3408 B STREET

CIVIC DESIGN REVIEW

APRIL 8, 2025

raymond f. rola
architect

PROJECT DESCRIPTION

3408 B Street is an existing two-story former factory building extending to the front property line.

The proposal is to reuse the existing structure and build an additional four-stories, bringing the total height to 6-stories at 71 feet and 7 inches. There is a proposed number of 75 units; 60 one bedroom units and 15 two bedroom units. 38 parking spaces are proposed with 25 additional spaces for bicycles. Above the 6th floor is a proposed roof deck setback from the front and rear property lines to provide open recreation space.

DEVELOPER	DWIGHT CITY GROUP
ARCHITECT	RAYMOND F. ROLA ARCHITECT
STRUCTURAL	QUANTUM ENGINEERING CONSULTANCY, PLLC
MEP / CIVIL	HUTEC ENGINEERING INC.

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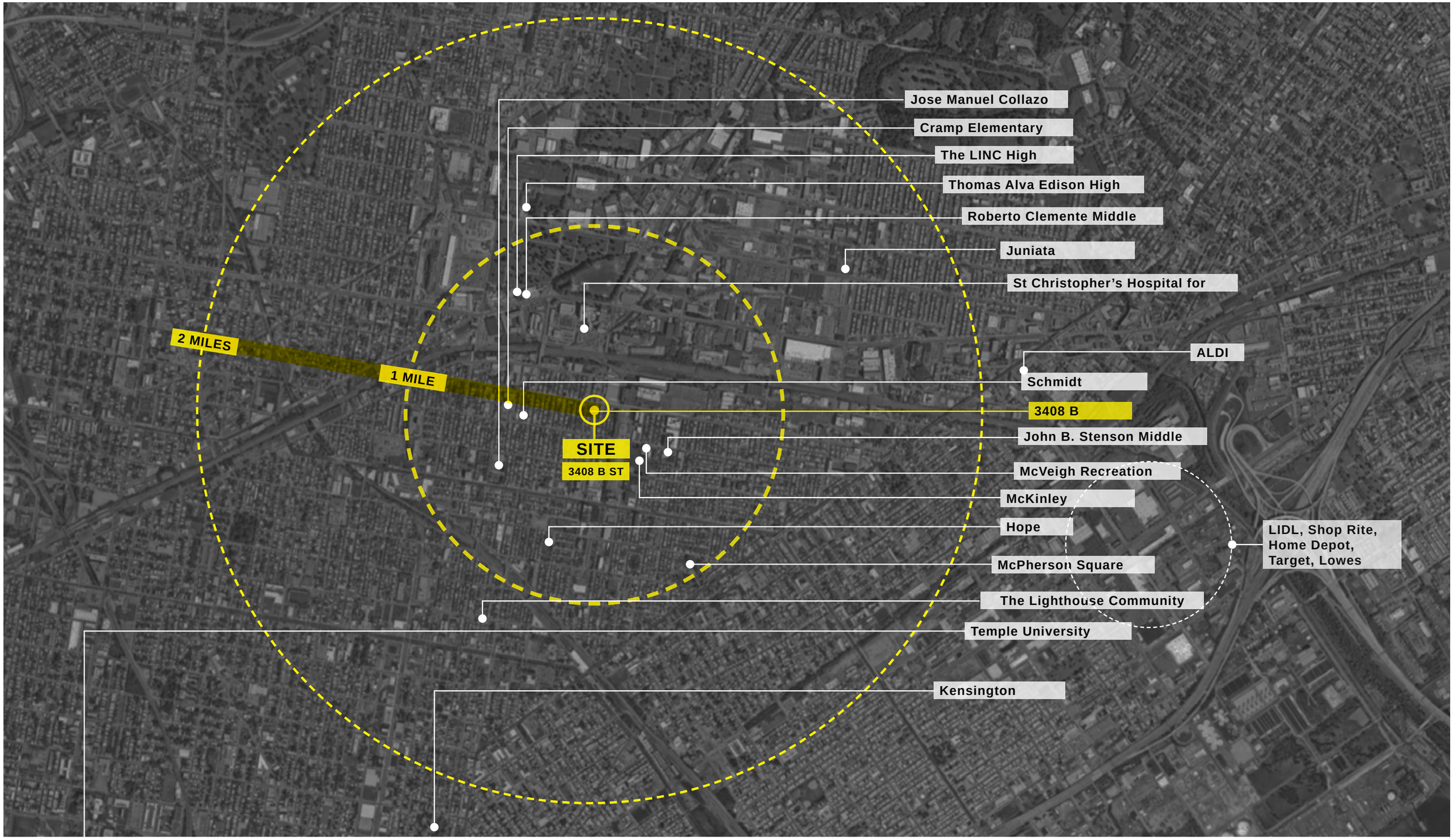
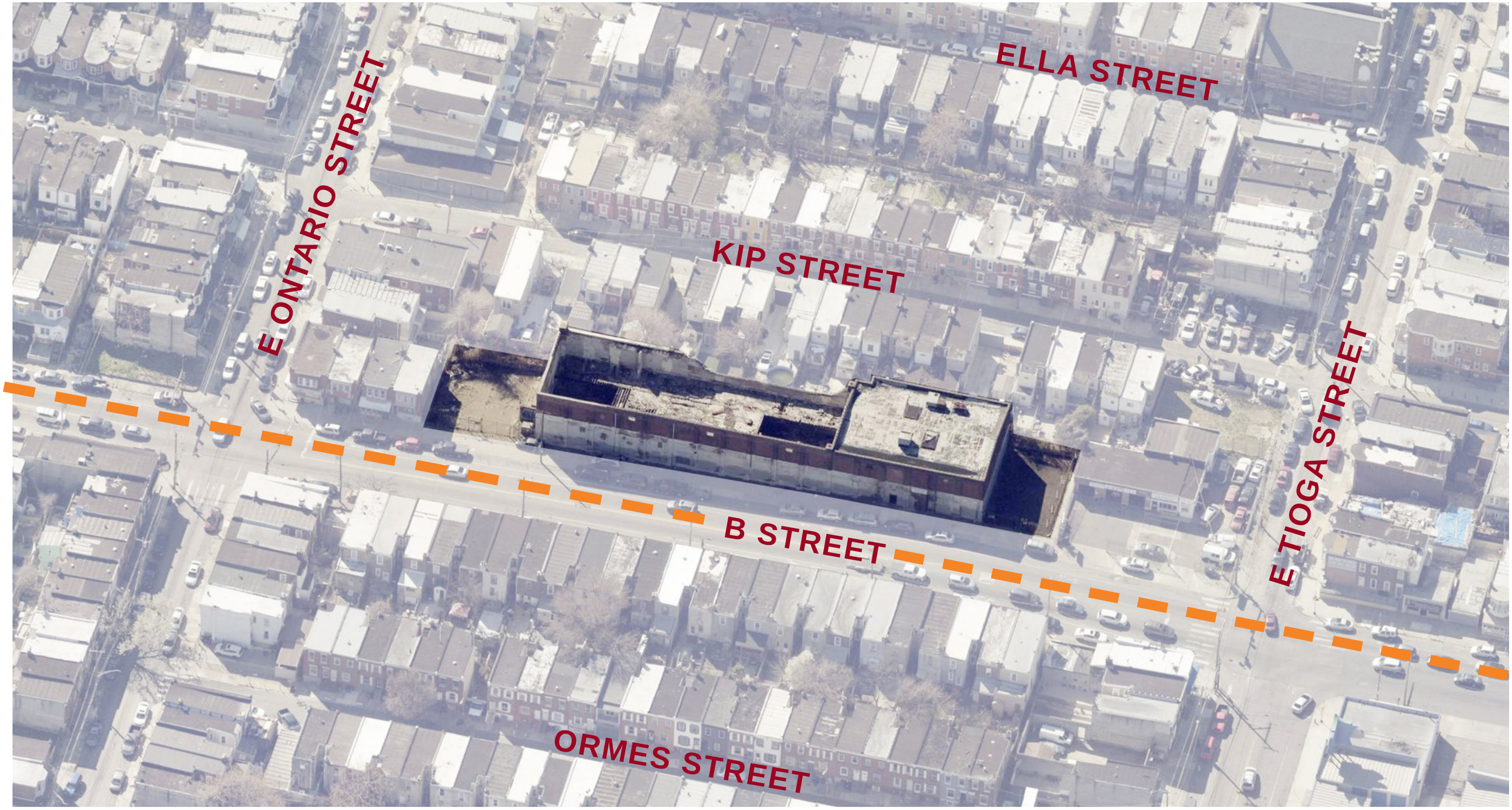
APPENDIX

