



ATRIUM DESIGN GROUP

1601 WASHINGTON AVE

JUNE 2, 2025



ATRIUM DESIGN GROUP

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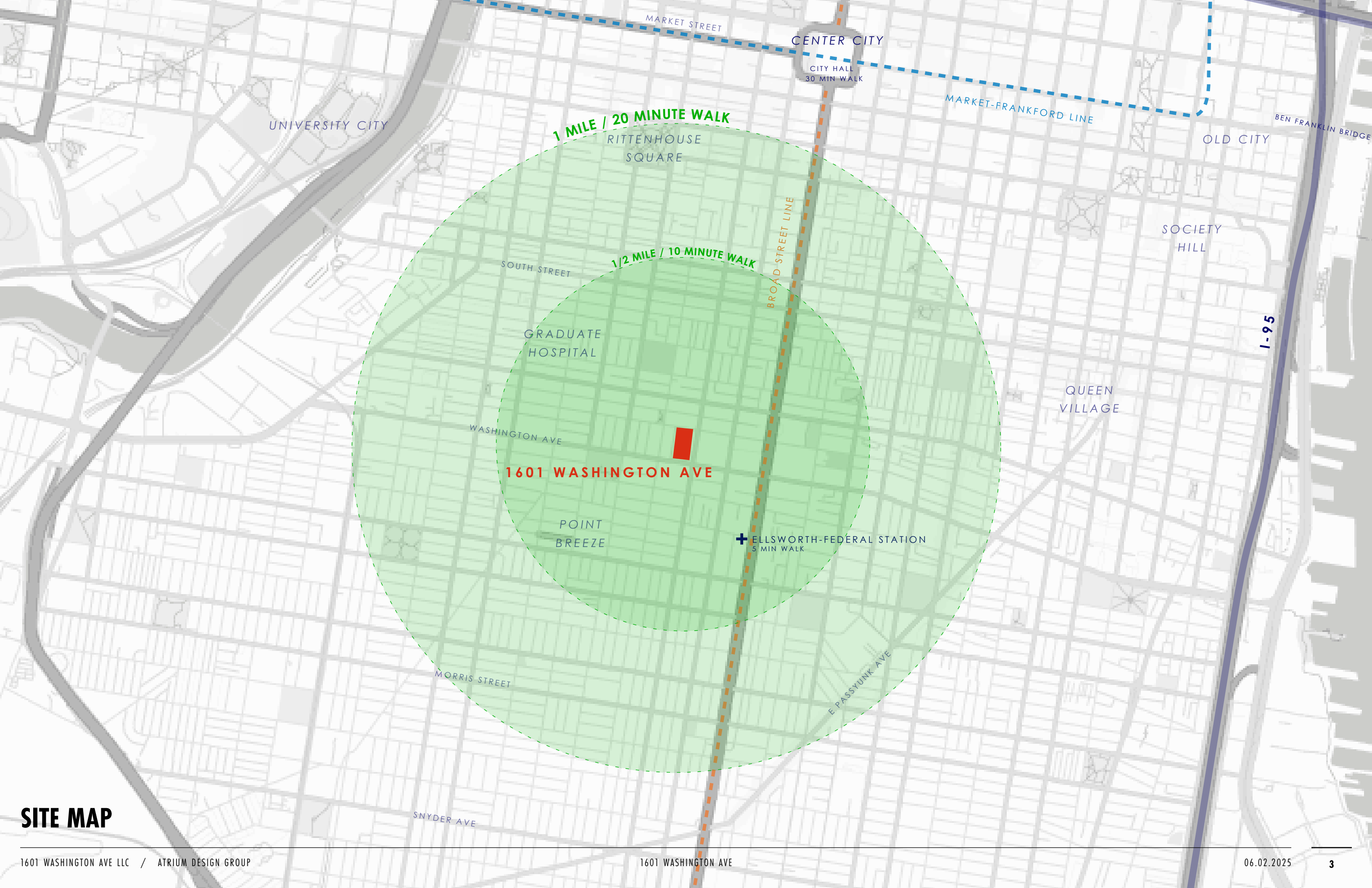
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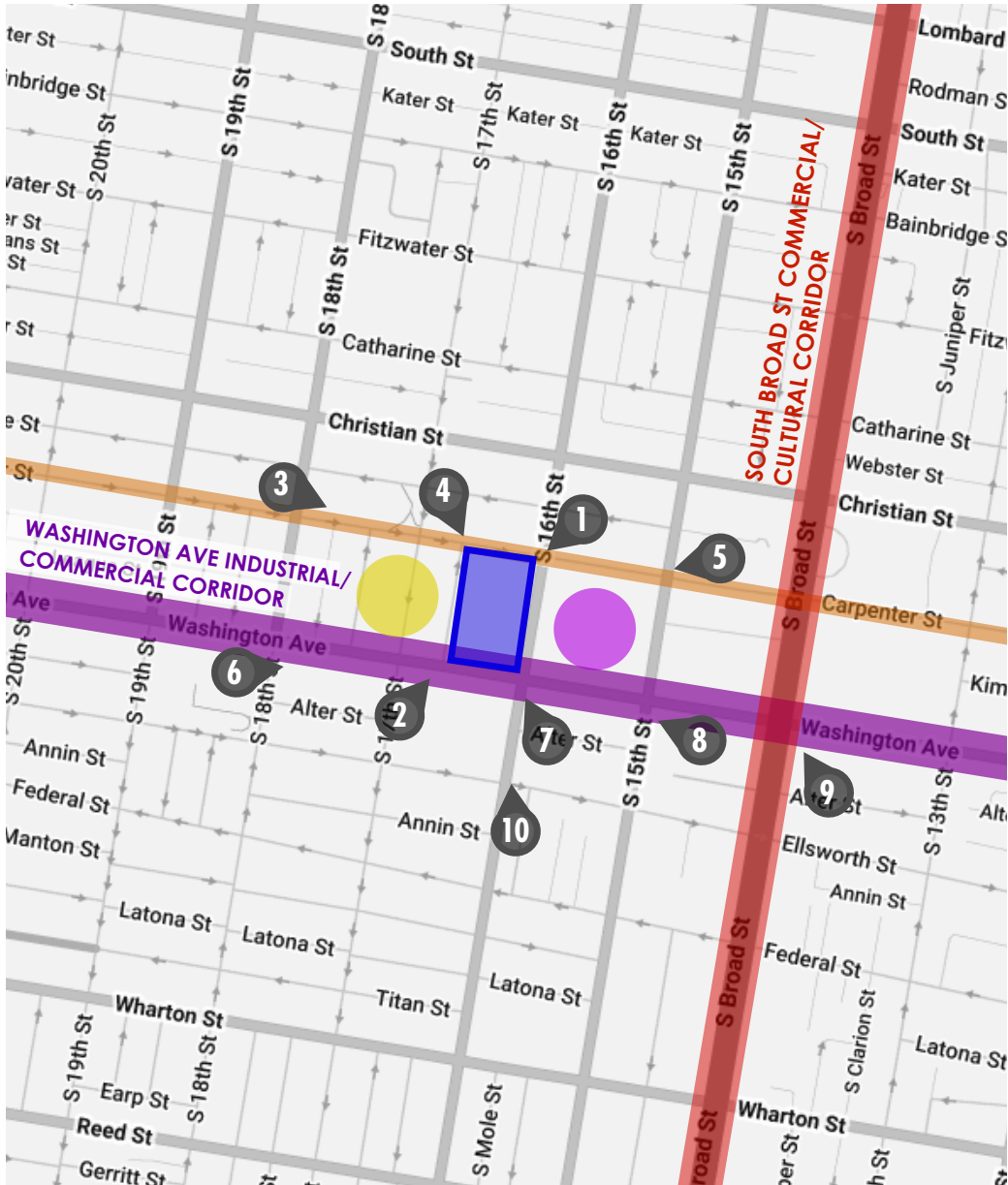
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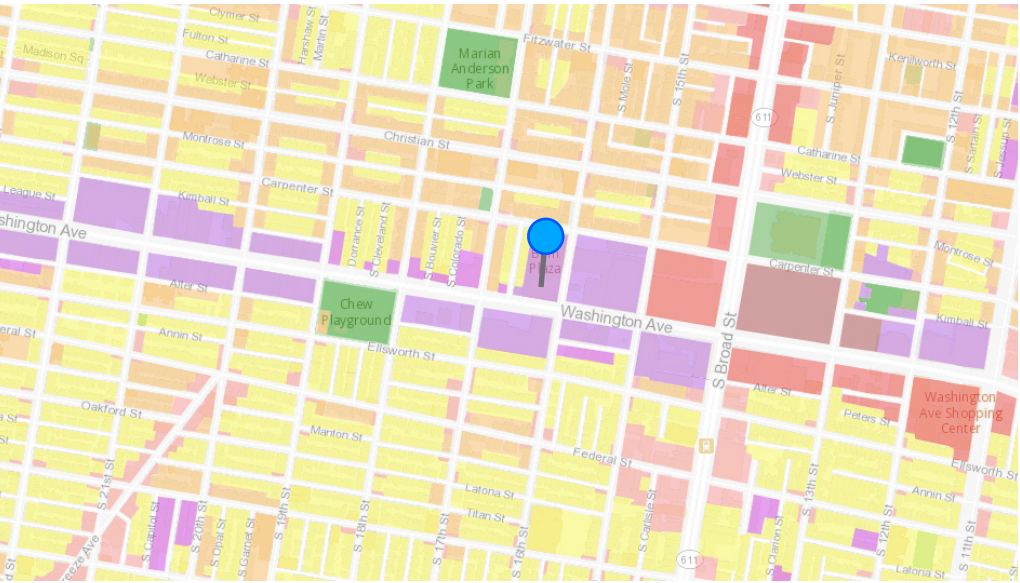
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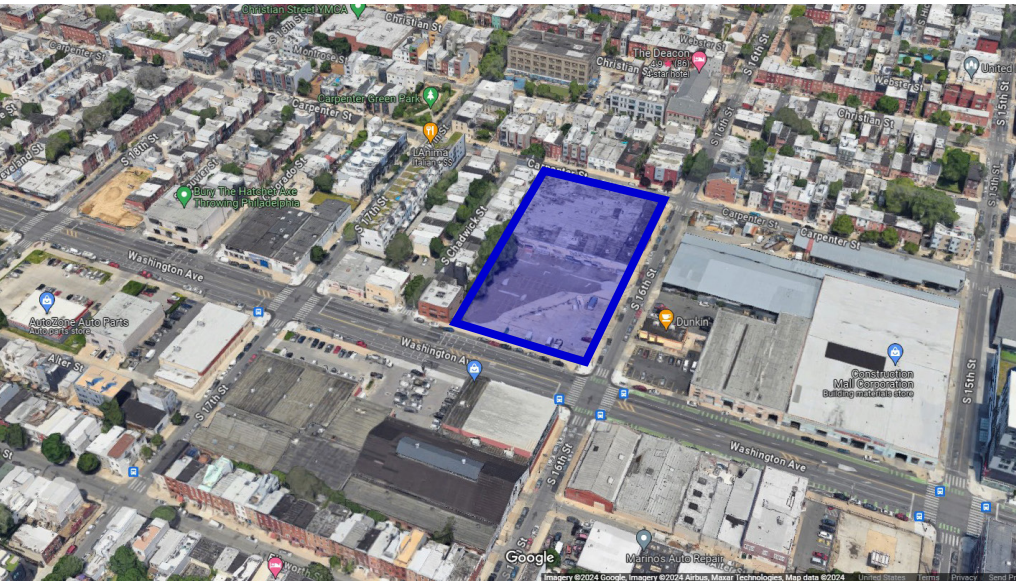
SITE MAP



SITE CONTEXT



ZONING MAP



AERIAL VIEW

SURROUNDING SITE CONTEXT CONSIDERATIONS

1. THE SITE IS SITUATED BETWEEN THE BUSY WASHINGTON AVE. COMMERCIAL CORRIDOR TO THE SOUTH AND A QUIET RESIDENTIAL NEIGHBORHOOD TO THE NORTH.
2. TO THE IMMEDIATE WEST IS A POCKET OF SINGLE FAMILY RESIDENTIAL UNITS, WHICH BREAKS THE INDUSTRIAL USE PATTERN ALONG THE WASHINGTON AVE COMMERCIAL CORRIDOR.
3. IDENTITY IN FLUX - THE WASHINGTON AVE CORRIDOR IS TRANSFORMING FROM THE WAREHOUSE AND INDUSTRIAL-USE STRIP TO MULTI-FAMILY RESIDENTIAL AND COMMERCIAL USES, IN KEEPING WITH THE EXISTING URBAN CHARACTER.



SITE CONTEXT

DESIGN OBJECTIVES

THE PROPOSED DESIGN RESPONDS TO THE CONTRASTING STREET SCALES SURROUNDING THE PROPERTY, SUPPORTING THE TRANSITION BETWEEN THE INDUSTRIAL, POTENTIALLY HIGH-FREQUENCY CHARACTER OF WASHINGTON AVE AND THE QUIETER RESIDENTIAL NEIGHBORHOOD TO THE NORTHEAST BY:

BREAKING DOWN THE MASS OF THE BLOCK, BOTH AESTHETICALLY AND FUNCTIONALLY, STEPPING DOWN TOWARDS THE NORTH AND THE WEST

KEEPING THE STREET FRONTS PEDESTRIAN FRIENDLY WITH MULTIPLE POINTS OF ENTRY

PROVIDING A FOCAL POINT FOR THE NEIGHBORHOOD WITH AN ABUNDANCE OF COMMERCIAL SPACE, IN ACKNOWLEDGEMENT OF THE PREVIOUSLY CLOSED SUPERMARKET WHICH USED TO BE ON THE LOT

PROVIDING A VARIETY OF THIRD SPACES, PROMOTING SOCIAL INTERACTIONS AND A SENSE OF URBANITY

IT ALSO ADDRESSES THE SENSE OF PERSONAL PLACE BY SCALING DOWN CIRCULATION WITHIN THE BUILDING AND FORMING CLUSTERS OF UNITS READILY ACCESSIBLE FROM A BUILDING ENTRANCE.



