

1224 FRANKFORD AVE

CIVIC DESIGN REVIEW MEETING

GNOME ARCHITECTS

ZP-2025-000181 & ZP-2025-000182

04.21.2025



Owner
The Fishtown Collective
Leopard Real Estate Partners, LP

Architect
Gnome Architects LLC
1901 S. 9th st Rm 302A
Philadelphia, PA 19148

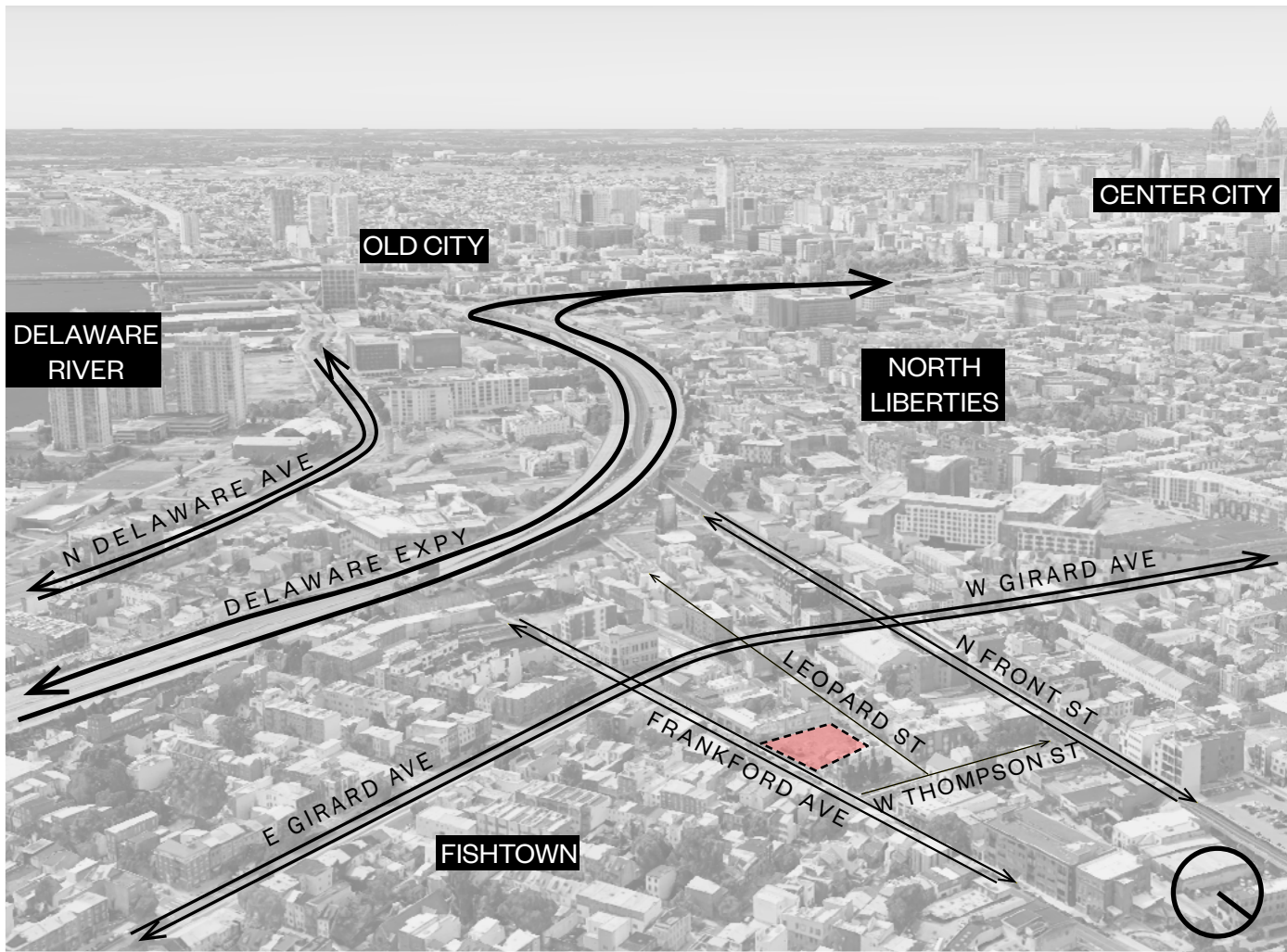
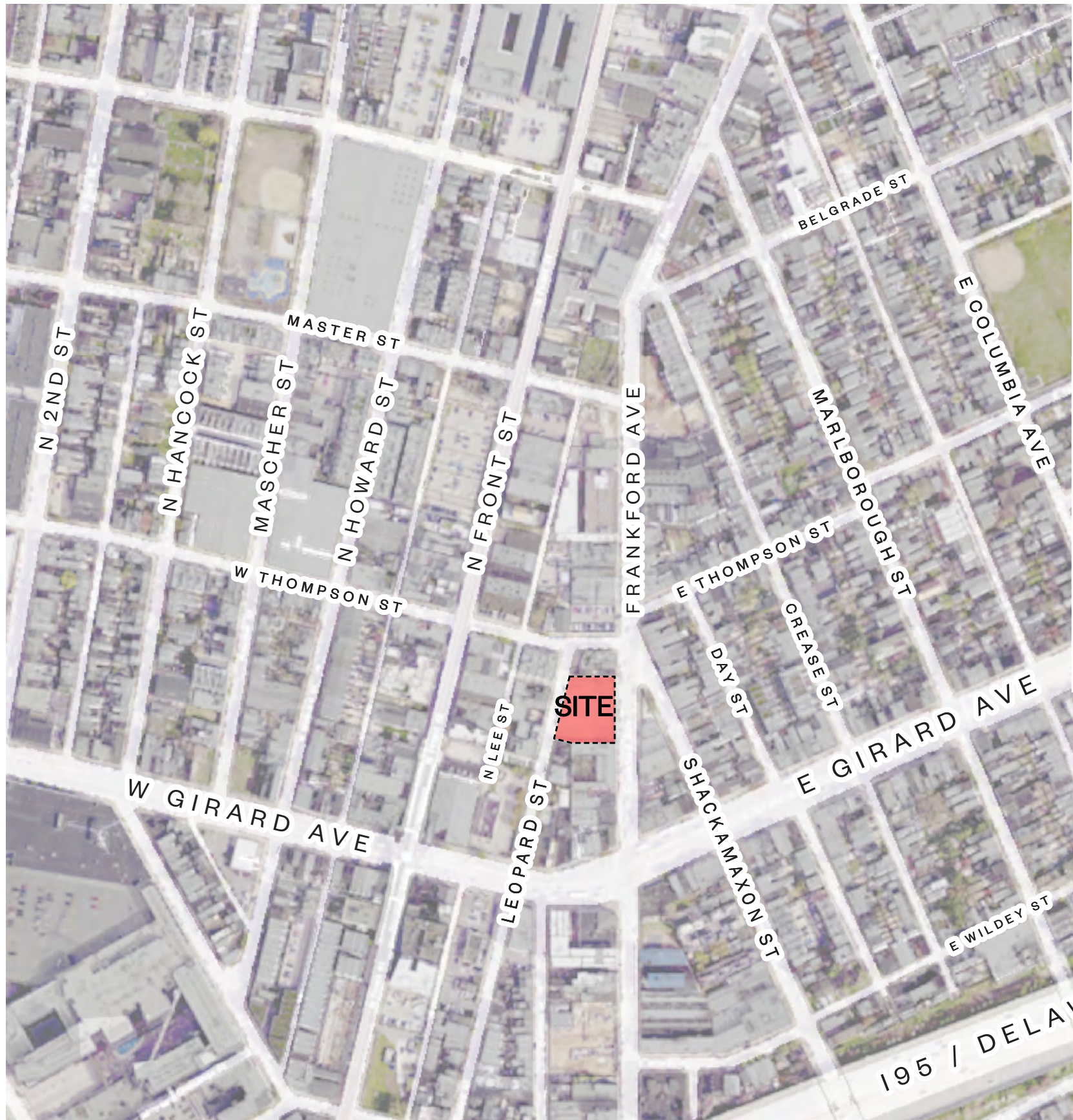
Civil Engineer
Ruggiero Plante Land Design
5900 Ridge Avenue
Philadelphia, PA 19128



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CONTEXT MAP



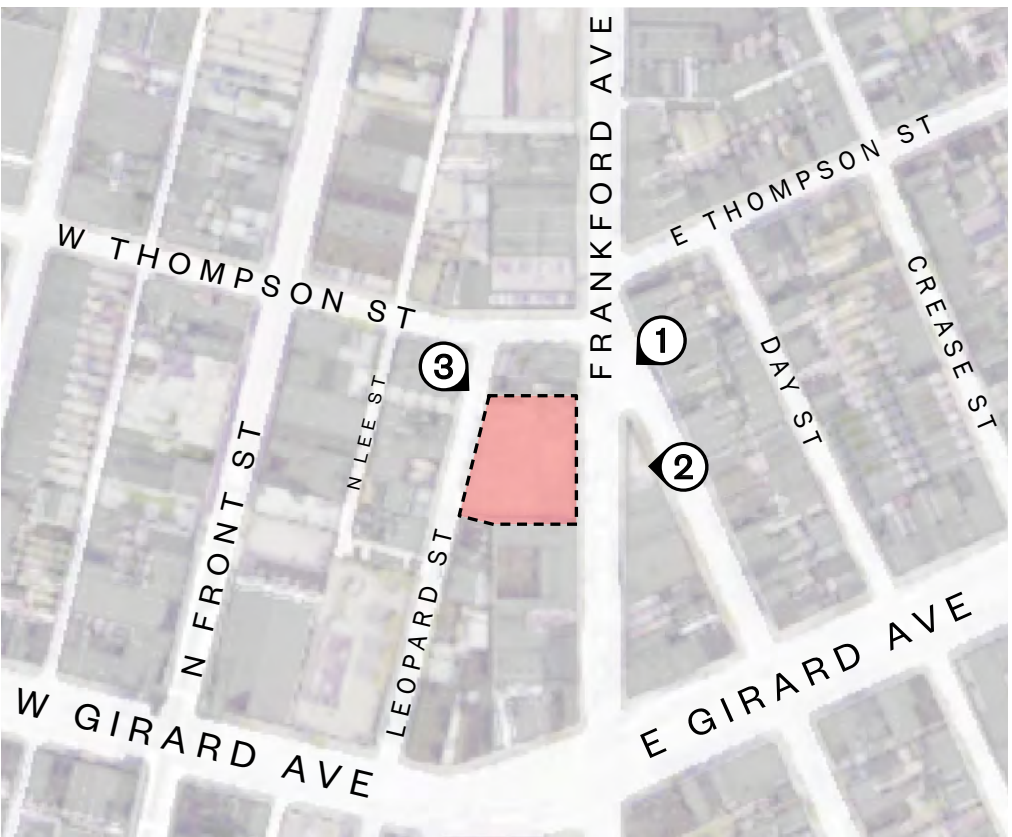
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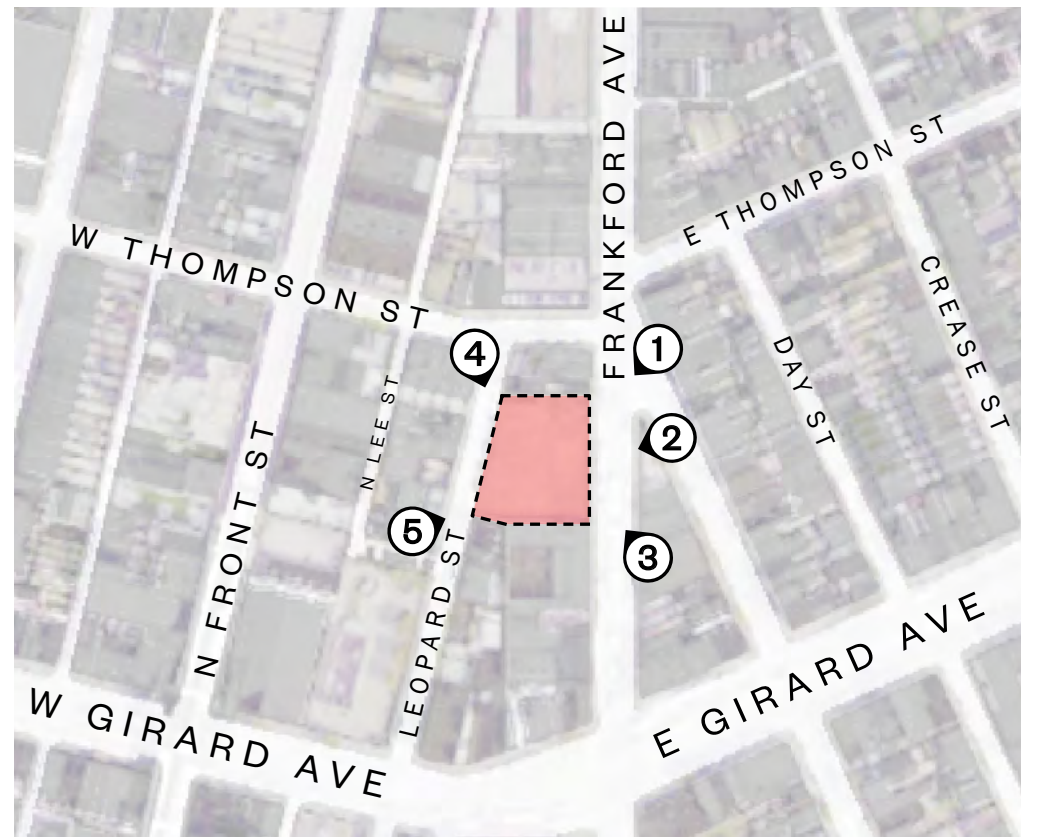
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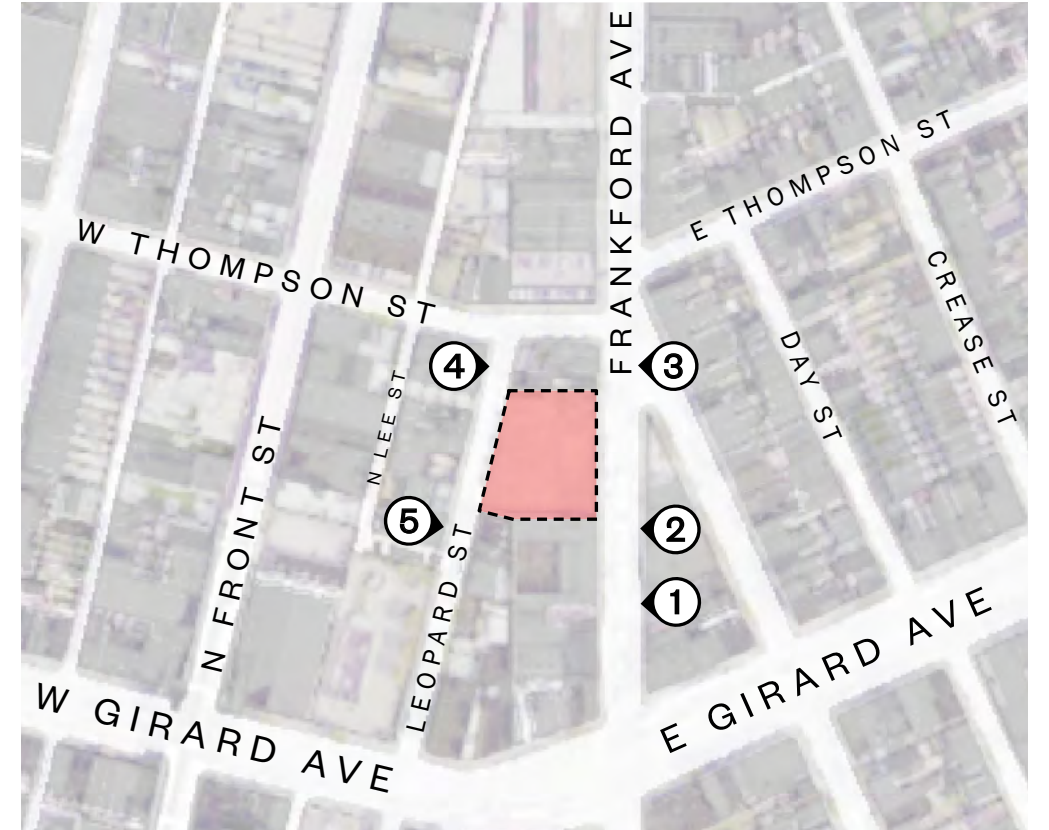


