



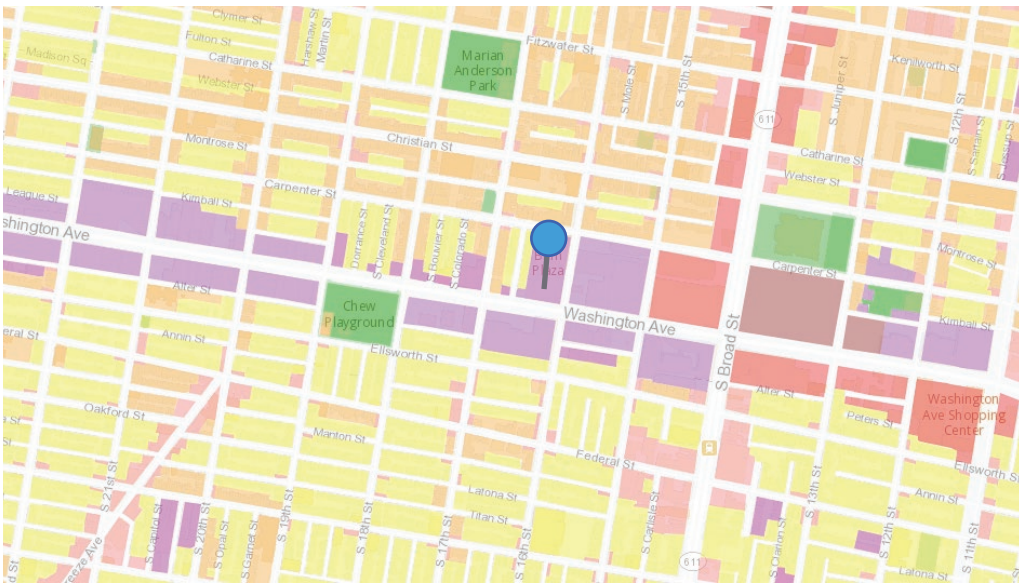
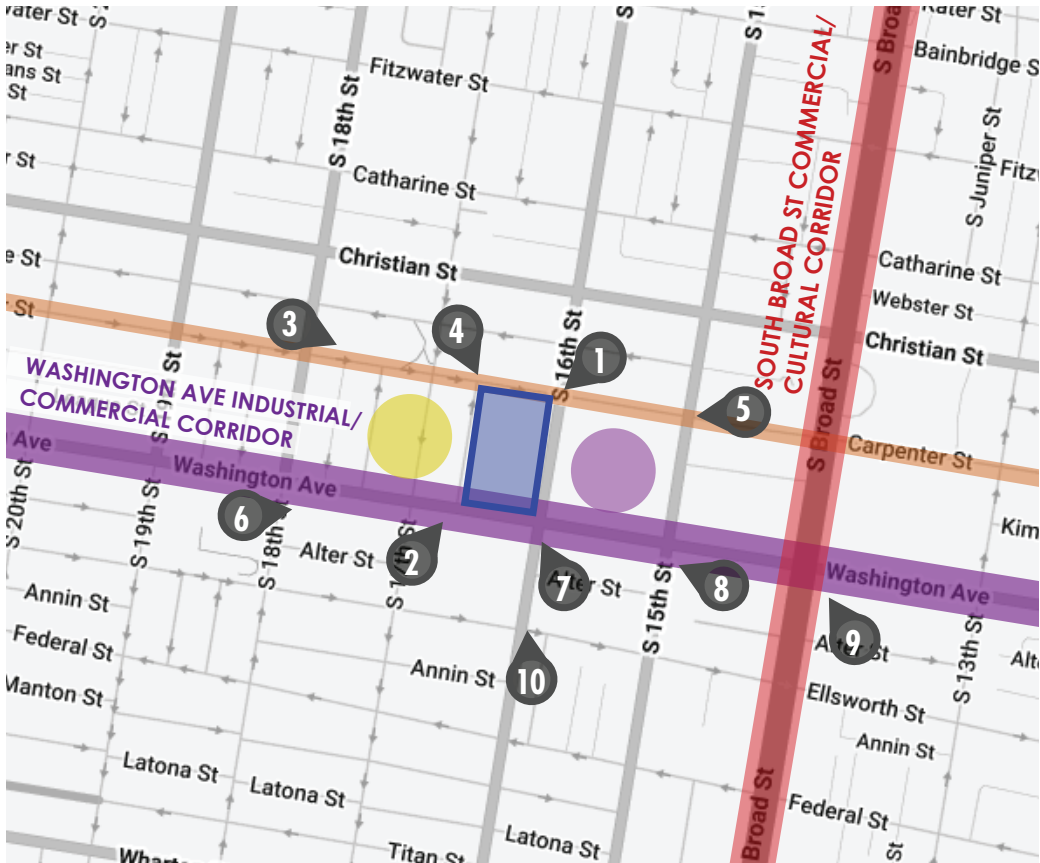
ATRIDIUM DESIGN GROUP

1601 WASHINGTON AVE

JULY 8, 2025



SITE CONTEXT



ZONING MAP



AERIAL VIEW

SITE CONTEXT

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

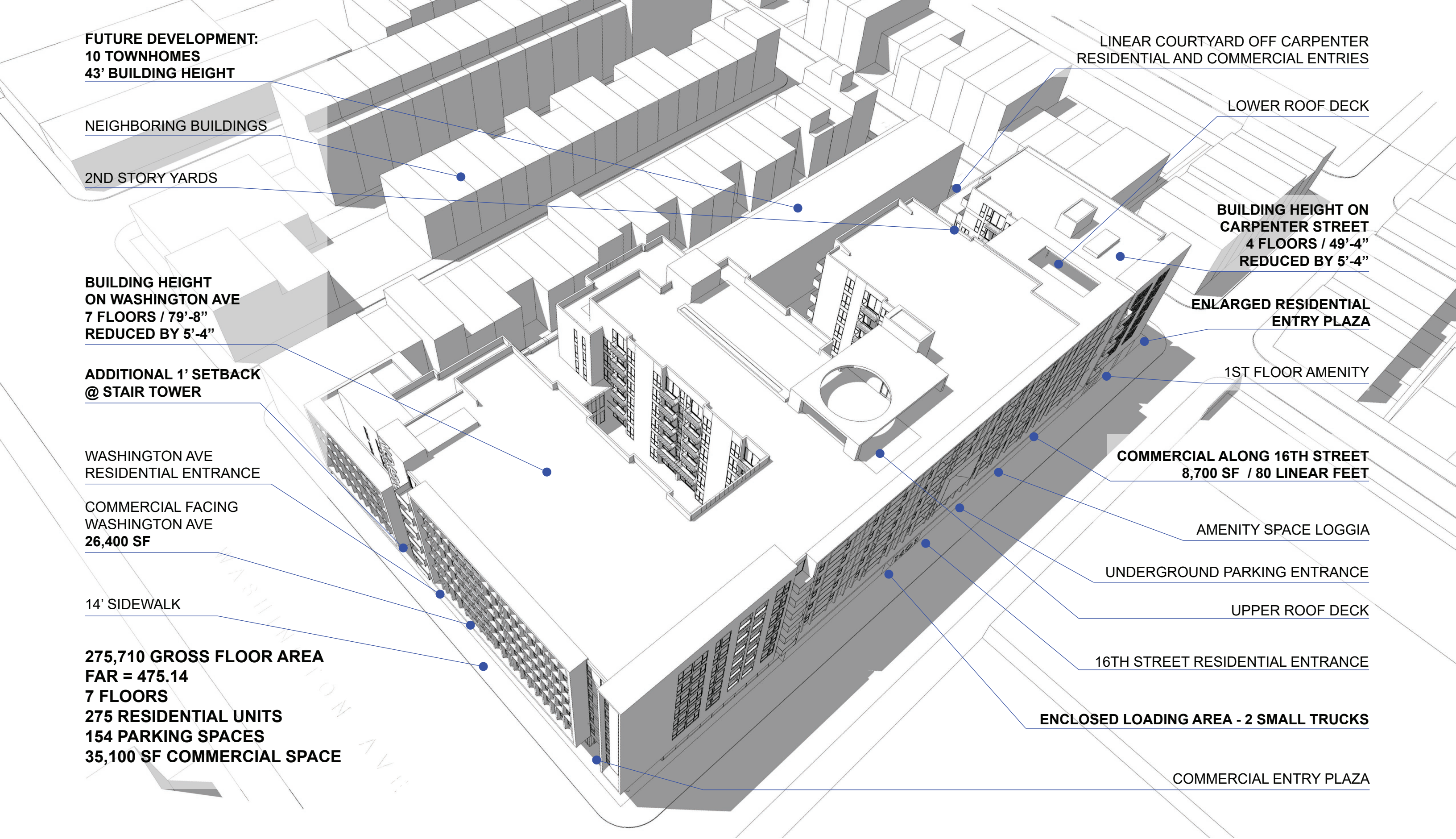
PROVIDING A FOCAL POINT FOR THE NEIGHBORHOOD WITH AN ABUNDANCE OF COMMERCIAL SPACE, IN ACKNOWLEDGEMENT OF THE PREVIOUSLY CLOSED SUPERMARKET WHICH USED TO BE ON THE LOT

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



FUTURE DEVELOPMENT:
10 TOWNHOMES
43' BUILDING HEIGHT

NEIGHBORING BUILDINGS

2ND STORY YARDS

BUILDING HEIGHT
ON WASHINGTON AVE
7 FLOORS / 79'-8"
REDUCED BY 5'-4"

ADDITIONAL 1' SETBACK
@ STAIR TOWER

WASHINGTON AVE
RESIDENTIAL ENTRANCE

COMMERCIAL FACING
WASHINGTON AVE
26,400 SF

14' SIDEWALK

275,710 GROSS FLOOR AREA
FAR = 475.14
7 FLOORS
275 RESIDENTIAL UNITS
154 PARKING SPACES
35,100 SF COMMERCIAL SPACE

LINEAR COURTYARD OFF CARPENTER
RESIDENTIAL AND COMMERCIAL ENTRIES

LOWER ROOF DECK

BUILDING HEIGHT ON
CARPENTER STREET
4 FLOORS / 49'-4"
REDUCED BY 5'-4"

ENLARGED RESIDENTIAL
ENTRY PLAZA

1ST FLOOR AMENITY

COMMERCIAL ALONG 16TH STREET
8,700 SF / 80 LINEAR FEET

AMENITY SPACE LOGGIA

UNDERGROUND PARKING ENTRANCE

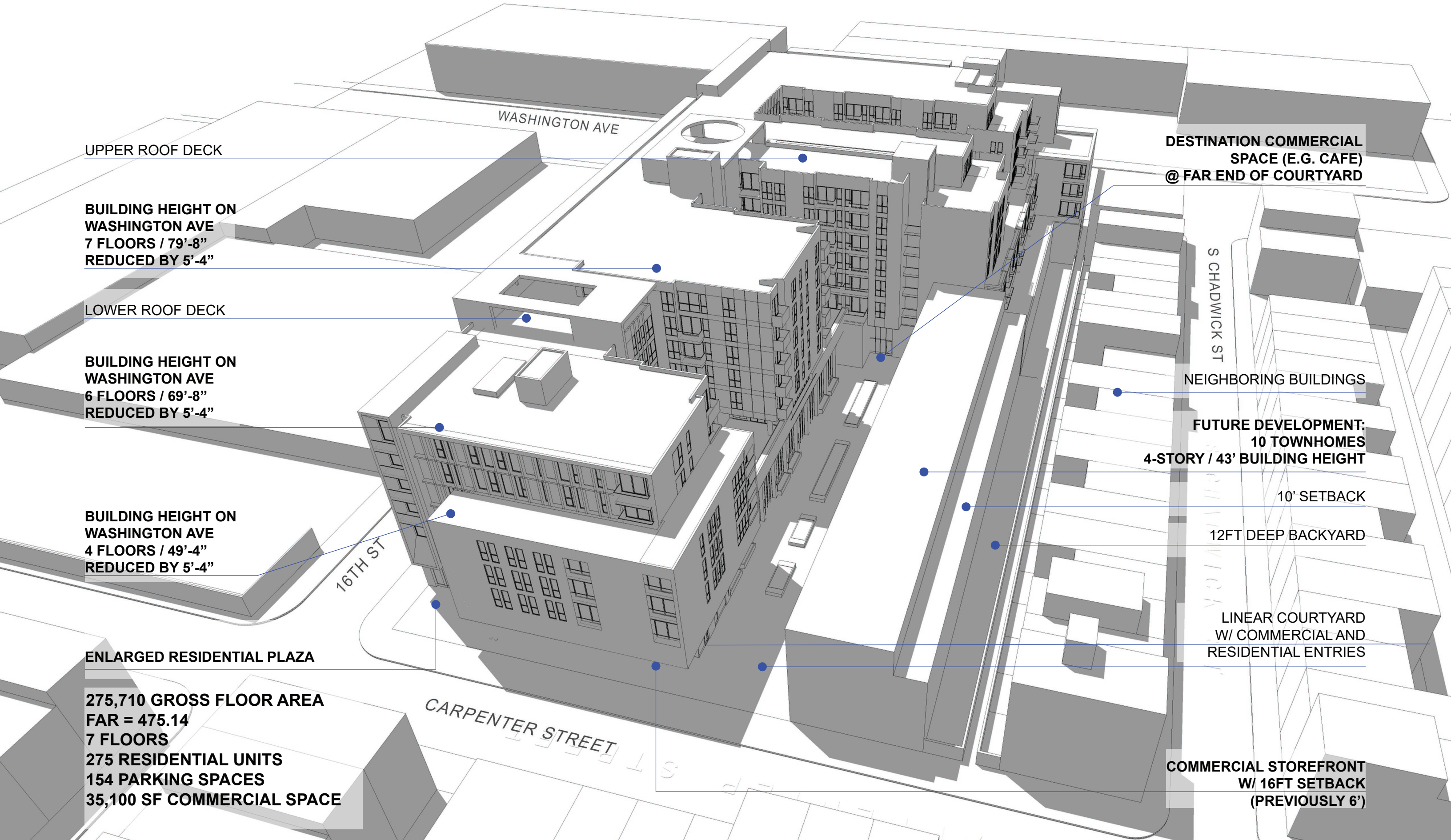
UPPER ROOF DECK

16TH STREET RESIDENTIAL ENTRANCE

ENCLOSED LOADING AREA - 2 SMALL TRUCKS

COMMERCIAL ENTRY PLAZA

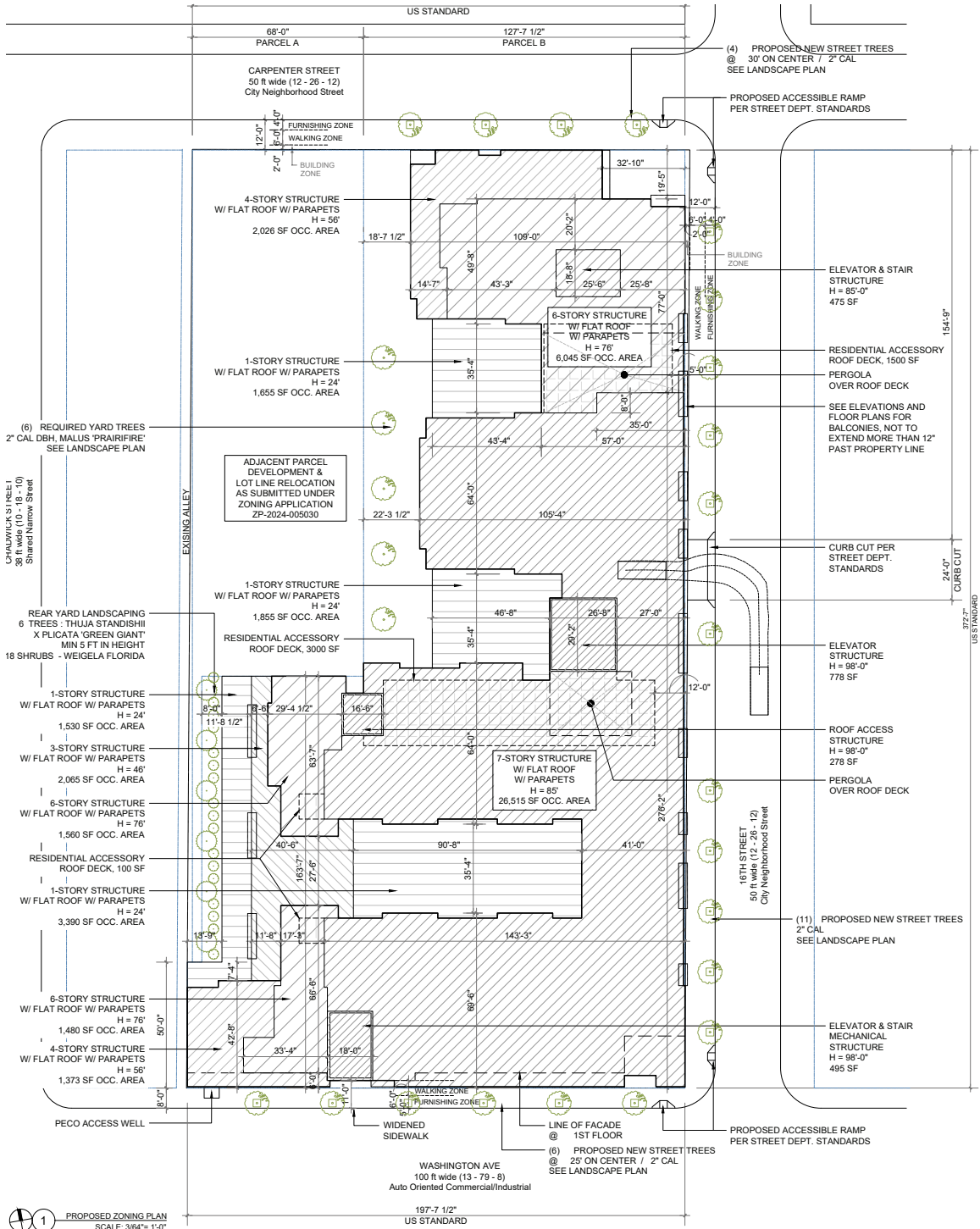
PROPOSED DEVELOPMENT



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



VIEW FROM WASHINGTON AVE



VIEW FROM S-E - WASHINGTON & 16TH



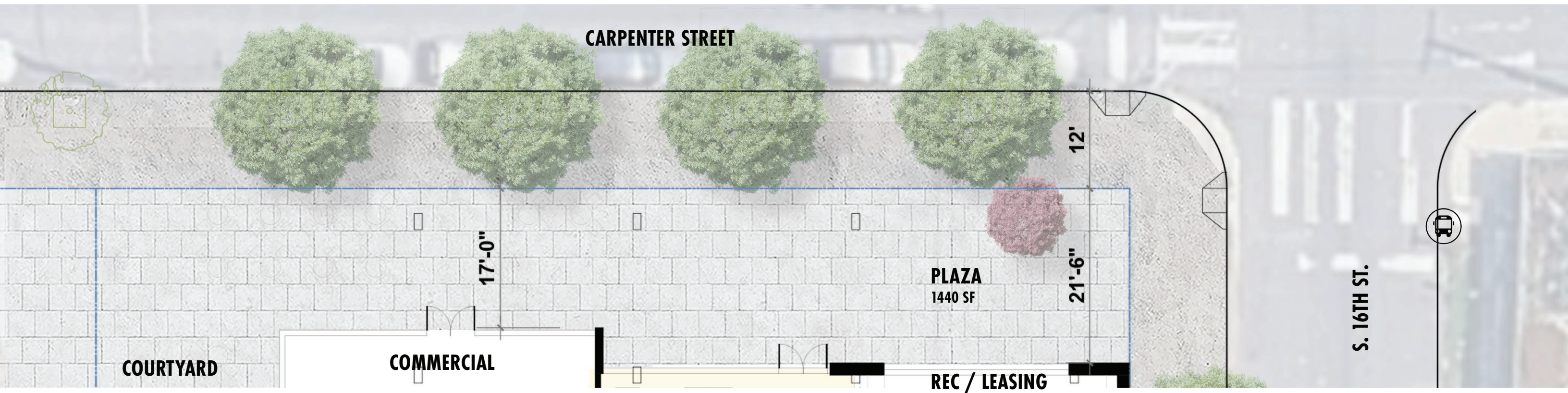
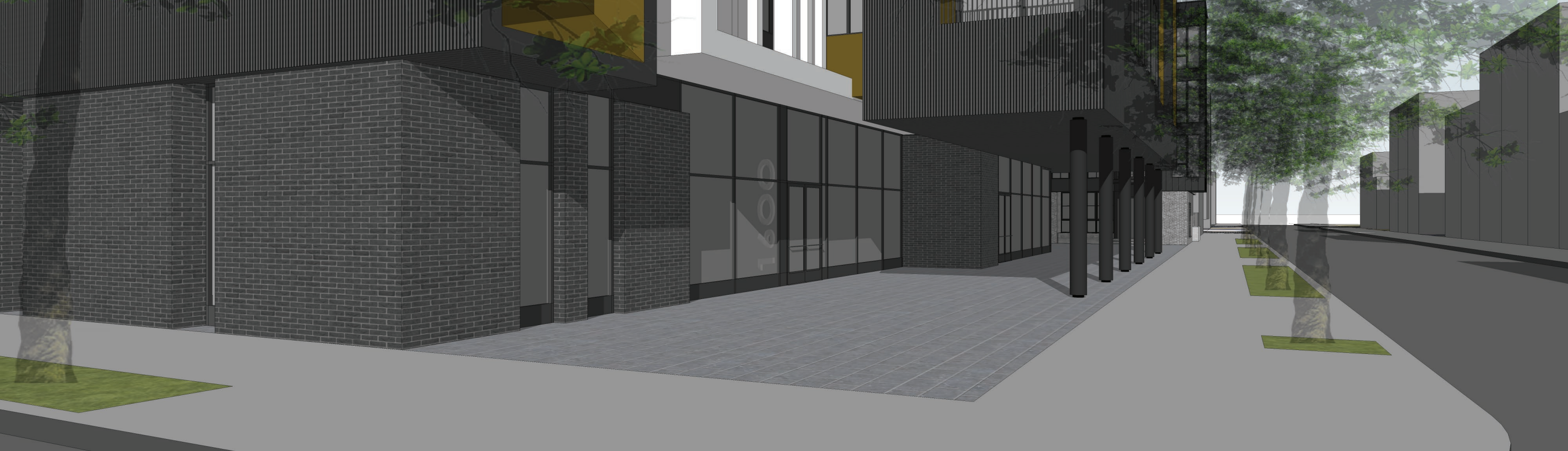
VIEW FROM 16TH & CARPENTER