EXISTING SITE CONTEXT - TRANSIT MAPPED



EXISTING SITE CONTEXT - LOCAL AMENITIES MAPPED



EXISTING SITE MAP

B STREET & TIOGA STREET

B STREET & TIOGA STREET

B STREET & ONTARIO STREET

KIP STREET

B STREET

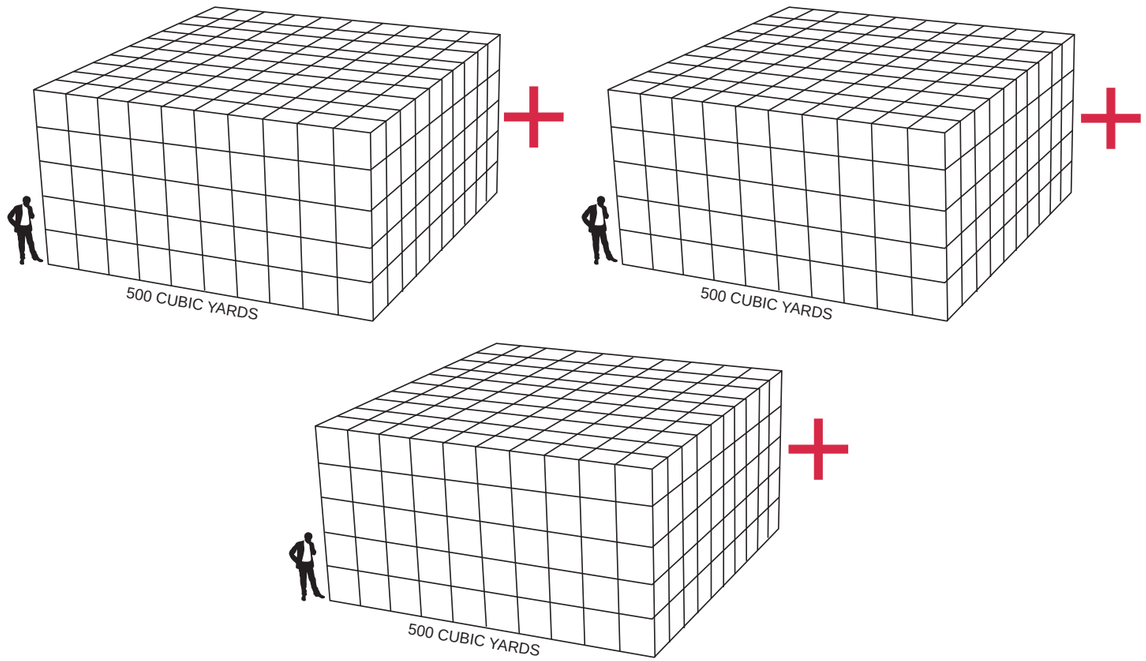
B STREET

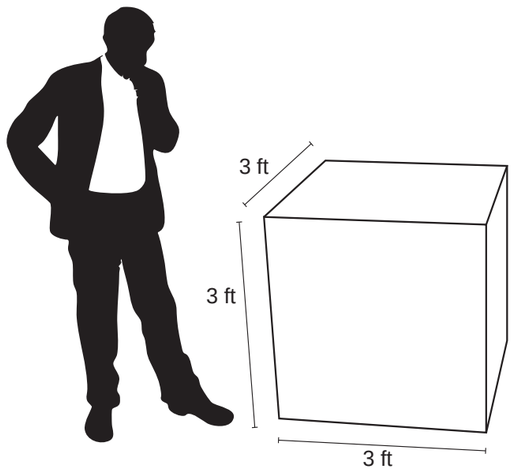
B STREET

EXISTING SITE IMAGES

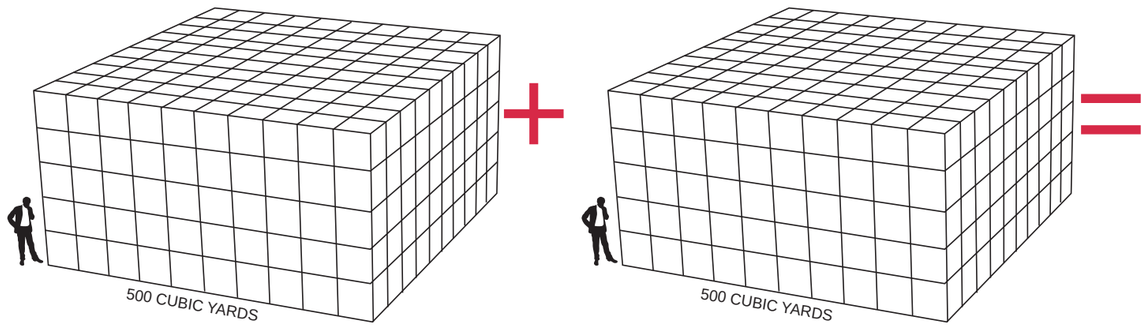
ENVIRONMENTAL IMPACT

OF KEEPING THE EXISTING MASONRY STRUCTURE AT 3408 B STREET...





1 CUBIC YARD



2,500

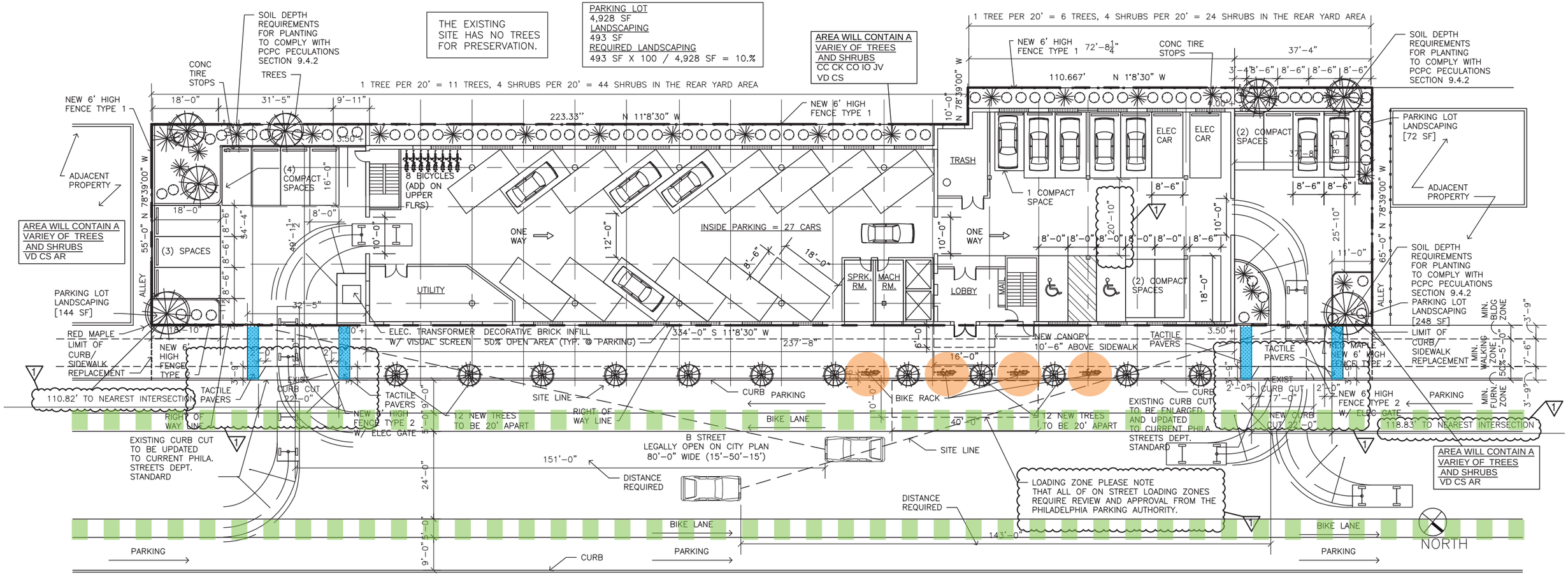
CUBIC YARDS OF WASTE **SAVED** FROM A LANDFILL

SUSTAINABILITY OF ADAPTIVE REUSE

ZONING CODE SUMMARY FOR 3408 B STREET

PROJECT: 3408 B STREET ZONING DISTRICT: I–2 NUMBER OF RESIDENTIAL UNITS PROPOSED = 75

	PROVISION	EXISITNG	PROPOSED
USE REGULATIONS:	INDUSTRIAL, COMMERCIAL, MULTI–FAMILY	VACANT	MULTI–FAMILY (75 RESIDENTIAL UNITS)
MAX. OCCUPIED AREA (% OF LOT)	100%	12153/19153=63.45%	63.45%
MIN. FRONT YARD SETBACK	0 [NOTE 3]	0	NO CHANGE
MIN. SIDE YARD DEPTH	8' IF USED [NOTE 3]	0'–0"	NO CHANGE
MIN. REAR YARD DEPTH	8' IF USED [NOTE 3]	5'–10 ½"	NO CHANGE
HEIGHT REGULATIONS	60'–0"	41'–9"	72'
FLOOR AREA RATIO	500	128%	384%
PARKING	1 PER 2 UNITS = 38	0	38 PARKING SPACES INCLUDING 2 ADA PARKING SPACES 9 COMPACT SPACES 2 ELECTRIC CAR SPACES
BICYCLE PARKING	0	0	25 CLASS 1A BICYCLE PARKING