AERIAL VIEW

APPROVED FUTURE DEVELOPMENT

LINEAR COURTYARD OFF CARPENTER

LOWER ROOF DECK

NEIGHBORING BUILDINGS

2ND STORY YARDS

WASHINGTON AVE

MAIN RESIDENTIAL
ENTRY PLAZA

1ST FLOOR AMENITY

WASHINGTON AVE
RESIDENTIAL ENTRANCE

COMMERCIAL ALONG 16TH STREET

4,500 SF / 80 LINEAR FEET

COMMERCIAL FACING
WASHINGTON AVE

AMENITY SPACE LOGGIA

25,000 SF / 200 LINEAR FEET

UNDERGROUND PARKING ENTRANCE

UPPER ROOF DECK

275,710 GROSS FLOOR AREA
FAR = 475.14
7 FLOORS
285 RESIDENTIAL UNITS
154 PARKING SPACES
33,500 SF COMMERCIAL SPACE

16TH STREET RESIDENTIAL ENTRANCE

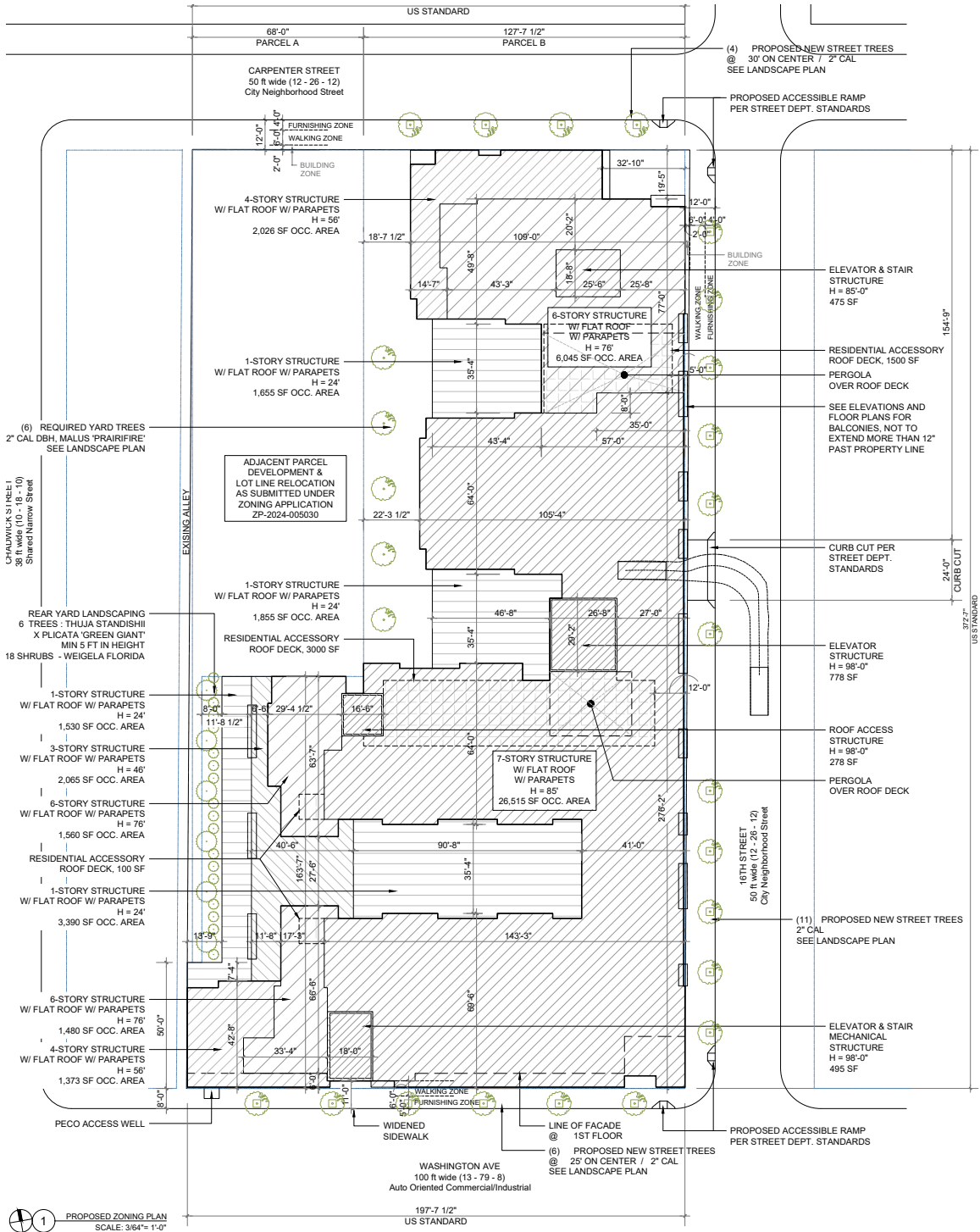
COMMERCIAL ENTRY PLAZA

16TH STREET

PROPOSED DEVELOPMENT

REQUIRED PARKING

Multi-Family: 1/2 units	Table 14-802-3	143
Reduction for 5 car-share spaces	14-802-6 (b)	-20
Total Multi-Family		123
Commercial: 1/ 1000 sf	Table 14-802-3	29
Total Required Parking		152



VARIANCE:

- RESIDENTIAL USE IN I-2 DISTRICT
- NO LOADING SPACES WHERE 9 ARE REQUIRED

AREA OVERVIEW				
	Residential	Commercial	Accessory / Service / Circulation	Total
Basement - not incl. in Gross			58,350	58,350
1st Floor	5,000	33,500	9,580	48,080
2nd Floor	35,382		7,463	42,845
3rd Floor	36,167		6,788	42,955
4th Floor	34,779		6,226	41,005
5th Floor	32,297		5,308	37,605
6th Floor	32,297		5,308	37,605
7th Floor	21,100		6,965	28,065
Pilothouses			1,550	1,550
Gross Area per Use	197,022	33,500	49,188	
GROSS BUILDING AREA				279,710
LOT AREA				58869.25
FAR				475.14
OCCUPIED AREA (SF)				51,145
OCCUPIED AREA (PERCENT)				86.88%

ZONING ANALYSIS			
Project Location:	1601 Washington Avenue & 1600 Carpenter Street		
Owner	OCF Realty		
Historic Status:	N/A		
Frontage:	Washington Ave. - Auto Oriented Commercial/Industrial / S 16th St. - City Neighborhood Street / Carpenter St. - City Neighborhood Street		
Zoning District:	I-2 (Medium Industrial)		
	/CTR Center City Overlay District - Center City Residential District Control Area		
	/CTR Center City Overlay District - Residential Parking Control Area		
	/WWA West Washington Avenue Overlay District		
	/NIS Narcotics Injection Sites Overlay District		
PROPOSED DEVELOPMENT		PARCEL B	
	Code Reference	Required/Permitted by Philadelphia Zoning Code	Proposed Development
Use:	Table 14-602-3 14-518	Medium Industrial	Bsmt = Accessory Parking 1st Flr = Commercial; Loading; Multi-Family Residential 2nd -7th Flr = Multi-Family Residential
Total Number of Off-Street Parking Spaces	Table 14-802-3	see parking calculation	154
No. of ADA Accessible Parking Spaces	Table 14-802-4	6	6
No. of Van-Accessible Spaces	14-802 (5)(a)	1	1
Electric Vehicle Parking Spaces	Table 14-803-3	8	8
Car-share spaces	14-802-6 (b)	see parking calculation	5
Bicycle Parking	Table 14-804-1	98	100
Off-Street Loading	14-806	9	0
Lot Dimensions:			
Min. Lot Area (sq.ft.)	Table 14-701-4	N/A	58,869.25 (US Standard) 58,576.0 (City Standard)
Max Occupied Area (% of lot)	Table 14-701-4	100%	86.88%
Min. Open Area (% of lot)	Table 14-701-4	0%	13.12%
Yards:			
Front Yard Setback	Table 14-701-4	0	0
Side Yard Width, Each (ft.)	Table 14-701-4	6 if used, otherwise 0	N/A
Rear Yard Depth (ft.)	Table 14-701-4	8 if used, otherwise 0	8
Landscape:			
Street Trees - Washington Ave	14-705 (2) (c)	6	6
Street Trees - 16th Street	14-705 (2) (c)	11	11
Street Trees - Carpenter Street	14-705 (2) (c)	4	4
Landscape Buffer	14-705 (1) (d)	N/A	N/A
Yard Trees	14-705 (1) (e)	5	5
Height:			
Building Height	Table 14-701-4	no limit	85
FAR:			
% of lot area	Table 14-701-4	500%	475.14

