



designblendz



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COVER SHEET

CIVIC DESIGN REVIEW

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**246 S 59TH STREET
PHILADELPHIA, PA 19139**

CIVIC DESIGN REVIEW - 03/04/2024

OWNER

FELIX ELINSON
309 BAYVIEW DR,
MORGANVILLE, NJ 07751

ARCHITECT

DESIGNBLENDZ ARCHITECTURE, LLP
4001 MAIN ST, SUITE 203,
PHILADELPHIA, PA 19127

CIVIL ENGINEER

BOHLER ENGINEERING
1515 MARKET ST, SUITE 920,
PHILADELPHIA, PA 19102

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-2023-002113

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

CASE 2 WITH APPLICATION THAT CREATES MORE THAN 50,000 SF OF NEW GROSS FLOOR AREA AND CREATES MORE THAN 50 ADDITIONAL DWELLING UNITS

PROJECT LOCATION

Planning District: WEST Council District: 3RD

Address: 246 S 59TH STREET
PHILADELPHIA, PA 19139

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: CHRIS.CLASS@DESIGNBLENDZ.COM Address: 4001 MAIN STREET, SUITE 203
PHILADELPHIA, PA 19127

Property Owner: S 59 LLC Developer S 59 LLC
Architect: DESIGNBLENDZ, LLC

SITE CONDITIONS

Site Area: 28,635.7 SF (USS)

Existing Zoning: CMX-2 Are Zoning Variances required? Yes No

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):
(3) VACANT COMMERCIAL - 5,361 SF TOTAL
(96) RESIDENTIAL DWELLING UNITS - 76,729 SF GROSS

Proposed # of Parking Units:
(6) VEHICULAR PARKING SPACES
(34) CLASS 1A 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: _____ Time: _____

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:
Date: _____

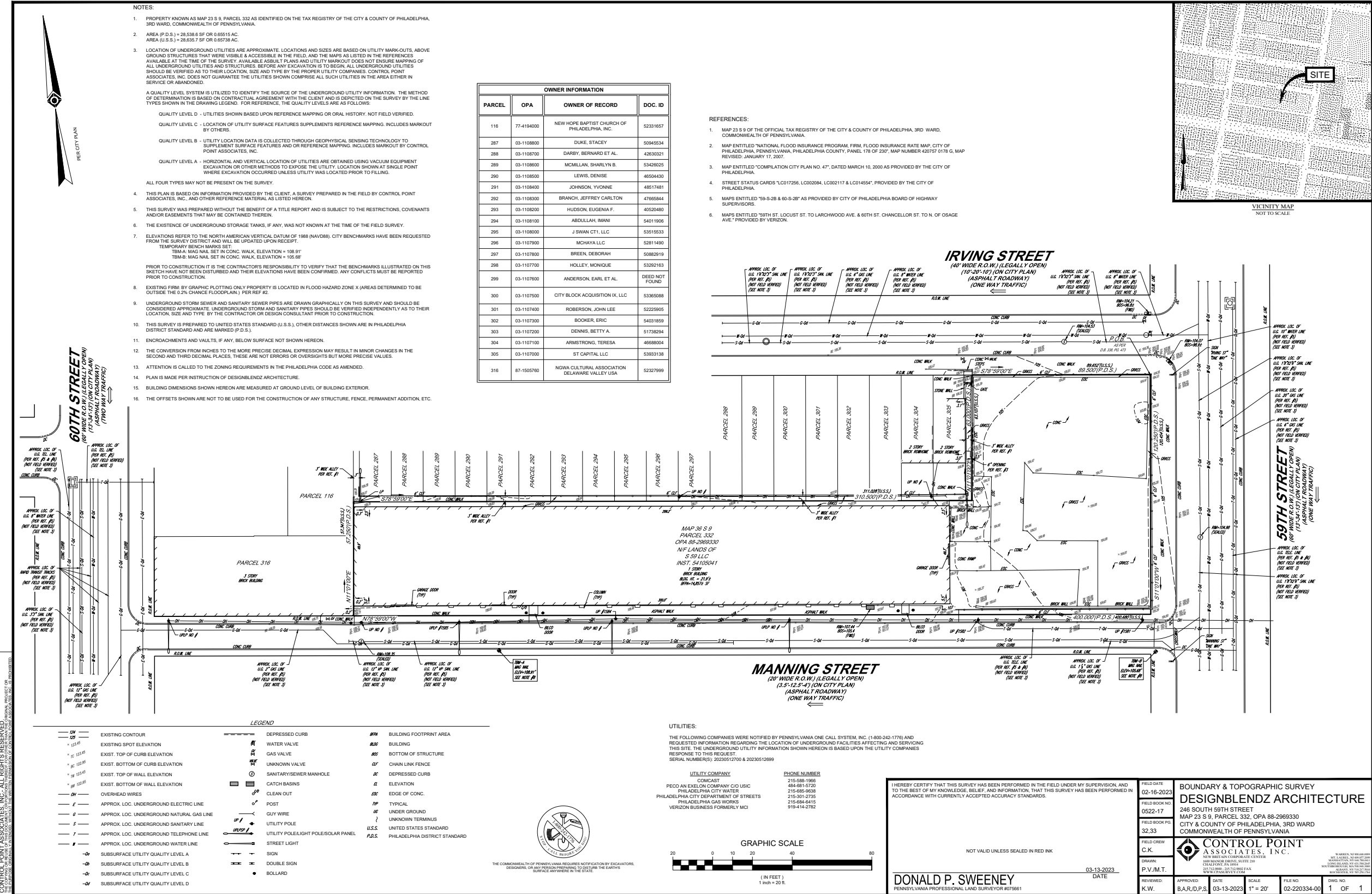
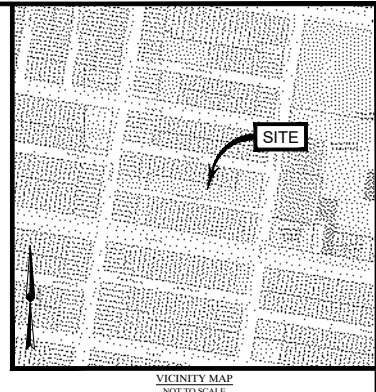
NOTES:

- PROPERTY KNOWN AS MAP 23 S 9, PARCEL 332 AS IDENTIFIED ON THE TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, 3RD WARD, COMMONWEALTH OF PENNSYLVANIA.
 - AREA (P.D.S.) = 28,538.6 SF OR 0.65515 AC.
AREA (U.S.S.) = 28,587 SF OR 0.65738 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING, INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING, INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THE SURVEY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CITY BENCHMARKS HAVE BEEN REQUESTED FROM THE SURVEY DISTRICT AND WILL BE UPDATED UPON RECEIPT.
TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IN CONC. WALK, ELEVATION = 108.91'
TBM-B: MAG NAIL SET IN CONC. WALK, ELEVATION = 105.68'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER REF #2.
 - UNDERGROUND STORM SEWER AND SANITARY SEWER PIPES ARE DRAWN GRAPHICALLY ON THIS SURVEY AND SHOULD BE CONSIDERED APPROXIMATE. UNDERGROUND STORM AND SANITARY PIPES SHOULD BE VERIFIED INDEPENDENTLY AS TO THEIR LOCATION, SIZE AND TYPE, BY THE CONTRACTOR OR DESIGN CONSULTANT PRIOR TO CONSTRUCTION.
 - THIS SURVEY IS PREPARED TO UNITED STATES STANDARD (U.S.S.), OTHER DISTANCES SHOWN ARE IN PHILADELPHIA DISTRICT STANDARD AND ARE MARKED (P.D.S.).
 - ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
 - THE CONVERSION FROM INCHES TO THE MORE PRECISE DECIMAL EXPRESSION MAY RESULT IN MINOR CHANGES IN THE SECOND AND THIRD DECIMAL PLACES, THESE ARE NOT ERRORS OR OVERSIGHTS BUT MORE PRECISE VALUES.
 - ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
 - PLAN IS MADE PER INSTRUCTION OF DESIGNER/CLIENT ARCHITECTURE.
 - BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

OWNER INFORMATION			
PARCEL	OPA	OWNER OF RECORD	DOC. ID
116	77-4194000	NEW HOPE BAPTIST CHURCH OF PHILADELPHIA, INC.	52331657
287	03-1108800	DUKE, STACEY	50945534
288	03-1108700	DARBY, BERNARD ET AL.	42630321
289	03-1108600	MCMLLAN, SHARLYN B.	53426025
290	03-1108500	LEWIS, DENISE	46504430
291	03-1108400	JOHNSON, YVONNE	48517481
292	03-1108300	BRANCH, JEFFREY CARLTON	47665844
293	03-1108200	HUDSON, EUGENIA F.	40520480
294	03-1108100	ABDULLAH, IMANI	54011906
295	03-1108000	J SWAN CT, LLC	53515533
296	03-1107900	MCHAYA LLC	52811490
297	03-1107800	BREEN, DEBORAH	50882919
298	03-1107700	HOLLEY, MONIQUE	53292163
299	03-1107600	ANDERSON, EARL ET AL.	DEED NOT FOUND
300	03-1107500	CITY BLOCK ACQUISITION X, LLC	53365088
301	03-1107400	ROBERSON, JOHN LEE	52225905
302	03-1107300	BOOKER, ERIC	54031859
303	03-1107200	DENNIS, BETTY A.	51738294
304	03-1107100	ARMSTRONG, TERESA	46688604
305	03-1107000	ST CAPITAL LLC	53933138
316	87-1505760	NGWA CULTURAL ASSOCIATION DELAWARE VALLEY USA	52327999

REFERENCES:

- MAP 23 S 9 OF THE OFFICIAL TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, 3RD WARD, COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, CITY OF PHILADELPHIA, PENNSYLVANIA, PHILADELPHIA COUNTY, PANEL 178 OF 230", MAP NUMBER 420757 0178 G, MAP REVISED, JANUARY 17, 2007.
- MAP ENTITLED "COMPLIATION CITY PLAN NO. 47", DATED MARCH 10, 2000 AS PROVIDED BY THE CITY OF PHILADELPHIA.
- STREET STATUS CARDS "L0317256, L0202084, L0202117 & L0415554", PROVIDED BY THE CITY OF PHILADELPHIA.
- MAPS ENTITLED "S-9-28 & 60-S-28" AS PROVIDED BY CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS.
- MAPS ENTITLED "59TH ST. LOCUST ST. TO LARCHWOOD AVE. & 60TH ST. CHANCELLOR ST. TO N. OF OSAGE AVE." PROVIDED BY VERIZON.



LEGEND

—○—	EXISTING CONTOUR	—○—	DEPRESSED CURB	—○—	BFA	BUILDING FOOTPRINT AREA
—○—	EXISTING SPOT ELEVATION	—○—	WATER VALVE	—○—	BUD	BUILDING
—○—	EXIST. TOP OF CURB ELEVATION	—○—	GAS VALVE	—○—	BOC	BOTTOM OF STRUCTURE
—○—	EXIST. BOTTOM OF CURB ELEVATION	—○—	UNKNOWN VALVE	—○—	CF	CHAIN LINK FENCE
—○—	EXIST. TOP OF WALL ELEVATION	—○—	SANITARY/SEWER MANHOLE	—○—	DC	DEPRESSED CURB
—○—	EXIST. BOTTOM OF WALL ELEVATION	—○—	CATCH BASINS	—○—	EL	ELEVATION
—○—	OVERHEAD WIRES	—○—	CLEAN OUT	—○—	EC	EDGE OF CONC.
—○—	APPROX. LOC. UNDERGROUND ELECTRIC LINE	—○—	POST	—○—	ET	TYPICAL
—○—	APPROX. LOC. UNDERGROUND NATURAL GAS LINE	—○—	GUY WIRE	—○—	UG	UNDER GROUND
—○—	APPROX. LOC. UNDERGROUND SANITARY LINE	—○—	UTILITY POLE	—○—	UT	UNKNOWN TERMINUS
—○—	APPROX. LOC. UNDERGROUND TELEPHONE LINE	—○—	UTILITY POLE/LIGHT POLE/SOLAR PANEL	—○—	U.S.S.	UNITED STATES STANDARD
—○—	APPROX. LOC. UNDERGROUND WATER LINE	—○—	STREET LIGHT	—○—	P.D.S.	PHILADELPHIA DISTRICT STANDARD
—○—	SUBSURFACE UTILITY QUALITY LEVEL A	—○—	SIGN			
—○—	SUBSURFACE UTILITY QUALITY LEVEL B	—○—	DOUBLE SIGN			
—○—	SUBSURFACE UTILITY QUALITY LEVEL C	—○—	BOLLARD			
—○—	SUBSURFACE UTILITY QUALITY LEVEL D					

