

918-80 DELAWARE AVE

CIVIC DESIGN REVIEW

Date: 2023.09.05



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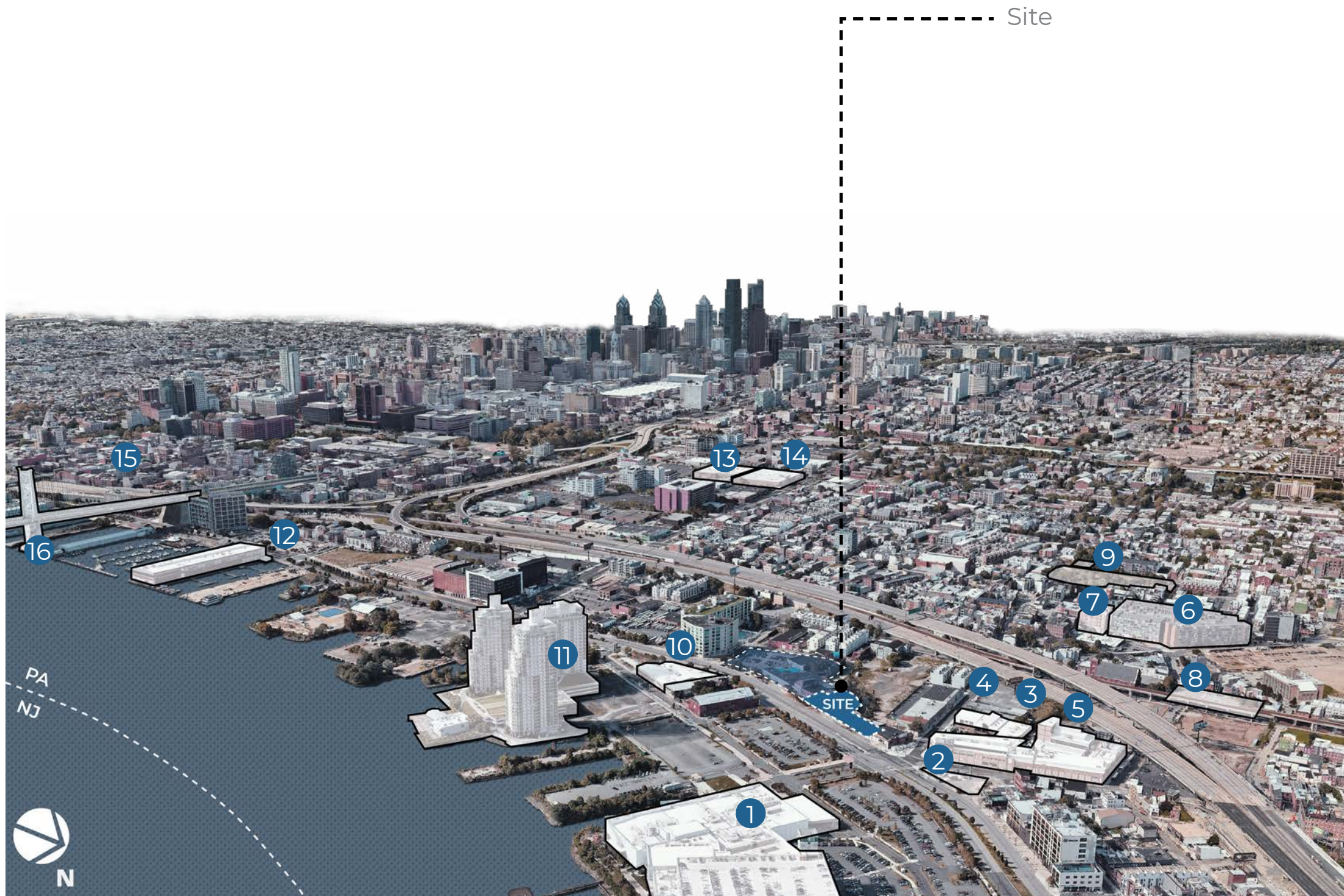
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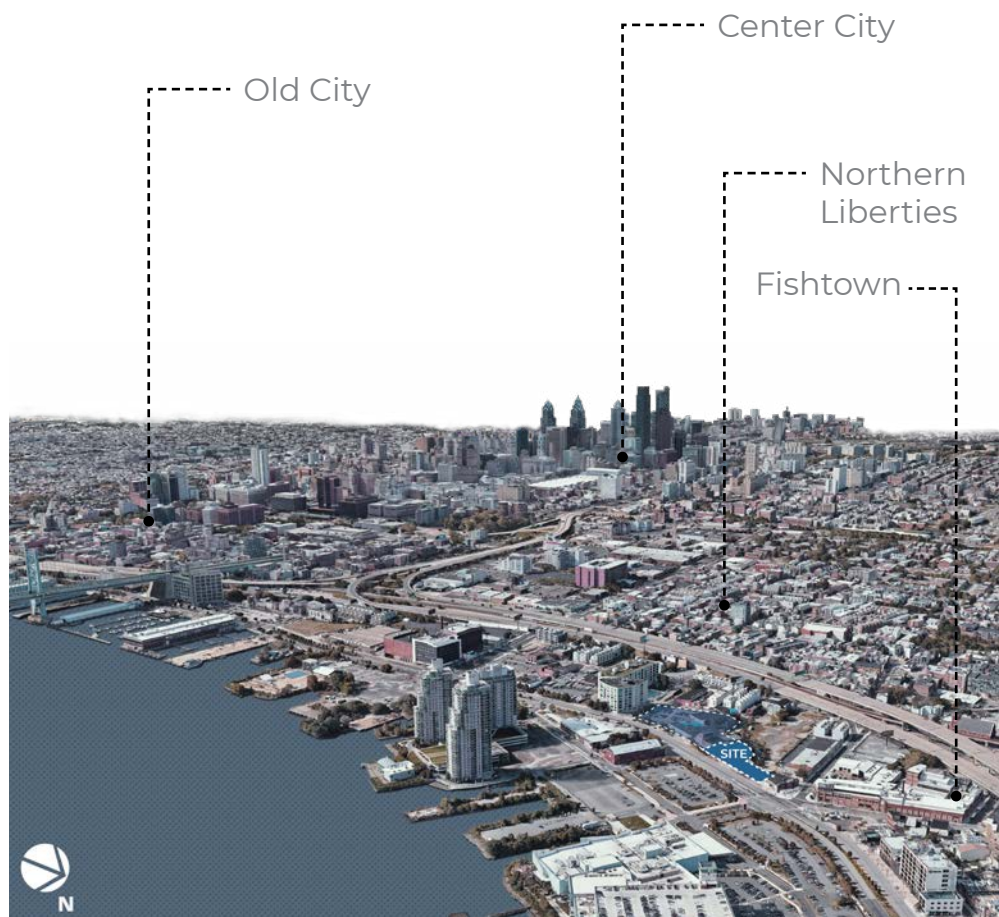
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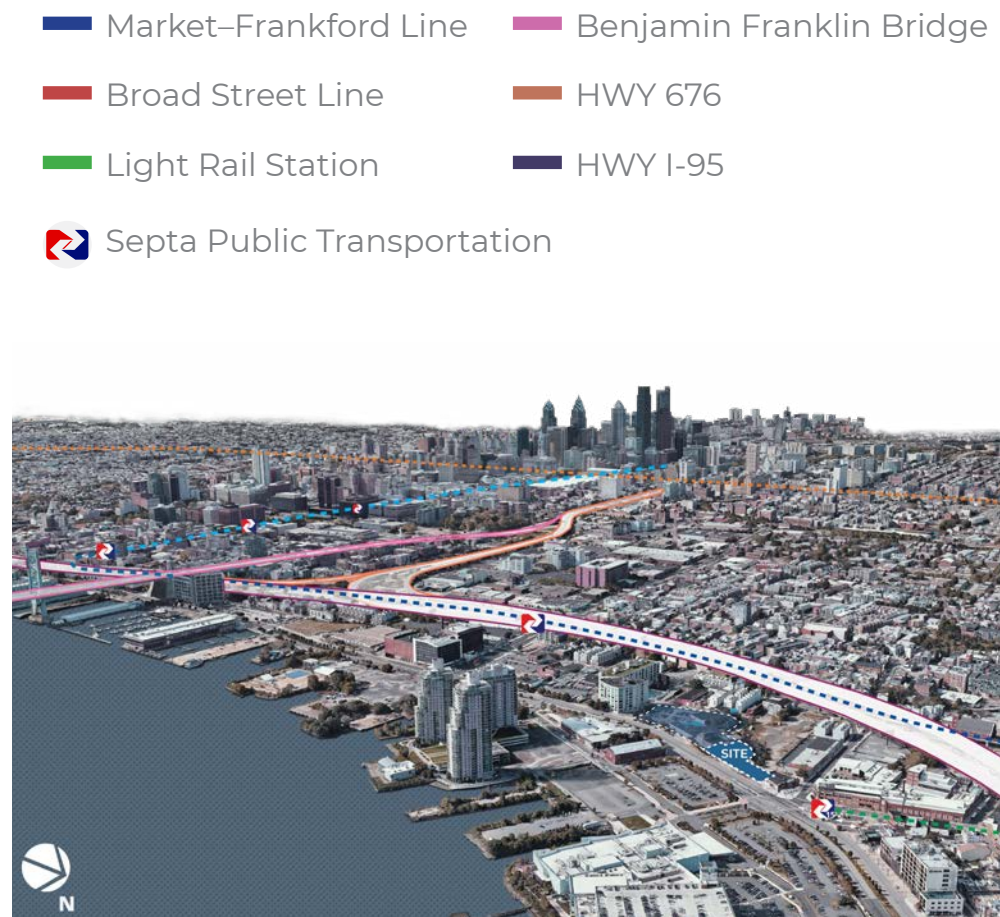
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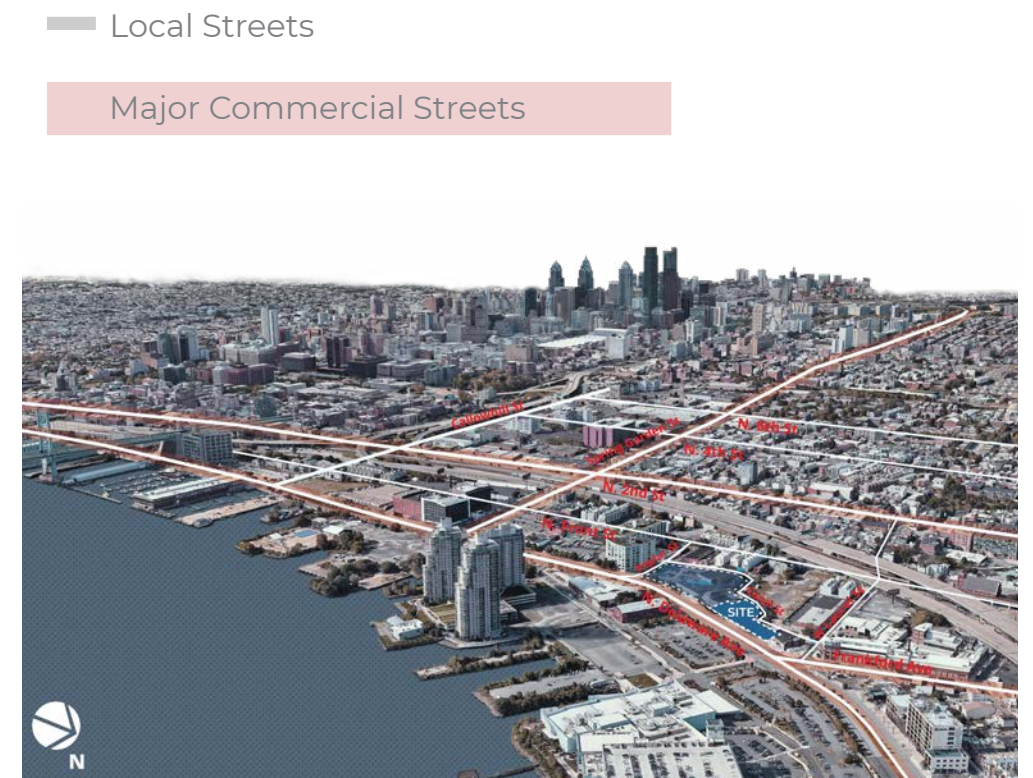
- 1 Rivers Casino
- 2 Light Rail Frankford Station
- 3 Punchline Comedy Club
- 4 Goose Island Brewhouse
- 5 The Fillmore
- 6 The Piazza
- 7 WeWork
- 8 Tiptop Playground
- 9 Liberty Lands Park
- 10 Mainstay Brewery
- 11 Waterfront Square
- 12 Dave & Buster's
- 13 Target
- 14 Yards Brewery
- 15 Benjamin Franklin Bridge
- 16 Cherry Street Pier