ZONING INFORMATION















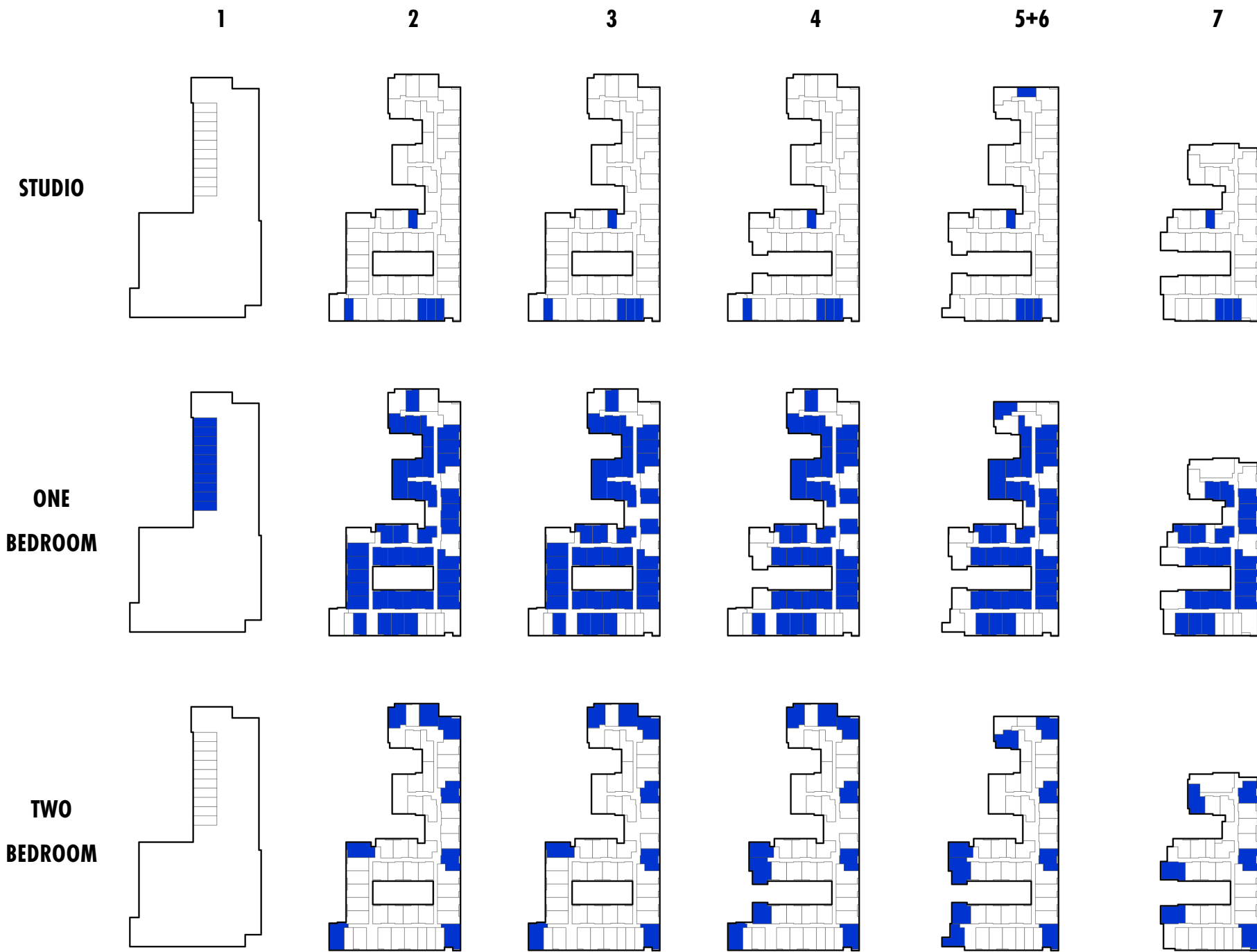






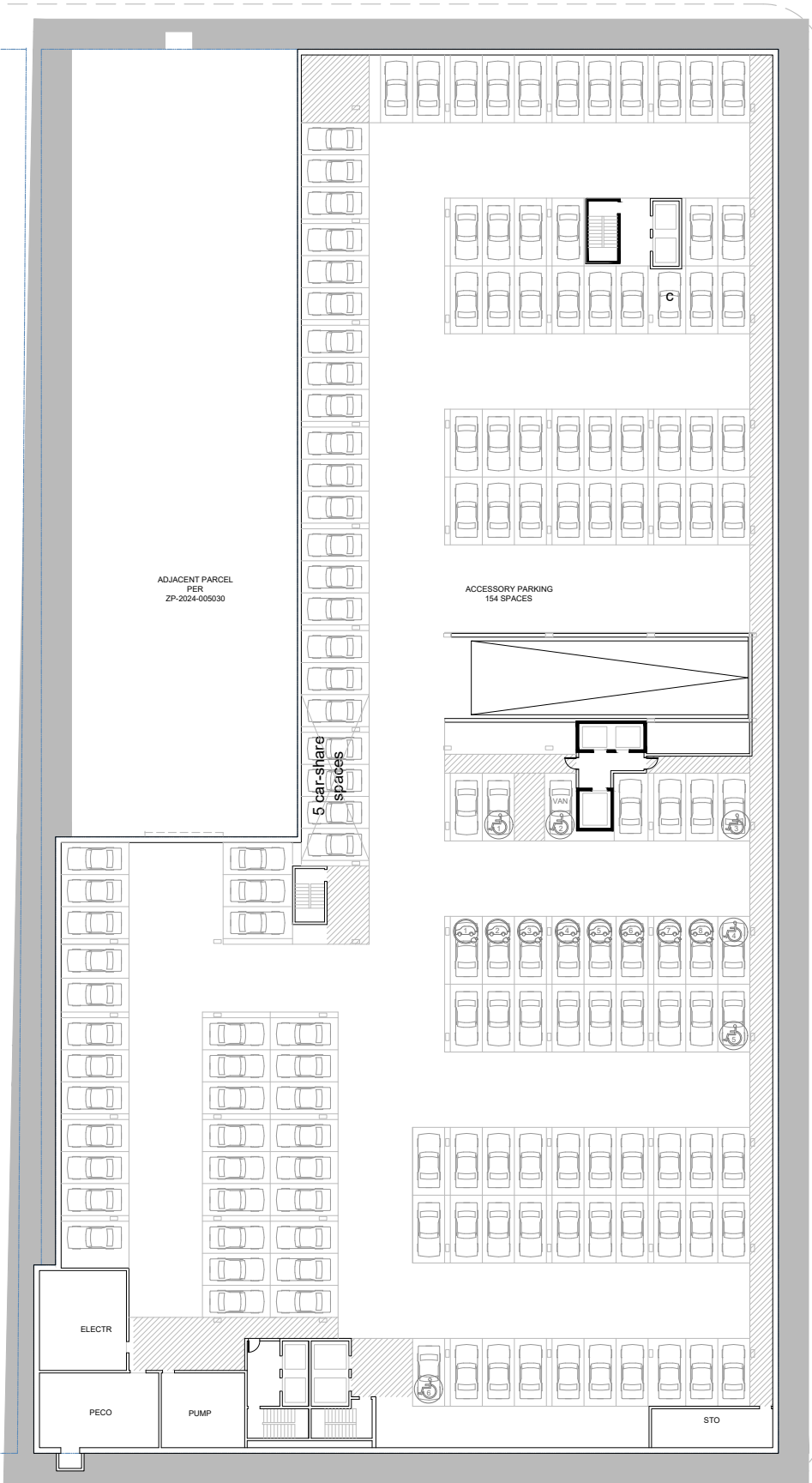


SITE PLAN

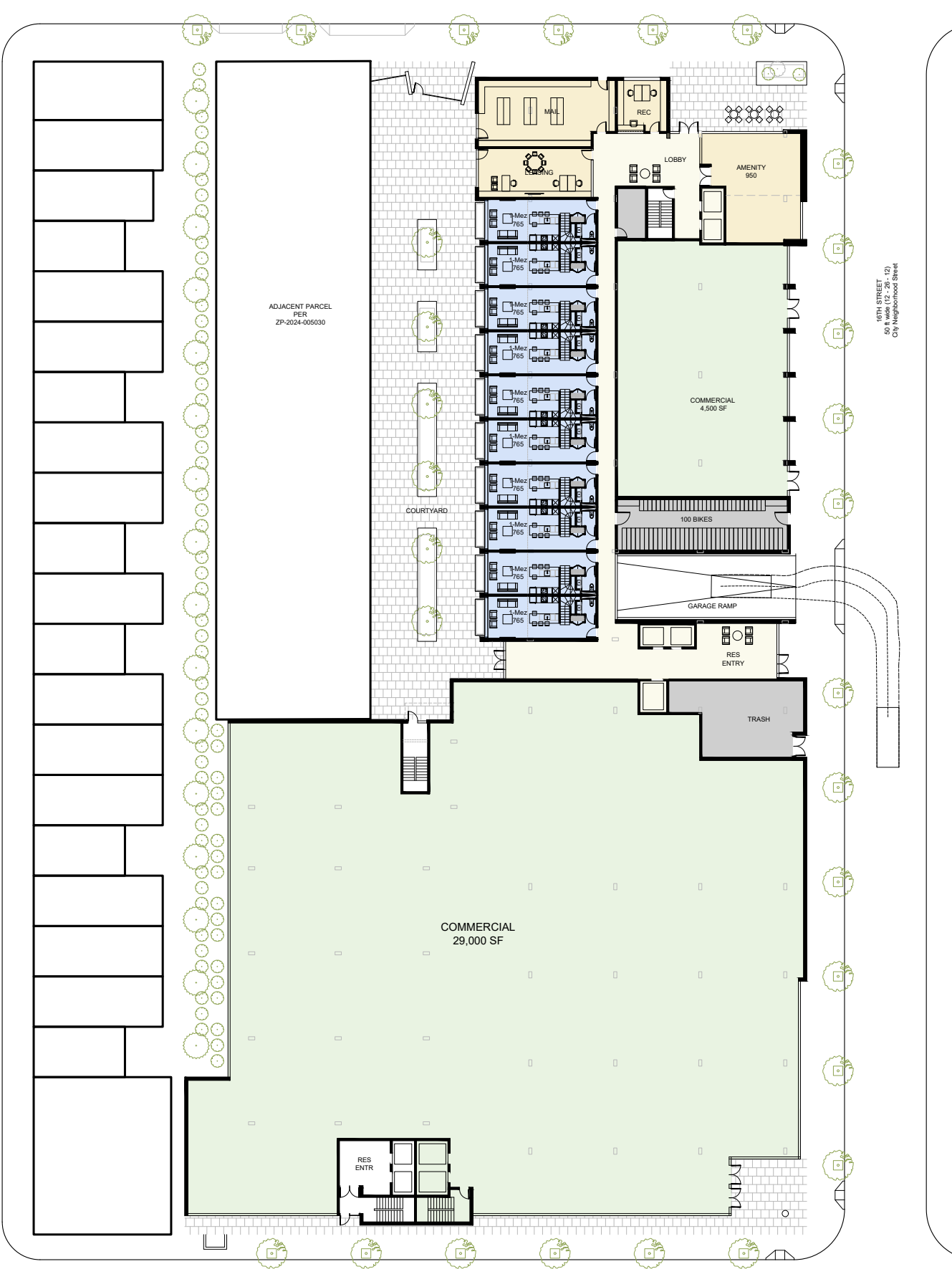


FLOOR	UNITS	STUDIO	1BR	2BR
1	10	0	10	0
2	51	5	38	8
3	52	5	39	8
4	49	5	34	10
5+6	46	5	32	9
7	31	4	21	6
TOTAL	285	29	206	50
TOTAL	100%	10%	72%	18%

UNIT KEY PLANS

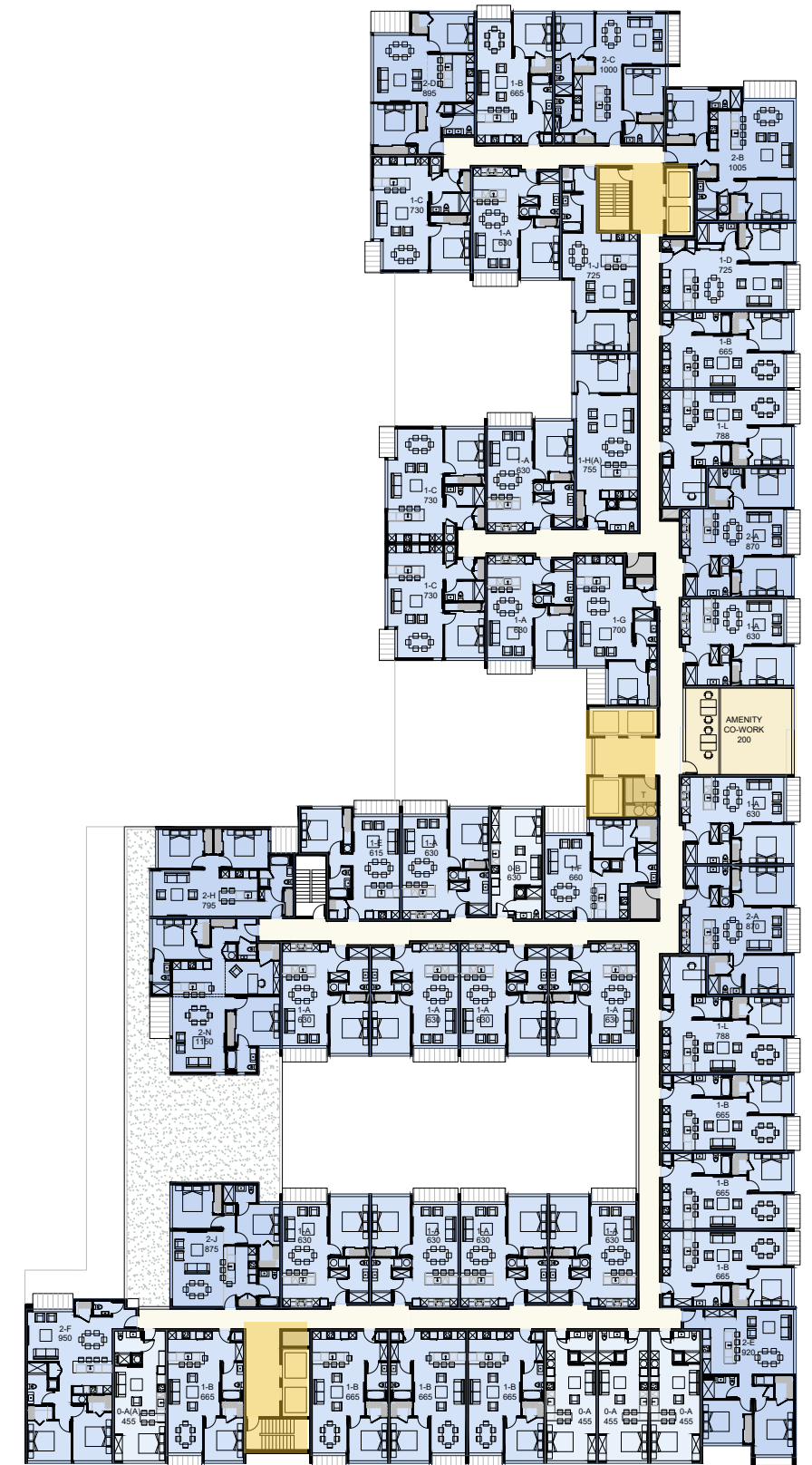
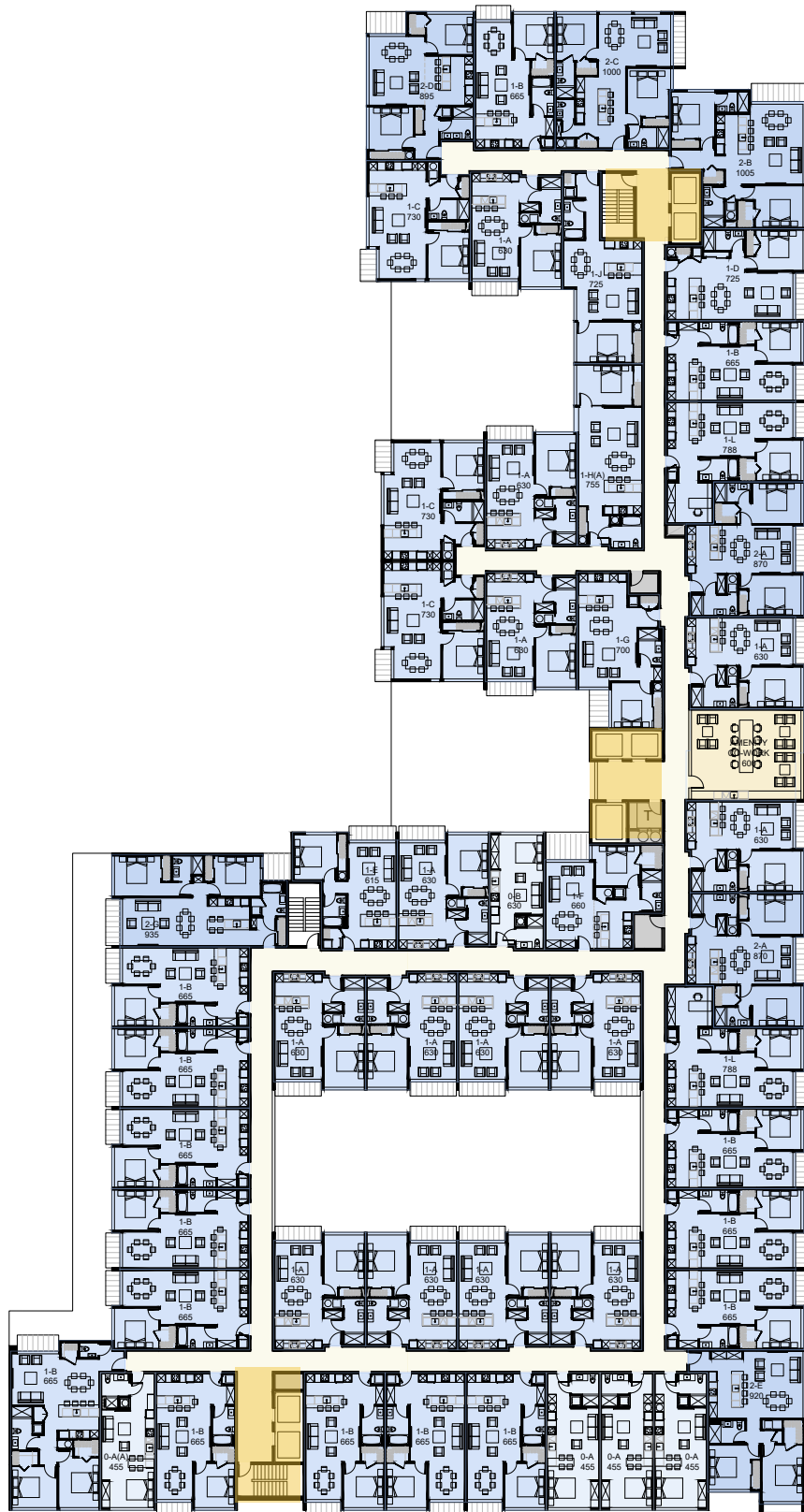