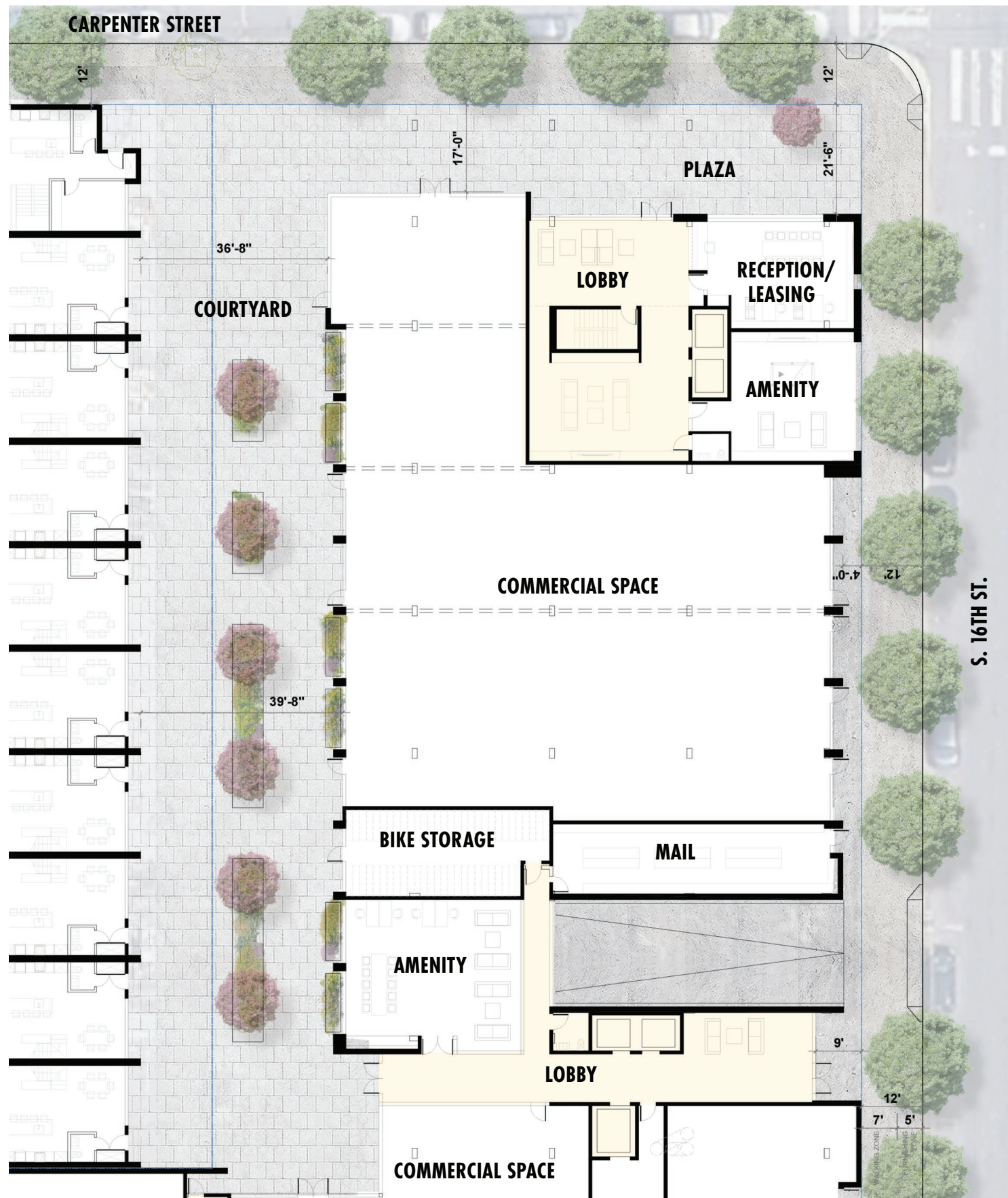
VIEW FROM N-W - CARPENTER ST



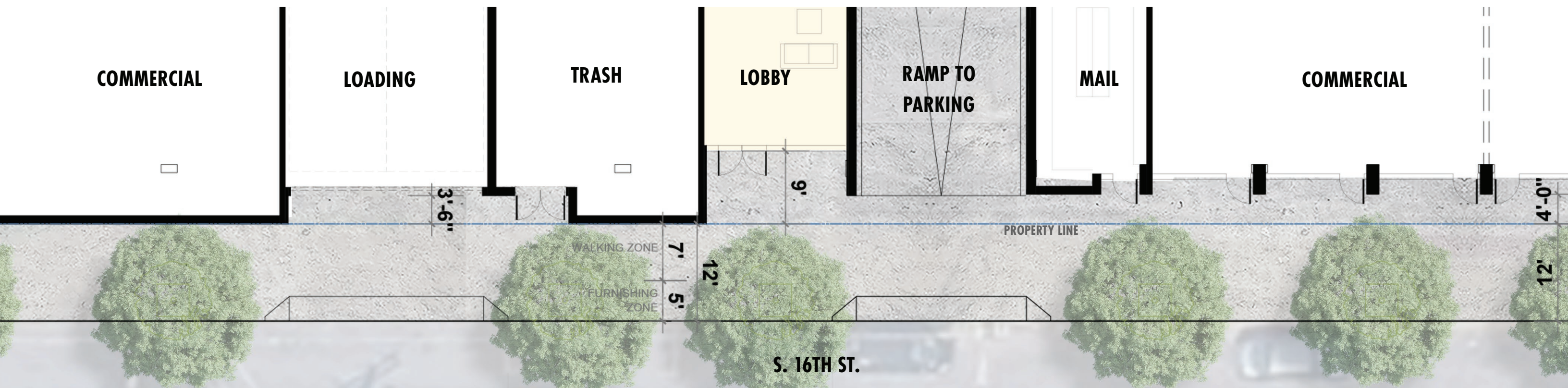
SITE PLAN W/ FIRST FLOOR PLAN



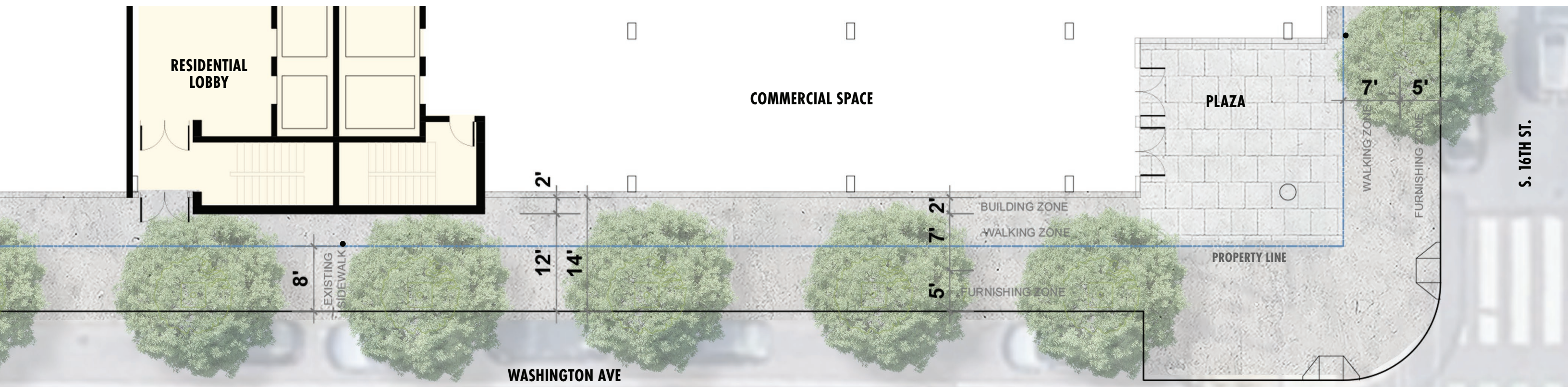
MAIN RESIDENTIAL ENTRANCE



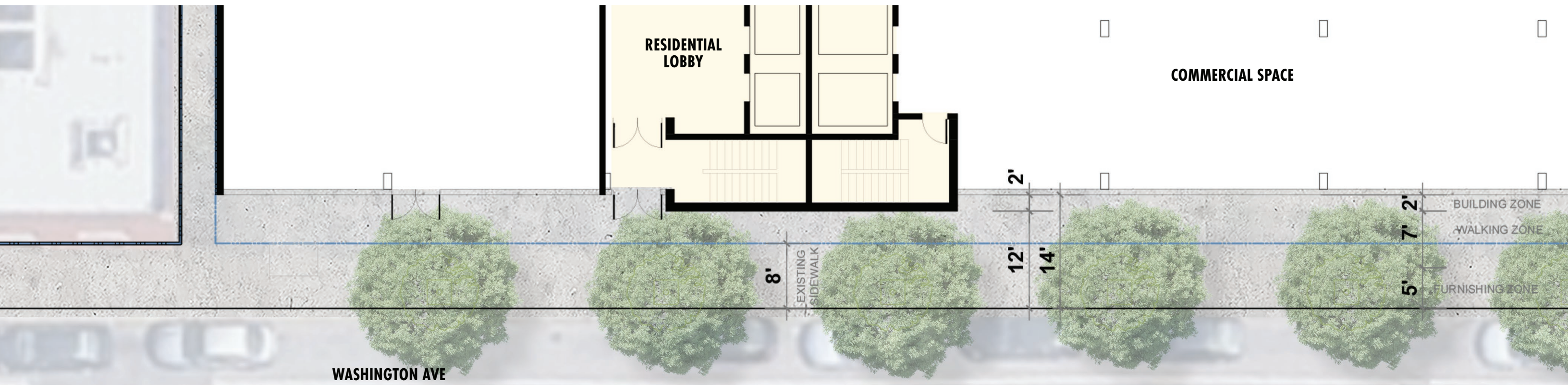
COURTYARD ENTRANCE



16TH STREET ENTRANCE



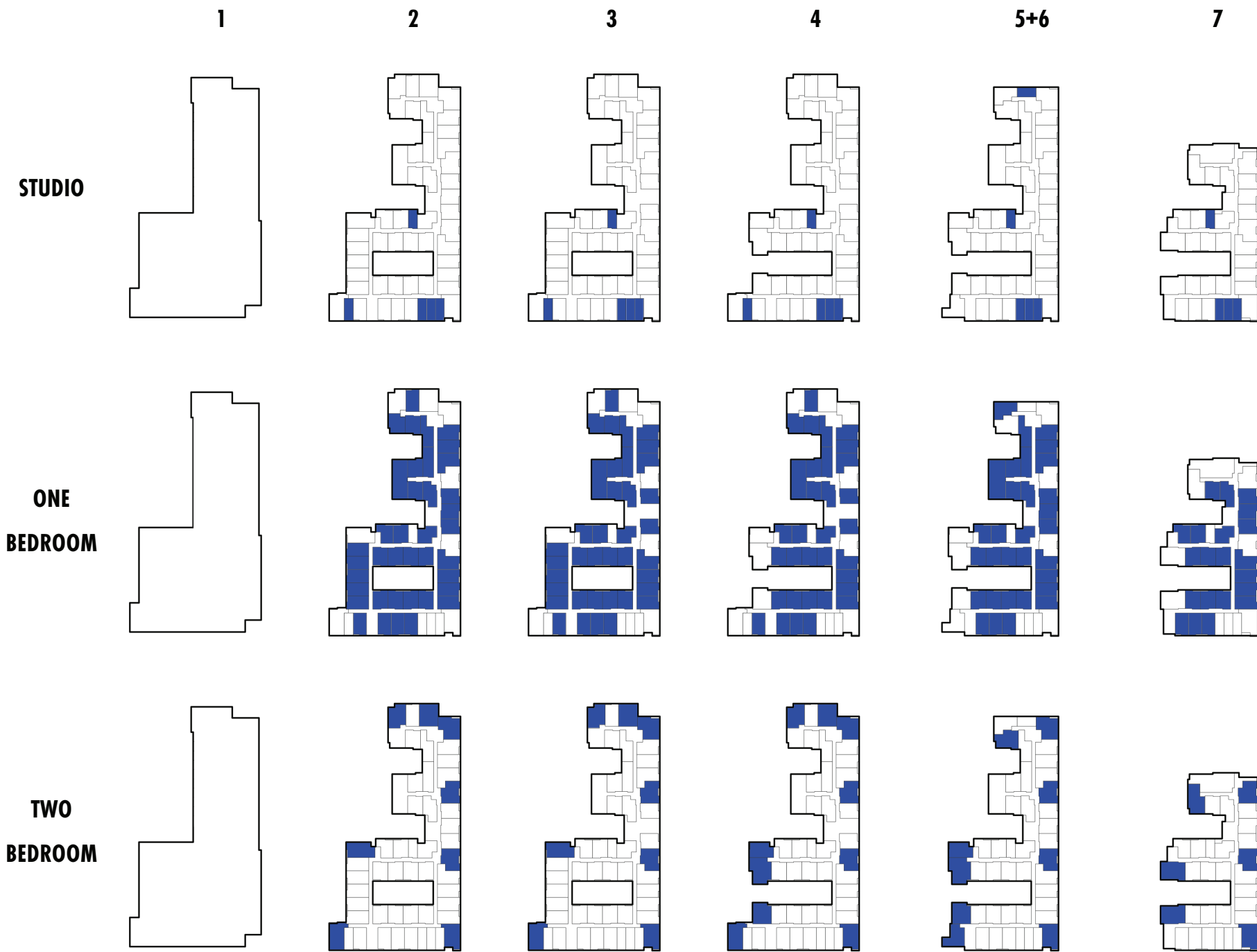
MAIN COMMERCIAL ENTRANCE



WASHINGTON AVE RESIDENTIAL ENTRANCE

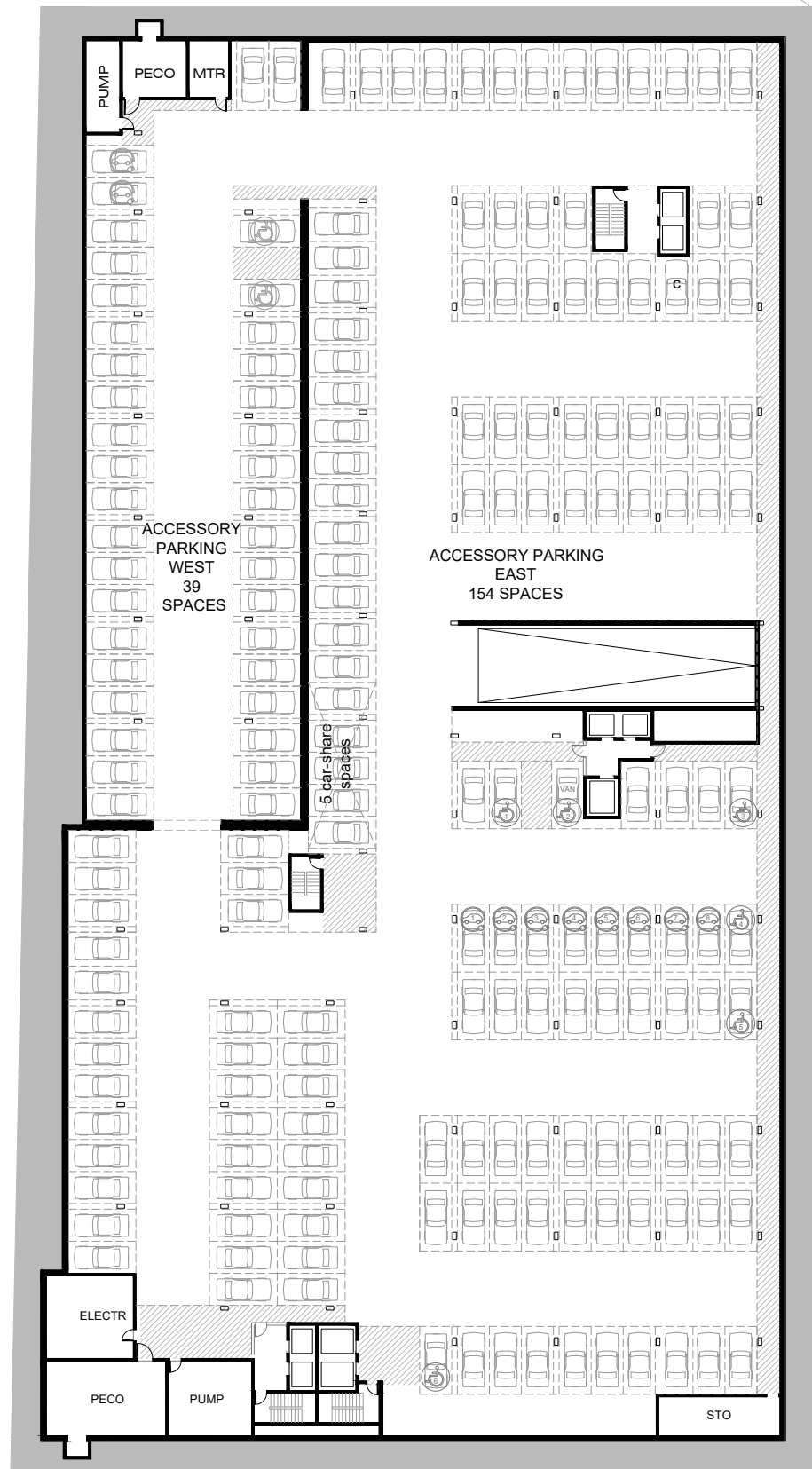


WASHINGTON AVE ELEVATION



FLOOR	UNITS	STUDIO	1BR	2BR
1	0	0	0	0
2	51	5	38	8
3	52	5	39	8
4	49	5	35	9
5+6	46	5	33	8
7	31	4	21	6
TOTAL	275	29	199	47
TOTAL	100%	11%	72%	17%