Neighborhood



Traffic Transportation



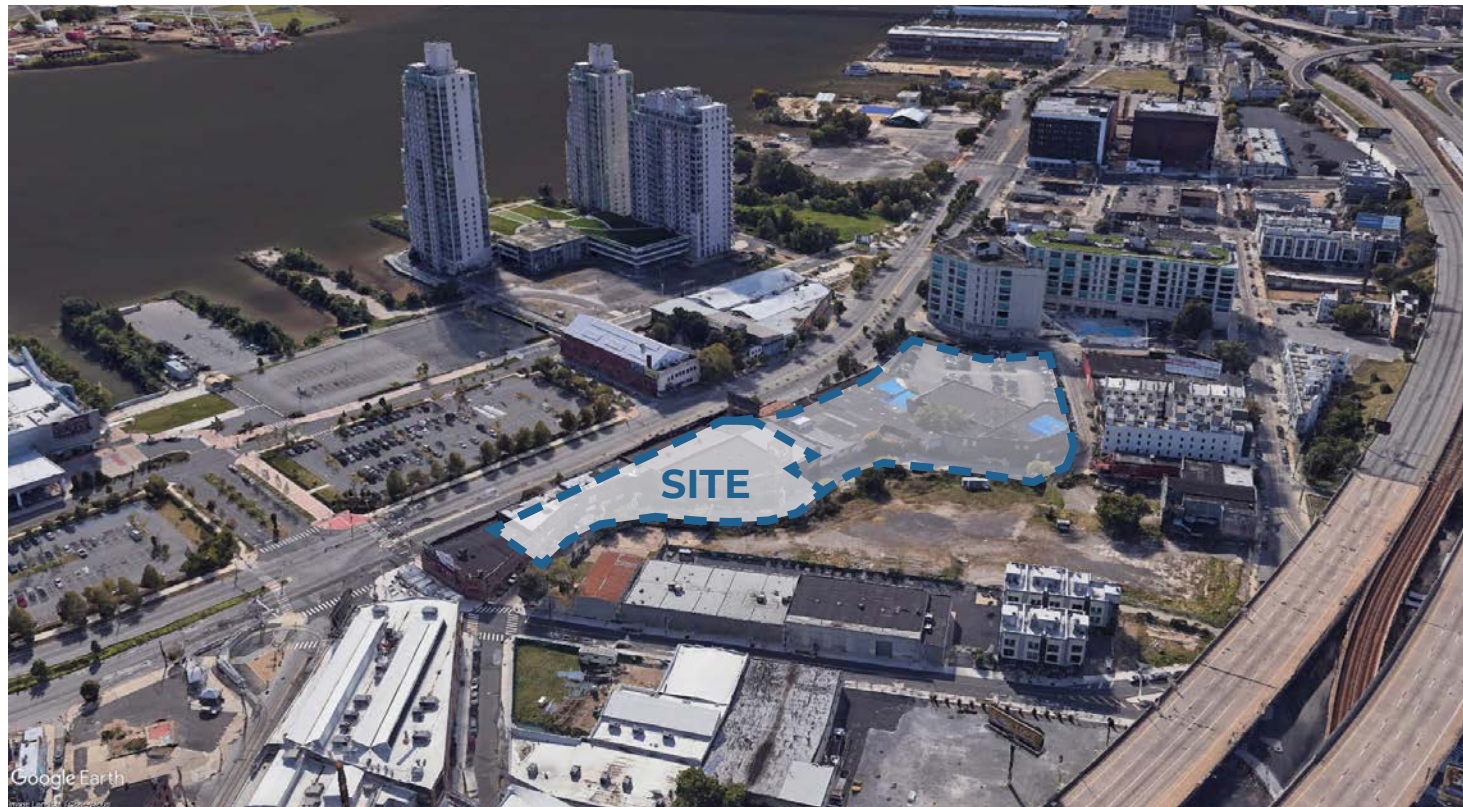
City Streets



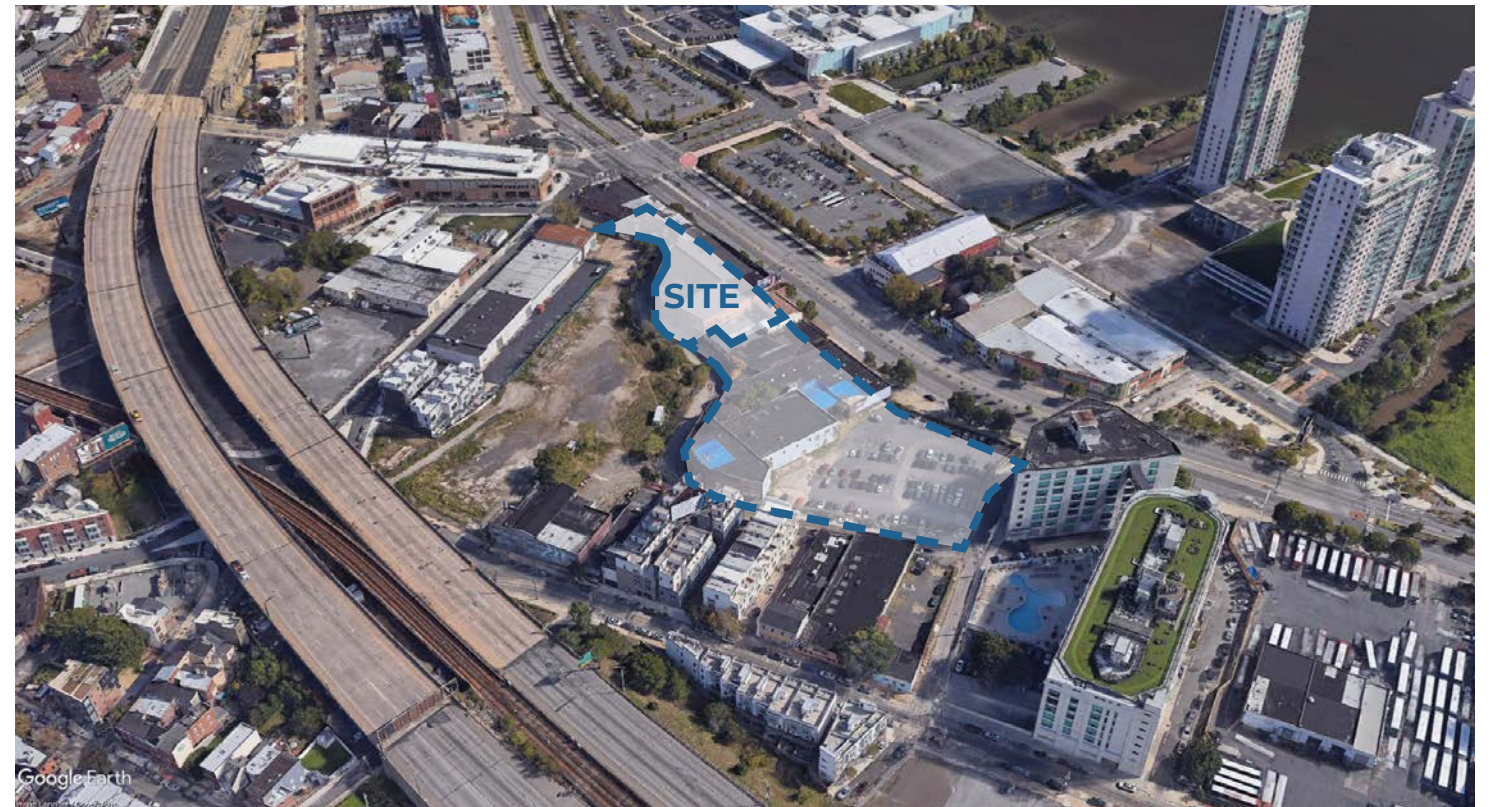
Looking North



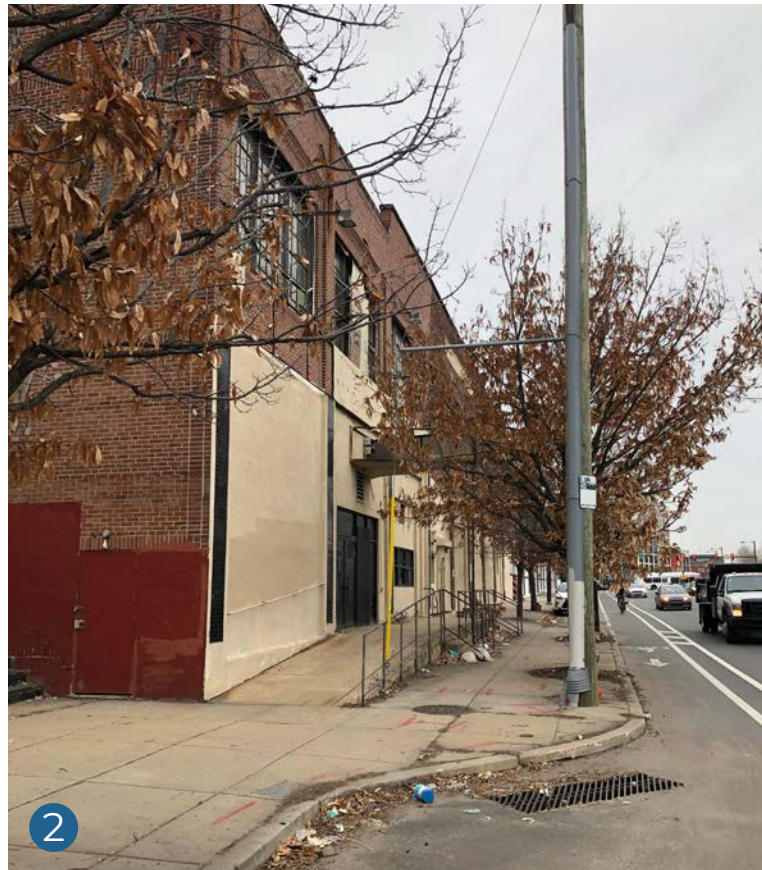
Looking South

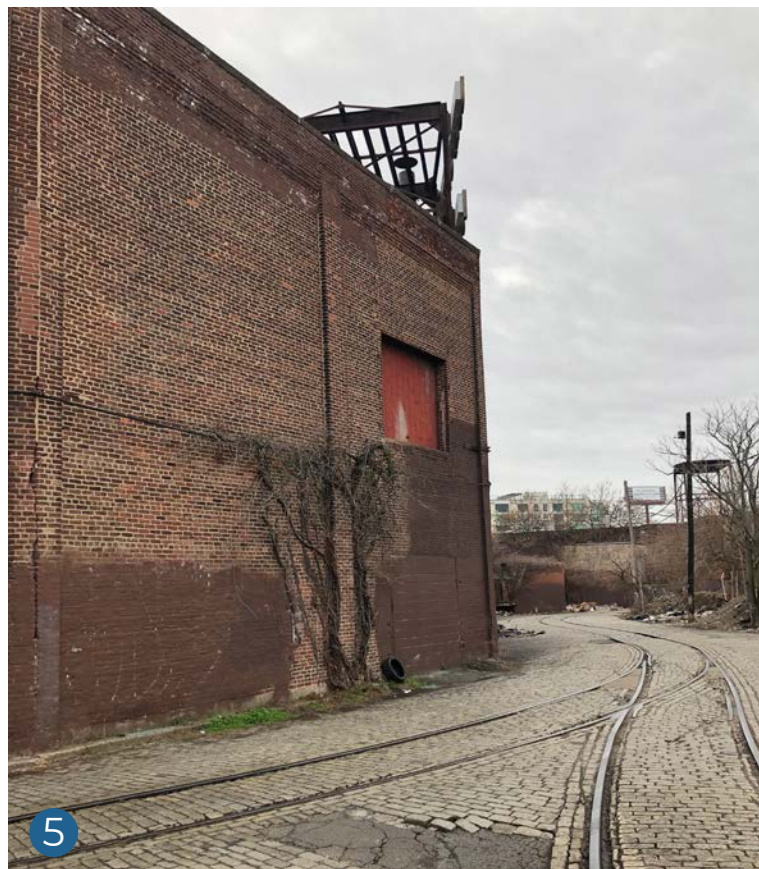


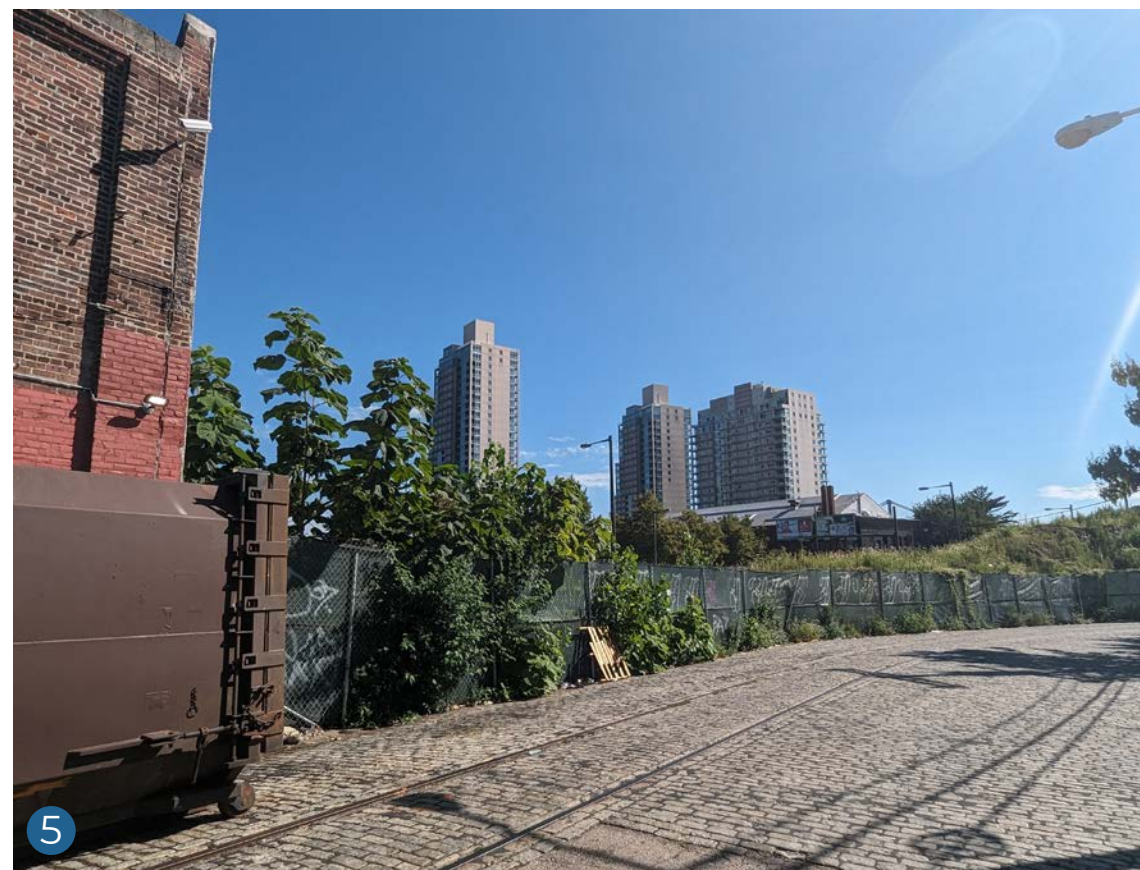
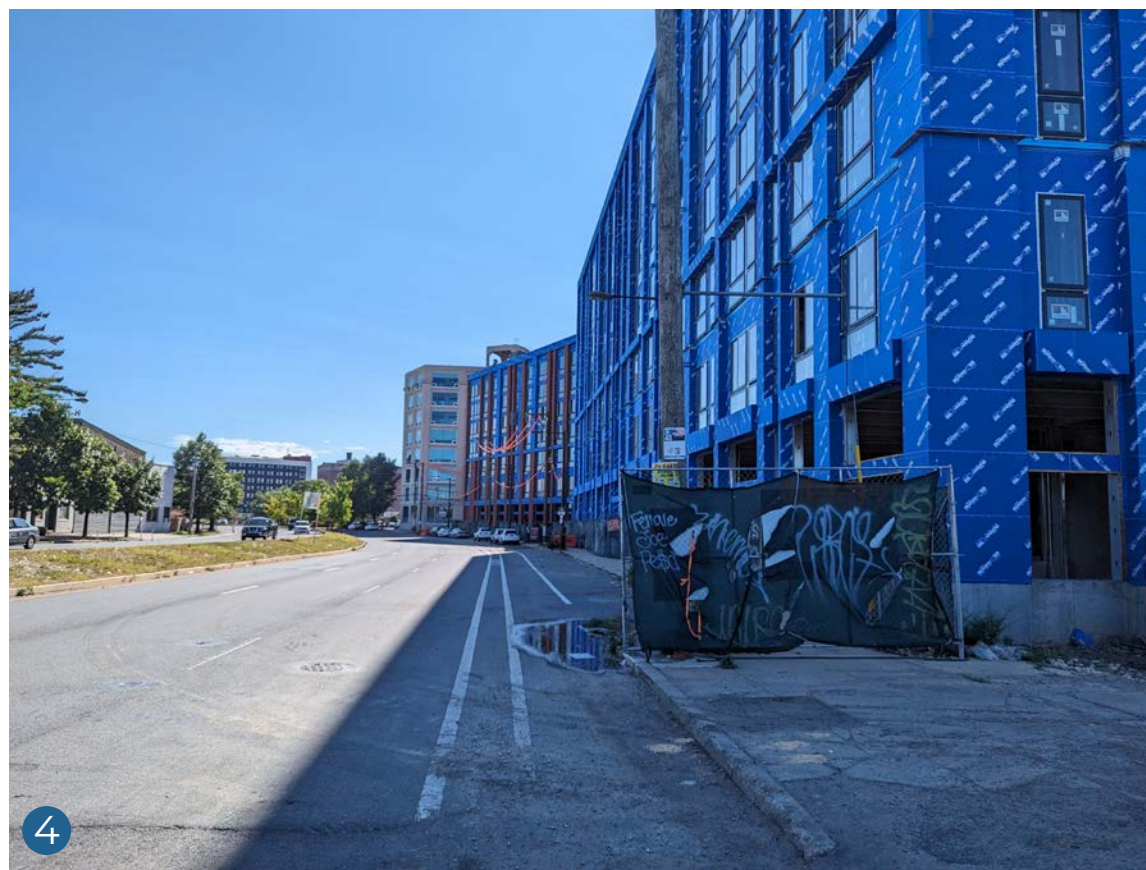
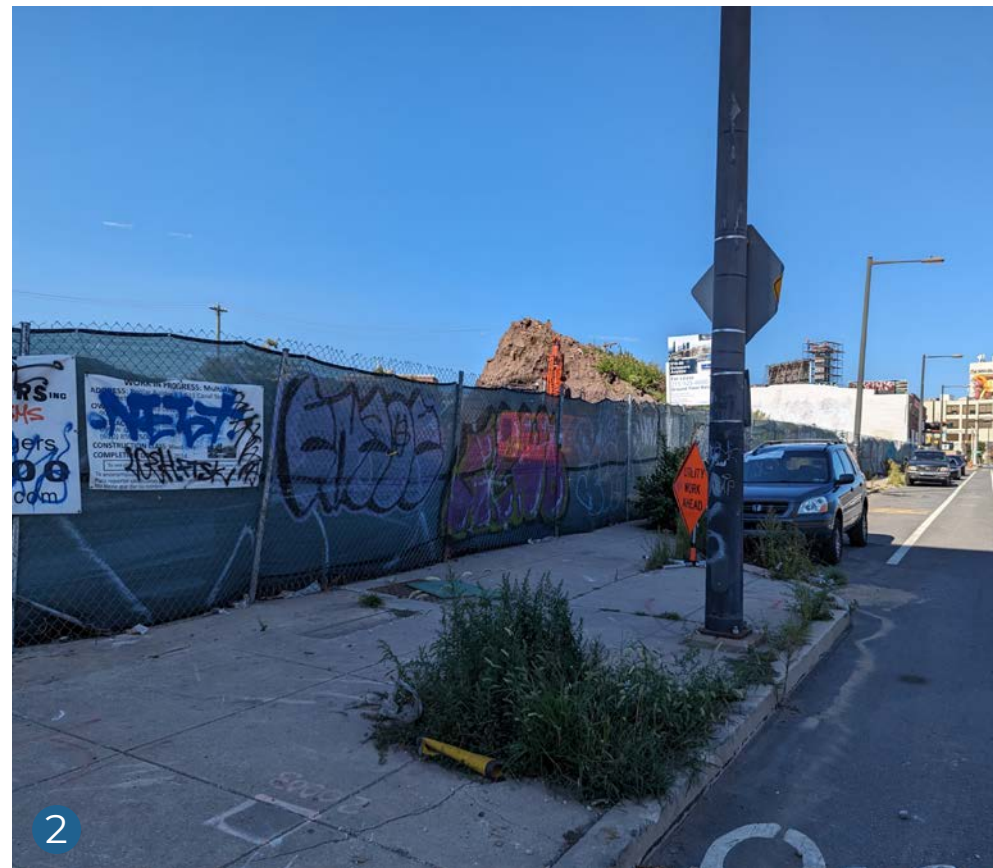
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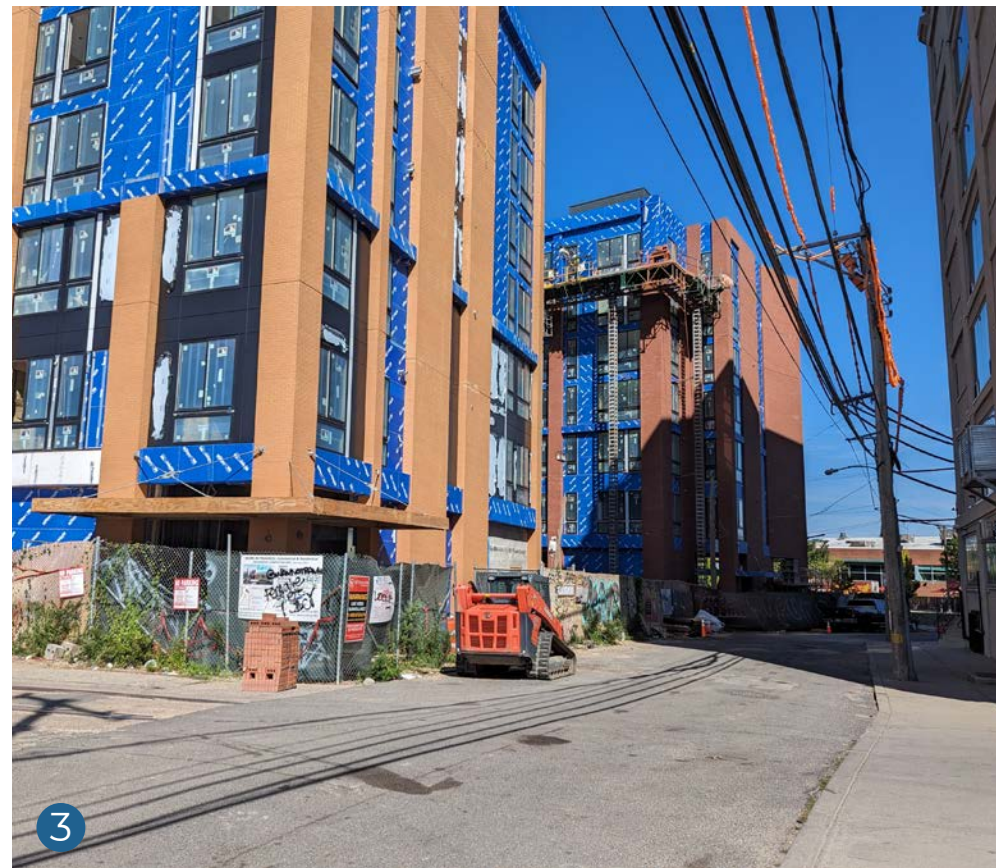
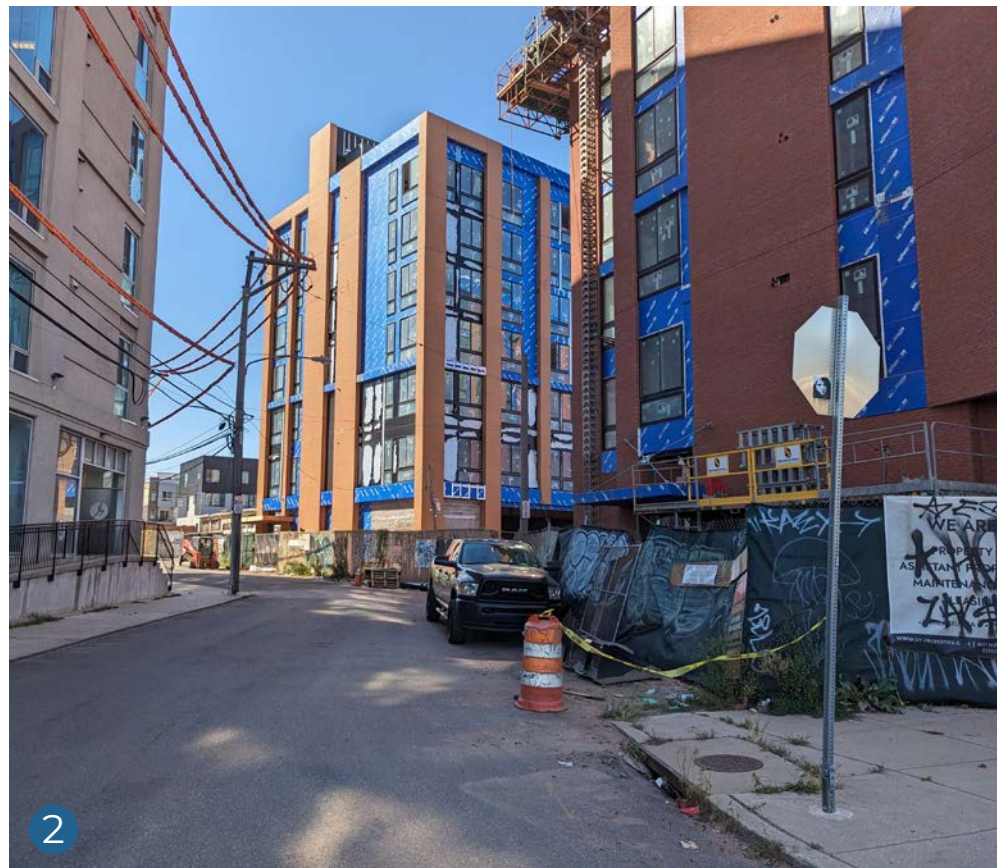
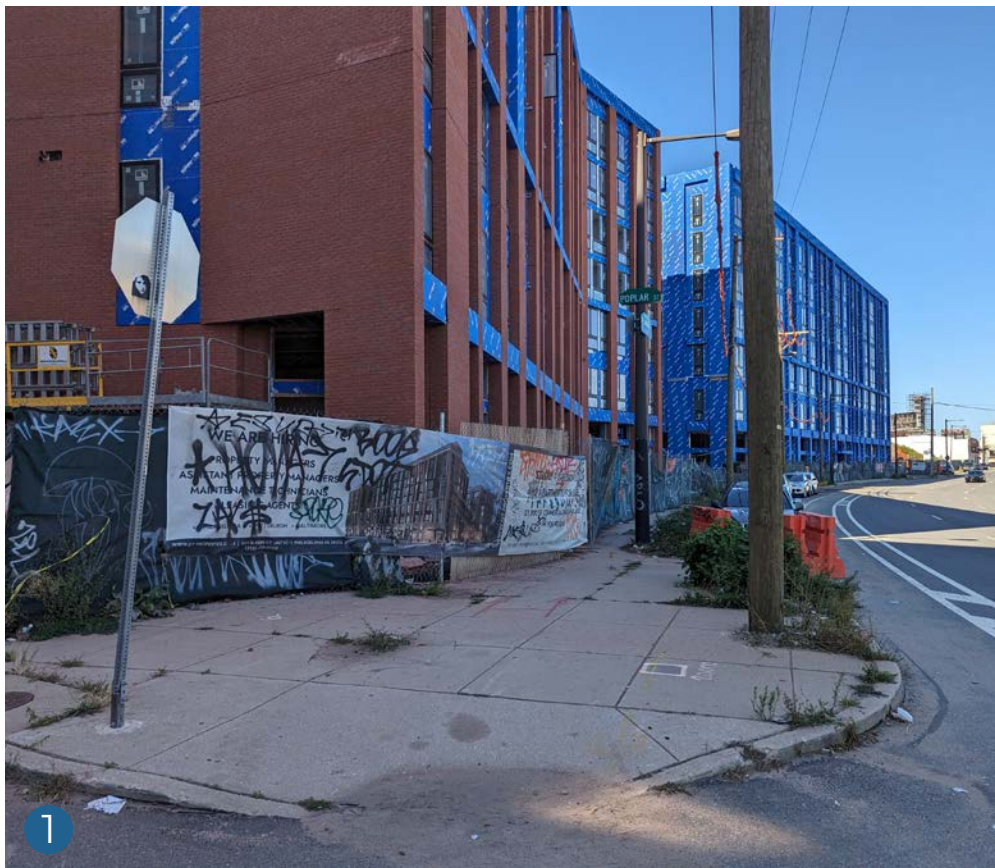


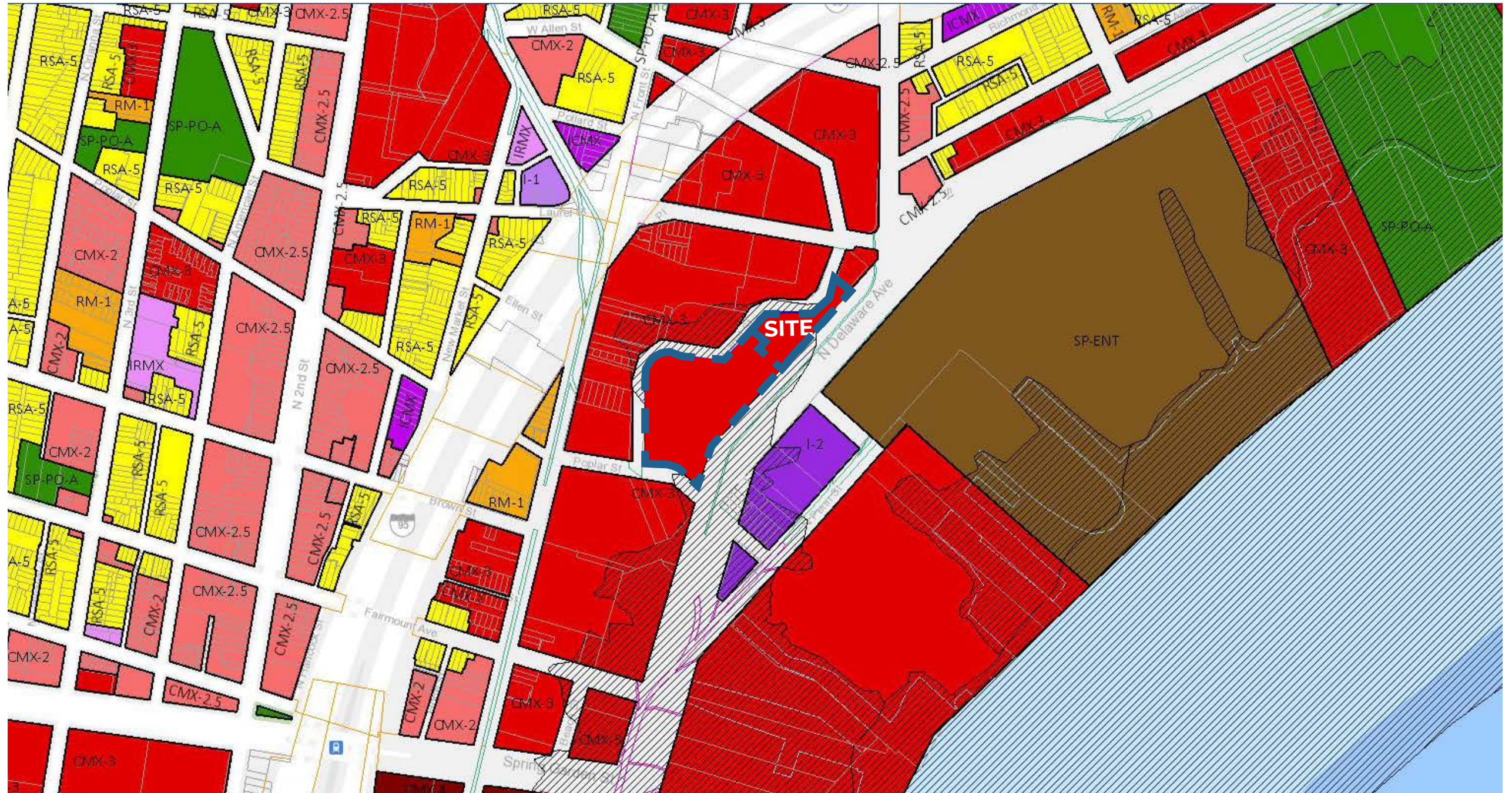
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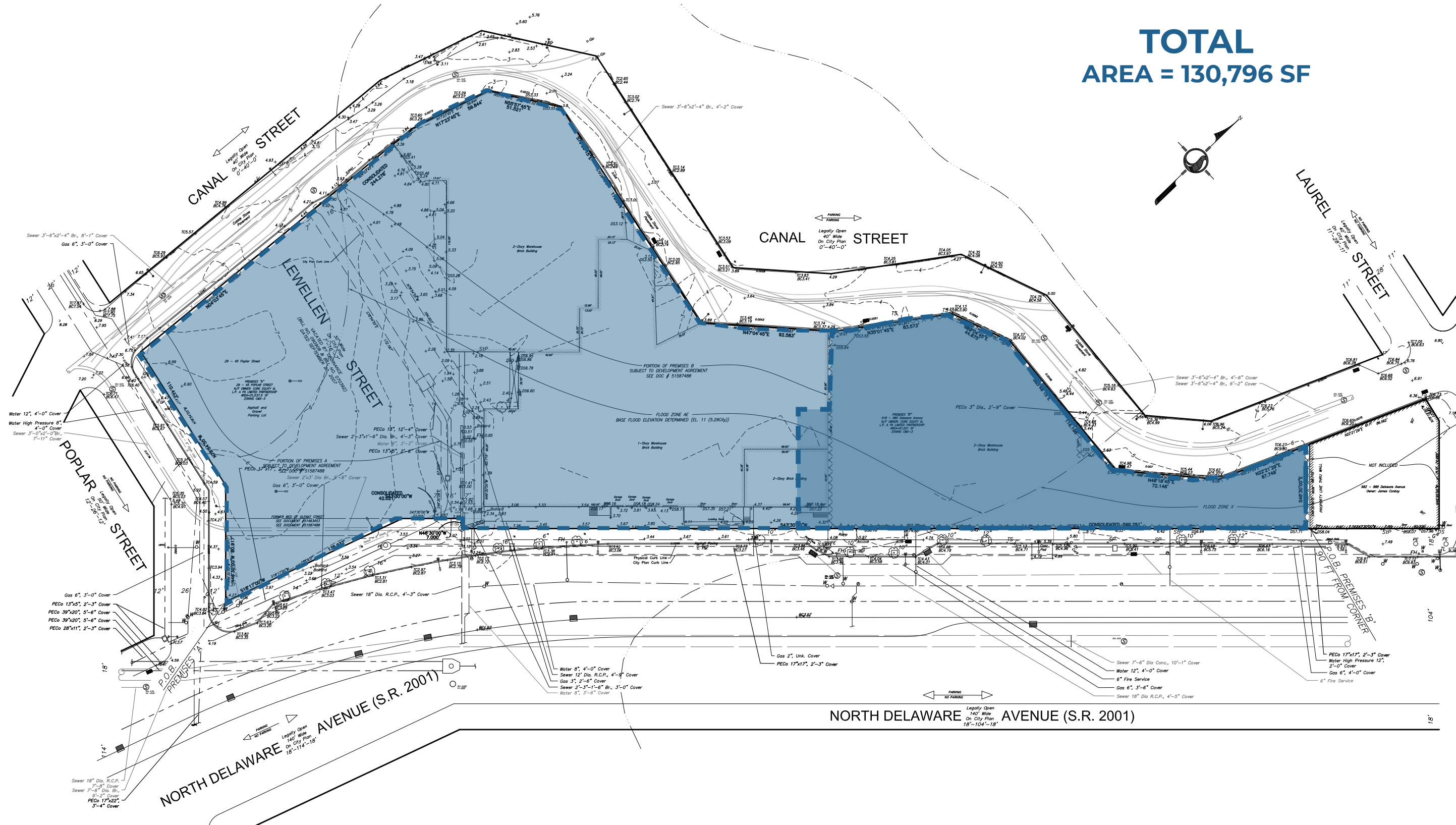
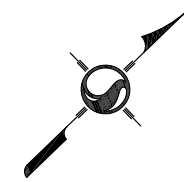






- | | |
|--------------------------------------|---------|
| NEIGHBORHOOD COMMERCIAL MIX-USE-1 | CMX-1 |
| NEIGHBORHOOD COMMERCIAL MIX-USE-2 | CMX-2 |
| COMMUNITY COMMERCIAL MIXED-USE | CMX-3 |
| INDUSTRIAL COMMERCIAL MIX-USE | ICMX |
| INDUSTRIAL RESIDENTIAL MIX-USE | IRMX |
| RESIDENTIAL MIX-USE-1 | RM-1 |
| RESIDENTIAL SINGLE-FAMILY ATTACHED-5 | RSA-5 |
| ACTIVE PARKS AND OPEN SPACE | SP-PO-A |

**TOTAL
AREA = 130,796 SF**



ZONING CHART

BASE DISTRICT:	CMX-3
ABUTTING DISTRICT:	CMX-3
DISTRICT ACROSS STREET:	I-2 / SP-ENT
LOT AREA:	130,796 SF
USE:	BLDG-A: 78 EXISTING + 42 PROPOSED UNITS, 2 EXISTING COMMERCIAL UNITS, 4 SHORT TERM RENTALS BLDG-B: 108 DWELLING UNITS, 2 COMMERCIAL UNITS BLDG-C: 84 DWELLING UNITS, 1 COMMERCIAL UNITS BLDG-D: 72 DWELLING UNITS, 1 COMMERCIAL UNITS BLDG-E: 120 DWELLING UNITS BLDG-F: PERSONAL SERVICES ACCESSORY TO RESIDENTIAL USE

TOTAL OF 504 DWELLING UNITS (462 EXISTING+42 PROPOSED)

DIMENSIONAL STANDARDS: REQUIRED / ALLOWED PROPOSED

OPEN AREA:	26,180 SF (20%) MIN	59,412 sf (45.4%)
OCCUPIED AREA:	104,722 SF (80%) MAX	71,384 sf (54.6%)
FRONT YARD SETBACK:	NONE REQUIRED	NONE PROPOSED
SIDE YARD:	8' IF USED	8'-0"
REAR YARD:	NONE REQUIRED	NONE PROPOSED
HEIGHT:	25' MIN, 84' MAX (14-507(6))	25' MIN, 84' MAX

F.A.R	500% MAX	414.88% REF TABLE BELOW
GFA:	GROSS FLOOR AREA CALCULATIONS	
	BLDG-A: 80,995 SF EXSITING + 35,388 SF PROPOSED = 116,383 SF GFA TOTAL	

BLDG-B: 101,648 SF GFA
BLDG-C: 74,677 SF GFA
BLDG-D: 59,799 SF GFA
BLDG-E: 95,615 SF GFA
BLDG-F: 5,776 SF GFA

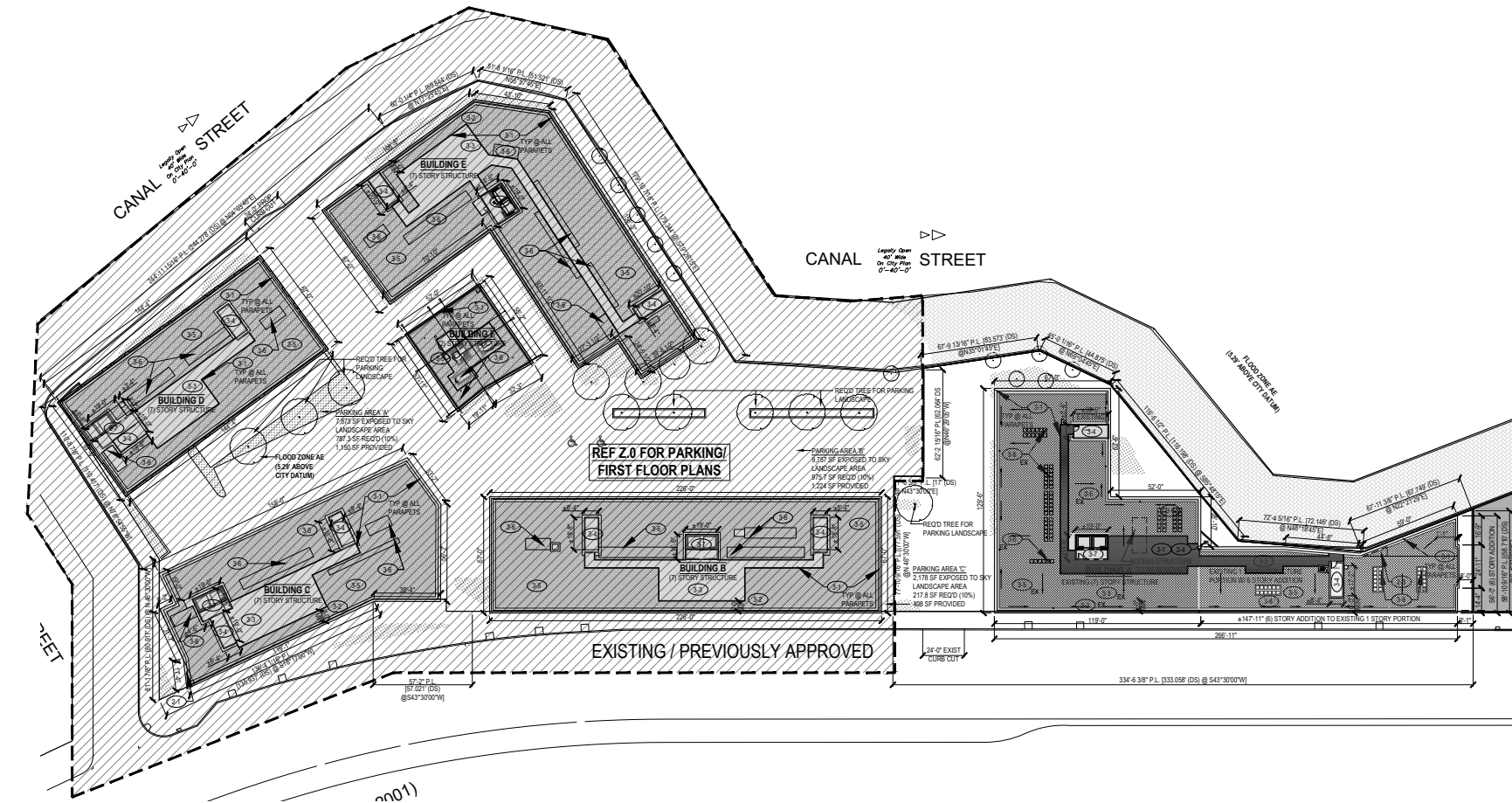
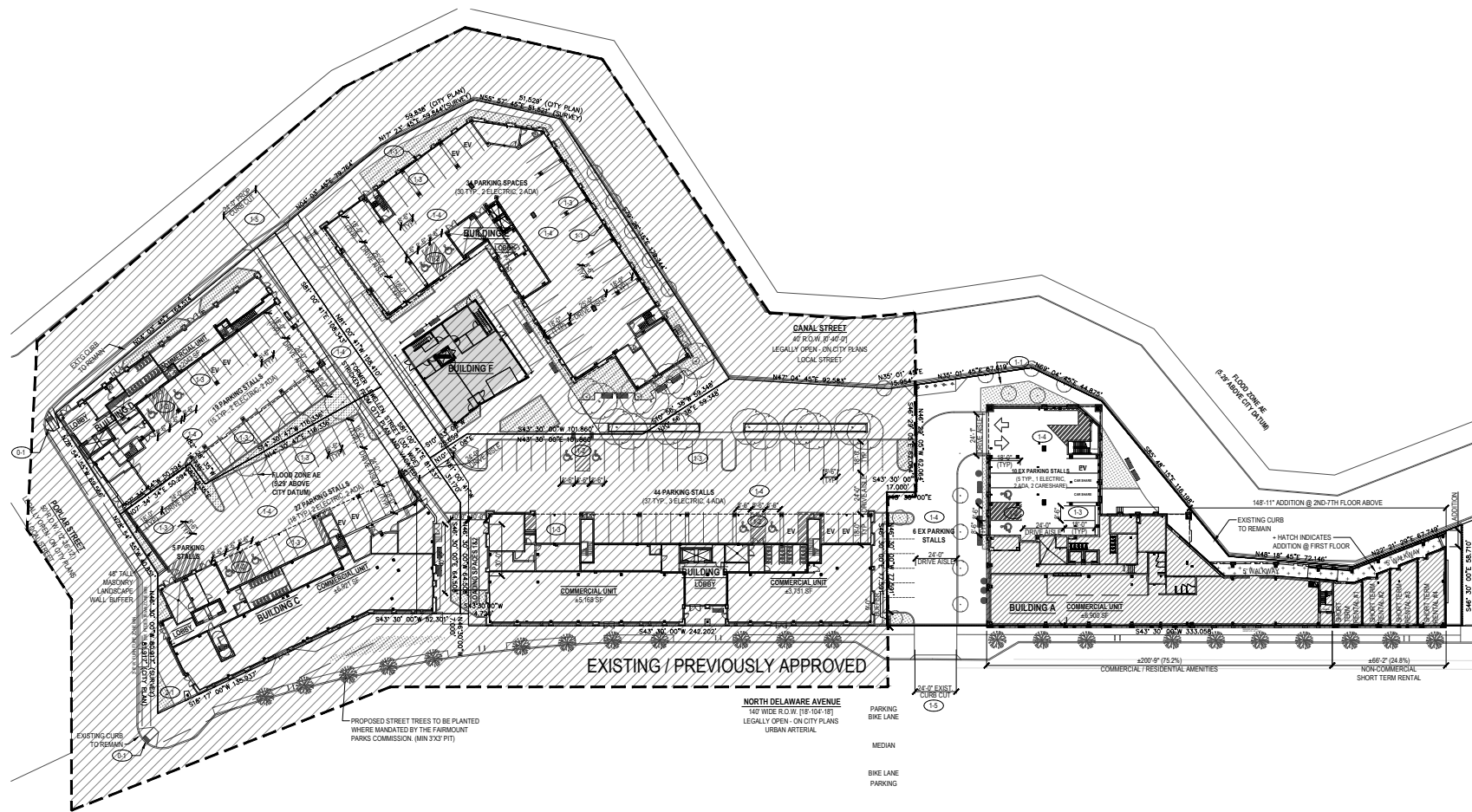
TOTAL GFA: 418,500 SF EXISTING + 35,388 SF PROPOSED = 453,979 GFA PROPOSED

STREET TREES:	57	39
PARKING:	REQUIRED	PROPOSED
AUTO PARKING:	140 SP	140 SP (116) TYPICAL (12) ADA (10) ELECTRIC (2) CARSHARE
	(5) ADA (7) ELECTRIC	
LOADING SPACE:	3 STALLS	3 STALLS
BIKE PARKING:	171 STALLS	196 TYPE 1A STALLS

RIGHT-OF-WAY COMPONENTS:

	DELAWARE AVE (URBAN 18'-104-18')	POPLAR ST (LOCAL 0'-40'-0')	CANAL ST (LOCAL 12'-26'-12')
PEDESTRIAN ZONE:	6'-0" MIN 9'-0" TYP	5'-0" MIN	5'-0" MIN
FURNISHING ZONE:	4'-0	NONE EXT'G	3'-6" MIN
BUILDING ZONE:	NONE PROPOSED	NONE PROPOSED	REMAINDER

ENCROACHMENTS (TYP.):	DELAWARE AVE	POPLAR ST	CANAL ST
STAIR :	0'	0'	0'
EGRESS WELLS:	0'	0'	0'









SITE PLAN

GROUND FLOOR

-  COMMERCIAL SPACE
-  BUILDING A

KEYED NOTES:

- ① PROPOSED CURBCUT
- ② PROPOSED STREET TREE - W/ ENLARGED PITS, 3' x 6'
- ③ PROPOSED BICYCLE RACK
- ④ PROPOSED 4' HIGH ESTATE FENCE - 50% OPAQUE MAX.
- ⑤ TRASH / RECYCLING STORAGE AREA
- ⑥ LINE OF BUILDING ABOVE
- ⑦ PROPOSED LANDSCAPED AREA
- ⑧ PROPOSED SITE TREES
- ⑨ PROPOSED LOADING ZONE
- ⑩ PROPOSED 8.5' x 18' PARKING STALL
- ⑪ PROPOSED 24' WIDE TWO-WAY DRIVE AISLE
- ⑫ PEDESTRIAN ONLY, COBBLE STONE STREET
- ⑬ EXISTING BICYCLE LANE
- ⑭ CLASS 1A BICYCLE STORAGE AREAS
- ⑮ SHORT TERM RENTAL UNITS
- ⑯ RESIDENTIAL LOBBY



SITE PLAN

ROOF PLAN

STREET TREE PLANTING PALETTE

(PER PHILADELPHIA PARKS & RECREATION APPROVED STREET TREE LIST)

ACER RUBRUM 'RED SUNSET'
 GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'
 LIQUIDAMBAR STYRACIFLUA 'FRUITLESS CULTIVAR'
 PLATANUS X ACERIFOLIA 'BLOODGOOD'
 ZELKOVA SERRATA 'VILLAGE GREEN'

'RED SUNSET' RED MAPLE
 'SKYLINE' HONEYLOCUST
 SWEETGUM (FRUITLESS CULTIVAR)
 'BLOODGOOD' LONDON PLANETREE
 JAPANESE ZELKOVA

STREET TREES



Red Sunset Red Maple
CANAL STREET



Seedless Sweetgum
POPLAR STREET



Princeton Elm
DELAWARE AVENUE



Eastern Redbud
DELAWARE AVENUE



London Planetree
DELAWARE AVENUE



Thornless Honeylocust
POPLAR STREET-SITE INTERIOR



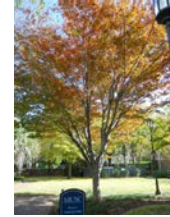
'Green Gable' Black Gum
INTERIOR STREET



Syringa reticulata 'Ivory Silk'
DELAWARE AVENUE



SITE LANDSCAPE (ornamental trees, shrubs & perennials)



Zelkova
PARKING/
SITE INTERIOR



Perennials/
ornamental grass



Serviceberry



Itea 'Little Henry'



Fountain Grass



Liriope



Silver Grass



Feather
Reed Grass



Magnolia
Virginiana



Eastern Redbud



Compact
Japanese Holly



Spirea 'Neon Flash'