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AERIAL PHOTOS







1



2



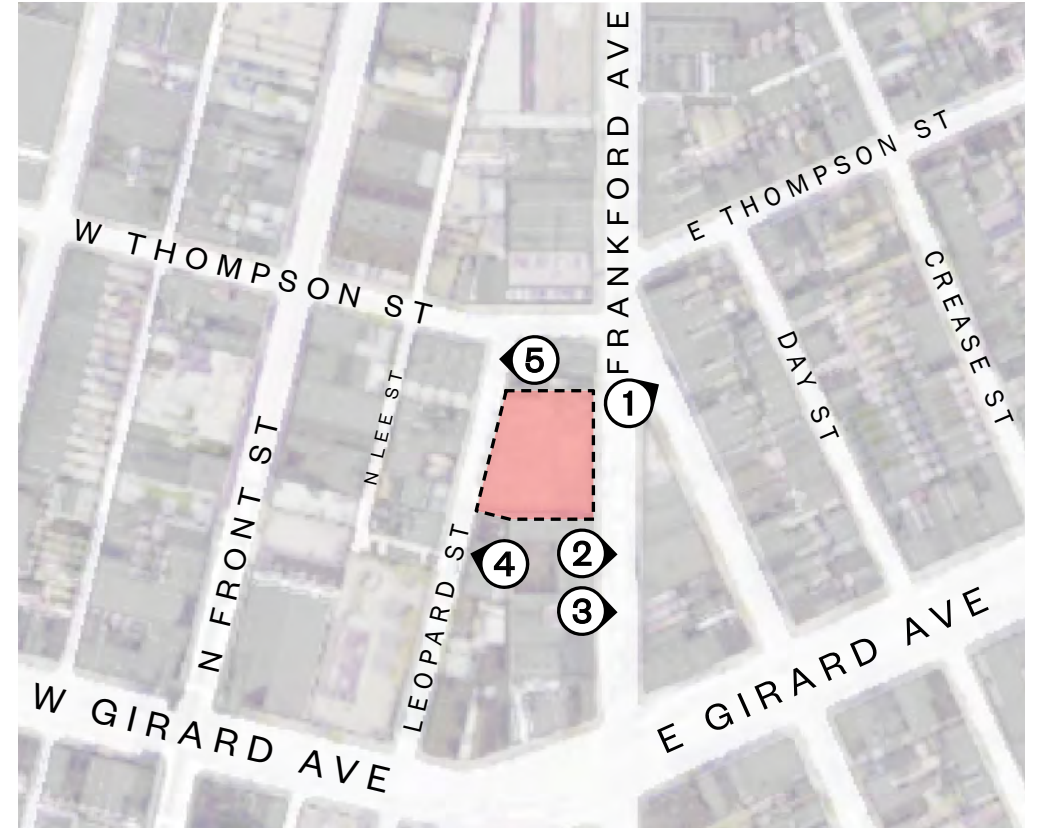
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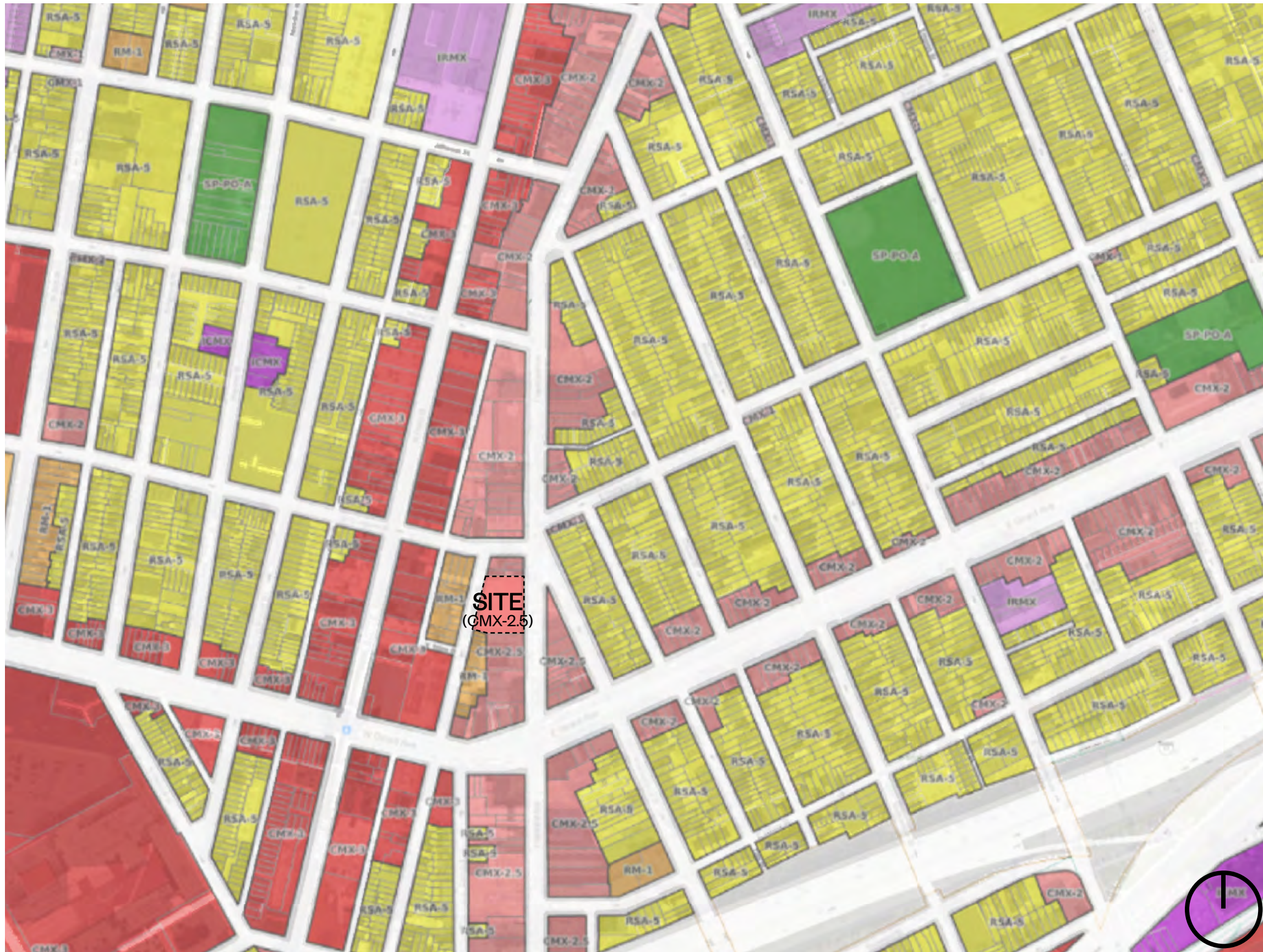


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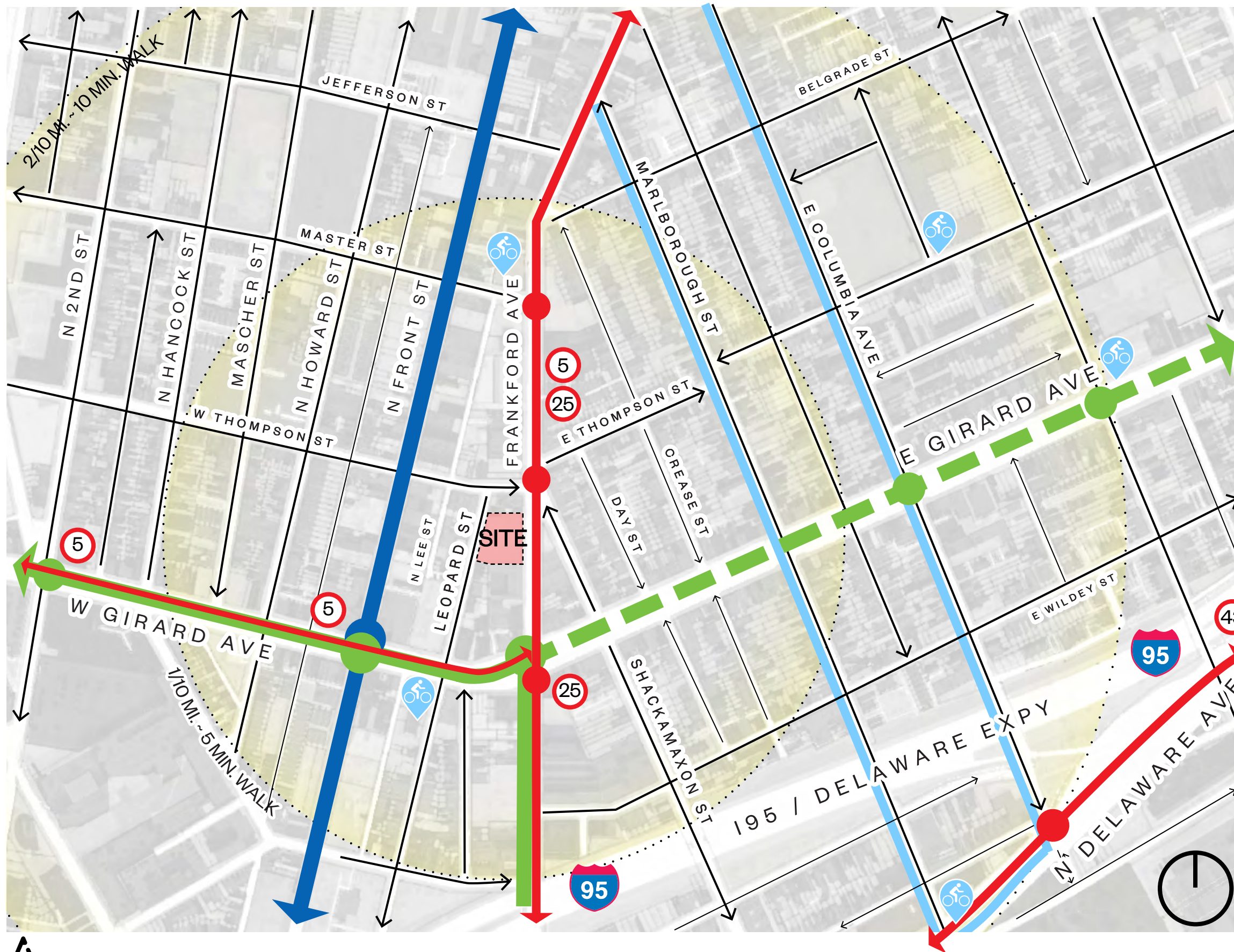







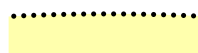
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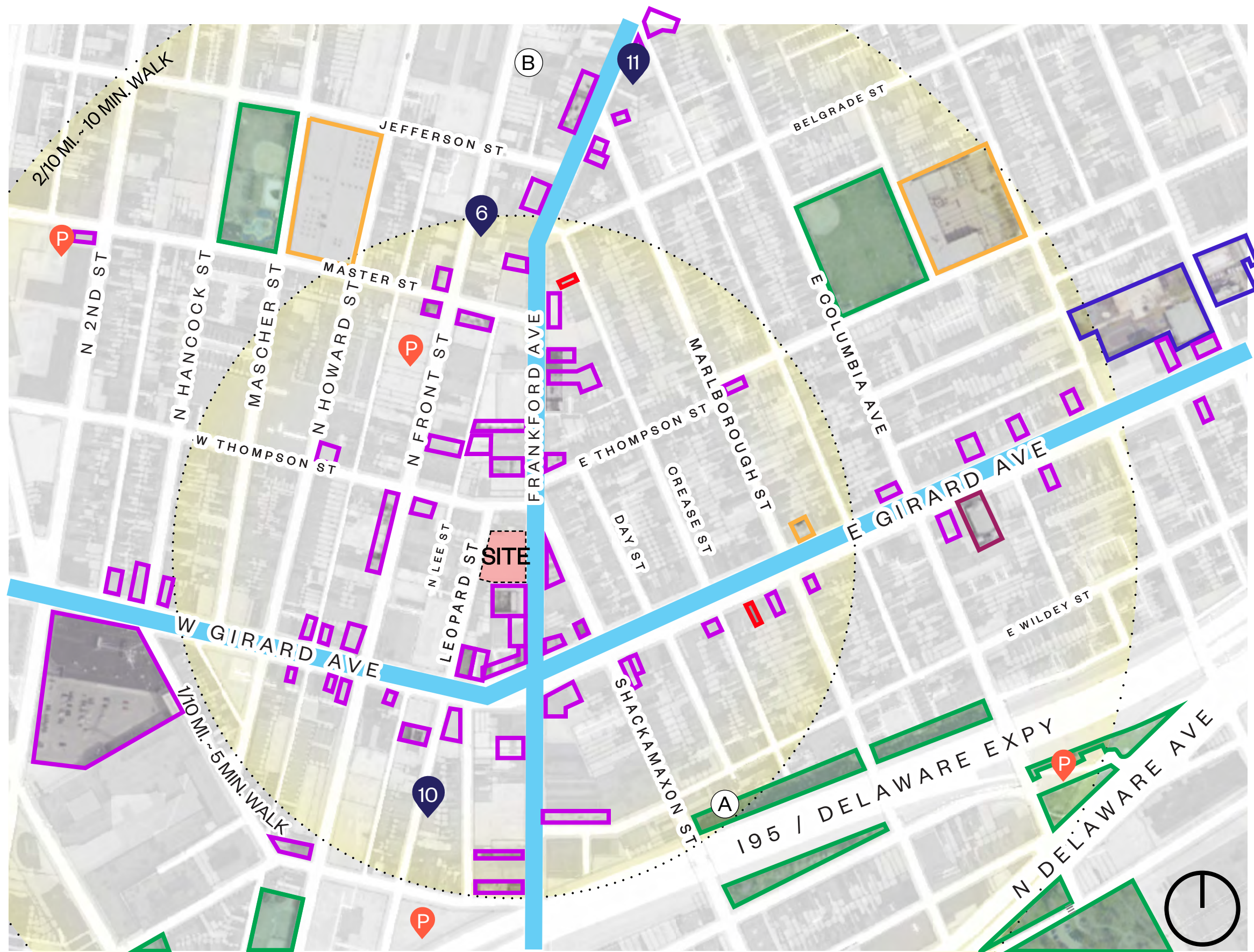