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) AND REQUESTED INFORMATION REGARDING THE LOCATION OF UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 20230512700 & 20230512699

UTILITY COMPANY	PHONE NUMBER
COMCAST	215-588-1968
PECO AN EXELON COMPANY C/O USIC	484-681-6720
PHILADELPHIA CITY WATER	215-685-9038
PHILADELPHIA CITY DEPARTMENT OF STREETS	215-301-2735
PHILADELPHIA GAS WORKS	215-684-6415
VERIZON BUSINESS FORMERLY VCI	919-414-9762

GRAPHIC SCALE

0 10 20 30 40 50 60 70 80
(IN FEET)
1 inch = 20 ft.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

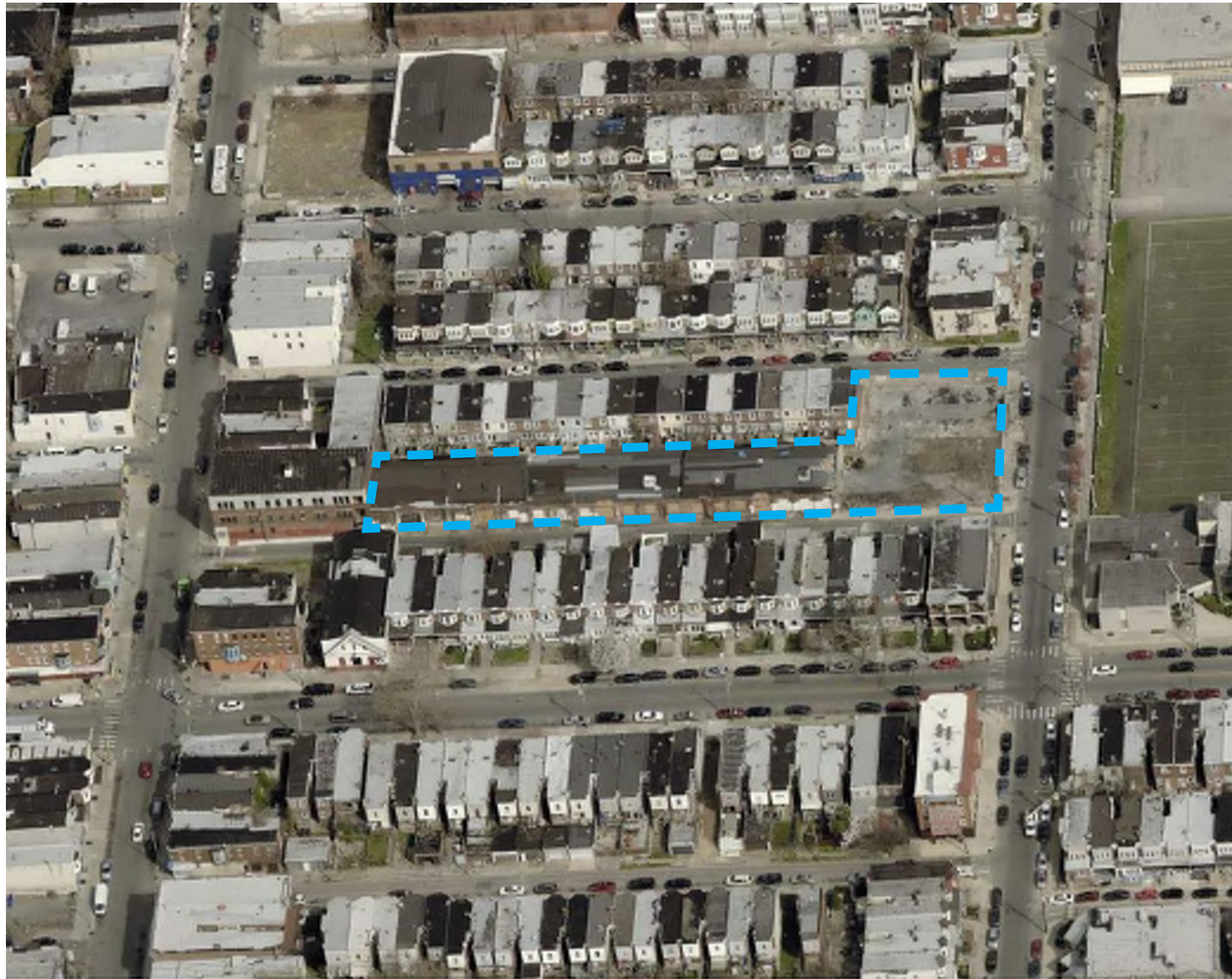
NOT VALID UNLESS SEALED IN RED INK

DONALD P. SWEENEY
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #075661

03-13-2023
DATE

BOUNDARY & TOPOGRAPHIC SURVEY
DESIGNBLENDZ ARCHITECTURE
246 SOUTH 59TH STREET
MAP 23 S 9, PARCEL 332, OPA 88-2969330
CITY & COUNTY OF PHILADELPHIA, 3RD WARD
COMMONWEALTH OF PENNSYLVANIA

FIELD DATE: 02-16-2023
FIELD BOOK NO: 0522-17
FIELD BOOK PG: 32, 33
FIELD CREW: C.K.
DRAWN: P.V./M.T.
REVIEWED: K.W.
APPROVED: B.A.R./D.P.S.
DATE: 03-13-2023
SCALE: 1" = 20'
FILE NO: 02-220334-00
DWG NO: 1 OF 1

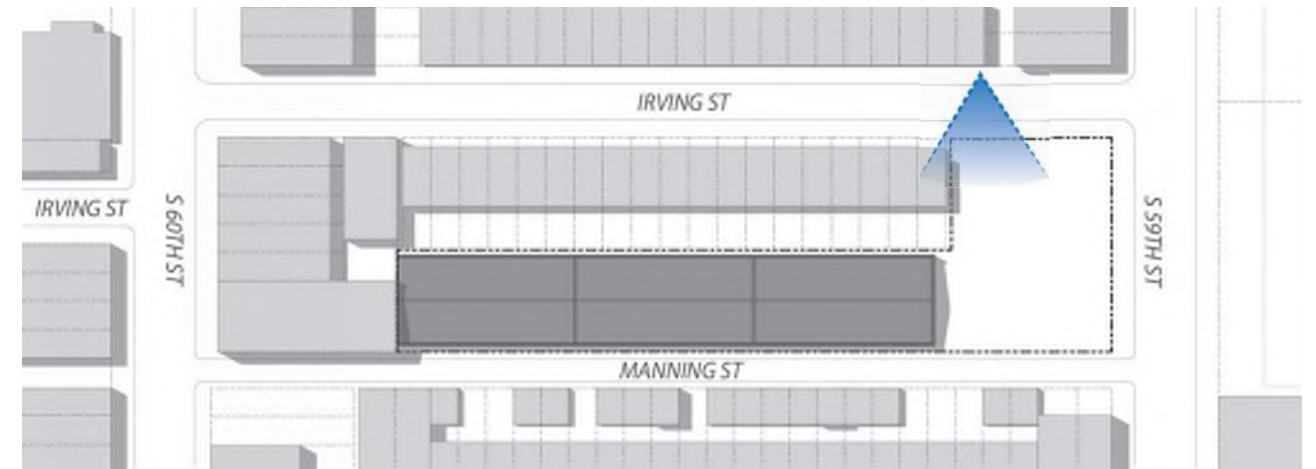
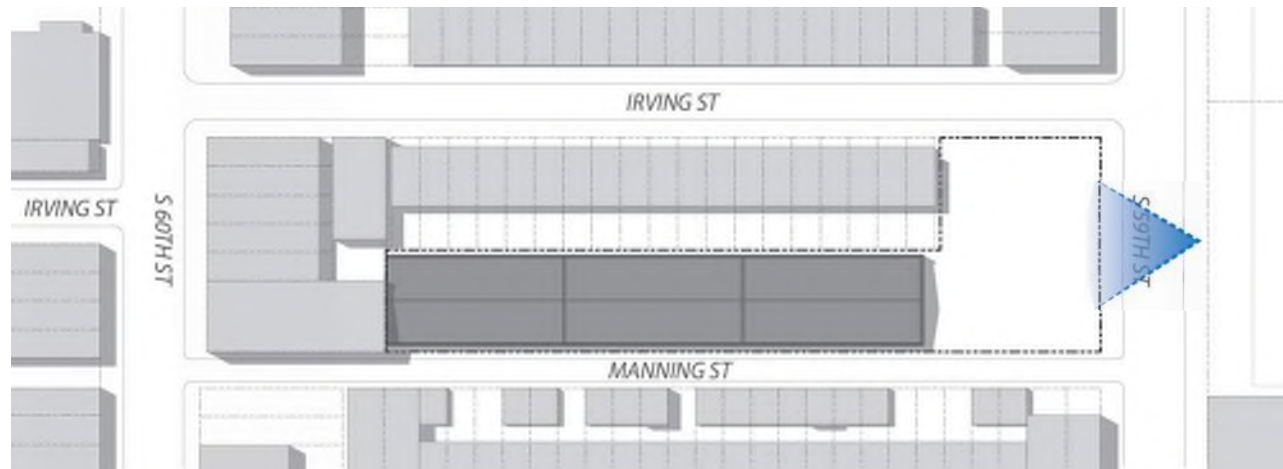


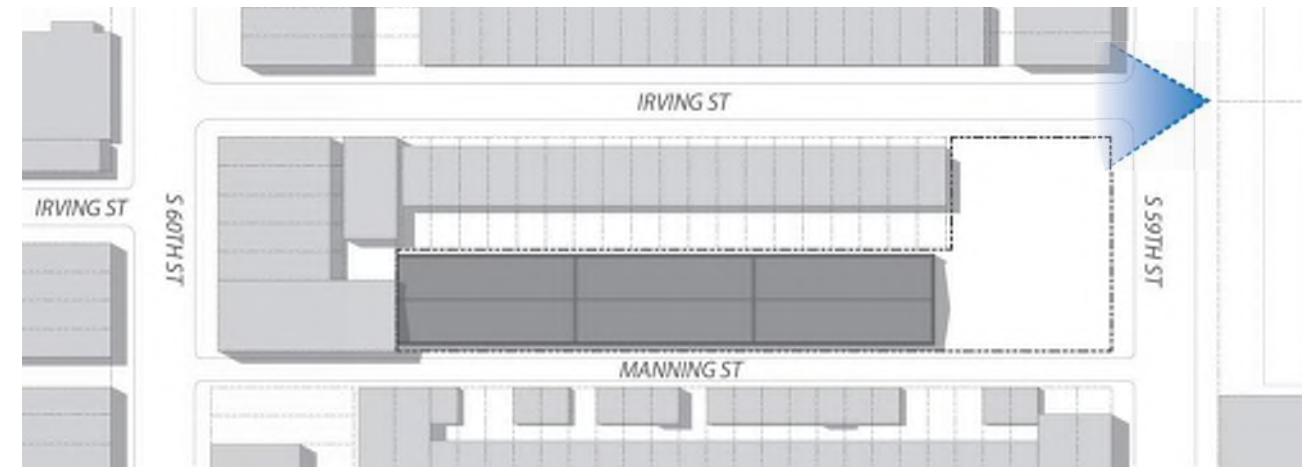
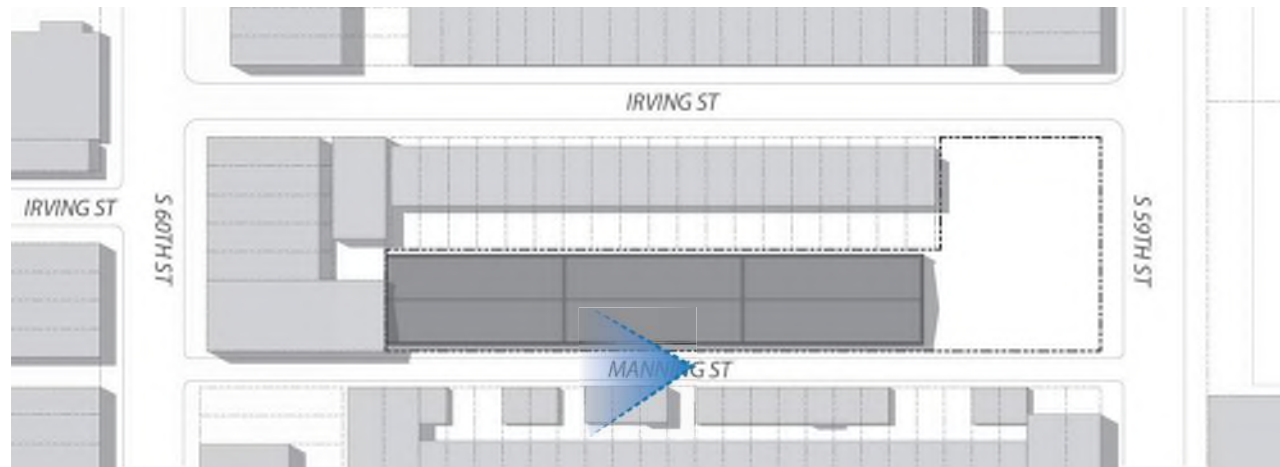
SITE AERIAL