UNIT KEY PLANS



BASEMENT PLAN

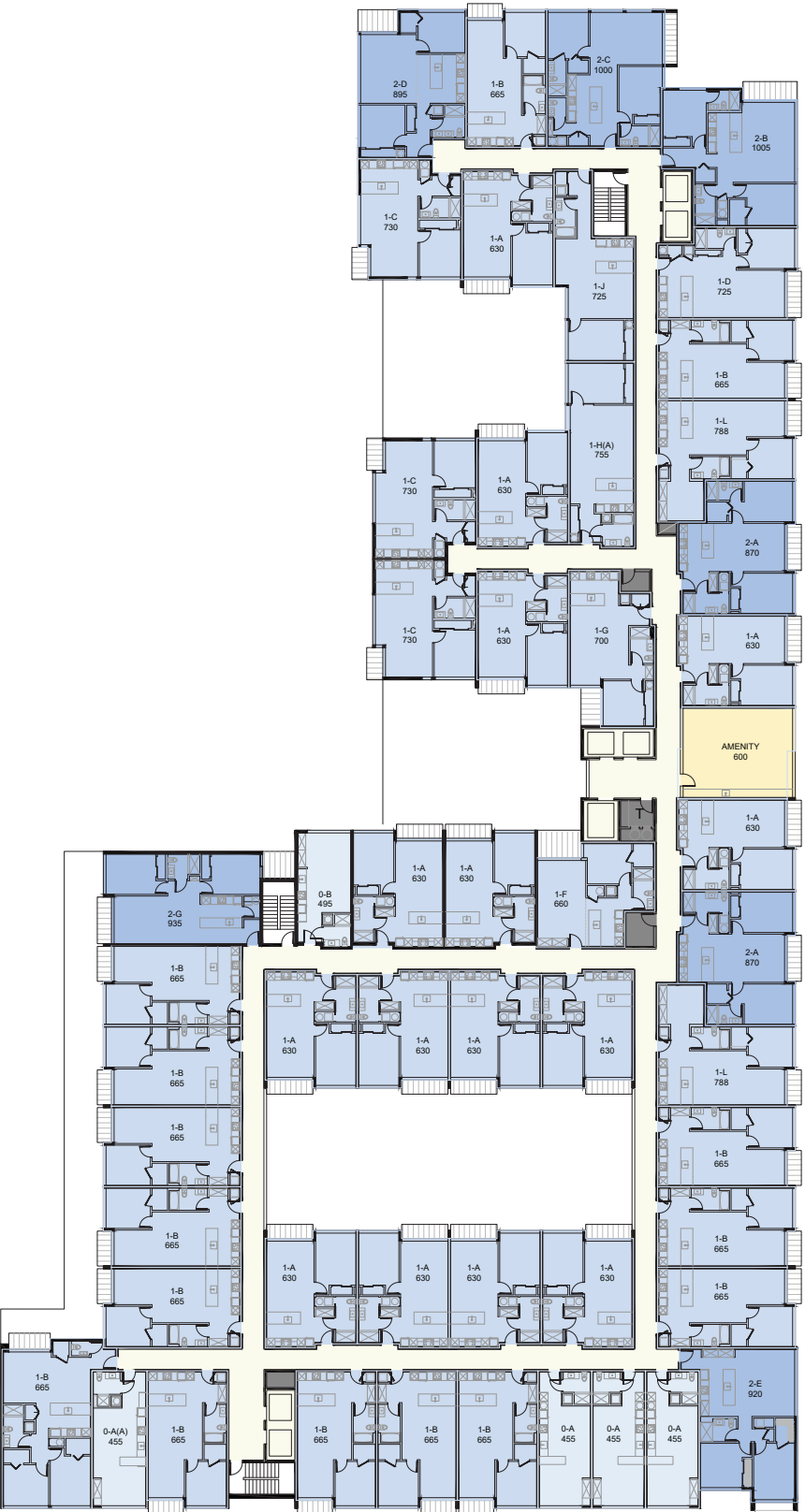


1ST FLOOR PLAN

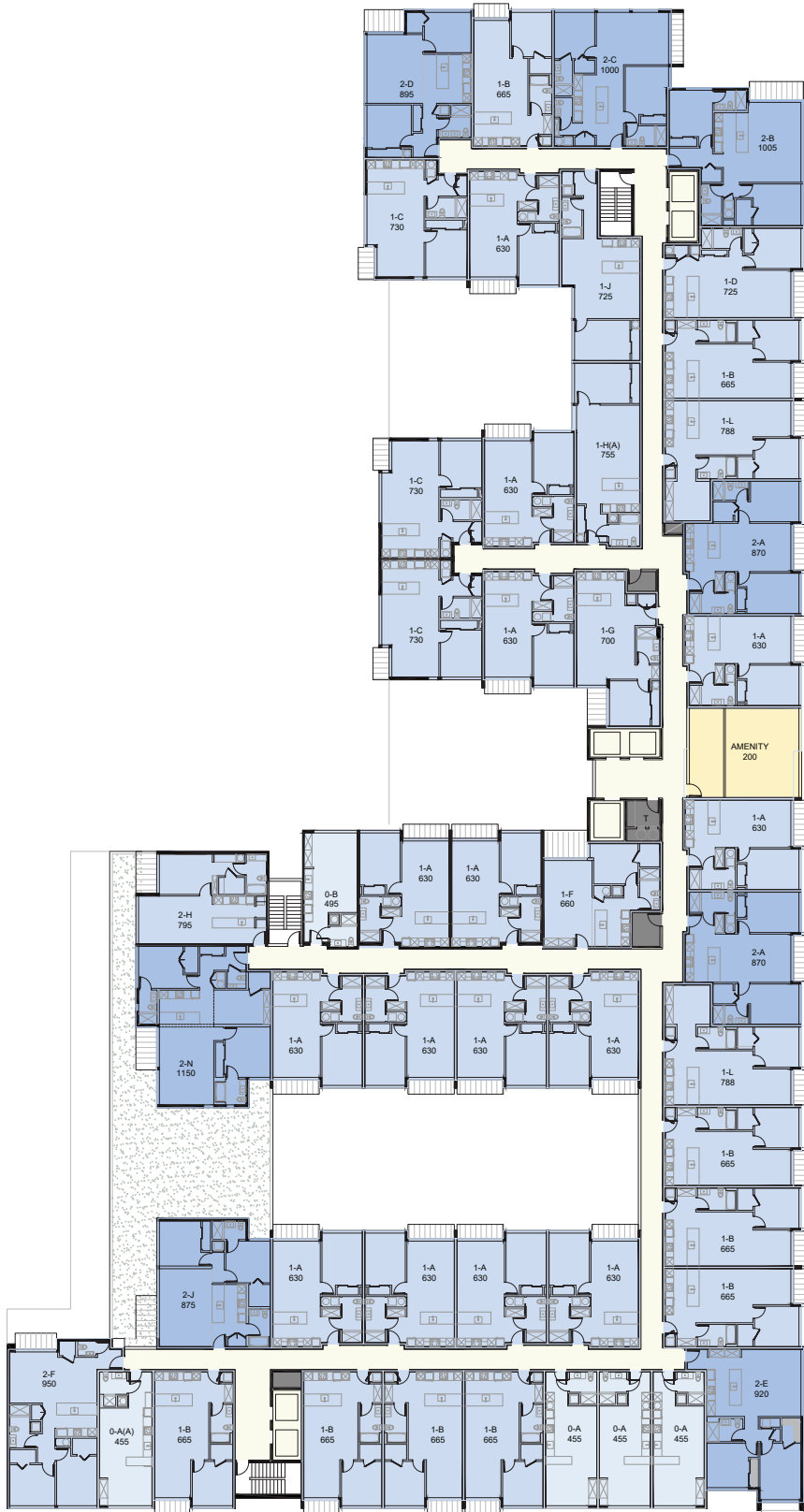
FLOOR PLANS



2ND FLOOR PLAN

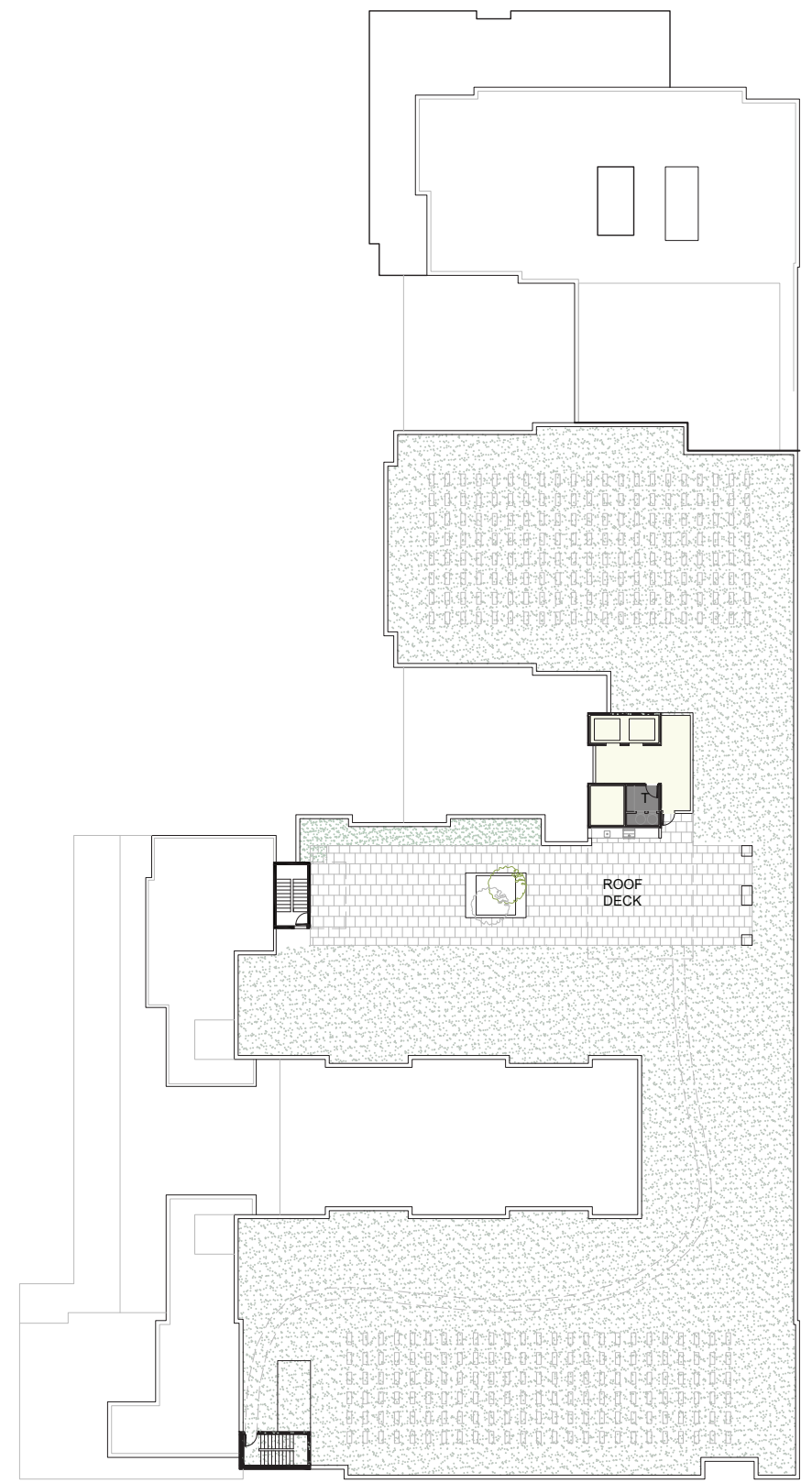
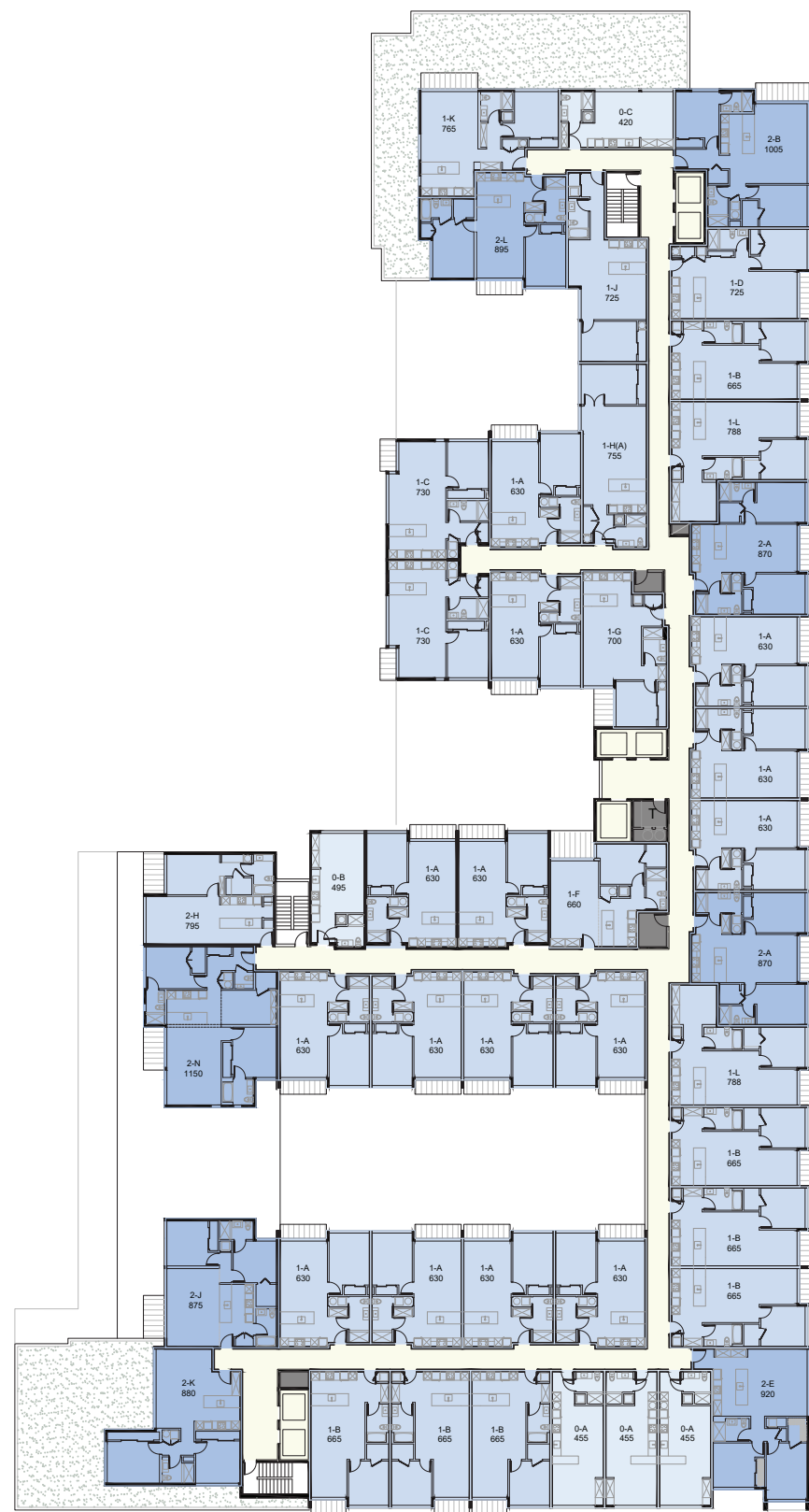


3RD FLOOR PLAN

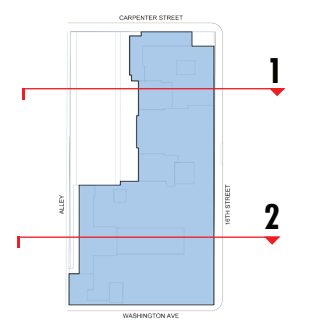
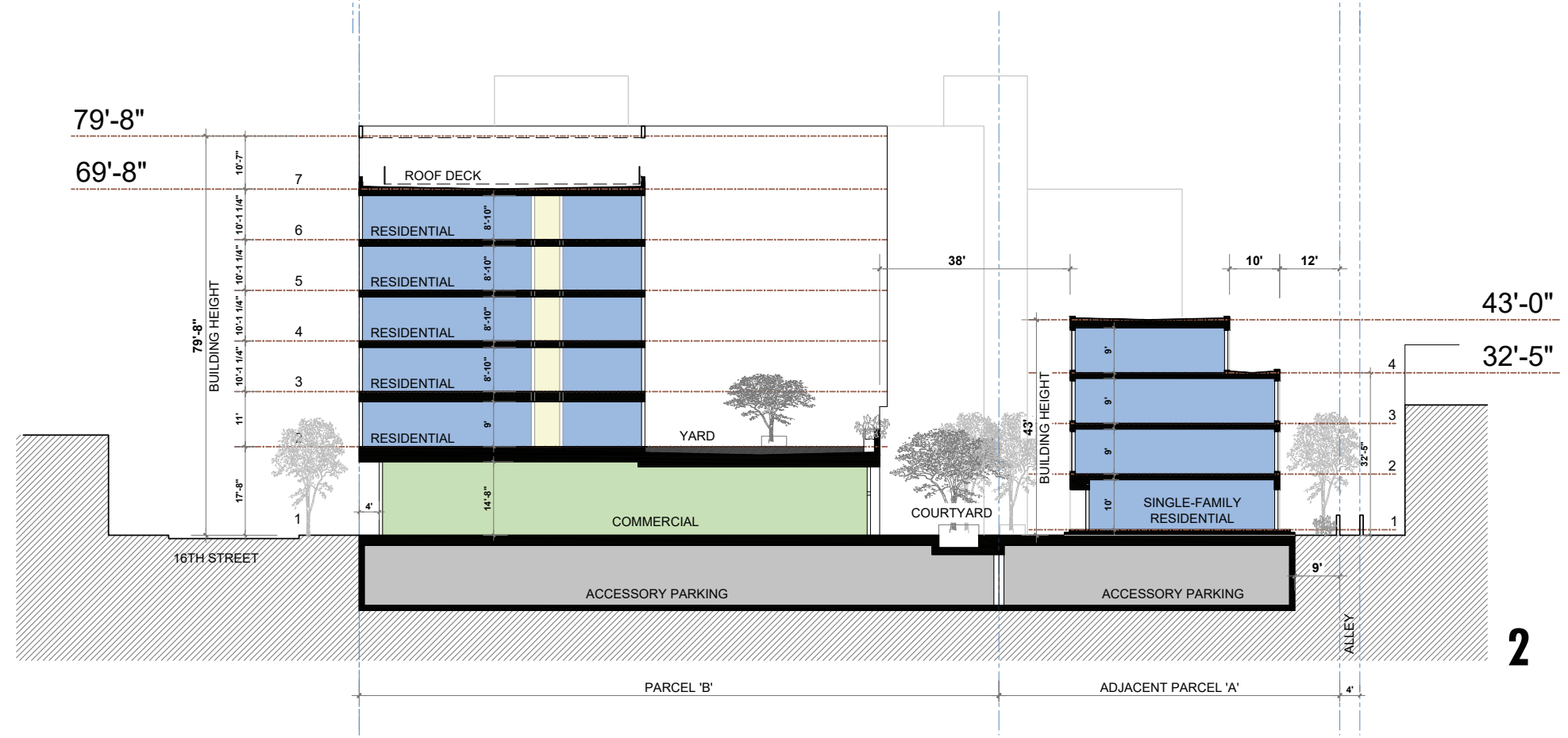
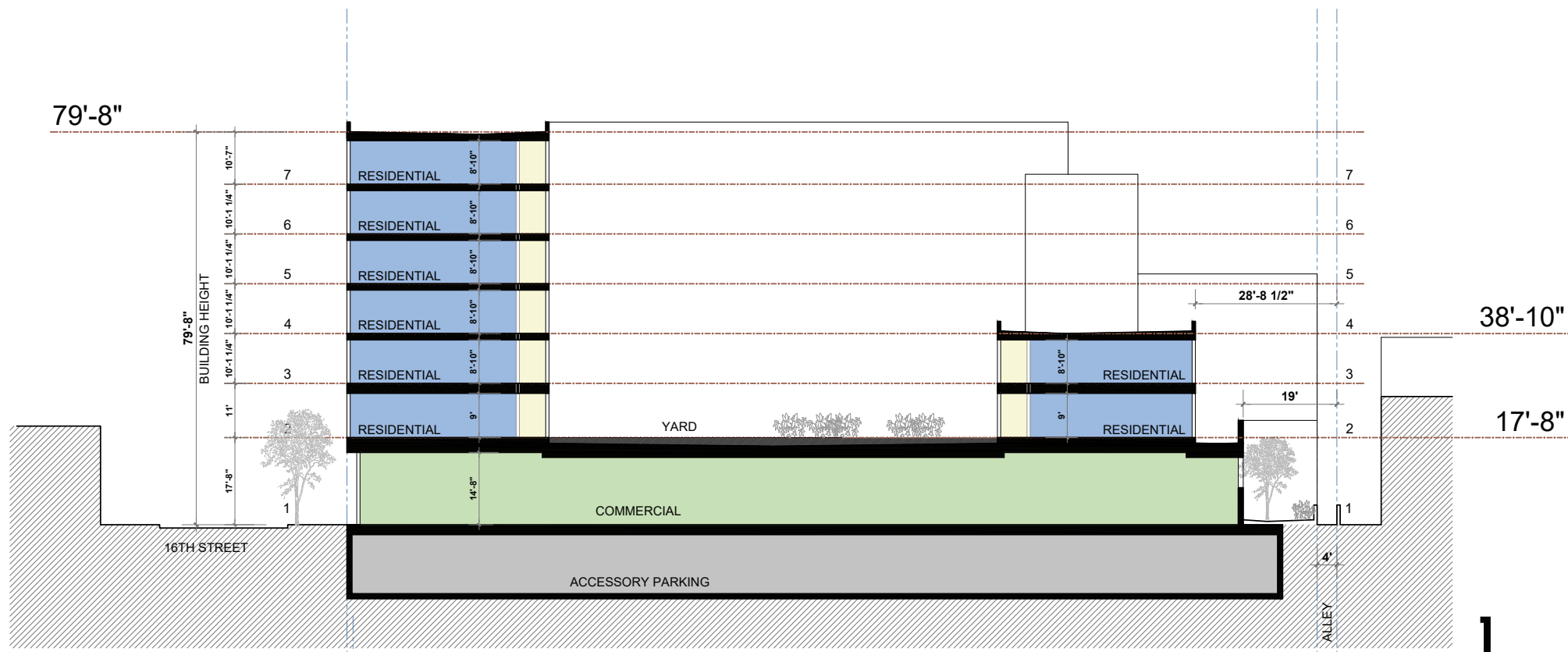


4TH FLOOR PLAN

FLOOR PLANS



FLOOR PLANS



SITE SECTIONS



VIEW FROM 16TH & WASHINGTON



VIEW FROM 16TH & WASHINGTON



AERIAL COURTYARD VIEW



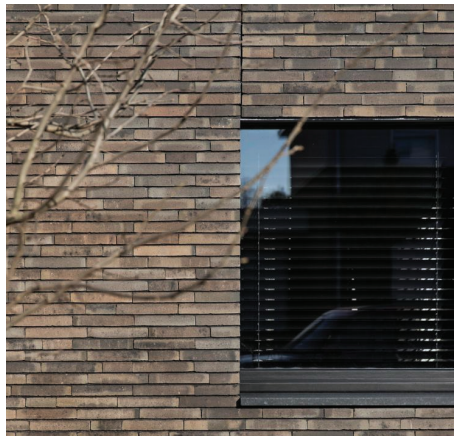
COURTYARD



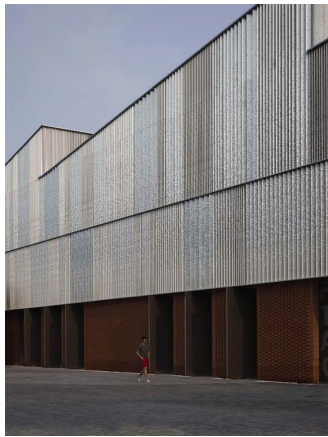
COURTYARD



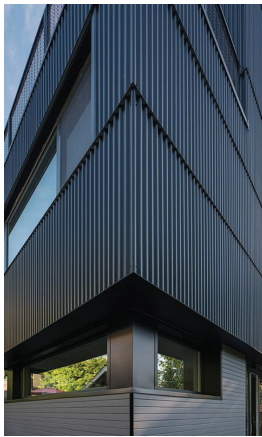
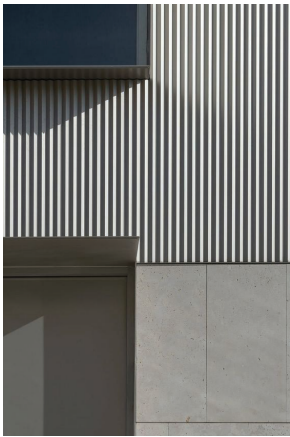
VIEW FROM CARPENTER



1 **BRICK**
BROWNISH GRAY ROMAN BRICK



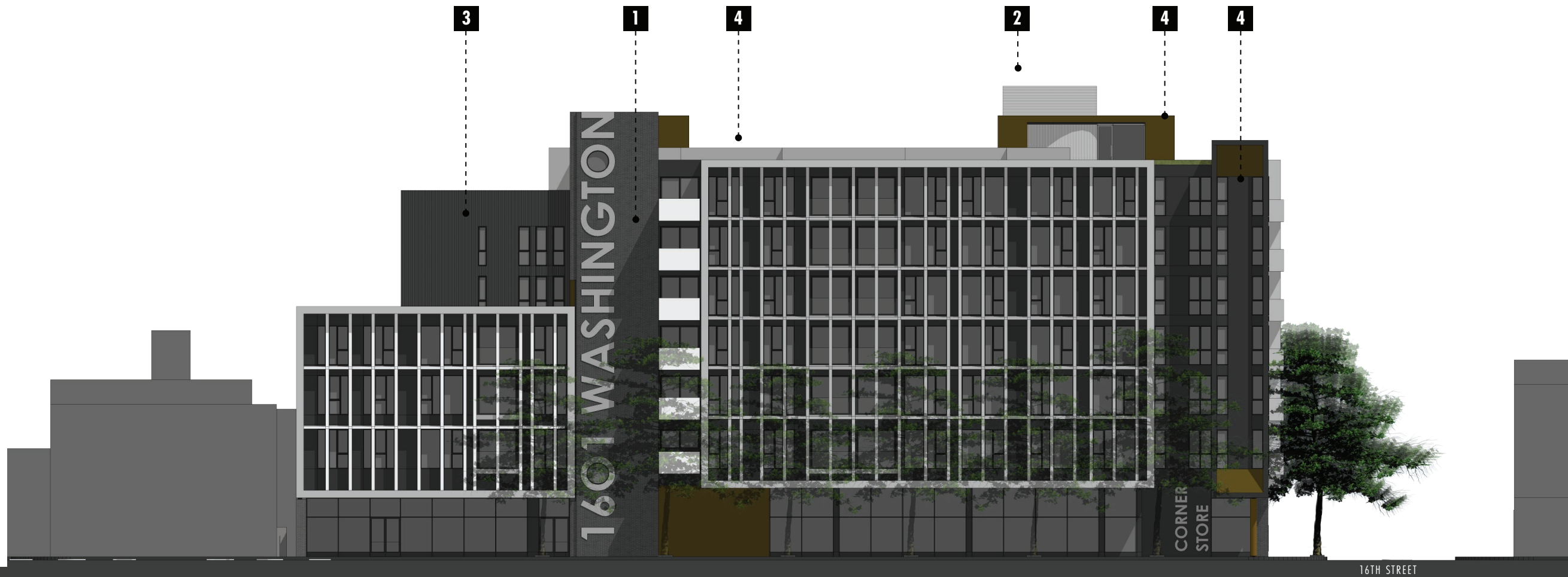
2 **LIGHT CORRUGATED METAL PANEL**
LIGHT GRAY CORRUGATED ALUMINUM PANEL
VERTICAL OR HORIZONTAL APPLICATION PER LOCATION



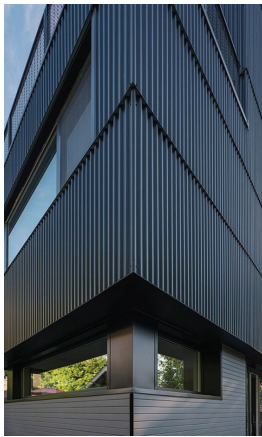
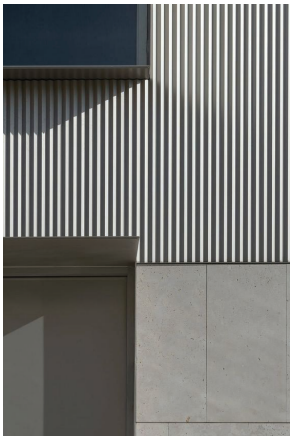
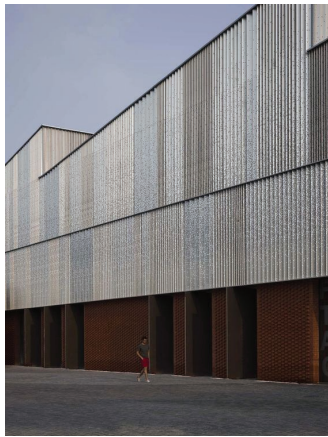
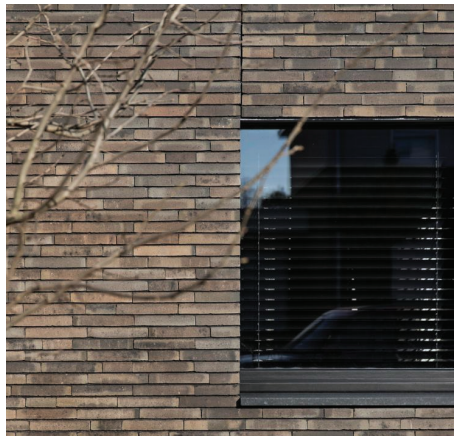
3 **DARK CORRUGATED METAL PANEL**
CHARCOAL GRAY CORRUGATED ALUMINUM PANEL
VERTICAL OR HORIZONTAL APPLICATION PER LOCATION



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



WASHINGTON ST ELEVATION



1 **BRICK**
BROWNISH GRAY ROMAN BRICK

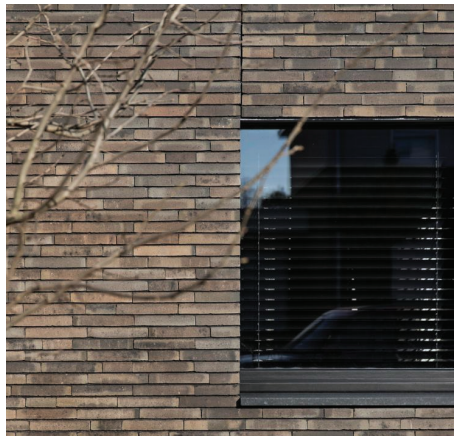
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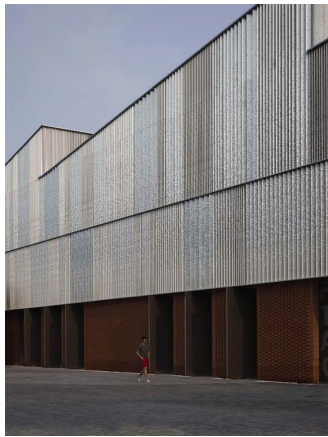
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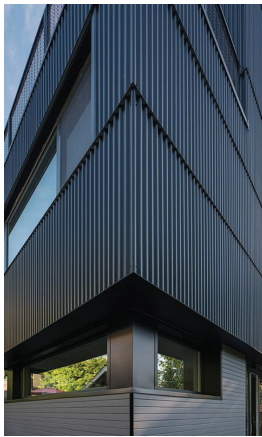
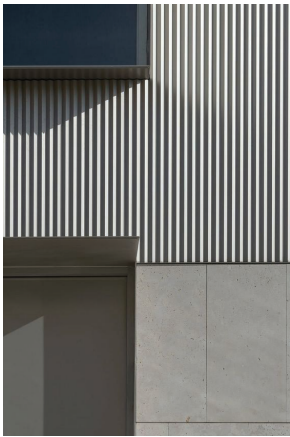
16TH ST ELEVATION