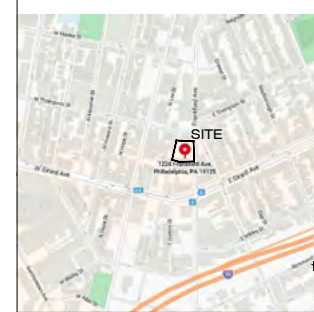
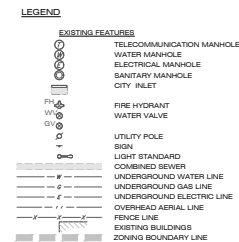
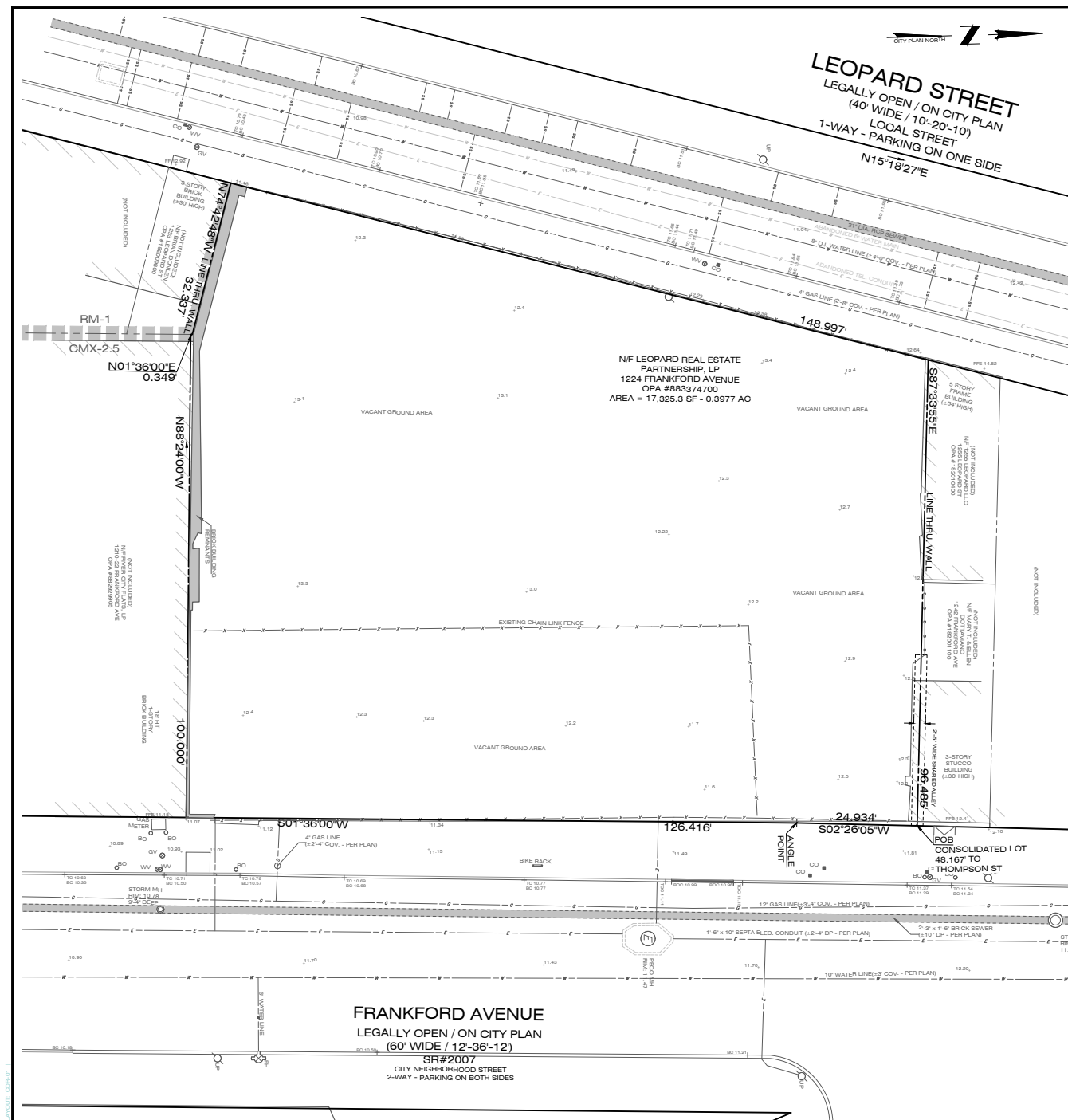
- RM-1, RM-2
- RSA-5
- CMX-2, CMX-2.5
- CMX-3
- ICMX
- SP-PO-A



-  BIKE ROUTE & SHARE LOCATION
-  I95 HIGHWAY
-  SEPTA TROLLEY LINES & STOPS
-  SEPTA MFL LINES & STOPS
-  SEPTA BUS ROUTE & STOPS
-  WALKING RADIUS

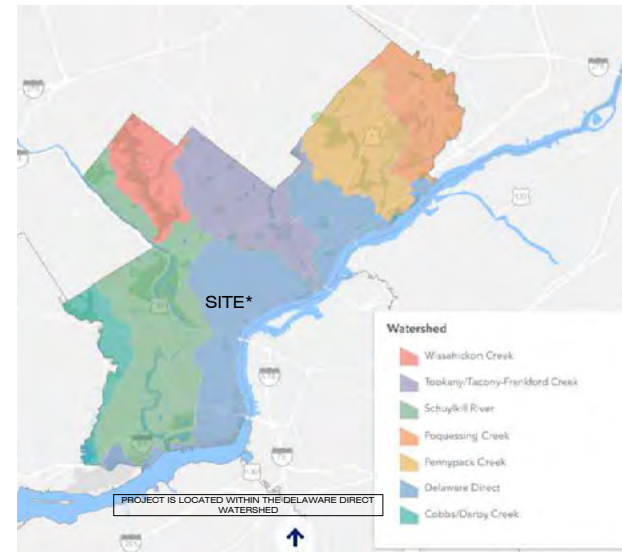


AMENITIES MAP



LOCATION MAP

UTILITY OWNERS	
DATE CONTACTED: September 17, 2024	
SERIAL NUMBER:	202404101
COMPANY:	COMCAST
CONTACT:	1250 WINDFORD DRIVE, BELLIN RD
ADDRESS:	1250 WINDFORD DRIVE, BELLIN RD
PHONE:	978-278-8888
CONTACT:	WYATT STREIBER
ADDRESS:	1000 WINDFORD DRIVE, BELLIN RD
PHONE:	484-369-0091
COMPANY:	VERIZON WIRELESS COMPANY CO INC
CONTACT:	400 N WASHINGTON BLVD, SUITE B
ADDRESS:	400 N WASHINGTON BLVD, SUITE B
PHONE:	484-369-0091
CONTACT:	484-369-0091
ADDRESS:	484-369-0091
PHONE:	484-369-0091
COMPANY:	PHILADELPHIA CITY WATER DEPARTMENT
CONTACT:	1101 MARKET STREET
ADDRESS:	2ND FLOOR, JEFFERSON TOWER
PHONE:	215-597-2222
CONTACT:	JOHN FOWLER
ADDRESS:	1101 MARKET STREET
PHONE:	215-597-2222
COMPANY:	PHILADELPHIA CITY DEPARTMENT OF STREETS
CONTACT:	4001 MARKET STREET
ADDRESS:	PHILADELPHIA, PA 19120
PHONE:	215-597-2222
CONTACT:	215-597-2222
ADDRESS:	215-597-2222
PHONE:	215-597-2222
COMPANY:	PHILADELPHIA GAS WORKS
CONTACT:	3000 N. 3RD AVE
ADDRESS:	PHILADELPHIA, PA 19120
PHONE:	215-597-2222
CONTACT:	215-597-2222
ADDRESS:	215-597-2222
PHONE:	215-597-2222
COMPANY:	VERIZON BUSINESS FIBERNET MACH
CONTACT:	7000 VERIZON WAY
ADDRESS:	7000 VERIZON WAY
PHONE:	877-877-8777
CONTACT:	877-877-8777
ADDRESS:	877-877-8777
PHONE:	877-877-8777



SOURCE OF TITLE

Deed for Leopard Real Estate Partners, LP, dated November 27, 2018, being recorded in the City of Philadelphia on November 30, 2018 as Document ID 53447869.

NOTES

1. Boundary and location information is based on a field survey performed by Rutgers Plants Land Design on January 31, 2014.
2. Boundary dimensions are identified in Philadelphia District Standard text. Other than street frontages and street widths, all other dimensions are approximate.
3. The change from inches to the more precise decimal expression may result in minor differences from the original plan. The City of Philadelphia does not intend to overrule or overright but more precise values.
4. The elevations for this plan are based on City Plan Datum. The benchmark is a nail in the wall of the building at 1000 Chestnut Street, between Chestnut and Thompson Street having an elevation of 12.17', as shown herein.
5. The bearings shown herein are referenced from the declination of 1983.
6. FEMA FIRMA map #20770182H map released November 18, 2013 designated the area as V, Zone A, and the area as V, Zone A, and the area as V, Zone A.
7. All state of improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
8. Only above ground visible improvements have been located. The location of underground utilities and other improvements are not shown for informational commitment of any construction.
9. The site is identified as a C-2B-28 Neighborhood Commercial Mixed-Use 2-3 Zoning District, as within the VDCO (IRFID #14-059) and the (N)S Narcotic Injection Sites (14-044) Overlay District.
10. Any reference to the zoning regulations in the City of Philadelphia Code as amended.
11. A zoning permit is required for any proposed changes to lot lines, including the creation of a new lot line.
12. This survey does not address the presence or absence of freshwater wetlands.

OWNER OF RECORD
1224 FRANKFORD AVENUE
 Leopard Real Estate, LP
 1523 N Front St
 Philadelphia, Pa 19125



NOTE:
PENNSYLVANIA ACT 287 OF 1974 AS AMENDED
ACT 121 OF 2008 REQUIRES THAT CONTRACTOR
DETERMINE THE LOCATION OF ALL UTILITY, SEW-
ER AND WATER LINES BEFORE COMMENCING
CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF
LOCAL UTILITIES.

REVISIONS

[illegible]

1224 FRANKFORD AVENUE
Philadelphia, PA 19125
18TH WARD - OPA #833374700

prepared for:
Tom Hallinan
1824 Spruce Street
Philadelphia, PA 19103
(215)985-4604

IN-PROGRESS

DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E



Plan Date:
December 21, 2024

Scale: 1" = 10'-0"

COMMUNITY DESIGN REVIEW - CIVIL
Sheet Title:
EXISTING CONDITIONS PLAN

BY-RIGHT APPLICATION ZP-2025-000181	VARIANCE APPLICATION ZP-2025-000182
USE: COMMERCIAL + 59 RESIDENTIAL DWELLING UNITS	USE: COMMERCIAL + 59 VISITOR ACCOMMODATION UNITS
PROPOSED COVERAGE: FIRST FLOOR @ 12,987.7 SF (75%) UPPER FLOORS @ 12,987.7 SF (75%)	COVERAGE: FIRST FLOOR @ 14,943.0 SF (86.2%) UPPER FLOORS @ 12,987.7 SF (75%)
PROPOSED HEIGHT: 5 STORIES @ 55'-0" A.G.	PROPOSED HEIGHT: 5 STORIES @ 55'-0" A.G.
PROPOSED PARKING: 0 PARKING STALLS	PROPOSED PARKING: 5 PARKING STALLS INCLUDING 1 ADA VAN ACCESSIBLE STALL
PROPOSED BICYCLE PARKING: 20 CLASS 1A BICYCLE PARKING STALLS	PROPOSED BICYCLE PARKING: 7 CLASS 1A BICYCLE PARKING STALLS
PROPOSED TOTAL GSF: 61,016 TOTAL GSF	PROPOSED TOTAL GSF: 62,332 TOTAL GSF

PROJECT ADDRESS:

1224 FRANKFORD AVE, PHILADELPHIA PA, 19125

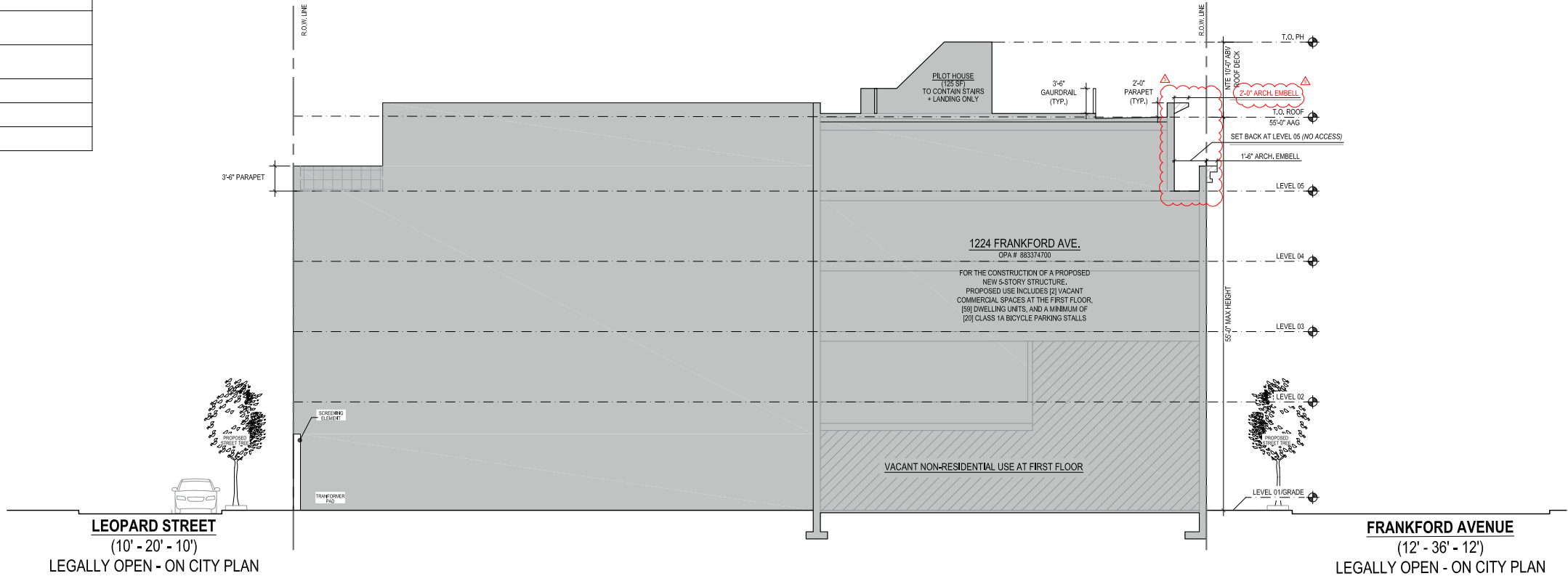
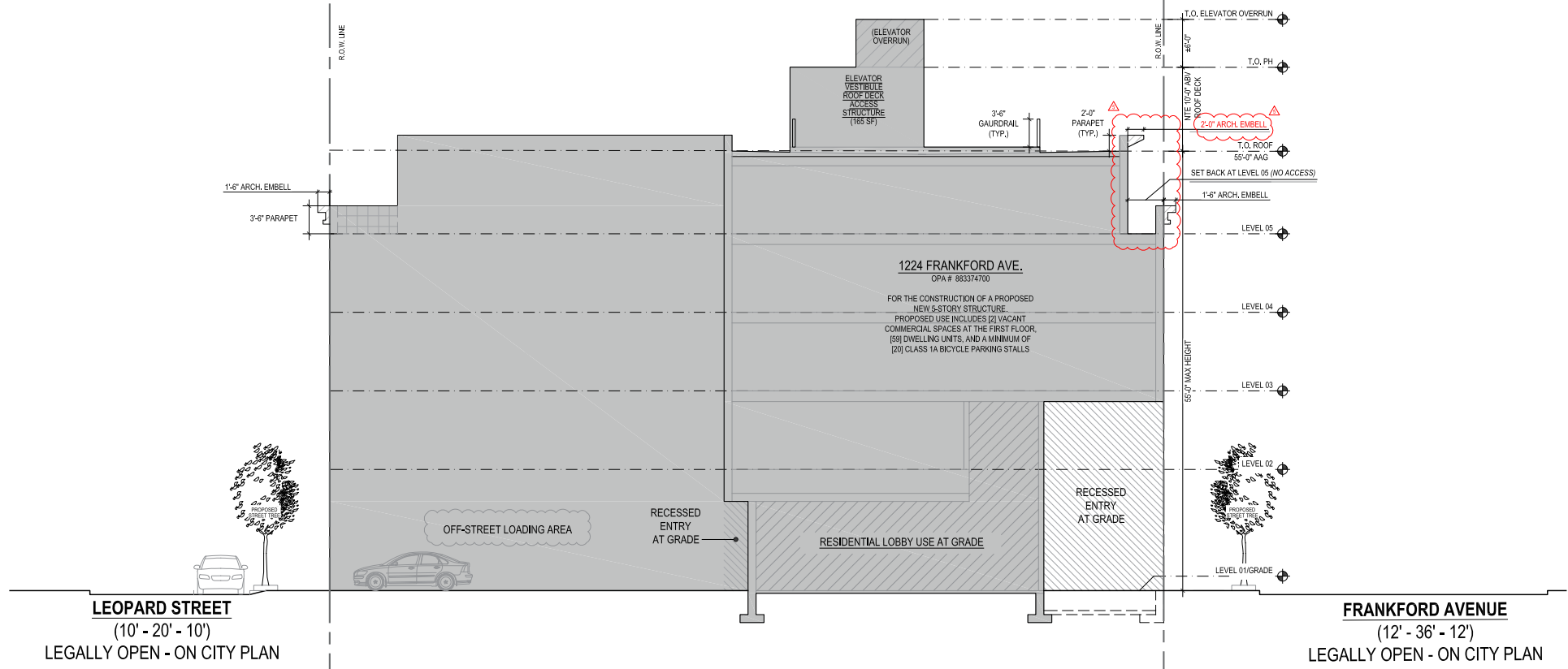
ZONING CLASSIFICATION:

CMX-2.5 (COMMERCIAL MIXED USE)

SCOPE OF WORK:

FOR THE CONSTRUCTION OF A PROPOSED NEW 5-STORY STRUCTURE.
PROPOSED USE INCLUDES [2] VACANT COMMERCIAL SPACES AT THE FIRST FLOOR,
[59] DWELLING UNITS, AND A MINIMUM OF [20] CLASS 1A BICYCLE PARKING STALLS

ZONING DATA - 1224 FRANKFORD AVE.		
CMX-2.5	REQUIRED/ALLOWED	PROPOSED
LOT AREA	N/A	17325.3 SF (P.D.S.) 17412.0 SF (U.S.S.)
USE	COMMERCIAL + 64 DWELLING UNITS	COMMERCIAL + 59 UNITS DWELLING UNITS
COVERAGE	MAX. 75%	12987.7 SF (P.D.S.) 75.0 % 13052.7 SF (U.S.S.)
OPEN AREA	MIN. 25%	4337.6 SF (P.D.S.) 25.0 % 4359.3 SF (U.S.S.)
FRONT YARD	- N/A -	- N/A -
SIDE YARD	5'-0" MIN. (IF USED)	- N/A -
REAR YARD	- N/A -	- N/A -
HEIGHT	55'-0" A.G. MAX	55'-0" A.G. MAX
BUILDING INFORMATION		
STREET ENCROACHMENTS	1'-6" CORNICE PROJECTION	(FRANKFORD AVE.)
	1'-6" CORNICE PROJECTION	(LEOPARD ST.)
	16'-0" CURB CUT	(LEOPARD ST.)
	(5) STREET TREES	(FRANKFORD AVE.)
	(5) STREET TREES	(LEOPARD ST.)



PROJECT ADDRESS:

1224 FRANKFORD AVE, PHILADELPHIA PA, 19125

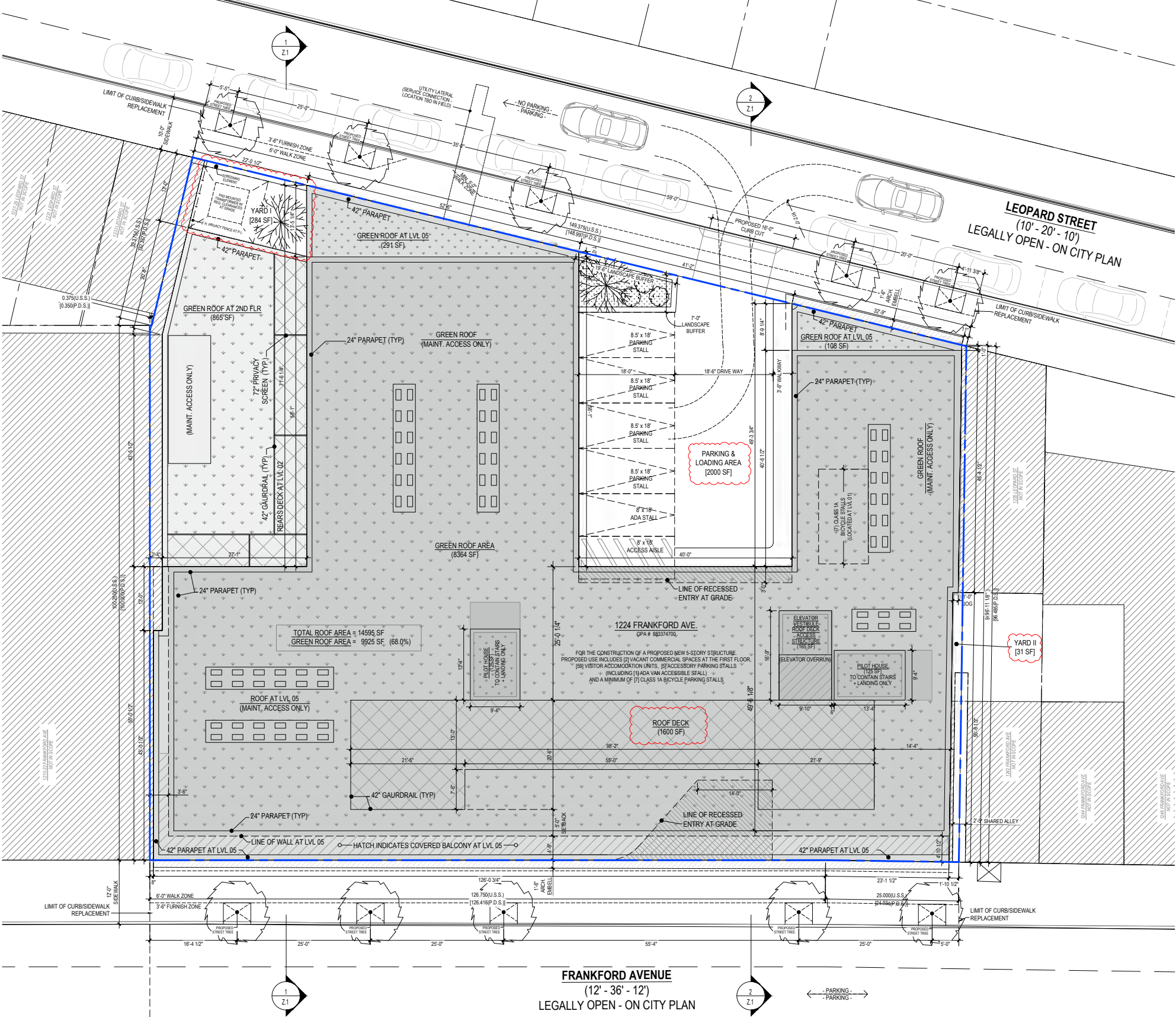
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PROPOSED USE INCLUDES [2] VACANT COMMERCIAL SPACES AT THE FIRST FLOOR,
[59] VISITOR ACCOMODATION UNITS, [5] ACCESSORY PARKING STALLS
(INCLUDING [1] ADA VAN ACCESSIBLE STALL)
AND A MINIMUM OF [7] CLASS 1A BICYCLE PARKING STALLS

ZONING DATA - 1224 FRANKFORD AVE.		
CMX-2.5	REQUIRED/ALLOWED	PROPOSED
LOT AREA	N/A	17325.3 SF (P.D.S.)
		17412.0 SF (U.S.S.)
USE	COMMERCIAL + 64 DWELLING UNITS	COMMERCIAL + VISITOR ACCOMMODATIONS, 59 UNITS
COVERAGE	MAX. 75%	14943.0 SF (P.D.S.) 86.2 %
		15017.8 SF (U.S.S.)
OPEN AREA	MIN. 25%	2382.3 SF (P.D.S.) 13.8 %
		2394.2 SF (U.S.S.)
FRONT YARD	- N/A -	- N/A -
SIDE YARD	5'-0" MIN. (IF USED)	- N/A -
REAR YARD	- N/A -	- N/A -
HEIGHT	55'-0" A.G. MAX	55'-0" A.G. MAX
BUILDING INFORMATION		
STREET ENCROACHMENTS	1'-6" CORNICE PROJECTION	(FRANKFORD AVE.)
	1'-6" CORNICE PROJECTION	(LEOPARD ST.)
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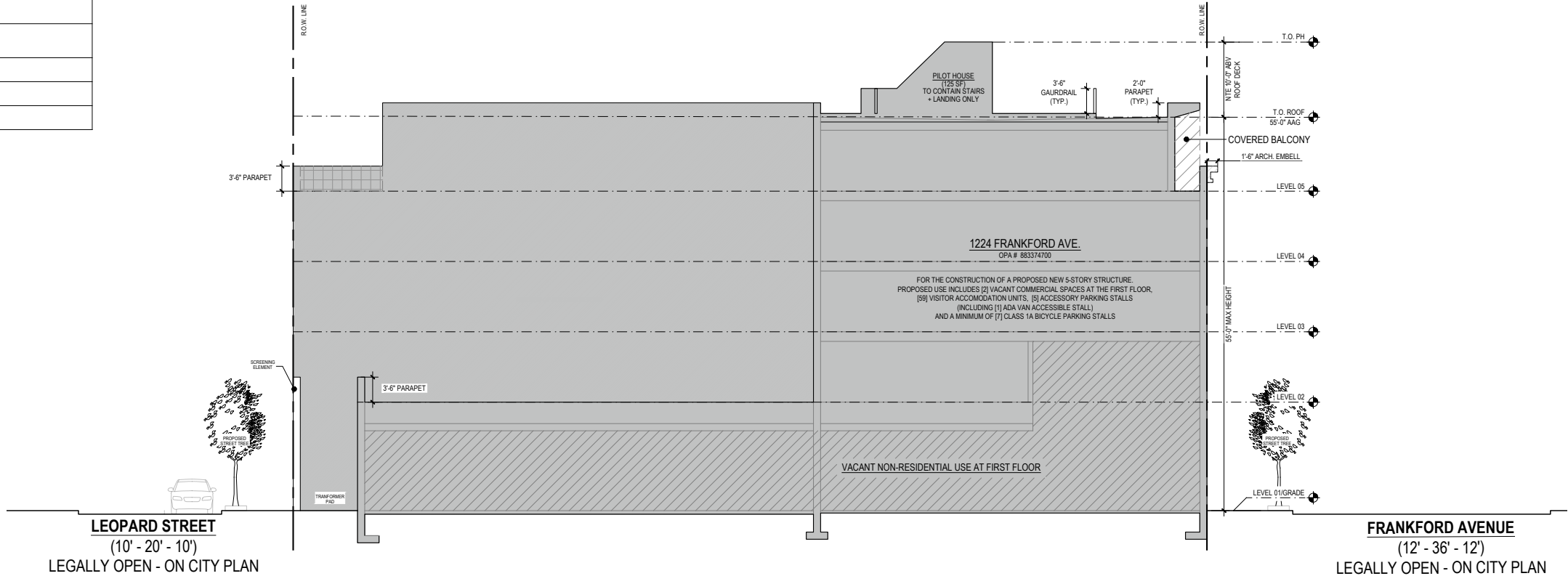
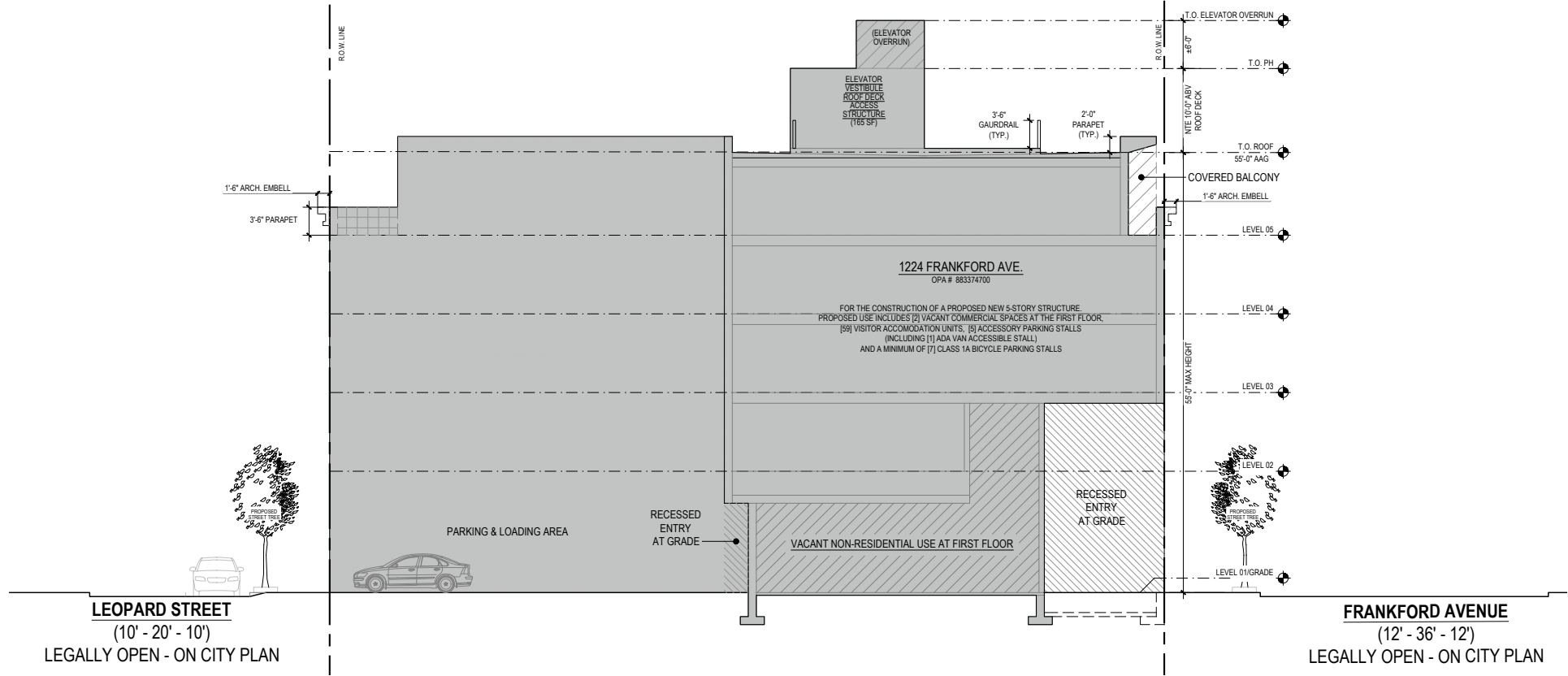
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OPEN AREA	MIN. 25%	2382.3 SF (P.D.S.) 2394.2 SF (U.S.S.)	13.8 %	
FRONT YARD	- N/A -	- N/A -		
SIDE YARD	5'-0" MIN. (IF USED)	- N/A -		
REAR YARD	- N/A -	- N/A -		
HEIGHT	55'-0" A.G. MAX	55'-0" A.G. MAX		
BUILDING INFORMATION				
STREET ENCROACHMENTS		1'-6" CORNICE PROJECTION	(FRANKFORD AVE.)	
		1'-6" CORNICE PROJECTION	(LEOPARD ST.)	
		16'-0" CURB CUT	(LEOPARD ST.)	
		(5) STREET TREES	(FRANKFORD AVE.)	
		(5) STREET TREES	(LEOPARD ST.)	







