; or
- o Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

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GENERAL PROJECT INFORMATION

- | | |
|--|--|
| <p>1. PROJECT NAME
<u>2001 E Lehigh Ave</u></p> <p>3. APPLICANT NAME
<u>Isaac Singleton</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>isaacsingleton22@gmail.com, (215)-8631-832</u></p> <p>6. OWNER NAME
<u>Project IV LLC</u></p> <p>8. OWNER CONTACT INFORMATION
<u>isaacsingleton22@gmail.com, (215)-8631-832</u></p> <p>9. ENGINEER / ARCHITECT NAME
<u>AquaEconomics, LLC</u></p> <p>10. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>PAUL@AQUAECONOMICS.COM</u></p> <p>11. 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.</p> | <p>2. DATE
<u>12-19-2022</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>On Emerald St (100.823' of Frontage): Railroad to Lehigh Ave.</u>
<u>On Lehigh Ave (364.844' of Frontage): Emerald St to Frankford Ave.</u>
<u>On Frankford Ave (102.161' of Frontage): Railroad to Lehigh Ave.</u></p> |
|--|--|

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Emerald St</u>	<u>Railroad</u>	<u>Lehigh Ave</u>	<u>City Neighborhood</u>
<u>Lehigh Ave</u>	<u>Emerald St</u>	<u>Frankford Ave</u>	<u>Urban Arterial</u>
<u>Frankford Ave</u>	<u>Railroad</u>	<u>Lehigh Ave</u>	<u>City Neighborhood</u>

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

APPLICANT: General Project Information

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

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COMPLETE STREETS HANDBOOK CHECKLIST

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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>Emerald St</u>	<u>12 / 12 / 12</u>	<u>12 / 12</u>
<u>Lehigh Ave</u>	<u>12 / 18 / 18</u>	<u>18 / 18</u>
<u>Frankford Ave</u>	<u>12 / 13 / 13</u>	<u>13 / 13</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>Emerald St</u>	<u>6 / 9 / 8</u>
<u>Lehigh Ave</u>	<u>9 / 12.5 / 10.5</u>
<u>Frankford Ave</u>	<u>6.5 / 6.5 / 6.5</u>
_____	____ / ____ / ____

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

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>25.1'</u>	<u>Frankford Ave</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>28'</u>	<u>Frankford Ave</u>
_____	_____	_____

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PEDESTRIAN COMPONENT (continued)

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

DEPARTMENTAL APPROVAL
YES NO

APPLICANT: Pedestrian Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Pedestrian Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

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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>Emerald St</u>	0 / 0
<u>Lehigh Ave</u>	0 / 3.5
<u>Frankford Ave</u>	2 / 2
_____	____ / ____

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>Emerald St</u>	4 / 3.5 / 4
<u>Lehigh Ave</u>	4 / 5.5 / 4
<u>Frankford Ave</u>	4 / 3.5 / 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
 YES NO N/A

DEPARTMENTAL APPROVAL

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

19. Does the design avoid tripping hazards?

- YES NO N/A
 YES NO N/A

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

- YES NO N/A
 YES NO N/A

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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

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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 <small>Existing / Proposed</small>	ON SIDEWALK <small>Existing / Proposed</small>	OFF-STREET <small>Existing / Proposed</small>
2001 E Lehigh Ave	53	0 / 0	0 / 0	0 / 83
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____

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

DEPARTMENTAL APPROVAL

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:

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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? All sidewalk and curbs along the frontage will be replaced thus improving the accessibility, visibility, connectivity, and attractiveness of the site.

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

YES NO

APPLICANT: Curbside Management Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component
Reviewer Comments:

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VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

STREET	FROM	TO	LANE WIDTHS <small>Existing / Proposed</small>	DESIGN SPEED
			/	
			/	
			/	
			/	

33. What is the maximum AASHTO design vehicle being accommodated by the design? SU-30

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

35. Will the public right-of-way be used for loading and unloading activities? YES NO

36. Does the design maintain emergency vehicle access? YES NO

37. Where new streets are being developed, does the design connect and extend the street grid? YES NO N/A

38. Does the design support multiple alternative routes to and from destinations as well as within the site? YES NO N/A

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? YES NO

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments: _____

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

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URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