BASEMENT PLAN

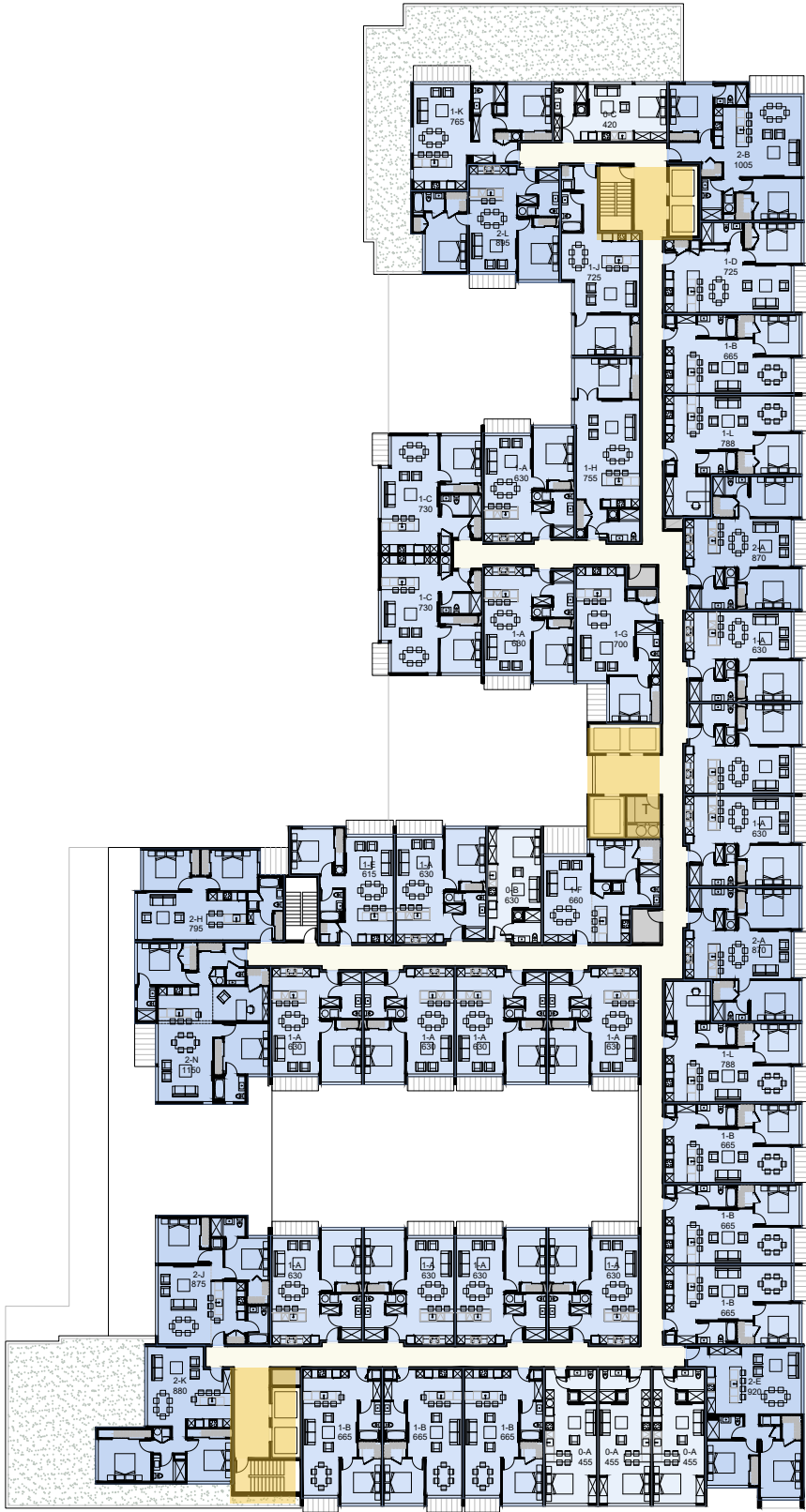


1ST FLOOR PLAN

FLOOR PLANS



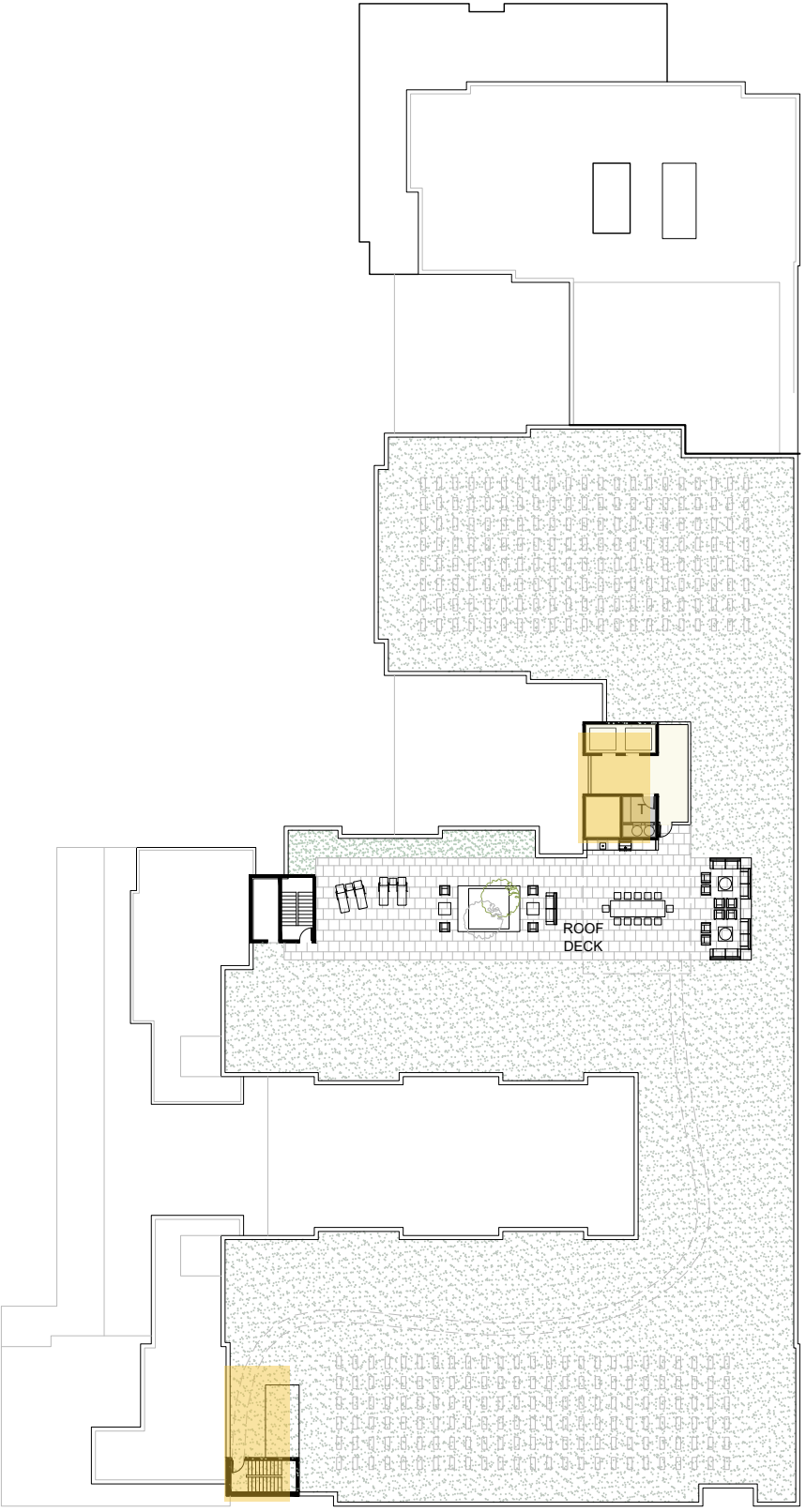
FLOOR PLANS



5TH + 6TH FLOOR PLAN

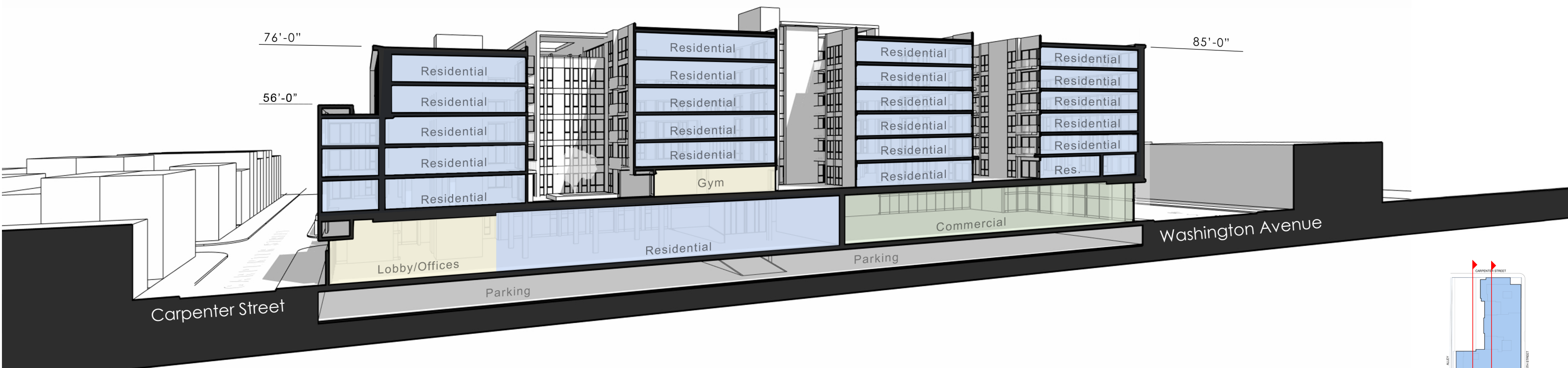
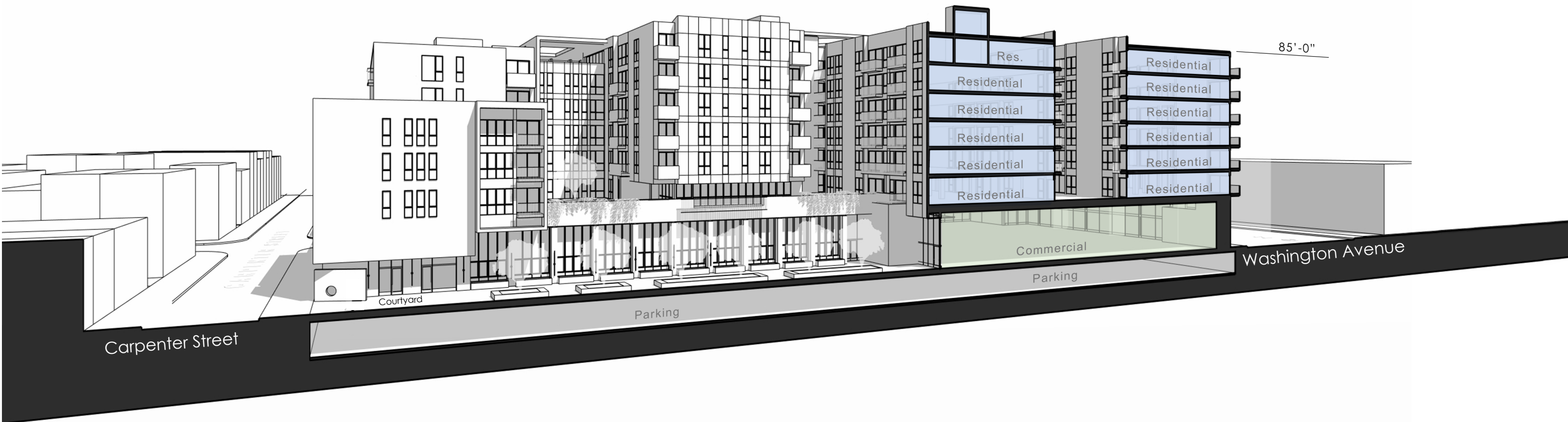


7TH FLOOR PLAN

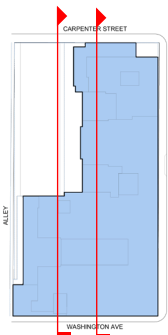


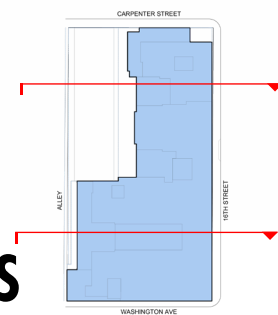
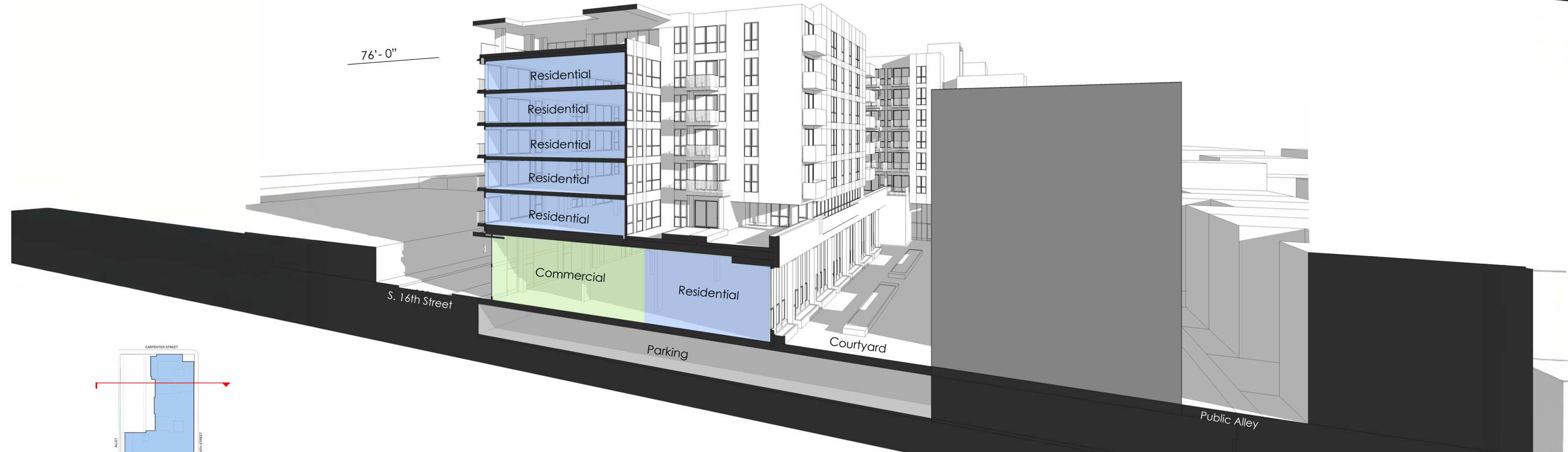
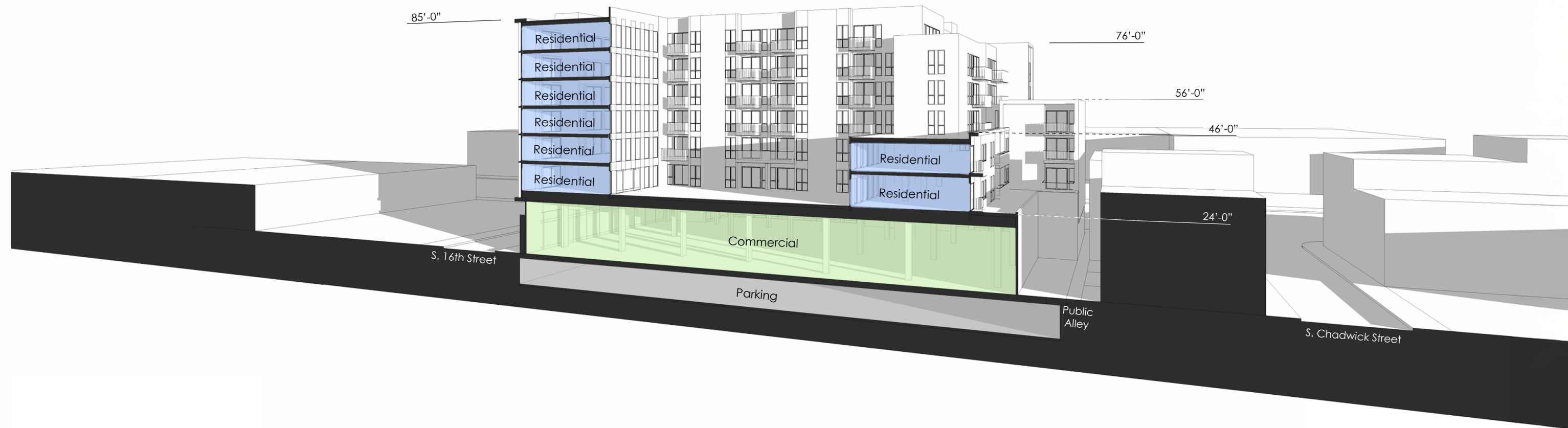
ROOF PLAN

FLOOR PLANS

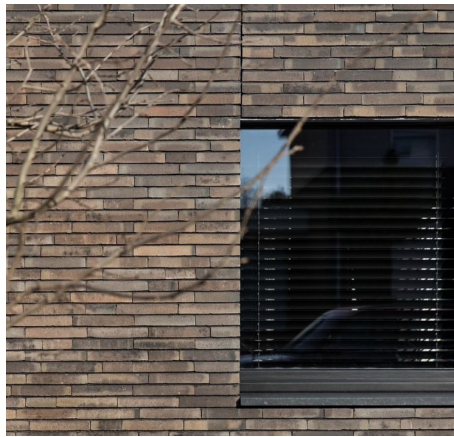


SITE SECTIONS

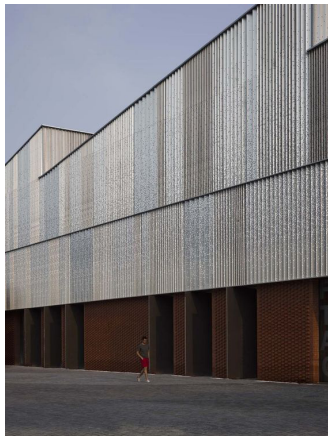




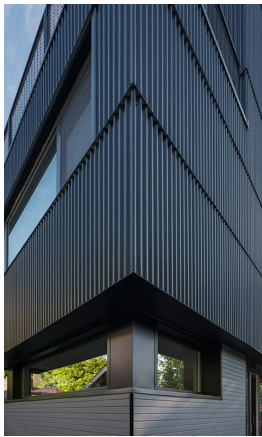
SITE SECTIONS



1 BRICK
BROWNISH GRAY ROMAN BRICK



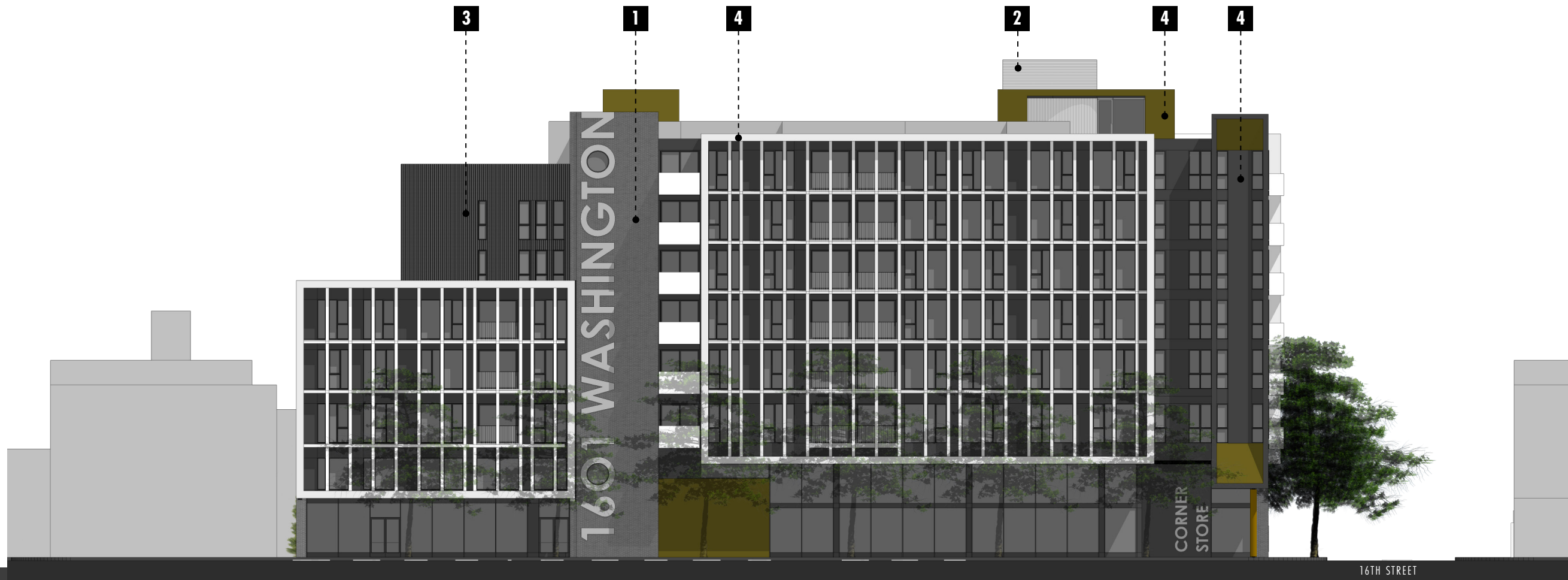
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LIGHT GRAY CORRUGATED ALUMINUM PANEL
VERTICAL OR HORIZONTAL APPLICATION PER LOCATION