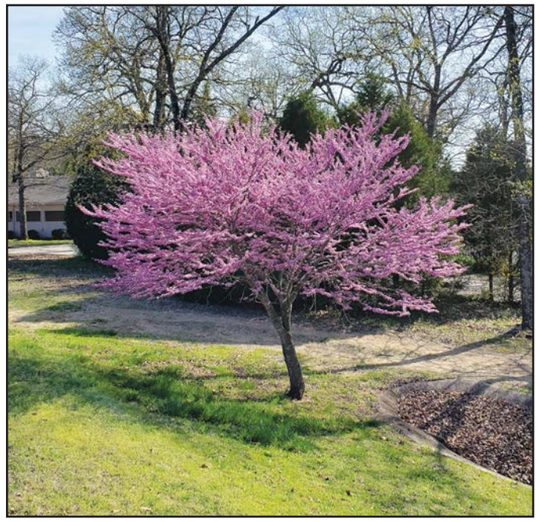


EXISTING B STREET BIKE LANES

PROPOSED BICYCLE RACKS FOR PUBLIC-USE

PROPOSED TACTILE PAVING AT VEHICLE ENTRY / EXIT

PROPOSED SITE PLAN

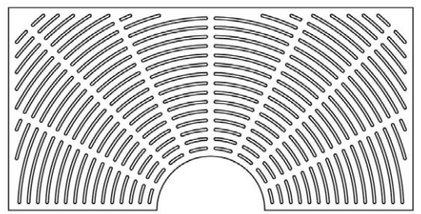


PLANT LIST

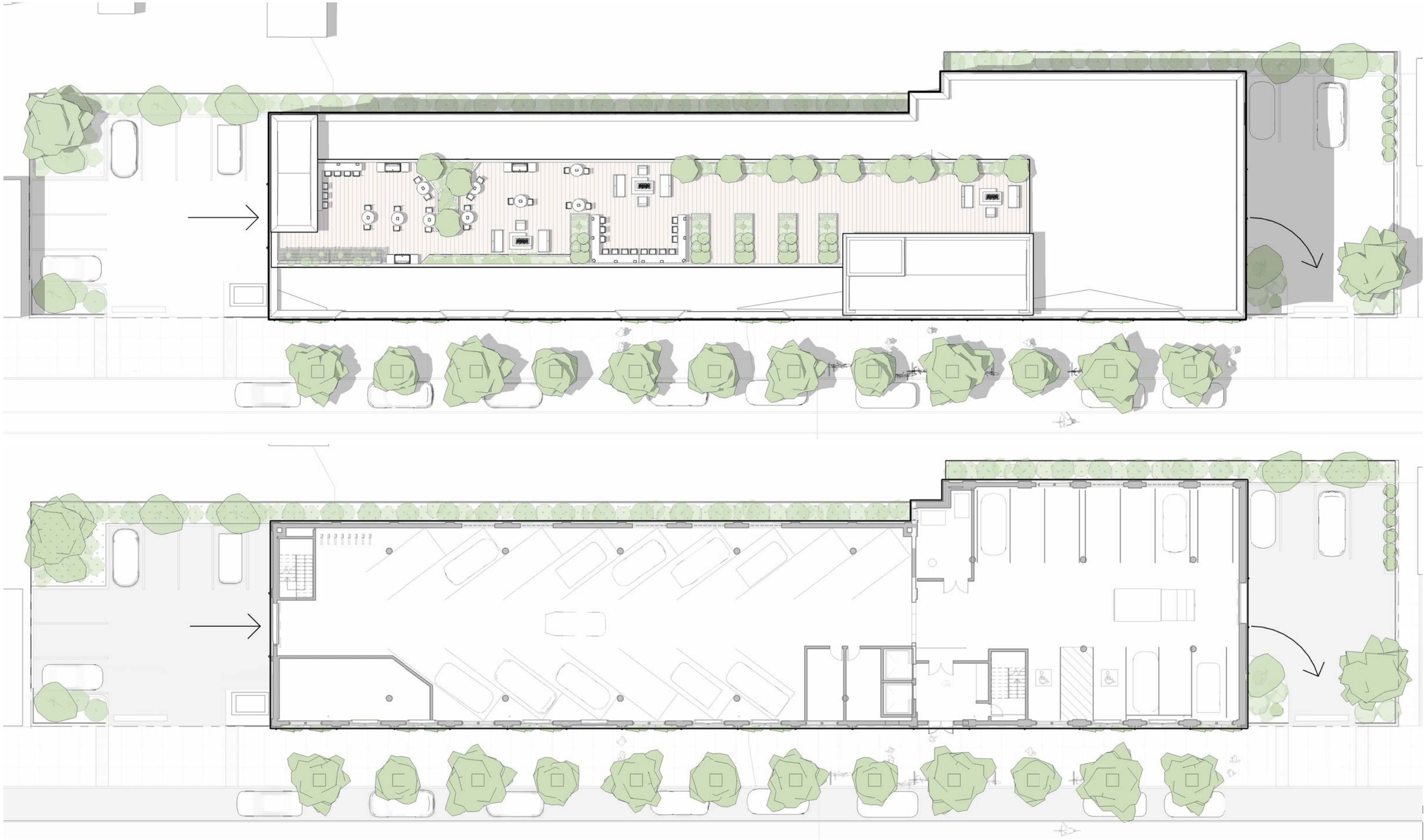
QUANTITY	CODE	BOTANICAL NAME	COMMON NAME	NOTES
LARGE TREES				
	AR	ACER RUBRUM	RED MAPLE	2–1/2 – 3" CAL. B&B
UNDERSTORY TREES				
	CC	CERCIS CANADENSIS	RED BUD	2–1/2 – 3" CAL. B&B
	CK	CORNUS KOUSA	KOUSA DOGWOOD	
	CO	CORNUS OFFICINALIS	JAPANESE CORNEL DOGWOOD	
SHRUBS				
	VD	VIBURMUM DENTATUM	ARROWOOD VIBURMUM	#3 CON
	CS	CORMUS SERICEA	RED OSIER DOGWOOD	#3 CON
EVERGREEN TREES				
	IO	IIIEX OPACA	AMERICAN HOLLY	
	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	
YARD TREE	CK	CORNUS KOUSA	KOUSA DOGWOOD	

STREET TREE PLANTER GRATES
AVENUE COLLECTION

R-8704-A	36" x 36"	12", 16" dia.	0.25"
R-8710	48" x 48"	12", 16", 24" dia.	0.375"