BY-RIGHT PROPOSAL

- ADDITIONAL REAR COURTYARD PLAN SOUTH



VARIANCE PROPOSAL

- ADDITIONAL 1 STORY COVERAGE PLAN SOUTH FOR USE BY THE COMMERCIAL SPACE

PROPOSED MIXED-USE BUILDING

- 5- STORIES
- 61,016 TOTAL GSF
- 59 DWELLING UNITS +
2 COMMERCIAL SPACE
- 20 TOTAL TYPE 1A BICYCLE PARKING

COMMERCIAL

AMENITY

RESIDENTIAL UNIT

CIRCULATION/UTILITY

BALCONY

A

PROPOSED STREET TREE

B

PROPOSED ON-SITE LANDSCAPING

C

RAISED BRICK PLANTER

D

BUILT-IN METAL PLANTERS

E

ENTRY PLANTERS

F

PAVED PLAZA

G

PAVED LOADING ZONE



GROUND FLOOR PLAN - BY-RIGHT

1224 FRANKFORD AVE | CIVIC DESIGN REVIEW | PAGE 19



PROPOSED MIXED-USE BUILDING

- 5- STORIES
- 62,332 TOTAL GSF
- 59 VISITOR ACCOMMODATIONS UNITS + 2 COMMERCIAL SPACE
- 5 TOTAL PARKING STALLS INCLUDING 1 ADA VAN ACCESSIBLE STALL
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COMMERCIAL

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PROPOSED STREET TREE

B

PROPOSED ON-SITE LANDSCAPING

C

RAISED BRICK PLANTER

D

BUILT-IN METAL PLANTERS

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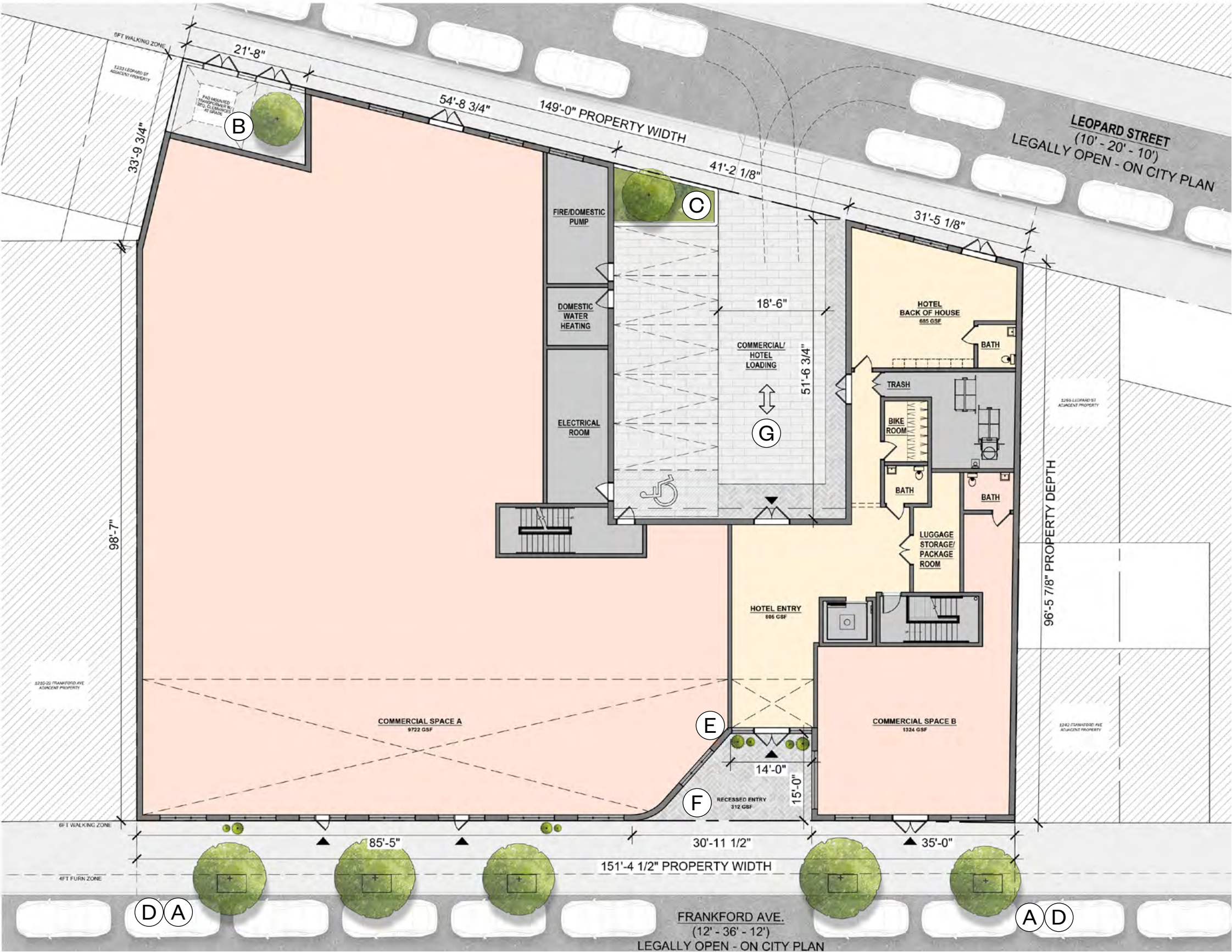
ENTRY PLANTERS

F

PAVED PLAZA

G

PAVED PARKING ZONE



GROUND FLOOR PLAN - VARIANCE
1224 FRANKFORD AVE | CIVIC DESIGN REVIEW | PAGE 20



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- COMMERCIAL
- AMENITY
- RESIDENTIAL UNIT
- CIRCULATION/UTILITY
- BALCONY
- A

PROPOSED STREET TREE
- B

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- C

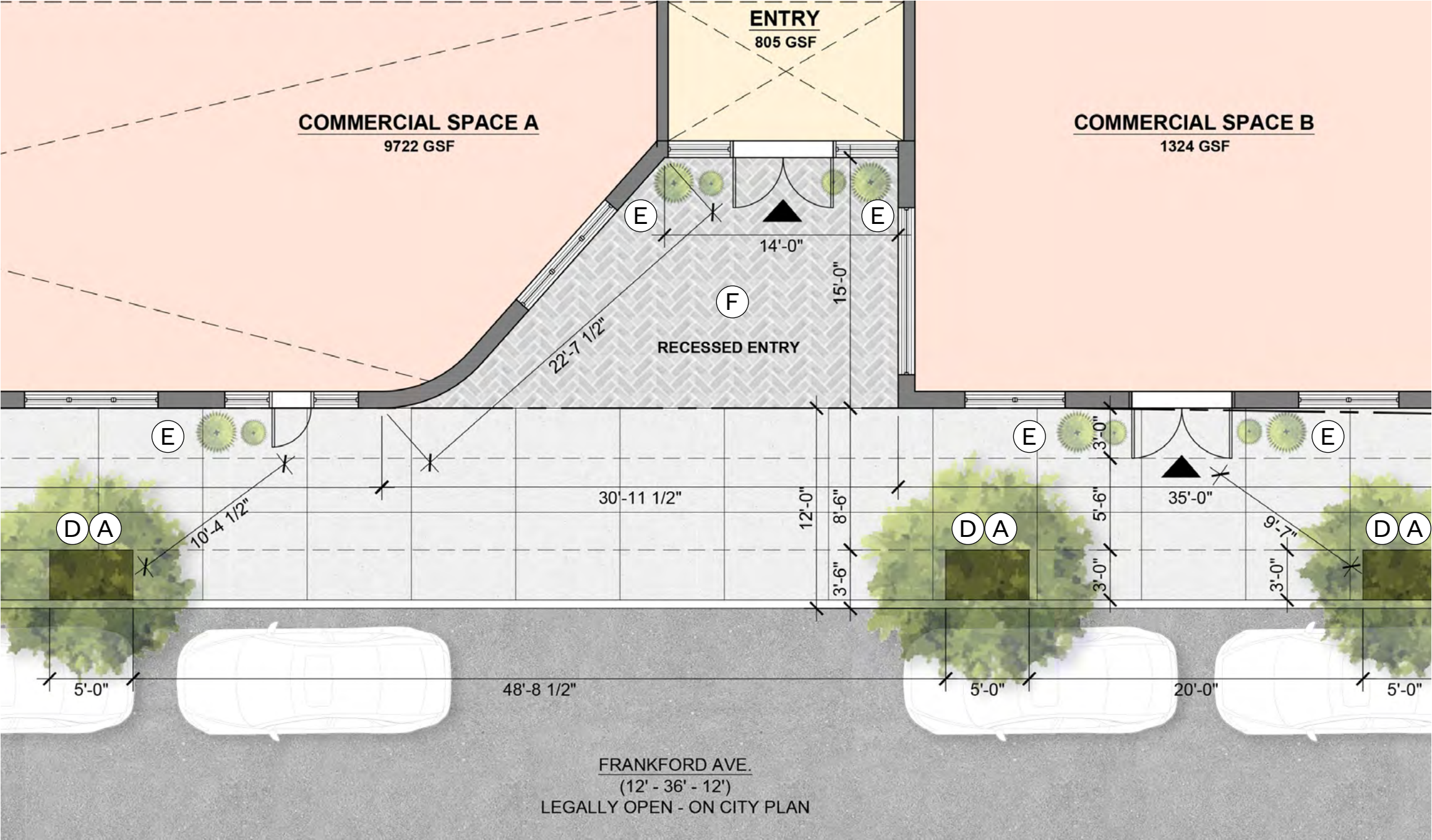
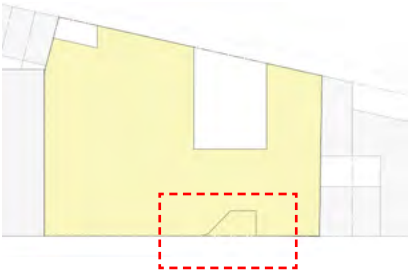
RAISED BRICK PLANTER
- D

BUILT-IN METAL PLANTERS
- E

ENTRY PLANTERS
- F

PAVED PLAZA
- G

PAVED PARKING ZONE



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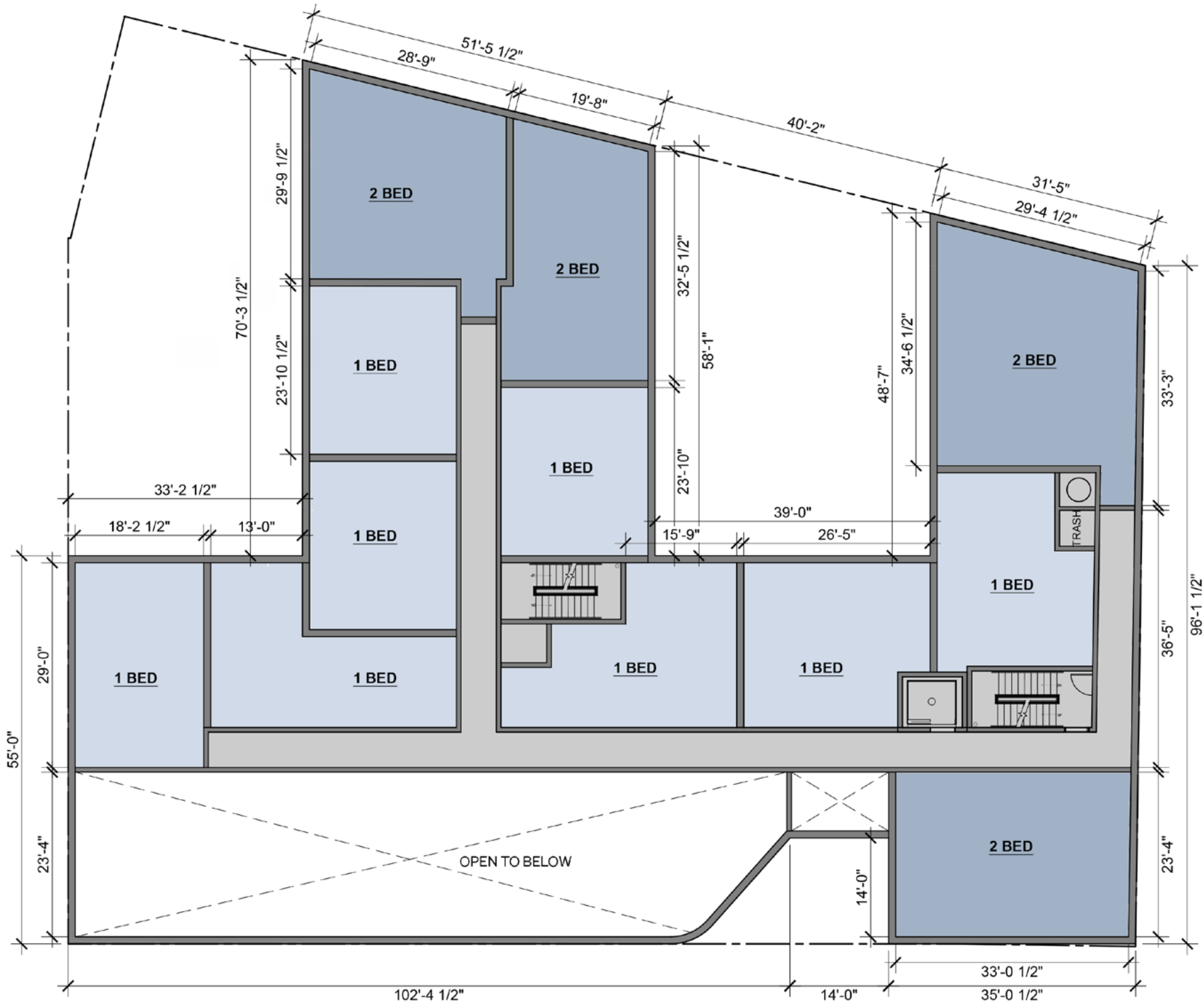
AMENITY

RESIDENTIAL UNIT

CIRCULATION/UTILITY

BALCONY

UNIT MATRIX							
FLOOR	STUDIO	SHARED LIGHT 1 BED	1 BED	2 BED	3 BED	UNITS	BEDS
SECOND FLOOR	0	5	3	4	0	12	16
THIRD FLOOR	1	5	7	4	0	17	21
FOURTH FLOOR	1	5	7	4	0	17	21
FIFTH FLOOR	0	4	5	1	3	13	20
PROJECT TOTALS	2	19	22	13	3	59	78