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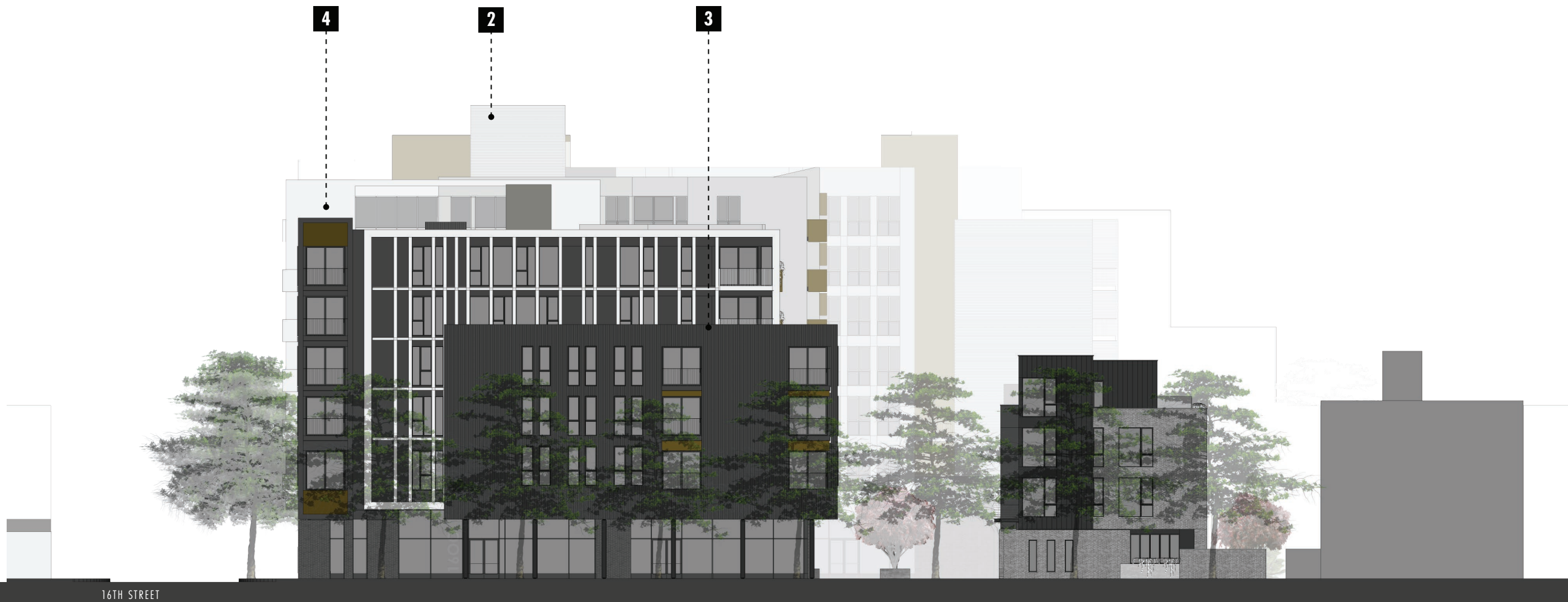
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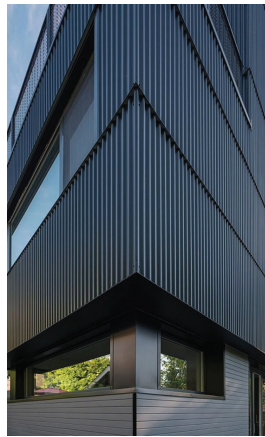
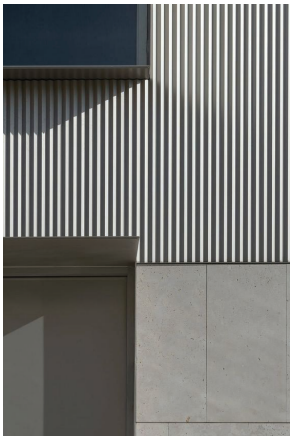
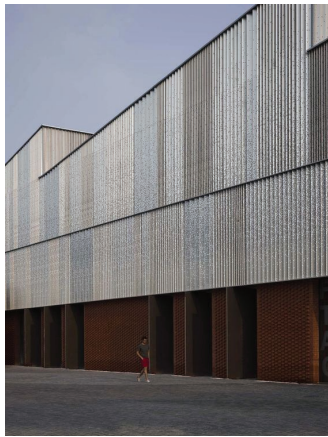
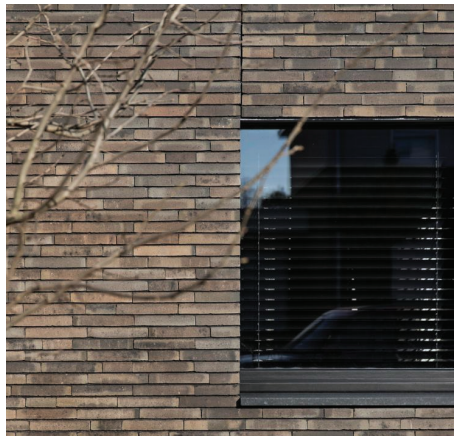
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VERTICAL OR HORIZONTAL APPLICATION PER LOCATION



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



CARPENTER ST ELEVATION



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BROWNISH GRAY ROMAN BRICK

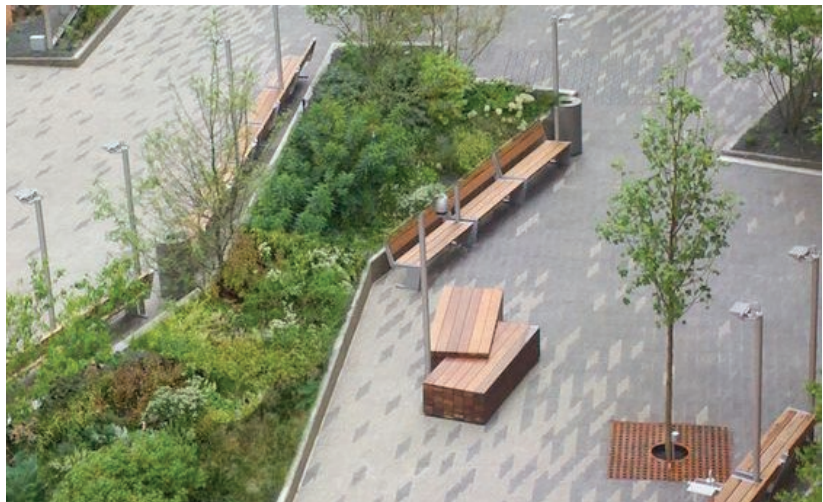
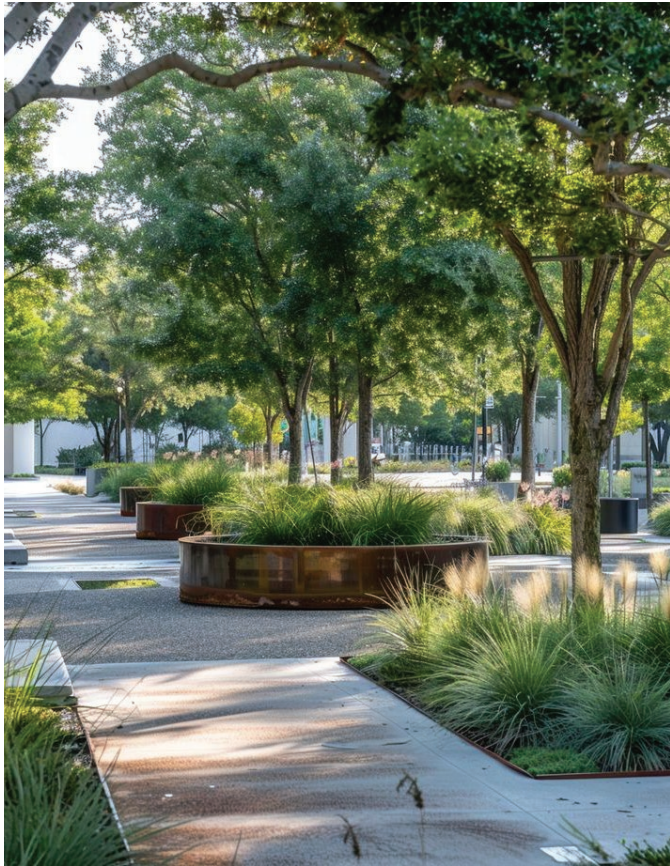
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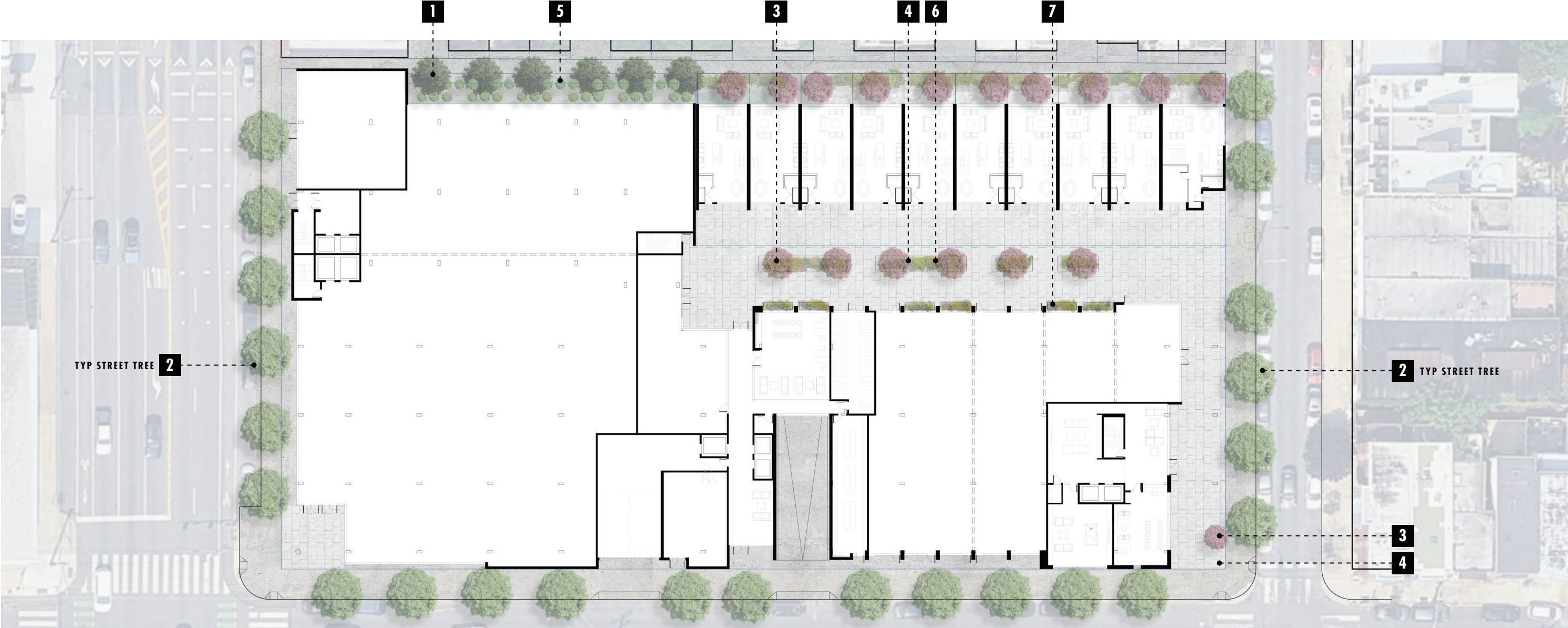
4 METAL PANEL
ALUMINUM COMPOSITE PANEL WITH SMOOTH FINISH
COLORS AS SHOWN IN ELEVATIONS



WESTERN ELEVATION



LANDSCAPE PRECEDENTS



1 GREEN GIANT



2 FREEMAN'S MAPLE



3 PRAIRIFIRE CRABAPPLE



4 PENNSYLVANIA SEDGE



5 OLD FASHIONED WEIGELA

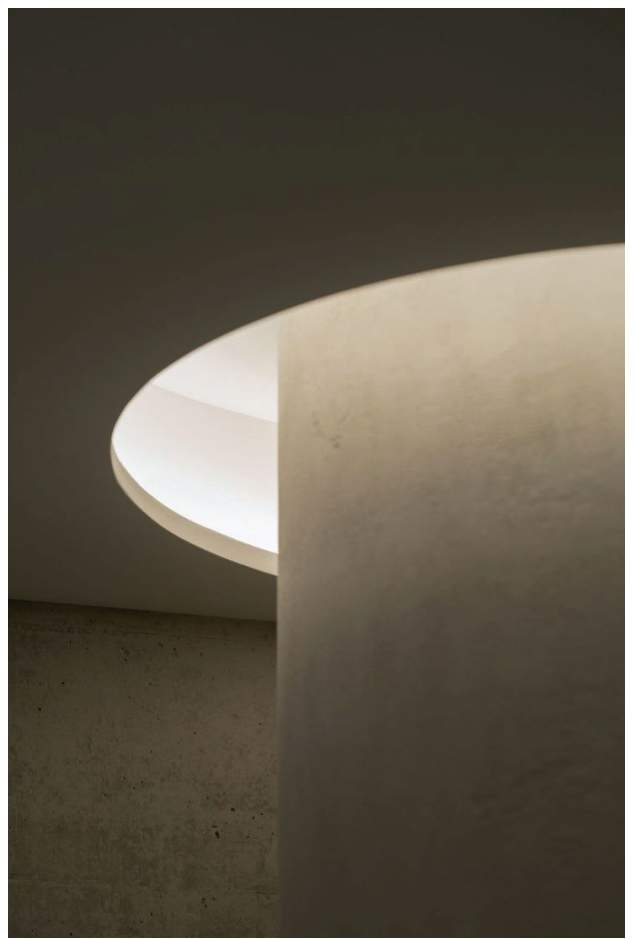
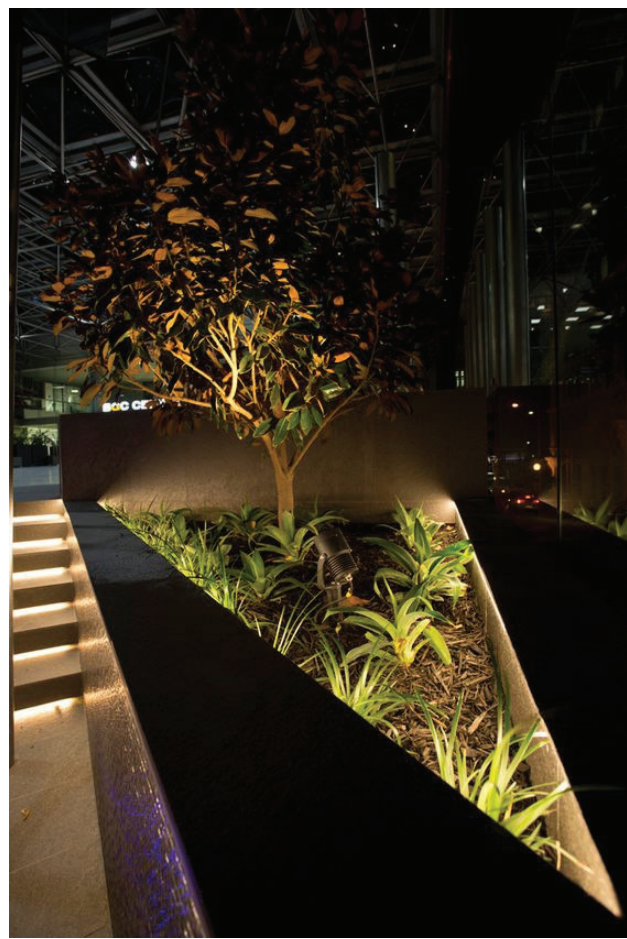
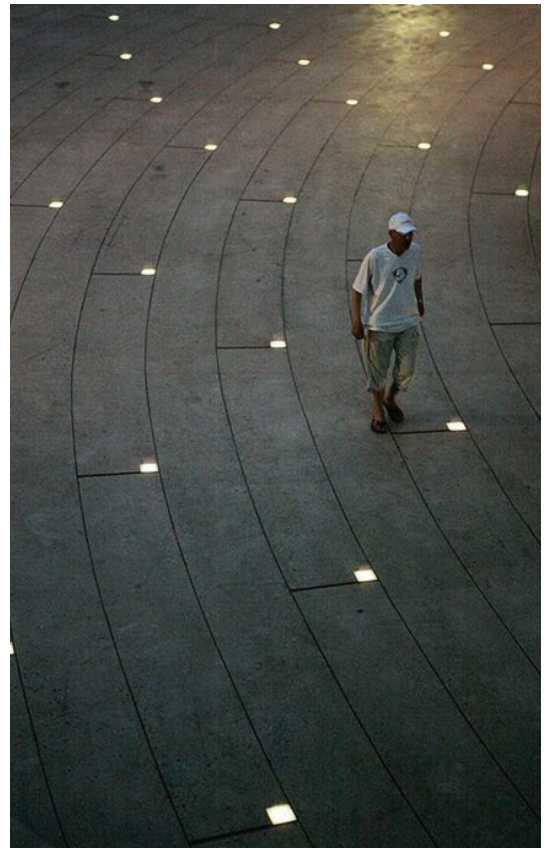


6 NORTHERN MAIDENHAIR FERN

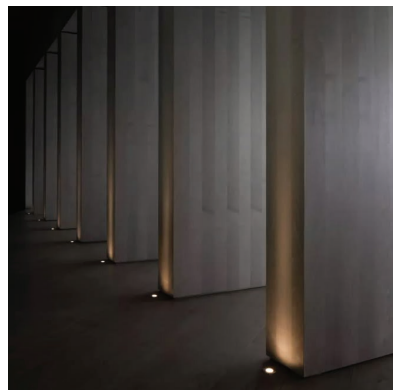
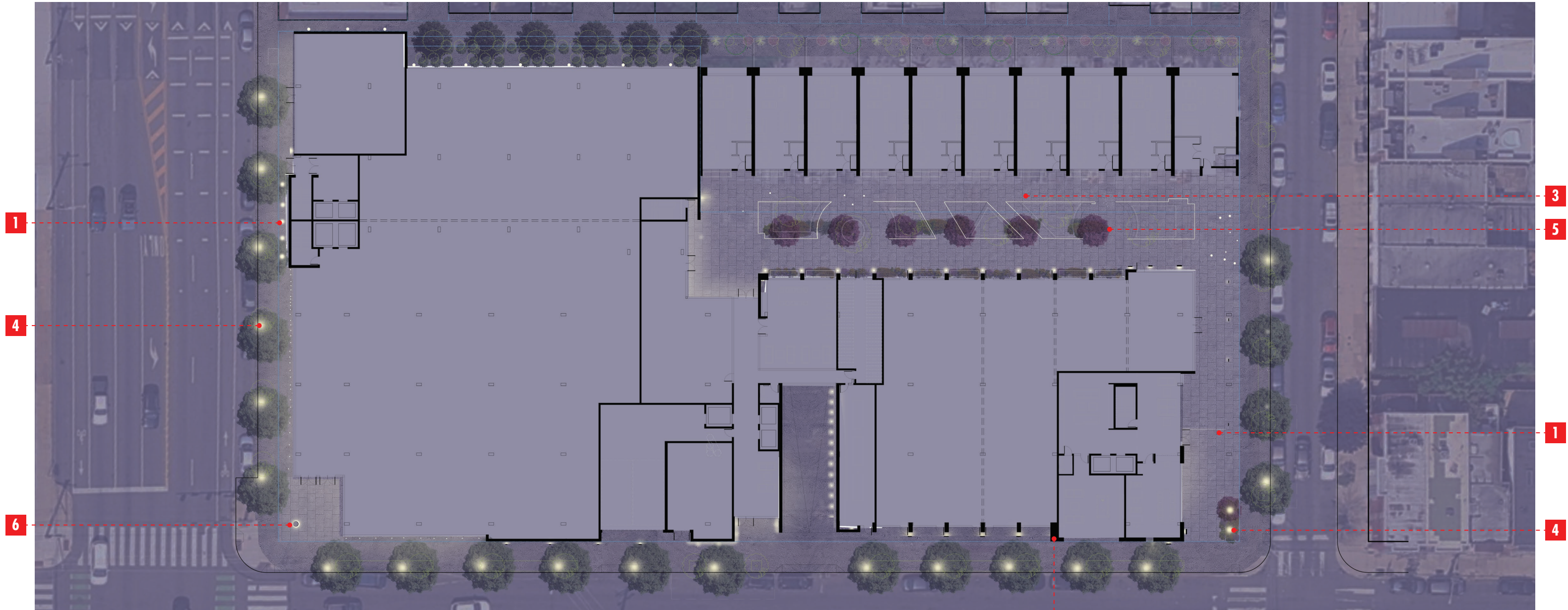


7 ST. JOHN'S WORT

LANDSCAPE PLAN



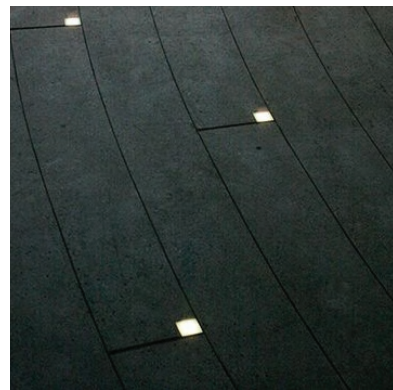
LIGHTING PRECEDENTS



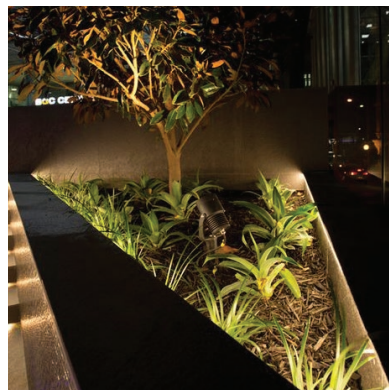
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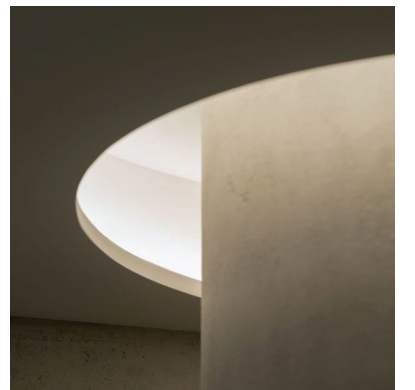