Black-eyed Susan



Purple Coneflower



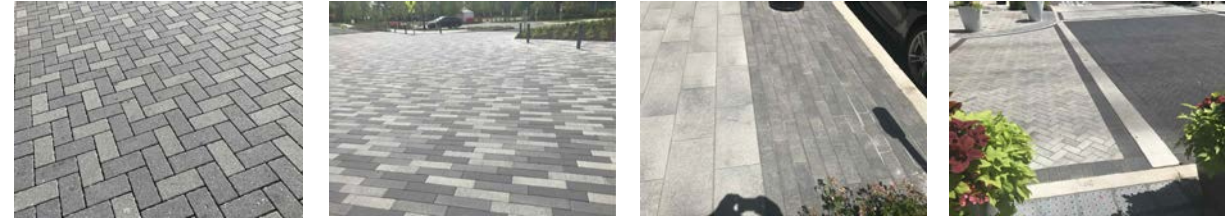
Little Bluestem



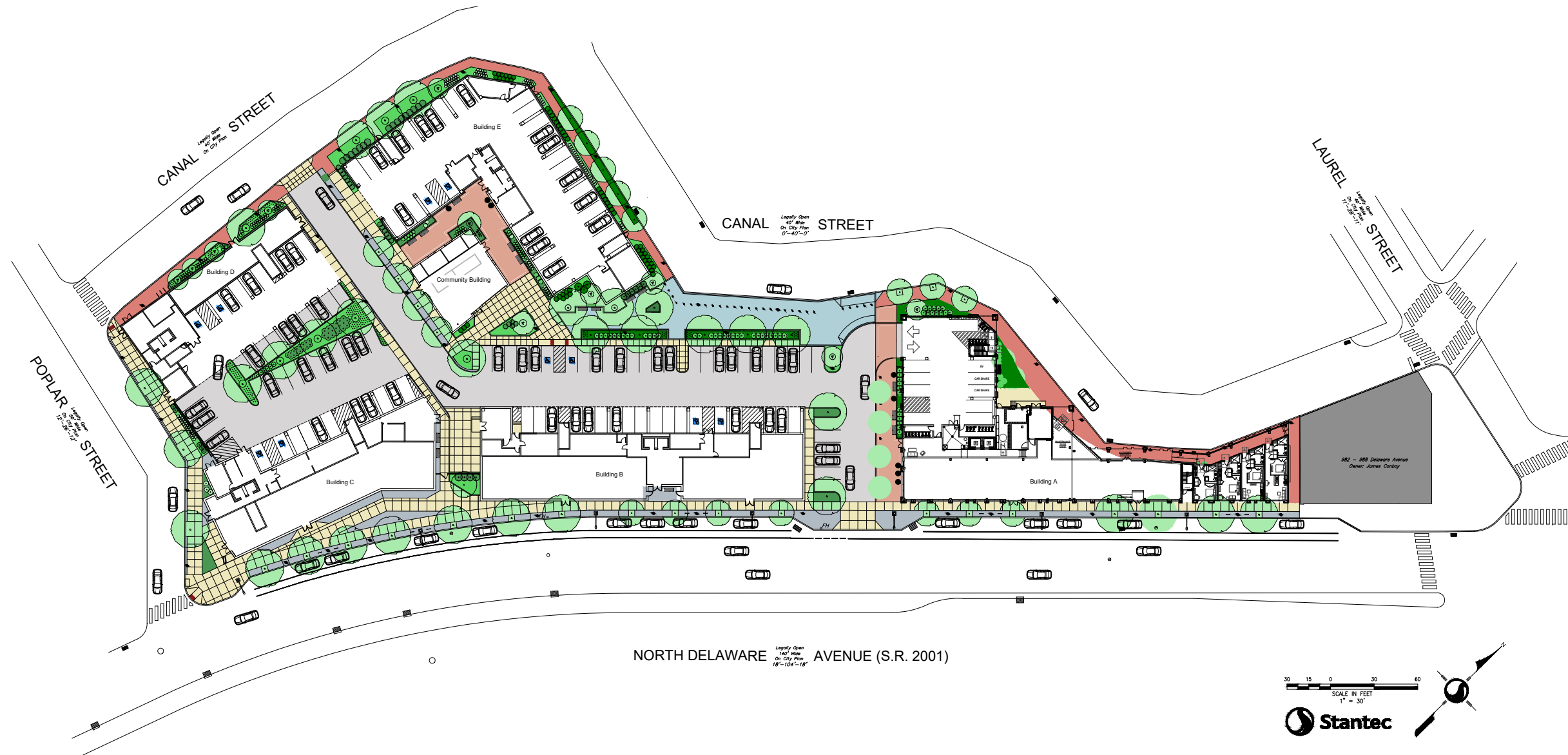
Hydrangea

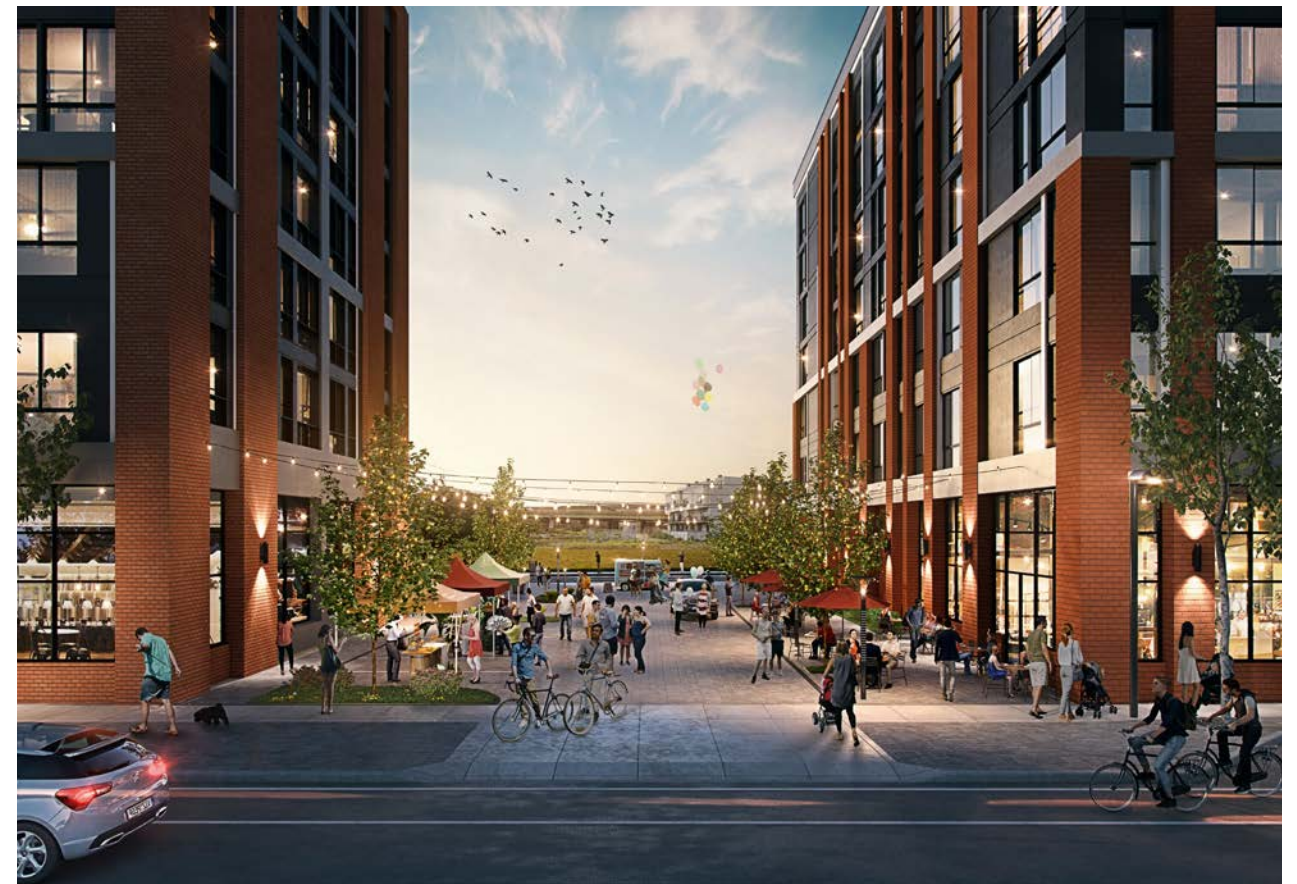
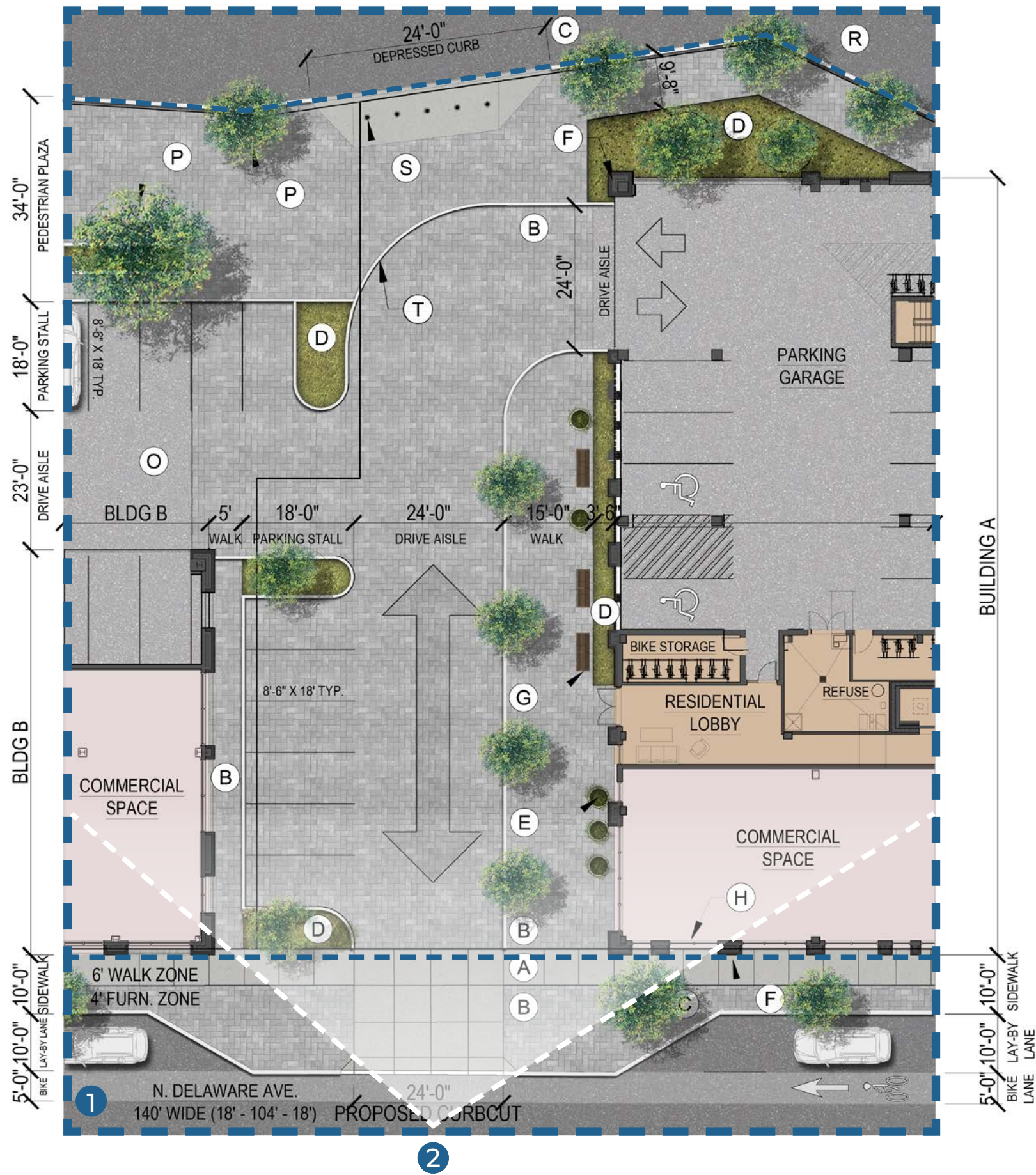


CONCRETE PAVERS



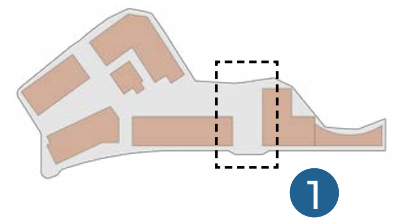
herringbone & running bond patterns
(final colors t.b.d)

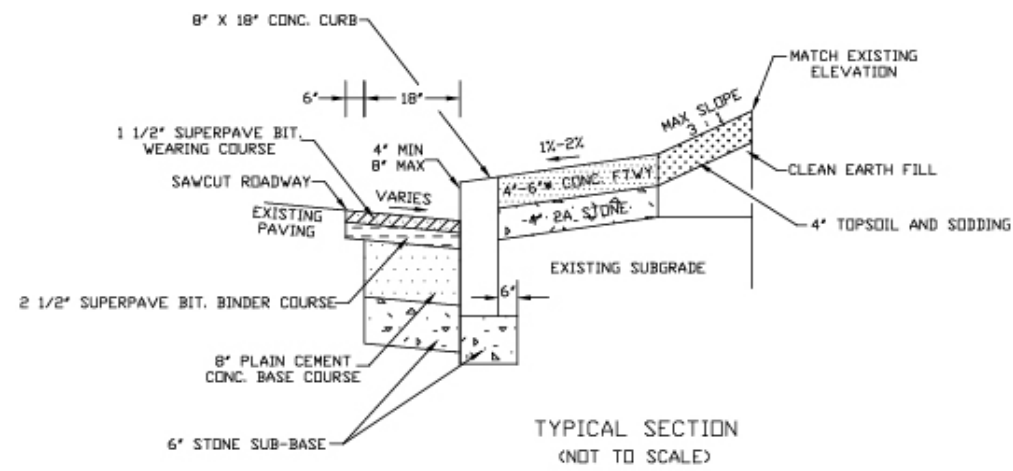




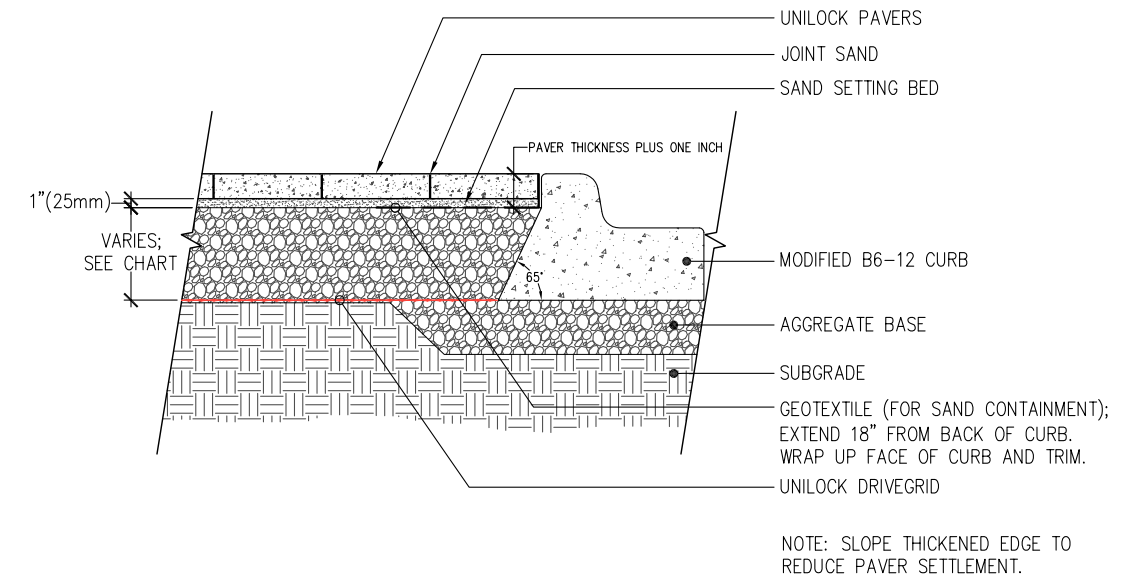
2

- A CONCRETE SIDEWALKS
 - B PERMEABLE PAVERS
 - C PROPOSED STREET TREE IN ENLARGED 3'X6' PITS
 - D LANDSCAPED AREAS
 - E PLANTERS
 - F BRICK PILASTER
 - G PEDESTRIAN BENCH
 - H STOREFRONT WINDOWS
 - I BRICK PATTERN/SCREEN
 - J PROPOSED BICYCLE RACK
 - K 4' HIGH ESTATE FENCE
 - L LINE OF BUILDING ABOVE
 - M LINE OF CANOPY ABOVE
 - N ADA CORNER RAMP
 - O ASPHALT PAVING
 - P SITE TREE
 - Q OVERHEAD DOOR
 - R EXISTING COBBLESTONE
 - S SITE BOLLARDS
 - T DEMOUNTABLE CURB
- PROPERTY LINE

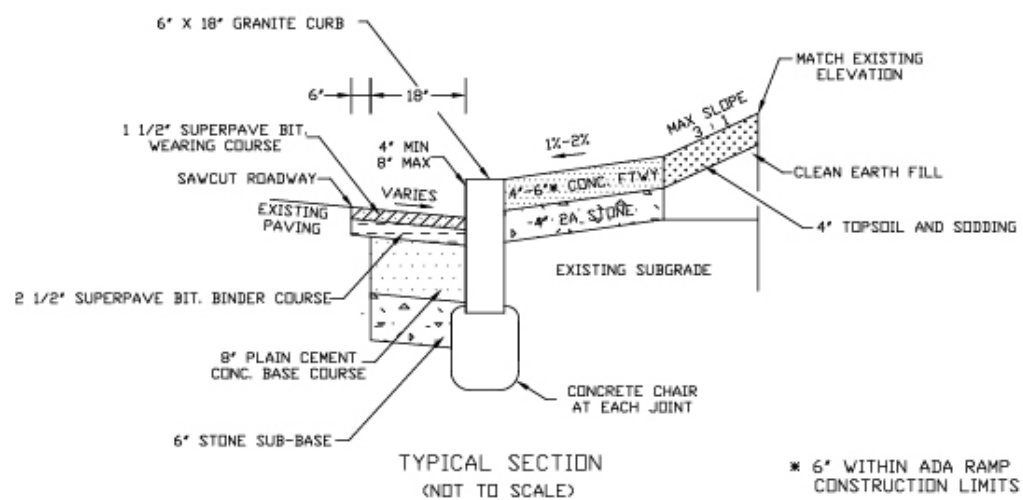




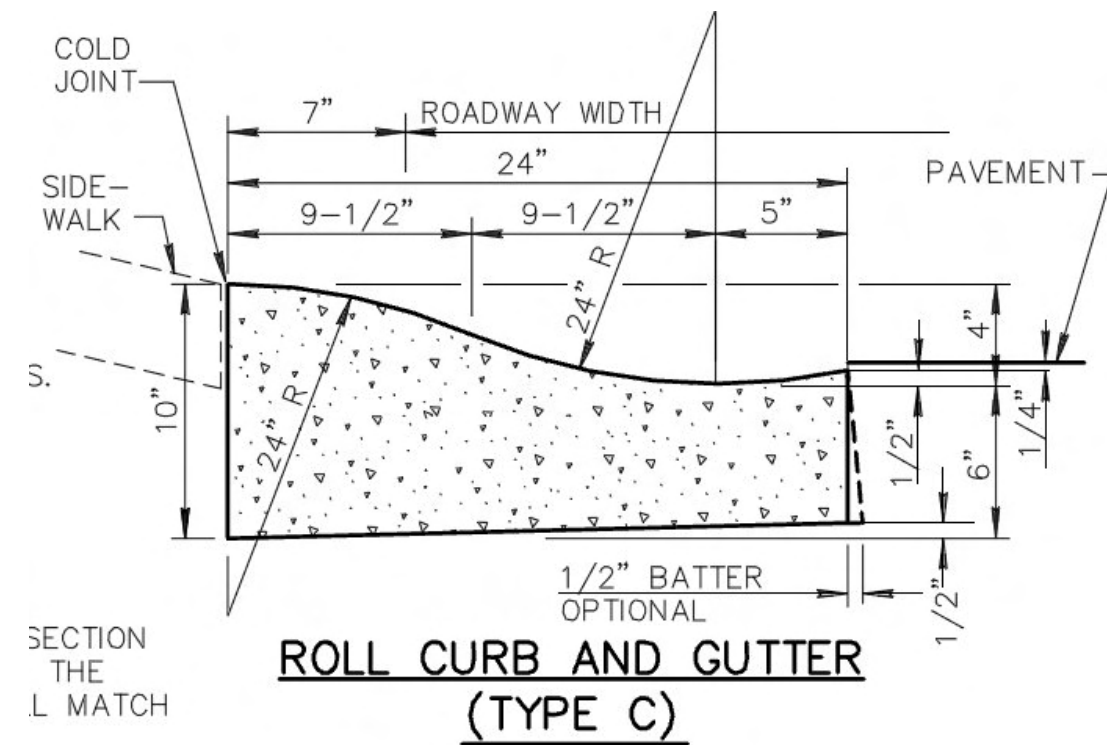
1 | TYPICAL CONCRETE CURB



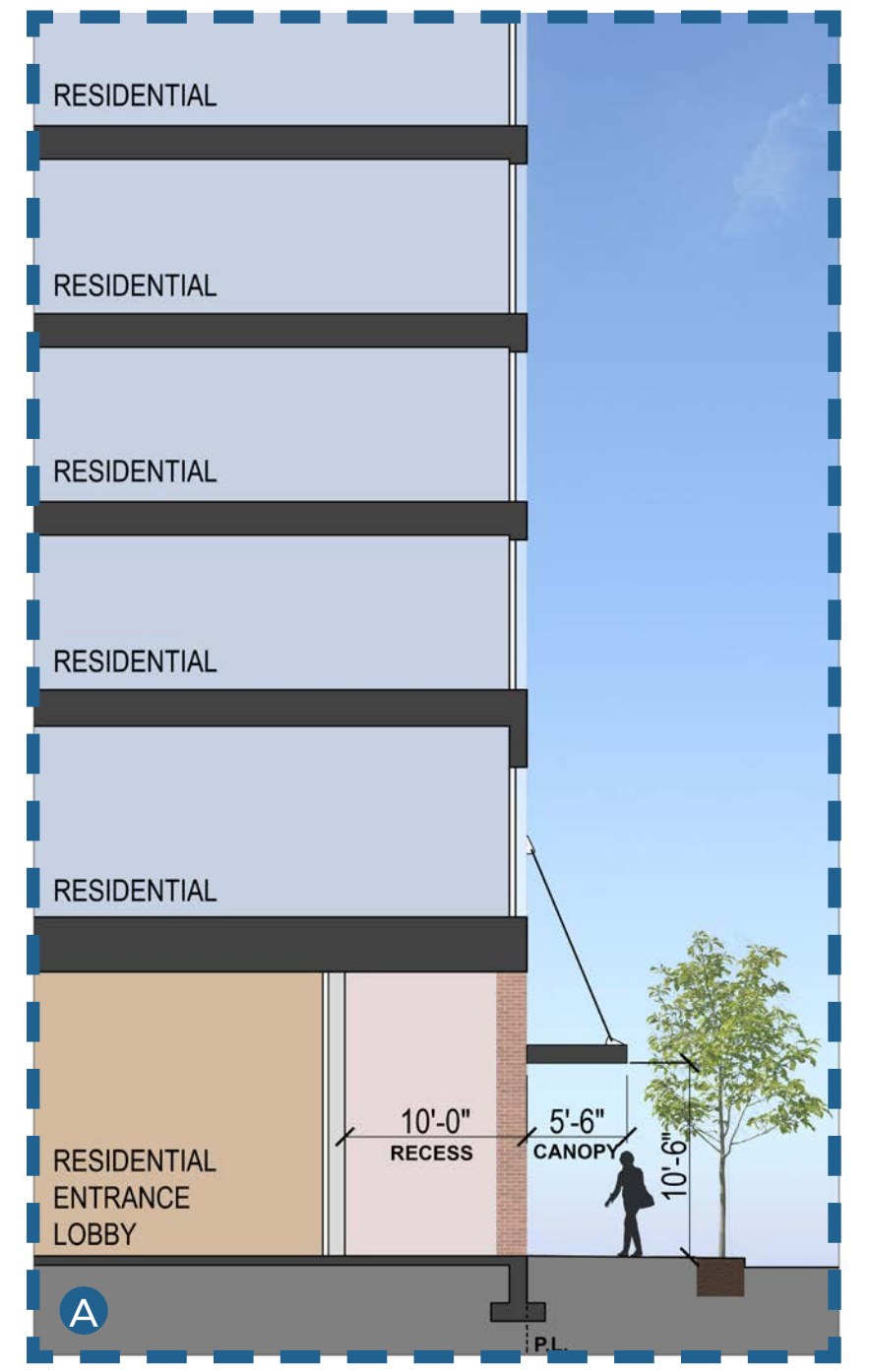
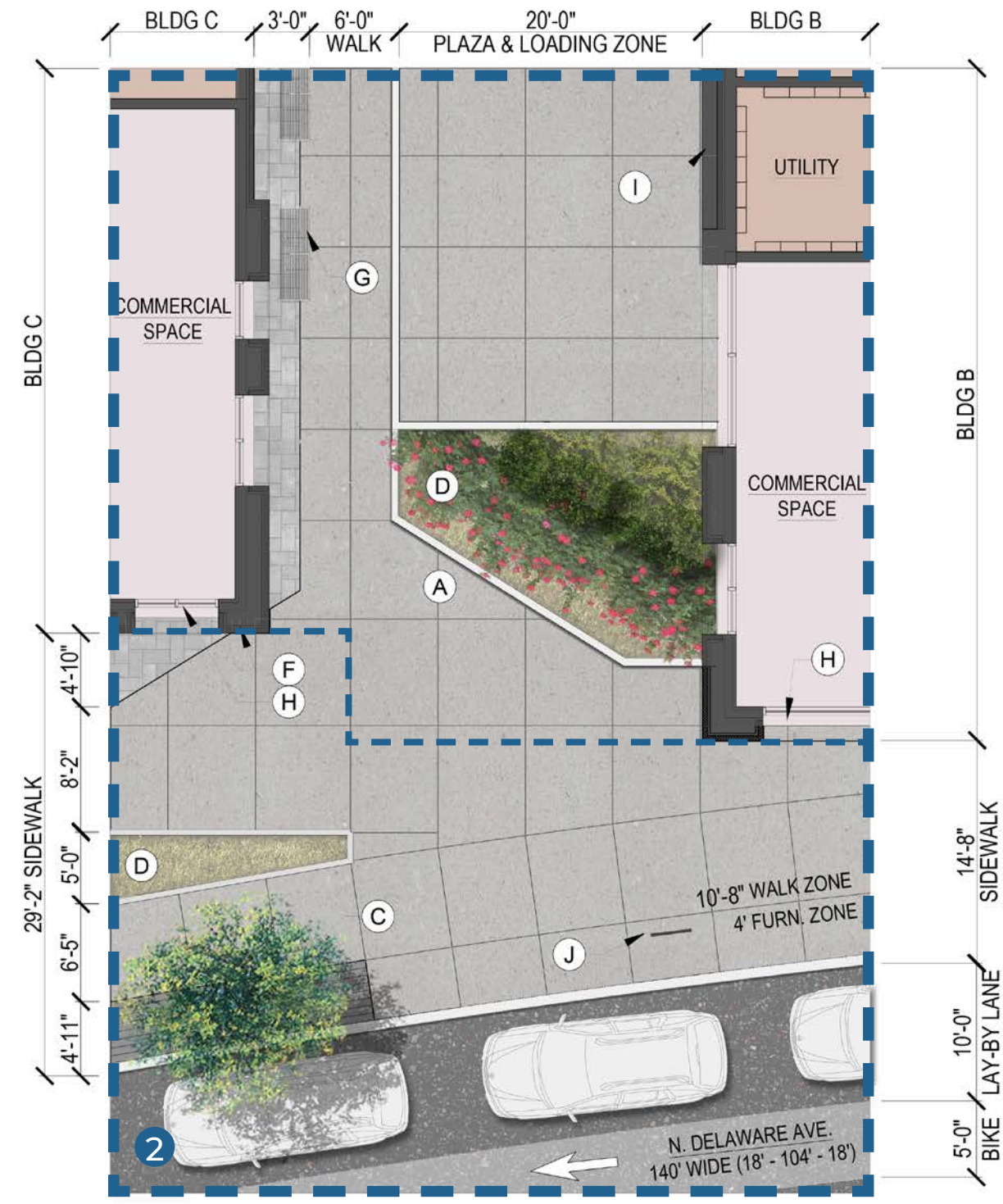
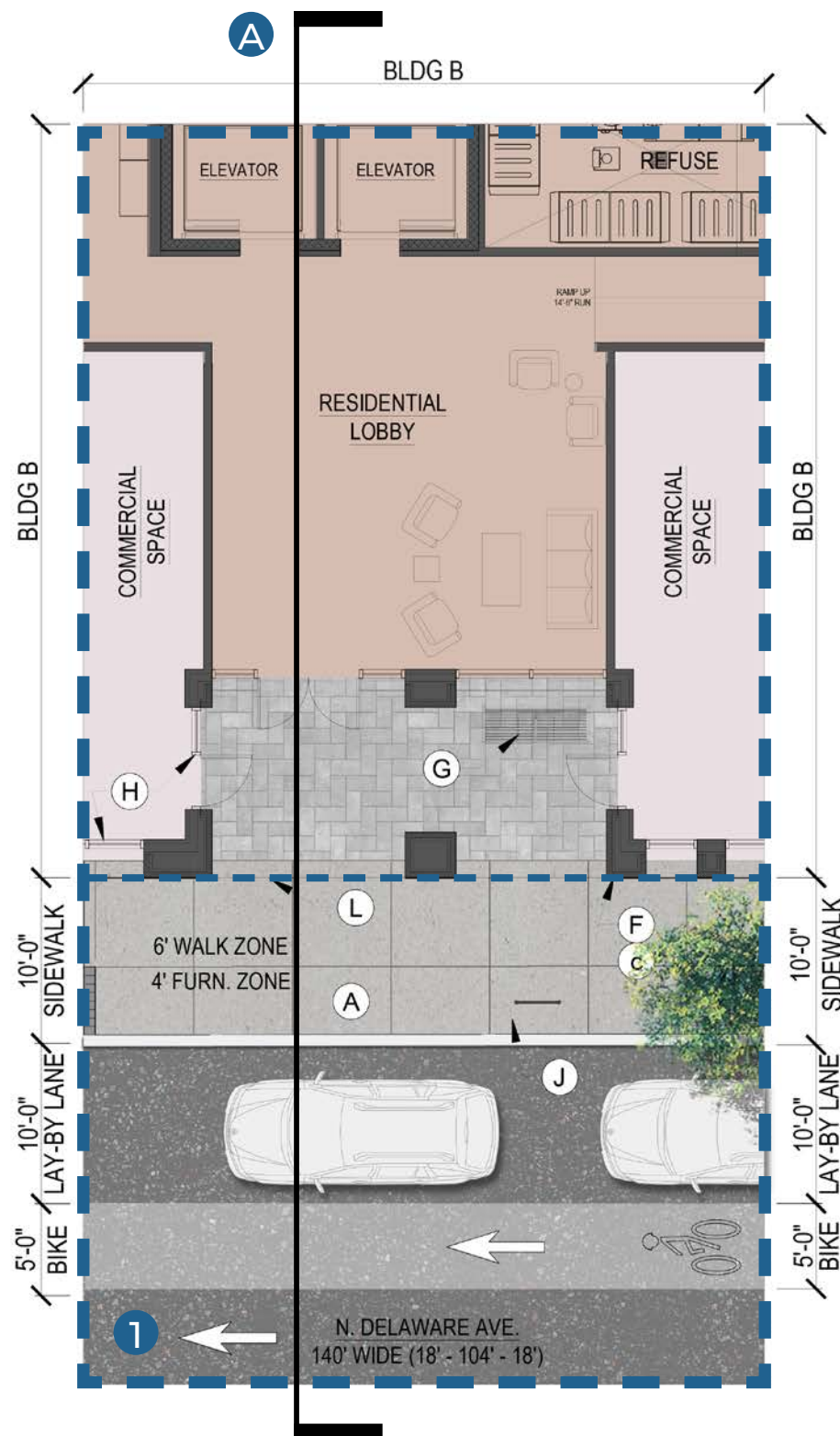
2 | TYPICAL DEMOUNTABLE CURB ALONG CANAL STREET