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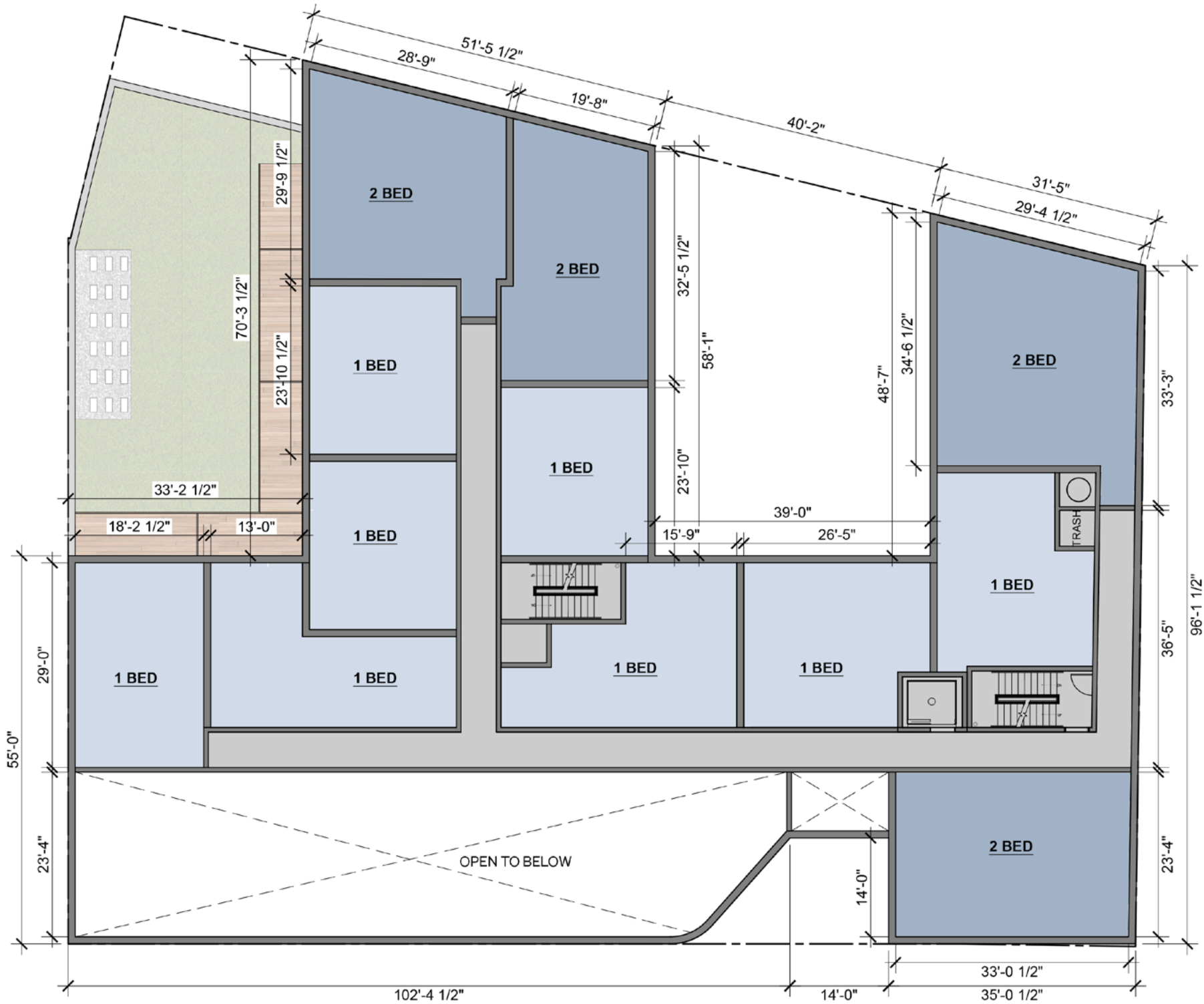
CIRCULATION/UTILITY

BALCONY

GREEN ROOF

MECHANICAL EQUIPMENT

UNIT MATRIX							
FLOOR	STUDIO	SHARED LIGHT 1 BED	1 BED	2 BED	3 BED	UNITS	BEDS
SECOND FLOOR	0	5	3	4	0	12	16
THIRD FLOOR	1	5	7	4	0	17	21
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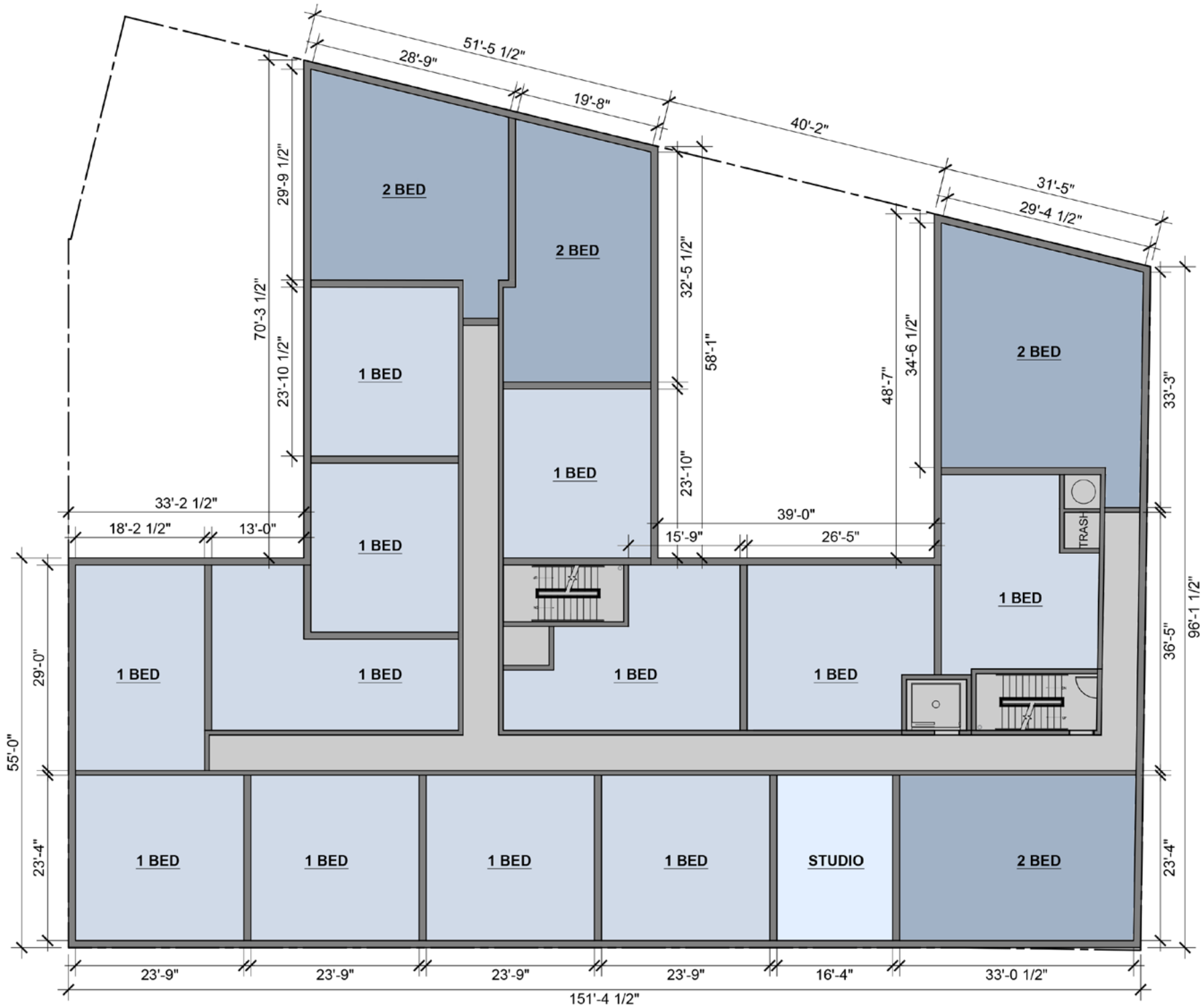
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RESIDENTIAL UNIT

CIRCULATION/UTILITY

BALCONY

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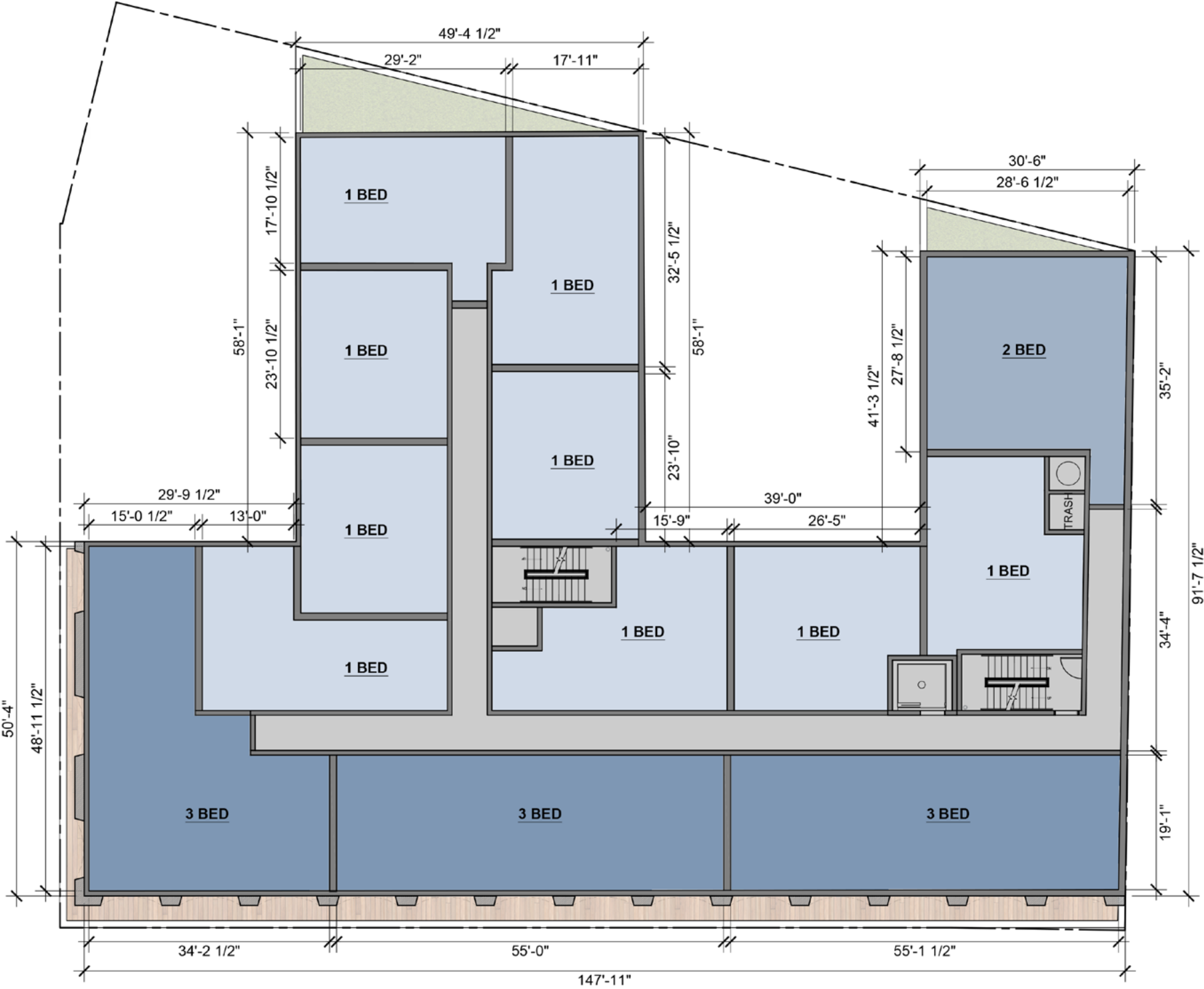
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CIRCULATION/UTILITY

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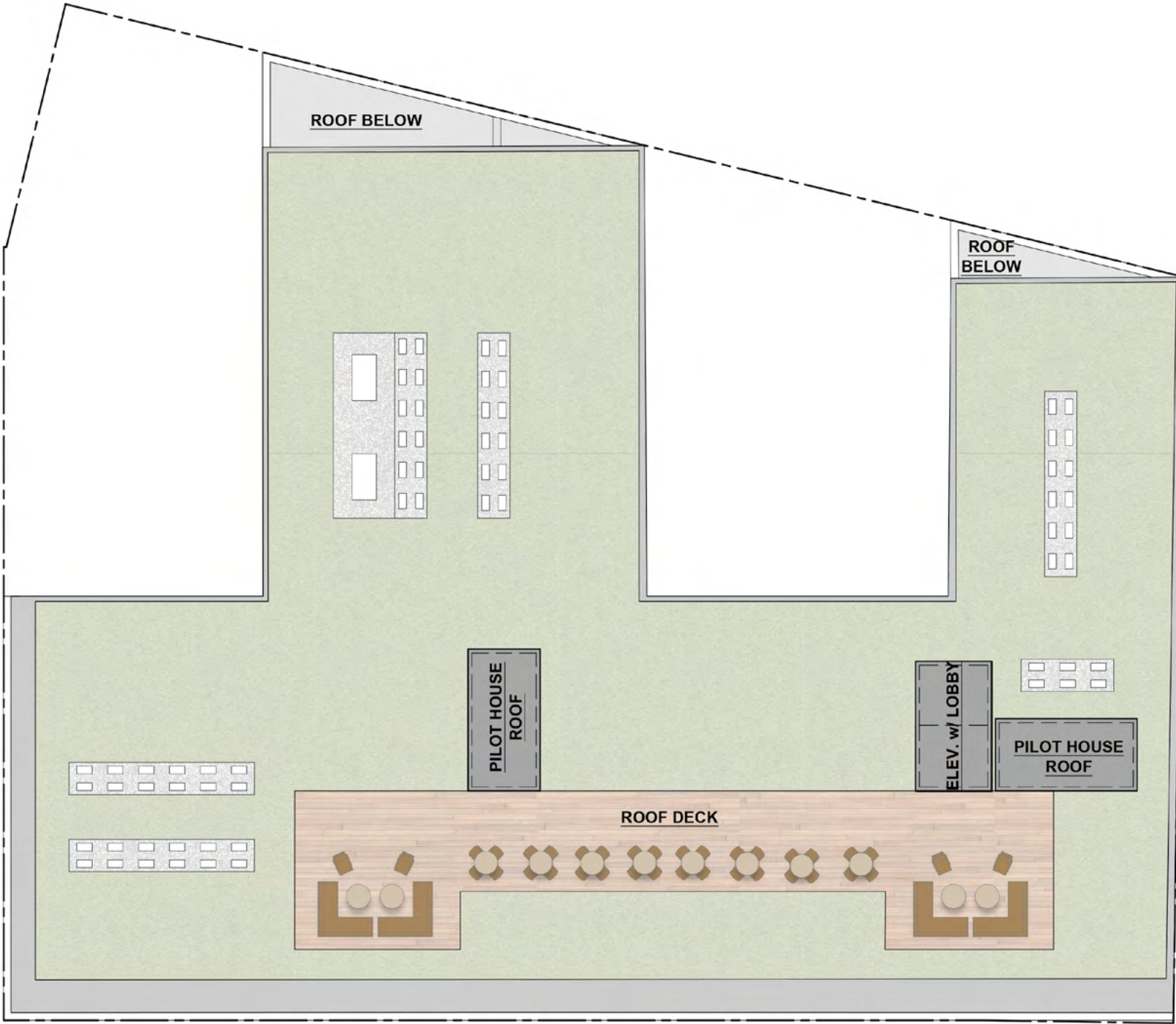
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CIRCULATION/UTILITY