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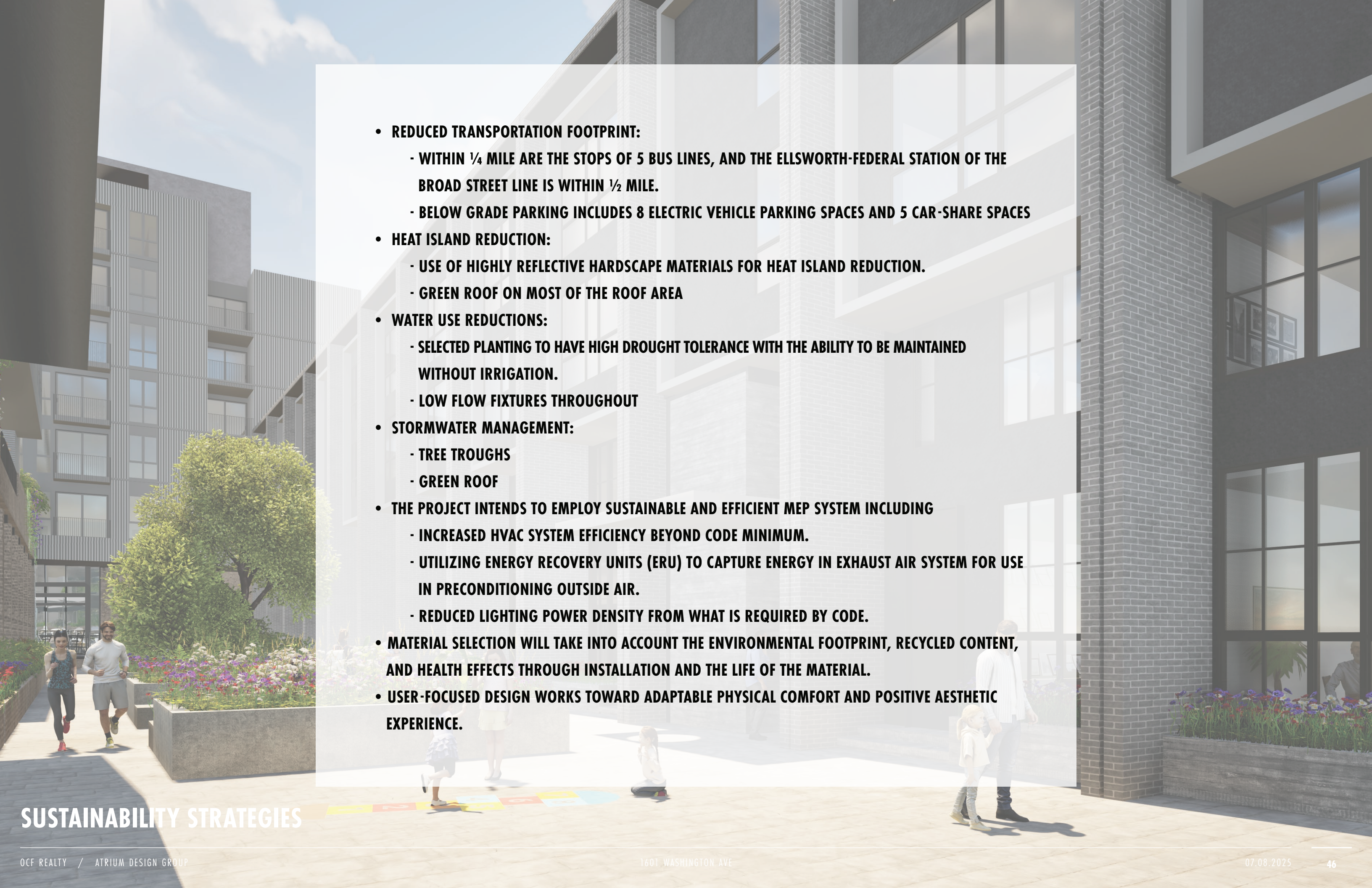
5



6

LIGHTING PLAN



- 
- **REDUCED TRANSPORTATION FOOTPRINT:**
 - WITHIN ¼ MILE ARE THE STOPS OF 5 BUS LINES, AND THE ELLSWORTH-FEDERAL STATION OF THE BROAD STREET LINE IS WITHIN ½ MILE.
 - BELOW GRADE PARKING INCLUDES 8 ELECTRIC VEHICLE PARKING SPACES AND 5 CAR-SHARE SPACES
 - **HEAT ISLAND REDUCTION:**
 - USE OF HIGHLY REFLECTIVE HARDSCAPE MATERIALS FOR HEAT ISLAND REDUCTION.
 - GREEN ROOF ON MOST OF THE ROOF AREA
 - **WATER USE REDUCTIONS:**
 - SELECTED PLANTING TO HAVE HIGH DROUGHT TOLERANCE WITH THE ABILITY TO BE MAINTAINED WITHOUT IRRIGATION.
 - LOW FLOW FIXTURES THROUGHOUT
 - **STORMWATER MANAGEMENT:**
 - TREE TROUGHS
 - GREEN ROOF
 - **THE PROJECT INTENDS TO EMPLOY SUSTAINABLE AND EFFICIENT MEP SYSTEM INCLUDING**
 - INCREASED HVAC SYSTEM EFFICIENCY BEYOND CODE MINIMUM.
 - UTILIZING ENERGY RECOVERY UNITS (ERU) TO CAPTURE ENERGY IN EXHAUST AIR SYSTEM FOR USE IN PRECONDITIONING OUTSIDE AIR.
 - REDUCED LIGHTING POWER DENSITY FROM WHAT IS REQUIRED BY CODE.
 - **MATERIAL SELECTION WILL TAKE INTO ACCOUNT THE ENVIRONMENTAL FOOTPRINT, RECYCLED CONTENT, AND HEALTH EFFECTS THROUGH INSTALLATION AND THE LIFE OF THE MATERIAL.**
 - **USER-FOCUSED DESIGN WORKS TOWARD ADAPTABLE PHYSICAL COMFORT AND POSITIVE AESTHETIC EXPERIENCE.**

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

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 ☒ Yes No

If yes, please provide written documentation as proof.

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

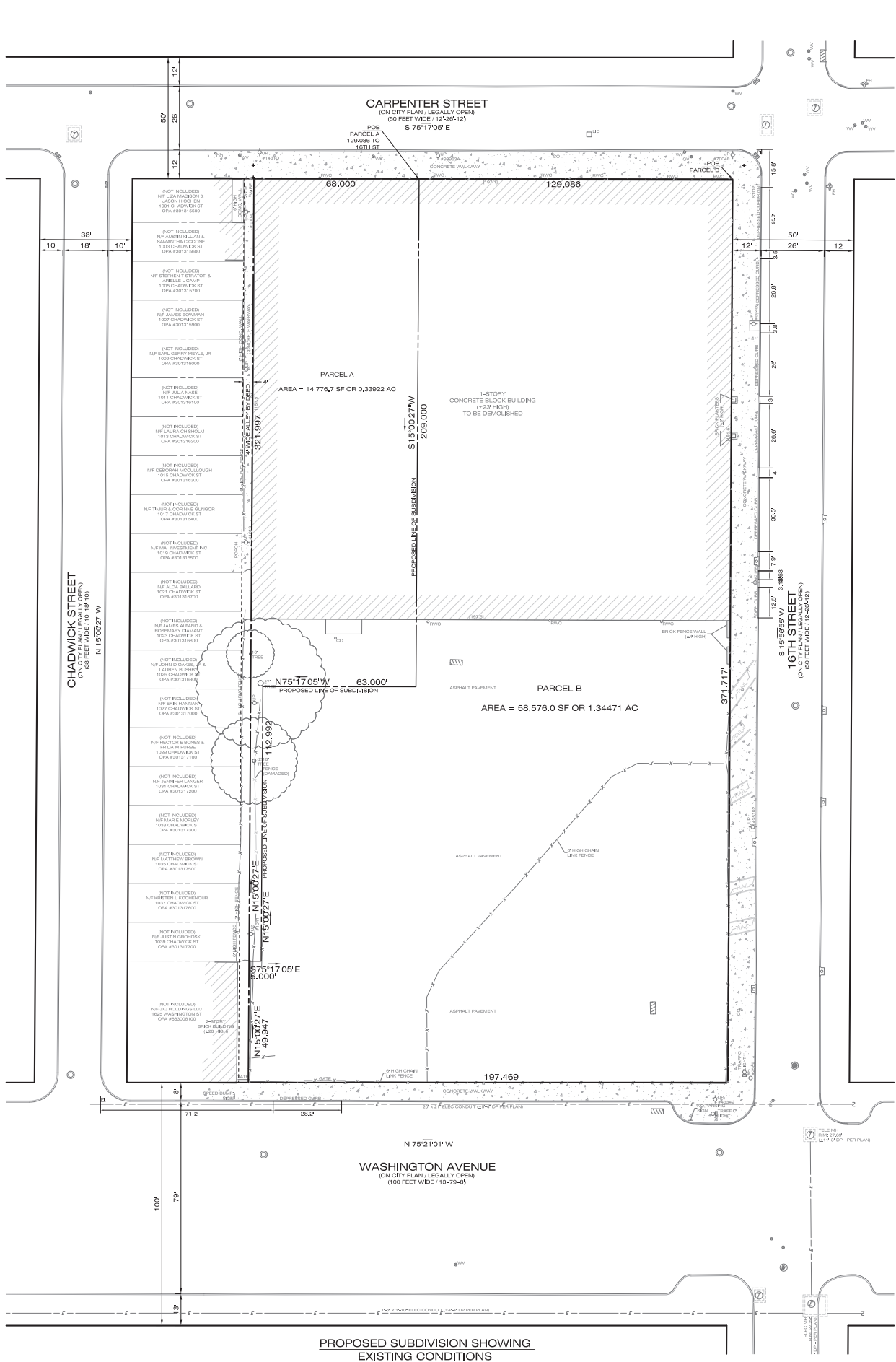
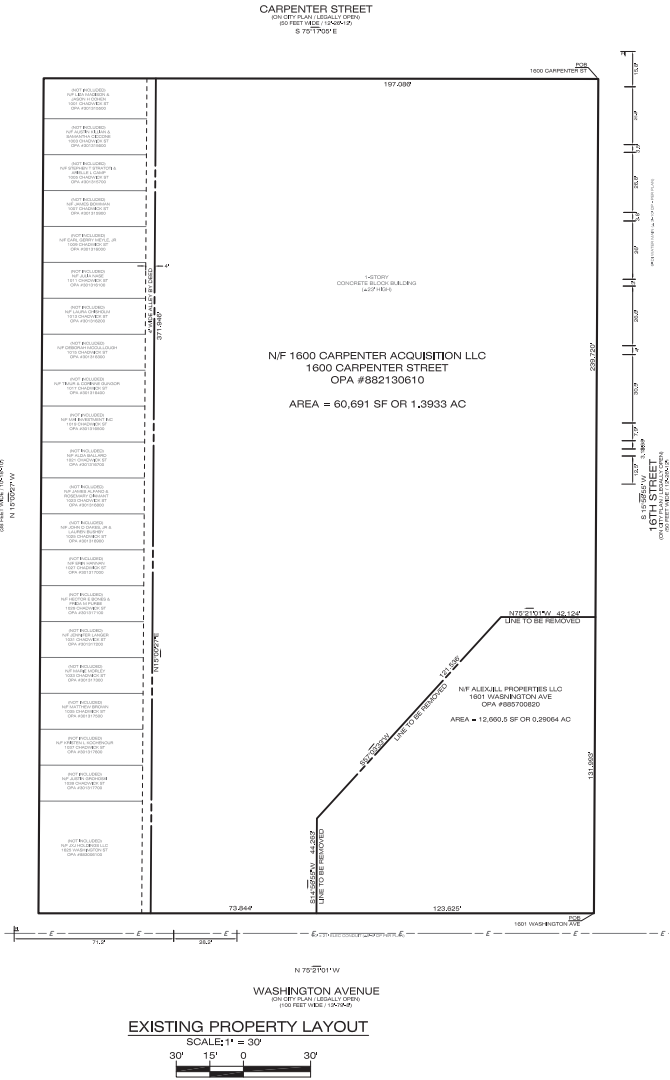
Date: June 23rd, 2025 Time: 6 PM EST

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes ☒ Yes No ____

If yes, indicate the date hearing will be held:

Date: August 20th, 2025



LEGEND

EXISTING FEATURES	
	TELECOMMUNICATION MANHOLE
	WATER MANHOLE
	ELECTRICAL MANHOLE
	SANITARY MANHOLE
	CITY INLET
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	SIGN
	LIGHT STANDARD
	COMBINED SEWER
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD AERIAL LINE
	FENCE LINE
	EXISTING BUILDING
	ZONING BOUNDARY LINE

I-2 MEDIUM INDUSTRIAL DISTRICT REQUIREMENTS

LOT DIMENSIONS	Required
Minimum Occupied Area (% of lot)	0 ft [3]
Minimum Front Yard Depth	0 ft [3]
Minimum Side Yard Ventr, each	8 ft [3] used [3]
Minimum Rear Yard Depth	8 ft [3] used [3]
HEIGHT	80 ft, if abutting a residential or SF_PD district otherwise no limit
FLOOR AREA RATIO (FAR)	500%

- NOTES
- Boundary and Location information is based on a field survey performed by Ruggiero Plante Land Design on February 24, 2024.
 - Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
 - The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
 - The bearings shown hereon are referenced from a 'SURVEY & PLAN OF PROPERTY' made for Norman Weigh and Peter & Elvira Baskie by Evans Squa, Surveyor & Regulator of the 2nd Survey District of Philadelphia, dated October 27, 1988.
 - FEMA FRM map #42075701830 map revised January 17, 2007 designates the site as Zone X, areas designated to be outside the 0.2 % annual floodplain.
 - Some of the improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
 - Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
 - The property is identified as within the (I-2) Medium Industrial Zoning District and is within the (CTR) Center City - Residential Parking Control (14-502-1) - Center City Residential District Control Area (14-502-1), (WWA) West Washington Avenue (14-518) Overlay Districts and the (NIS) Narcotics Injection Sites Overlay District (14-540).
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
 - A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
 - This survey does not address the presence or absence of freshwater wetlands.



LOCATION MAP SCALE 1"=500'

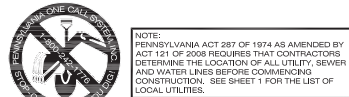
UTILITY OWNERS

DATE CONTACTED: March 14, 2024

SERIAL NUMBER: 20240741428, 20240741429

COMPANY:	COMCAST
ADDRESS:	1250 HADDONFIELD-BERLIN RD CHERRY HILL, NJ 08034
CONTACT:	WYATT PARRISH
EMAIL:	Wyatt.Parrish@comcast.com
PHONE:	484-368-4391
COMPANY:	PECO AN EXELON COMPANY C/O USDC
ADDRESS:	450 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406
CONTACT:	NIKHIL SHARMA
EMAIL:	nikhila.sharma@usdcinc.com
PHONE:	484-681-0720
COMPANY:	VERIZON BUSINESS FORMERLY MC
ADDRESS:	450 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406
CONTACT:	DEAN BOYER
EMAIL:	liveridge@verizon.com
PHONE:	484-884-2328
COMPANY:	PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS:	1101 MARKET ST 2ND FLOOR, JEFFERSON TOWER PHILADELPHIA, PA 19111
CONTACT:	ERIC PORNETT
EMAIL:	eric.pornett@phila.gov
PHONE:	215-685-6303
COMPANY:	PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS:	4501 G STREET PHILADELPHIA, PA 19120
CONTACT:	NICHOLS KULP
EMAIL:	Nicholas.Kulp@phila.gov
PHONE:	215-301-2735
COMPANY:	PHILADELPHIA GAS WORKS
ADDRESS:	5000 SUMMERDALE AVE PHILADELPHIA, PA 19120
CONTACT:	JAMES CUMMINGS
EMAIL:	james.cummings@gpworks.com
PHONE:	215-684-6415
COMPANY:	VICINITY ENERGY
ADDRESS:	3600 CHRISTIAN ST PHILADELPHIA, PA 19146
CONTACT:	ERIC ELZEY
EMAIL:	eric.elzey@vicinityenergy.com
PHONE:	267-350-5846
COMPANY:	VERIZON BUSINESS FORMERLY MC
ADDRESS:	1000 WESTON PKWY CARY, NC 27513
CONTACT:	VICTOR WOOD
EMAIL:	victor.w.wood@verizon.com
PHONE:	919-414-2782


OWNER OF RECORD	OWNER OF RECORD
1600 CARPENTER STREET Atrium Properties, LLC 1600 Carpenter St Philadelphia, PA 19146	1601 WASHINGTON AVENUE Atrium Properties, LLC 2401 Pennycuik Ave, 1A5 Philadelphia, PA 19120



REVISIONS	

1600 CARPENTER STREET &
1601 WASHINGTON AVENUE
Philadelphia, PA 19146
30TH WARD - OPA #882130610, 885700820

prepared for:
OCF Realty c/o Ori Febush
1936 Washington Ave
Philadelphia, PA 19146
emlat: orl@ocfrealty.com
ph: 215-735-7368



Ruggiero Plante Land Design

5900 Ridge Avenue Philadelphia, PA 19128

phone 215.505.3800 fax 215.505.3800 www.ruggieroplantedesign.com

Plan Date:

April 2, 2024

Scale:

1" = 20'-0"

20' 10' 0' 20'

Sheet Title:

PROPOSED SUBDIVISION PLAN

Sheet 1 of 1

JAMES F. HENRY, PLS
PA Registered Professional Land Surveyor No. SU056807

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



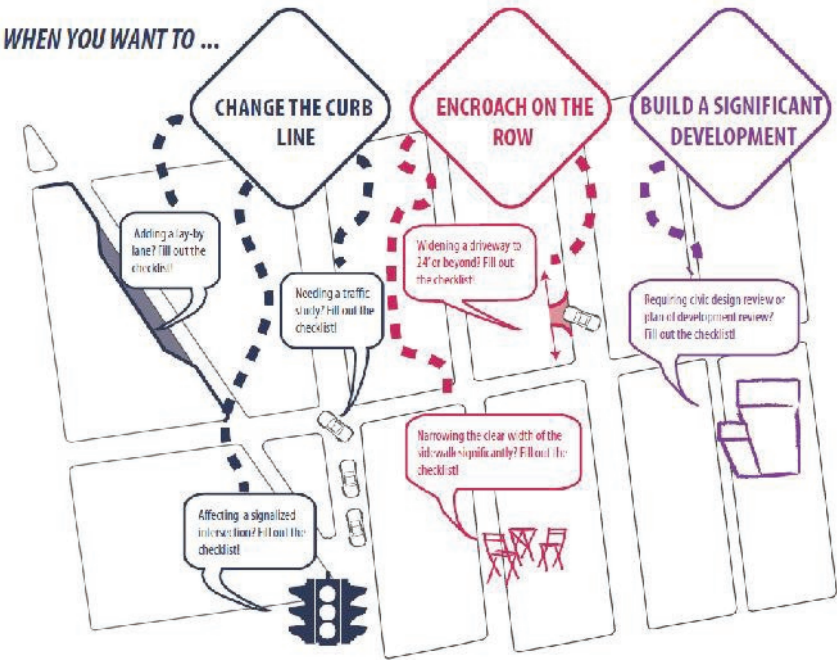
INSTRUCTIONS

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:
 - o Placing of a new street;
 - o Removal of an existing street;
 - o Changes to roadway grades, curb lines, or widths; or
 - o 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
 - o FULLY DIMENSIONED
 - o CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - o FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - o PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o PROPOSED TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o 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) <small>Required / Existing / Proposed</small>	CITY PLAN SIDEWALK WIDTH <small>Existing / Proposed</small>
Carpenter Street	12 / 12 / 12	12 / 12
16 th Street	12 / 12 / 12	12 / 12
Washington Avenue	12 / 8 / 8	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 <small>Required / Existing / Proposed</small>
Carpenter St	6 / 6 / 7
16 th St	6 / 6 / 7.5
Washington Ave	6 / 5 / 7

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

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

YES ☒ NO ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

APPLICANT: Pedestrian Component

Additional Explanation / Comments: The 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’. The building façade on Washington Avenue is setback from the right of way line to allow a suitable walking zone due to the narrow width of the public sidewalk.

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 / 5
16 th St	4 / 4 / 4.5
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
1601 Washington Ave	98	0 / 0	0 / 11	0 / 100
		/	/	/
		/	/	/
		/	/	/

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

- Conventional Bike Lane

Buffered Bike Lane

Bicycle-Friendly Street

Indego Bicycle Share Station
- YES

NO

N/A
- YES

NO

N/A
- YES

NO

N/A
- YES

NO

N/A

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
- 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. A total of 11 ‘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?
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?
30. Does the design provide a buffer between the roadway and pedestrian traffic?
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?

DEPARTMENTAL APPROVAL

- YES

NO
- YES

NO
- YES

NO
- YES

NO

APPLICANT: Curbside Management Component

Additional Explanation / Comments: The 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. Designated Residential loading zones have been added to Carpenter Street to help eliminate double parking in the street for unloading.

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 checked="" type="checkbox"/>	NO <input 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. Designated no parking zones have been added to both 16th Street and Carpenter Street. The 16th Street zone will allow for trash pick-up while the Carpenter Street Area is intended for deliveries and residential loading/unloading.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

40. Does the design incorporate windows, storefronts, and other active uses facing the street?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	DEPARTMENTAL APPROVAL	
				YES <input type="checkbox"/>	NO <input type="checkbox"/>
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

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

				DEPARTMENTAL APPROVAL
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input 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"/>
If yes, City Plan Action may be required.				
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		Use Current Price List (Notice 123)	Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.		
Up to 1,000 pieces (1 certificate for total number)					
For each additional 1,000 pieces, or fraction thereof					
Duplicate Copy <input type="checkbox"/>		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: _____		
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
Total Number of Pounds	Total Postage Paid for Mailpieces			Fee Paid	
Mailed For RCO NEIGHBORS + ORGS		Mailed By OCF REALTY			
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					

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JUN 02, 25
AMOUNT
\$12.50
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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.

- 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.

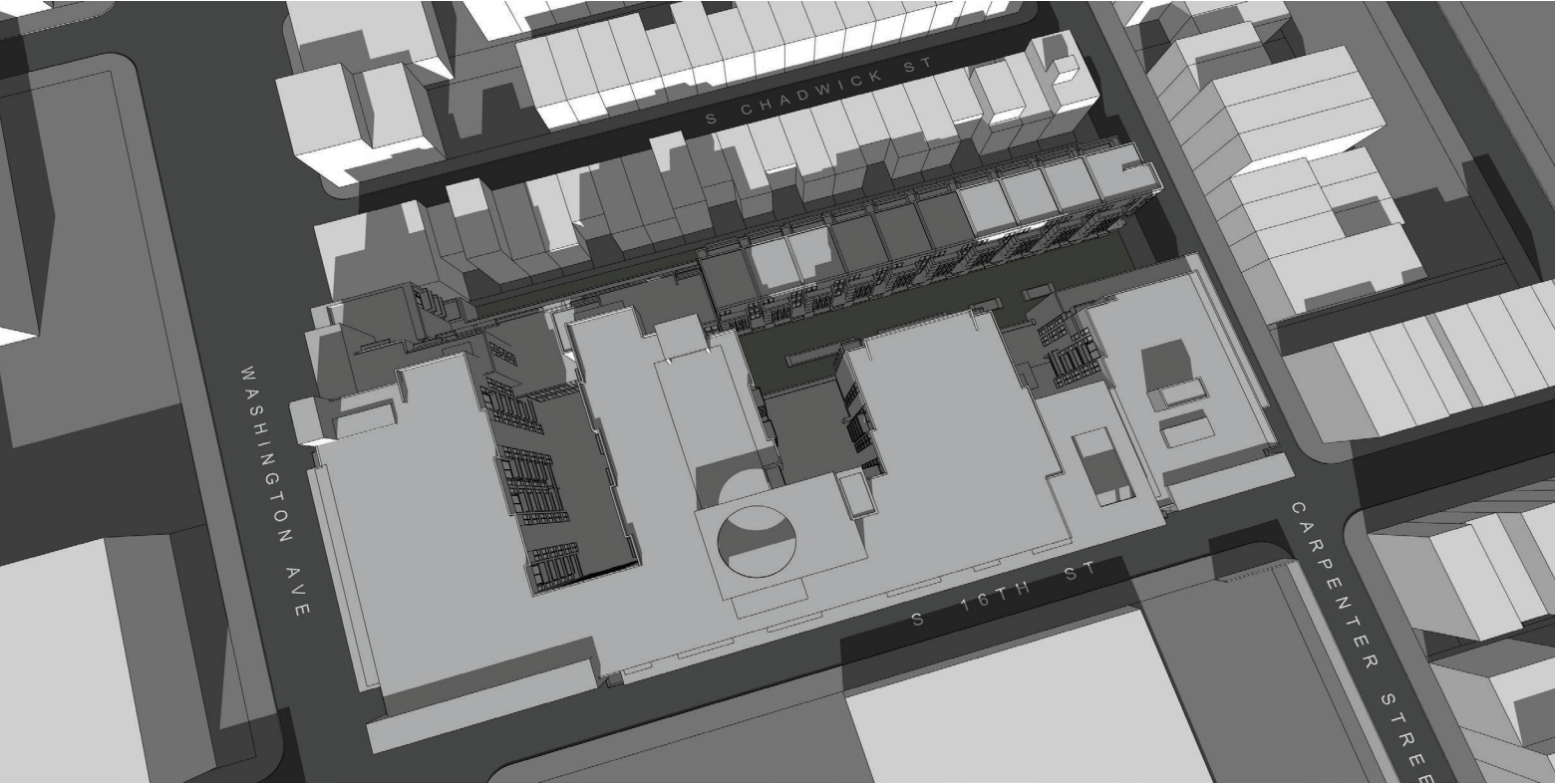
Certificate of Bulk Mailing — Domestic service does not provide a record of delivery, and the Postal Service does not retain any copies of PS Form 3606-D. The mailer cannot use PS Form 3606-D as a certificate of mailing for individual mailpieces or itemized lists.