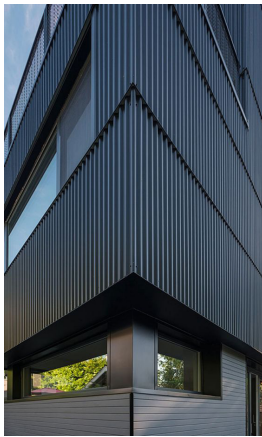
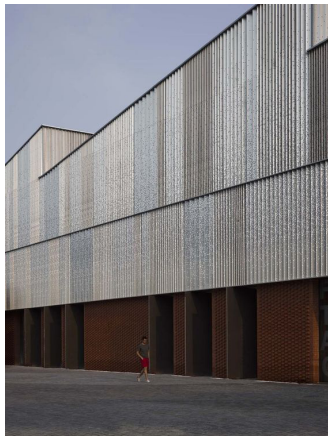
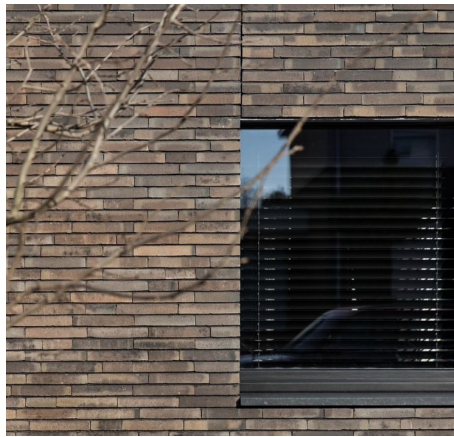
3 DARK CORRUGATED METAL PANEL
CHARCOAL GRAY CORRUGATED ALUMINUM PANEL
VERTICAL OR HORIZONTAL APPLICATION PER LOCATION



4 METAL PANEL
ALUMINUM COMPOSITE PANEL WITH SMOOTH FINISH
COLORS AS SHOWN IN ELEVATIONS



WASHINGTON ST ELEVATION

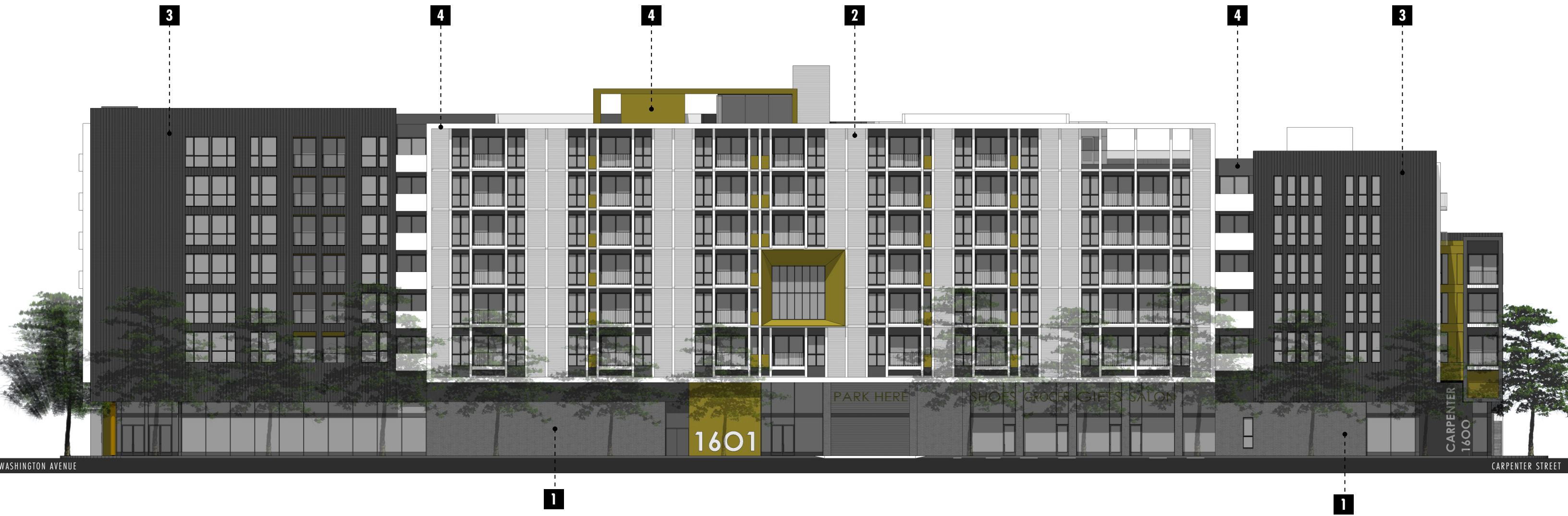


1 **BRICK**
BROWNISH GRAY ROMAN BRICK

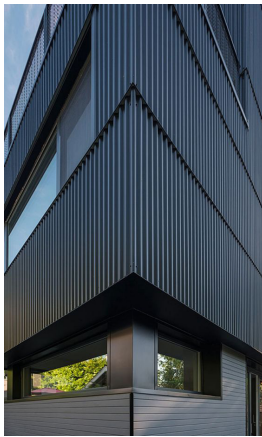
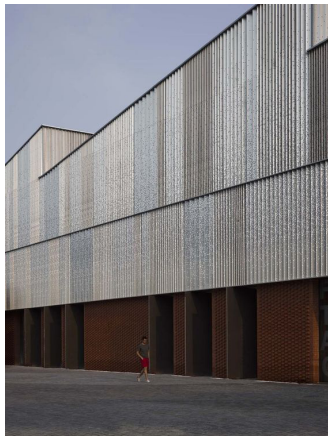
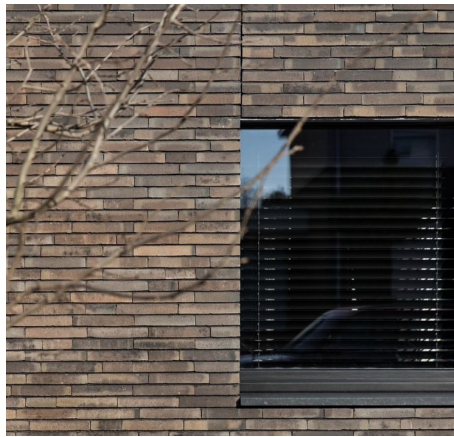
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LIGHT GRAY CORRUGATED ALUMINUM PANEL
VERTICAL OR HORIZONTAL APPLICATION PER LOCATION

3 **DARK CORRUGATED METAL PANEL**
CHARCOAL GRAY CORRUGATED ALUMINUM PANEL
VERTICAL OR HORIZONTAL APPLICATION PER LOCATION

4 **METAL PANEL**
ALUMINUM COMPOSITE PANEL WITH SMOOTH FINISH
COLORS AS SHOWN IN ELEVATIONS



16TH ST ELEVATION



1 **BRICK**
BROWNISH GRAY ROMAN BRICK

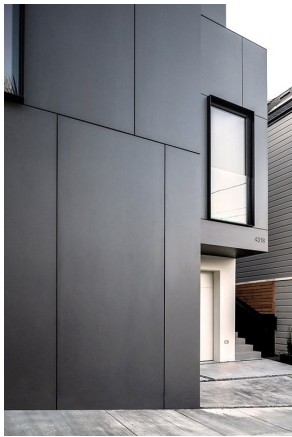
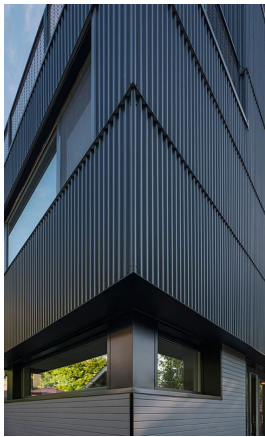
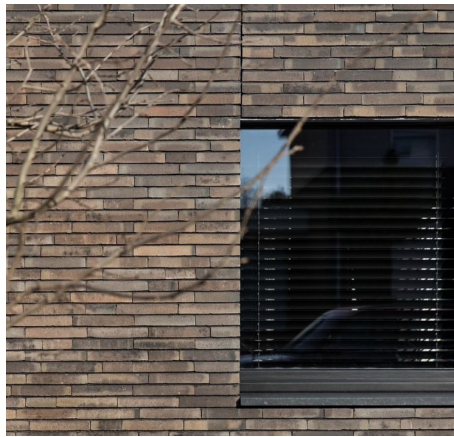
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LIGHT GRAY CORRUGATED ALUMINUM PANEL
VERTICAL OR HORIZONTAL APPLICATION PER LOCATION

3 **DARK CORRUGATED METAL PANEL**
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VERTICAL OR HORIZONTAL APPLICATION PER LOCATION

4 **METAL PANEL**
ALUMINUM COMPOSITE PANEL WITH SMOOTH FINISH
COLORS AS SHOWN IN ELEVATIONS



CARPENTER ST ELEVATION



1 BRICK
BROWNISH GRAY ROMAN BRICK

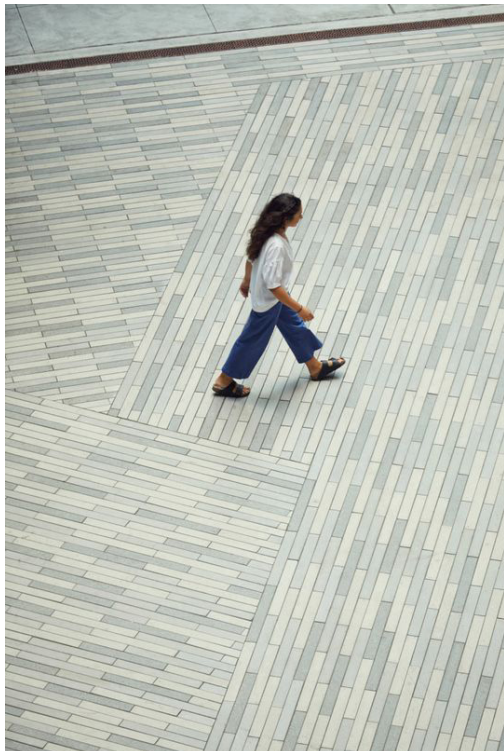
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LIGHT GRAY CORRUGATED ALUMINUM PANEL
VERTICAL OR HORIZONTAL APPLICATION PER LOCATION

3 DARK CORRUGATED METAL PANEL
CHARCOAL GRAY CORRUGATED ALUMINUM PANEL
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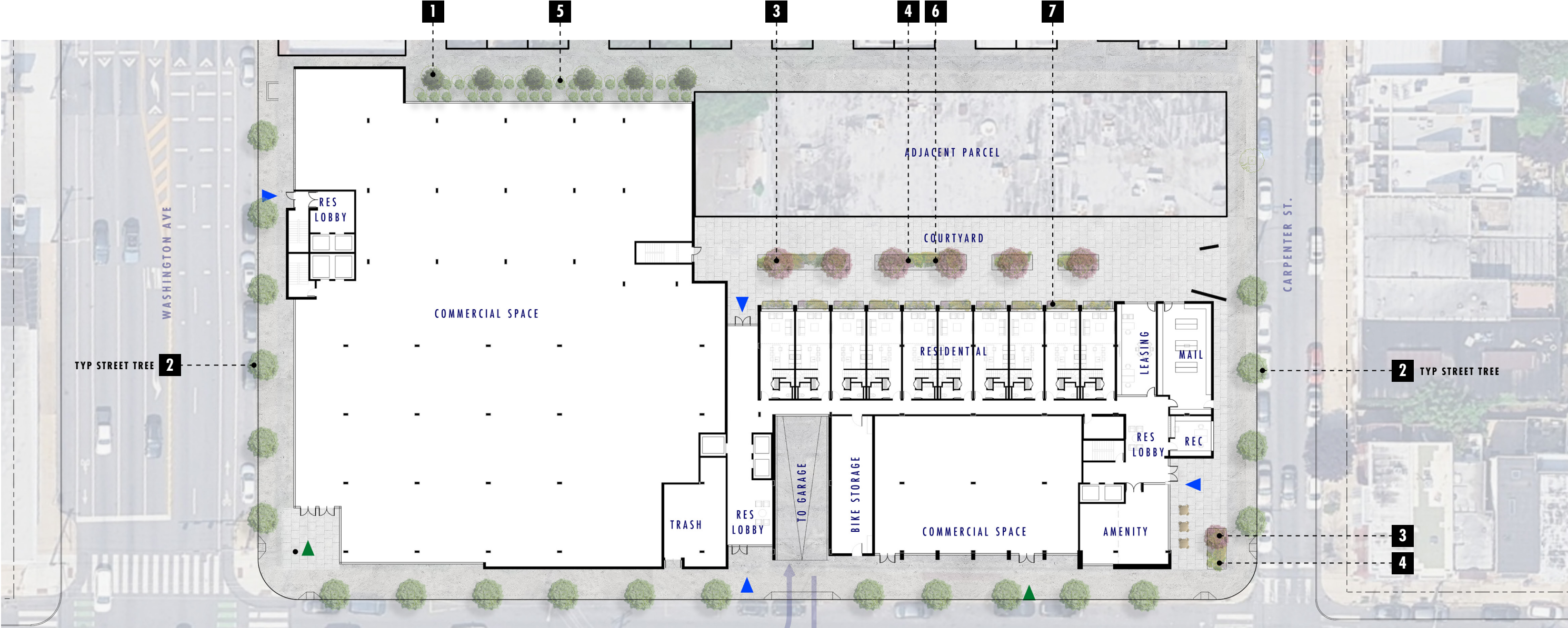
4 METAL PANEL
ALUMINUM COMPOSITE PANEL WITH SMOOTH FINISH
COLORS AS SHOWN IN ELEVATIONS