3 | TYPICAL GRANITE CURB

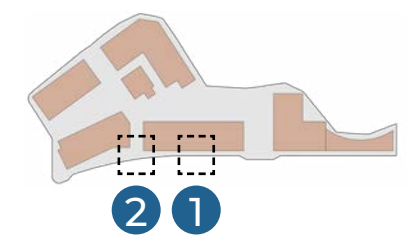


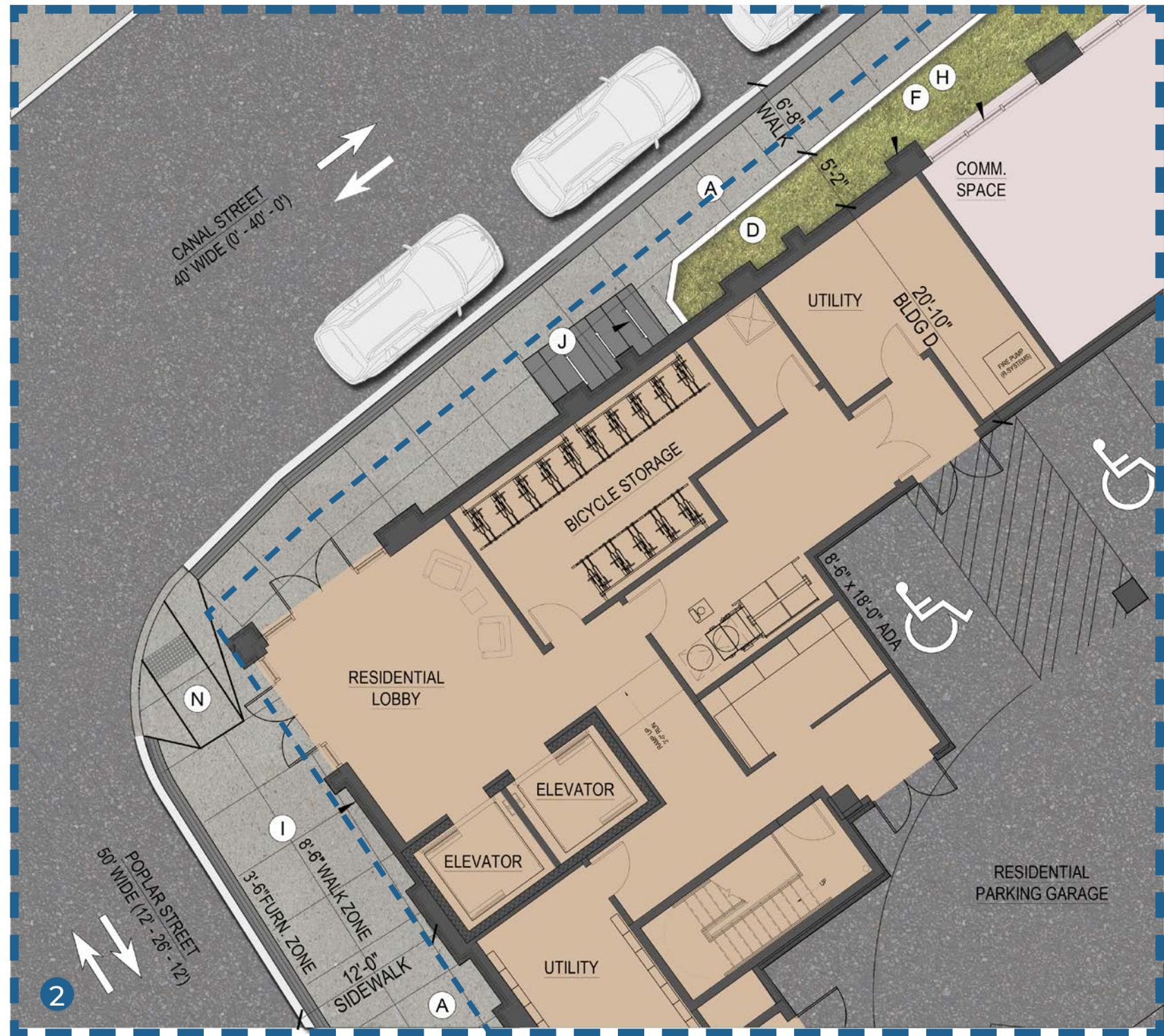
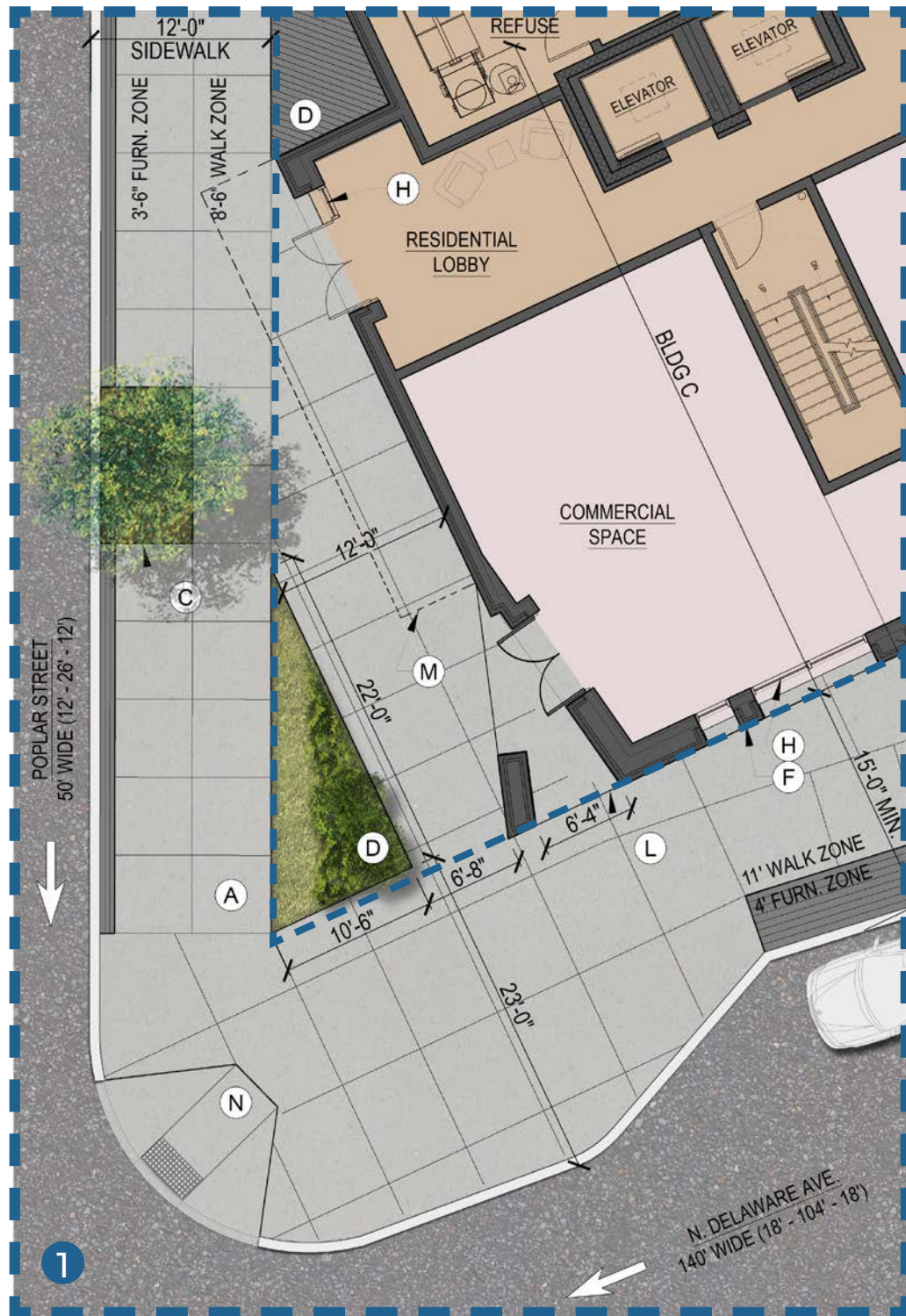
4 | TYPICAL TRANSITION DETAIL AT WOONERF



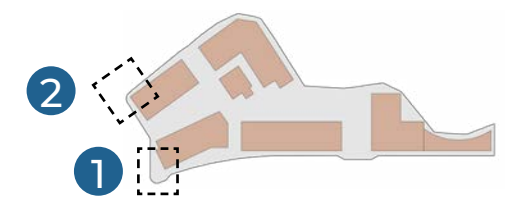
- A** CONCRETE SIDEWALKS
- B** PERMEABLE PAVERS
- C** PROPOSED STREET TREE IN ENLARGED 3'X6' PITS
- D** LANDSCAPED AREAS
- E** PLANTERS
- F** BRICK PILASTER
- G** PEDESTRIAN BENCH
- H** STOREFRONT WINDOWS
- I** BRICK PATTERN/SCREEN
- J** PROPOSED BICYCLE RACKS
- K** 4' HIGH ESTATE FENCE
- L** LINE OF BUILDING ABOVE
- M** LINE OF CANOPY ABOVE
- N** ADA CORNER RAMP
- O** ASPHALT PAVING
- P** SITE TREE
- Q** OVERHEAD DOOR
- R** EXISTING COBBLESTONE
- S** SITE BOLLARDS
- T** DEMOUTABLE CURB

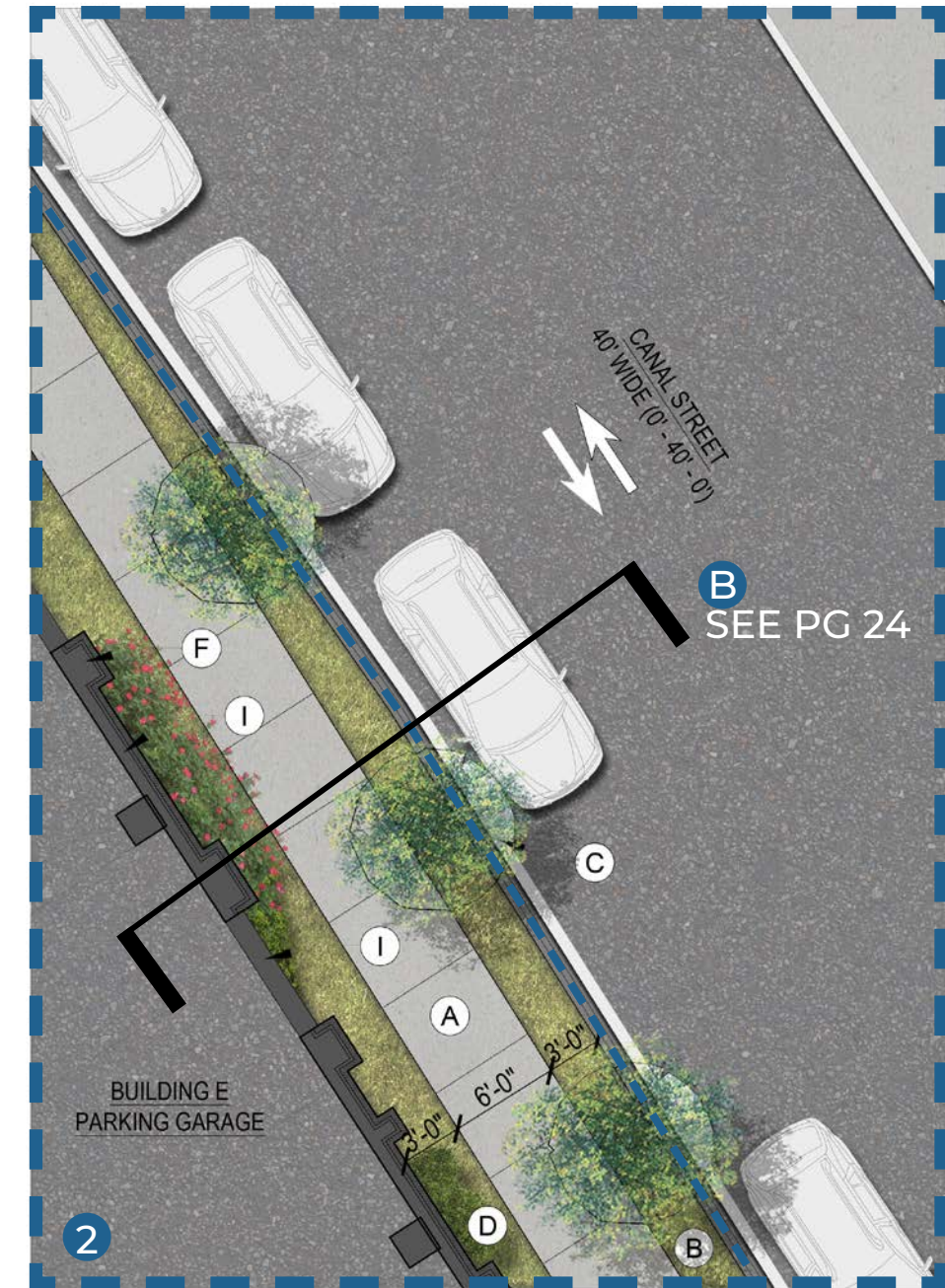
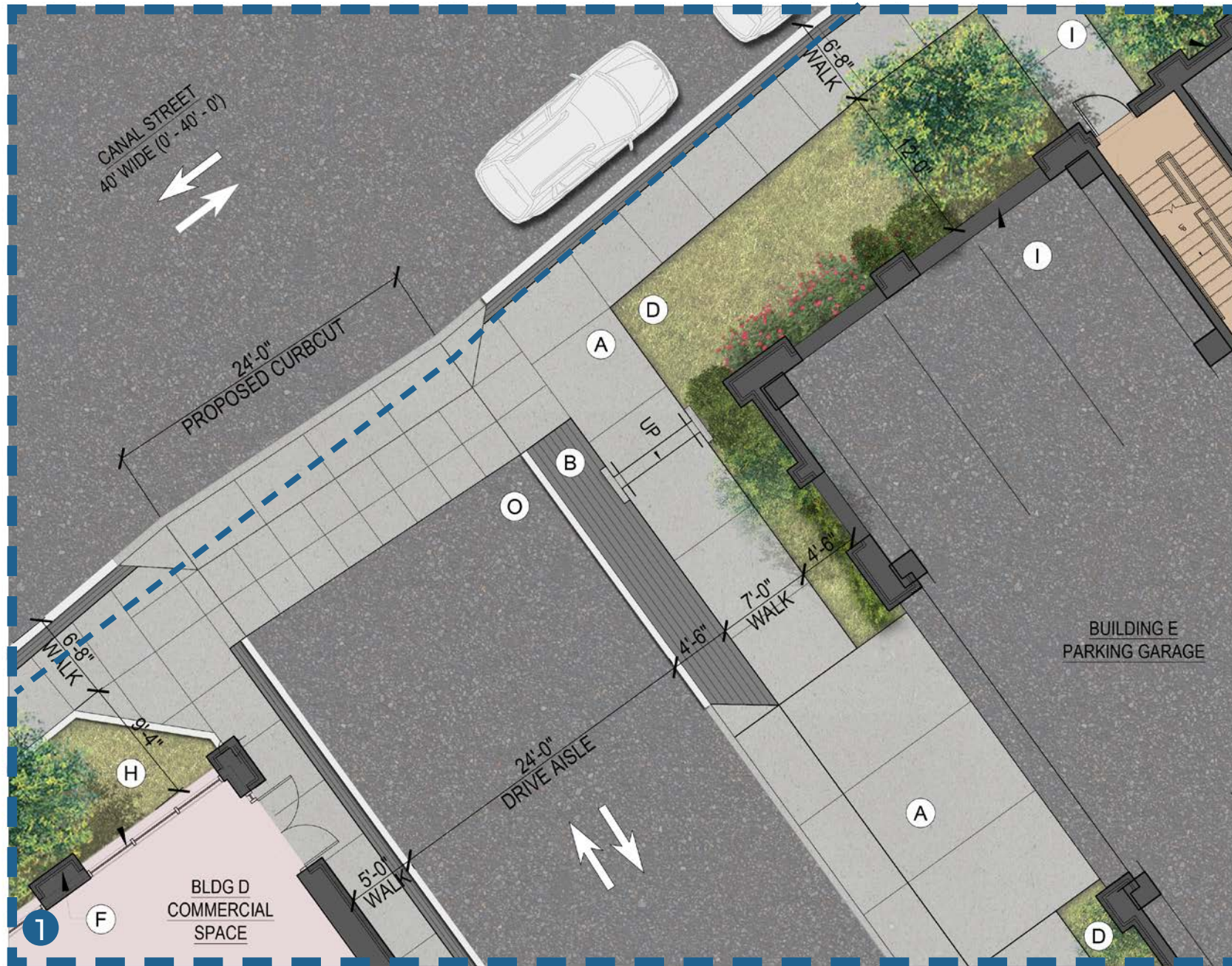
--- PROPERTY LINE



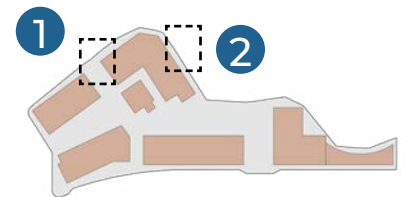


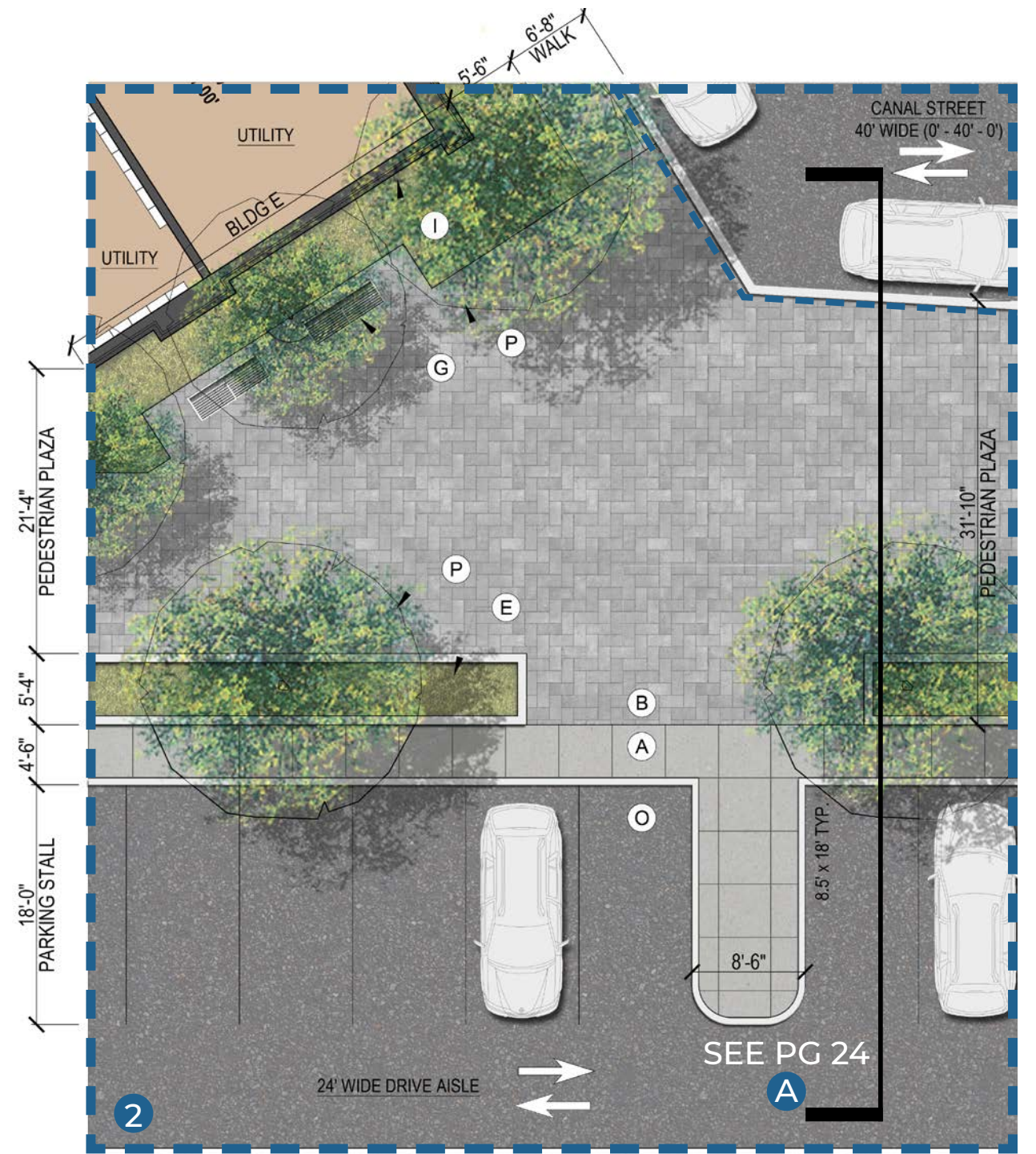
- | | | | | | |
|--|-----------------------------|---------------------------------|-------------------------------|-------------------------------|--------------------------|
| A CONCRETE SIDEWALKS | E PLANTERS | I BRICK PATTERN/SCREEN | M LINE OF CANOPY ABOVE | Q OVERHEAD DOOR | --- PROPERTY LINE |
| B PERMEABLE PAVERS | F BRICK PILASTER | J PROPOSED BICYCLE RACKS | N ADA CORNER RAMP | R EXISTING COBBLESTONE | |
| C PROPOSED STREET TREE IN ENLARGED 3'X6' PITS | G PEDAstriAN BENCH | K 4' HIGH ESTATE FENCE | O ASPHALT PAVING | S SITE BOLLARDS | |
| D LANDSCAPED AREAS | H STOREFRONT WINDOWS | L LINE OF BUILDING ABOVE | P SITE TREE | T DEMOUTABLE CURB | |



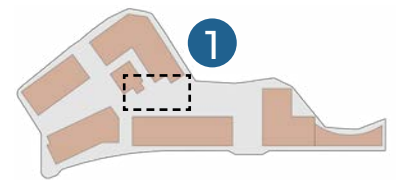


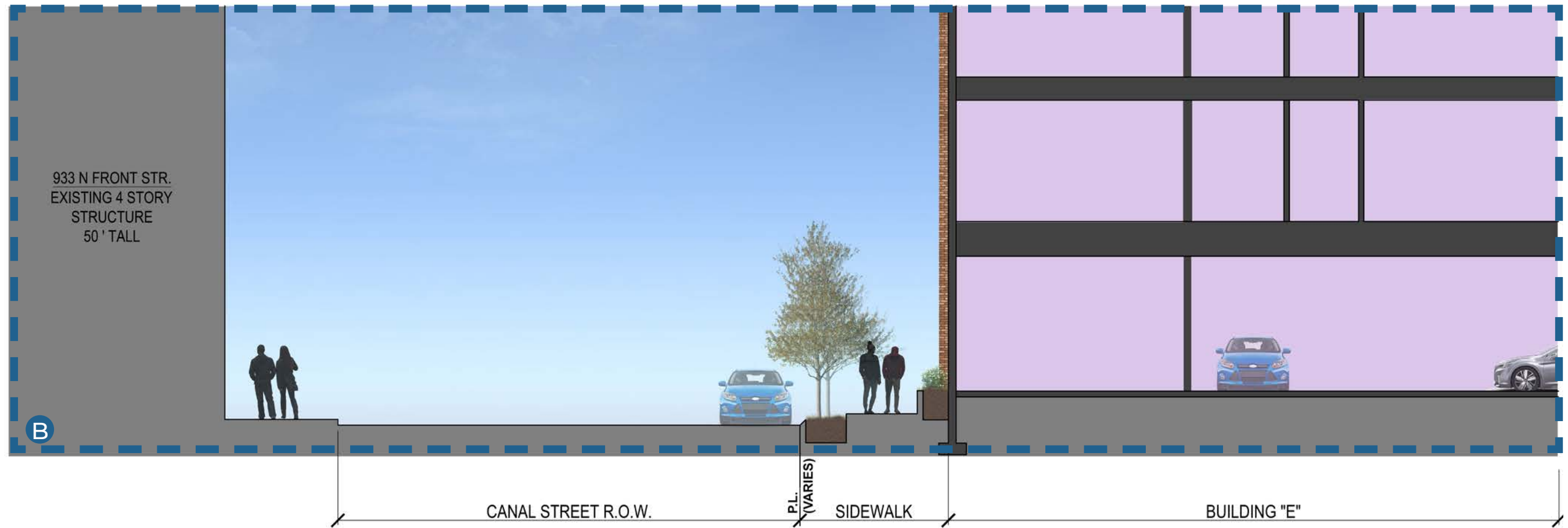
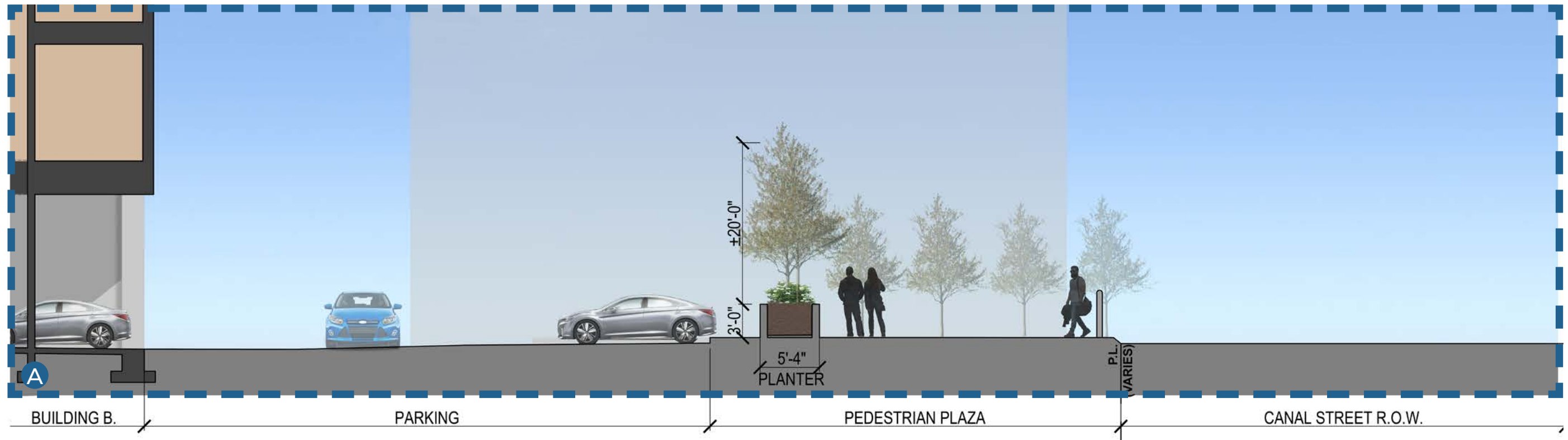
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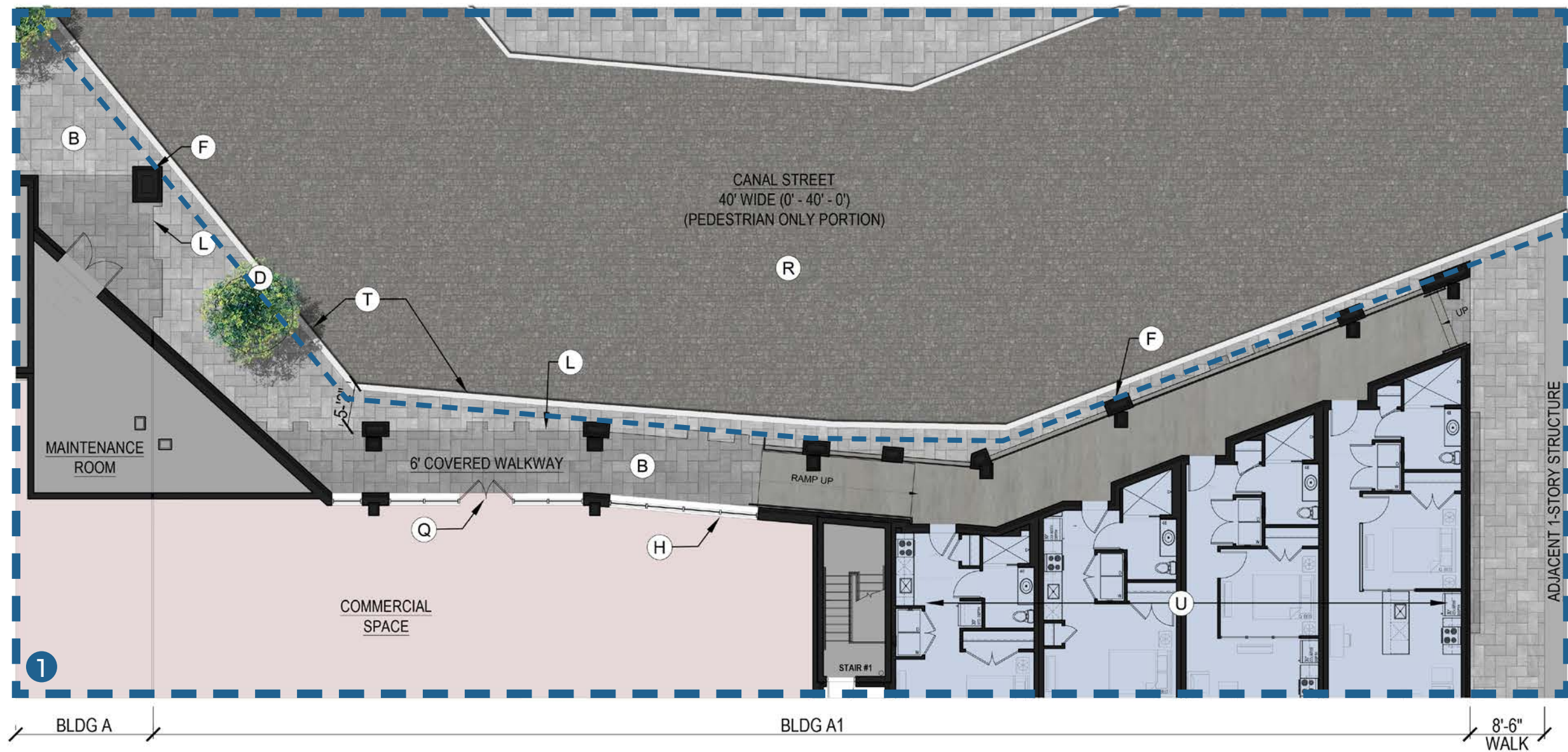




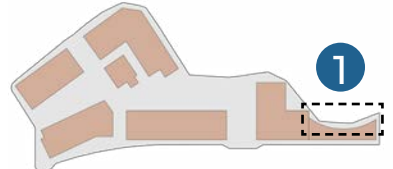
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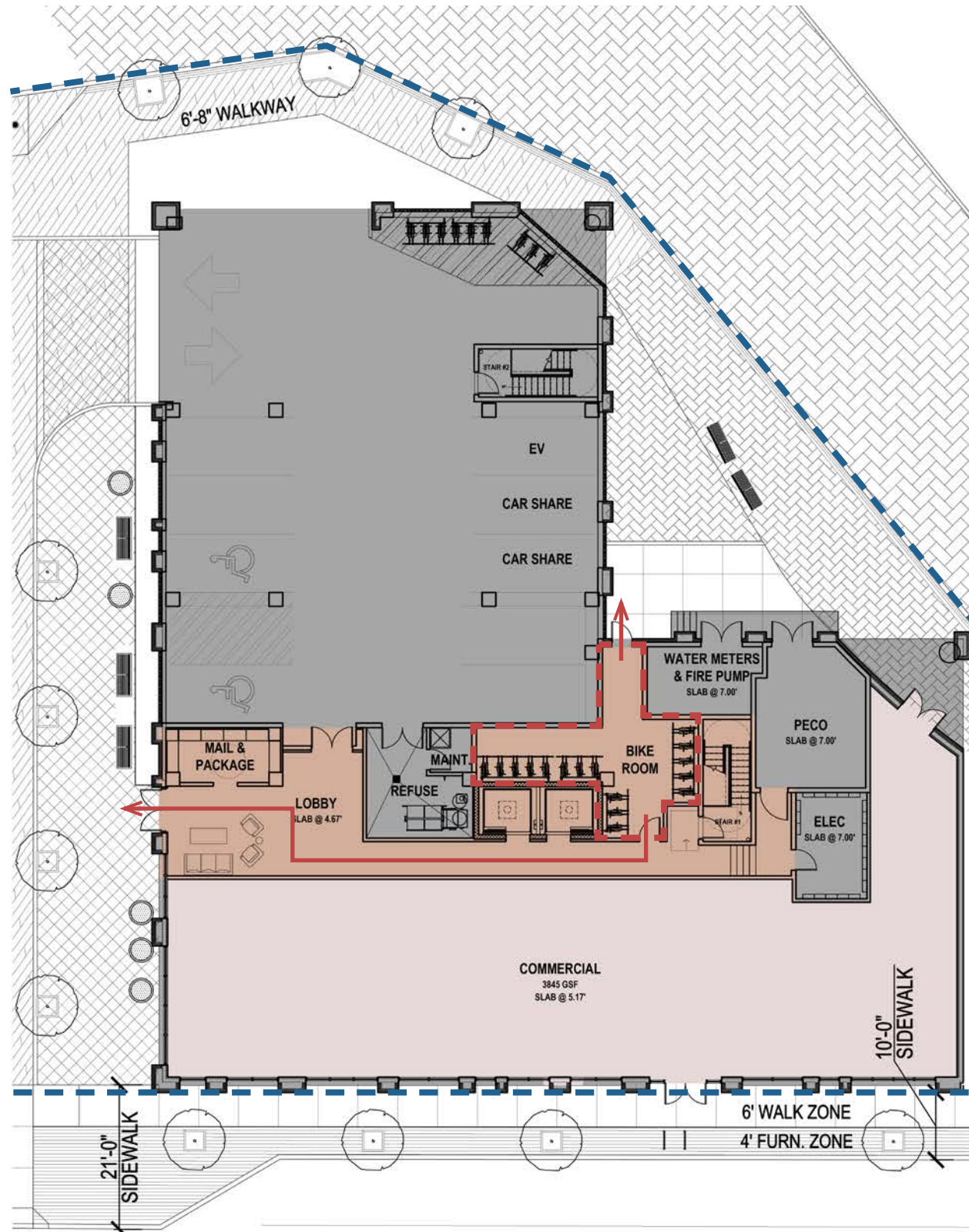