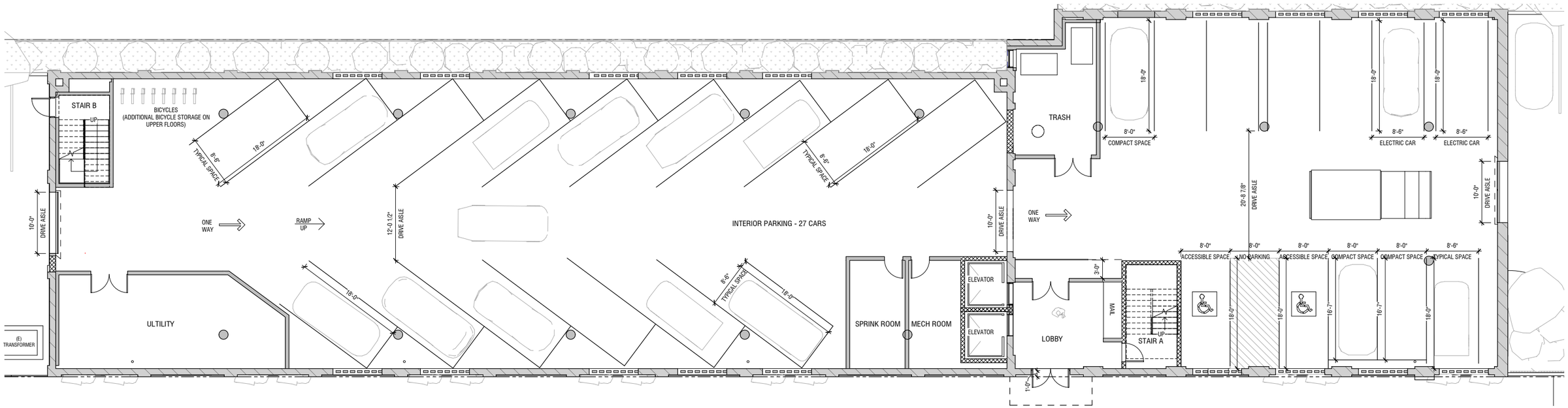


LANDSCAPE PLAN

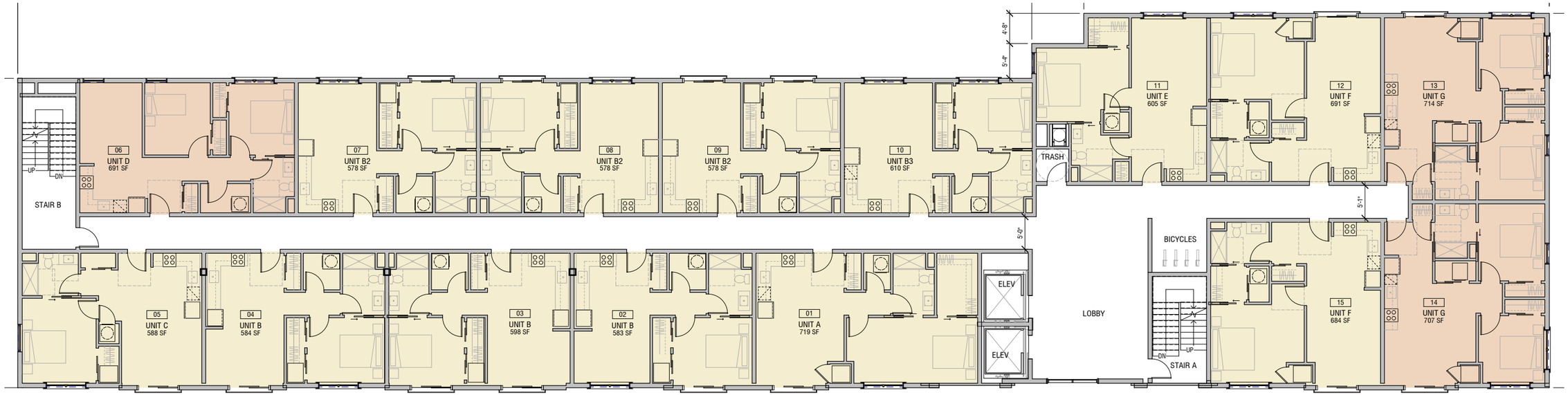


LANDSCAPE PLAN

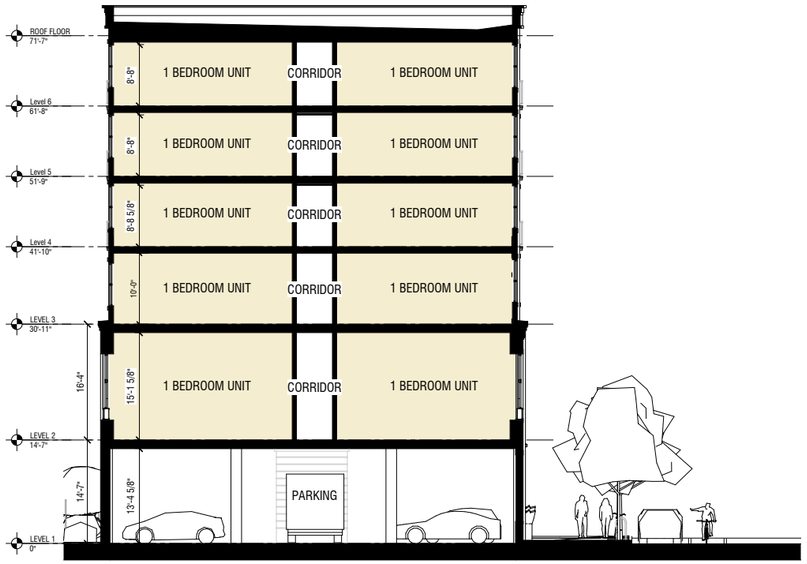
raymond f. rola architect

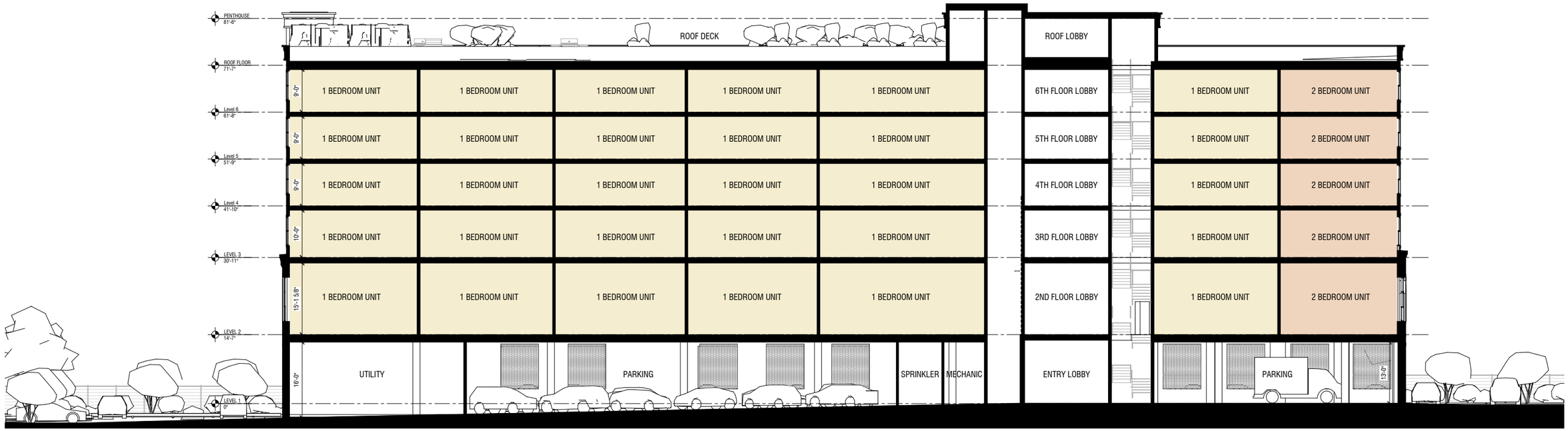


STREET-LEVEL FLOOR PLAN

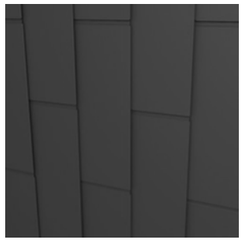


TYPICAL RESIDENTIAL FLOOR PLAN





PROPOSED BUILDING / SITE PLAN



METAL SIDING

ACCENT METAL SIDING

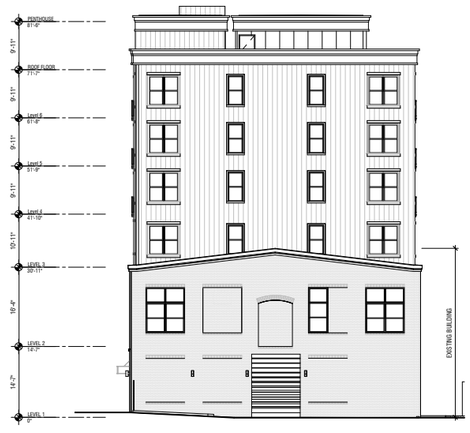
OFF-BLACK ALUMINUM

EXISTING BRICK

SOUTH ELEVATION

EAST ELEVATION (B STREET SIDE)