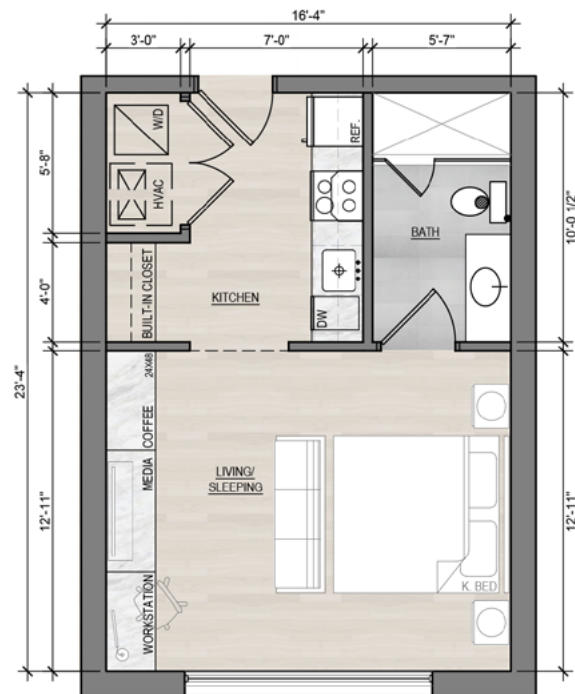
BALCONY

GREEN ROOF

MECHANICAL EQUIPMENT



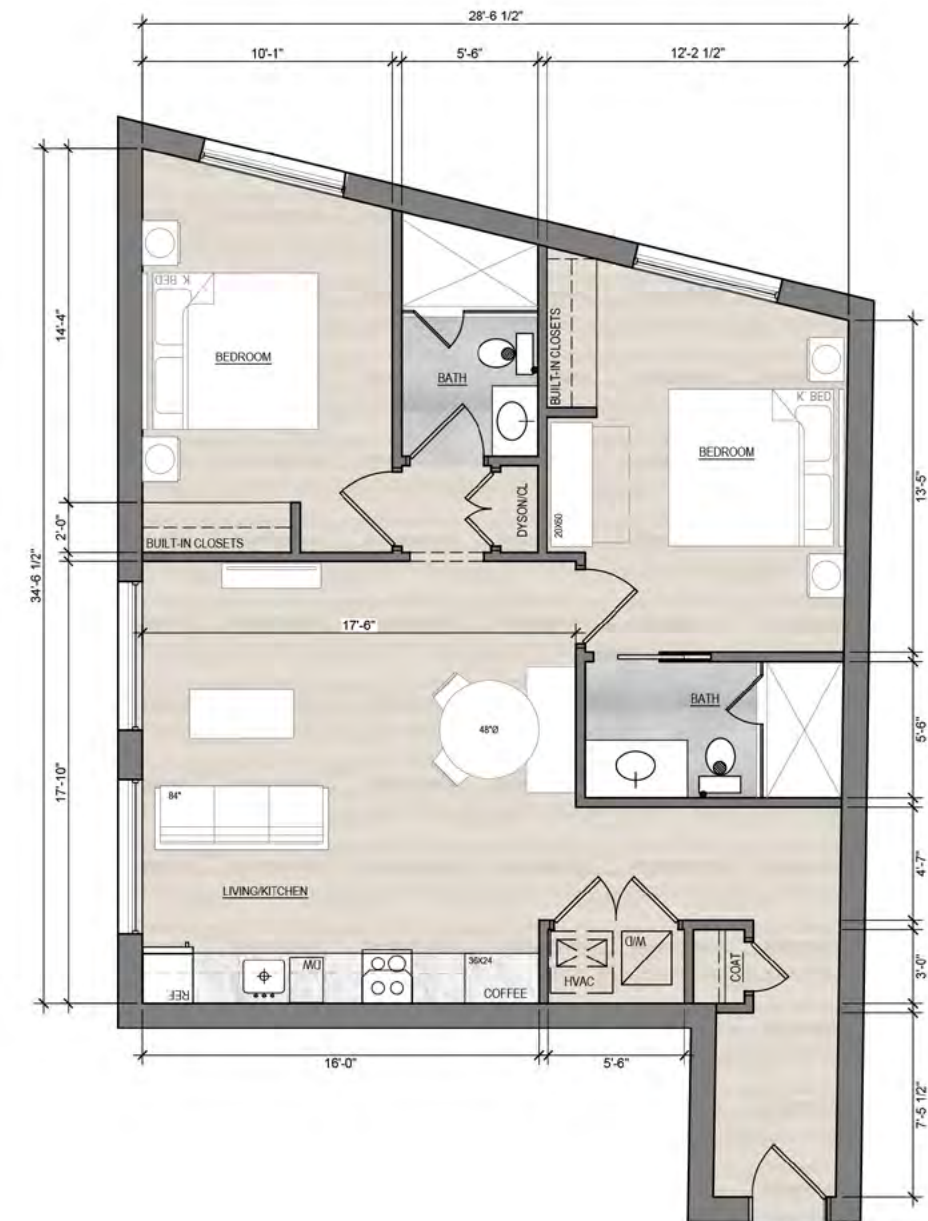
TYPICAL ROOF PLAN



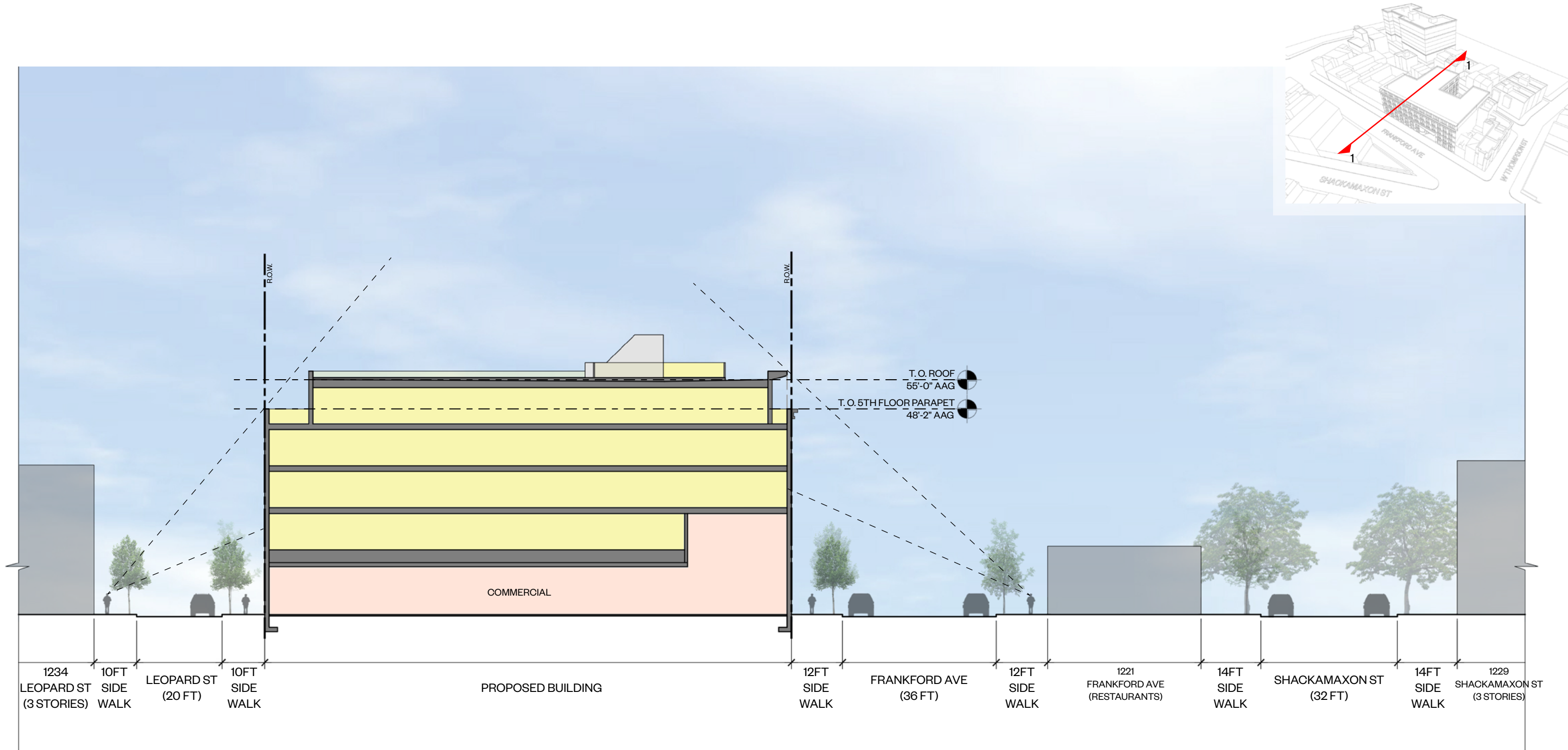
TYPICAL STUDIO LAYOUT
SCALE: 1/8" = 1'-0"
APPROX. 427 SF
2 TOTAL STUDIO UNITS



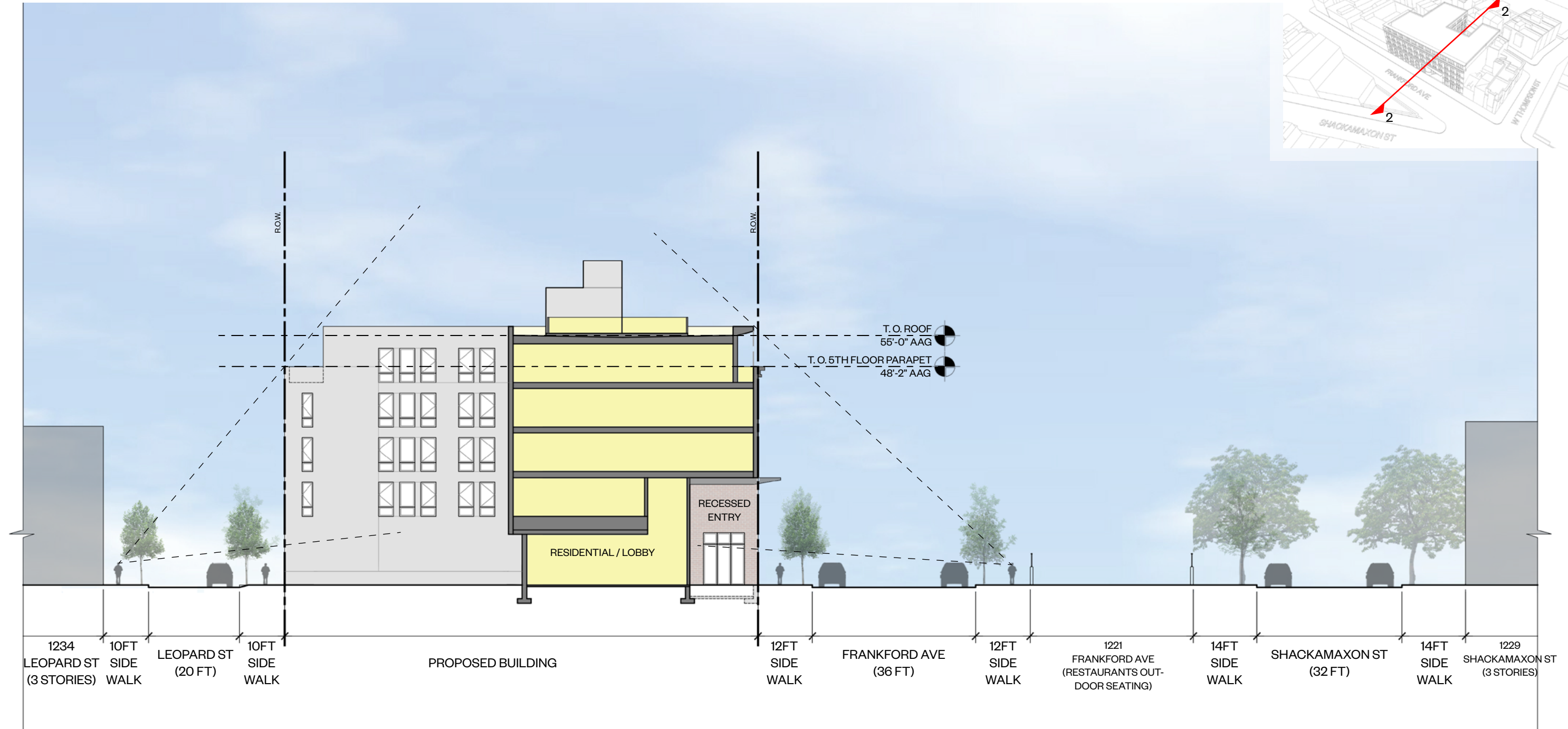
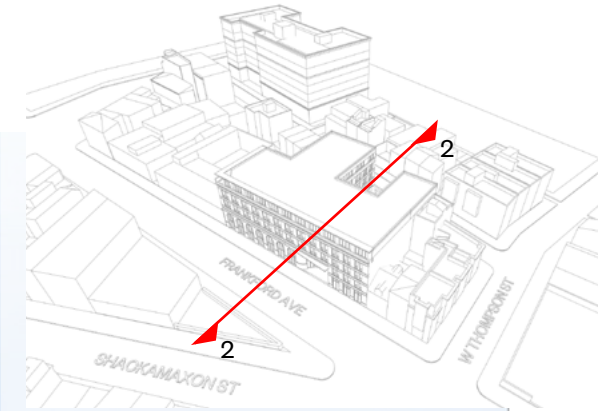
TYPICAL 1 BED UNIT LAYOUT
SCALE: 1/8" = 1'-0"
APPROX. 610 SF
41 TOTAL 1BED UNITS



TYPICAL 2 BED UNIT LAYOUT
SCALE: 1/8" = 1'-0"
APPROX. 1038 SF
13 TOTAL 2BED UNITS



SITE SECTION 1













TREES



Quercus Phellos
WILLOW OAK

SHRUBS



Physocarpus Opulifolius
NINEBARK COPPERTINA

PERENNIALS / GRASSES



Schizachyrium Scoparium
LITTLE BLUESTEM



Platanus x Acerifolia
LONDON PLANE TREE



Baptisia x American Goldfinch
BAPTISIA 'GOLD FINCH'



Calamagrostis Acutiflora
FEATHER REES GRASS



Cercis canadensis
EASTERN REDBUD



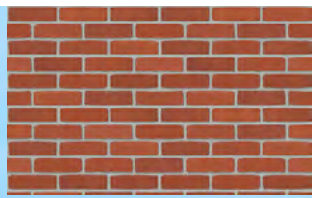
Hydrangrea Quercifolia
OAKLEAF HYDRANGEA



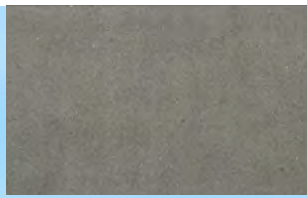
Salvia Yangii
RUSSIAN SAGE



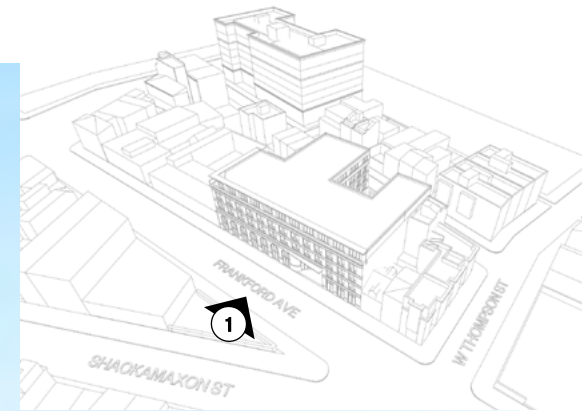
① WOOD PANEL | RESAWN
COLOR: ABODO NERO: VULCON