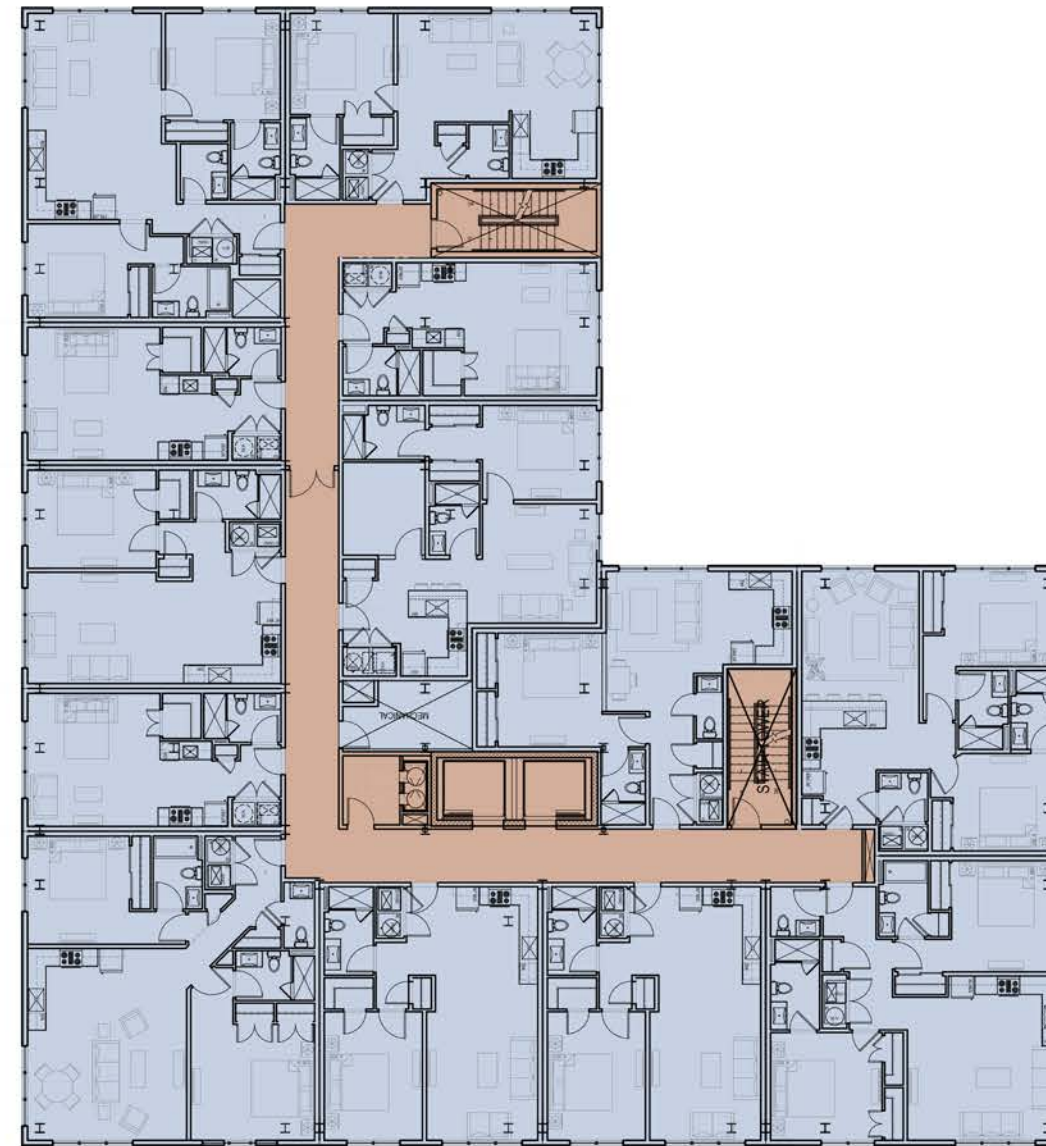
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- PROPERTY LINE







GROUND FLOOR PLAN



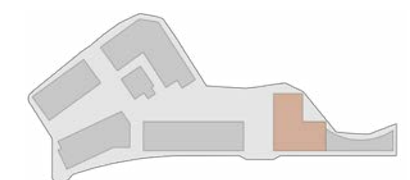
TYPICAL RESIDENTIAL FLOOR PLAN

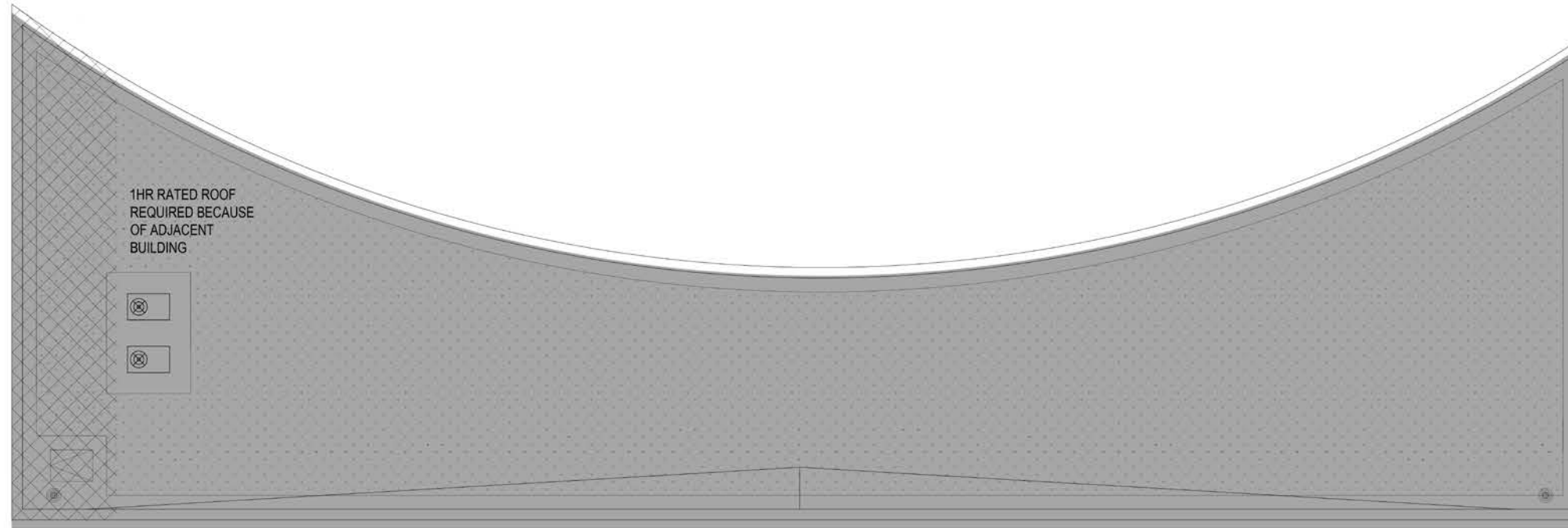
BLDG #A

MIXED USE BLDG

- 7-Story Structure
- 11,667 sf Footprint
- 3,845 sf Commercial space
- (78) Dwelling Units
- (19) Parking Stalls
- (50) Bicycle Parking

— — — — — PROPERTY LINE





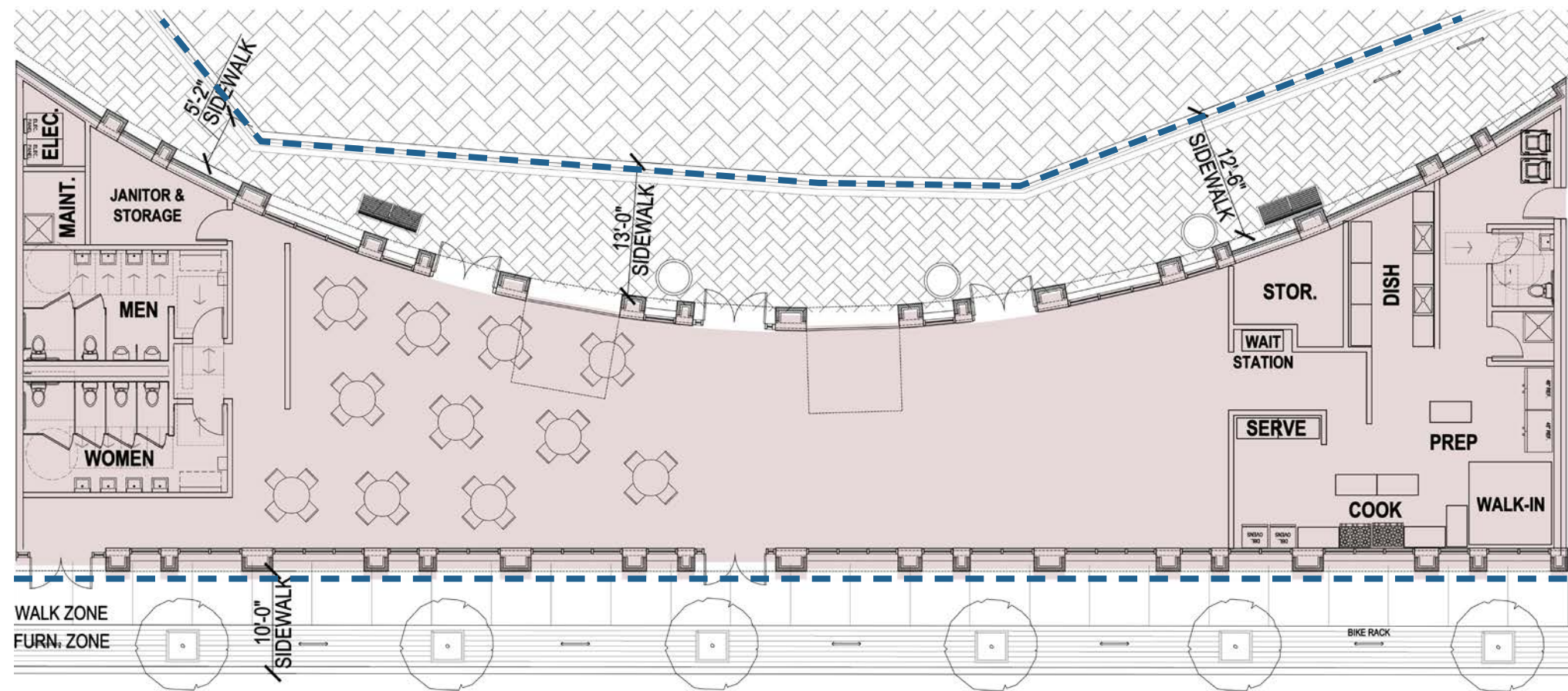
ROOF PLAN

BLDG #A-1

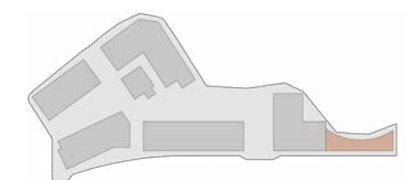
COMMERCIAL BLDG

- 1-Story Structure
- 4,734 sf Footprint
- 4,734 sf Commercial Space

— — — — — PROPERTY LINE



GROUND FLOOR PLAN





1 | NORTH DELAWARE AVE



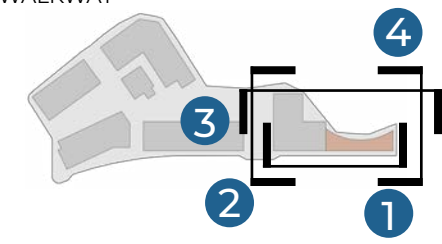
2 | DRIVE AISLE

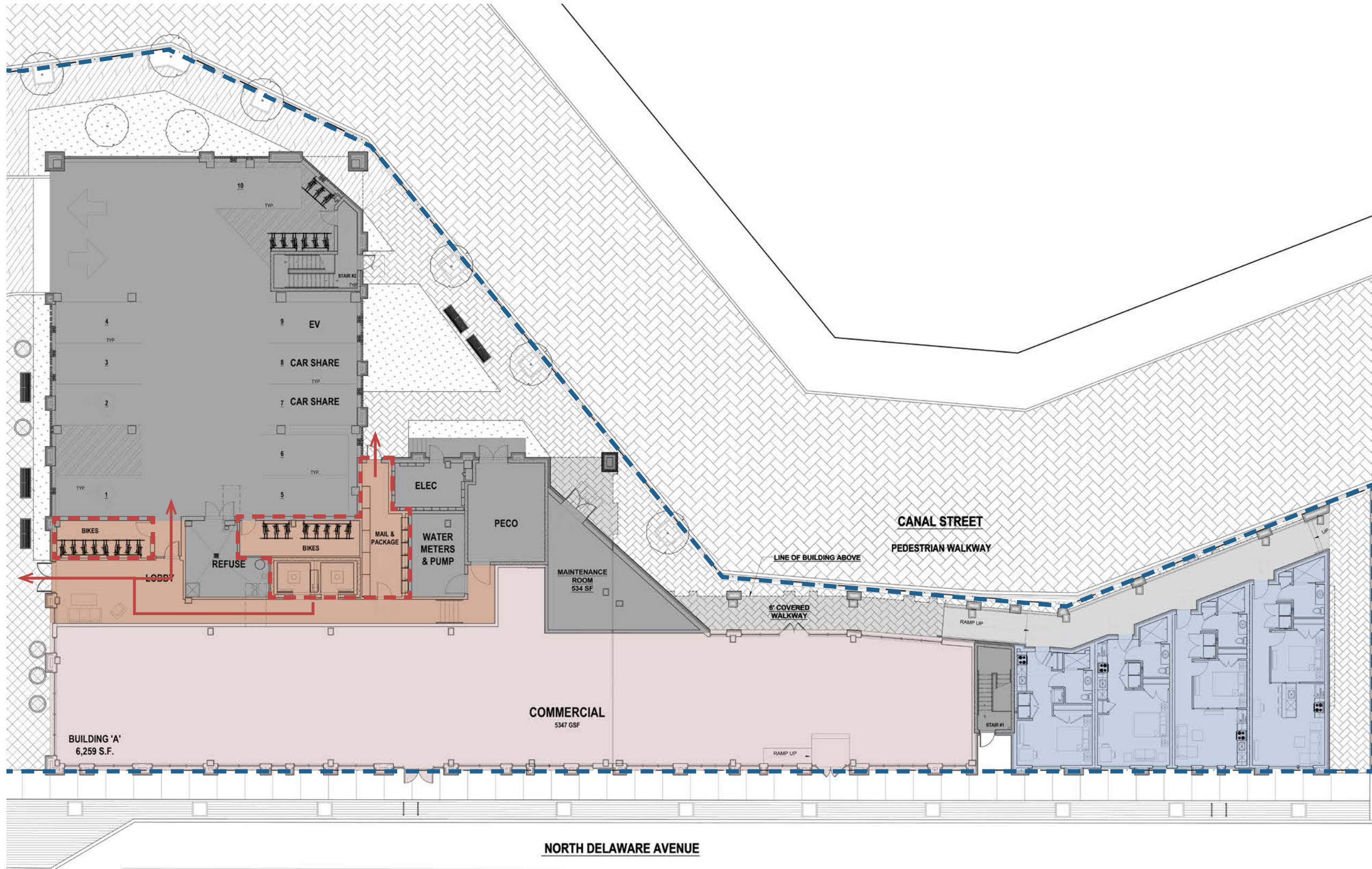


3 | CANAL STREET



4 | ADJACENT PROPERTY





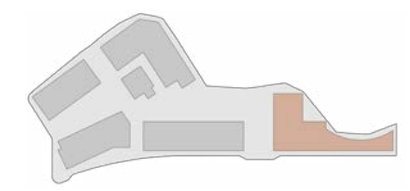
BLDG #A

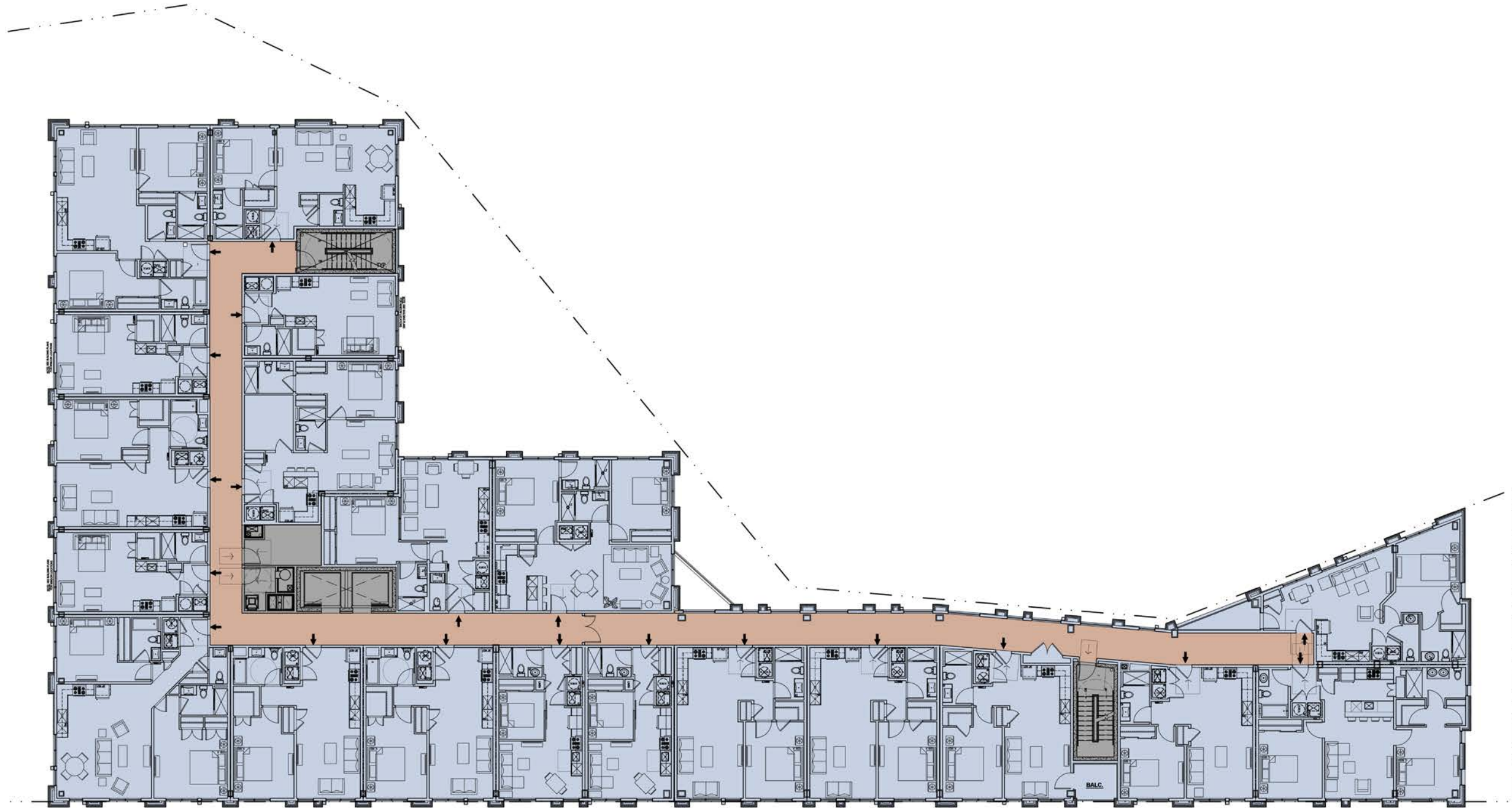
MIXED USE BLDG

- 7-Story Structure
- 18,141 sf Footprint
- 6,900 sf Commercial space
- (120) Dwelling Units
- (4) Short Term Rental Units
- (16) Parking Stalls
- (50) Bicycle Parking

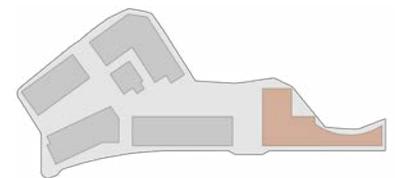
— — — — — PROPERTY LINE

GROUND FLOOR PLAN





TYPICAL RESIDENTIAL FLOOR PLAN

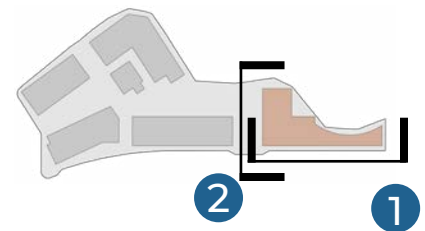




WALK WAY
BUILDING A
BUILDING A1
WALK WAY
1 | NORTH DELAWARE AVE



CANAL STREET DRIVE AISLE
BUILDING A
NORTH DELAWARE AVENUE
2 | DRIVE AISLE





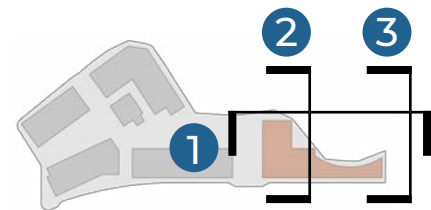
1 | CANAL STREET

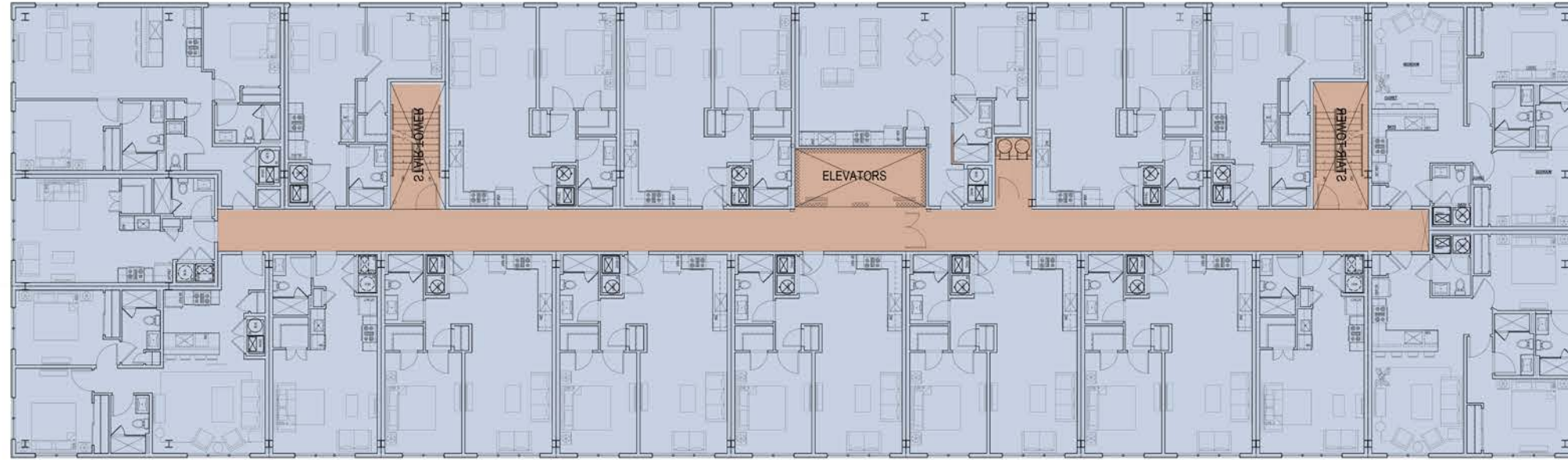


2 | ADJACENT PROPERTY



3 | ALLEY WALKWAY



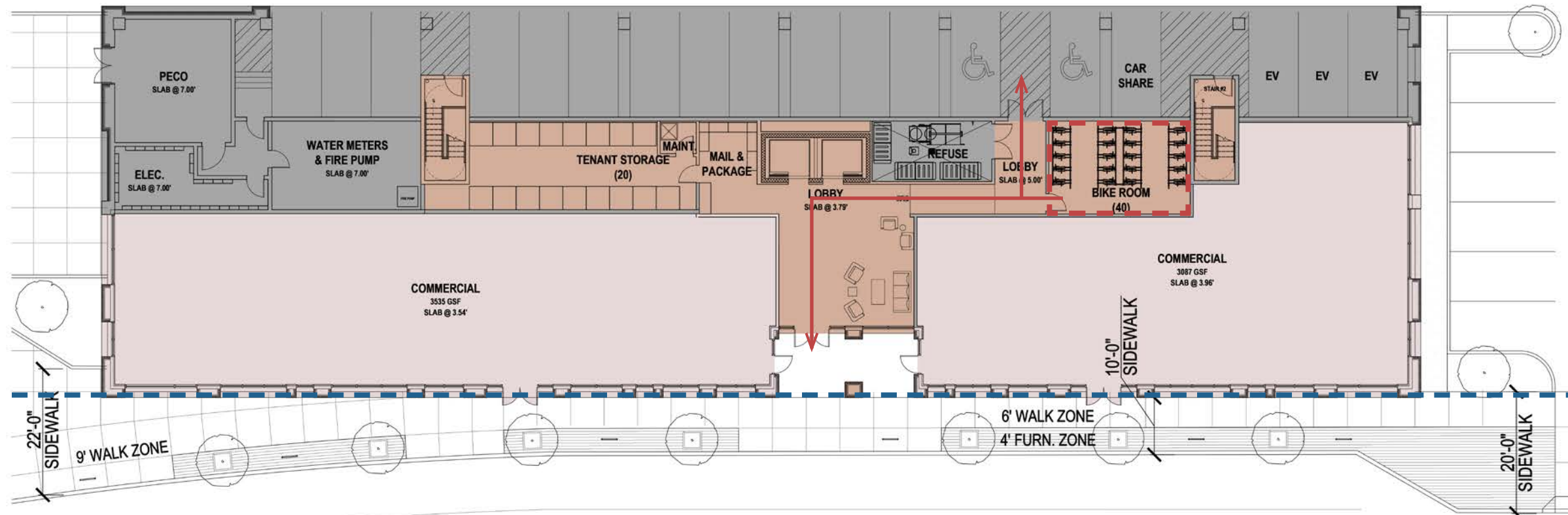


BLDG #B

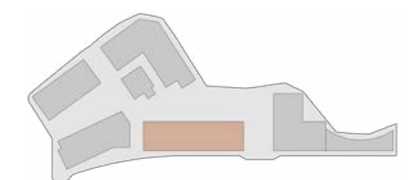
MIXED USE BLDG

- 7-Story Structure
- 14,560` sf Footprint
- 3,084 sf Commercial #1
- 3,535 sf Commercial #2
- (108) Dwelling Units
- (42) Parking Stalls
- (40) Bicycle Parking

— — — PROPERTY LINE



GROUND FLOOR PLAN





1 | NORTH DELAWARE AVE



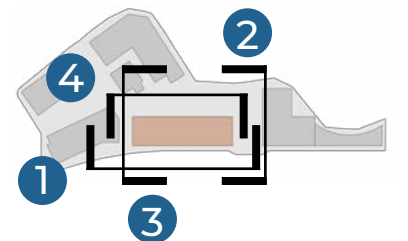
2 | DRIVE AISLE

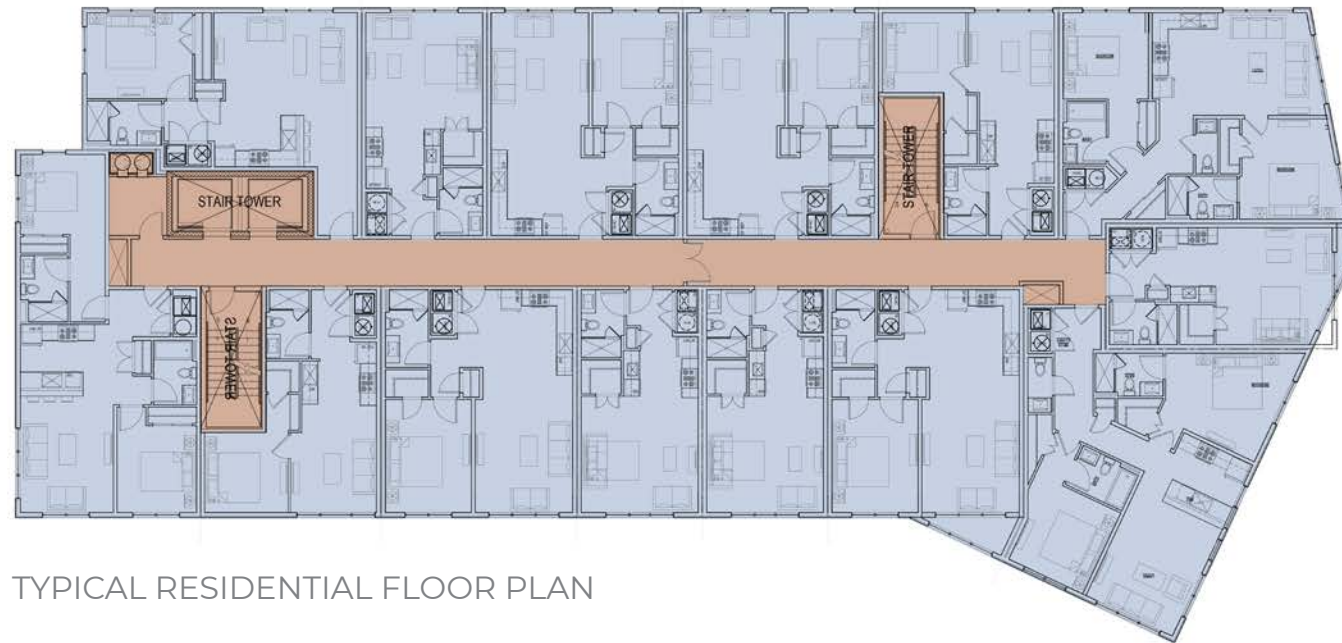


3 | REAR OF BUILDING B



4 | REAR





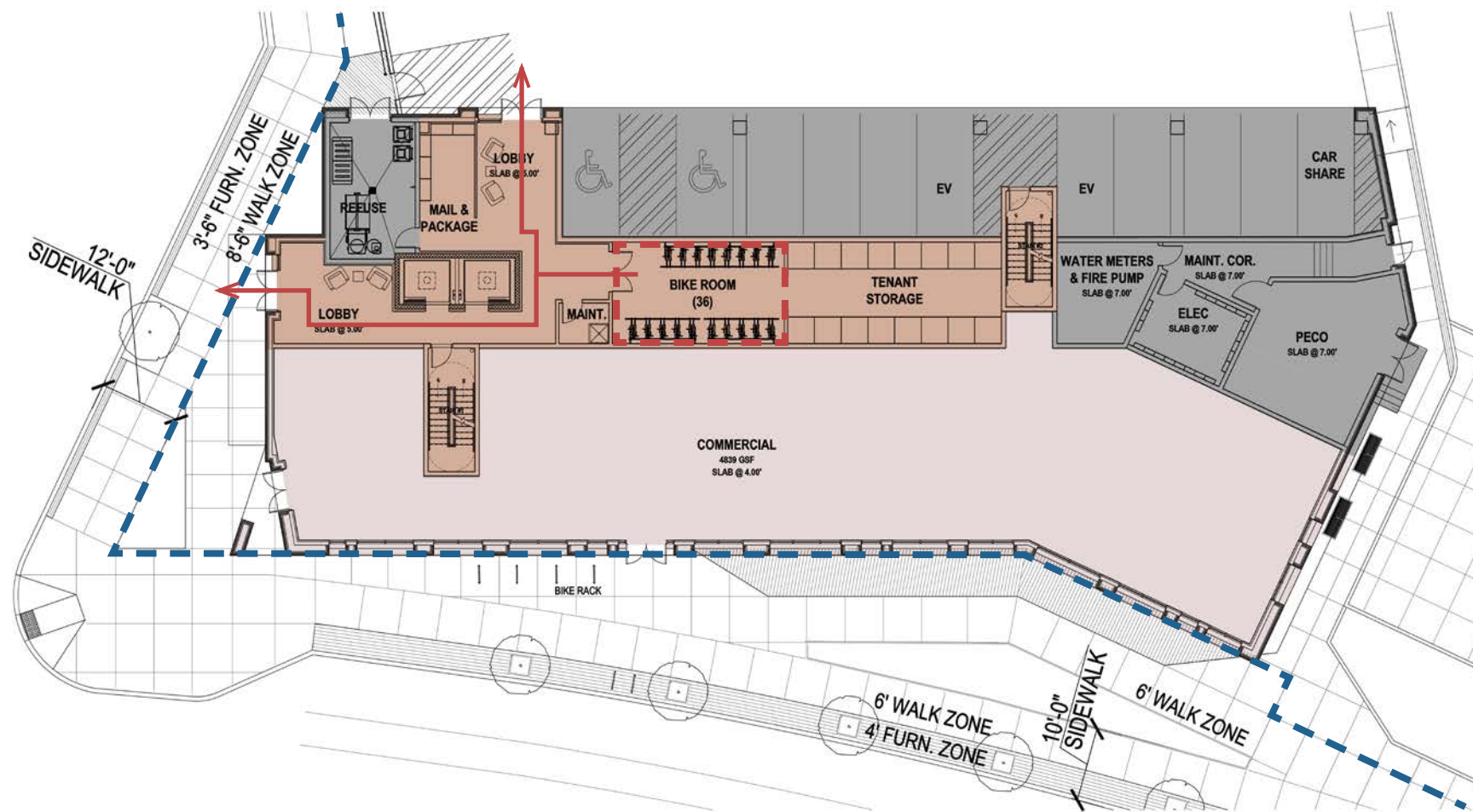
TYPICAL RESIDENTIAL FLOOR PLAN

BLDG #C

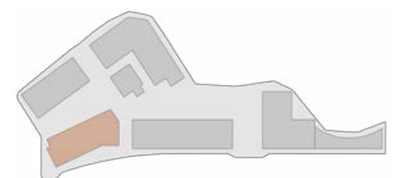
MIXED USE BLDG

- 7-Story Structure
- 10,951 sf Footprint
- 4,839 sf Commercial #1
- (84) Dwelling Units
- (25) Parking Stalls
- (36) Bicycle Parking