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.

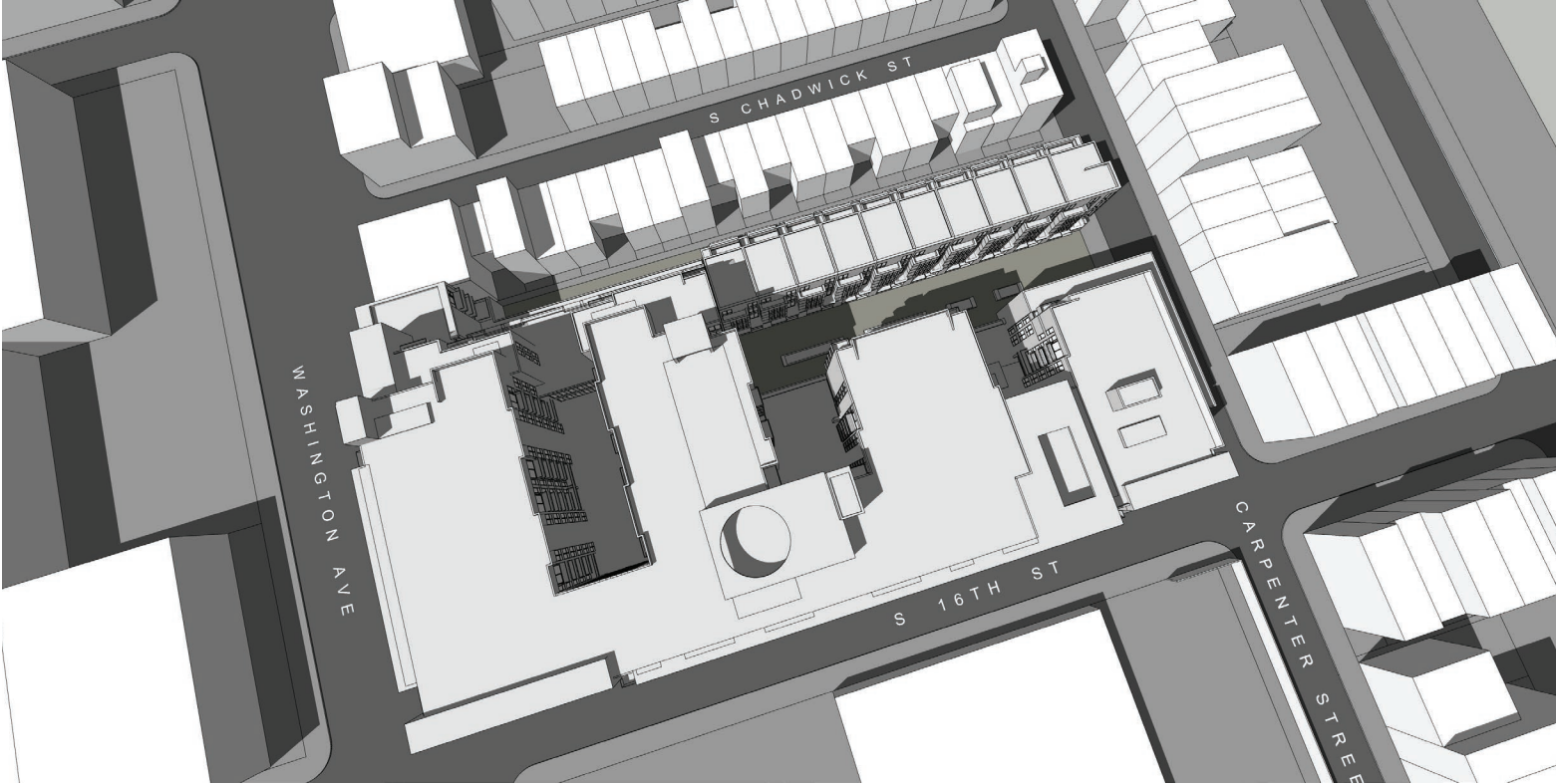
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Our Neighbors at	1000 S 17TH ST	Philadelphia	PA	19146
Our Neighbors at	1000 S CHADWICK ST	Philadelphia	PA	19146
Our Neighbors at	1001 S 17TH ST 201	Philadelphia	PA	19146
Our Neighbors at	1001 S 17TH ST 202	Philadelphia	PA	19146
Our Neighbors at	1001 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
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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
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Our Neighbors at	1014 S CHADWICK ST	Philadelphia	PA	19146

Name	ADDRESS	CITY	STATE	ZIP
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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
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Our Neighbors at	1538-40 ALTER ST	Philadelphia	PA	19146
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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
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Our Neighbors at	1604 MONTROSE ST	Philadelphia	PA	19146
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Our Neighbors at	1625 CARPENTER ST	Philadelphia	PA	19146

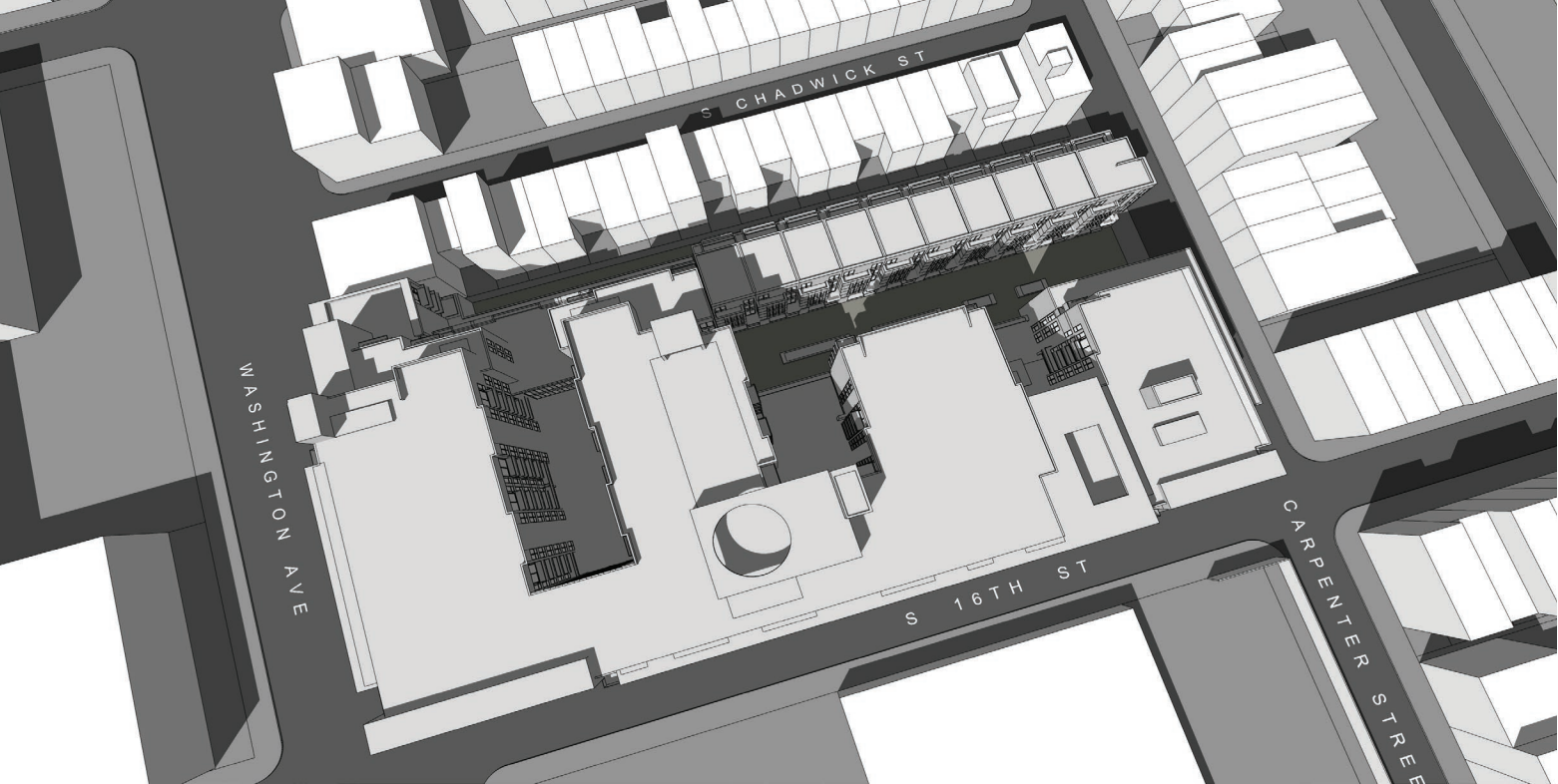
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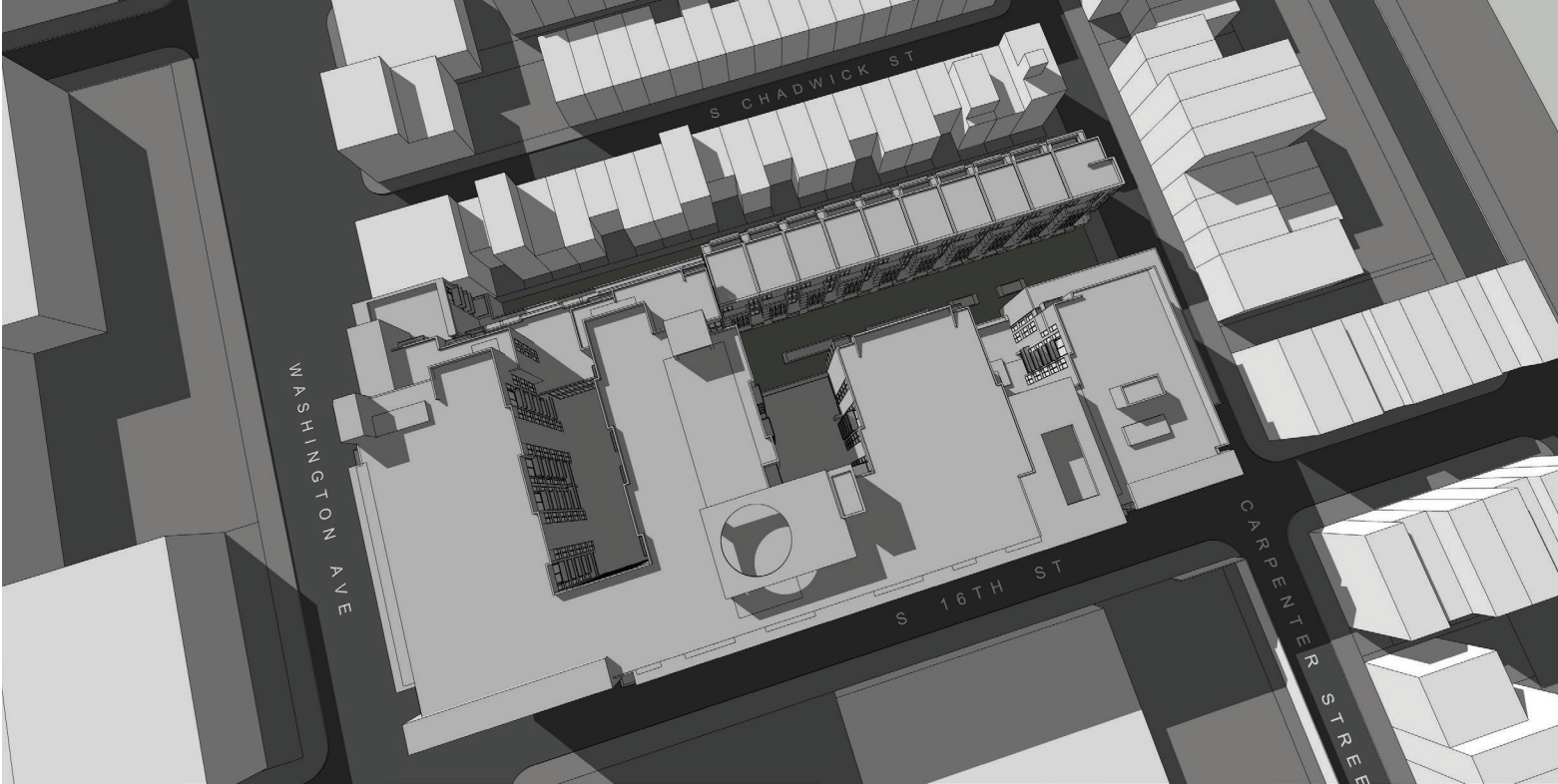
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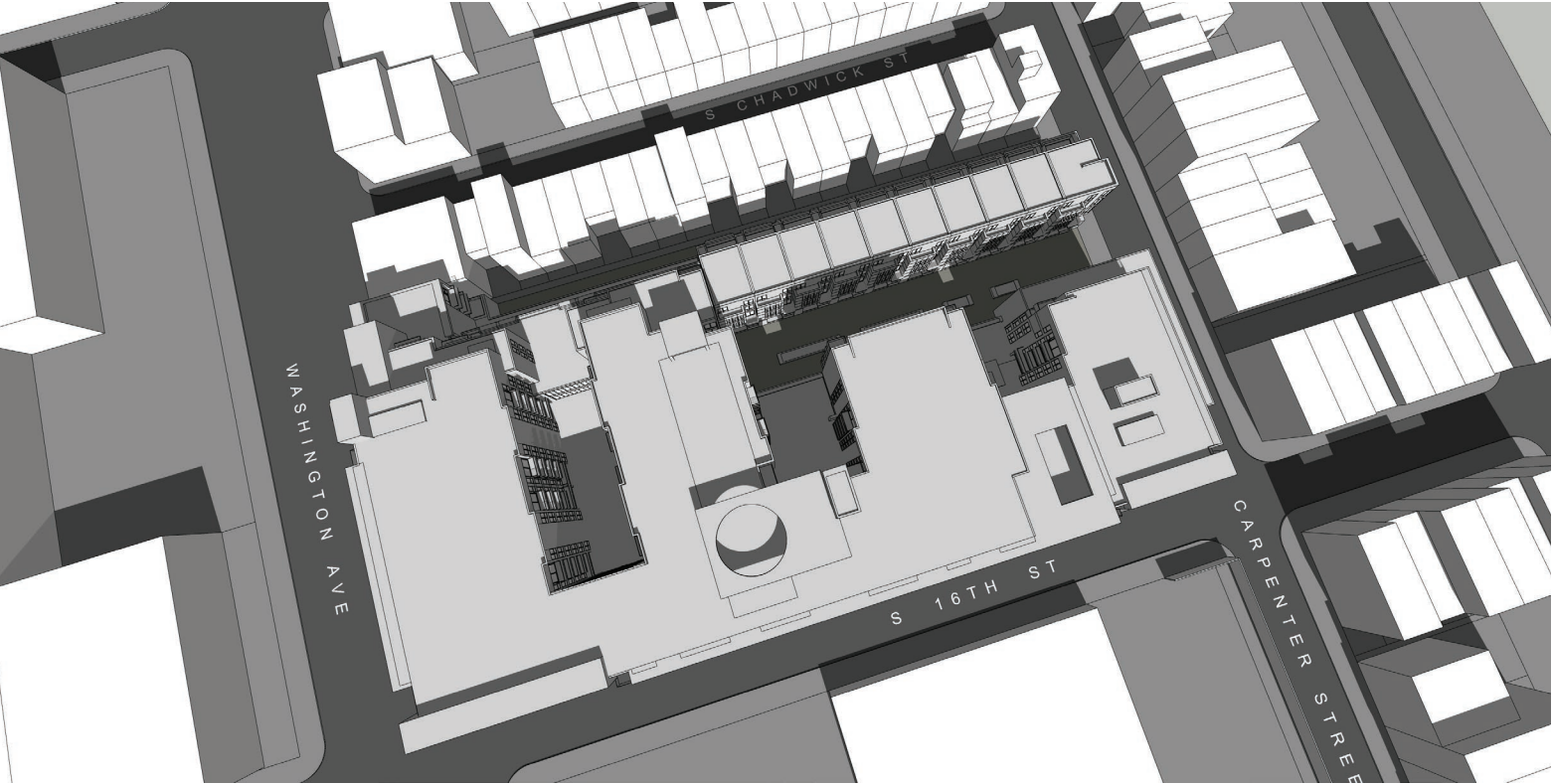
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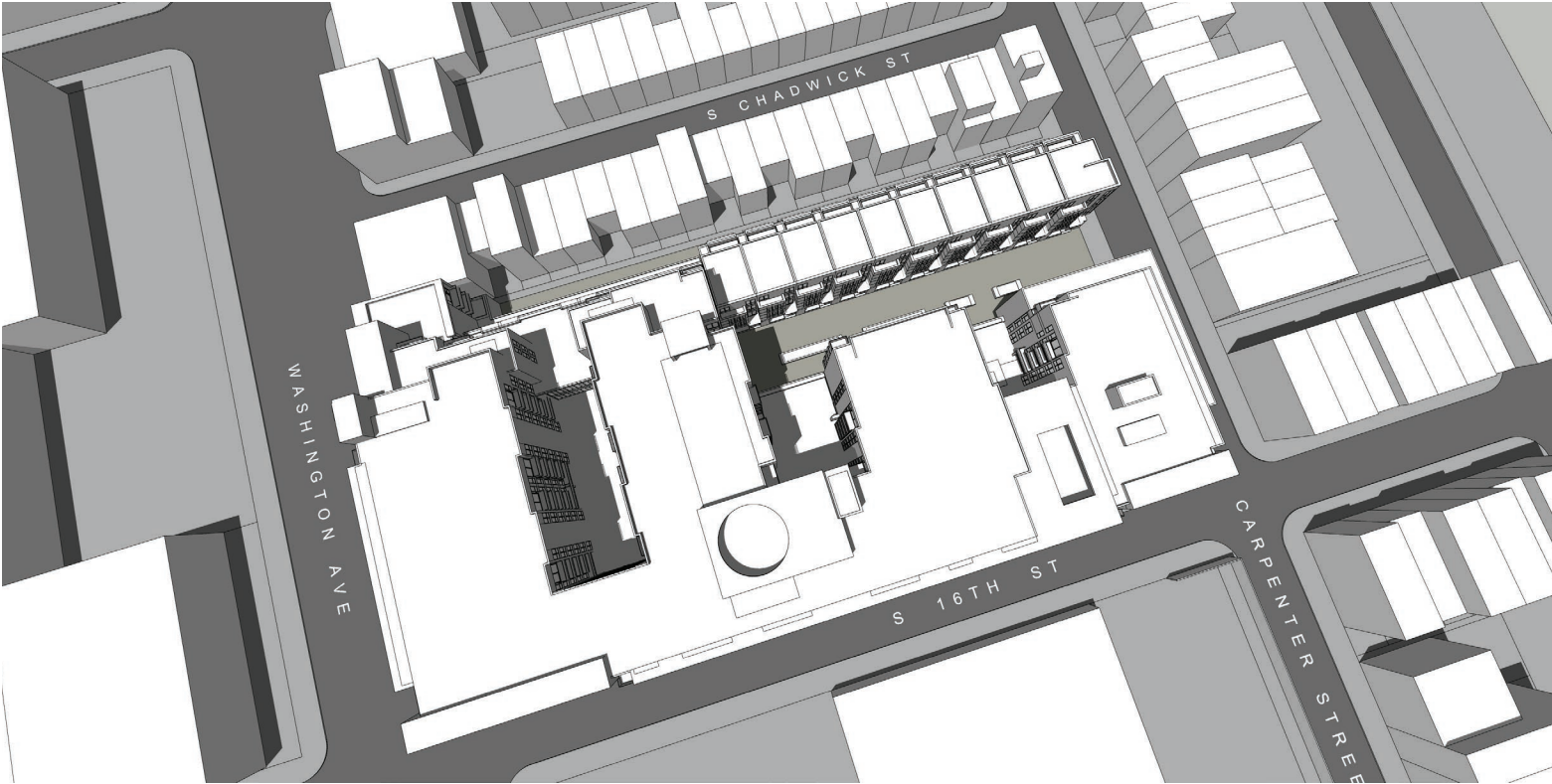
SHADOW STUDY