② BRICK VENEER | GLEN GERY
COLOR: RED



③ CAST STONE | ARRISCRAFT
COLOR: DARK GREY

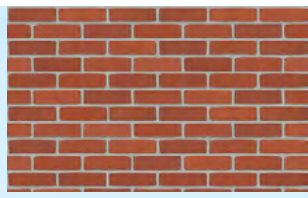




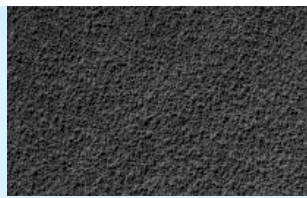




① BOARD AND BATTEN
COLOR: BLACK



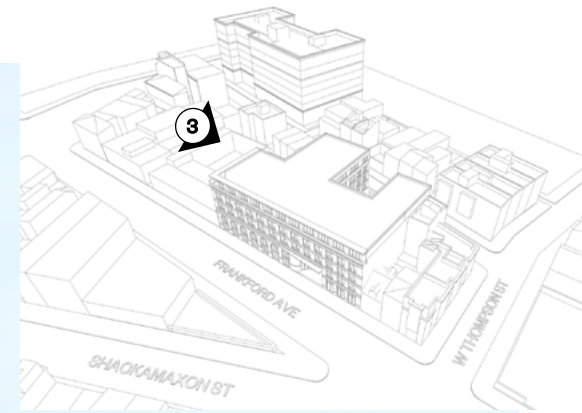
② BRICK VENEER | GLEN GERY
COLOR: RED



③ STUCCO
COLOR: OFF-BLACK



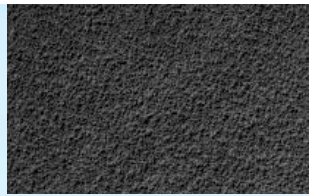
④ STUCCO
COLOR: OFF-BLACK



SIDE ELEVATION



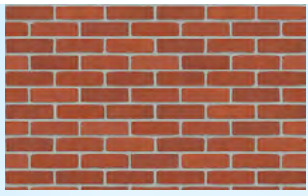
① BOARD AND BATTEN
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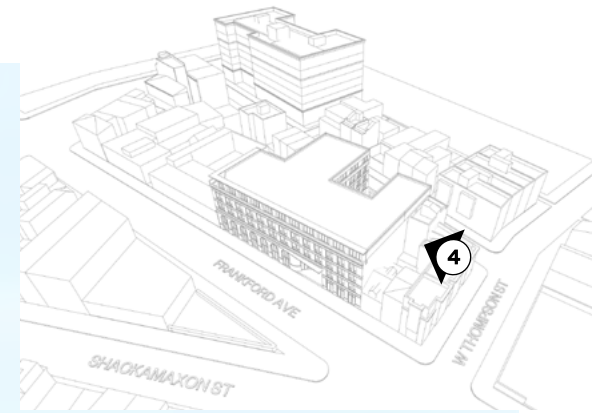
② STUCCO
COLOR: OFF-BLACK



③ STUCCO
COLOR: OFF-WHITE



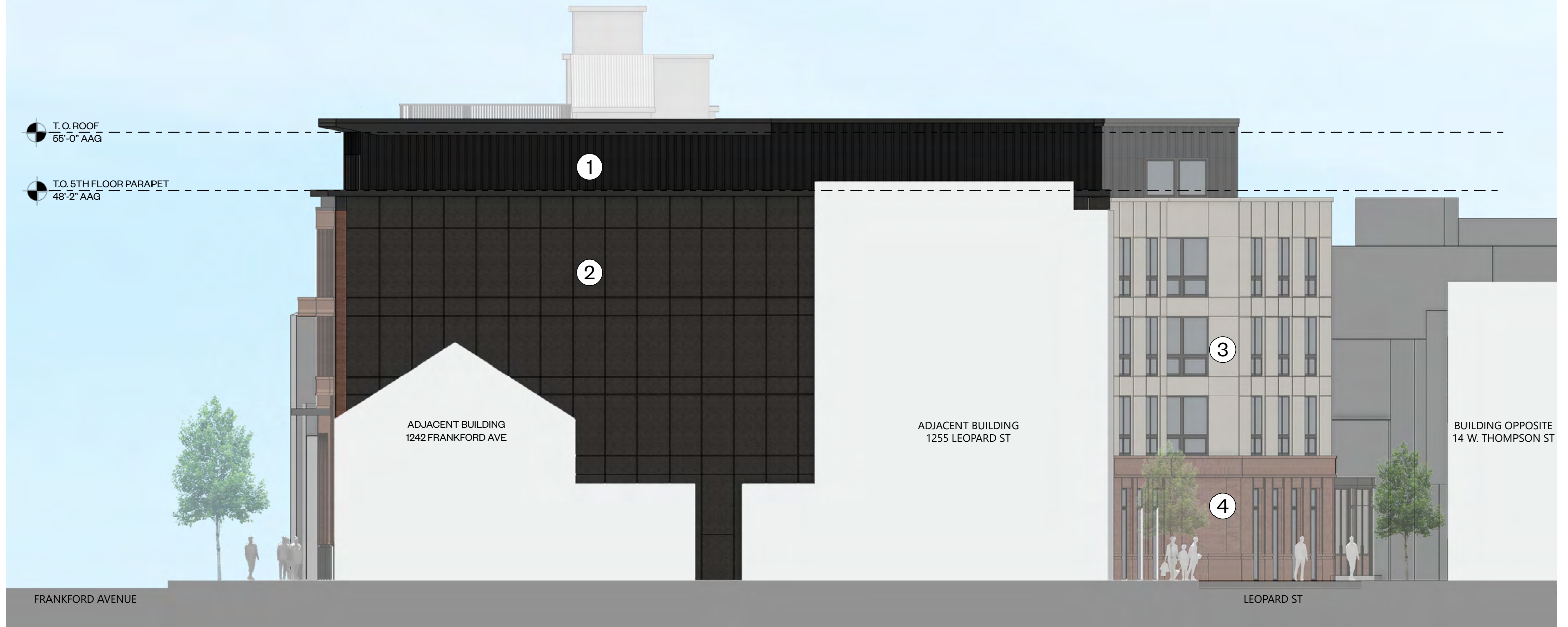
④ BRICK VENEER | GLEN GERY
COLOR: RED



T.O. ROOF
55'-0" AAG



T.O. 5TH FLOOR PARAPET
48'-2" AAG



SIDE ELEVATION

1224 FRANKFORD AVE | CIVIC DESIGN REVIEW | PAGE 42

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-2025-000181

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

The application includes a proposed structure with a use that is greater than 50 residential units and 50,000 SF

PROJECT LOCATION

Planning District: Lower North Council District: 5th

Address: 1224 Frankford Ave
Philadelphia, PA 19125

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

CONTACT INFORMATION

Applicant Name: Gabriel Deck, RA Primary Phone: 215.279.7531

Email: permits@gnomearch.com Address: 1901 S. 9th St. Rm: 302A
Philadelphia, PA 19148

Property Owner: Leopard Real Estate Partners Developer: The Fishtown Collective
Architect: Gnome Architects LLC

SITE CONDITIONS

Site Area: 17,412.0 GSF

Existing Zoning: CMX-2.5 Are Zoning Variances required? Yes No X

Proposed Use:

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

9,114 GSF of Vacant Commercial Space : 2 commercial spaces

51,902 GSF of Residential Space : 59 Residential Units

Proposed # of Parking Units: No proposed Parking

COMMUNITY MEETING

Community meeting held: Yes No X

If yes, please provide written documentation as proof.

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

Date: 05/13/2025 Time: 6:30 PM

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA X

If yes, indicate the date hearing will be held:

Date:

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-2025-000182

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

The application includes a proposed structure with a use that is greater than 50 residential units and 50,000 SF

PROJECT LOCATION

Planning District: Lower North Council District: 5th

Address: 1224 Frankford Ave
Philadelphia, PA 19125

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

CONTACT INFORMATION

Applicant Name: Gabriel Deck, RA Primary Phone: 215.279.7531

Email: permits@gnomearch.com Address: 1901 S. 9th St. Rm: 302A
Philadelphia, PA 19148

Property Owner: Leopard Real Estate Partners Developer: The Fishtown Collective
Architect: Gnome Architects LLC

SITE CONDITIONS

Site Area: 17,412.0 GSF

Existing Zoning: CMX-2.5 Are Zoning Variances required? Yes X No

Proposed Use:

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

11,046 GSF of Vacant Commercial Space : 2 commercial spaces

51,286 GSF of Residential Space : 59 Visitor Accommodation Units

Proposed # of Parking Units: 5 parking stalls (including 1 ADA van and 7 onsite bike parking stalls)

COMMUNITY MEETING

Community meeting held: Yes No X

If yes, please provide written documentation as proof.

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

Date: 05/13/2025 Time: 6:30 PM

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes X 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 routes 43, 5, 25 -Septa Trolley Lines, and MFL
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes: The proposed parking and loading is located at the rear of the property and is 12% 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.	No: ZP-2025-000182 includes limited parking, there are 5 total spaces with one handicap accessible stall ZP-2025-000181 does not include any proposed parking
(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	NA
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, the project includes private bike storage and is located near existing bike share kiosks.

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	Yes, on site vegetation will be maintained without irrigation. Selected plans will be drought tolerant to reduce watering needs in peak months.
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, the proposed ground floor open area will use pervious pavers and the roof surface will be 68% green roof.
(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, as our site is over the 15,000 SF limit for storm water management we are proposing a rainwater management system in accordance with 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, hardscapes will meet SRI>29 and trees will be provided in the sidewalks.
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, prescriptive approach with ComCheck
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	No, the project will not be pursuing additional performance standards.

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	Yes, filters will be installed to meet MERV 13 minimum
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No, we are not proposing any renewable energy production on site
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Street planting and open courtyards will be incorporated to reduce the heat island effect and provide social spaces and seating for the public.

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

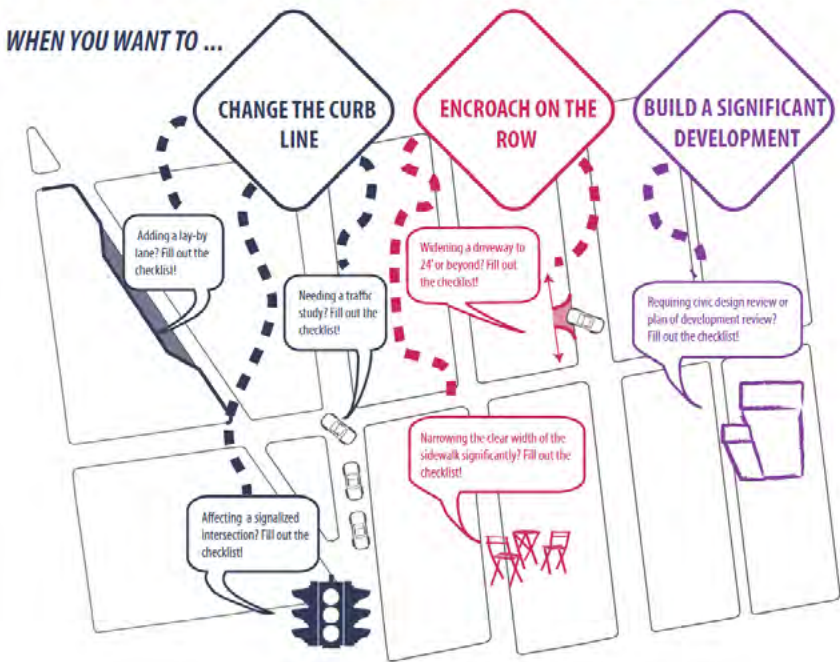
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards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

1224 FRANKFORD AVE | CIVIC DESIGN REVIEW | PAGE 46



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

1. PROJECT NAME

1224 Frankford Ave.
2. DATE

02/03/2025
3. APPLICANT NAME

Tom Hallinan
4. APPLICANT CONTACT INFORMATION

1824 Spruce Street. Suite 100
Philadelphia, PA 19103
(215)985-4604
5. PROJECT AREA: list precise street limits and scope

The site is bound by Frankford Avenue on the East and Leopard Street on the West. The project proposes a 5-story building with (2) vacant commercial spaces on the 1st floor and 59 dwelling units on the upper floors. Stormwater management design is a green roof and porous pavers.
6. OWNER NAME

Tom Hallinan
7. OWNER CONTACT INFORMATION

1824 Spruce Street. Suite 100
Philadelphia, PA 19103
(215)985-4604
8. ENGINEER / ARCHITECT NAME

Ruggiero Plante Lande Design / Gnome Architects
9. ENGINEER / ARCHITECT CONTACT INFORMATION

5900 Ridge Ave
Philadelphia, PA 19128
1901 S. 9th St. Rm. 310
Philadelphia, PA 19148
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
Frankford Ave	Girard Ave	W. Thomspon	City Neighborhood
Leopard ST.	Girard Ave	W. Thomspon	Local
_____	_____	_____	_____
_____	_____	_____	_____

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 ☐

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



APPLICANT: General Project Information

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS CHECKLIST



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
Frankford Ave	12 / 12 / 12	12 / 12
Leopard Street	10 / 10 / 10	10 / 10
_____	____ / ____ / ____	____ / ____
_____	____ / ____ / ____	____ / ____

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
Frankford Ave	6 / 6 / 6
Leopard Street	6 / 6 / 6
_____	____ / ____ / ____
_____	____ / ____ / ____

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
Curb Cut	12.85'	Leopard St.
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Curb Cut	14'	Frankford Ave.
_____	_____	_____
_____	_____	_____
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

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

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

APPLICANT: Pedestrian Component

Additional Explanation / Comments: The project maintains the existing right-of-way sidewalk dimensions and does not propose any encroachments that would compromise pedestrian safety. The current condition of the sidewalks are poor and this project will replace the curb and sidewalks in kind.

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>Frankford Ave.</u>	<u>No Min. 2' / No Min. 2'</u>
<u>Leopard St.</u>	<u>No Min. 1.5' / No Min. 1.5'</u>
<u> </u>	<u> / </u>
<u> </u>	<u> / </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>Frankford Ave.</u>	<u>4' / 4' / 4'</u>
<u>Leopard St.</u>	<u>3.5' / 3.5' / 3.5'</u>
<u> </u>	<u> / / </u>
<u> </u>	<u> / / </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

Lighting

Benches

Street Trees

Street Furniture

YES ☐

YES ☐

YES ☐

YES ☒

YES ☐

NO ☐

NO ☐

NO ☐

NO ☐

NO ☐

N/A ☒

N/A ☒

N/A ☒

N/A ☐

N/A ☒

DEPARTMENTAL APPROVAL

YES ☐

YES ☐

YES ☐

YES ☐

YES ☐

NO ☐

NO ☐

NO ☐

NO ☐

NO ☐

19. Does the design avoid tripping hazards?

YES ☒

NO ☐

N/A ☐

YES ☐

NO ☐

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

YES ☒

NO ☐

N/A ☐

YES ☐

NO ☐

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)

YES ☒

NO ☐

N/A ☐

YES ☐

NO ☐
22. Does the design maintain adequate visibility for all roadway users at intersections?

YES ☒

NO ☐

N/A ☐

YES ☐

NO ☐

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: 5 Street Trees are proposed on Frankford Avenue. A 6’ walking zone will be maintained around these.

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>

The project proposes (7) Class 1A Bicycle stalls.

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
Frankford Ave.	0	0 / 0	0 / 0	0 / 2
Leopard St.	0	0 / 0	0 / 0	0 / 2
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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: On street bike parking is not proposed. The project will have (7) Class 1A bicycle parking spaces.

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?

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Curbside Management Component

Additional Explanation / Comments: The project will provide right-of-way sidewalk replacement for pedestrian access to the Girard Ave and Frankford Ave SETPA bus and trolley lines.

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

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

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

SU-30

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

YES ☐ NO ☒

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

YES ☒ NO ☐

36. Does the design maintain emergency vehicle access?

YES ☒ NO ☐

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

YES ☐ NO ☐ N/A ☒

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

YES ☐ NO ☐ N/A ☒

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

YES ☒ NO ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

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URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

YES ☒ NO ☐ N/A ☐

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

YES ☒ NO ☐ N/A ☐

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

YES ☒ NO ☐ N/A ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Urban Design Component

Additional Explanation / Comments: Commercial spaces are located on the ground floor and will be front facing towards Frankford Ave. The proposed curb cut is located on Leopard St. to avoid vehicular and pedestrian conflict on Frankford Ave. The location and use provides pedestrian access to the Girard Ave and Frankford Ave SEPTA lines.

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

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INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

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

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

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