— — — — — PROPERTY LINE



GROUND FLOOR PLAN

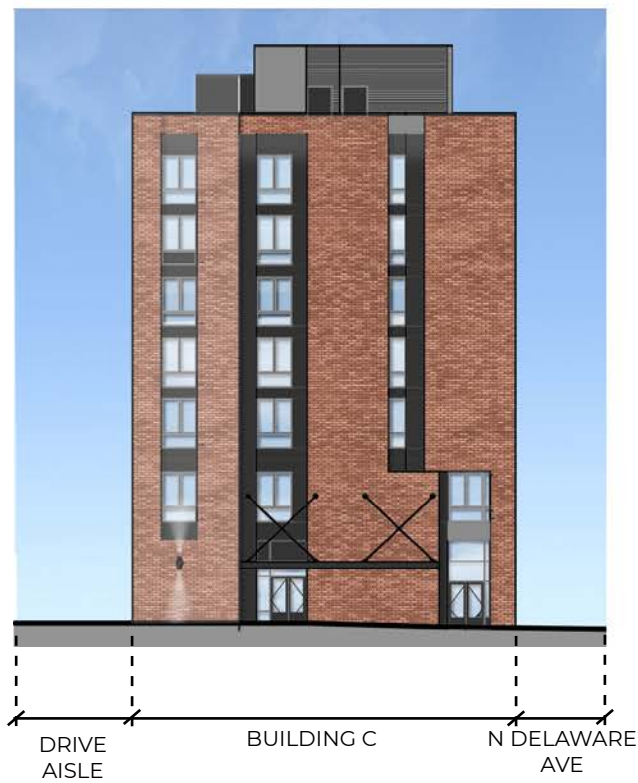




1 | DRIVE AISLE



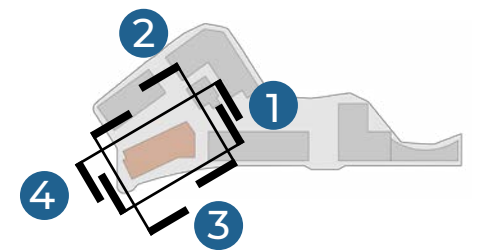
2 | CANAL STREET

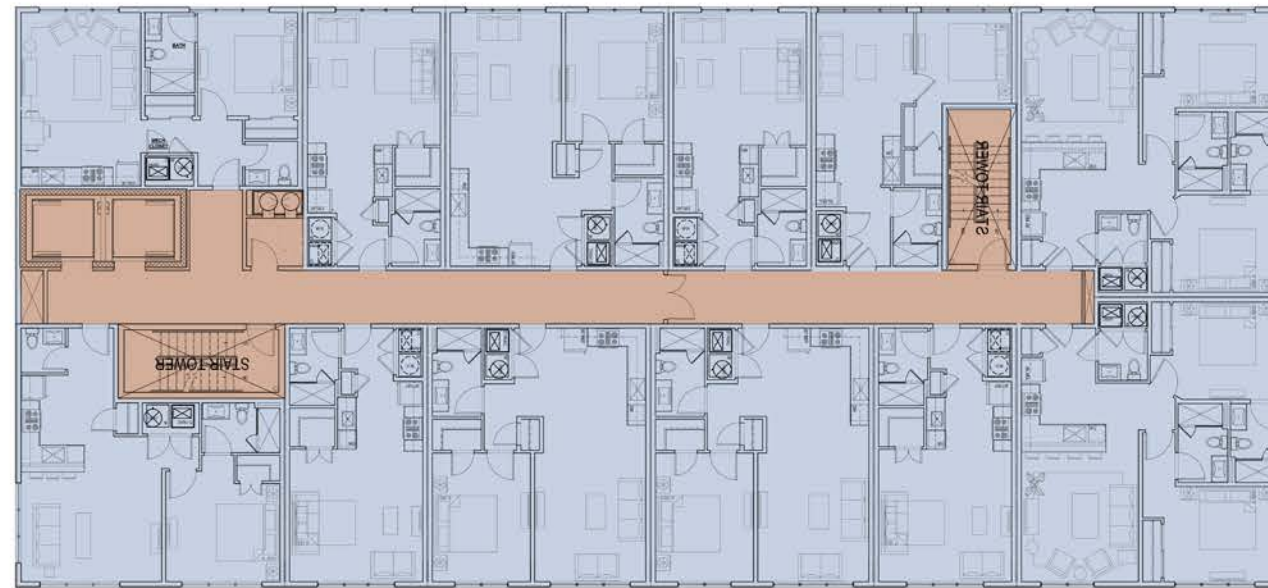


3 | POPLAR STREET



4 | REAR





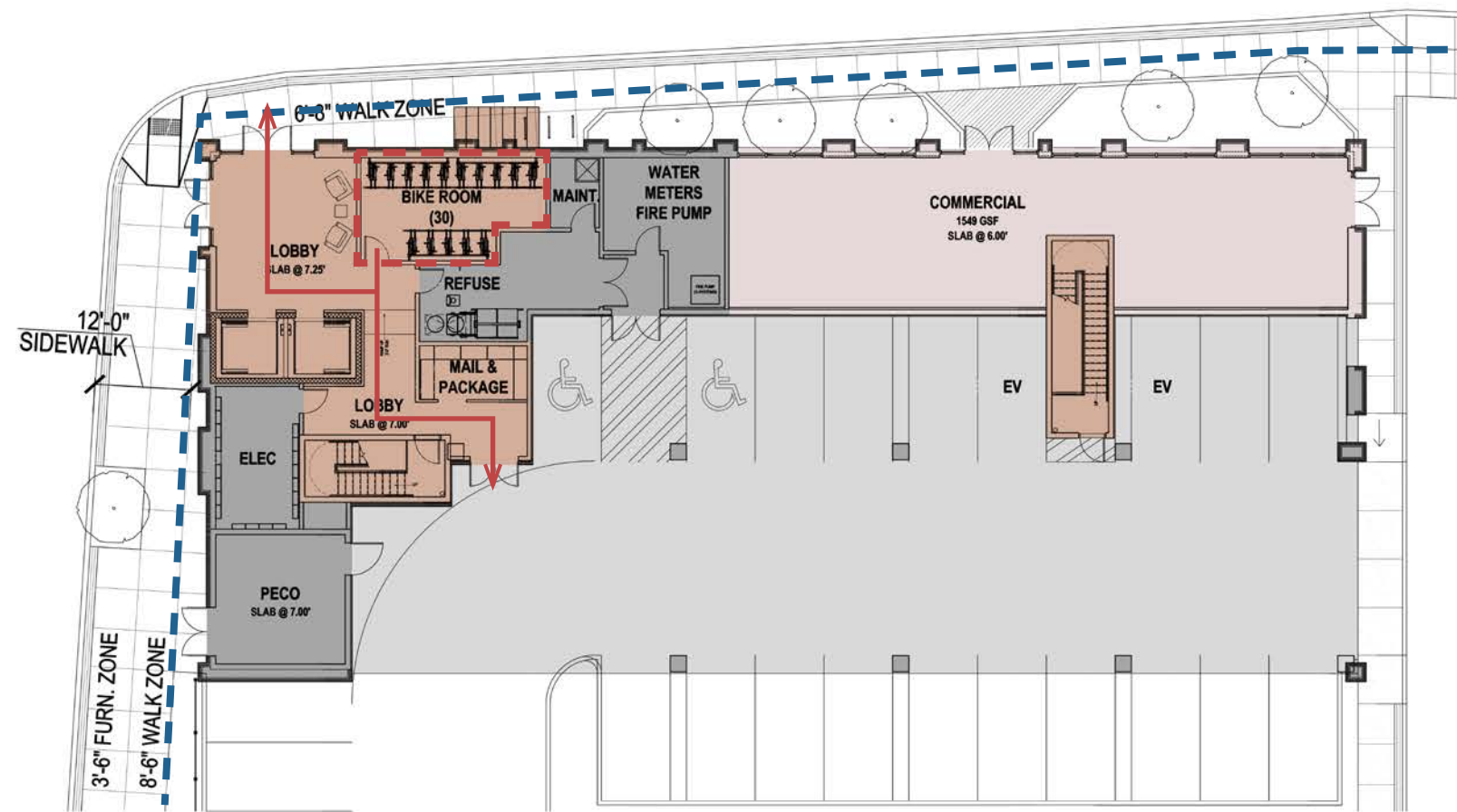
TYPICAL RESIDENTIAL FLOOR PLAN

BLDG #D

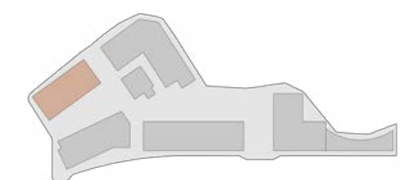
MIXED USE BLDG

- 7-Story Structure
- 9,251 sf Footprint
- 1,549 sf Commercial Space
- (72) Dwelling Units
- (21) Parking Stalls
- (30) Bicycle Parking

— — — — — PROPERTY LINE



GROUND FLOOR PLAN

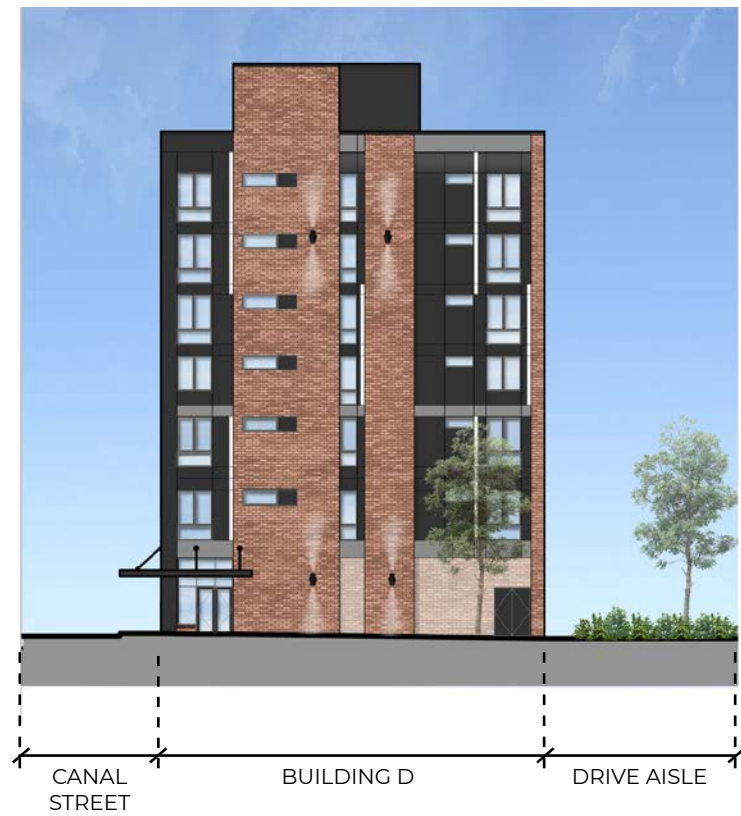




1 | DRIVE AISLE



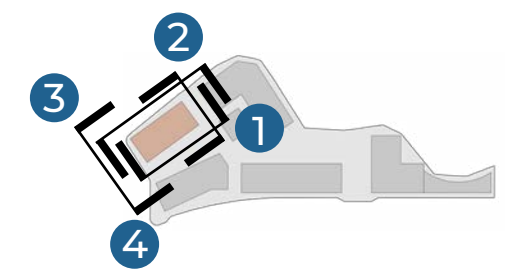
2 | CANAL STREET



3 | POPULAR STREET



4 | REAR

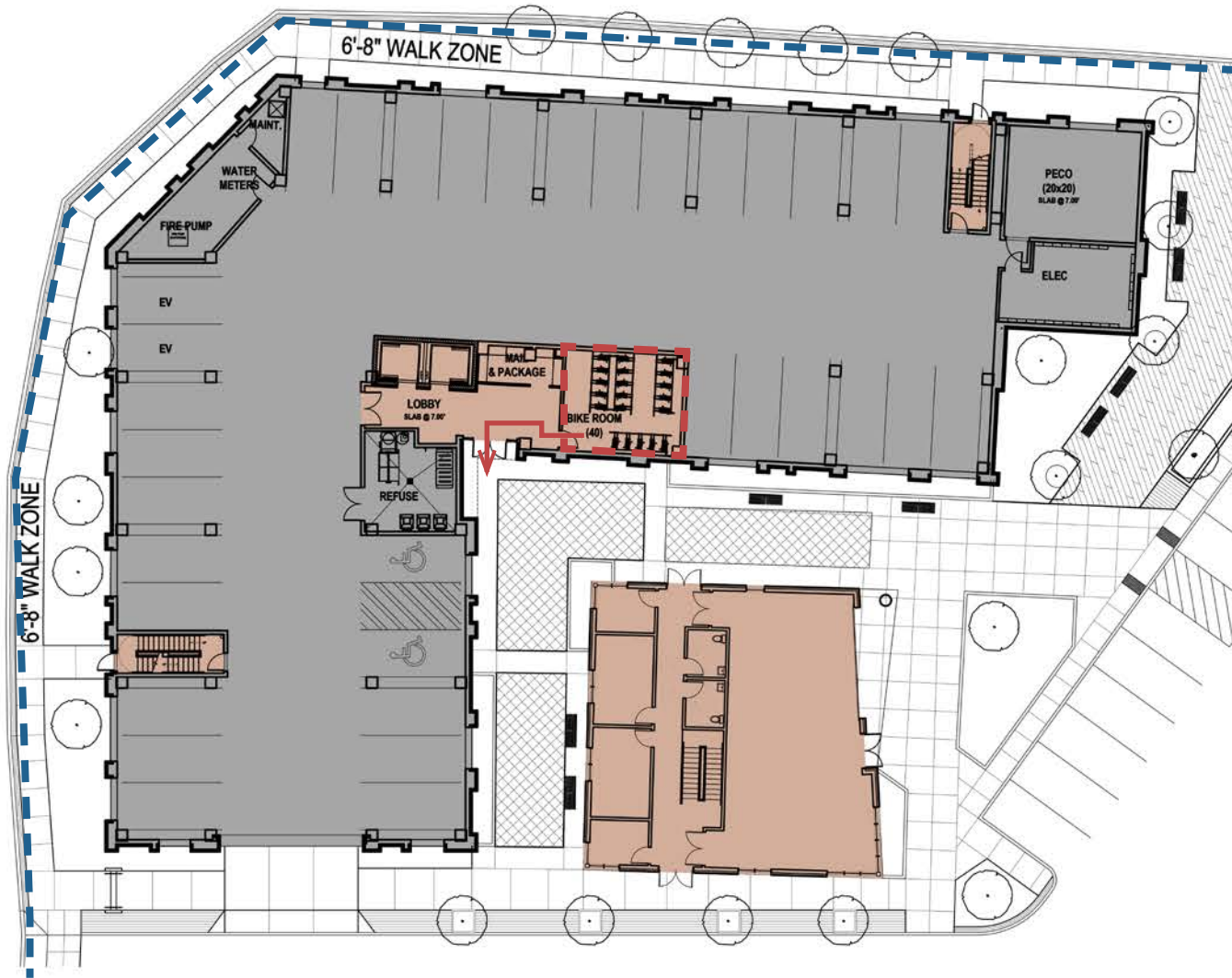


BLDG #E

RESIDENTIAL BLDG

- 7-Story Structure
- 15,434 sf Footprint
- (120) Dwelling Units
- (34) Parking Stalls
- (40) Bicycle Parking

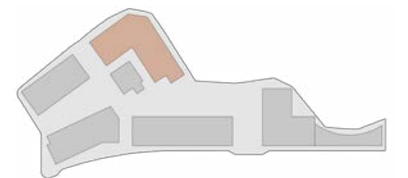
--- PROPERTY LINE



GROUND FLOOR PLAN



TYPICAL RESIDENTIAL FLOOR PLAN

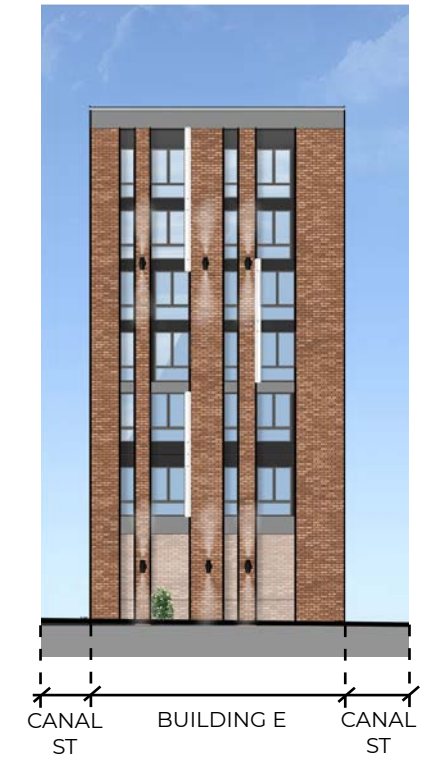




1 | ELEVATION LOOK OVER PLAZA



2 | CANAL STREET



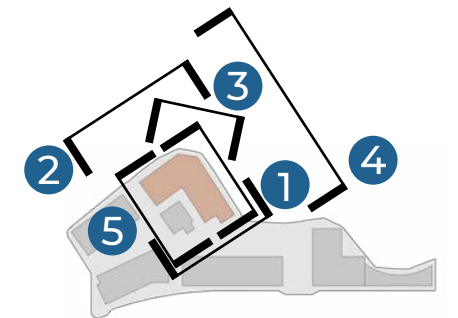
3 | CORNER OF CANAL STREET

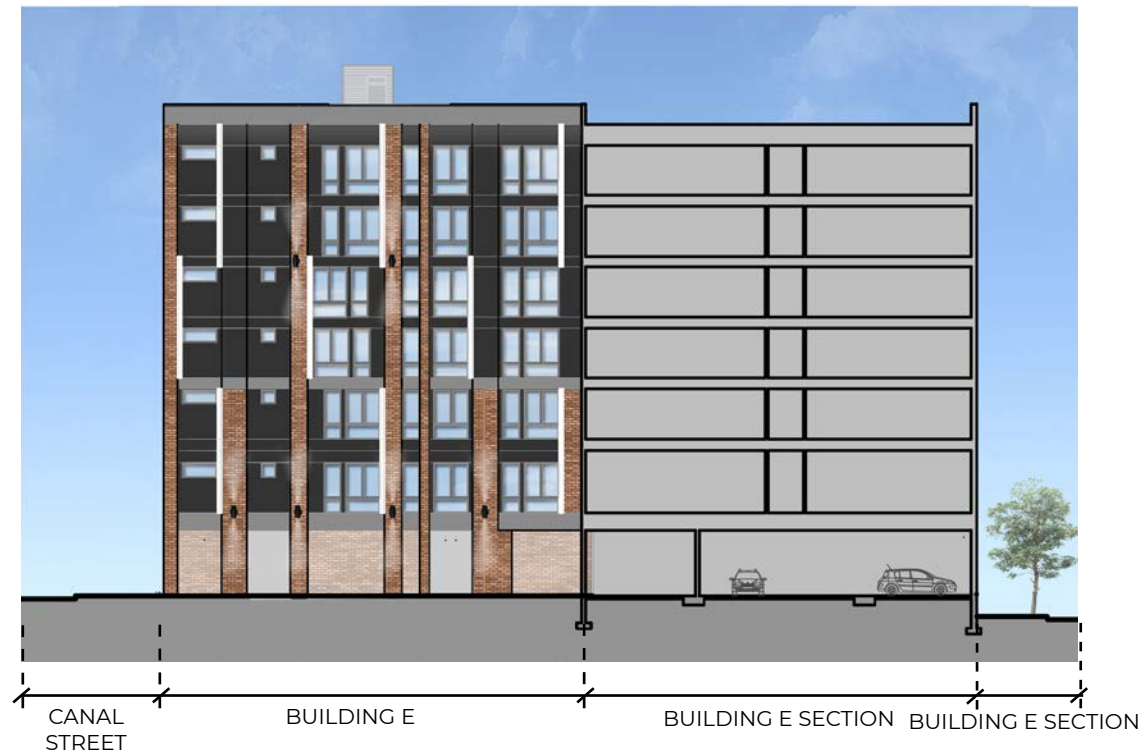


4 | DRIVE AISLE



5 | DRIVE AISLE

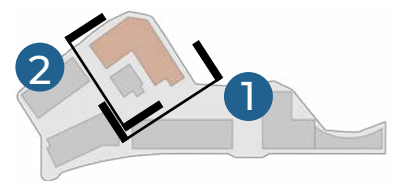




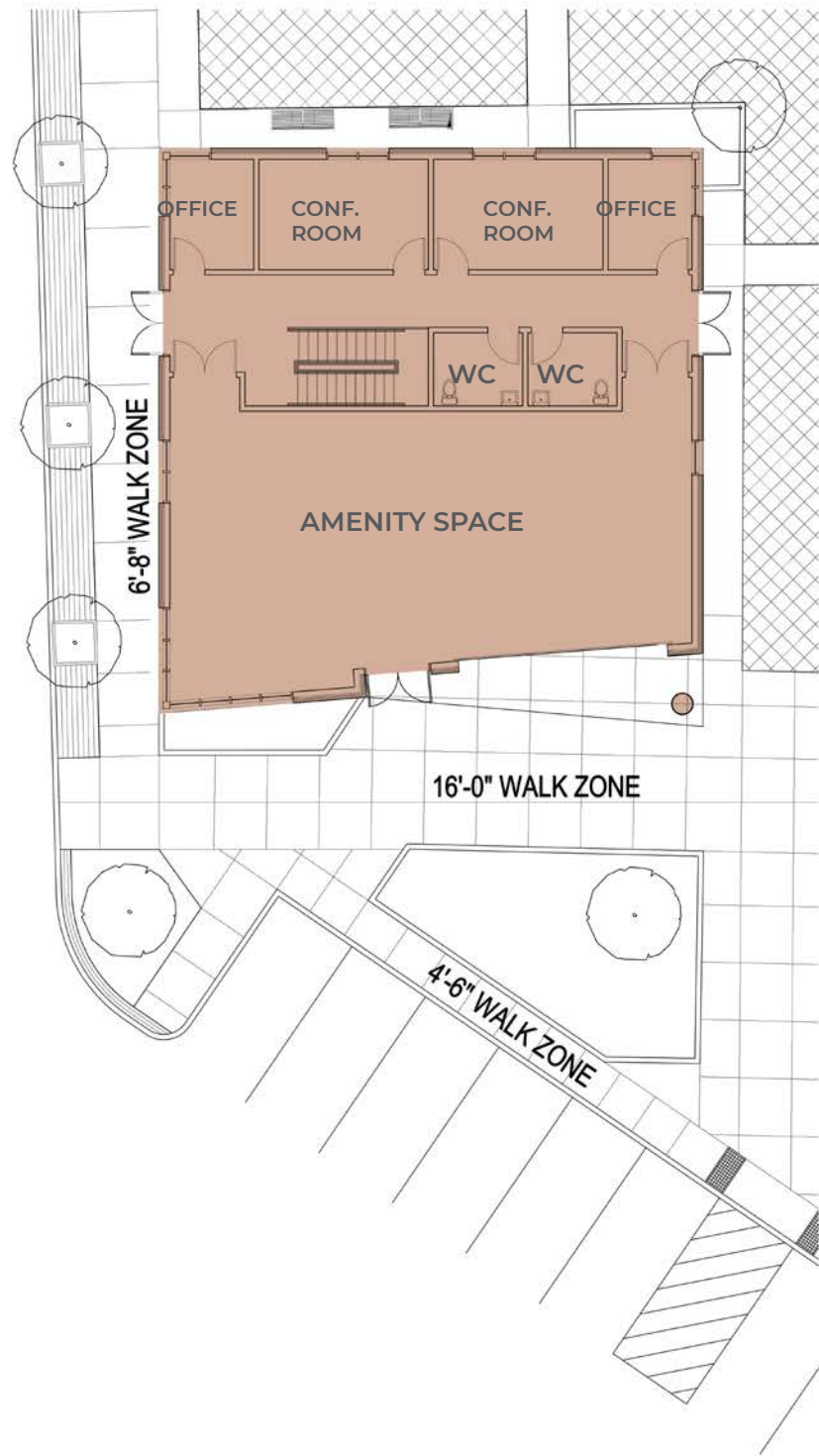
1 | PLAZA ELEVATION



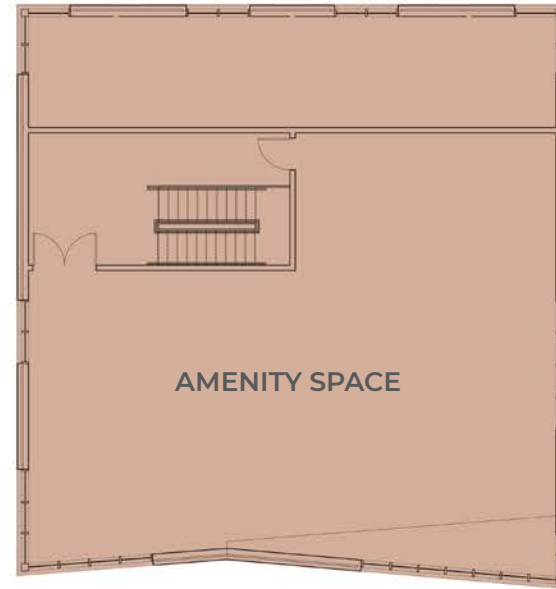
2 | PLAZA ELEVATION



2 | DRIVE AISLE



GROUND FLOOR PLAN

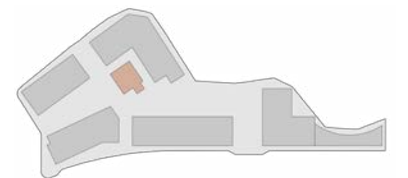


SECOND FLOOR PLAN

BLDG #F

COMMUNITY BLDG

- 2-Story Structure
- 2,888 sf Footprint

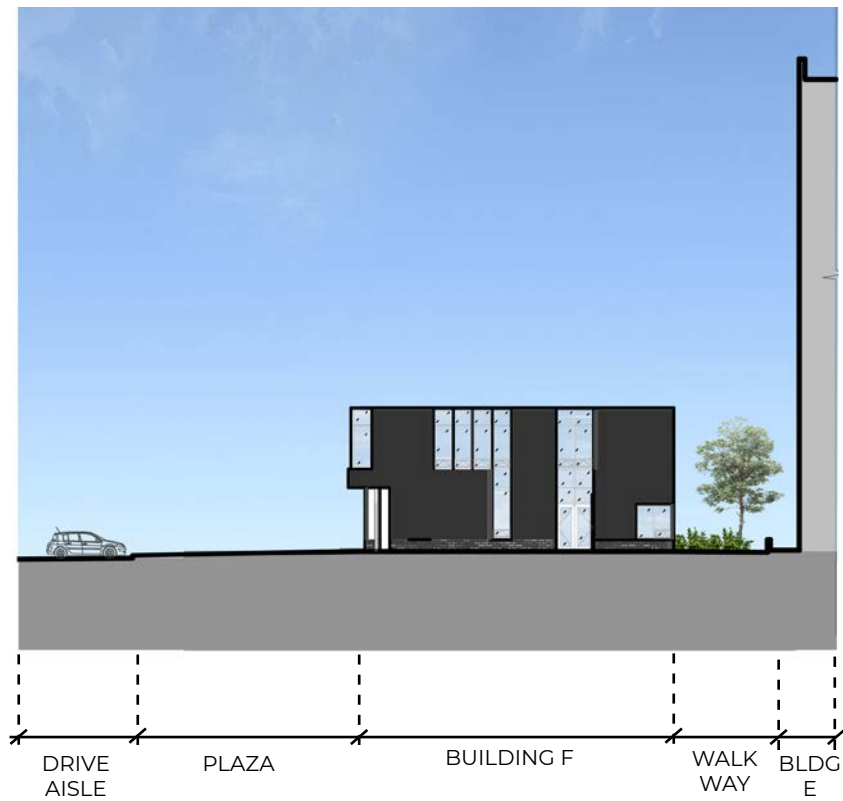




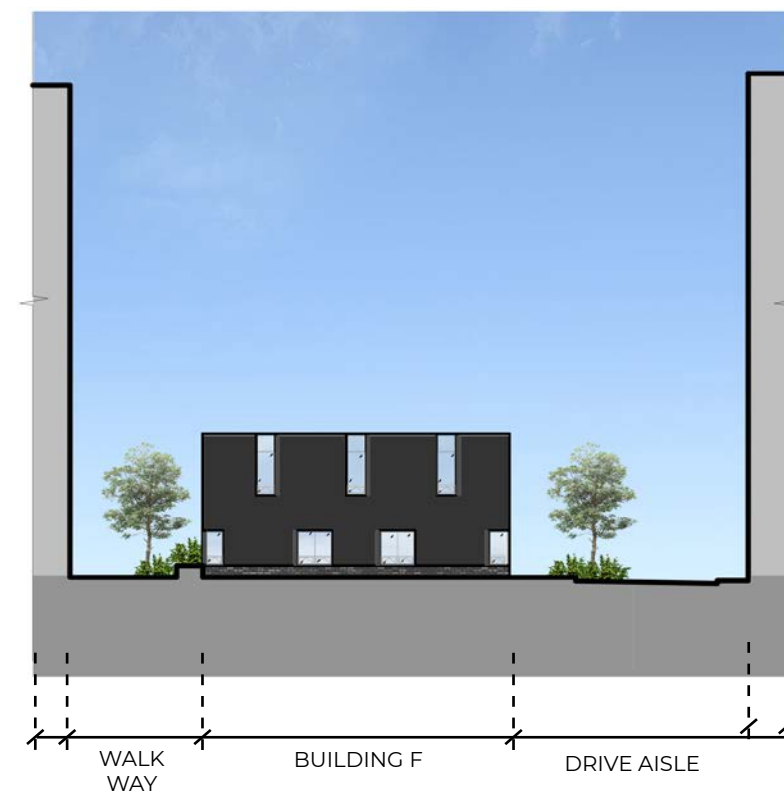
1 | NORTH DELAWARE AVE



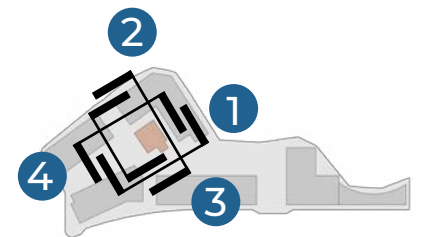
2 | DRIVE AISLE



3 | POPLAR STREET



4 | DRIVE AISLE





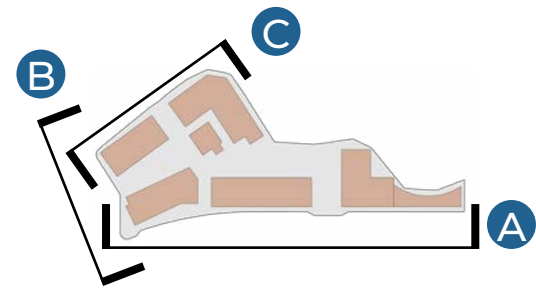
A DELAWARE AVE ELEVATION



B POPLAR ELEVATION



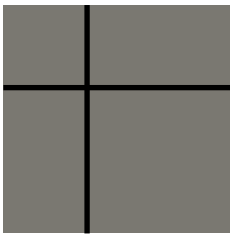
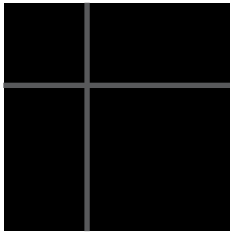
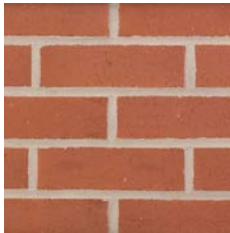