WEST ELEVATION



NORTH ELEVATION

PROPOSED BUILDING ELEVATIONS / MATERIALS

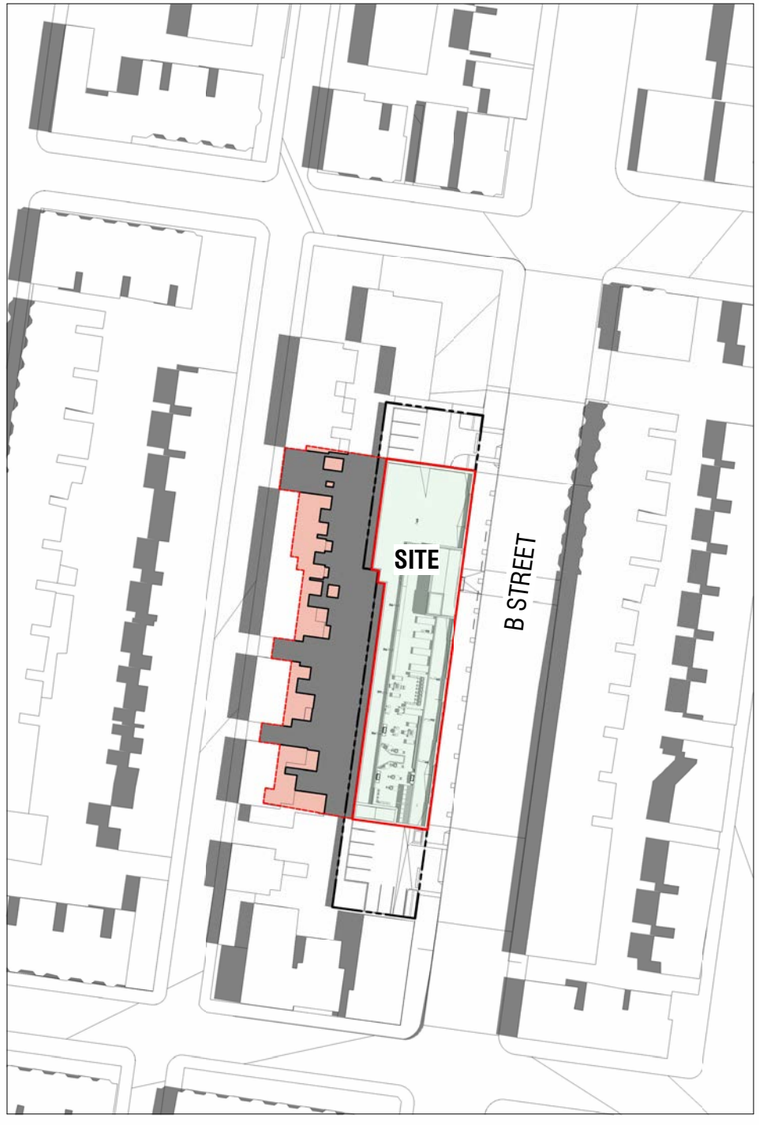

3408

SOLAR STUDIES - SUMMER AT 9 AM

EXISTING

ALLOWED BUILDING HEIGHT

PROPOSED BUILDING HEIGHT

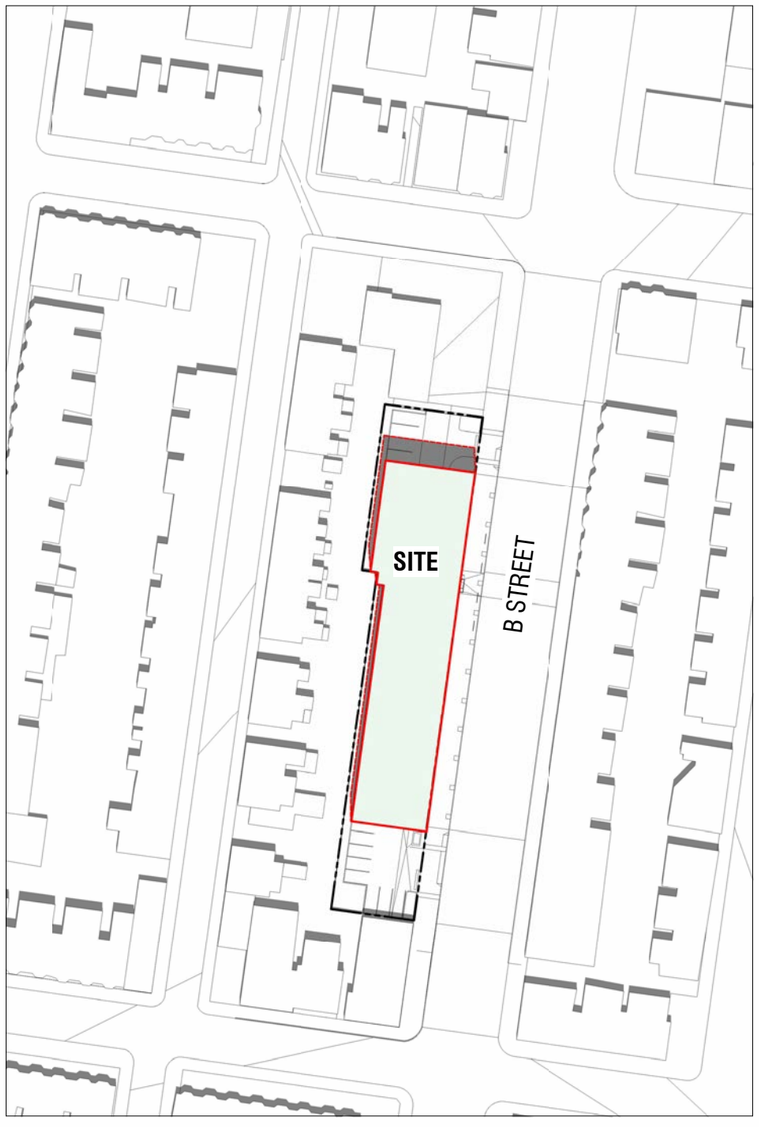


SOLAR STUDY

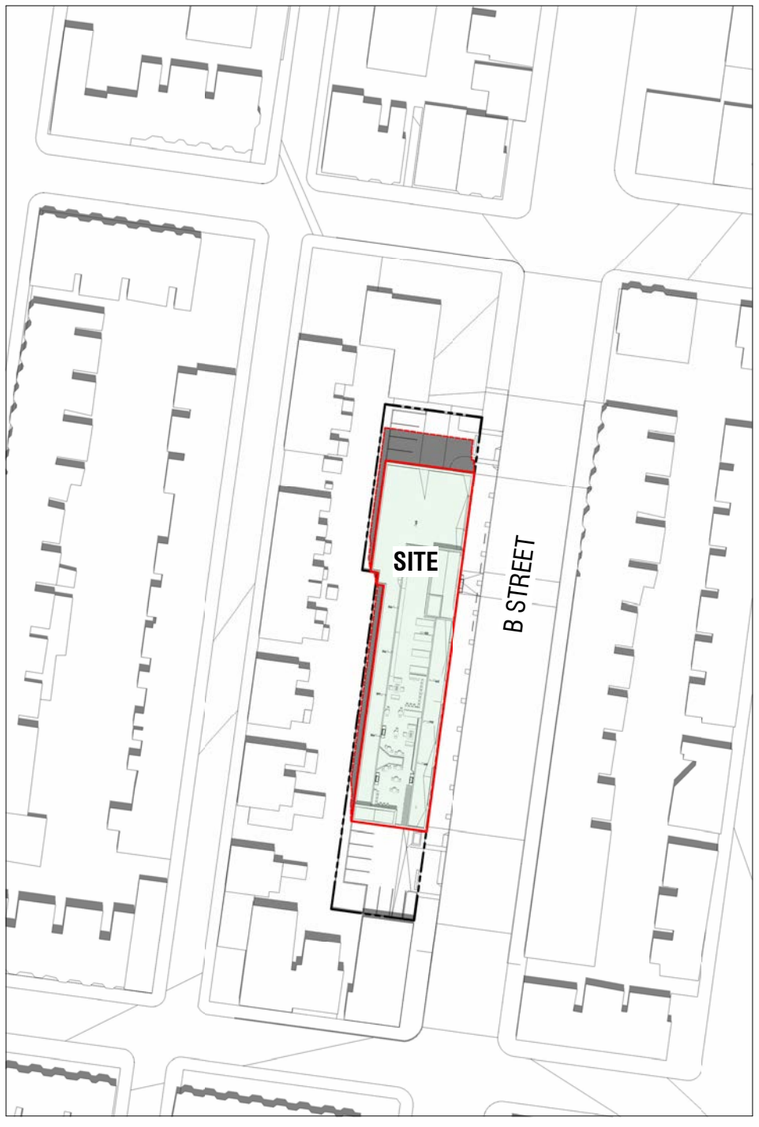
SOLAR STUDIES - SUMMER AT 12 PM NOON

EXISTING

ALLOWED BUILDING HEIGHT



PROPOSED BUILDING HEIGHT