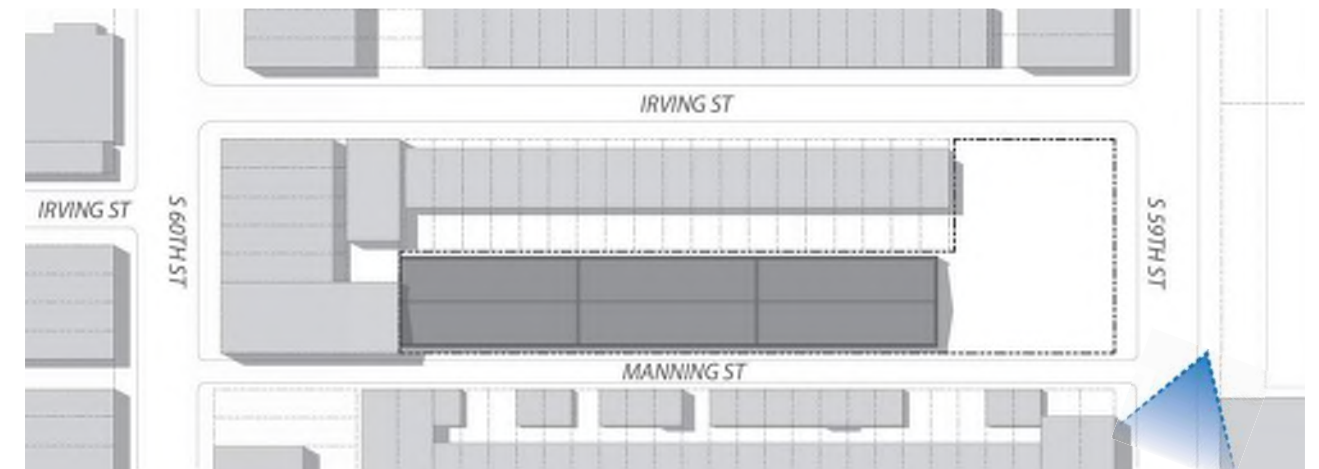
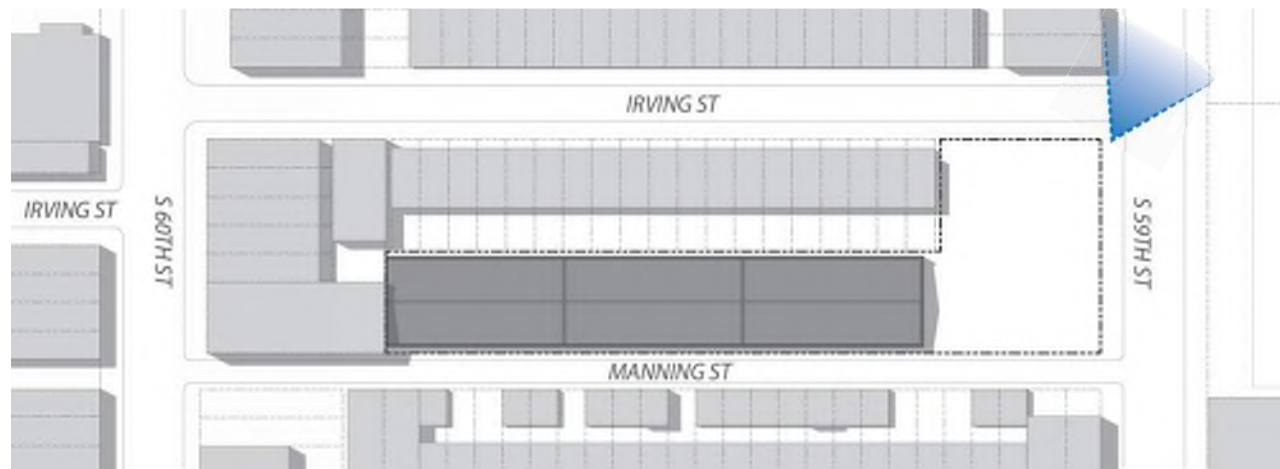


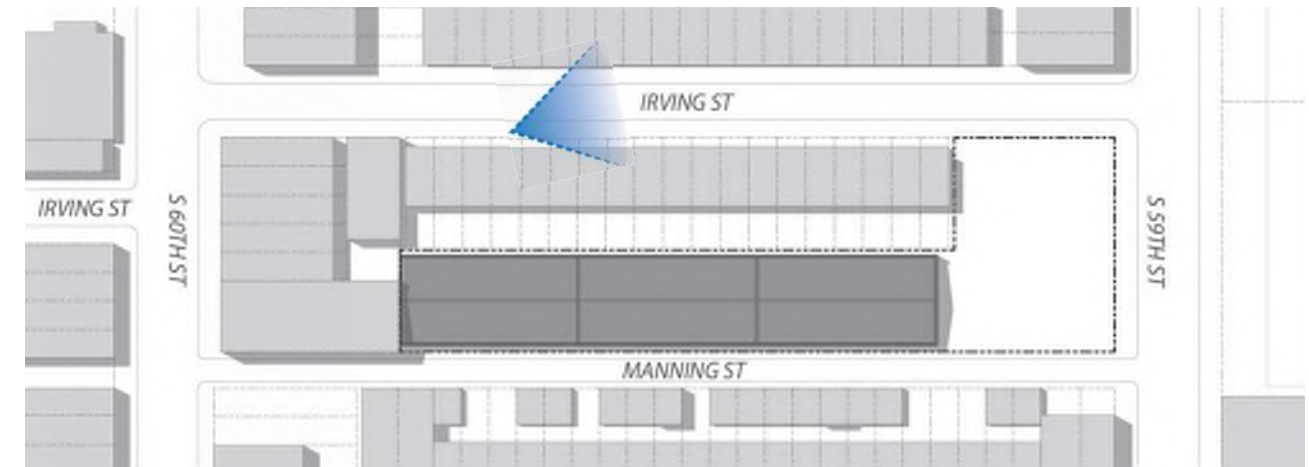
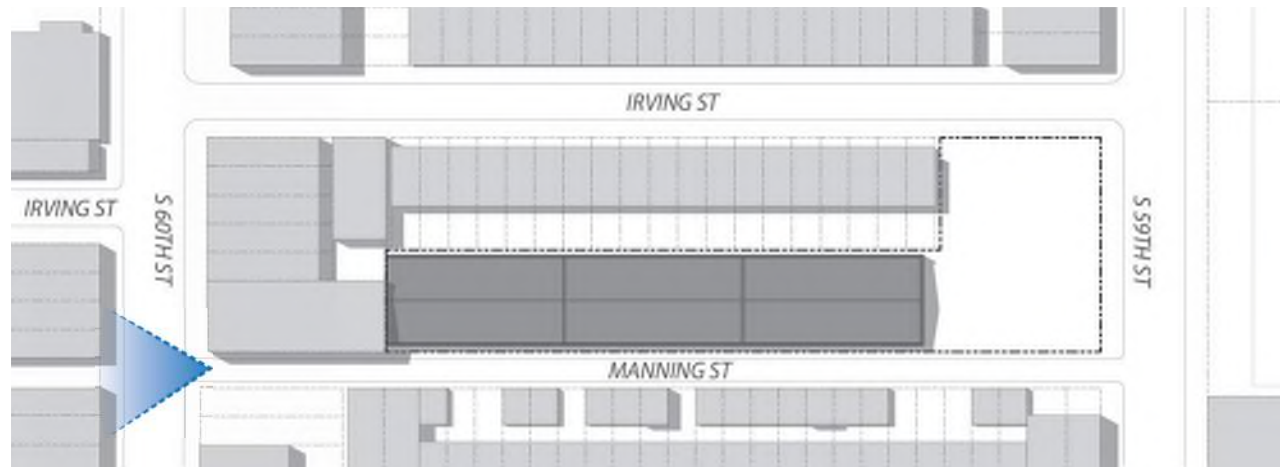
ZONING MAP

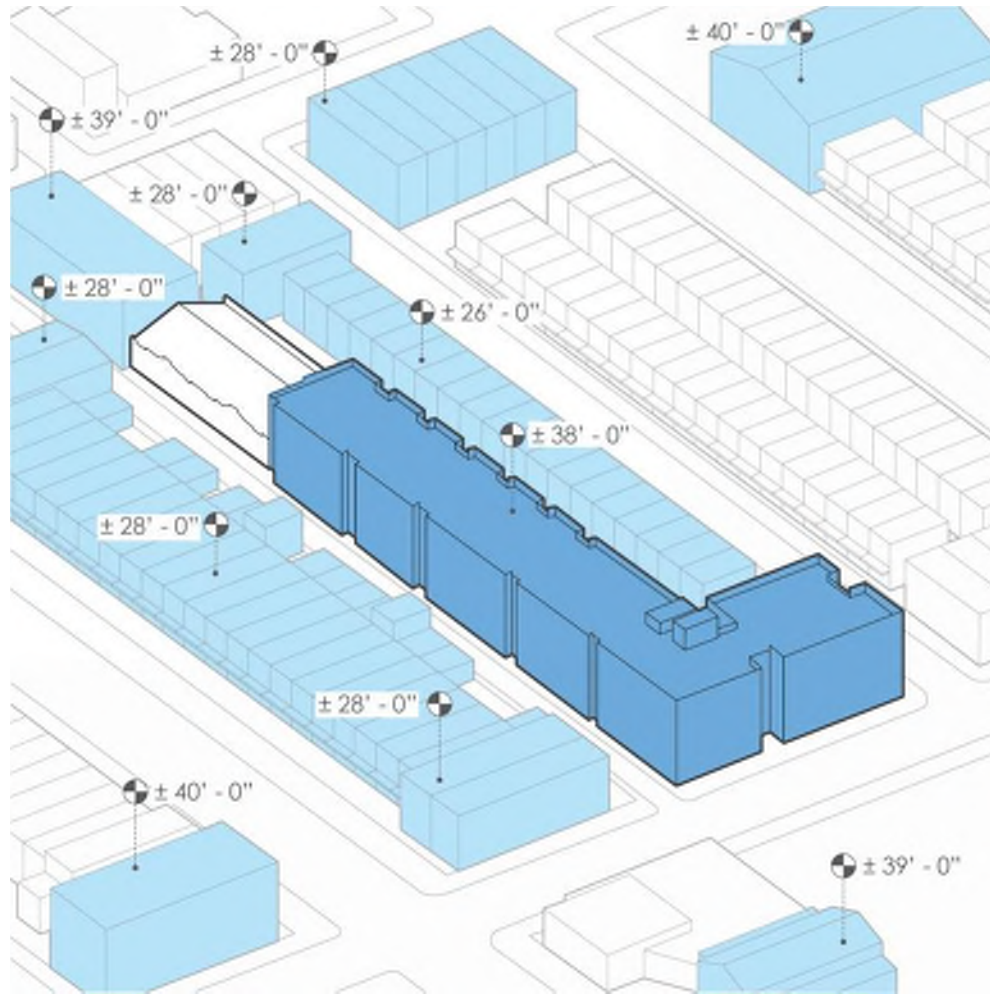
- CMX-2** **NEIGHBORHOOD COMMERCIAL MIXED-USE-2**
- CMX-3** COMMUNITY COMMERCIAL MIXED-USE
- RM-1** RESIDENTIAL MULTI-FAMILY-1
- RSA-3** RESIDENTIAL SINGLE FAMILY ATTACHED-3