VERNAL EQUINOX, MARCH 20, 2025

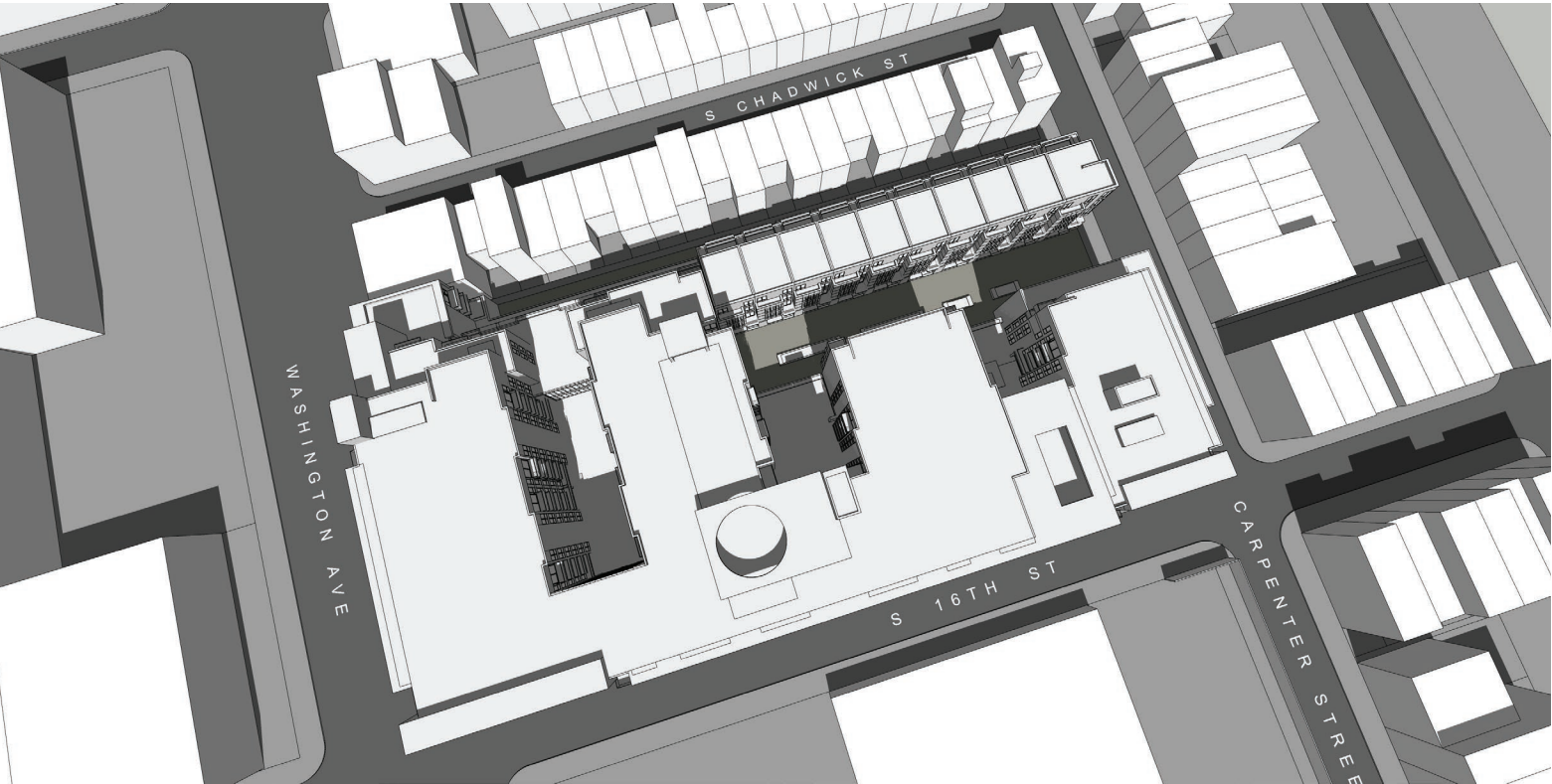
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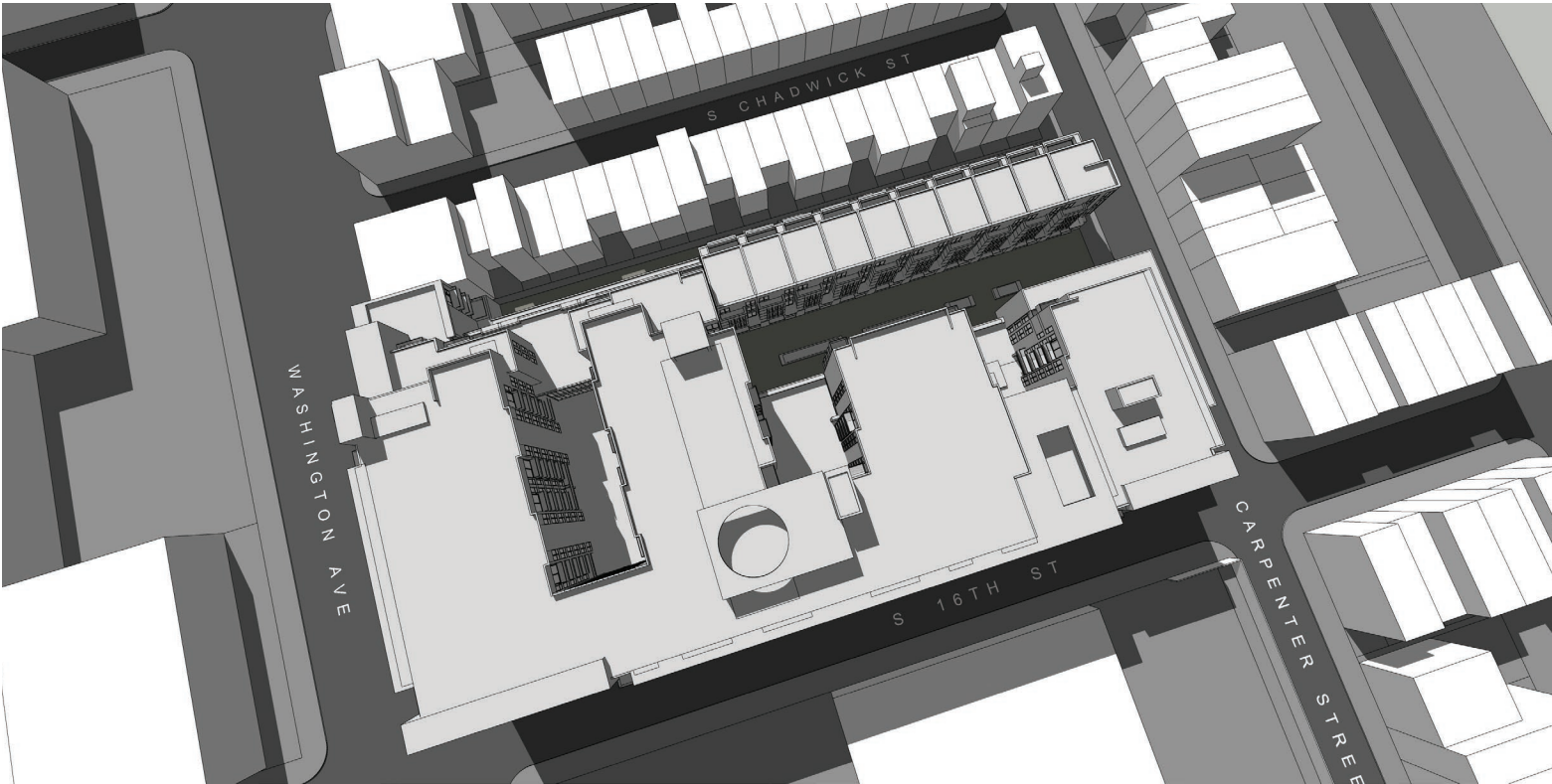
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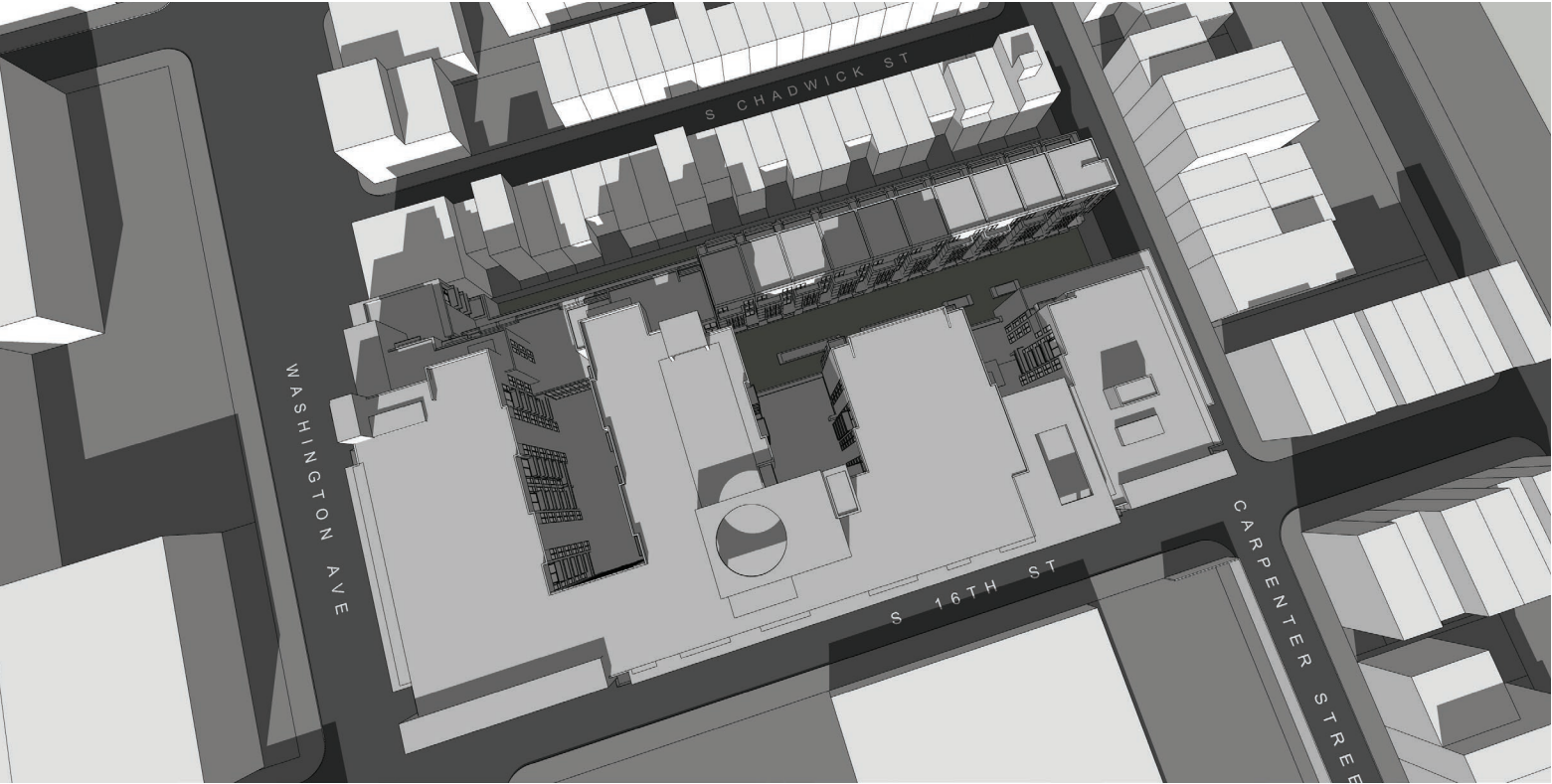
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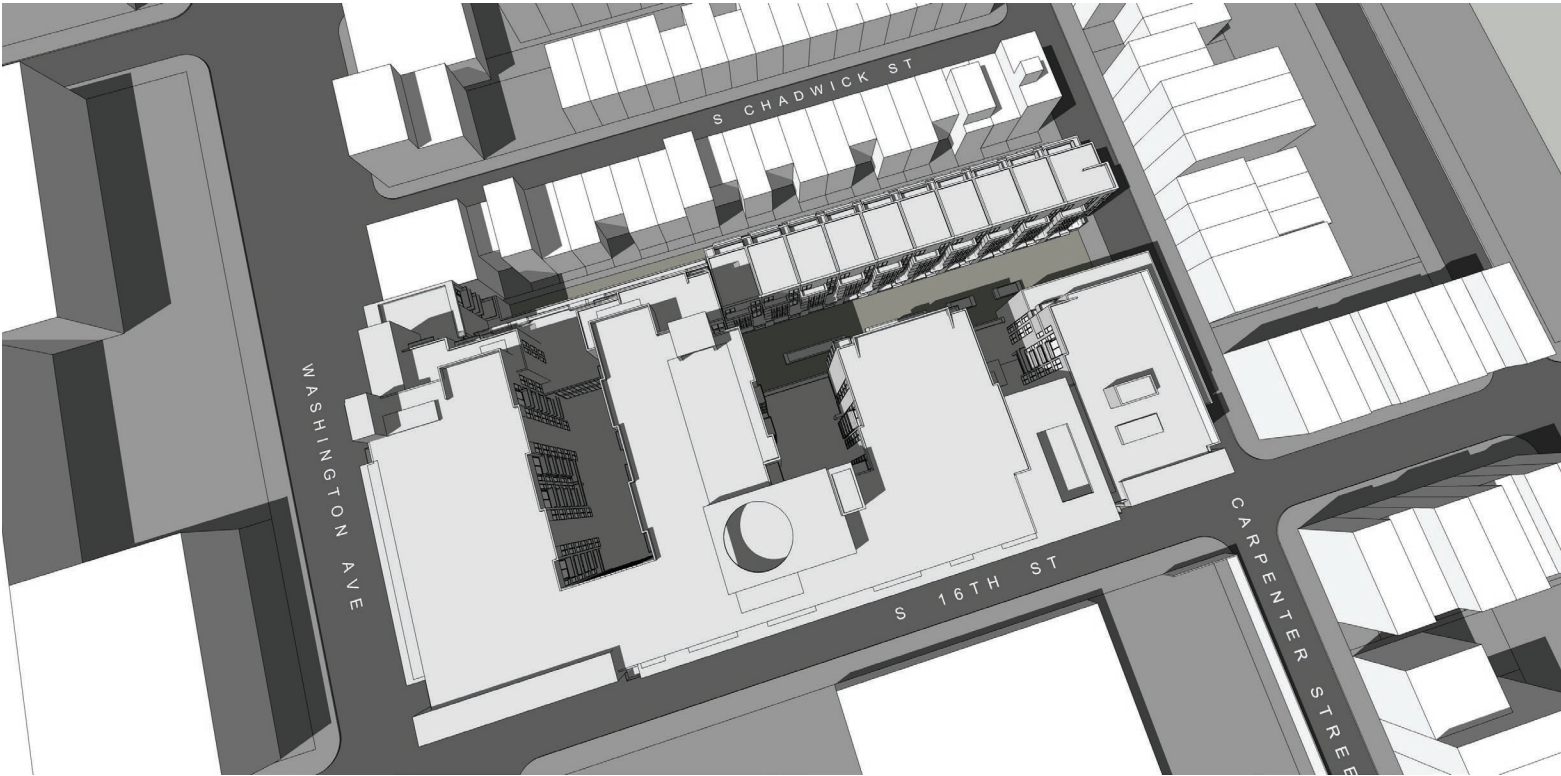
SHADOW STUDY

SUMMER SOLSTICE, JUNE 20, 2025

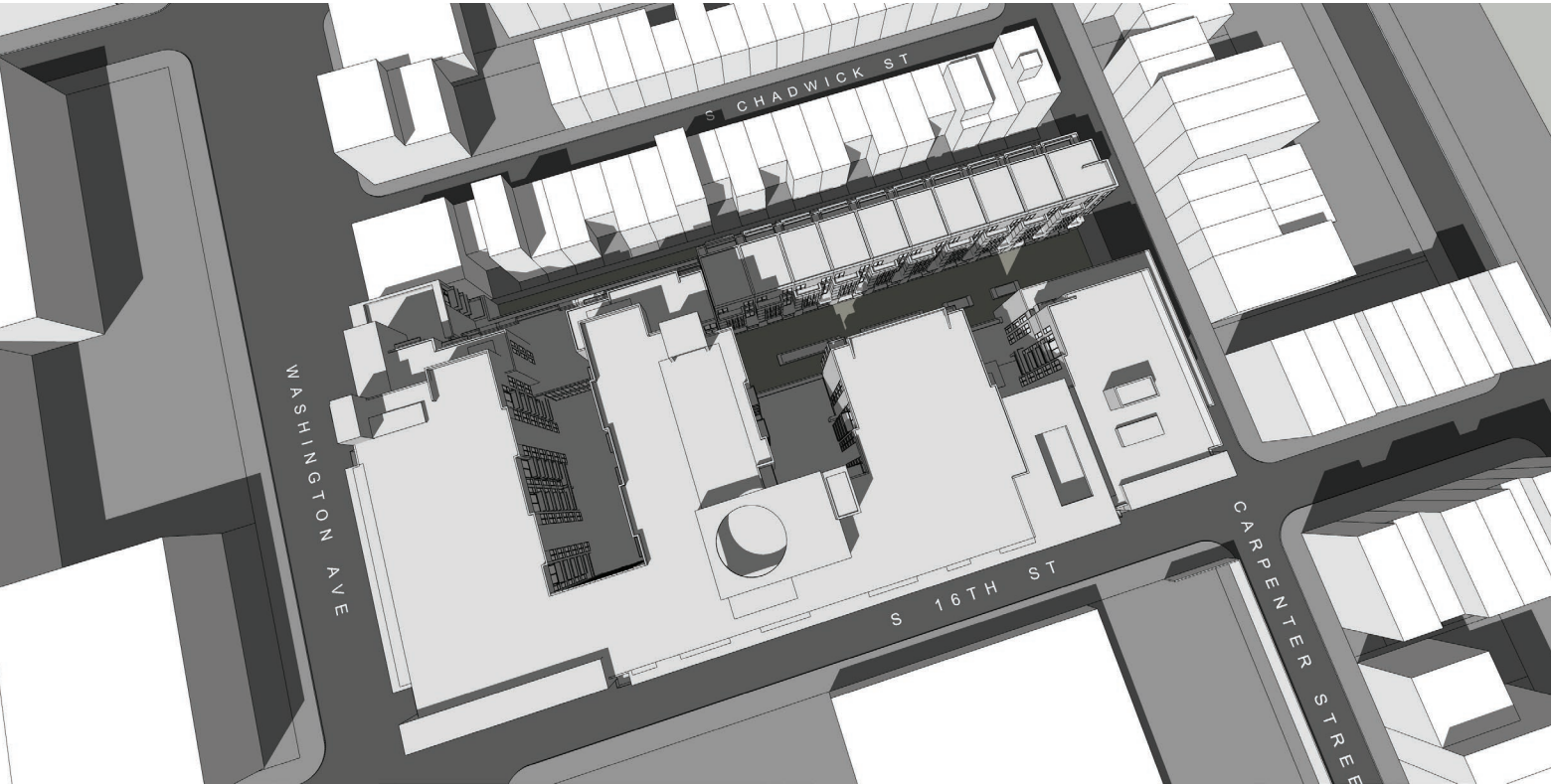
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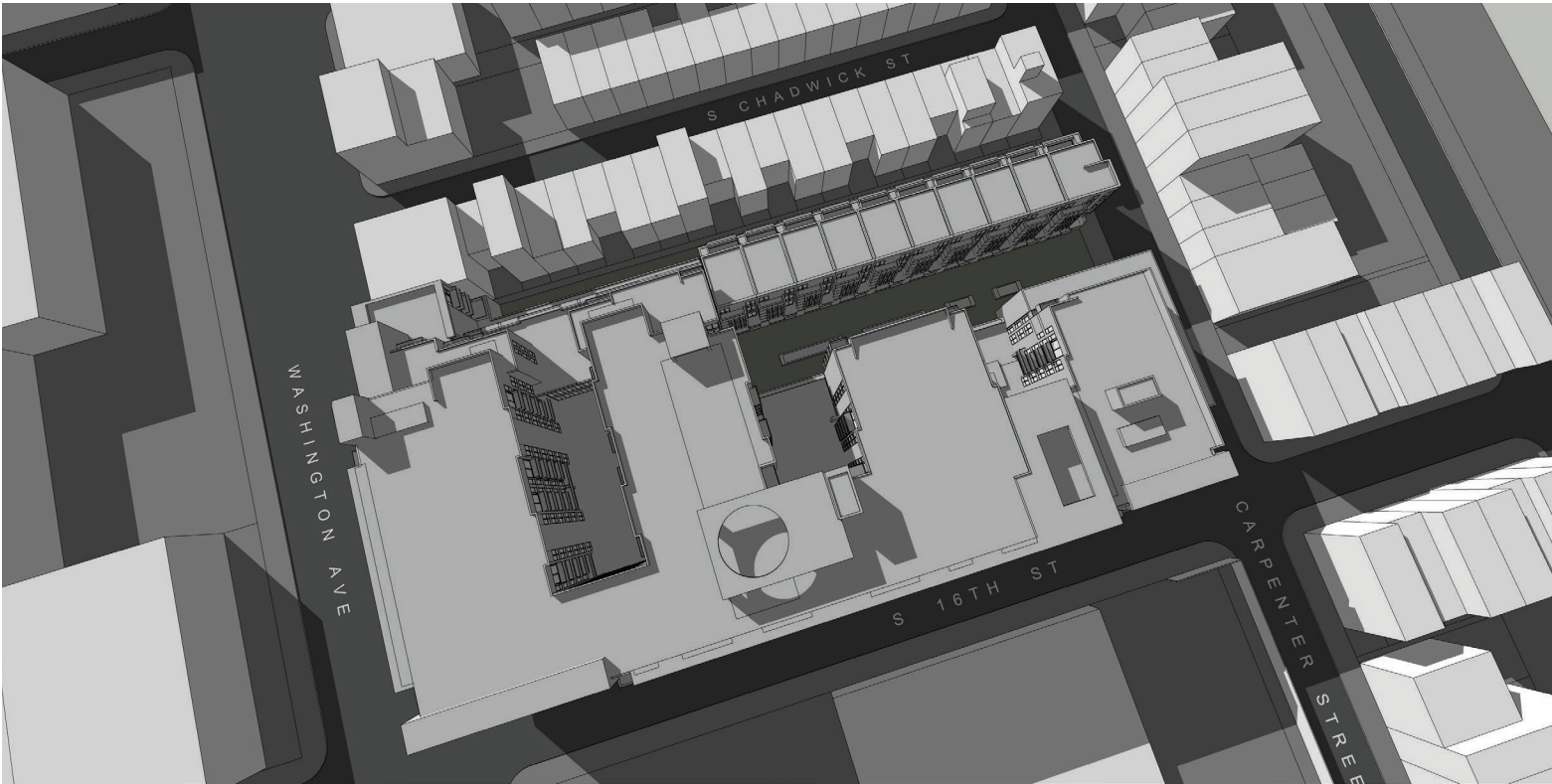
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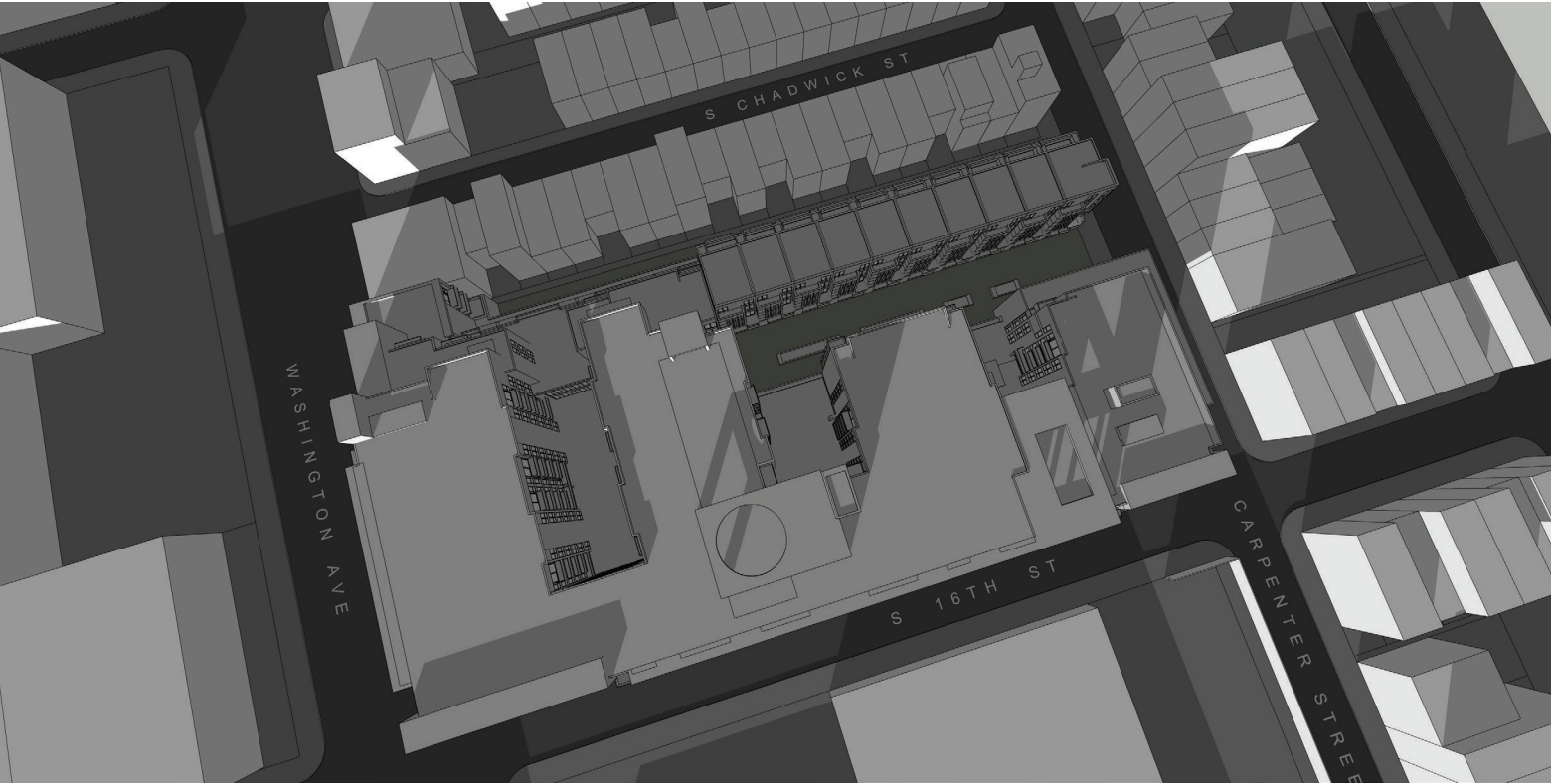
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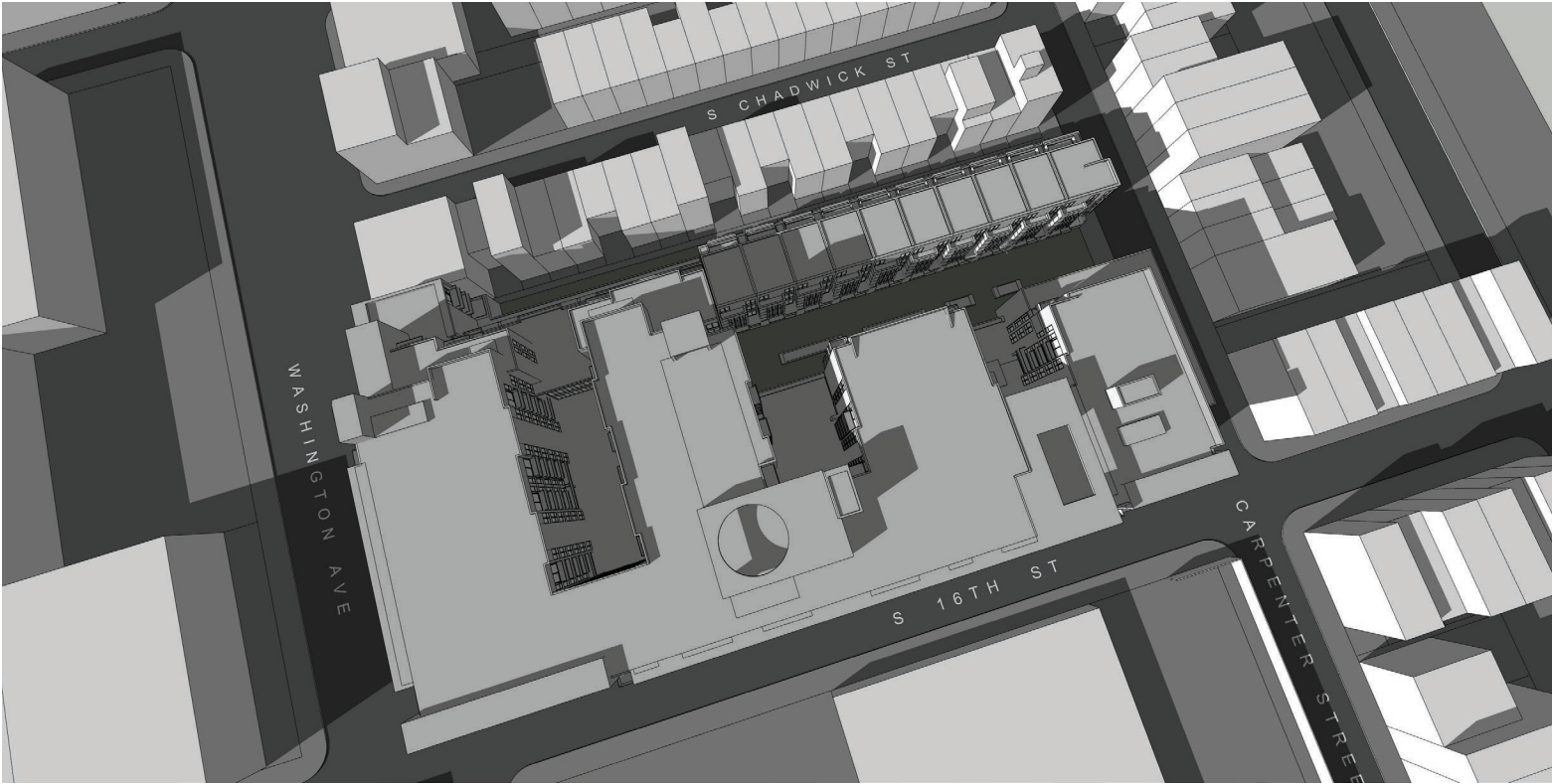
SHADOW STUDY