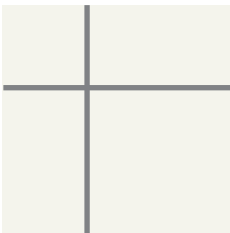

C CANAL STREET ELEVATION



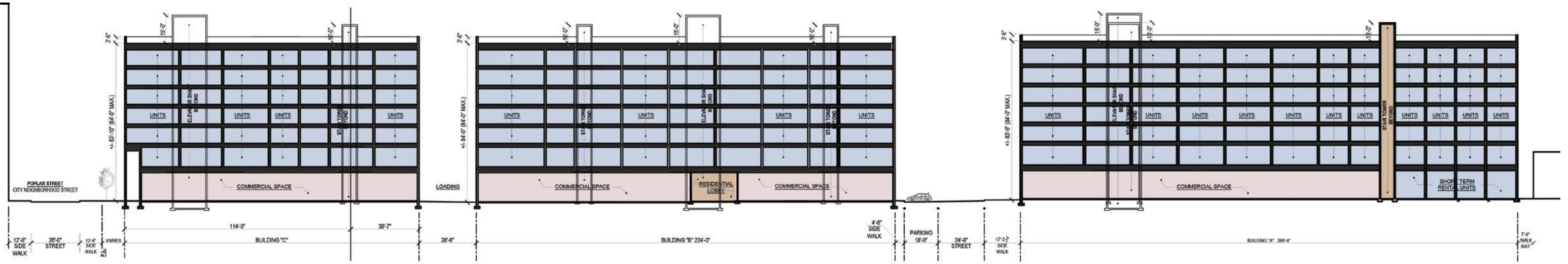


FRONT ELEVATION

MATERIALS

- 1  **ATAS COMPOSITE METAL PANEL**
SLATE GREY
- 2  **ATAS COMPOSITE METAL PANEL**
BLACK
- 3  **GLEN-GERY BRICK**
HARTFORD RED
JOINT - GRAPEVINE
- 4  **CRYSTAL ALUMNUM WINDOWS**
BLACK
- 5  **ATAS COMPOSITE METAL PANEL**
BONE WHITE
- 6  **YKK AP STOREFRONT**
PAINTED BLACK

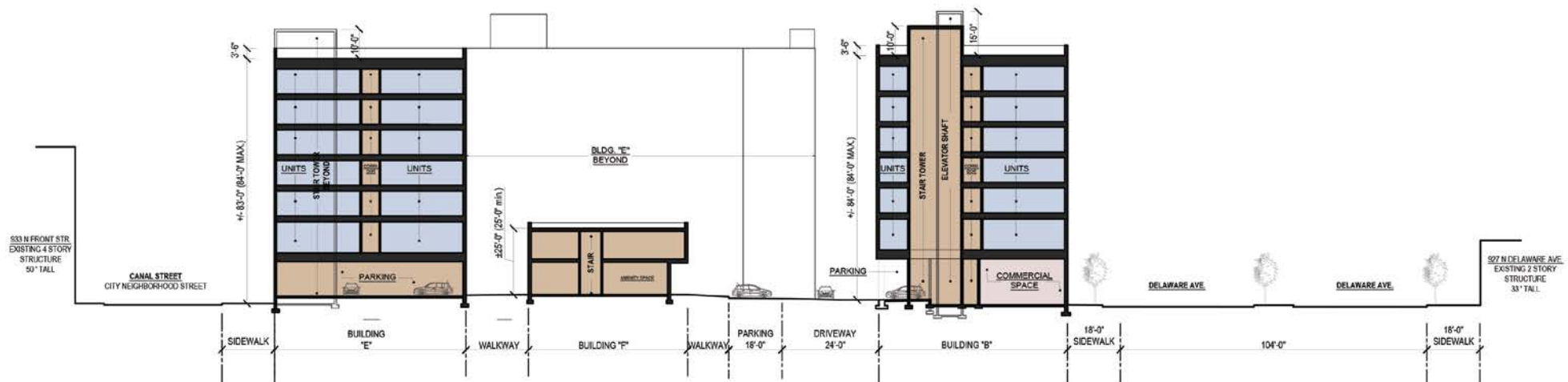
- 7  **OUTDOOR WALL SCONCE**
WESTLINGHOUSE 15" TALL 2 LIGHT
UP-DOWN LIGHT WITH LED
(COLOR ACCENT BULBS)



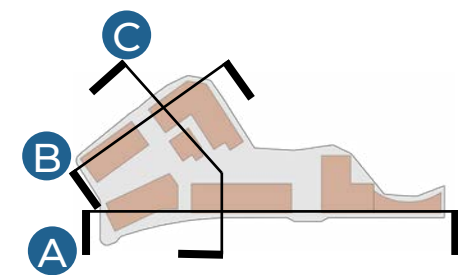
A



B



C













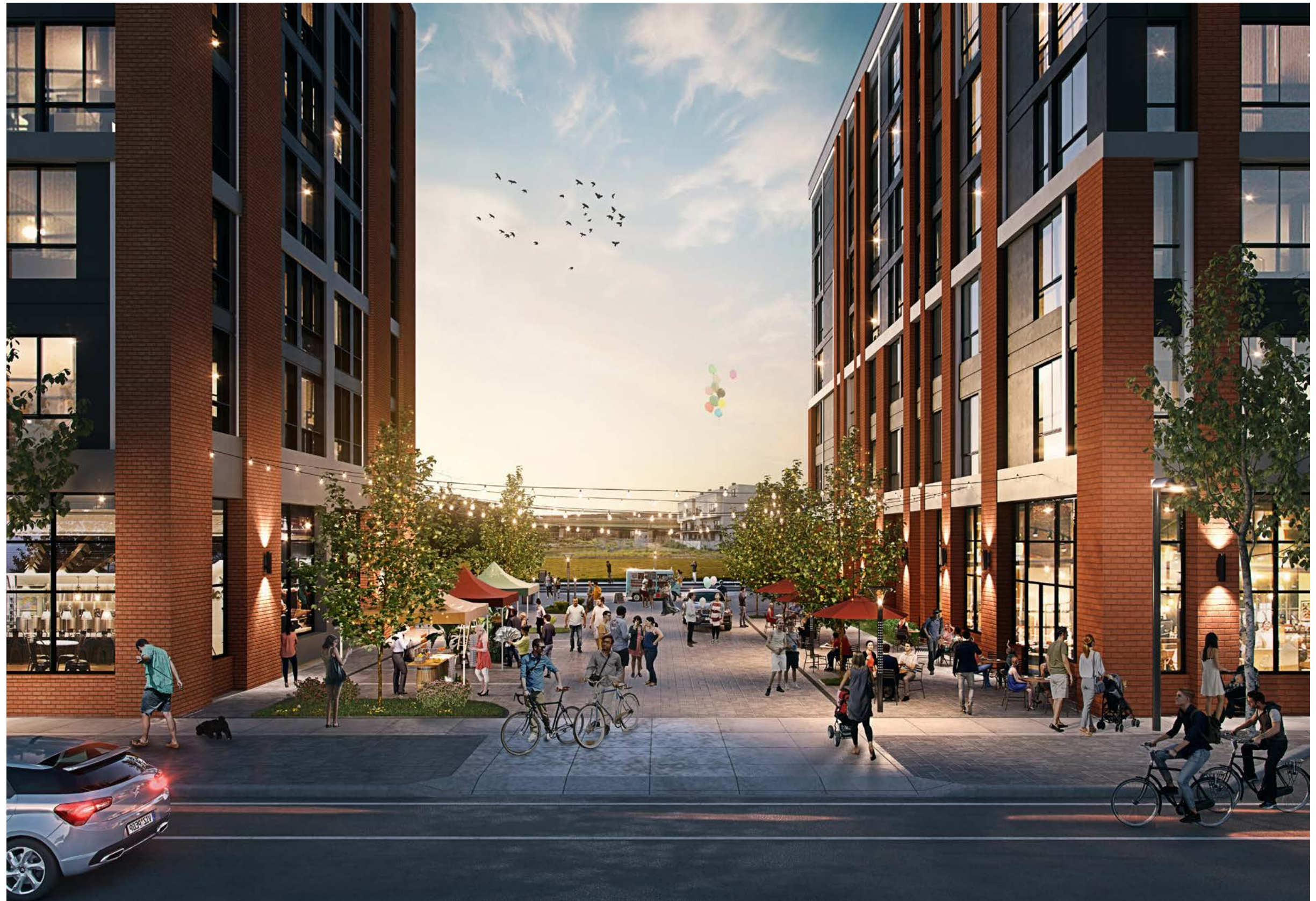
















CDR PROJECT APPLICATION FORM

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-2023-007494

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

This is an addition to a previously approved project that proposed more than 100,000 sf of new gross floor area and creates more than 100 dwelling units. The current proposal is for a 6-story addition to previous building A1 (now just building A), adding (42) dwelling units and (4) short term rental units.

PROJECT LOCATION

Planning District: Central **Council District:** 1

Address: 970 Delaware Ave
(AKA 918-80 Delaware Ave. & 29-45 W. Poplar St.)

Is this parcel within an Opportunity Zone? **No**
If yes, is the project using Opportunity Zone **NA**
Funding? _____

CONTACT INFORMATION

Applicant Name: Rustin Ohler **Primary Phone:** 267-324-3601

Email: Rustin@HDOarch.com **Address:** 1225 N. 7th Street
Philadelphia Pa, 19122

Property Owner: Poplar Delaware **Developer** GY Properties
Development

Architect: HarmanDeutchOhler
Architecture



SITE CONDITIONS

Site Area: 130,796 SF

Existing Zoning: CMX-3 Are Zoning Variances required? Yes No

Proposed Use: Mixed use: 6 Commercial spaces, 504 Dwelling Units (previously 462 total units), 4 short-term rental unit, total GFA = 453,979 SF (previously 418,480 SF)

Proposed # of Parking Units: 140 total parking stalls throughout the site

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: _____ Time: _____

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:

Date: _____

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 25&43 stop on Delaware Ave at the middle of our site - Light Rail 15 stops at Delaware and Frankford
(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.	Uncovered Parking Area = 30,723 sf 30,723/130,796 = 23.5%
(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.	10 EV Stalls / 140 Totals Stalls = 7%
(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	We do not abut a railway
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, no bike share stations are Proposed

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.	The landscaping will take 3 years to establish, during which time it will need irrigation. After this period the on-site vegetation will be managed without irrigation.
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	Lot Area = 130,796 sf Uncovered Parking Area = 30,723 sf vegetated or pervious coverage = 100,073 sf = 76.5%
(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	Yes, all stormwater on the roof will be managed via the green roofs
(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.	All hardscapes will have a high reflectance of SRI>29. The remaining 23.2% of open area is hardscaped w/ light grey concrete pavers or vegetated areas.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	2018 IECC (RE) + PRESCRIPTIVE
(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 Additional Measurements

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). ☑Achieve certification in Energy Star for Multifamily New Construction (MFNC). ☑Achieve Passive House Certification	Yes to energy star appliances + light fixtures Not Energy Star Cert. Not Passive House
(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, compliant filters will be installed
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No, renewable energy will not be produced on-site.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Bike storage rooms have been provided in each building, and bike racks have been placed near all entrances, and along all streets

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

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

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

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

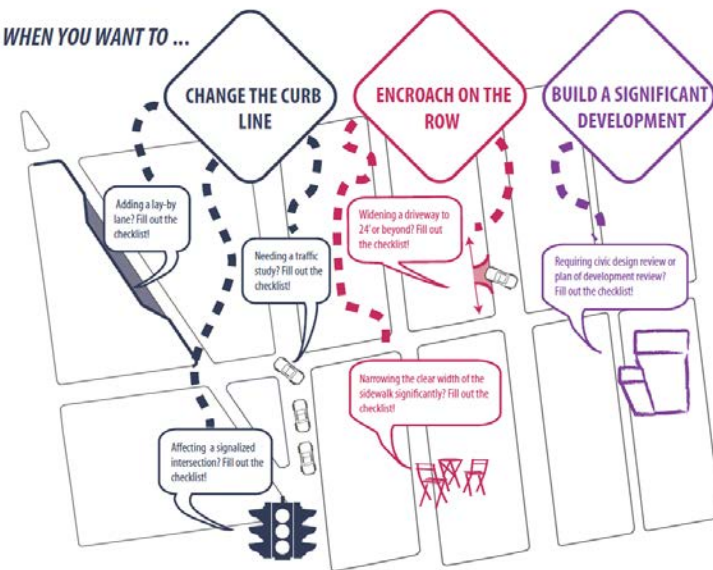
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards 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
918-80 N. Delaware Ave. & 29-45 Poplar St.
2. DATE
09.05.2023
3. APPLICANT NAME
Rustin Ohler [HarmanDeutschOhler Architecture]
5. PROJECT AREA: list precise street limits and scope
130,796 SF
4. APPLICANT CONTACT INFORMATION
1225 N. 7th Street, 267-324-3601
6. OWNER NAME
Poplar Delaware Development
7. OWNER CONTACT INFORMATION
901 N. Penn St. Reef Tower, Phila PA, 19123
8. ENGINEER / ARCHITECT NAME
Rustin Ohler [HarmanDeutschOhler Architecture]
9. ENGINEER / ARCHITECT CONTACT INFORMATION
1225 N. 7th Street, 267-324-3601
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>N. Delaware Ave.</u>	<u>Laurel St.</u>	<u>Poplar St.</u>	<u>Urban Arterial Street</u>
<u>Poplar St.</u>	<u>N. Delaware Ave.</u>	<u>Canal St.</u>	<u>Local Street</u>
<u>Canal St.</u>	<u>Laurel St.</u>	<u>Poplar St.</u>	<u>Local Street</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 NO
 - b. Street Furniture such as bus shelters, honor boxes, etc. YES NO N/A
 - c. Street Direction YES NO
 - d. Curb Cuts YES NO N/A
 - e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. YES NO N/A
 - f. Building Extensions into the sidewalk, such as stairs and stoops YES NO N/A

APPLICANT: General Project Information
Additional Explanation / Comments: _____

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
N. Delaware Ave. <i>(streets breakdown lists 18' sidewalk, only 10' exists on site)</i>	18' / 10' / 10' min. to 35' max.	10' / 18'
Poplar St.	12' / 12' / 12' min.	12' / 12'
Canal St.	0' / 0' / 6'-8"	0' / 6'-8"

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

STREET FRONTAGE	WALKING ZONE
	Required / Existing / Proposed
N. Delaware Ave. <i>(streets breakdown lists 18' sidewalk, only 10' exists on site)</i>	9' / 6' / 6' min.
Poplar St.	6' / 8'-6" / 8'-6" min.
Canal St.	0' / 0' / 6'-8"

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Curbcut	24'	N. Delaware Ave.
Curbcut	24'	Canal St.

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

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

DEPARTMENTAL APPROVAL

YES NO

APPLICANT: Pedestrian Component
Additional Explanation / Comments: _____

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>N. Delaware Ave.</u>	<u>0'</u>	<u>0'</u>
<u>Poplar St.</u>	<u>0'</u>	<u>0'</u>
<u>Canal St.</u>	<u>0'</u>	<u>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>N. Delaware Ave.</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>
<u>Poplar St.</u>	<u>3'-6"</u>	<u>3'-6"</u>	<u>3'-6"</u>
<u>Canal St. (LANDSCAPING & SIDEWALK PROVIDE ON SITE ADJ. TO CANAL ST.)</u>	<u>0'</u>	<u>0'</u>	<u>3'-6"</u>

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

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

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

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

DEPARTMENTAL APPROVAL

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

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

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

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

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET		ON SIDEWALK		OFF-STREET	
		Existing	Proposed	Existing	Proposed	Existing	Proposed
918-80 Delaware Ave.	171	0	0	0	30+	0	196
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____

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

- Conventional Bike Lane
- Buffered Bike Lane
- Bicycle-Friendly Street
- Indego Bicycle Share Station

- YES NO N/A
- YES NO N/A
- YES NO N/A
- YES NO N/A

DEPARTMENTAL APPROVAL

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

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

- YES NO N/A

- YES NO

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

- YES NO N/A

- YES NO

APPLICANT: Bicycle Component

Additional Explanation / Comments: _____

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 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? N/A

DEPARTMENTAL APPROVAL

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

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____

- | | | |
|---|--|---|
| 33. What is the maximum AASHTO design vehicle being accommodated by the design? | <u>P_WB60</u> | 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 checked="" type="checkbox"/> NO <input 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 checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input 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: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component
Reviewer Comments: _____

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

- | | | |
|--|--|---|
| 40. Does the design incorporate windows, storefronts, and other active uses facing the street? | YES <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: _____

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

- | | | | | |
|---|---|-----------------------------|---|--|
| | | | | 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 checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings?
<i>If yes, City Plan Action may be required.</i> | 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 checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| ▪ Pedestrian Refuge Islands | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input 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 checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input 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 checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |

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

DEPARTMENTAL REVIEW: Intersections & Crossings Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

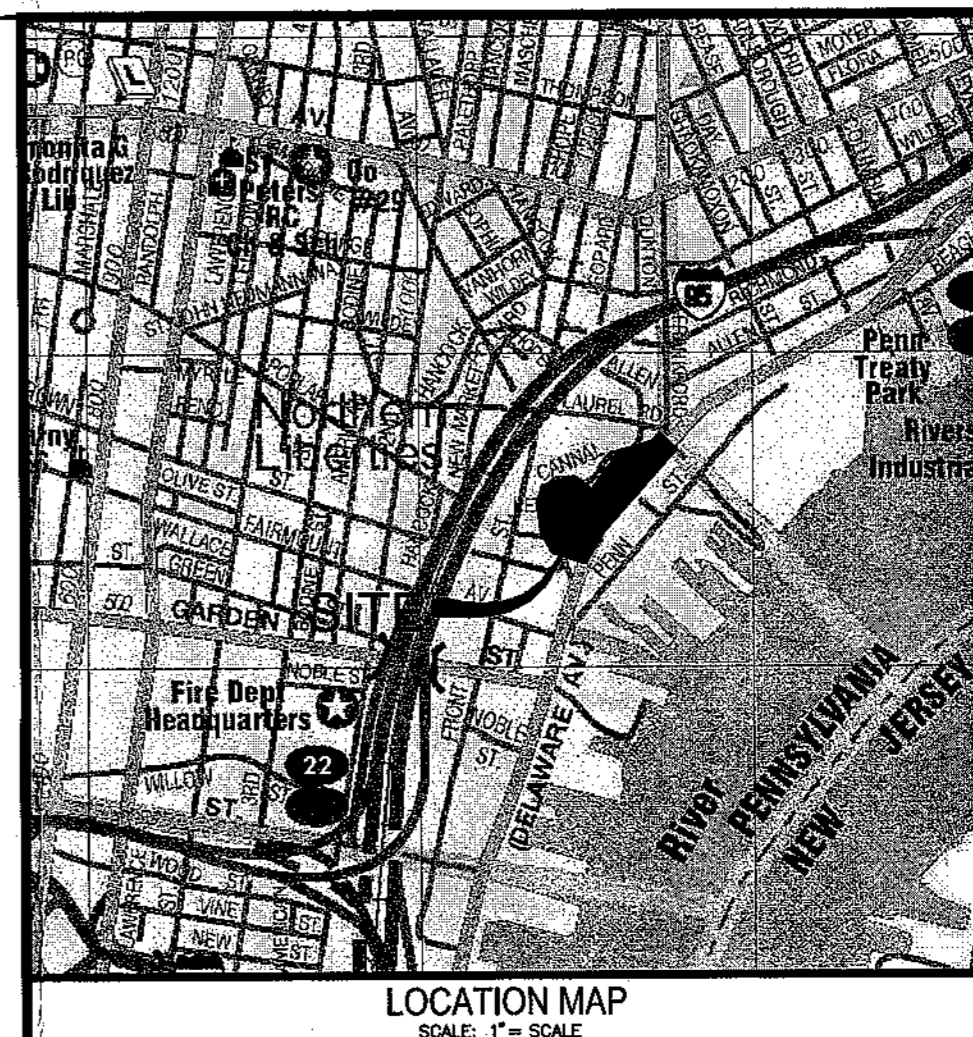


ADDITIONAL COMMENTS

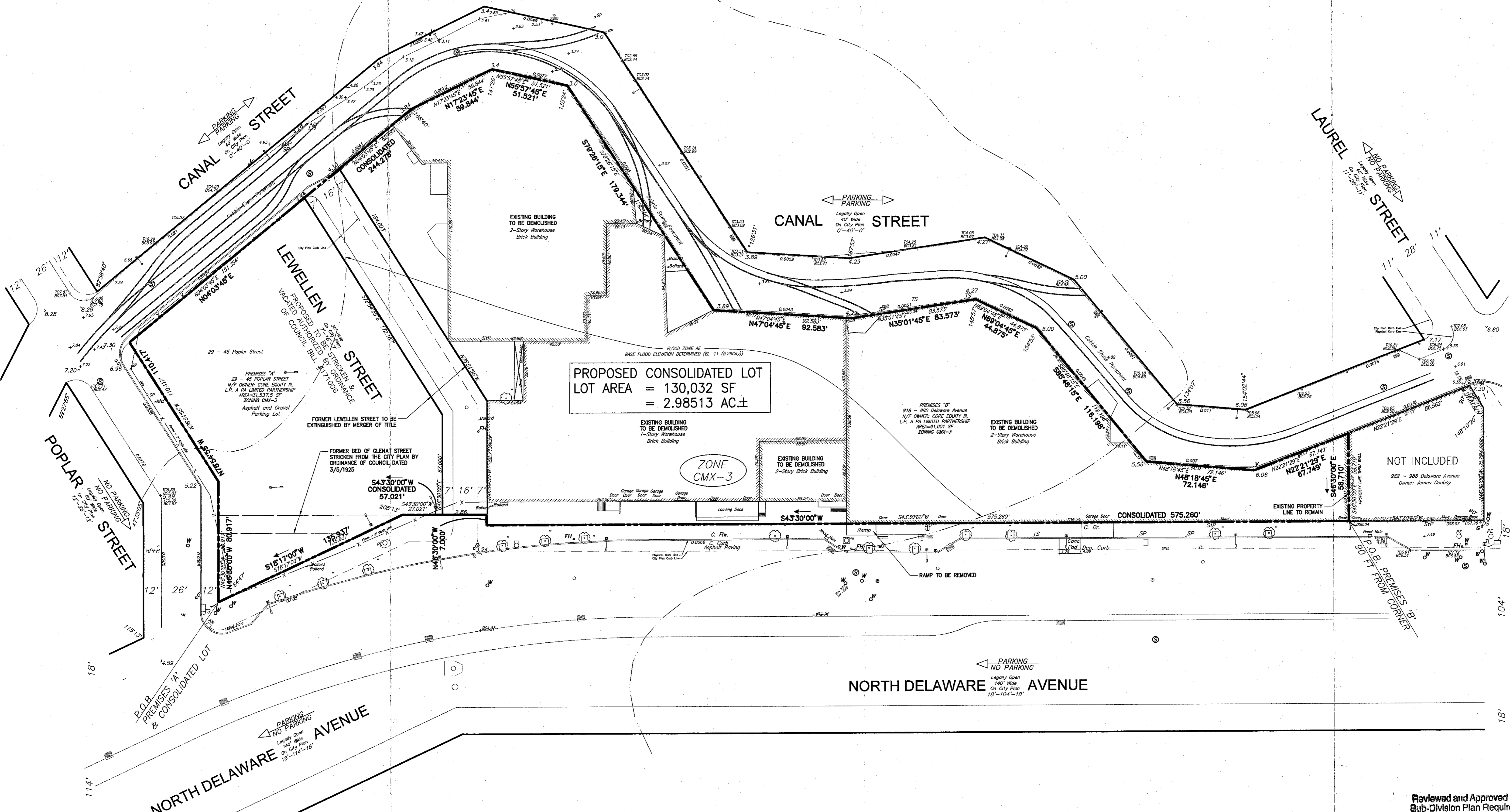
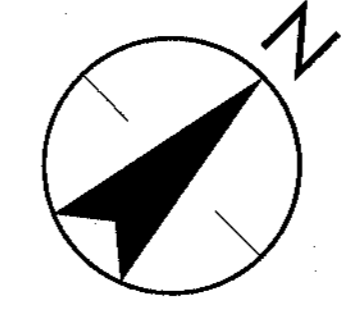
APPLICANT
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW
Additional Reviewer Comments: _____

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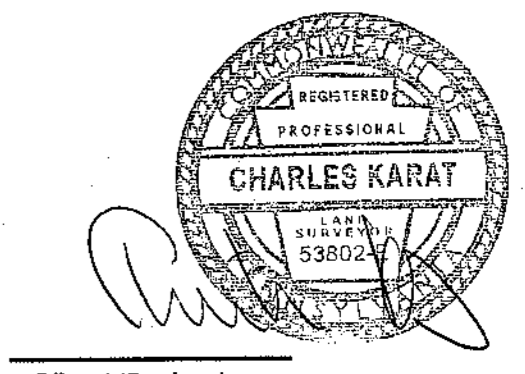
District Name		CMX-3
District and Lot Dimensions		
Min. District Area (sq. ft.)	N/A	130,032 (2.98513 AC)
Min. Street Frontage (ft.)	N/A	N/A
Min. Lot Area (sq. ft.)	N/A	N/A
Max. Occupied Area (% Lot)	Intermediate: 75; Corner: 80	0
Yards		
Min. Front Yard Depth (ft.)	N/A	N/A
Min. Side Yard Width, Each (ft.)	8 if used for building containing dwelling units	N/A
Min. Rear Yard Depth (ft.)	N/A	N/A
Height		
Max. Height (ft.)	N/A	N/A
Min. Cornice Height (ft.)	N/A	N/A
Floor Area Ratio (FAR)		
Maximum FAR (% of lot area)	500	0



- Notes**
1. THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSES ONLY.
 2. PLAN MADE AS PER INSTRUCTIONS OF APPLICANT - POPLAR DELAWARE DEVELOPMENT LP.
 3. ALL BUILDING DIMENSIONS ARE IN UNITED STATES STANDARD MEASUREMENT.
 4. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTIES ARE ZONED AS CMX-3 COMMUNITY COMMERCIAL MIXED-USE.
 5. ALL PROPERTY DIMENSIONS SHOWN ON PLAN ARE THE PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA.
 6. SUBJECT PREMISES ARE IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS, DATED NOVEMBER 18, 2015, NUMBER 42075 COMMUNITY PANEL 0184H.
 7. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES, INCLUDING CONSOLIDATION OR SUBDIVISION OF EXISTING PARCELS.
 8. UTILITIES ENTER THE PREMISES FROM PUBLIC STREETS OR RIGHTS-OF-WAY.
 9. ALL PROPERTIES HAVE DIRECT ACCESS TO A LEGALLY OPEN STREET ON THE CITY PLAN.
 10. INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
 - A. CITY PLAN NO. 271
 - B. ALMANAC'S LAND TITLE SURVEY PLAN OF 918-980 NORTH DELAWARE AVENUE AND 29 POPLAR STREET ALTA SURVEY, BY STANTEC CONSULTING SERVICES INC., DATED JUNE 6, 2017.
 - C. EXISTING CONDITIONS PLAN 29-45 POPLAR STREET, 918-980 DELAWARE AVENUE BY EUSTACE ENGINEERING DATED JANUARY 30, 2013.
 - D. CITY OF PHILADELPHIA BILL AND ORDINANCE NO. 070908, PASSED BY CITY COUNCIL ON APRIL 29, 2010 AND SIGNED BY THE MAYOR ON MAY 12, 2010.
 - E. CITY OF PHILADELPHIA BILL AND ORDINANCE NO. 070392, PASSED BY CITY COUNCIL ON JUNE 14, 2007 AND SIGNED BY THE MAYOR ON SEPTEMBER 20, 2007.
 11. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.
 12. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STANTEC 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 STANTEC FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
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FEB 26 2020
Subdivision/Lot Adjustment in accordance with the terms and provisions of Section 14-304(6) of the Philadelphia Code.
 Approved Disapproved 14-304(6)(2)
 Street frontage Lot size
PHILADELPHIA CITY PLANNING COMMISSION

Revision	Description	By	Appd.	Date
2.	REVISED PER SURVEY DISTRICT COMMENTS	FOR	CK	20.02.21
1.	REVISED PER SURVEY DISTRICT COMMENTS	DJD	BMC	17.11.30
3.	SUBMISSION TO SURVEY DISTRICT	FOR	CK	20.02.21
2.	SUBMISSION TO SURVEY DISTRICT	DJD	KRS	17.11.30
1.	SUBMISSION TO SURVEY DISTRICT	WVC	KRS	17.08.11



Client/Project: POPLAR DELAWARE DEVELOPMENT LP
918-980 NORTH DELAWARE AVENUE AND 29 POPLAR STREET
5th Ward, Philadelphia, PA U.S.A.