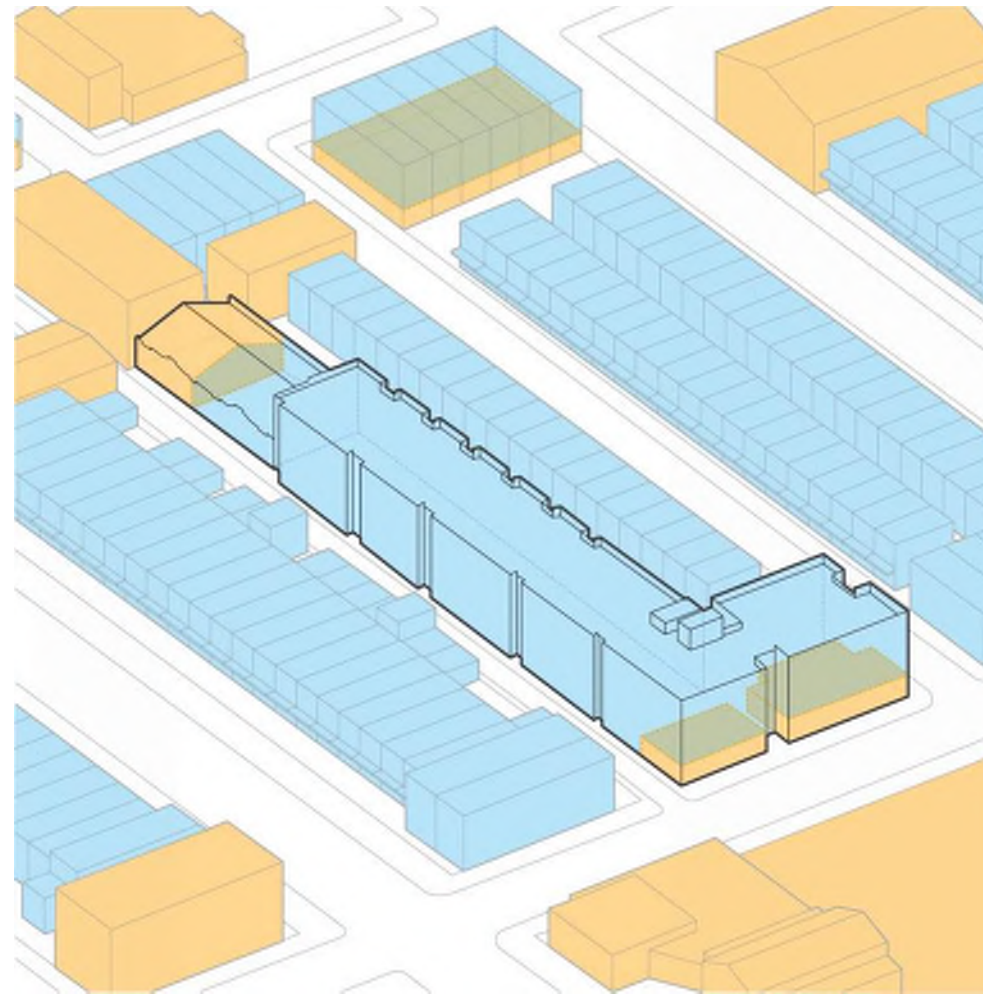




1 HEIGHT RELATIONSHIP

- NEW CONSTRUCTION
- EXISTING CONTEXT

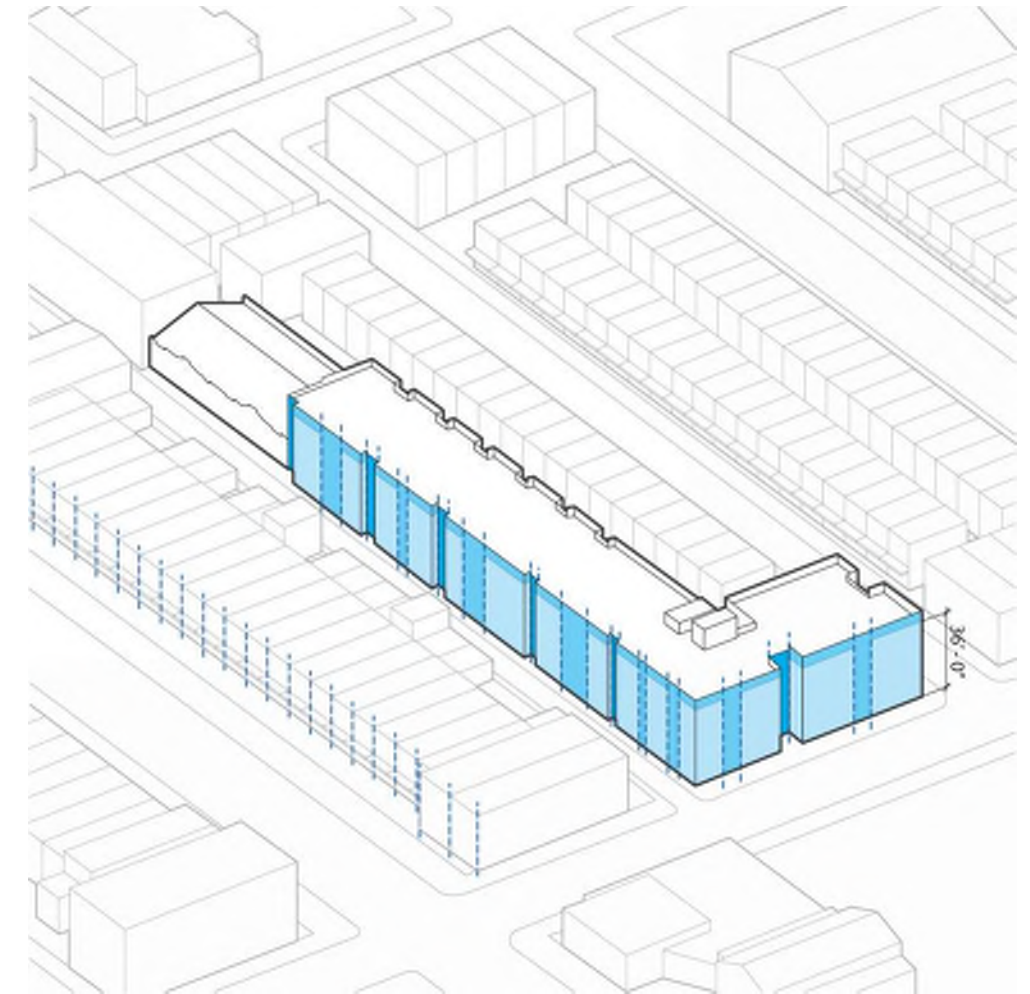
MATCH SURROUNDING BUILDING CONTEXT BY MAINTAINING A 38' - 0" HEIGHT MAX



2 PROGRAMATIC ADJACENCIES

- RESIDENTIAL PROGRAMMING
- NON-RESIDENTIAL PROGRAMMING

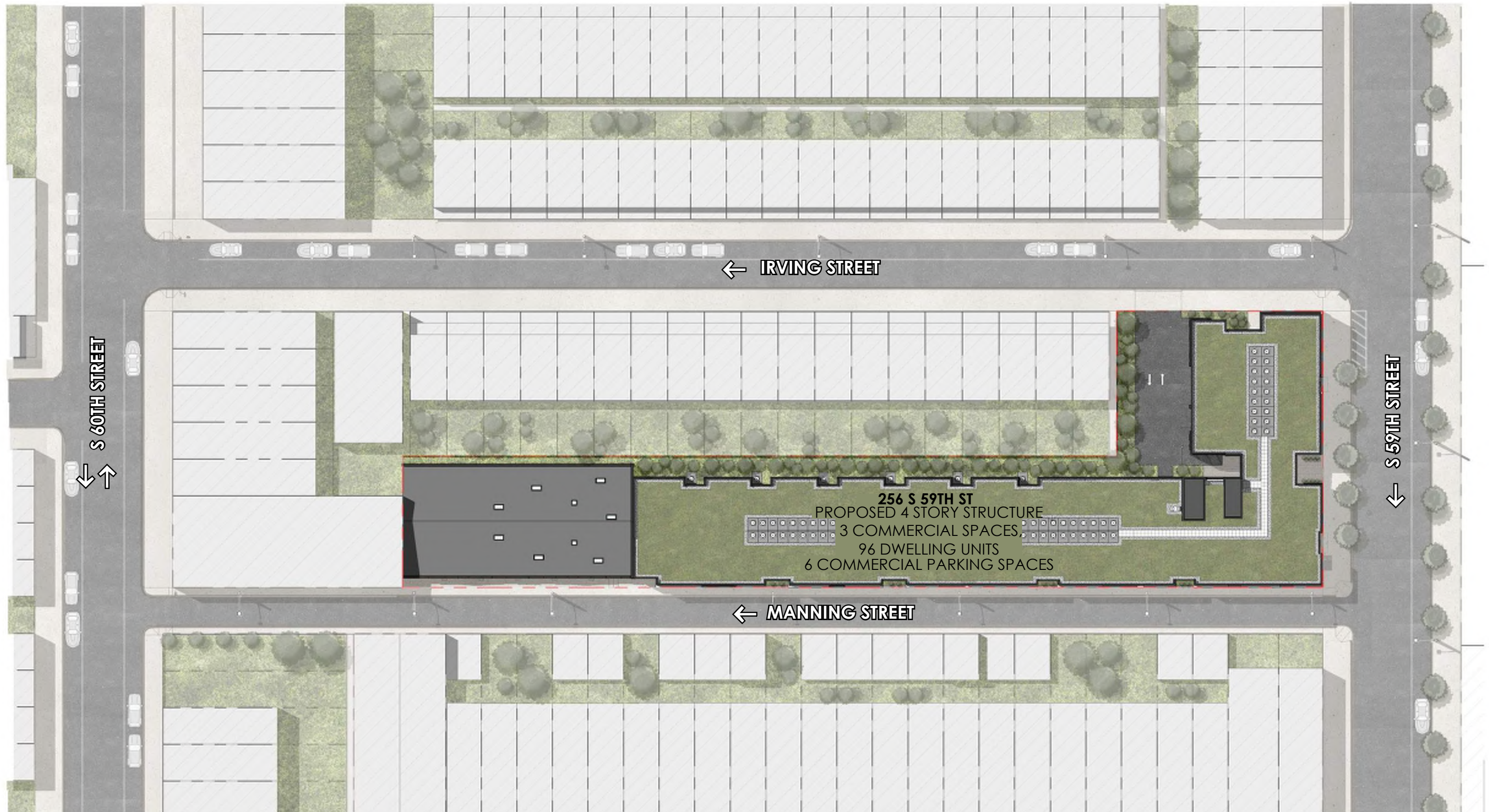
COMMERCIAL FRONTAGE ON 59TH ST AND WITHIN EXISTING STRUCTURE ON MANNING ST

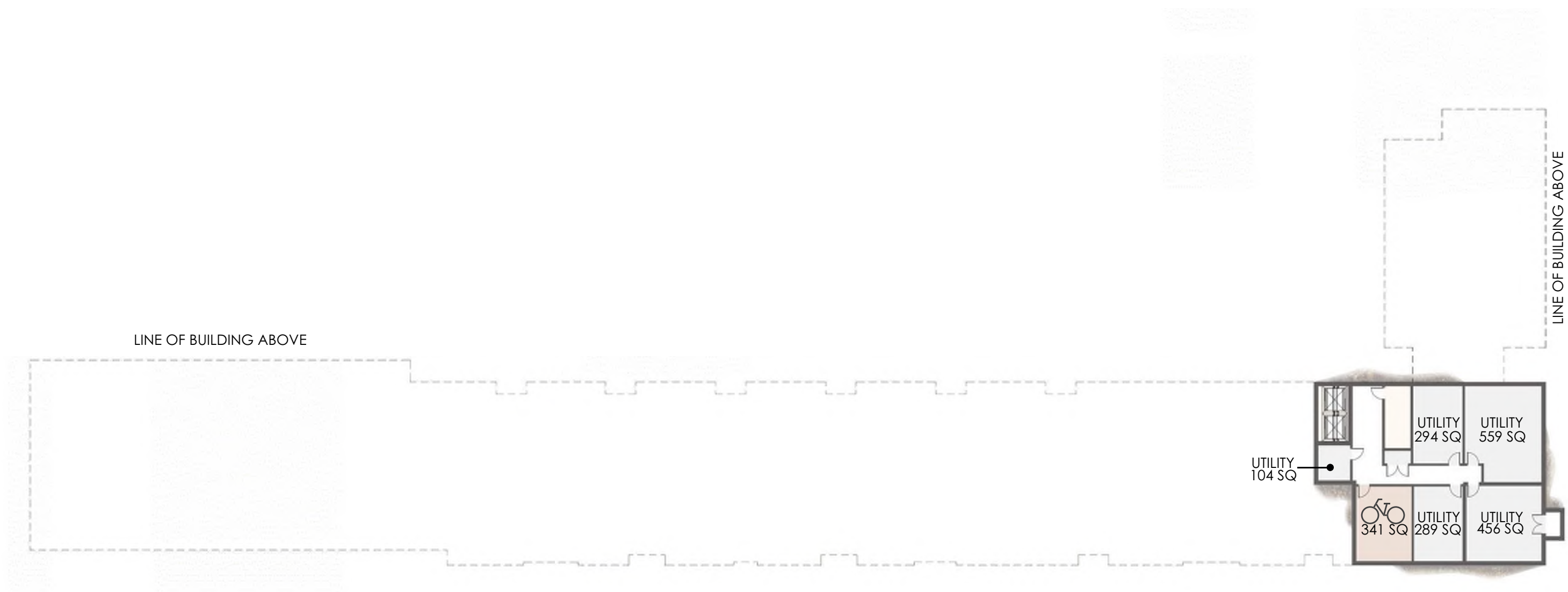


3 FACADE ARTICULATION

- MINOR PLANE CHANGE 01
- MINOR PLANE CHANGE 02
- MAJOR PLANE CHANGE
- VERTICAL RHYTHM

VERTICAL AND HORIZONTAL BREAKS IN MATERIAL AND FACADE DEPTH HELP TO BREAK THE FACE INTO A RHYTHM THAT MATCHES THE SURROUNDING RESIDENTIAL NEIGHBORS