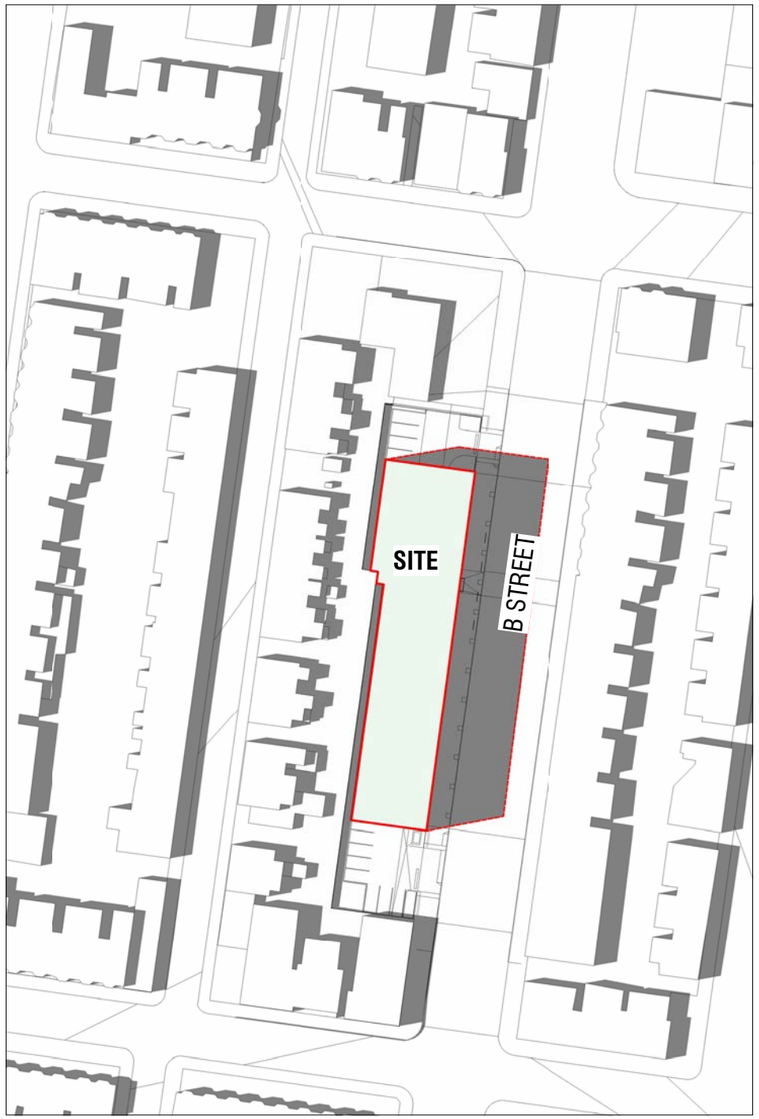


SOLAR STUDY

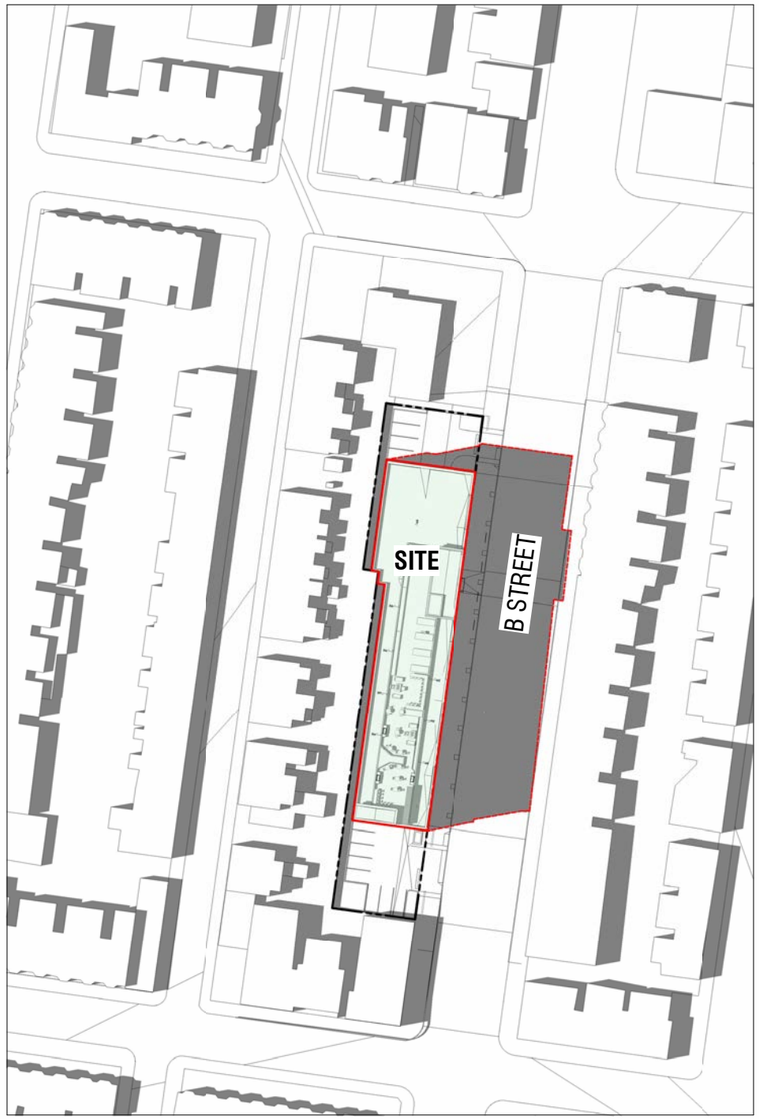
SOLAR STUDIES - SUMMER AT 3 PM

EXISTING

ALLOWED BUILDING HEIGHT



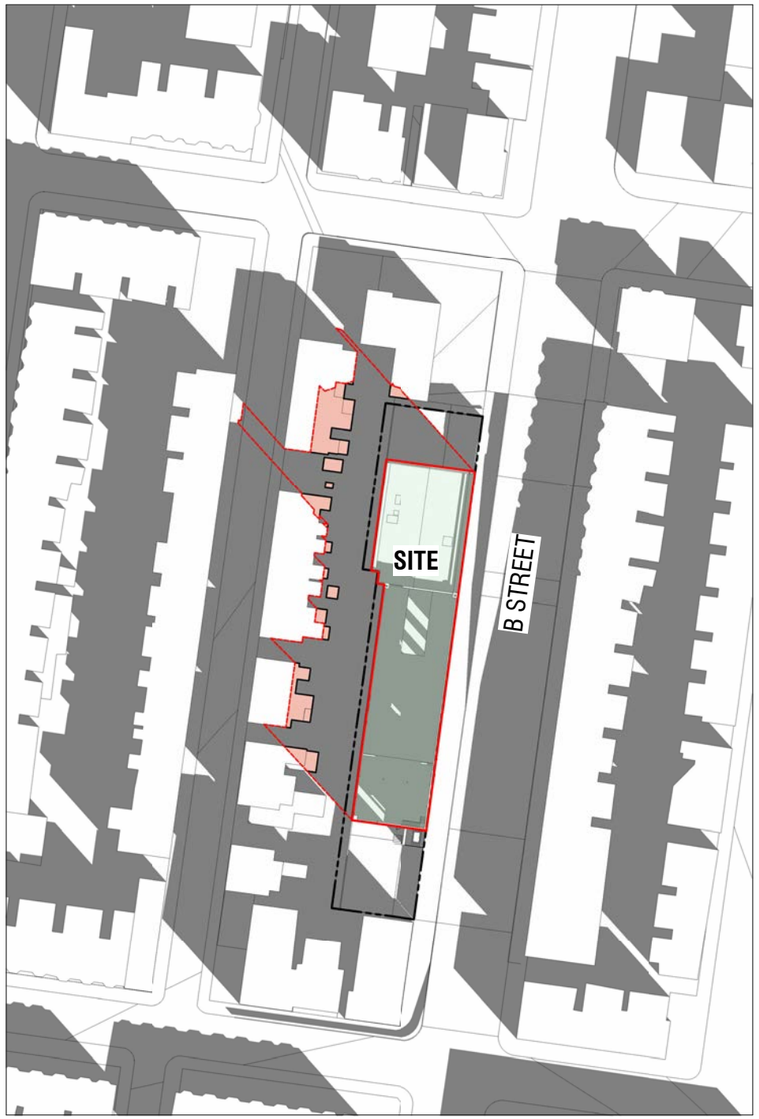
PROPOSED BUILDING HEIGHT



SOLAR STUDY

SOLAR STUDIES - WINTER AT 9 AM

EXISTING



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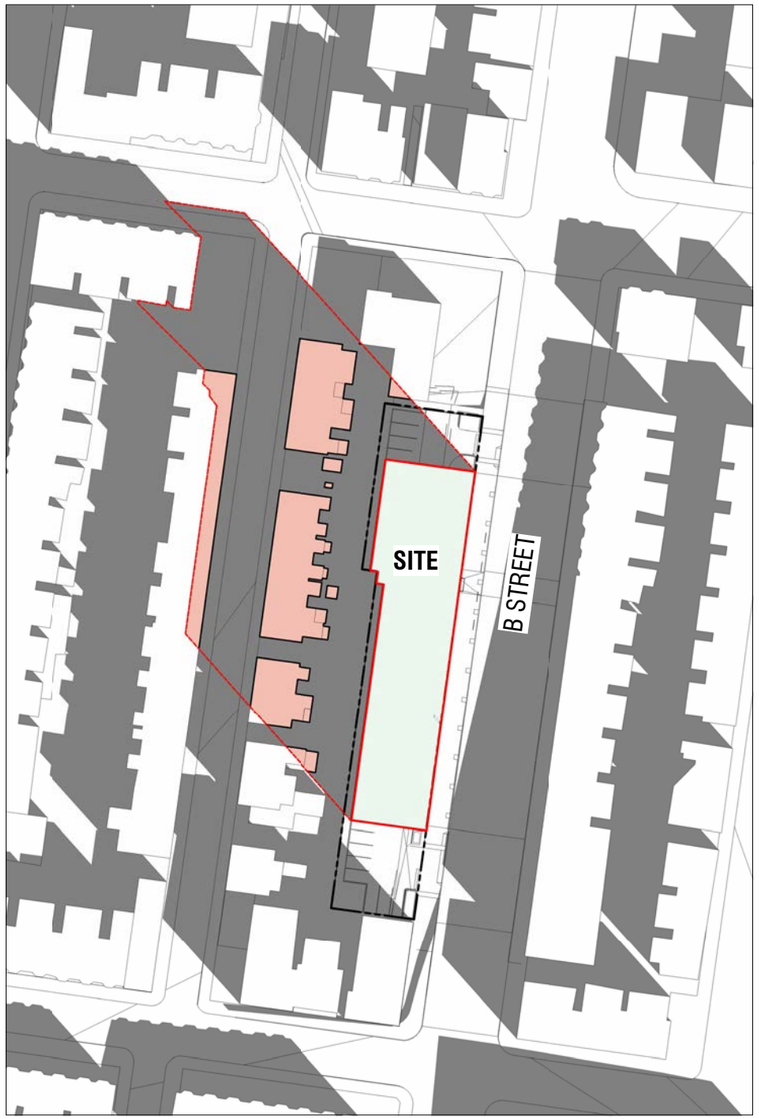
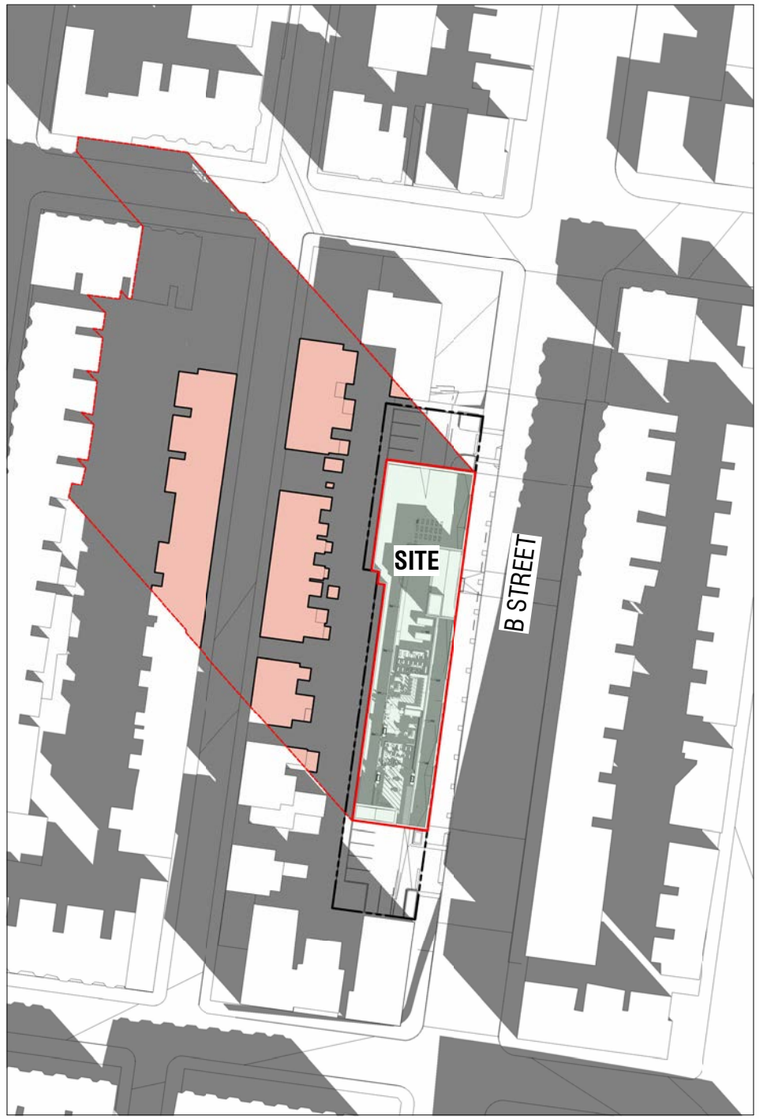