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

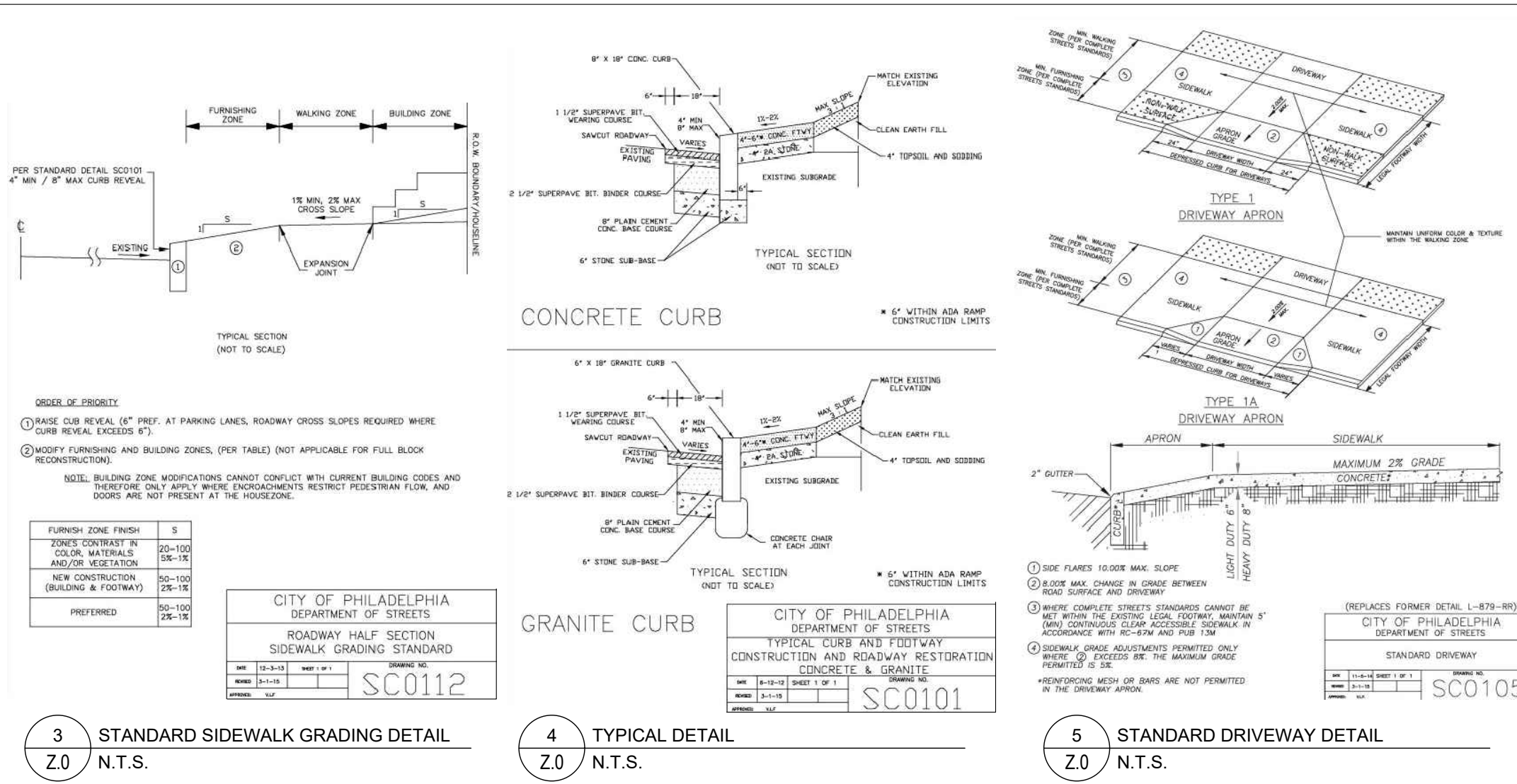
Surveyor & Regulator District Date

OWNER/DEVELOPER:
POPLAR DELAWARE DEVELOPMENT LP
c/o Arthur Ruppini
Unit FC-1
Philadelphia, PA 19106
(215) 413-2000

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE. UTILITY INFORMATION IDENTIFIED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL. ONE CALL SERIAL # 20171460513, 20171460514, 20171460531, 20171460544, 20171460551, 20171460552, 20171460562, AND 20171460563
Pennsylvania One Call System, Inc.
1-800-242-1776

LEGEND - EXISTING FEATURES

X	FENCE	50'-0"	BUILDING DIMENSION
---	PROPERTY (LOT BOUNDARY) LINE	—	STREET LIGHT
—	DOOR LOCATION	—	UTILITY POLE W/AUGHT
—	PROPERTY (CITY R.O.W.) LINE	W	PWD WATER MANHOLE
—	CITY PLAN CURB	S	PWD SEWER MANHOLE
—	CITY PLAN GRADIENT	█	EXISTING BUILDING
—	CITY PLAN CURB ELEVATION	○	FIRE HYDRANT
—	GRATE INLET	○	DECIDUOUS TREE W/ 92"
—	SEWER VENT	○	CONSOLIDATED DISTANCE
—	GAS VALVE	○	
—	WATER VALVE	○	



UNITY OF USE: 3.1 EXTINGUISHMENT OF EASEMENT.
AT ANY TIME HEREAFTER, THIS EASEMENT MAY BE EXTINGUISHED BY THE WRITTEN AGREEMENT OF THE OWNER, SUCH EXECUTED AGREEMENT TO BE RECORDED. UPON RECORDATION OF SUCH AN EXTINGUISHMENT OF EASEMENT AMONG THE LAND RECORDS OF THE COUNTY IN WHICH THE PARCELS ARE LOCATED, THIS EASEMENT SHALL BE NULL AND VOID AND, THEREAFTER, NEITHER PARTY SHALL HAVE NEITHER ANY RIGHTS NOR OBLIGATIONS AS DESCRIBED HEREIN. PRIOR TO AND AS A CONDITION OF THE RECORDATION OF THE EXTINGUISHMENT OF THIS EASEMENT, A PROPER ZONING PERMIT/USE REGISTRATION PERMIT WILL BE FILED FOR AND OBTAINED THAT ADDRESSED THE EXTINGUISHMENT OF THIS EASEMENT, THE SEPARATION OF THE PARCELS FROM THE UNITY OF USE FOR ZONING PURPOSES, AND THE PROPOSED USE(S) OF THE INDIVIDUAL PROPERTIES.

PARCEL / BUILDING USE TABLE

PARCEL	BLDG	USE
A	A	MIXED USE RESIDENTIAL / COMMERCIAL (PROPOSED ADDITION)
B	B	MIXED USE RESIDENTIAL / COMMERCIAL (EXIST)
C	C	MIXED USE RESIDENTIAL / COMMERCIAL (EXIST)
D	D	MIXED USE RESIDENTIAL / COMMERCIAL (EXIST)
E	E	RESIDENTIAL (EXIST)
F	F	ASSEMBLY / COMMUNITY BUILDING (EXIST)

ZONING KEYED NOTES

3 - ROOF	2 - FACADE	1 - SITE	0 - EXIST
3-1	2-1	1-1	0-1
3-2	2-2	1-2	
3-3	2-3	1-3	
3-4	2-4	1-4	
3-5		1-5	
3-6			
3-7			
3-8			

PROPOSED PLANTING LIST:

SITE TREES:
GREEN GABLE BLACK GUM
THORNLESS HONEY LOCUST
EASTERN REDBUD
SYRINGA RETICULATA IVORY SILK
ZELKOVA
MAGNOLIA VIRGINIANA
SERVICEBERRY

SITE SHRUBS:
PERENNIALS/ORNAMENTAL GRASS
ITEA LITTLE HENRY
COMPACT JAPANESE HOLLY
FOUNTAIN GRASS
SPIREA NEON FLASH
FEATHER REED GRASS
LITTLE LUEST GRASS
LIRIOPE
BLACK EYED SUSAN
PURPLE CONE FLOWER

918-80 DELAWARE AVENUE - PROJECT SUMMARY

ZONED: CMX-3
OVERLAYS: CENTRAL DELAWARE RIVERFRONT OVERLAY DISTRICT
NCA OVERLAY DISTRICT
FLOOD PROTECTION - WITHIN THE SPECIAL FLOOD HAZARD AREA

LOT AREA: 130,796 (US), 130,032 SF (DS)
USE: 504 DWELLING UNITS (462 EXISTING + 42 PROPOSED), 6 COMMERCIAL UNITS (EXIST), PERSONAL SERVICES ACCESSORY TO RESIDENTIAL USE (EXISTING), & 4 SHORT-TERM UNITS (PROPOSED).

BUILDING A: 78 (EXIST) RES. UNITS, 2 COM. UNITS (EXIST) + 42 PROPOSED RES. UNITS & 4 SHORT TERM RENTAL UNITS
BUILDING B: 108 DWELLING UNITS, 2 COMMERCIAL UNITS (EXISTING)
BUILDING C: 84 DWELLING UNITS, 1 COMMERCIAL UNIT (EXISTING)
BUILDING D: 72 DWELLING UNITS, 1 COMMERCIAL UNIT (EXISTING)
BUILDING E: 120 DWELLING UNITS (EXISTING)
BUILDING F: PERSONAL SERVICES ACCESSORY TO RESIDENTIAL USE

140 ACCESSORY PARKING STALLS, 196 ACCESSORY BICYCLE STALLS, 3 LOADING SPACES (REF. PARKING SUMMARY)

DIMENSIONAL STANDARDS

	REQUIRED	EXISTING/APPROVED	PROPOSED
OPEN AREA	26,160 SF (20%)	61,173 SF (46.7%)	59,412 SF (45.4%)
OCCUPIED AREA	104,636 SF (80%)	69,729 SF (53.3%)	71,384 SF (54.6%)
FRONT YARD SETBACK	NA	NA	NA
REAR YARD	8'-0"	8'-0"	8'-0"
REAR YARD	NONE REQUIRED	NA	NONE PROPOSED
HEIGHT	25' MIN, 84' MAX.	25' MIN, 84' MAX.	25' MIN, 84' MAX.
FLOOR AREA RATIO:	500% MAX.	317.94%	414.88%

GROSS FLOOR AREA CALCULATIONS:
BUILDING A: 80,995 SF GFA EXISTING + 35,388 SF GFA PROPOSED = 116,383 SF TOTAL
BUILDING B: 101,648 SF GFA (EXISTING)
BUILDING C: 74,667 SF GFA (EXISTING)
BUILDING D: 59,799 SF GFA (EXISTING)
BUILDING E: 96,615 SF GFA (EXISTING)
BUILDING F: 5,776 SF GFA (EXISTING)
TOTAL: ±418,500 EXISTING GFA + 35,388 GFA PROPOSED = 453,979 GFA (347%)

NOTE: GROSS FLOOR AREA EXCLUDES COVERED PARKING AS PER THE CENTRAL DELAWARE WATERFRONT OVERLAY (14-507)

CIVIC DESIGN REVIEW TRIGGER:
CASE 1: PROJECT INCLUDES 100,000 SF OR MORE OF GROSS FLOOR AREA OR 100 OR MORE DWELLING UNITS
CDR COMPLETED AUGUST 14, 2020

STREET COMPONENTS: (EXISTING TO REMAIN)

DELAWARE AVE.	CANAL STREET	POPLAR STREET
(URBAN, 18'-10"-18')	(LOCAL, 12'-26"-12')	(LOCAL, 12'-26"-12')
PEDESTRIAN ZONE: 6'-0" MIN, 9'-0" TYP.	5'-0" MIN (TYP)	5'-0" MIN
FURNISHING ZONE: 4'-0"	NONE EXTG	3'-6" MIN
BUILDING ZONE: NA	NA	REMAINDER

*ON CANAL STREET, PEDESTRIAN ZONE PROVIDED ON PROPERTY

918-80 DELAWARE AVENUE - PARKING SUMMARY

ZONED: CMX-3
PARKING: 140 STALLS REQUIRED
RESIDENTIAL: (504 DWELLING UNITS * 0.3) = 153 (5) - (8) = 140
COMMERCIAL USES: NO PARKING REQUIRED
140 PARKING STALLS EXISTING. REF. PLANS FOR PARKING LOCATIONS.
-116 "REGULAR" 8'-6"W. x 18'-0"D. STALLS.
-12 ADA STALLS
-10 STALLS SHALL BE PROVIDED WITH ELECTRIC VEHICLE SUPPLY WIRING
-2 CARSHARE STALLS

STALL REDUCTIONS
CAR SHARE REDUCTION: 2 STALL PROVIDED: 8 AUTO STALLS
BIKE STALL REDUCTION: 25 STALL PROVIDED: 5 AUTO STALLS

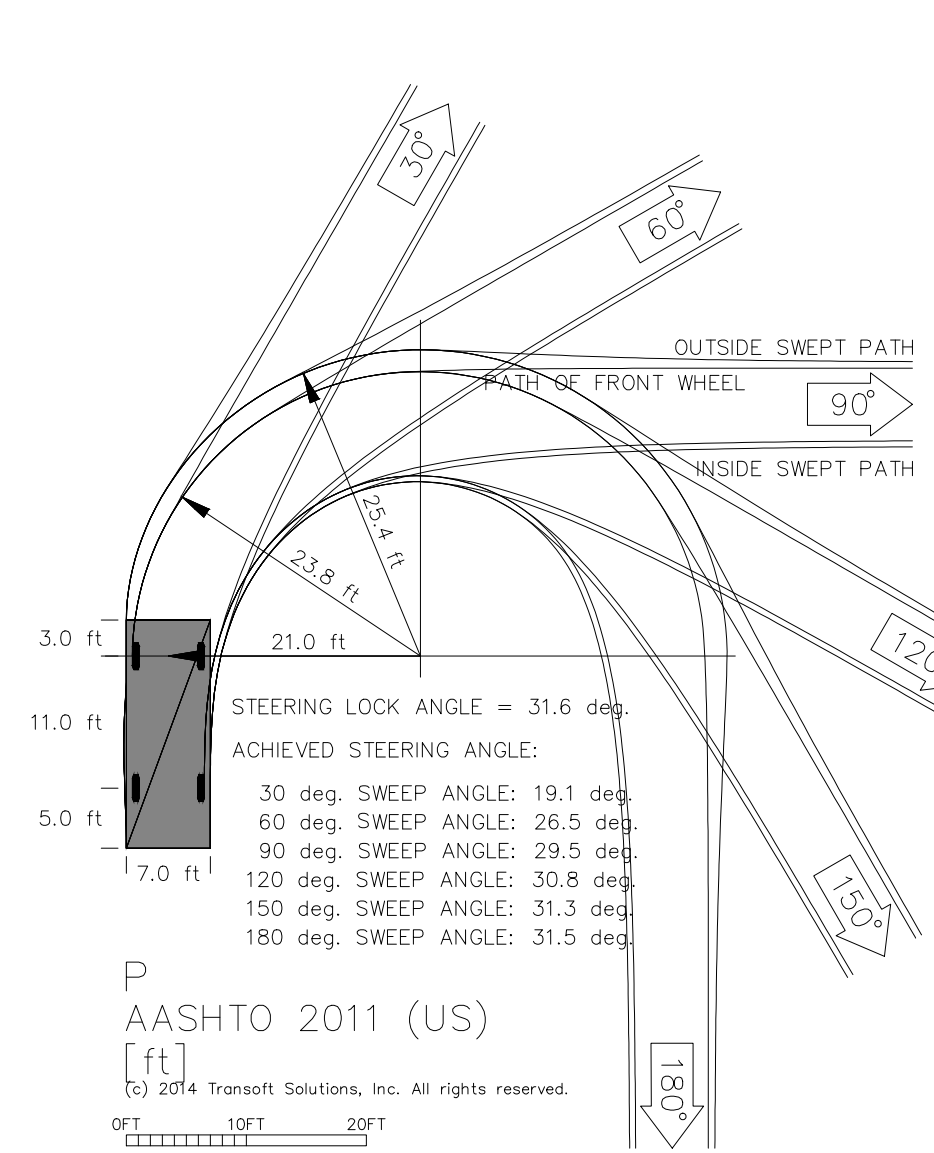
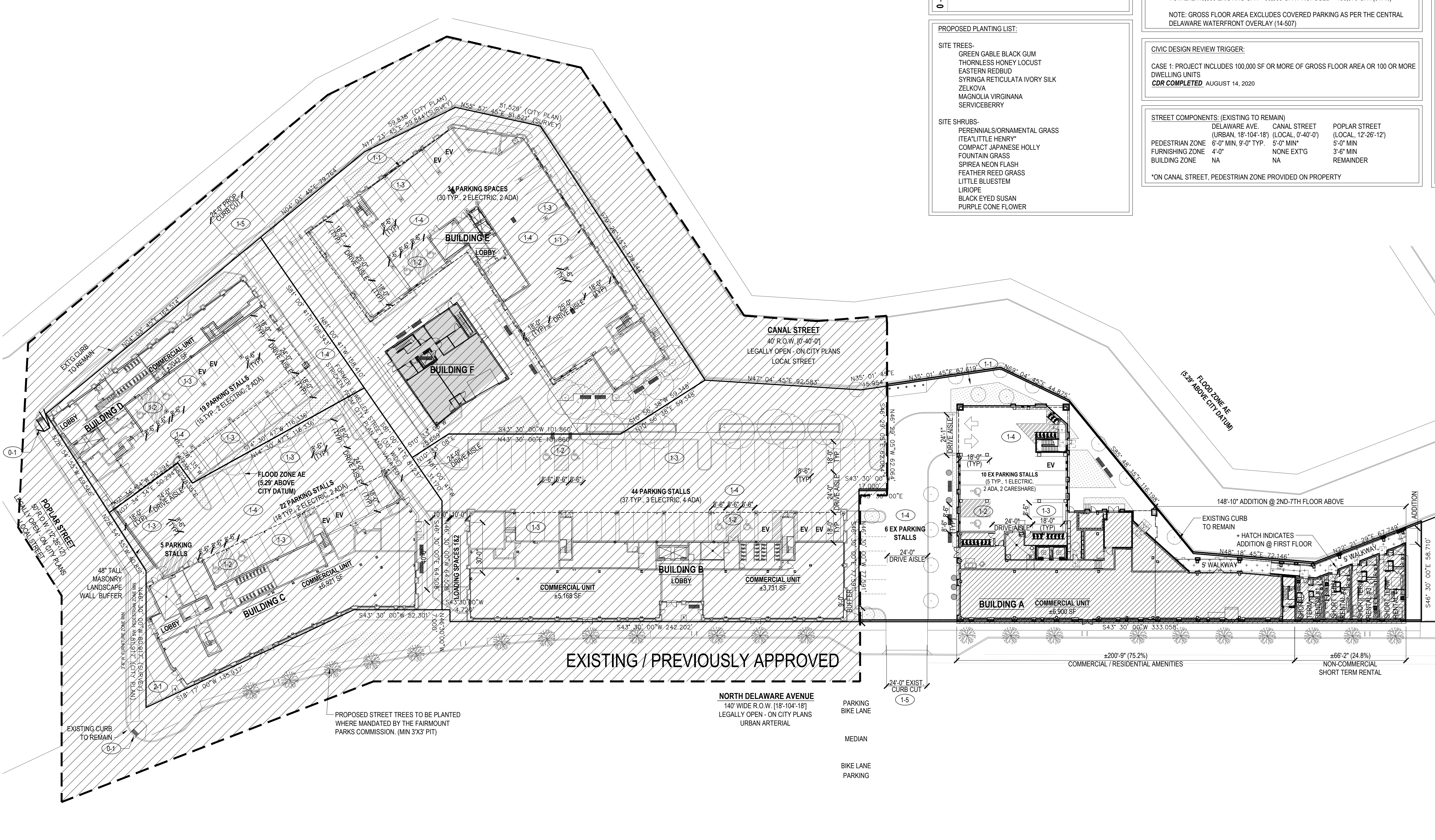
PARKING REDUCTIONS:
AUTO SHARE: 41
REDUCTION OF 8 STALLS BY PROVIDING 2 (+61 MAX ALLOWABLE REDUCTION)
BIKE PARKING: 15
REDUCTION OF 5 STALLS BY PROVIDING 25 (-15 MAX ALLOWABLE REDUCTION)

BICYCLES: 171 STALLS REQUIRED
RESIDENTIAL: 168 (462 DWELLING UNITS * 33 STALLS = 168)
COMMERCIAL: 3 (26,047 SF COMMERCIAL / 10,000 SF = 2.61 (3) STALLS)
196 BICYCLE STALLS EXISTING. REF. PLANS FOR BICYCLE LOCATIONS.
LOADING: 3 LOADING SPACES REQUIRED. (TOTAL GFA: 418,480 SF GFA)
SPACE 1: 10'W. X 40'L. SPACE 2: 11'W. X 60'L. SPACE 3: 10'W X 30'L.
3 LOADING SPACES EXISTING. REF. PLANS FOR LOADING SPACE LOCATIONS.

LANDSCAPING SUMMARY
PARKING LOT OPEN TO SKY: 30,723 SF

	REQUIRED	EXISTING
LANDSCAPED AREA	3,027 SF (10%)	5,349 SF (17%)
REQUIRED PLANTING (1 TREE/300 SF)	18	20
LANDSCAPE BUFFER ZONE	WALL/FENCE AS PER 14-803(5)(D)(2)	WALL/FENCE AS PER 14-803(5)(D)(2)
STREET TREES	AS PER FAIRMOUNT PARKS COMMISSION	

LANDSCAPE NOTES:
1. LANDSCAPING SHALL COMPLY WITH ON-SITE LANDSCAPE AND TREE REQUIREMENTS OF THE ZONING CODE, SECTION 705.1.
2. ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSION'S APPROVED PLANTINGS LIST.
3. TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.
4. SHRUBS SHALL BE PLANTED AT AN INTERVAL SUCH THAT THERE ARE NOT LESS THAN THREE (3) SHRUBS PER 25' OF LINEAR PARKING LOT FRONTAGE ALONG PUBLIC STREET AND HAVE A MATURE HEIGHT OF NOT LESS THAN 2'-0".
5. PROJECTS WITH PARKING ADJACENT TO A RESIDENTIAL DISTRICT OR PUBLIC STREETS SHALL HAVE A LANDSCAPE BUFFER OR ORNAMENTAL FENCE/WALL.
6. STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF. USED FOR MORE THAN A 1,2 FAMILY DWELLING.
7. STREET TREES TO BE PLANTED AT 1 PER 35' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.



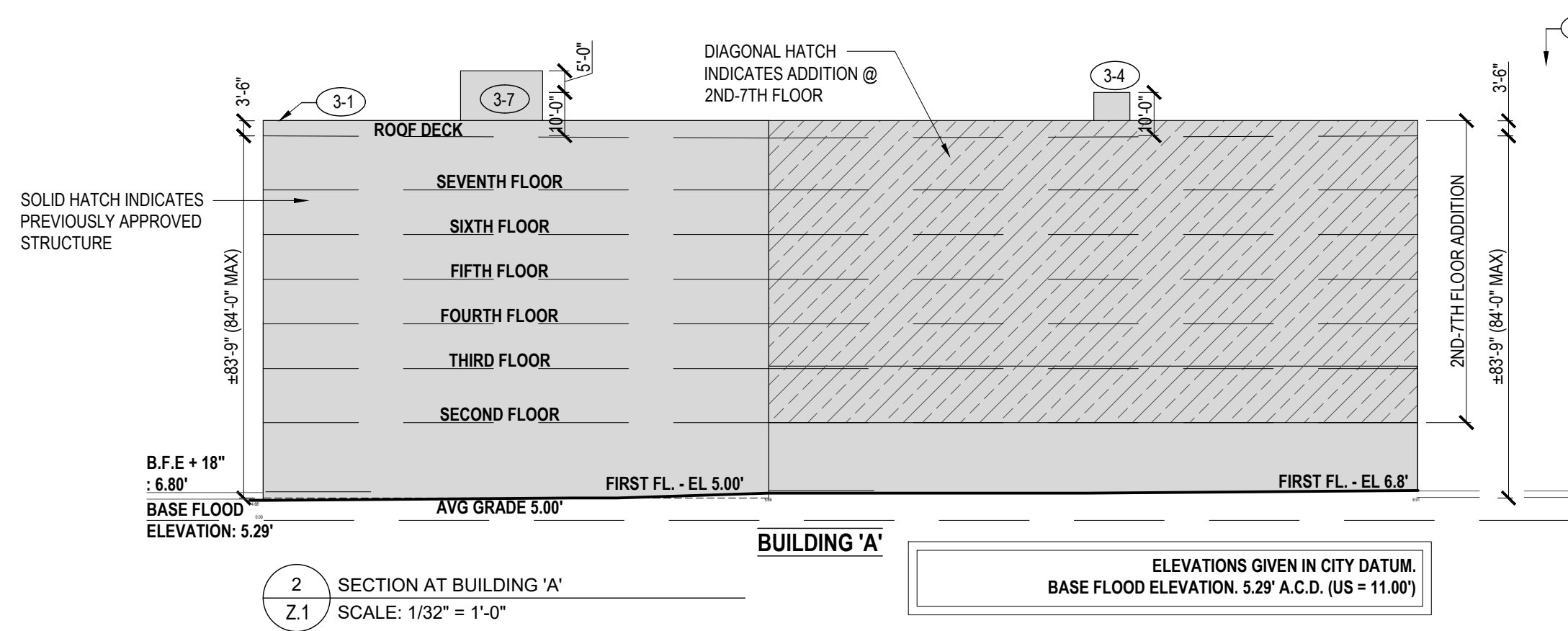
ZONING ONLY

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1225 n 7th street
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hdarch.com
267.324.3601

PROJECT ADDRESS:
**29-45 Poplar Street
+ 918-80 N Delaware Avenue
PHILADELPHIA, PA**

SEAL:

CONSULTANTS:



ZONING KEYED NOTES

3 - ROOF	3-1 42" HIGH GUARDRAIL / PARAPET
	3-2 5' SETBACK
	3-3 "HOUSEHOLD" RESIDENTIAL ROOF DECK
	3-4 ROOF ACCESS STRUCTURE
	3-5 GREEN ROOF (MAINTENANCE ACCESS ONLY)
	3-6 MECHANICAL EQUIPMENT CURB
	3-7 ELEVATOR & LOBBY PENTHOUSE
	3-8 CHIMNEY / VENT
2 - FACADE	2-1 RECESSED PORTION @ 1ST FLOOR
	2-2 CANOPY @ 1ST FLOOR
	2-3 RECESSED BALCONY @ 2ND-7TH FLOOR
	2-4 WALKOUT ROOF DECK @ 2ND FLOOR
1 - SITE	1-1 ±3'-6", ORNAMENTAL FENCE AT PARKING LOT (14-803(5)(D)(2))
	1-2 VAN ADA PARKING STALLS W/ WALK AISLE
	1-3 AUTOMOBILE PARKING STALL (8'-6" X 18'-0", TYP.)
	1-4 24" MIN. DRIVE AISLE
	1-5 PROPOSED CURBCUT. REFER TO DETAIL
0 - EXIST	0-1 CORNER RAMP - UPGRADE TO ADA STANDARDS

918-80 DELAWARE AVENUE - PROJECT SUMMARY

ZONED: CMX-3
 OVERLAYS: CENTRAL DELAWARE RIVERFRONT OVERLAY DISTRICT
 NCA OVERLAY DISTRICT
 FLOOD PROTECTION - WITHIN THE SPECIAL FLOOD HAZARD AREA

LOT AREA: 130,796 (US.) 130,032 SF (DS)
 USE: 304 DWELLING UNITS (462 EXISTING + 42 PROPOSED), 6 COMMERCIAL UNITS (EXIST), PERSONAL SERVICES ACCESSORY TO RESIDENTIAL USE (EXISTING), & 4 SHORT-TERM UNITS (PROPOSED).

BUILDING A: 78 (EXIST) RES. UNITS, 2 COM. UNITS (EXIST) + 42 PROPOSED RES. UNITS & 4 SHORT TERM RENTAL UNITS
 BUILDING B: 108 DWELLING UNITS, 2 COMMERCIAL UNITS (EXISTING)
 BUILDING C: 84 DWELLING UNITS, 1 COMMERCIAL UNIT (EXISTING)
 BUILDING D: 72 DWELLING UNITS, 1 COMMERCIAL UNIT (EXISTING)
 BUILDING E: 120 DWELLING UNITS (EXISTING)
 BUILDING F: PERSONAL SERVICES ACCESSORY TO RESIDENTIAL USE.
 140 ACCESSORY PARKING STALLS; 196 ACCESSORY BICYCLE STALLS; 3 LOADING SPACES (REF. PARKING SUMMARY)

DIMENSIONAL STANDARDS			
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NOTE: GROSS FLOOR AREA EXCLUDES COVERED PARKING AS PER THE CENTRAL DELAWARE WATERFRONT OVERLAY (14-507)

- ### PROPOSED PLANTING LIST:
- SITE TREES:**
 GREEN GABLE BLACK GUM
 THORNLESS HONEY LOCUST
 EASTERN REDBUD
 SYRINGA RETICULATA IVORY SILK
 ZELKOVA
 MAGNOLIA VIRGINANA
 SERVICEBERRY
- SITE SHRUBS:**
 PERENNIALS/ORNAMENTAL GRASS
 ITEA LITTLE HENRY
 COMPACT JAPANESE HOLLY
 FOUNTAIN GRASS
 SPIREA NEON FLASH
 FEATHER REED GRASS
 LITTLE BLUESTEM
 LIRIOPE
 BLACK EYED SUSAN
 PURPLE CONE FLOWER

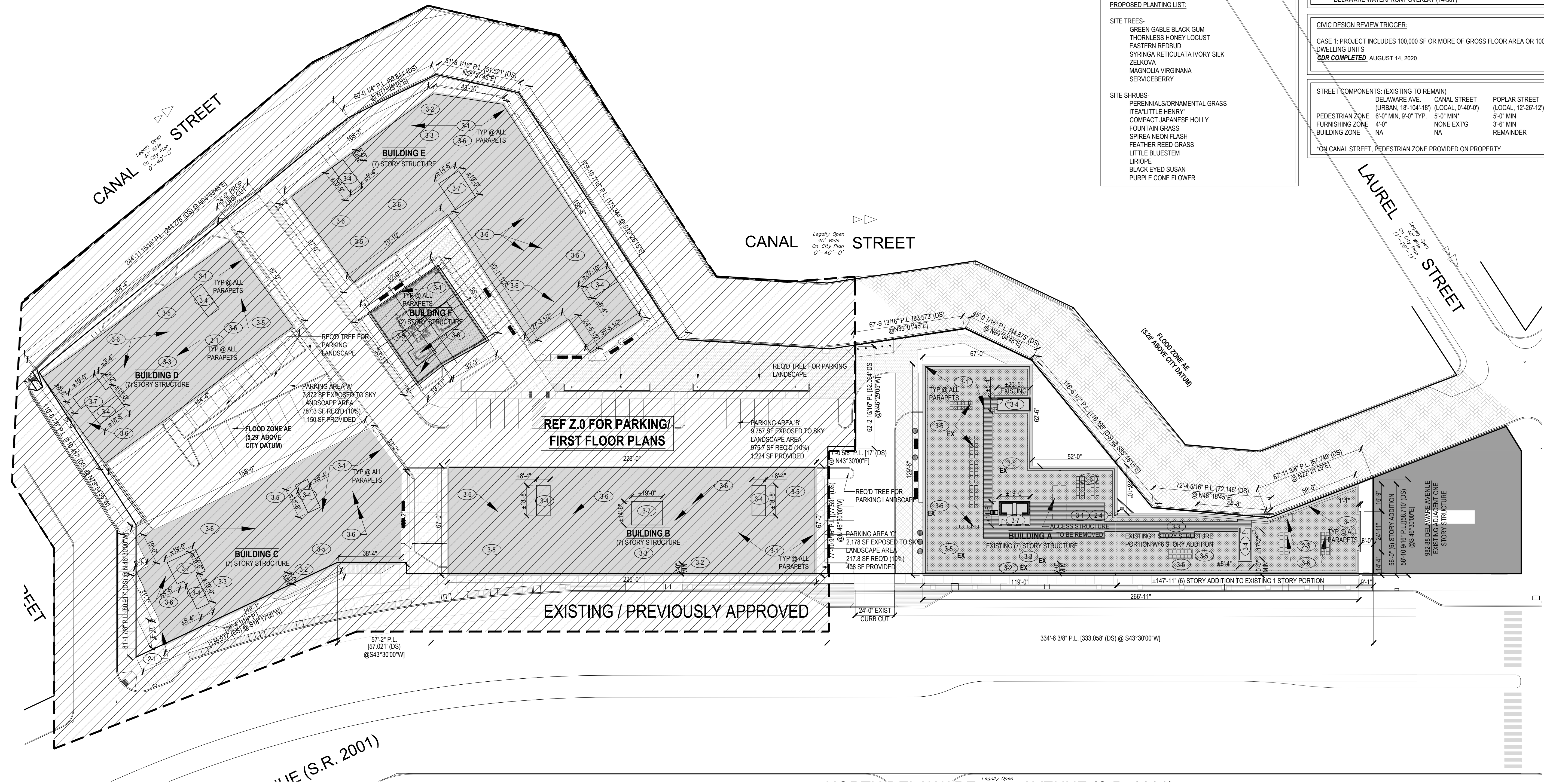
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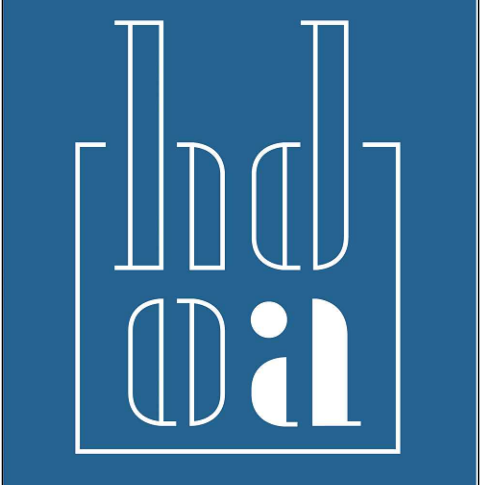
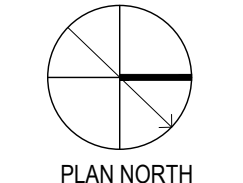
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(URBAN, 15'-10" (18') LOCAL, 0'-40'-0")	(LOCAL, 12'-26'-12")	(LOCAL, 12'-26'-12")
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FURNISHING ZONE 4'-0"	NONE EXTG	3'-6" MIN
BUILDING ZONE NA	NA	REMAINDER

*ON CANAL STREET, PEDESTRIAN ZONE PROVIDED ON PROPERTY



1 ZONING SITE PLAN
Z.1 SCALE: 1/32" = 1'-0"



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CONSULTANTS:

#	DATE	ISSUE / REVISION
1	07.14.2023	ZONING SUBMISSION
2	07.25.2023	ZONING RFI

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DRAWINGS PREPARED BY:
 GW / BL
 DRAWINGS CHECKED BY:
 JW / RO / EQ
 DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z.1

ZONING ONLY