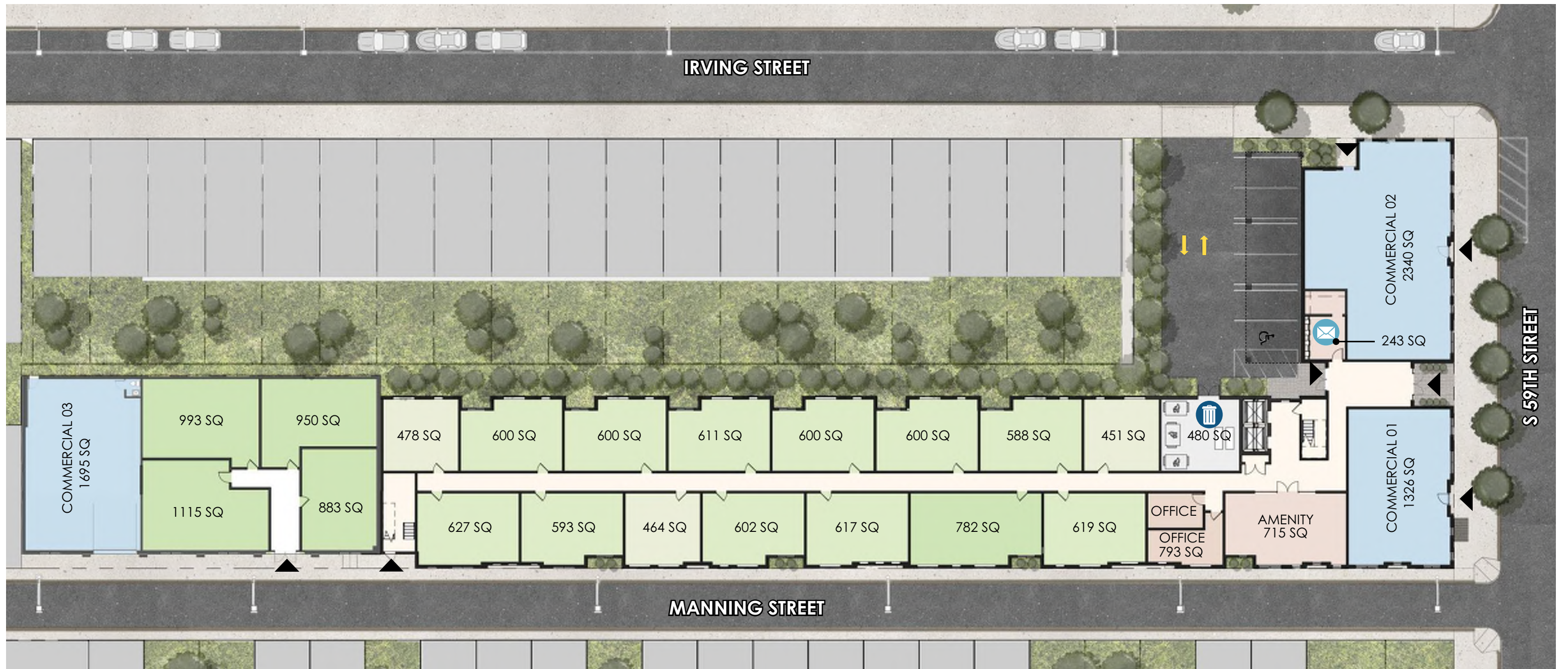


MAP LEGEND

- ▲ ENTRY POINTS
- CAR DIRECTIONAL ARROW
- ♿ ACCESSIBLE PARKING
- ✉ MAIL
- 🗑️ TRASH
- 🚲 BIKE PARKING
- COMMERCIAL SPACES
- AMENITY SPACES
- BUILDING SERVICES
- STUDIO
- 1 BEDROOM
- 2 BEDROOM



BASEMENT PLAN
CIVIC DESIGN REVIEW



MAP LEGEND

- ▲ ENTRY POINTS
- CAR DIRECTIONAL ARROW
- ♿ ACCESSIBLE PARKING
- ✉ MAIL
- ♻️ TRASH
- 🚲 BIKE PARKING
- COMMERCIAL SPACES
- AMENITY SPACES
- BUILDING SERVICES
- STUDIO
- 1 BEDROOM
- 2 BEDROOM



GROUND LEVEL FLOOR PLAN

CIVIC DESIGN REVIEW



MAP LEGEND

- ▲ ENTRY POINTS
- CAR DIRECTIONAL ARROW
- ♿ ACCESSIBLE PARKING
- ✉ MAIL
- 🗑 TRASH
- 🚲 BIKE PARKING
- COMMERCIAL SPACES
- AMENITY SPACES
- BUILDING SERVICES
- STUDIO
- 1 BEDROOM
- 2 BEDROOM



TYPICAL LEVEL FLOOR PLAN

CIVIC DESIGN REVIEW



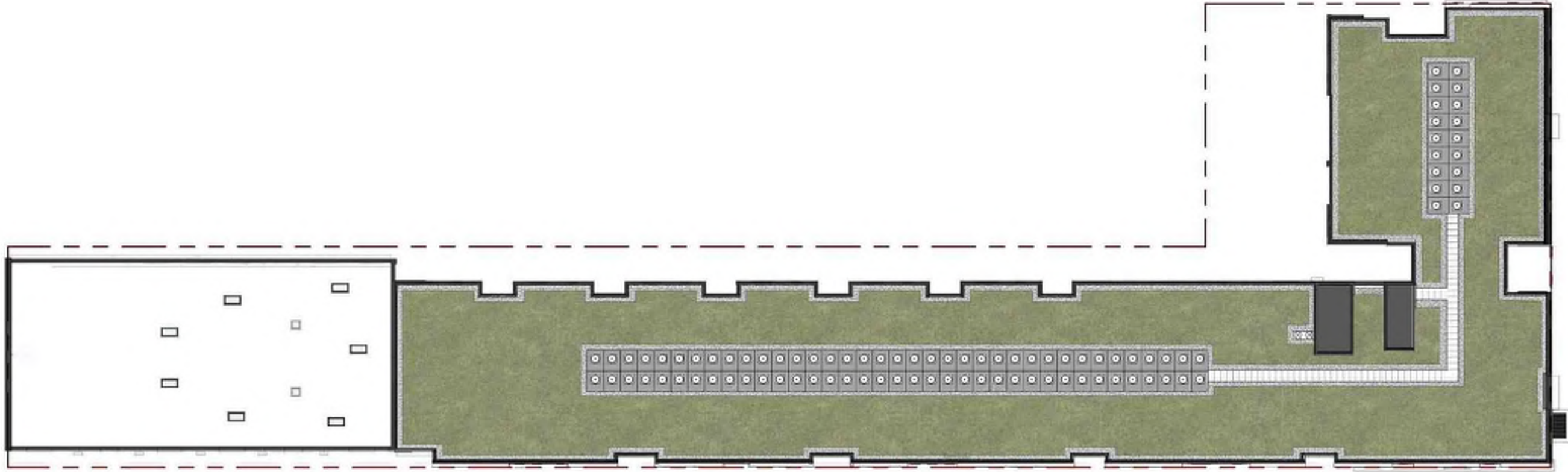
STUDIO
 APPROX UNIT AREA: 458 SQ



1 BEDROOM
 APPROX UNIT AREA: 591 SQ



2 BEDROOM
 APPROX UNIT AREA: 866 SQ



MAP LEGEND

- ▲ ENTRY POINTS
- CAR DIRECTIONAL ARROW
- ♿ ACCESSIBLE PARKING
- ✉ MAIL
- 🗑 TRASH
- 🚲 BIKE PARKING
- COMMERCIAL SPACES
- AMENITY SPACES
- BUILDING SERVICES
- STUDIO
- 1 BEDROOM
- 2 BEDROOM

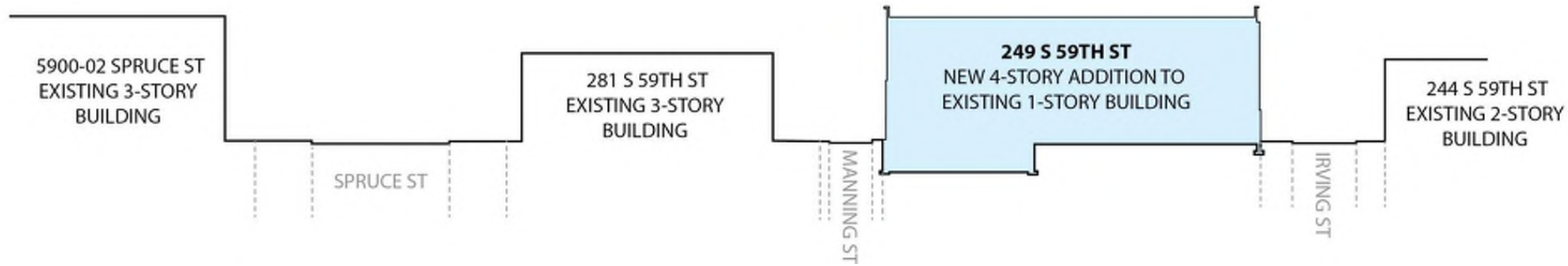
ROOF PLAN

CIVIC DESIGN REVIEW

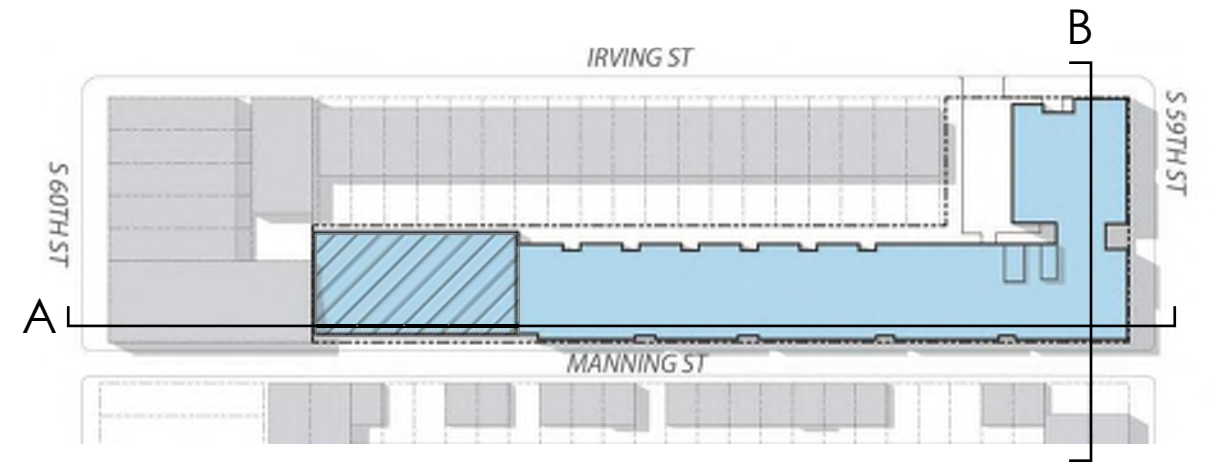




SECTION A



SECTION B





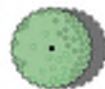
PROPOSED MULTI-USE BUILDING - 17,779 SF
 GREEN ROOF - 12,779 SF (72% OF TOTAL
 BUILDING COVERAGE)

PLANT PALETTE

CANOPY TREES



BOTANICAL NAME:
 ACER BUERGERIANUM
 COMMON NAME:
 TRIDENT MAPLE
 SYMBOL:



BOTANICAL NAME:
 ACER SACCHARUM 'GOLDSPIRE'
 COMMON NAME:
 SUGAR MAPLE
 SYMBOL:

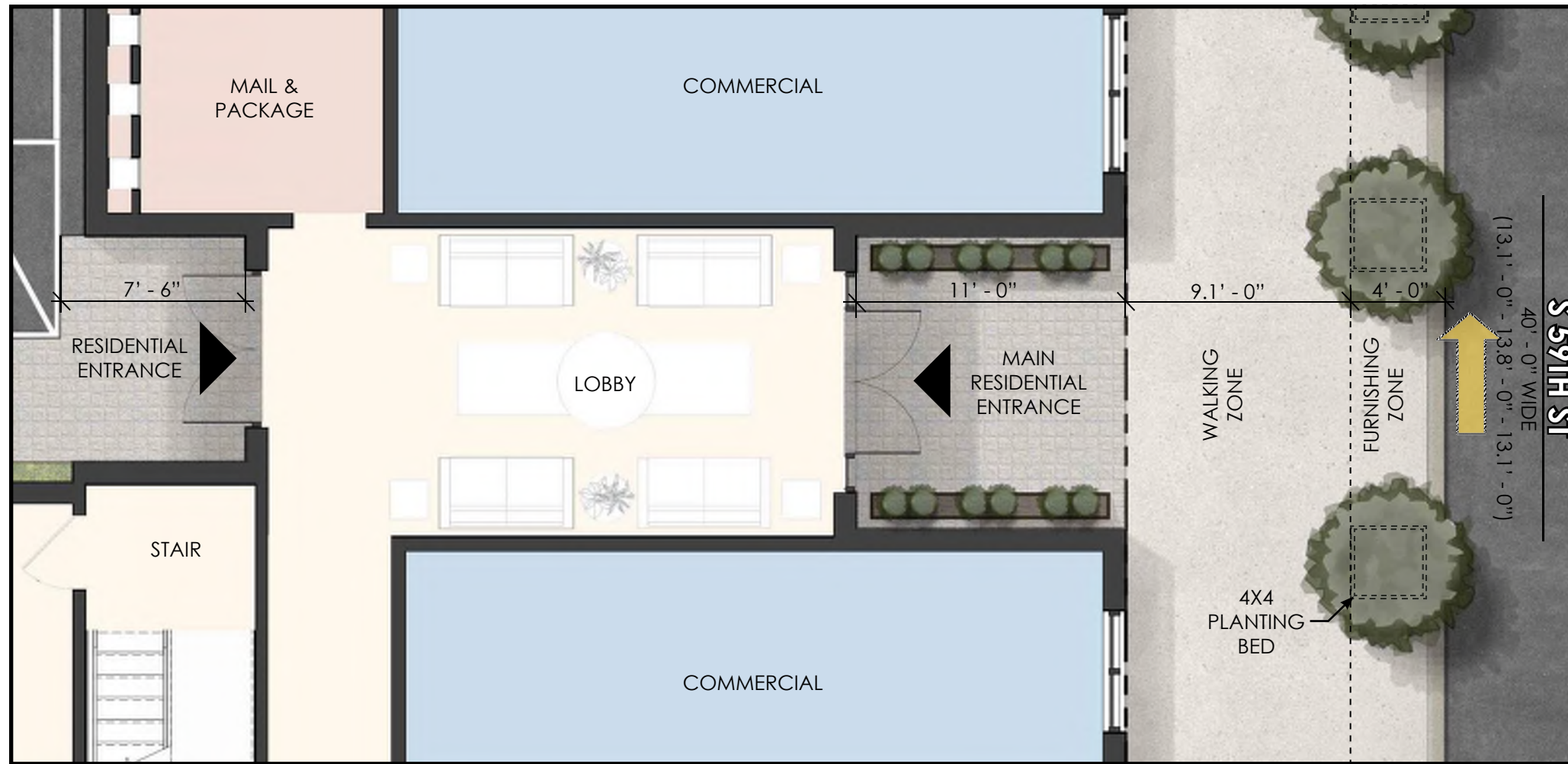


SHRUBS



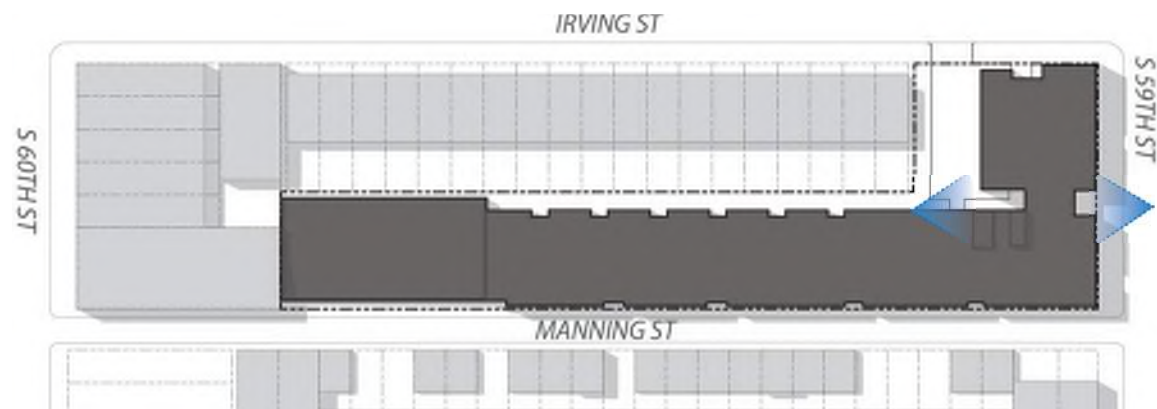
BOTANICAL NAME:
 FOTHERGILLA GARDENII
 COMMON NAME:
 DWARF FOTHERGILLA
 SYMBOL:



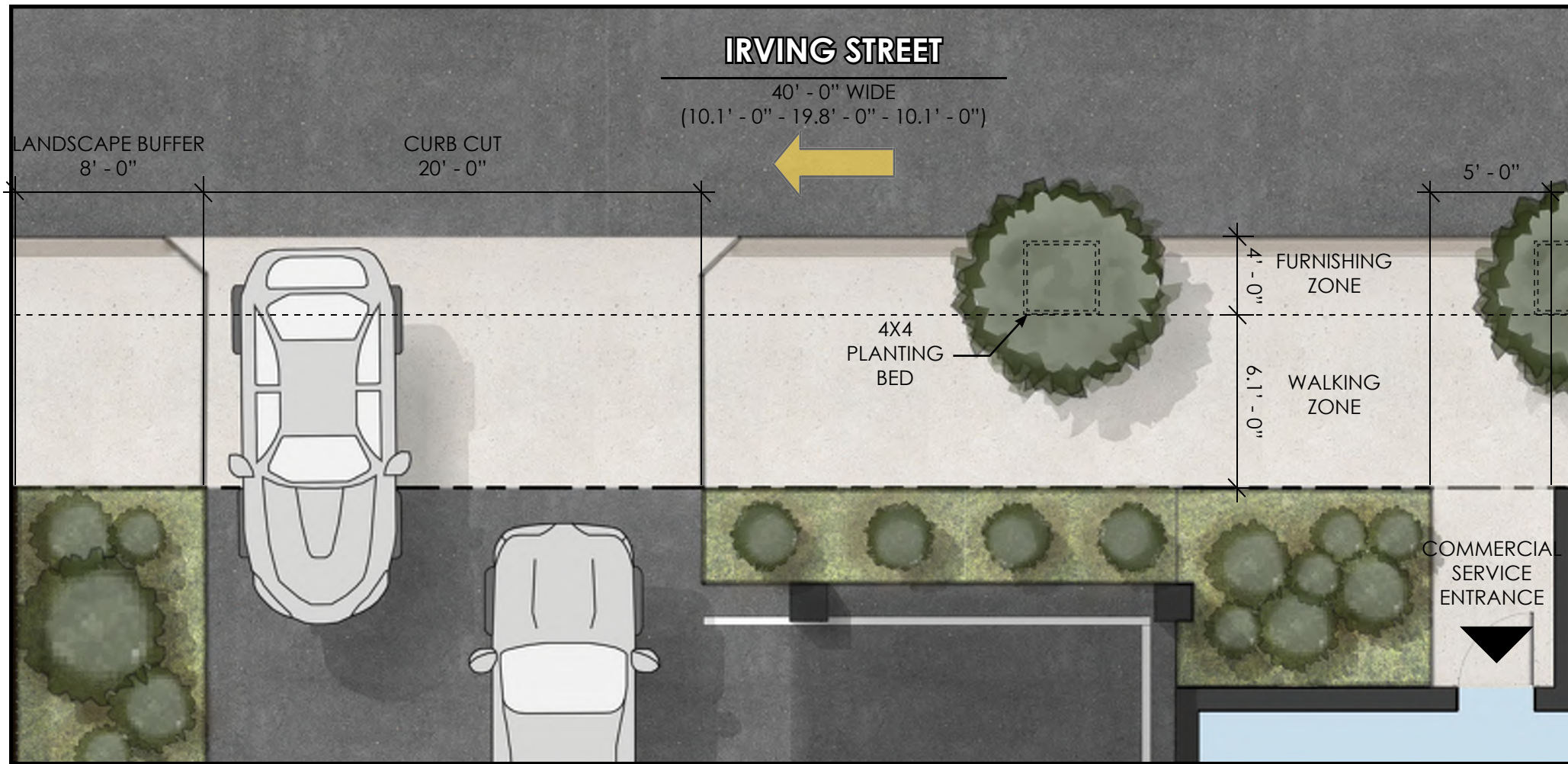


- 2
- 4
- 3
- 1
- 2

KEY PLAN



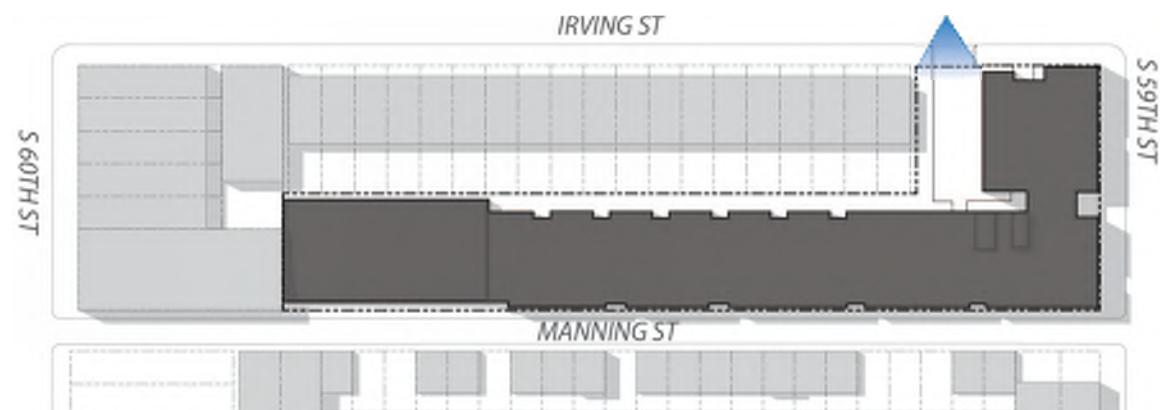
- 1 ENTRY RECESSED 11' - 0" FROM SIDEWALK
- 2 CANOPY AT COMMERCIAL ENTRIES
- 3 EXTERIOR WALL SCONCES
- 4 JULIETTE BALCONY