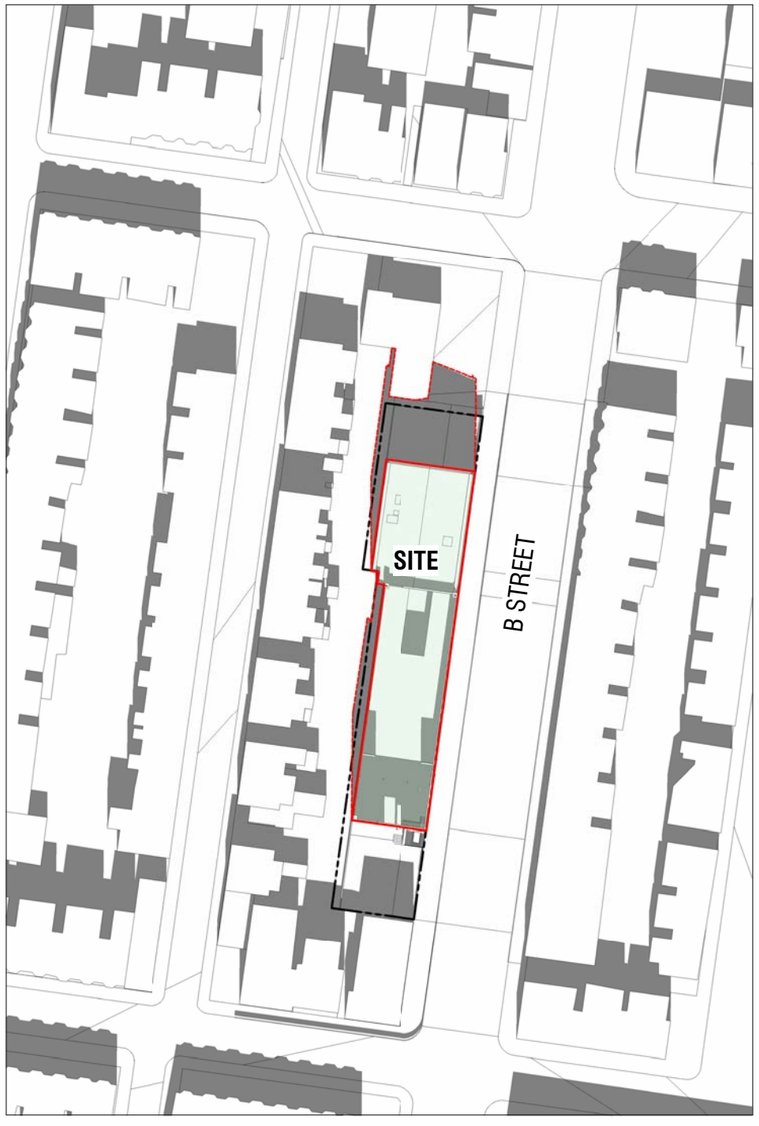
PROPOSED BUILDING HEIGHT



SOLAR STUDY

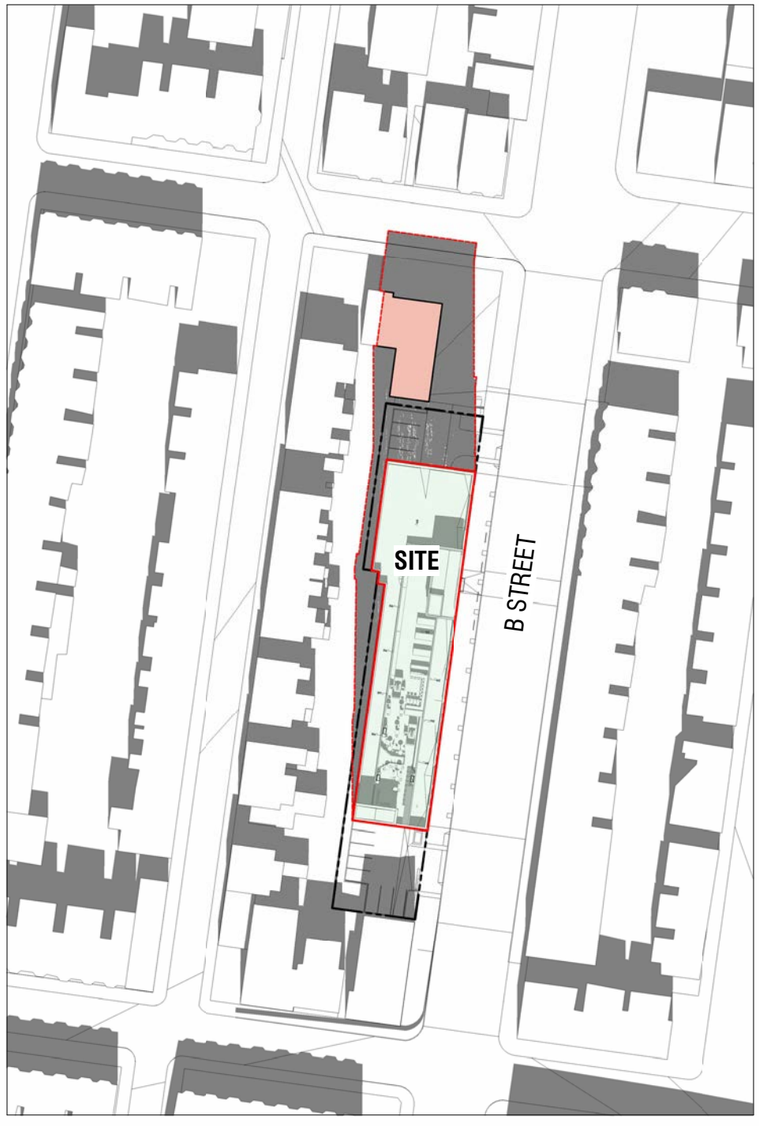
SOLAR STUDIES - WINTER AT 12 PM NOON

EXISTING



ALLOWED BUILDING HEIGHT

PROPOSED BUILDING HEIGHT

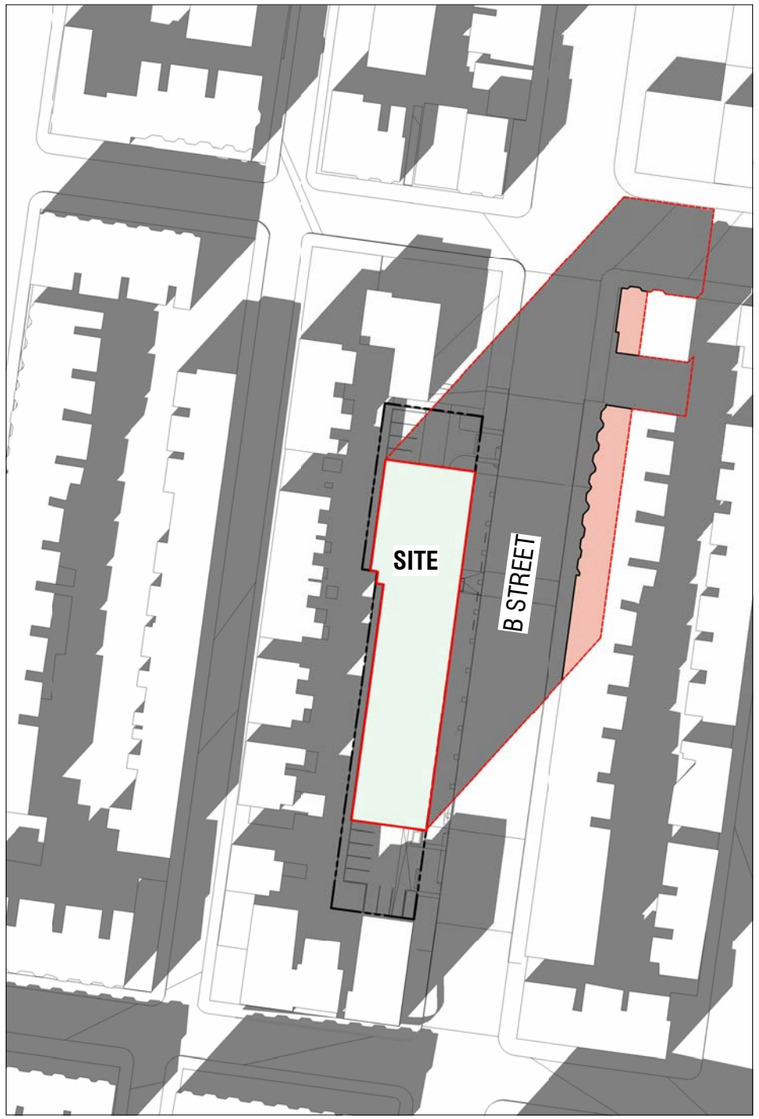


SOLAR STUDY

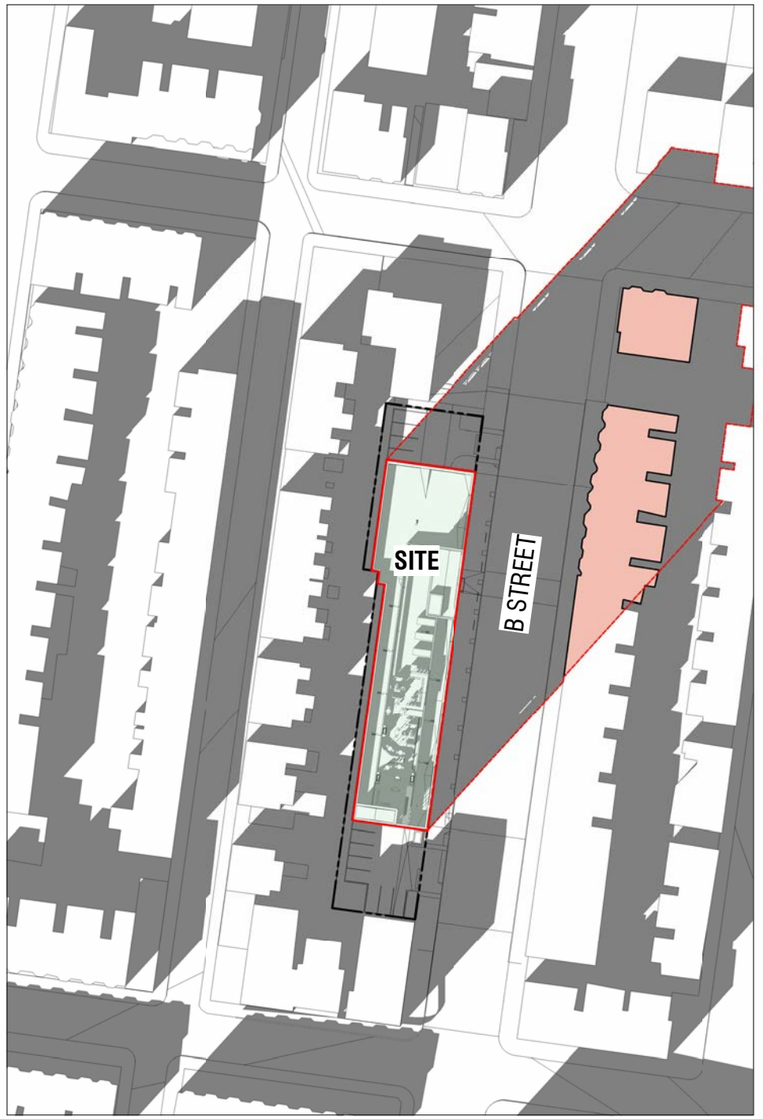
SOLAR STUDIES - WINTER AT 3 PM

EXISTING

ALLOWED BUILDING HEIGHT

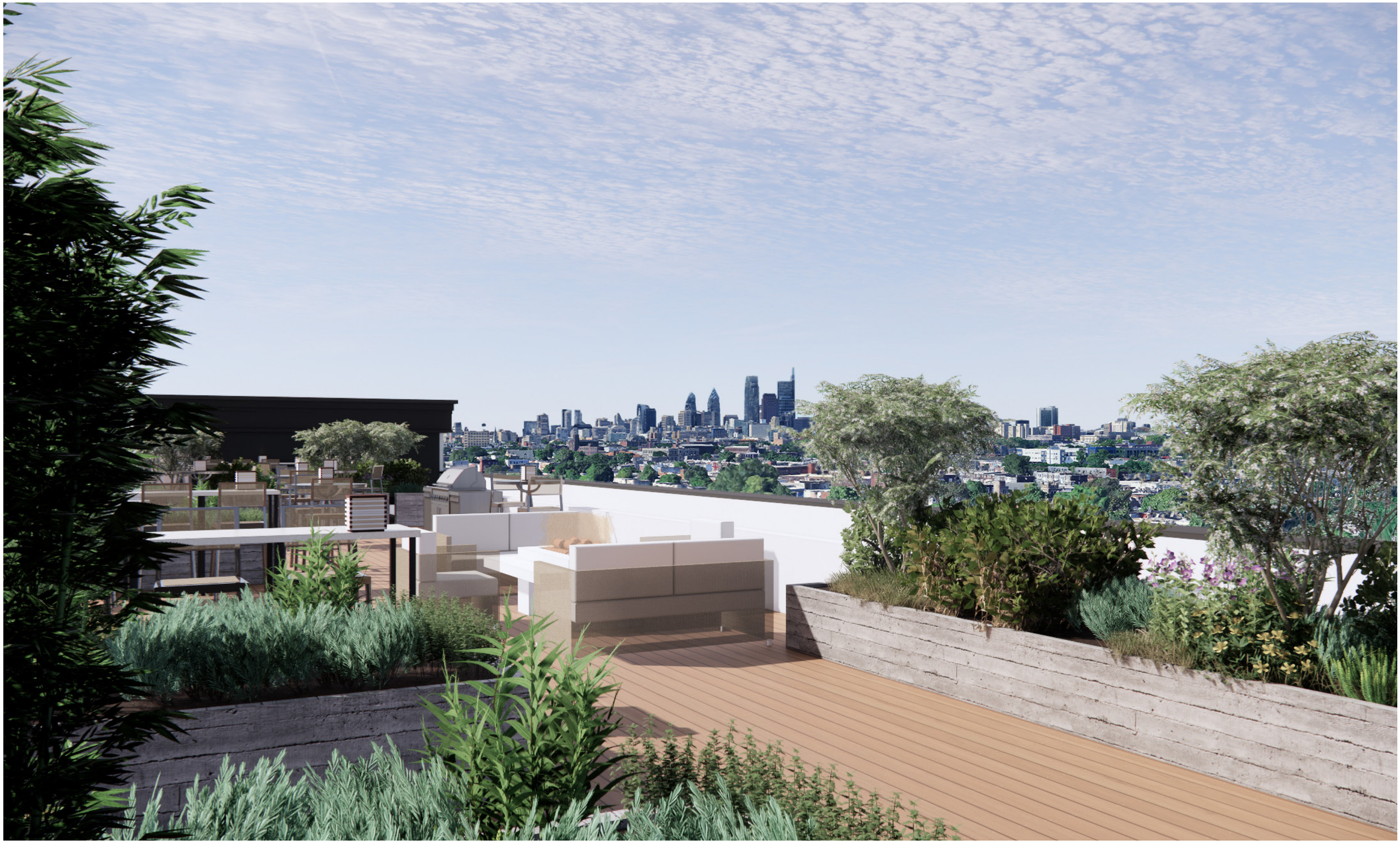


PROPOSED BUILDING HEIGHT



SOLAR STUDY


3408



Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

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: 2025-000652

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

Project exceeds the 75 dwelling unit threshold.