WESTERN ELEVATION



LANDSCAPE PRECEDENTS



1 GREEN GIANT



2 FREEMAN'S MAPLE



3 PRAIRIFIRE CRABAPPLE



4 PENNSYLVANIA SEDGE



5 OLD FASHIONED WEIGELA

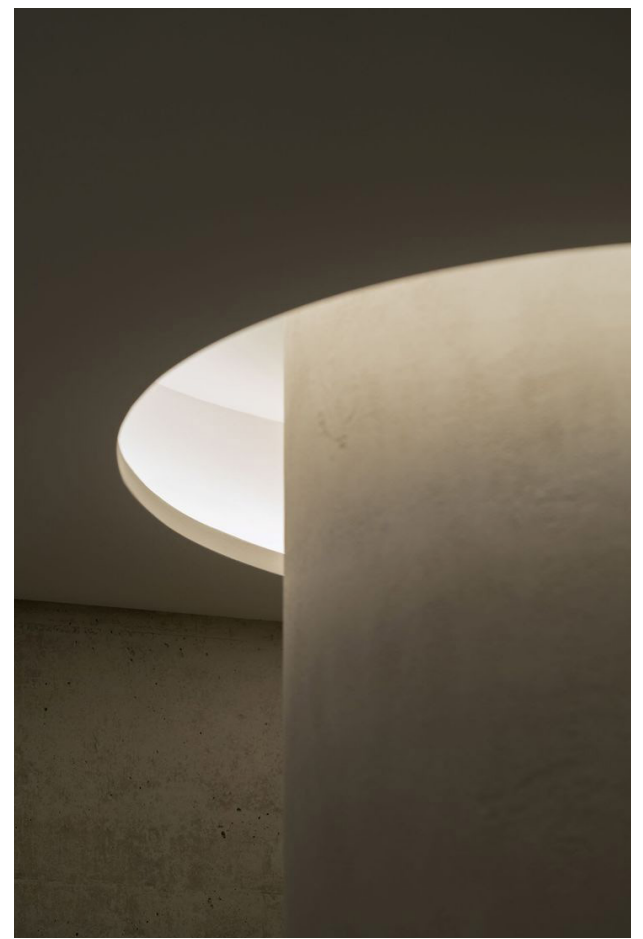
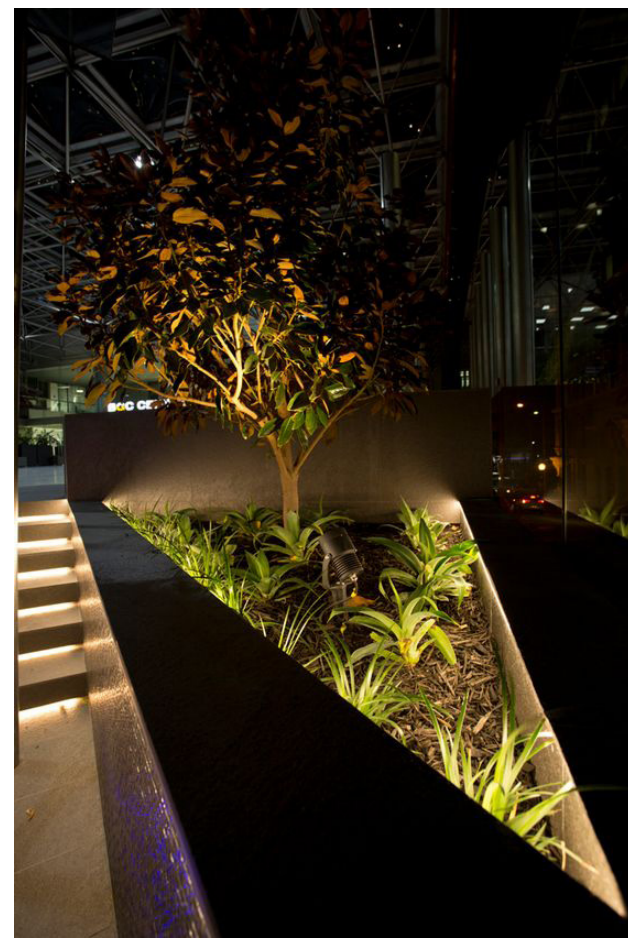
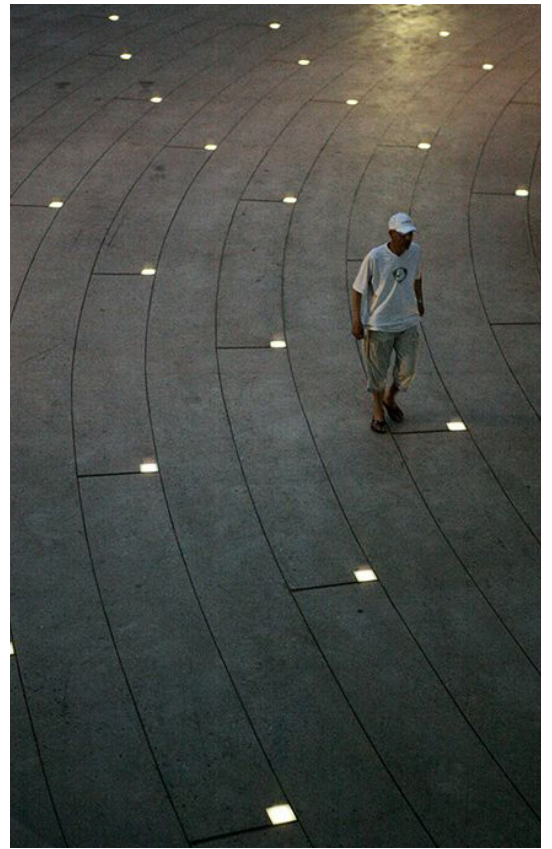


6 NORTHERN MAIDENHAIR FERN

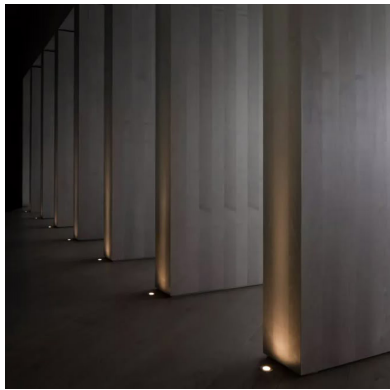
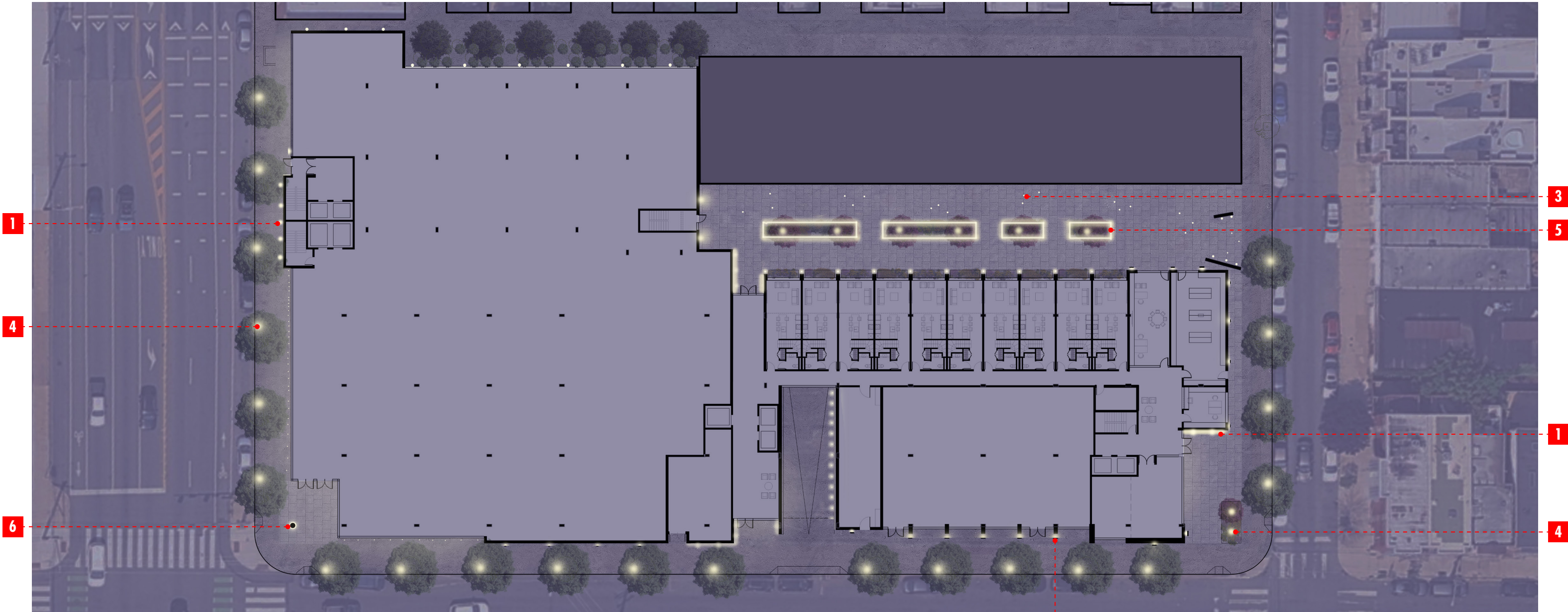


7 ST. JOHN'S WORT

LANDSCAPE PLAN



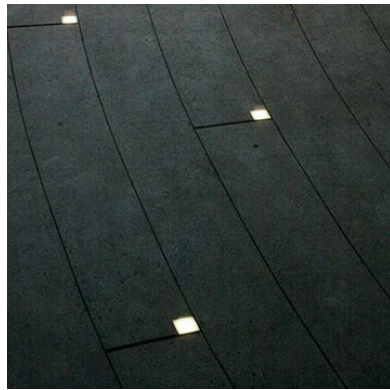
LIGHTING PRECEDENTS



1



2

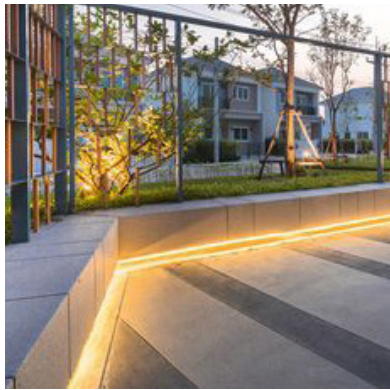


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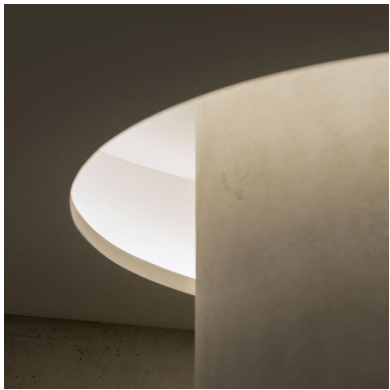


4

2

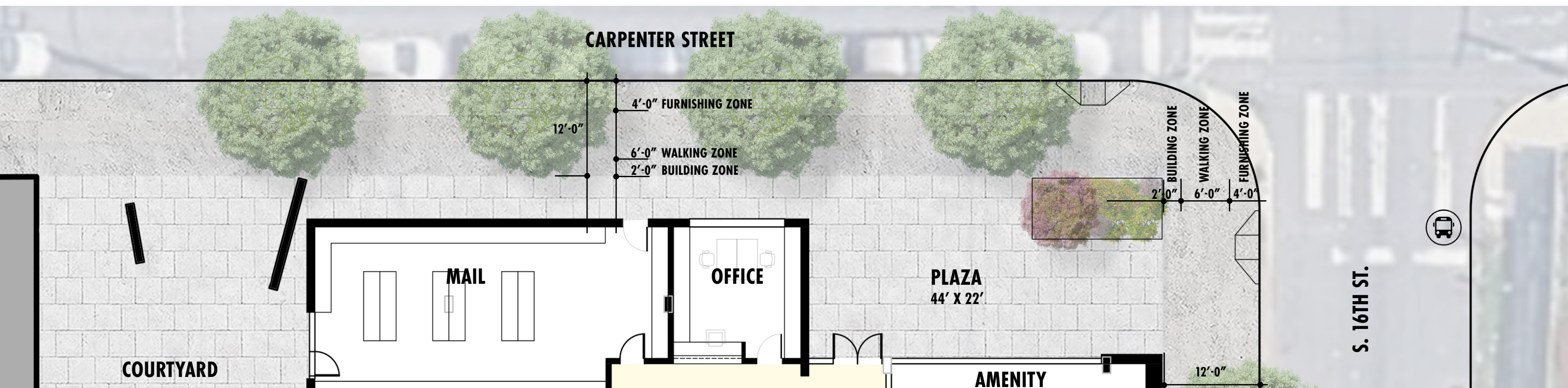


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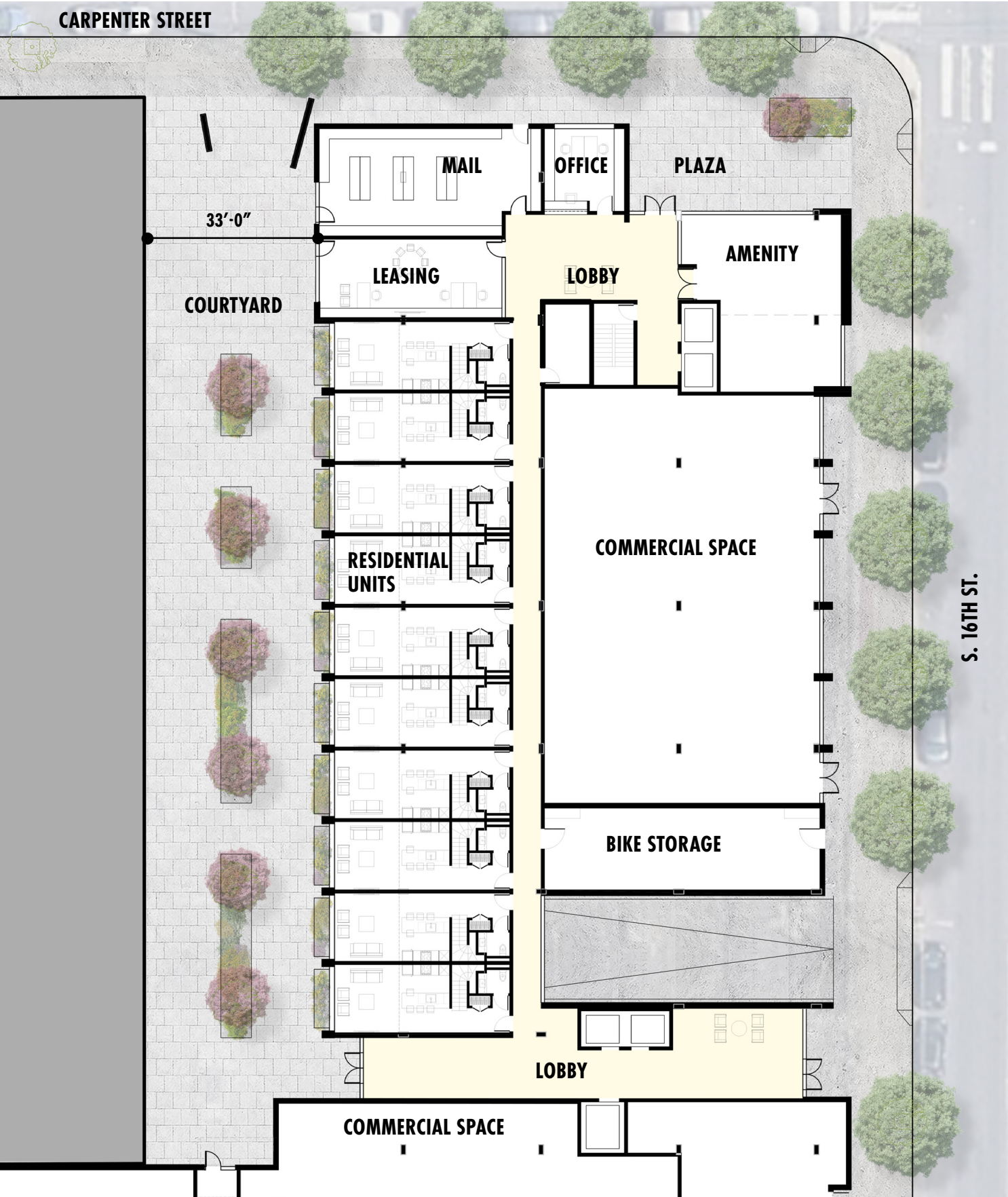