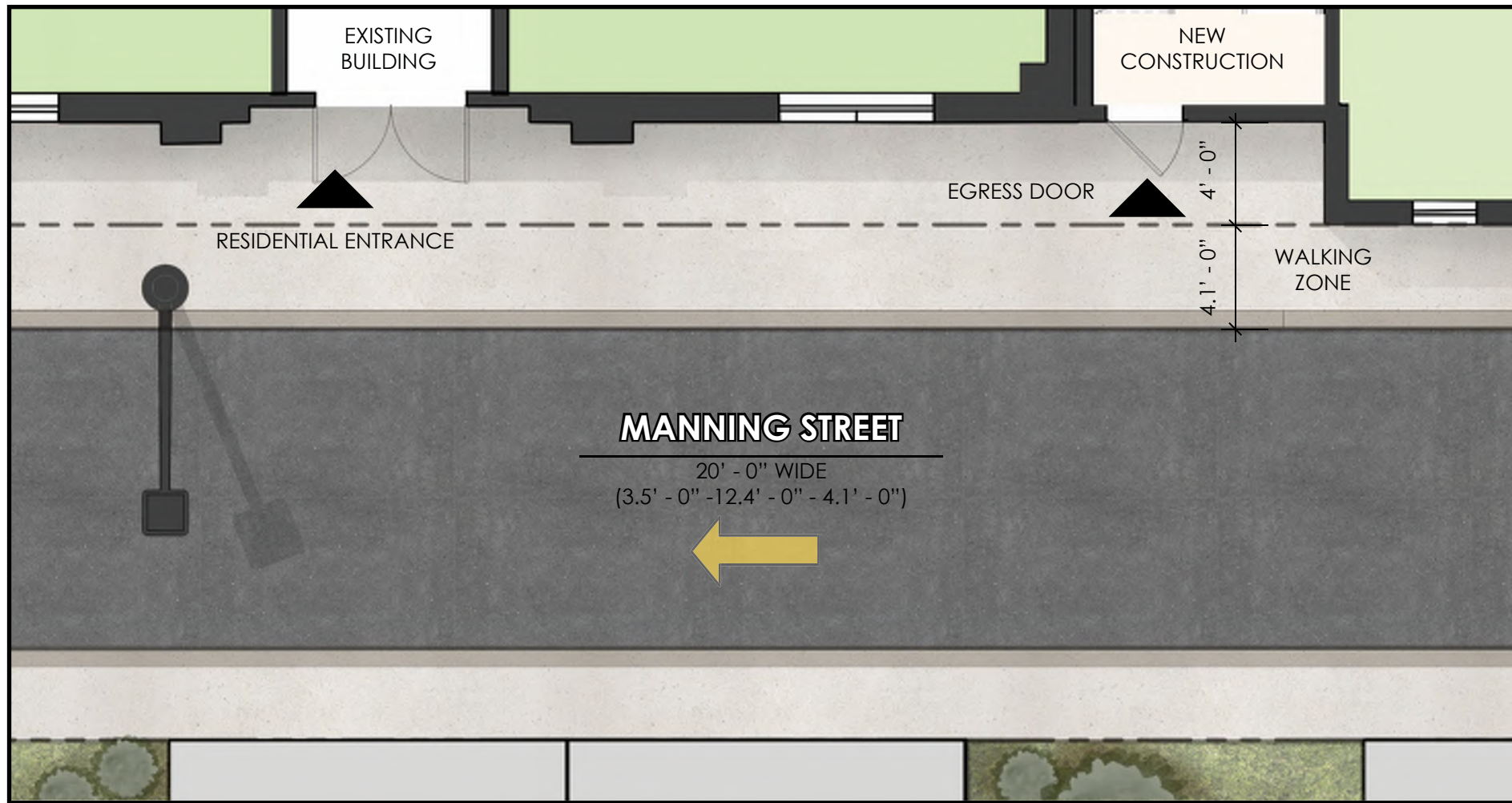


- 1
- 2
- 3

- 1 CURB CUT
- 2 LANDSCAPE BUFFER
- 3 7' - 0" HIGH WOOD FENCE AT PROPERTY LINE

KEY PLAN



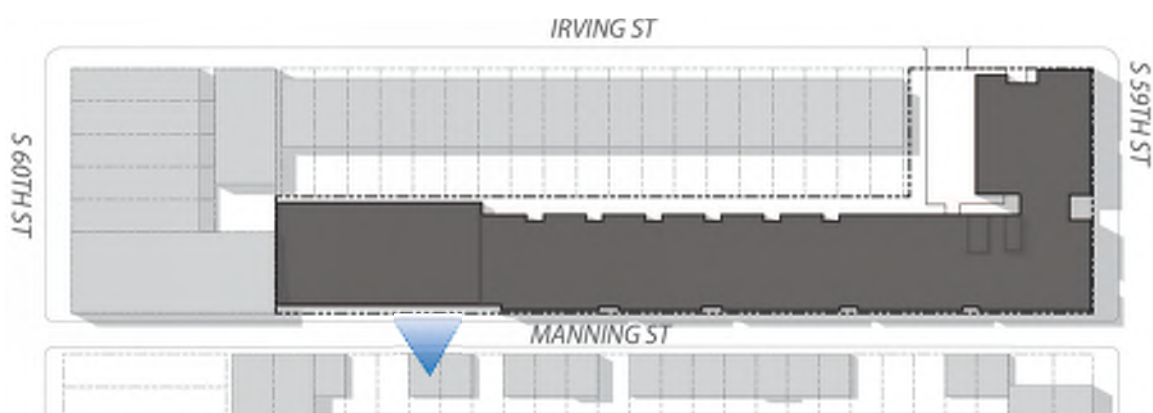


3

2

1

KEY PLAN



- 1 RESIDENTIAL EGRESS DOOR
- 2 NEW RESIDENTIAL ENTRY DOOR
- 3 NEW WINDOWS IN EXISTING INFILLED OPENINGS

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. 42 AND 46 BUS AT SPRUCE & 59TH STREETS
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	YES, UNCOVERED PARKING AREAS ARE LESS THAN 40% OF THE SITE AREA
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	YES, 1 SPACE WILL BE 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, NOT APPLICABLE
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	NO, BIKE SHARE CURRENTLY ON SPRUCE BETWEEN 59TH AND 58TH. WILL COORDINATE WITH INDEGO TO SEE IF THEY WOULD BE INTERESTED IN HAVING BIKE SHARE STATION ON 59TH STREET

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, IRRIGATION SYSTEM IS EXPECTED. CANNOT CONFIRM WATERING REQUIREMENT AT THIS TIME.
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. 53% VEGETATED AND/OR PERVIOUS SURFACE PROVIDED.
(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, DESIGNED TO MANAGE ON SITE ONLY IN ACCORDANCE WITH SPECIFICATIONS OF THE PWD STORMWATER MANAGEMENT REGULATIONS
(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. 50% OF ALL HARDSCAPES WILL HAVE HIGH REFLECTANCE OR WILL BE SHADED BY TREES
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. ³	YES, IN CONFORMANCE WITH 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
(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? ³ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	YES. INCREASED ENVELOPE PERFORMANCE 10% OR MORE OVER BASELINE

Civic Sustainable Design Checklist – Updated September 3, 2019

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification 	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ¹⁷	YES, NOT REQUIRED FOR THIS SITE
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	YES, POTENTIAL ARRAY OVER GREEN ROOF AREA FOR COMMON BUILDING MECHANICAL EQUIPMENT
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	LOW FLOW PLUMBING FIXTURES, LOW MAINTINANCE PLANTINGS

¹⁷ 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.

¹⁸ 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>

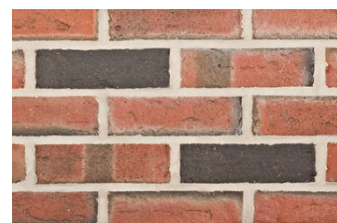
and the "What Code Do I Use" information sheet:
<https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

¹⁹ LEED 4.1, Optimize Energy Performance in LEED v4.1
 For Energy Star: www.energystar.gov
 For Passive House, see www.phius.org

²⁰ 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



MATERIALS



**GLEN-GERY
BRICK**
UNIVERSITY BLEND DARK



**JAMES HARDIE
PAINTED FIBER PANEL**
CROWNE HILL YELLOW



**JAMES HARDIE
PAINTED FIBER PANEL**
OXFORD GOLD



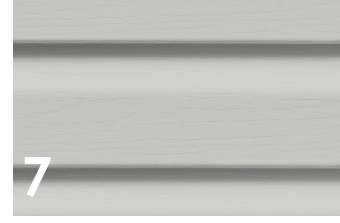
**JAMES HARDIE
PAINTED FIBER PANEL**
SHARP ORANGE



**JAMES HARDIE
FIBER PANEL**
LIGHT GREY



**JAMES HARDIE
FIBER SIDING**
DARK GREY

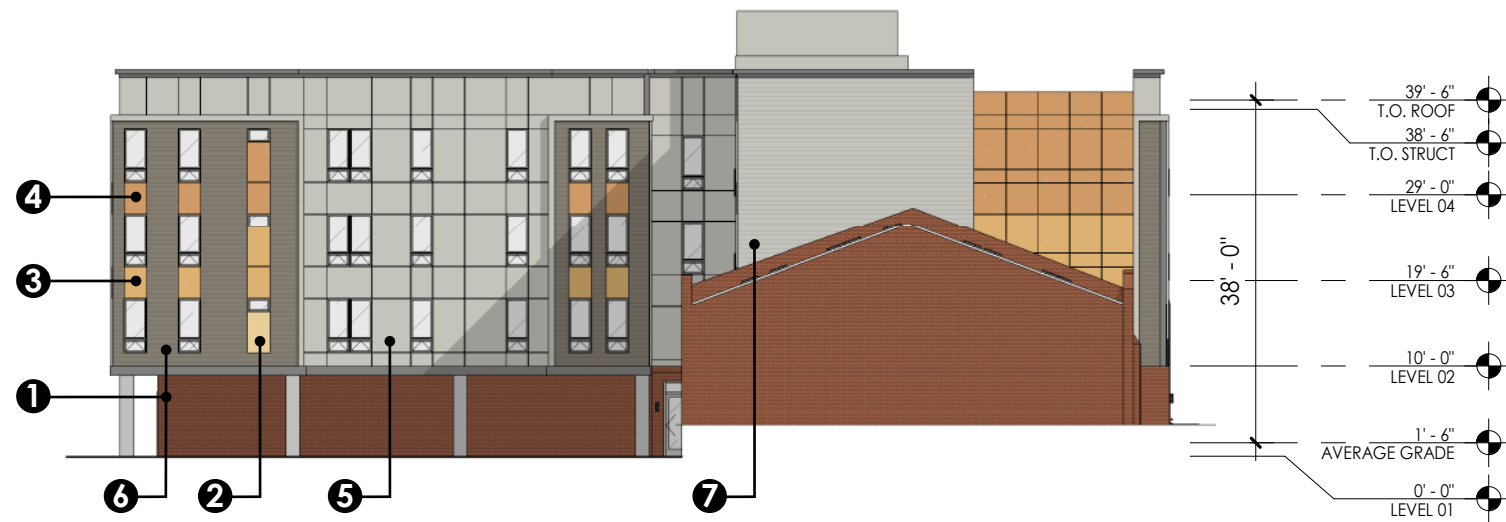


**CERTAINTED
VINYL SIDING**
LIGHT GREY

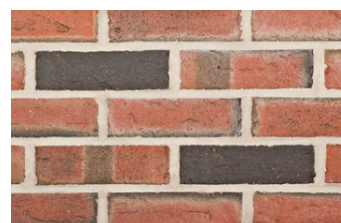


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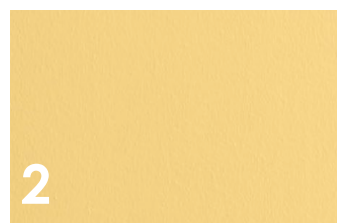




MATERIALS



**GLEN-GERY
BRICK**
UNIVERSITY BLEND DARK



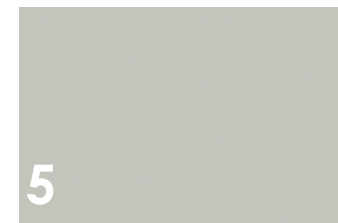
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PAINTED FIBER PANEL**
CROWNE HILL YELLOW