PROJECT LOCATION

Planning District: _____ **Council District:** 7

Address: 3408-50 B Street

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

CONTACT INFORMATION

Applicant Name: Allison Knight **Primary Phone:** 215-543-3688, Suite 605

Email: allison@pritzkerlg.com **Address:** 1521 Locust Street, Suite 605 Philadelphia, PA 19102

Property Owner: Dwight City Group **Developer** Dwight City Group
Architect: Raymond F. Rola, Architect

Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

SITE CONDITIONS

Site Area: 19,153 SF

Existing Zoning: I-2 **Are Zoning Variances required?** Yes X No ____

Proposed Use:

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

Floor	*Use*	*Area*	*# of Units*
Ground Flr.	*Parking*	*12,570 SF*	*38 Parking Spaces*
2nd Floor	*Residential*	*12,570 SF*	*15*
3rd Floor	*Residential*	*11,980 SF*	*15*
4th Floor	*Residential*	*11,980 SF*	*15*
5th Floor	*Residential*	*11,980 SF*	*15*
6th Floor	*Residential*	*11,980 SF*	*15*

COMMUNITY MEETING

Community meeting held: Yes x 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: _____

Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

CDR Submission Intake Form

Address: 3408-50 B St

Zoning Permit Application #: ZP- 2025-000652

Submission Received: 2/26/2025

Checked by: Eliza Bower

Submission Completeness Checklist

Document	Complete	Comments
Written Documents		
L&I Referral	☑	
CDR Application Form	☑	
Certificate of Mailing	☐	
CDR Sustainability Questionnaire	☑	
Complete Streets Handbook Checklist in MS Word	☑	
Responses to first review (second reviews only)	☐	

Visual Documents		
Site Survey	☐	
Site Context Photographs	☑	
Zoning Permit Application plan	☑	
Site Plan	☑	
Landscape Plan	☑	
Building Plans	☑	
Building Elevations	☑	
Building Materials Described	☐	
Site Sections	☐	
Renderings	☑	
3D Massing Model	☑	

CDR PROJECT APPLICATION FORM

CDR SUBMISSION INTAKE FORM

CDR APPLICATION FORMS

raymond f. rola architect

Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number:	Zoning District(s):	Date of Refusal:
ZP-2025-000651	*I2*	**2/26/2025**
Address/Location: *3408-50 B ST, Philadelphia, PA 19134-1606 Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *Rachael Pritzker DBA: Pritzker Law Group, LLC*	**Applicant Address:** *1521 Locust Street Ste 605 Philadelphia, PA 19102 USA*	**Civic Design Review?** *Y*

Application for:

FOR THE ERECTION OF FOUR (4) STORY ADDITION ABOVE AN EXISTING TWO (2) STORY STRUCTURE. FOR USE AS MULTI-FAMILY (SEVENTY-FIVE (75) DWELLING UNITS) HOUSEHOLD LIVING;); WITH A TOTAL OF THIRTY-EIGHT (38) ACCESSORY OFF-STREET SURFACE PARKING SPACES, INCLUDING TWO (2) ADA PARKING SPACES, TWO (2) EV SPACES, NINE (9) COMPACT PARKING SPACES; AND FORTY-EIGHT (25) ACCESSORY CLASS 1A BICYCLE PARKING SPACES LOCATED ALONG AN ACCESSIBLE ROUTE; SIZE AND LOCATION AS SHOWN ON THE PLAN.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

CODE REFERENCE	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:
TABLE 14-602-3	THE PROPOSED USE, MULTI-FAMILY (SEVENTY-FIVE (75) DWELLING UNITS) HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, I-2.
CODE REFERENCE	**THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:**
TABLE 14-701-4 *TABLE 14-806-1*	

	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT (IF ABUTTING A RESIDENTIAL DIST.)	60 FT	72 FT
OFF-STREET LOADING	4	NONE

ONE (1) USE REFUSAL
TWO (2) ZONING REFUSALS

Fee to File Appeal: $ 300

NOTES TO THE ZBA:
SEE A/P # ZP-2023-007735, CAL MI-2023-006623; ZBA GRANTED VARIANCE FOR THE ERECTION OF AN ADDITION ABOVE AN EXISTING TWO-STORY STRUCTURE. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING FOR FIFTY (50) DWELLING UNITS. SIXTEEN (16) CLASS 1A (INTERIOR) BICYCLE PARKING SPACES, EIGHT (8) OFF-STREET ACCESSORY PARKING SPACES TO INCLUDE ONE (1) VAN-ACCESSIBLE SPACE TO BE PROVIDED., 1/31/2024.

CHANWOO JUNG
PLANS EXAMINER

2/26/2025
DATE SIGNED

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

Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number:	Zoning District(s):	Date of Refusal:
ZP-2025-000651	*I2*	**2/26/2025**
Address/Location: *3408-50 B ST, Philadelphia, PA 19134-1606 Parcel (PWD Record)*		Page Number Page 2 of 2
Applicant Name: *Rachael Pritzker DBA: Pritzker Law Group, LLC*	**Applicant Address:** *1521 Locust Street Ste 605 Philadelphia, PA 19102 USA*	**Civic Design Review?** *Y*

Parcel Owner:
3408 B STREET LLC, 9499-PHILLY LLC

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District

CHANWOO JUNG
PLANS EXAMINER

2/26/2025
DATE SIGNED

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

ZONING REFUSALS

COMPLETE STREETS HANDBOOK CHECKLIST

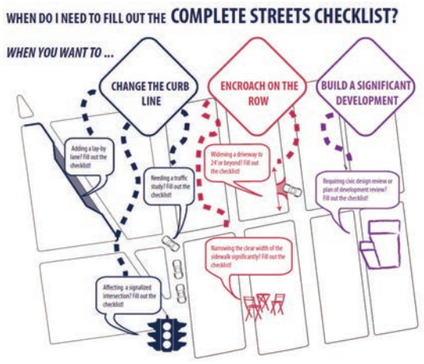
Philadelphia City Planning Commission

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



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.philadelphiastreets.com/survey-and-design-bureau/city-plans-unit . An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
  - Placing of a new street;
  - Removal of an existing street;
  - Changes to roadway grades, curb lines, or widths; or
  - Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

GENERAL PROJECT INFORMATION

1. PROJECT NAME
   3408 B Street
2. DATE
   3-28-25
3. APPLICANT NAME
   Rachael Pritzker dba: Pritzker Law Group
4. APPLICANT CONTACT INFORMATION
   rachael@pritzkerlg.com
5. PROJECT AREA: list precise street limits and scope
   Lot Area = 19153 SF
   Building Footprint = 12153 SF
6. OWNER NAME
   Dwight City Group
7. OWNER CONTACT INFORMATION
   Judah Angster ja@dwightcitygroup.com
8. ENGINEER / ARCHITECT NAME
   Raymond F. Rola, Architect
9. ENGINEER / ARCHITECT CONTACT INFORMATION
   215-546-3155 rolaarch@verizon.net
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
B Street	Onterio St	Tioga St	City Neighborhood Street

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

APPLICANT: General Project Information
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

COMPLETE STREETS HANDBOOK CHECKLIST

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PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
334'	**15' / 15' / 15'**	**15' / 15'**
_____	_____ / _____ / _____	_____ / _____
_____	_____ / _____ / _____	_____ / _____
_____	_____ / _____ / _____	_____ / _____

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
334'	**5' / 15' / 10'**
_____	_____ / _____ / _____
_____	_____ / _____ / _____
_____	_____ / _____ / _____

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 1	**22'**	_____
Curb Cut 2	**17'**	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Curb Cut 1	**22'**	_____
Curb Cut 2	**22'**	_____
_____	_____	_____
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PEDESTRIAN COMPONENT (continued)

		DEPARTMENTAL APPROVAL
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 ☐	YES ☐ NO ☐

APPLICANT:

Additional Explanation / Comments: **: Pedestrian Component: Tactile paving will be installed at both sides of the (2) driveways accessing the on site parking.**

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
334'	**5' / 5'**
_____	_____ / _____
_____	_____ / _____
_____	_____ / _____

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
334'	**5' / 5' / 5'24**
_____	_____ / _____ / _____
_____	_____ / _____ / _____
_____	_____ / _____ / _____

		DEPARTMENTAL APPROVAL
18. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?		
▪ Bicycle Parking	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐
▪ Lighting	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
▪ Benches	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
▪ Street Trees	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐
▪ Street Furniture	YES ☐ NO ☐ N/A ☒	YES ☐ 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

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BUILDING & FURNISHING COMPONENT (continued)

21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐
22. Does the design maintain adequate visibility for all roadway users at intersections?	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf

    _____

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

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
3408 B Street	**25**	_____ / _____	_____ / _____	**0 / 25**
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____

		DEPARTMENTAL APPROVAL
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 ☐	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: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

				DEPARTMENTAL APPROVAL	
28.	Does the design limit conflict among transportation modes along the curb?	YES ☒ NO ☐		YES ☐	NO ☐
29.	Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES ☐ NO ☐	N/A ☒	YES ☐	NO ☐
30.	Does the design provide a buffer between the roadway and pedestrian traffic?	YES ☒ NO ☐	N/A ☐	YES ☐	NO ☐
31.	How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?			YES ☐	NO ☐

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

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

					DEPARTMENTAL APPROVAL	
33.	What is the maximum AASHTO design vehicle being accommodated by the design?	Class 6 – Single Unit			YES ☐	NO ☐
34.	Will the project affect a historically certified street? An inventory of historic streets[1] is maintained by the Philadelphia Historical Commission.	YES ☐	NO ☒		YES ☐	NO ☐
35.	Will the public right-of-way be used for loading and unloading activities?	YES ☒	NO ☐		YES ☐	NO ☐
36.	Does the design maintain emergency vehicle access?	YES ☒	NO ☐		YES ☐	NO ☐
37.	Where new streets are being developed, does the design connect and extend the street grid?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
38.	Does the design support multiple alternative routes to and from destinations as well as within the site?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
39.	Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES ☒	NO ☐		YES ☐	NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

URBAN DESIGN COMPONENT (Handbook Section 4.8)

					DEPARTMENTAL APPROVAL	
40.	Does the design incorporate windows, storefronts, and other active uses facing the street?	YES ☐	NO ☒	N/A ☐	YES ☐	NO ☐
41.	Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
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 ☒	YES ☐	NO ☐

APPLICANT: Urban Design Component : Tactile paving will be installed at both sides of the (2) driveways accessing the on site parking. The entrance to the building will be an active location on the block. Graphic glazed masonry units will be used to create visual interest at the ground level. "Eyes on the street" will be provided by existing residences across the street.

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

				DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
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? *If yes, City Plan Action may be required.*	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
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 ☐	NO ☐
▪ Marked Crosswalks	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Pedestrian Refuge Islands	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Signal Timing and Operation	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Bike Boxes	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐

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: _____

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 adaptions 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.	Front entrance is 1/8 of a mile from the Route 89 bus on Tioga St. and 1/4 mile from the Route 60 Bus on Allegheny Ave.
(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.	Existing exterior parking areas will be reduced with landscaping. All additional parking will be enclosed below the building.
(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.	5 percent of all vehicles will be designated for electric vehicles.
(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]	No exterior frontages face existing or proposed rail lines or subways
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Project will incorporate bike share spaces in conformance with Philadelphia Bike Share standards.

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.	
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.	
(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	
(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.	
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]	Project will meet or exceed 2021 IECC energy requirements.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? [iii] •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	No

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy.[iv]	All unit VTAK HVAC units will have a MERV of 13.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Reuse the existing masonry exterior saving demolition of 000 cubic yards of waste material.

[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