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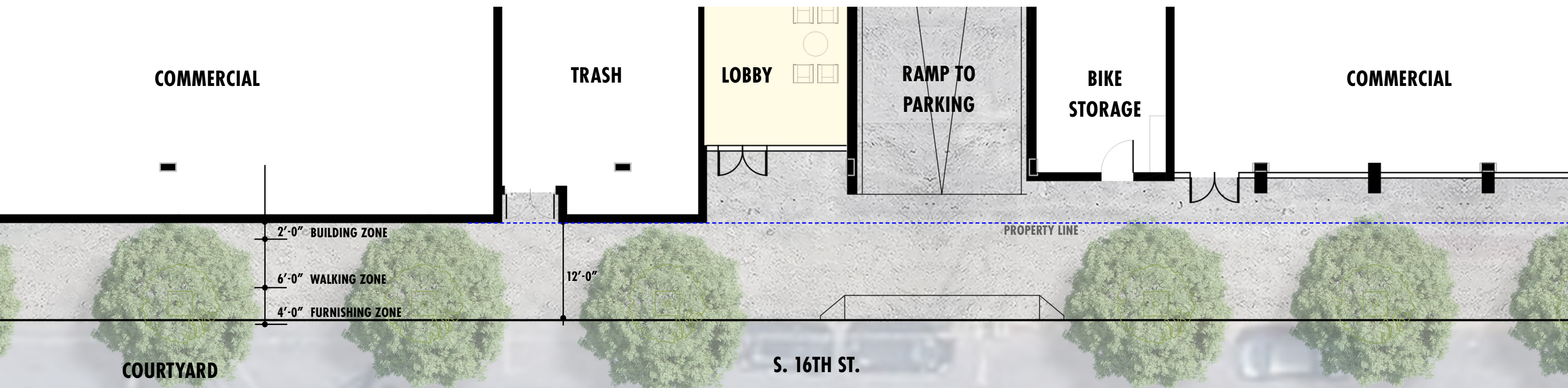
LIGHTING PLAN



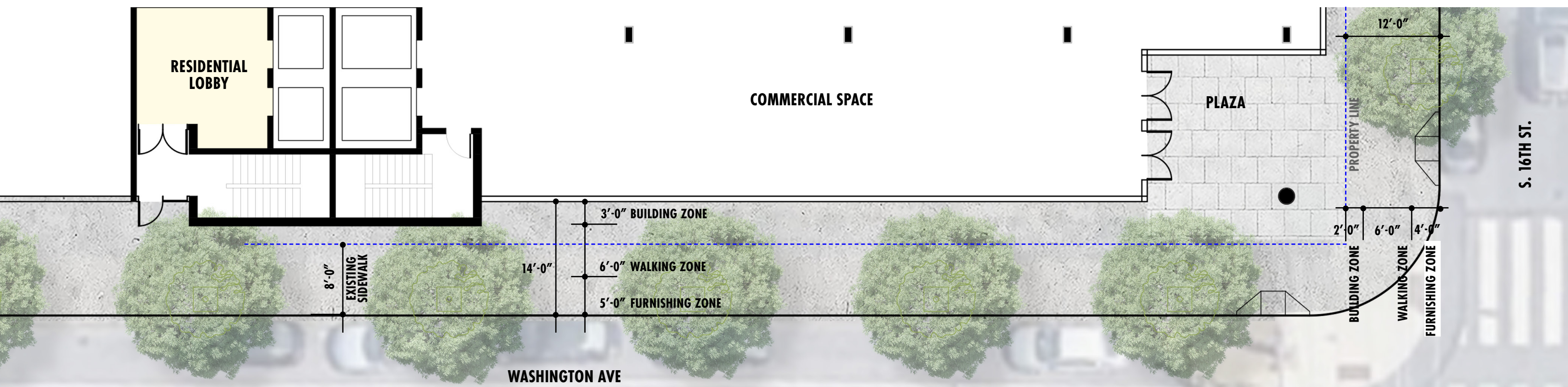
MAIN RESIDENTIAL ENTRANCE



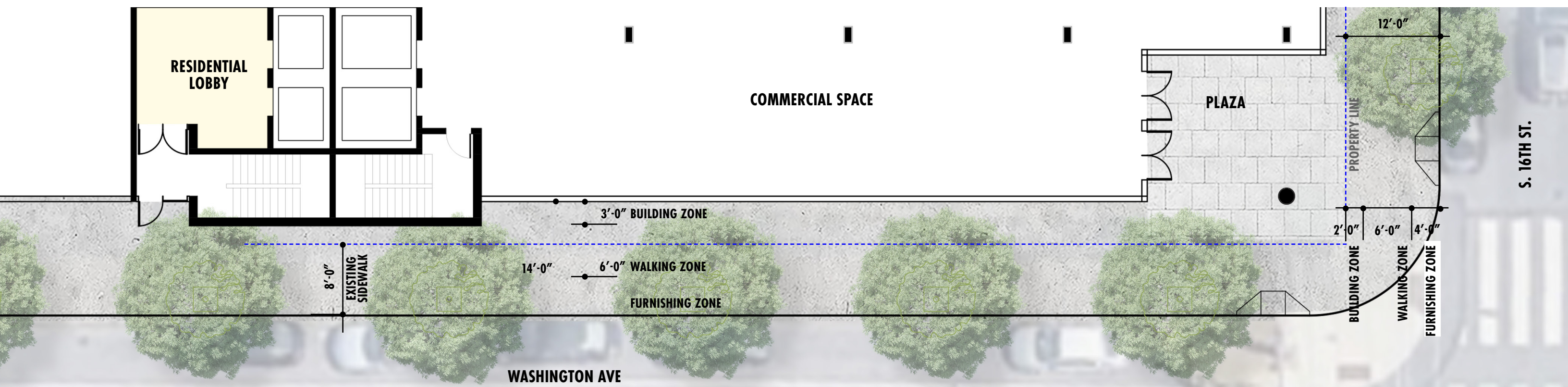
COURTYARD ENTRANCE



COURTYARD ENTRANCE

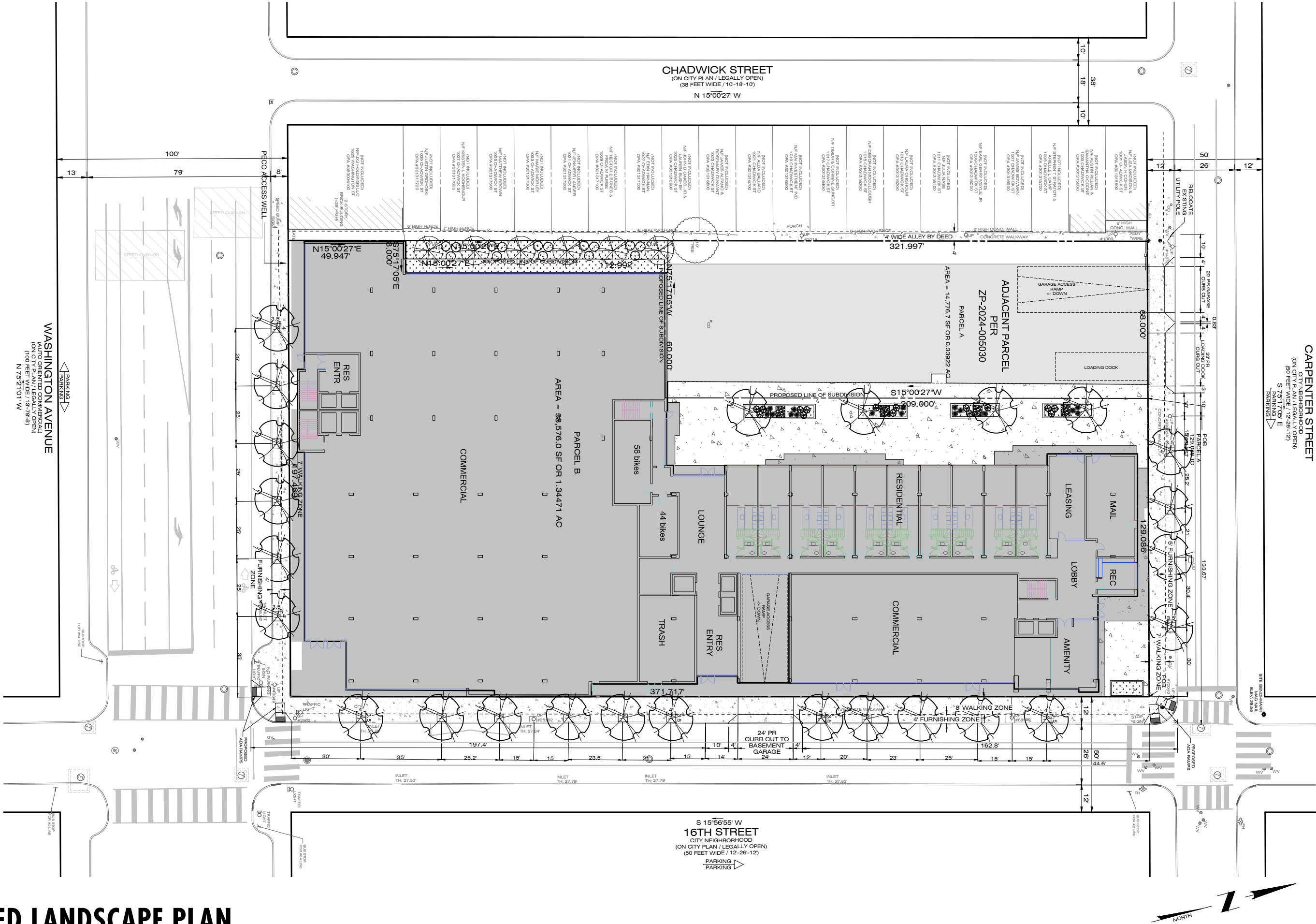


MAIN COMMERCIAL ENTRANCE



WASHINGTON AVE RESIDENTIAL ENTRANCE

PROPOSED LANDSCAPE PLAN



GREEN ROOF LAYOUT PLAN

APPENDIX

CDR REFERRAL FORM

CDR APPLICATION

SITE SURVEY

SUSTAINABILITY QUESTIONNAIRE

COMPLETE STREETS

Civic Design Review Notification to Philadelphia City Planning Commission

This form must be completed by the L&I plans examiner to notify PCPC that an application under review requires Civic Design Review (CDR).

The L&I plans examiner must forward this completed form to the applicant, the Community Group Notification (RCO@Phila.gov), and the Civic Design Review (CDR@Phila.Gov) and must also upload a copy to eCLIPSE.

Application Details

Identify the permit number, location of work and name of applicant.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

ZP-21024-011946

Address 1601 Washington Ave T-B-42683

Specific Location or Additional Parcels Temp Parcel resulting from ZP-2024-005030

Applicant Name Sean Whalen

Applicant's Relationship to property:

☐ Property Owner ☐ Tenant ☐ Equitable Owner ☒ Licensed Professional or Tradesperson

Date of Notification to PCPC: 03 27 2025

Plans Examiner

Provide the name and contact information of the plans examiner reviewing the application.

2

Name Christopher Hartland

Email Address christopher.hartland@phila.gov Phone Number (215) 686-2397

CDR Triggers

Provide applicable application details related to the CDR determination.

See §14-304(5) and Table 14-304.2 for additional details.

3

Zoning District(s): I-2

Affects property in a residential district, as defined by §14-304(5)(b)(.2) ☐ Yes ☒ No

Application includes new construction or an expansion that creates 279,710 square footage of new GFA.

Application includes new construction or an expansion that creates 285 additional dwelling units.

Plan Review Results

Provide details regarding the outcome of the plan review

4

Will the application result in a by-right permit? ☐ Yes ☒ No

If yes, skip the questions below.

If no, has the applicant been issued a refusal / referral prior to completing CDR? ☒ Yes ☐ No

If yes, include the refusal / referral with this Notification and forward to the email addresses listed below.

If no, use the space below to outline the refusals / referrals that are anticipated:

Code Section(s):	Reason for Refusal / Referral:
Table 14-602-3	The proposed use, 285 dwelling units (multi-family household living), is prohibited in the I-2 industrial zoning district.
Table 14-806-1	A minimum of nine (9) off-street loading spaces are required whereas zero (0) loading spaces is proposed. Section 14-806(4)(a)(.1) does not permit an adjustment (reduction) from nine (9) to zero (0) loading spaces.

Plan Review Results (cont'd)

Provide details regarding the outcome of the plan review

4

Code Section(s):	Reason for Refusal / Referral:

Note to Applicant: Plans that are submitted to L&I are considered final. Any changes made to the plans must be a result of the CDR process. If any changes are proposed, the Civic Design Review Revision Form must be submitted with the revised plans. Any changes that are not a result of the CDR process may require the submission of a new application.

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-2024-011946

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

Property in I-2 Zoning District affects property in a residential District.

Square footage of new GFA: 279,710

PROJECT LOCATION

Planning District: Central Council District: 2

Address: 1601 Washington Ave & 1600 Carpenter St.

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: Sean Whalen Primary Phone:

Email: sw@vintagelaw.com Address: Vintage Law, LLC
49 St. Georges Road
Ardmore, PA 19003

Property Owner: 1601 Washington Ave LLC Developer 1601 Washington Ave LLC
Architect: Atrium Design Group

SITE CONDITIONS

Site Area: Parcel B = 73,720.01 (US Standard)

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

Present Use: Vacant
Proposed Use:

AREA OVERVIEW				
	Residential	Commercial	Accessory / Service / Circulation	Total
Basement - not incl. in Grosss			58,350	58,350
1st Floor	5,000	33,500	9,580	48,080
2nd Floor	35,382		7,463	42,845
3rd Floor	36,167		6,788	42,955
4th Floor	34,779		6,226	41,005
5th Floor	32,297		5,308	37,605
6th Floor	32,297		5,308	37,605
7th Floor	21,100		6,965	28,065
Pilothouses			1,550	1,550
Gross Area per Use	197,022	33,500	49,188	

COMMUNITY MEETING

Community meeting held: Yes ____ No ☒ No

If yes, please provide written documentation as proof.

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

Date: June 23rd, 2025 Time: 6 PM EST

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes ☒ Yes No ____

If yes, indicate the date hearing will be held:

Date: August 20th, 2025

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.	The local #2 and #64 bus lines both have stops along the street frontage for the site. The Broad Street Metro is has a stop 3 blocks away at Elsworth
(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 All new parking is under 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.	YES 5% of all parking spaces (8 out of 154) are designated for electric vehicles and provided with charging stations.
(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	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	NO A bike share station is not included in the plan.

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 - Green roof vegetation will consist of drought resistant sedums & plantings to significantly reduce necessary waterings.
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 - Vegetated green roof will encompass more than 30% of the open area, as the green roof covers the entire roof area.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	No, due to constraints on site including the subgrade parking garage, on-lot management of additional stormawter is not feasible. The subgrade parking garage also limits the available space to perform stormwater management in the immediately surrounding streets.
(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 Light colored stone pavers with high reflectance will be used for all on-site hardscapes.
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	
(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	The project is not at the level of development at which these energy performance measures are considered.