**JAMES HARDIE
PAINTED FIBER PANEL**
OXFORD GOLD



**JAMES HARDIE
PAINTED FIBER PANEL**
SHARP ORANGE



**JAMES HARDIE
FIBER PANEL**
LIGHT GREY

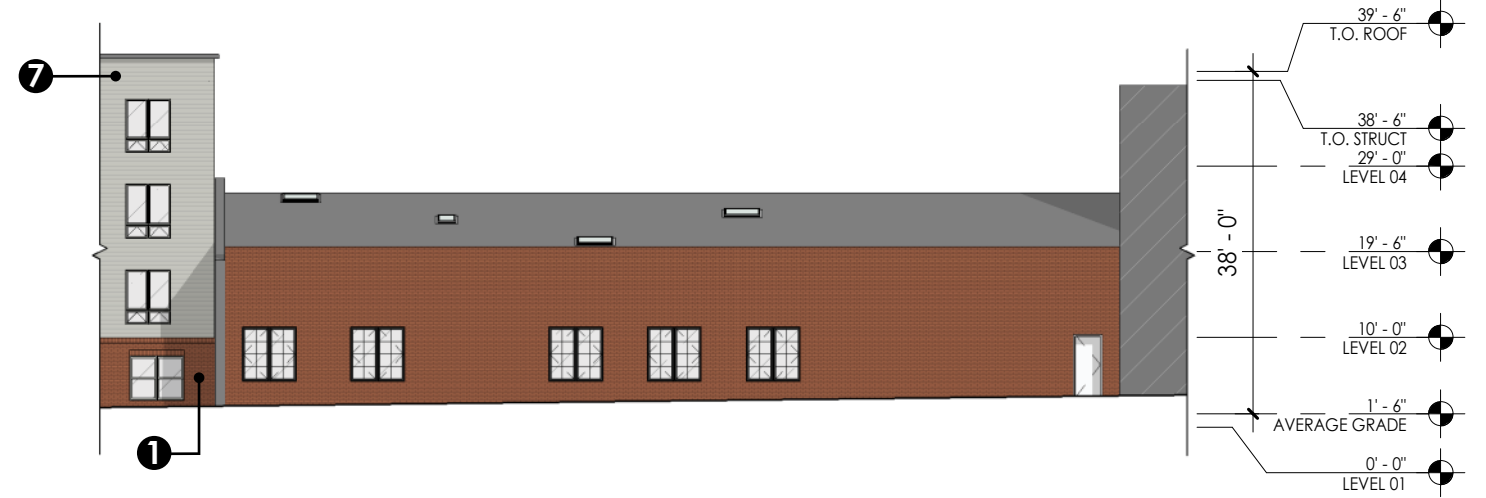
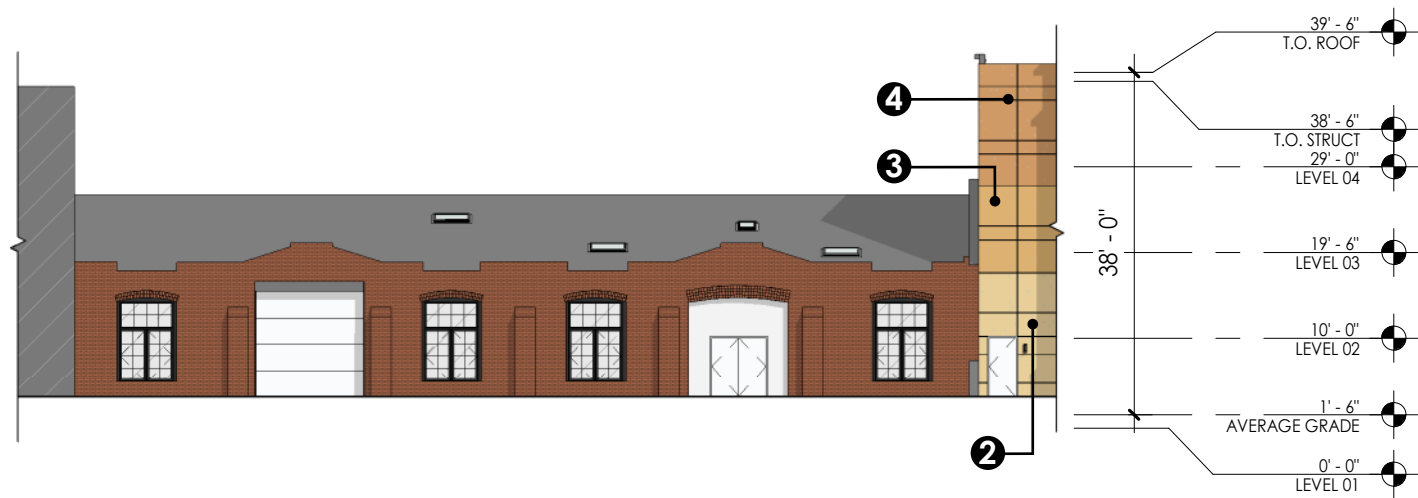


**JAMES HARDIE
FIBER SIDING**
DARK GREY

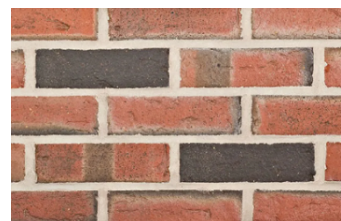


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VINYL SIDING**
LIGHT GREY

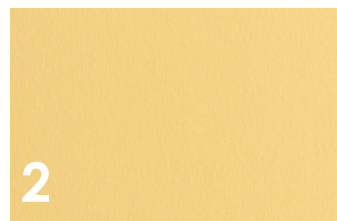




MATERIALS



**GLEN-GERY
BRICK**
UNIVERSITY BLEND DARK



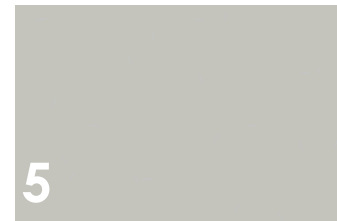
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CROWNE HILL YELLOW



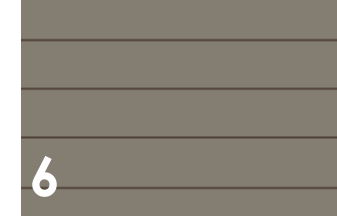
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OXFORD GOLD



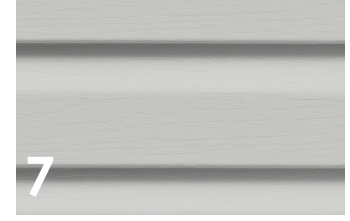
**JAMES HARDIE
PAINTED FIBER PANEL**
SHARP ORANGE



**JAMES HARDIE
FIBER PANEL**
LIGHT GREY



**JAMES HARDIE
FIBER SIDING**
DARK GREY



**CERTAINTEED
VINYL SIDING**
LIGHT GREY



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

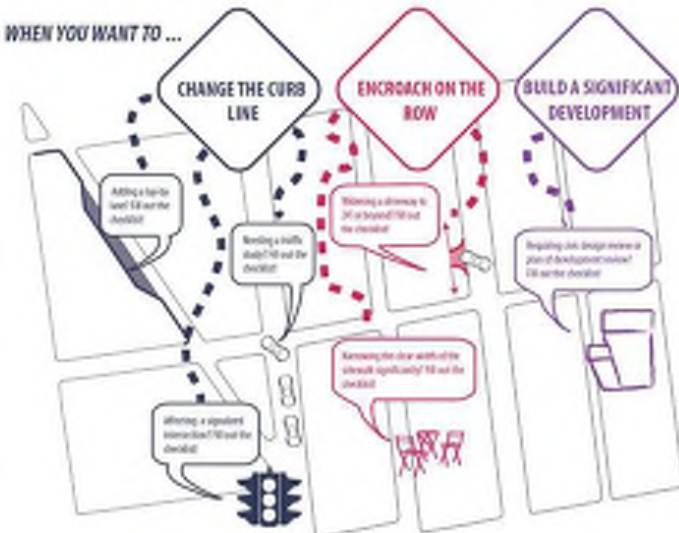
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

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

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

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.
- All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.
- Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ADA curb-ramp designs must be submitted to Streets Department for review
- Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
 - Placing of a new street;
 - Removal of an existing street;
 - Changes to roadway grades, curb lines, or widths; or
 - Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|---|---|
| <p>1. PROJECT NAME
<u>246 S. 59th Street, Philadelphia, PA 19139</u></p> <p>3. APPLICANT NAME
<u>Scott Woodruff</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>scottw@designblendz.com ; (215) 995-0228</u></p> <p>6. OWNER NAME
<u>Felix Elison</u></p> <p>7. OWNER CONTACT INFORMATION
<u>felix.e@tdsciences.com ; (718)-791-5450</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>Bohler Engineering, LLC</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>jperez@bohlereng.com ; 267-402-3400</u></p> <p>10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.</p> | <p>2. DATE
<u>05/25/2023</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>59th Street, Irving Street, Manning Street</u>
<u>Limit of Disturbance: 28,889 SF</u></p> |
|---|---|

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Irving Street</u>	<u>60th St.</u>	<u>59th St.</u>	<u>Local</u>
<u>Manning Street</u>	<u>60th St.</u>	<u>59th St.</u>	<u>Local</u>
<u>59th Street</u>	<u>Manning St.</u>	<u>Irving St.</u>	<u>City Neighborhood 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 <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| b. Street Furniture such as bus shelters, honor boxes, etc. | YES <input type="checkbox"/> | NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| c. Street Direction | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| d. Curb Cuts | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> N/A <input type="checkbox"/> |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> N/A <input type="checkbox"/> |
| f. Building Extensions into the sidewalk, such as stairs and stoops | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> N/A <input type="checkbox"/> |

APPLICANT: General Project Information
Additional Explanation / Comments: No existing street furniture is present on streets bordering site.

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) <small>Required / Existing / Proposed</small>	CITY PLAN SIDEWALK WIDTH <small>Existing / Proposed</small>
<u>Irving Street</u>	<u>10' / 10.1' / 10.1'</u>	<u>10' / 10'</u>
<u>59th Street</u>	<u>12' / 13.1' / 13.1'</u>	<u>13' / 13'</u>
<u>Manning Street</u>	<u>10' / 4.1' / 4.1'</u>	<u>3.5' / 3.5'</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 <small>Required / Existing / Proposed</small>
<u>Irving Street</u>	<u>5' / 6.1' / 6.1'</u>
<u>59th Street</u>	<u>6' / 9.1' / 9.1'</u>
<u>Manning Street</u>	<u>5' / 2.1' / 2.1'</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

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	<u>20'</u>	<u>Irving Street</u>

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

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

DEPARTMENTAL APPROVAL
YES NO

APPLICANT: Pedestrian Component

Additional Explanation / Comments: Sidewalk renovation is proposed alongside the redevelopment, enhancing the adjacent pedestrian traffic environment.

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
_____	____/____
_____	____/____
_____	____/____
_____	____/____

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
Irving Street	3.5' / 3.5' / 4'
59th Street	4' / 4' / 4'
Manning Street	3.5' / 1.9' / 1.9'
_____	____/____/____

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

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

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: Manning Street sidewalk is 3.6' wide and currently exists as a non-conformity. Pinch points are currently present along Manning Street. Due to proximity of 59th Street to proposed driveway, proposed sight distance is less than required but provides a clear line of sight to the intersection.

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
246 S. 59th Street	8	0 / 0	0 / 0	0 / 34
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____

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 NO N/A **DEPARTMENTAL APPROVAL** YES NO
- Buffered Bike Lane YES NO N/A YES NO
- Bicycle-Friendly Street YES NO N/A YES NO
- Indego Bicycle Share Station YES NO N/A 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: Existing streets provide more than required bike parking spaces adjacent to Spruce Street which has a bike lane and encourages bike use.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

<p>28. Does the design limit conflict among transportation modes along the curb? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>29. Does the design connect transit stops to the surrounding pedestrian network and destinations? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>30. Does the design provide a buffer between the roadway and pedestrian traffic? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? Proposed plan includes the proposal of sidewalk renovation and street trees by the proposed building, enhancing the pedestrian environment. Existing curb cuts are being reduced from 2 to 1 and bike parking spaces will be included inside the building.</p>	<p>DEPARTMENTAL APPROVAL</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p>
--	--

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 <small>Existing / Proposed</small>	DESIGN SPEED
			/	
			/	
			/	
			/	

<p>33. What is the maximum AASHTO design vehicle being accommodated by the design? Passenger Vehicle</p> <p>34. Will the project affect a historically certified street? An inventory of historic streets⁽¹⁾ is maintained by the Philadelphia Historical Commission.</p> <p>35. Will the public right-of-way be used for loading and unloading activities? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>36. Does the design maintain emergency vehicle access? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>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"/></p> <p>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"/></p> <p>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"/></p>	<p>DEPARTMENTAL APPROVAL</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p>
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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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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



INSTRUCTIONS

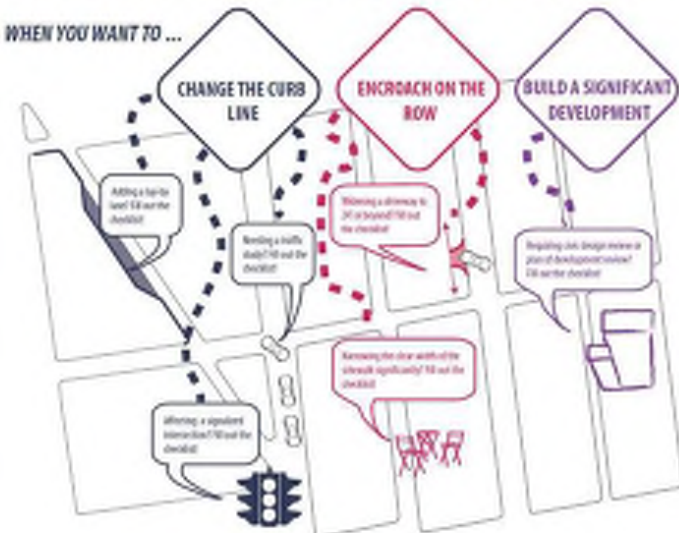
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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