	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}	N/A
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	NO
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	

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



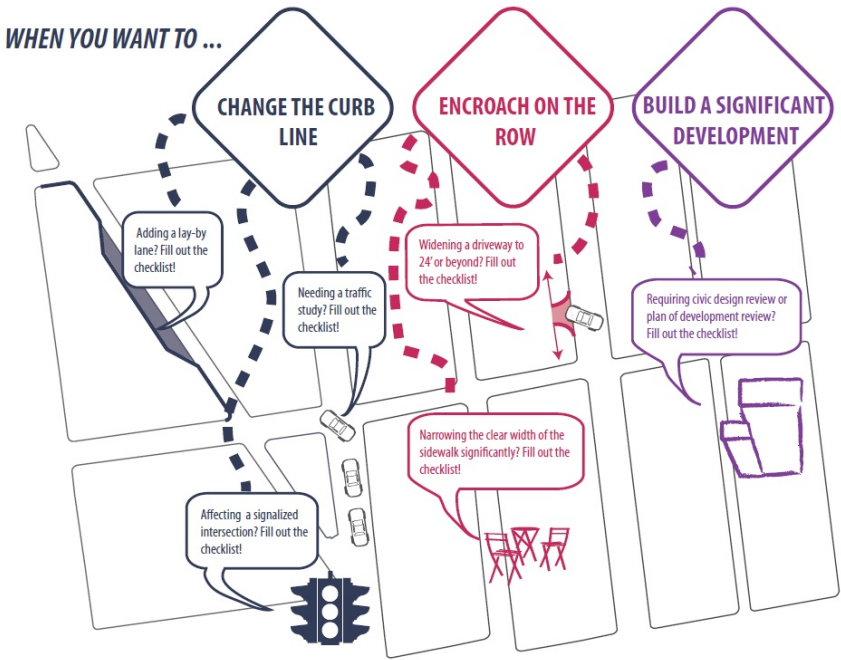
INSTRUCTIONS

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?



PRELIMINARY PCPC REVIEW AND COMMENT: _____

DATE _____

FINAL STREETS DEPT REVIEW AND COMMENT: _____

DATE _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

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

Complete Streets Review Submission Requirement*:

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

1. PROJECT NAME

1601 Washinton Ave & 1600 Carpenter St
2. DATE

2025-4-3
3. APPLICANT NAME

Atrium Design Group
4. APPLICANT CONTACT INFORMATION

Shimi@atriumdesigngroup.com
5. PROJECT AREA: list precise street limits and scope

129 Lf along Carpenter Street

327 Lf along 16th Street

197 Lf along Washington Ave
6. OWNER NAME

OCF Realty
7. OWNER CONTACT INFORMATION

ori@ocfrealty.com
8. ENGINEER / ARCHITECT NAME

Ruggiero Plante Land Design
9. ENGINEER / ARCHITECT CONTACT INFORMATION

5900 Ridge Avenue

Philadelphia PA, 19128

kyle@ruggieroplante.com
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
Carpenter St	Chadwick St	16 th St	City Neighborhood
16 th Street	Carpenter St	Washington Ave	City Neighborhood
Washington Ave	Chadwick St	16 th St	Auto Oriented

11. Does the Existing Conditions site survey clearly identify the following existing conditions with dimensions?

a. Parking and loading regulations in curb lanes adjacent to the site

YES ☒ NO ☐

b. Street Furniture such as bus shelters, honor boxes, etc.

YES ☒ NO ☐ N/A ☐

c. Street Direction

YES ☒ NO ☐

d. Curb Cuts

YES ☒ NO ☐ N/A ☐

e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc.

YES ☒ NO ☐ N/A ☐

f. Building Extensions into the sidewalk, such as stairs and stoops

YES ☒ NO ☐ N/A ☐

APPLICANT: General Project Information

Additional Explanation / Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
Carpenter Street	12 / 12 / 12	12 / 12
16 th Street	12 / 12 / 12	12 / 12
Washington Avenue	12 / 8 / 12	8 / 8

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

STREET FRONTAGE	WALKING ZONE Required / Existing / Proposed
Carpenter St	6 / 6 / 8
16 th St	6 / 6 / 8
Washington Ave	6 / 5 / 5

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 on Carpenter St	16 ft	72 ft from Chadwick St
Curb Cut on Carpenter St	18 ft	46' from 16 th St
Curb Cut on Washington Ave	28 ft	71 ft from Chadwick St
Curb cut on 16 th St	26 ft	16 ft from Carpenter St
Curb cut on 16 th St	27 ft	45 ft from Carpenter St
Curb cut on 16 th St	26 ft	76 ft from Carpenter St
Curb cut on 16 th St	27 ft	105 ft from Carpenter St
Curb cut on 16 th St	31 ft	135 ft from Carpenter St
Curb cut on 16 th St	13 ft	186 ft from Carpenter St

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Curb cut on 16 th St	24 ft	211 ft from Washington
Curb cut on Washington Ave	24 ft	80 ft from Chadwick St

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?

YES ☒ NO ☐

YES ☐ NO ☐

DEPARTMENTAL
APPROVAL

APPLICANT: Pedestrian Component

Additional Explanation / Comments: The building façade at the first floor is set back from the property line along Washington Ave to provide additional walking space for pedestrians. The corner of 16th Street and Carpenter St also has a setback of the building to provide expanded view lines while providing gathering space for pedestrians. Additional sidewalk space is provided on the development parcel to expand the width of sidewalk to a full 12'.

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
Carpenter St	0 / 0
16 th St	0 / 0
Washington Ave	0 / 0
_____	____ / ____

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
Carpenter St	4 / 4 / 4
16 th St	4 / 4 / 4
Washington Ave	4 / 2 / 4
_____	____ / ____ / ____

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

- Bicycle Parking
- Lighting
- Benches
- Street Trees
- Street Furniture

YES ☒ NO ☐ N/A ☐
YES ☒ NO ☐ N/A ☐
YES ☐ NO ☒ N/A ☐
YES ☒ NO ☐ N/A ☐
YES ☐ NO ☒ N/A ☐

19. Does the design avoid tripping hazards?

YES ☒ NO ☐ N/A ☐

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

YES ☒ NO ☐ N/A ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

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

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
		/	/	/
		/	/	/
		/	/	/
		/	/	/

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

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?
27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

DEPARTMENTAL APPROVAL

YES

NO

YES

NO

YES

NO

APPLICANT: Bicycle Component

Additional Explanation / Comments: The bike lane along Washington Avenue provides access for bike riders to and from the site. Bus stops along Washington also provide bicycle access to broad street and upwards to the city center. The commercial and industrial use of this design will provide convenient connections for bicycle riders on site. ‘U’ Bike Racks have been added along all street frontages for additional bike 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

APPLICANT: Curbside Management Component

Additional Explanation / Comments: The 2 & 64 Bus line go along the front of the site with stops at both intersections along 16th Street. The building is recessed at both corners to help provide areas for pedestrians to wait, and avoid traffic congestion.

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?	SU-30			YES <input type="checkbox"/> NO <input type="checkbox"/>
34. Will the project affect a historically certified street? An inventory of historic streets ⁽¹⁾ is maintained by the Philadelphia Historical Commission.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input type="checkbox"/>
35. Will the public right-of-way be used for loading and unloading activities?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input type="checkbox"/>
36. Does the design maintain emergency vehicle access?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>		YES <input type="checkbox"/> NO <input type="checkbox"/>
37. Where new streets are being developed, does the design connect and extend the street grid?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>		YES <input type="checkbox"/> NO <input type="checkbox"/>

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: With bike, bus, & car access, multiple forms of access are possible to this site.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

(1) http://www.philadelphiastreet.com/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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>

APPLICANT: Urban Design Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

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

				DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input 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 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?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
<i>If yes, City Plan Action may be required.</i>					
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 type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	YES <input type="checkbox"/>	NO <input 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 type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Bike Boxes	YES <input type="checkbox"/>	NO <input 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 checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: The building façade is set back at the first floor for both intersections to provide increased fields of view. The Carpenter St intersection is stop controlled with the Washington Avenue intersection being stop light controlled.

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: _____



South of South
Neighborhood
Association
Philadelphia, PA 19146
www.sosnaphilly.org
zoning@sosnaphilly.org

North of Washington Avenue Coalition (NOWAC)
2234 Montrose Street
Philadelphia, PA 19146
Telephone (215) 847-5389
northofwashingtonavecoalition@gmail.com

June 2025 SPECIAL ZONING MEETING

APPLICANT FOR THE BELOW PROJECT WILL PRESENT AT A
NON-VOTING NOWAC/SOSNA ZONING MEETING

WHEN: MONDAY, June 23, 2025, 6:00 PM EST

WHERE: On-line via Zoom

Zoom Registration Link

https://us02web.zoom.us/meeting/register/tZclduyugjkoHdQuyJEUYeA2E_G5bmsCXvpX



AGENDA

1601 Washington Avenue (mixed use)

You can review site plans for the project using the link below, or by scanning QR Code with your phone's camera and tap ping the popup link:



https://drive.google.com/drive/folders/1sRdq8B8mnHh56MZO5D9x1_C3soKSPTf6?usp=drive_link

If you'd like to request hard paper copies of the plans, please email zoning@sosnaphilly.org and we will put you in touch with the applicant.

Neighbors, especially those that live around the above-noted properties, are encouraged to attend this meeting to ask questions and provide feedback.



Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Number of Identical Weight Pieces 171	Class of Mail FIRST	Postage for Each Mailpiece Paid <input checked="" type="checkbox"/> Verified	Number of Pieces to the Pound 19
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Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
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Mailed For RCO NEIGHBORS + ORGS	Mailed By OCF REALTY
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Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

PS Form 3606-D, December 2024 PSN 7530-17-000-5548

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing

If payment of total fee due is being paid by Permit imprint, include the PostalOne!® Transaction Number here: _____



U.S. POSTAGE PAID
PHILADELPHIA, PA
19146
JUN 02, 25
AMOUNT
\$12.50
S2324K504441-8



U.S. POSTAGE PAID
PHILADELPHIA, PA
19146
JUN 02, 25
AMOUNT
\$12.50
S2324K504441-8



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\$12.50
S2324K504441-8

Instructions for Certificate of Bulk Mailing — Domestic Service

This service is available only at the time of mailing and is used to specify only the number of identical-weight pieces mailed; it does *not* provide evidence that a piece was mailed to a particular address. This certificate is available for domestic mailings of First-Class Mail®, Priority Mail®, USPS Marketing Mail (excluding Customized MarketMail® and Marketing Parcels), and Parcel Select® items.

1. Pay postage as appropriate — affix meter, PC Postage, or (uncanceled) postage stamps in payment of total fee due in the postage area, or if paying fee by permit imprint, enter information in the postage area at the top right of the form.

2. Present PS Form 3606-D and the mailing as follows:

- When the mailing has fewer than 50 mailpieces *and* less than 50 pounds, present the form and mailing at a retail Post Office™ location.

- When the mailing has at least 50 mailpieces *or* at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached mail unit (DMU).

3. The Postal Service™ certifies and postmarks (round-dates) the PS Form 3606-D at the time of mailing and then returns it to the mailer as the mailer's receipt.

Certificate of Bulk Mailing — Domestic service does not provide a record of delivery, and the Postal Service does not retain any copies of PS Form 3606-D. The mailer cannot use PS Form 3606-D as a certificate of mailing for individual mailpieces or itemized lists.

PS Form 3606-D, December 2024 (Reverse) PSN 7530-17-000-5548

Name	ADDRESS	CITY	STATE	ZIP
Our Neighbors at	1000 S 17TH ST	Philadelphia	PA	19146
Our Neighbors at	1000 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1001 S 17TH ST 201	Philadelphia	PA	19146
Our Neighbors at	1001 S 17TH ST 202	Philadelphia	PA	19146
Our Neighbors at	1001 S 17TH ST 301	Philadelphia	PA	19146
Our Neighbors at	1001 S 17TH ST 302	Philadelphia	PA	19146
Our Neighbors at	1001 S 17TH ST 401	Philadelphia	PA	19146
Our Neighbors at	1001 S 17TH ST 402	Philadelphia	PA	19146
Our Neighbors at	1001 S 17TH ST COMM	Philadelphia	PA	19146
Our Neighbors at	1001 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1002 S 17TH ST A	Philadelphia	PA	19146
Our Neighbors at	1002 S 17TH ST B	Philadelphia	PA	19146
Our Neighbors at	1002 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1003 S 17TH ST	Philadelphia	PA	19146
Our Neighbors at	1003 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1004 S 17TH ST A	Philadelphia	PA	19146
Our Neighbors at	1004 S 17TH ST B	Philadelphia	PA	19146
Our Neighbors at	1004 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1005 S 17TH ST	Philadelphia	PA	19146
Our Neighbors at	1005 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1006 S 17TH ST A	Philadelphia	PA	19146
Our Neighbors at	1006 S 17TH ST B	Philadelphia	PA	19146
Our Neighbors at	1006 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1007 S 17TH ST	Philadelphia	PA	19146
Our Neighbors at	1007 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1008 S 17TH ST A	Philadelphia	PA	19146
Our Neighbors at	1008 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1009 S 17TH ST	Philadelphia	PA	19146
Our Neighbors at	1009 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1010 S 17TH ST A	Philadelphia	PA	19146
Our Neighbors at	1010 S 17TH ST B	Philadelphia	PA	19146
Our Neighbors at	1010 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1011 S 17TH ST	Philadelphia	PA	19146
Our Neighbors at	1011 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1012 S 17TH ST A	Philadelphia	PA	19146
Our Neighbors at	1012 S 17TH ST B	Philadelphia	PA	19146
Our Neighbors at	1012 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1013 S 17TH ST	Philadelphia	PA	19146
Our Neighbors at	1013 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1014 S 17TH ST A	Philadelphia	PA	19146
Our Neighbors at	1014 S 17TH ST B	Philadelphia	PA	19146
Our Neighbors at	1014 S CHADWICK ST	Philadelphia	PA	19146

Name	ADDRESS	CITY	STATE	ZIP
Our Neighbors at	1526 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1527 CARPENTER ST	Philadelphia	PA	19146
Our Neighbors at	1528 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1528-34 ALTER ST	Philadelphia	PA	19146
Our Neighbors at	1529 CARPENTER ST	Philadelphia	PA	19146
Our Neighbors at	1530 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1532 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1534 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1536 ALTER ST	Philadelphia	PA	19146
Our Neighbors at	1536 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1538-40 ALTER ST	Philadelphia	PA	19146
Our Neighbors at	1551 WASHINGTON AVE	Philadelphia	PA	19146
Our Neighbors at	1600 CARPENTER ST	Philadelphia	PA	19146
Our Neighbors at	1600-06 CHRISTIAN ST	Philadelphia	PA	19146
Our Neighbors at	1600-30 WASHINGTON AVE	Philadelphia	PA	19146
Our Neighbors at	1601 WASHINGTON AVE	Philadelphia	PA	19146
Our Neighbors at	1604 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1606 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1608 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1609 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1609-11 CARPENTER ST	Philadelphia	PA	19146
Our Neighbors at	1610 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1611 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1612 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1613 CARPENTER ST	Philadelphia	PA	19146
Our Neighbors at	1613 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1614 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1615 CARPENTER ST	Philadelphia	PA	19146
Our Neighbors at	1616 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1617 CARPENTER ST	Philadelphia	PA	19146
Our Neighbors at	1618 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1619 CARPENTER ST 1	Philadelphia	PA	19146
Our Neighbors at	1619 CARPENTER ST 2	Philadelphia	PA	19146
Our Neighbors at	1620 CHRISTIAN ST	Philadelphia	PA	19146
Our Neighbors at	1620 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1621 CARPENTER ST 1	Philadelphia	PA	19146
Our Neighbors at	1621 CARPENTER ST 2	Philadelphia	PA	19146
Our Neighbors at	1622 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1623 CARPENTER ST 1	Philadelphia	PA	19146
Our Neighbors at	1623 CARPENTER ST 2	Philadelphia	PA	19146
Our Neighbors at	1624 MONTROSE ST	Philadelphia	PA	19146
Our Neighbors at	1625 CARPENTER ST	Philadelphia	PA	19146