AUTUMNAL EQUINOX, SEPTEMBER 22, 2025

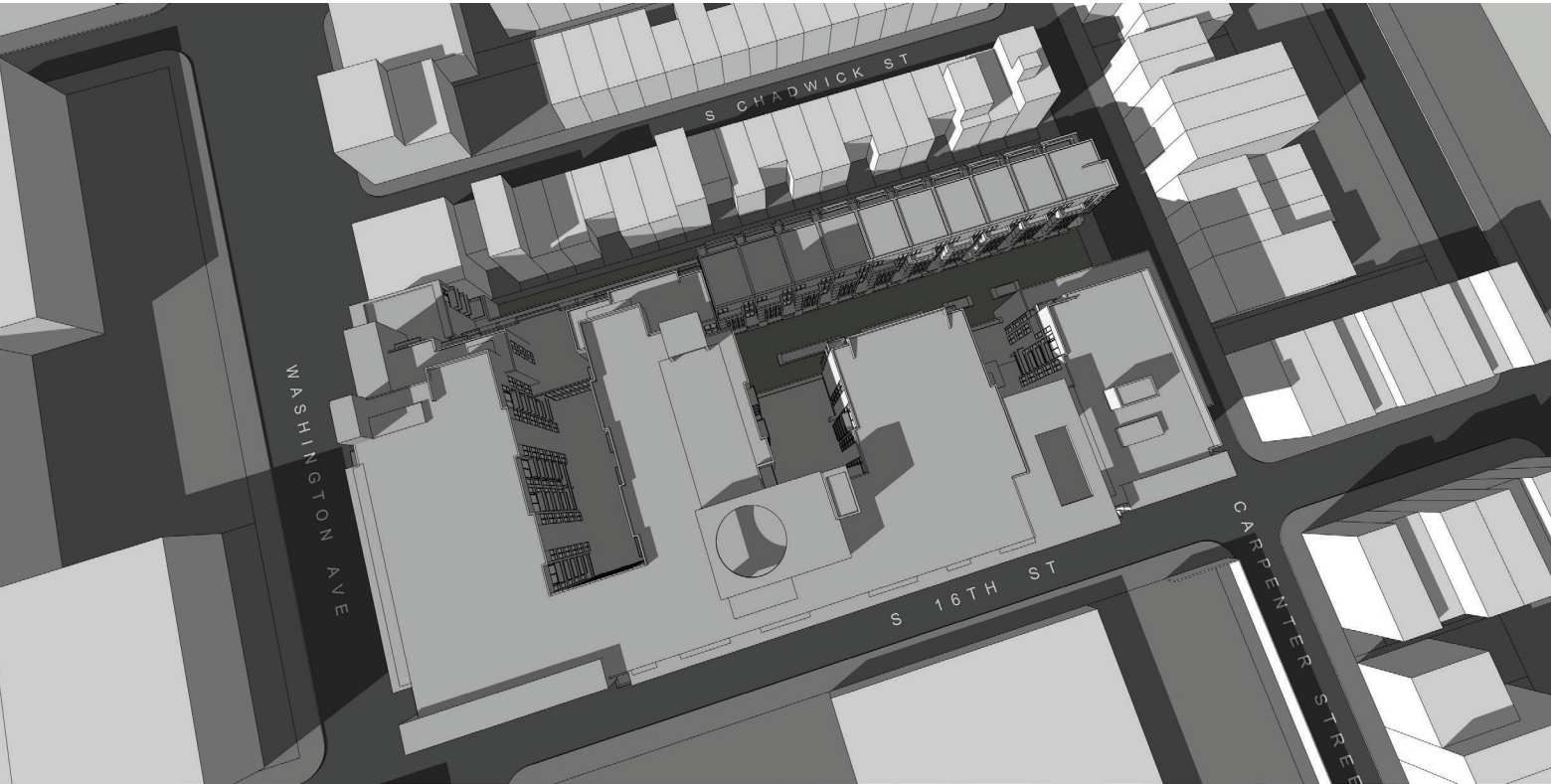
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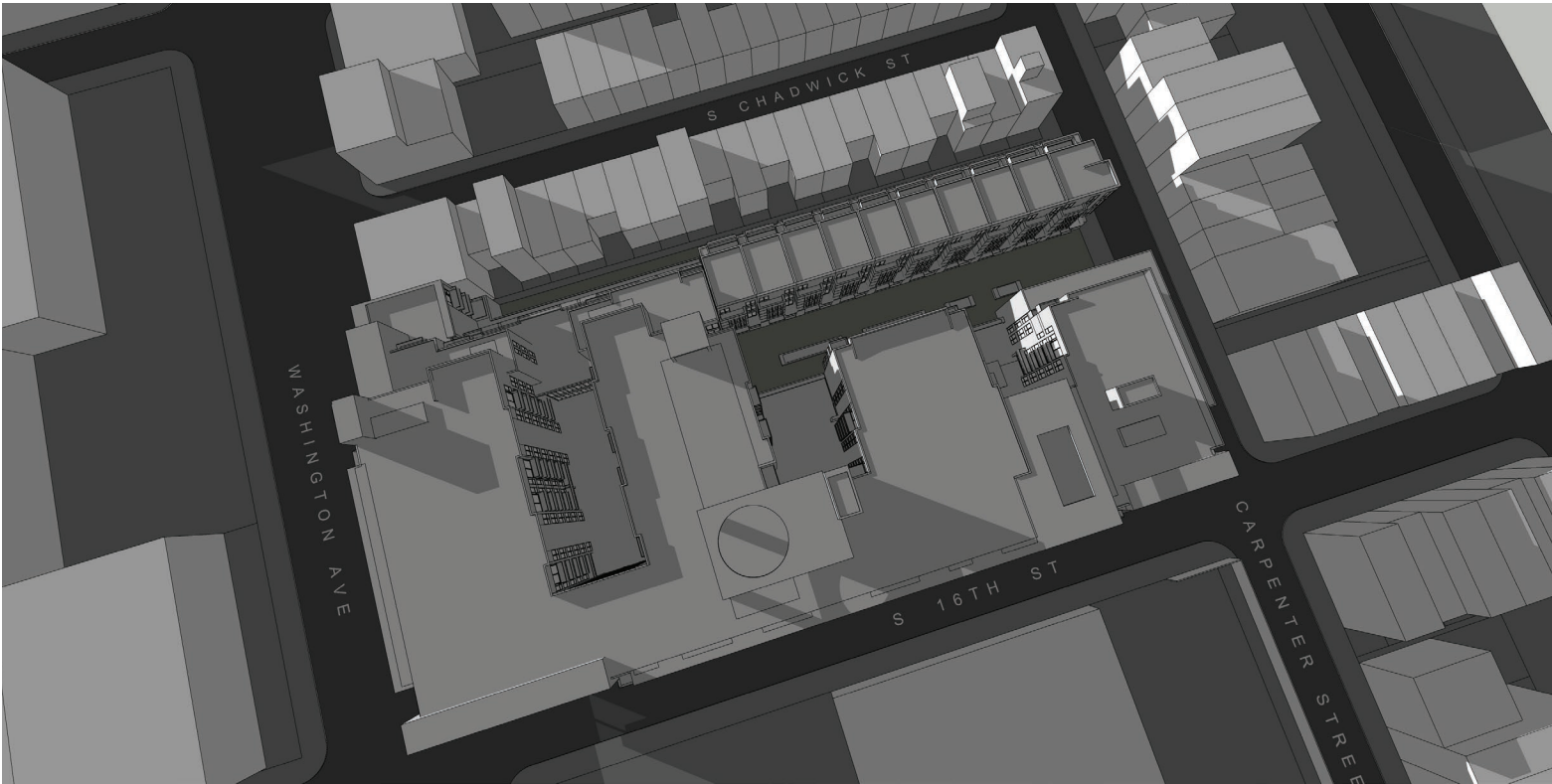
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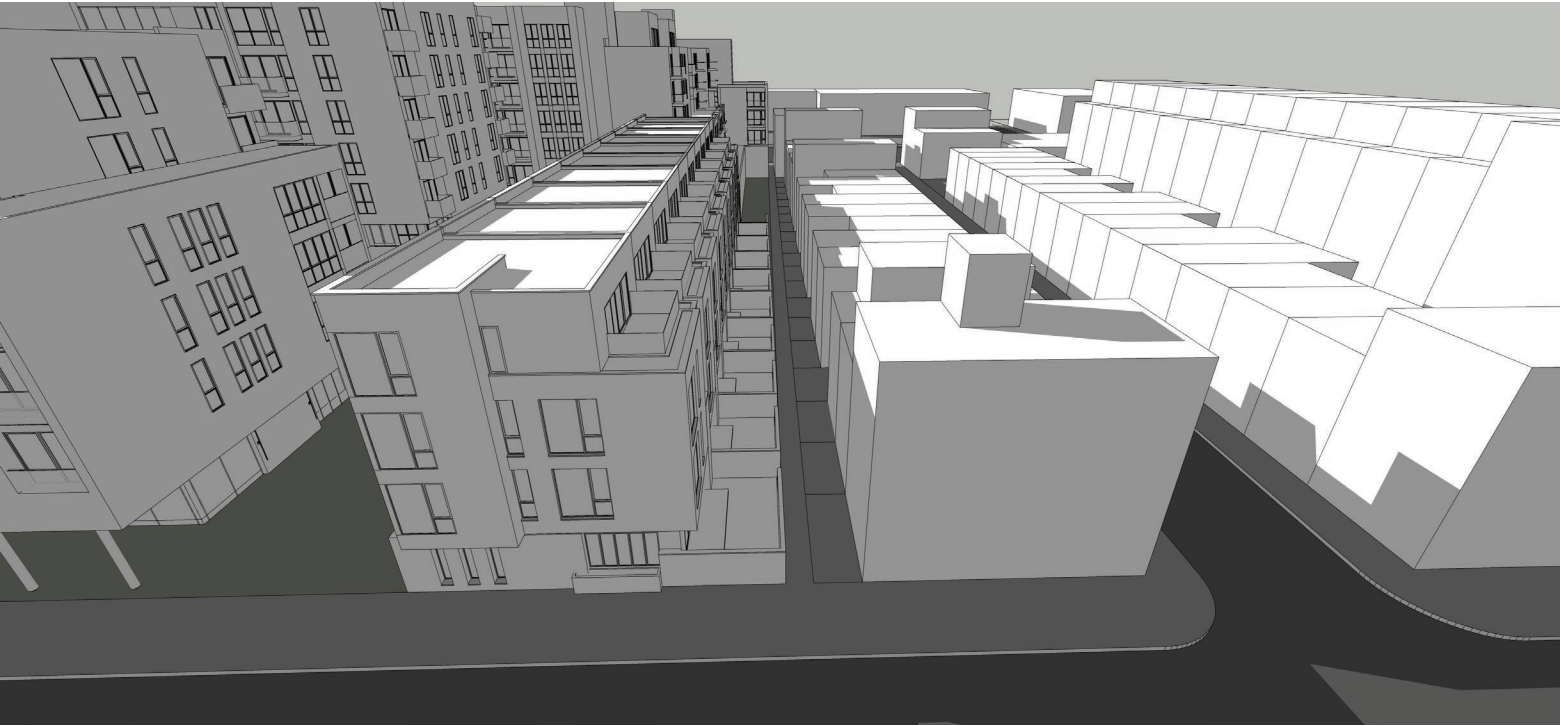
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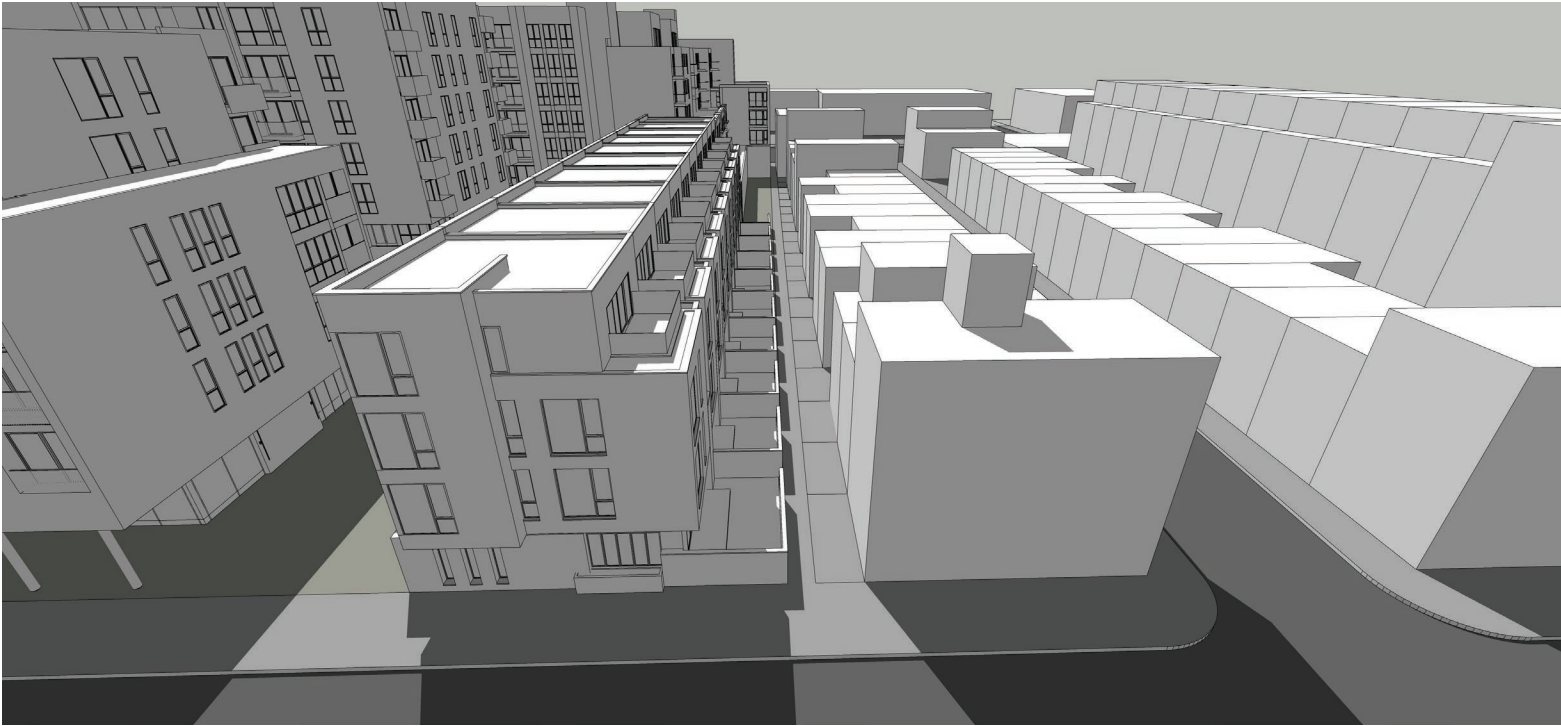
SHADOW STUDY - AERIAL VIEW

WINTER SOLSTICE, DECEMBER 21, 2025

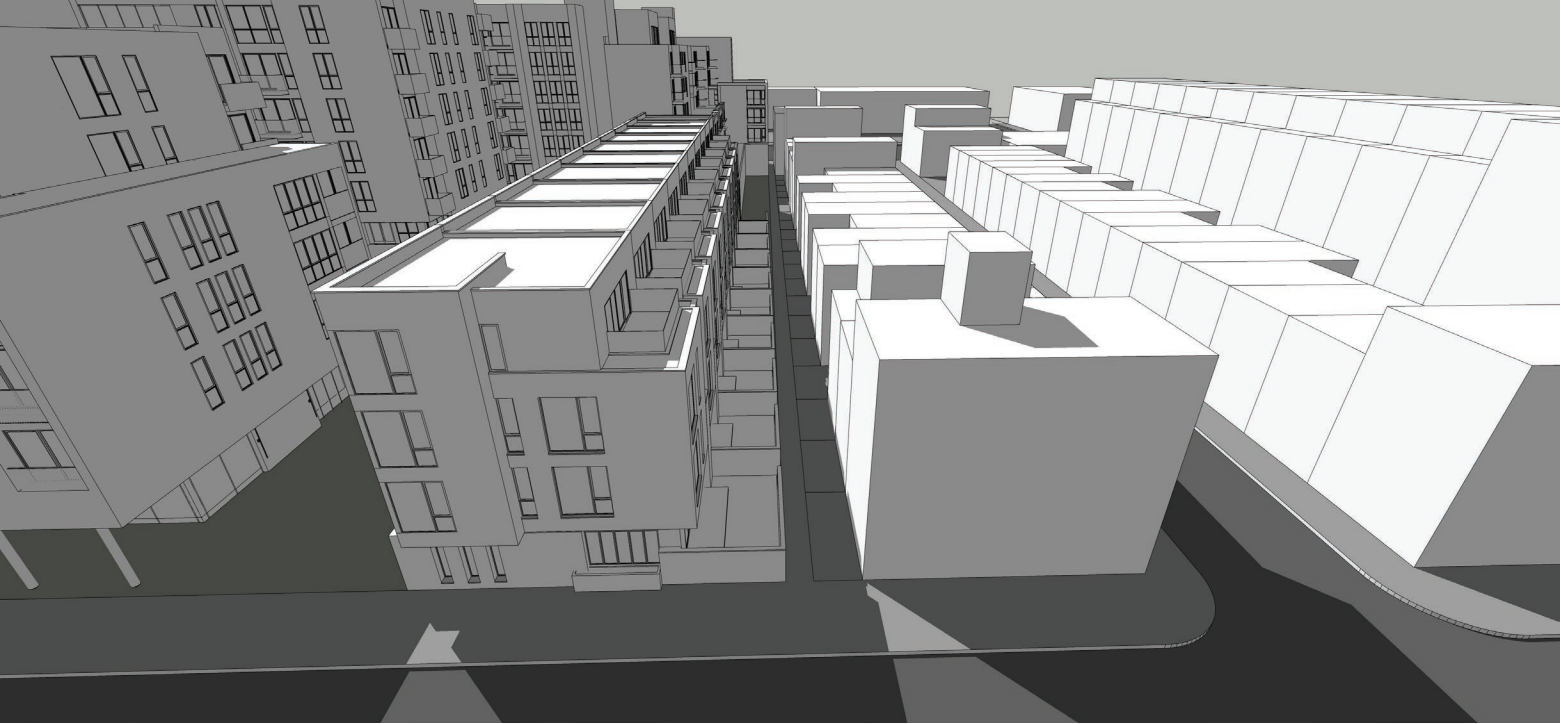
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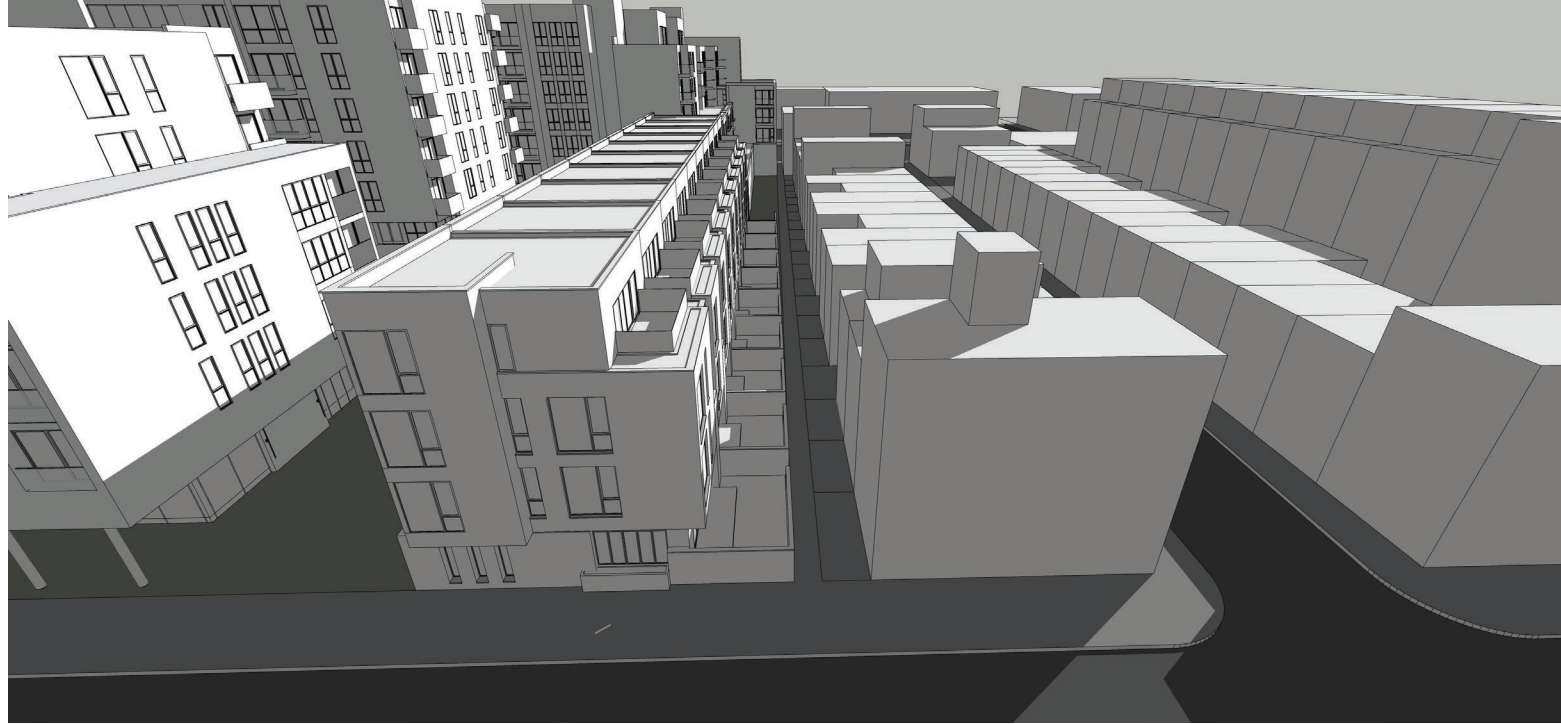
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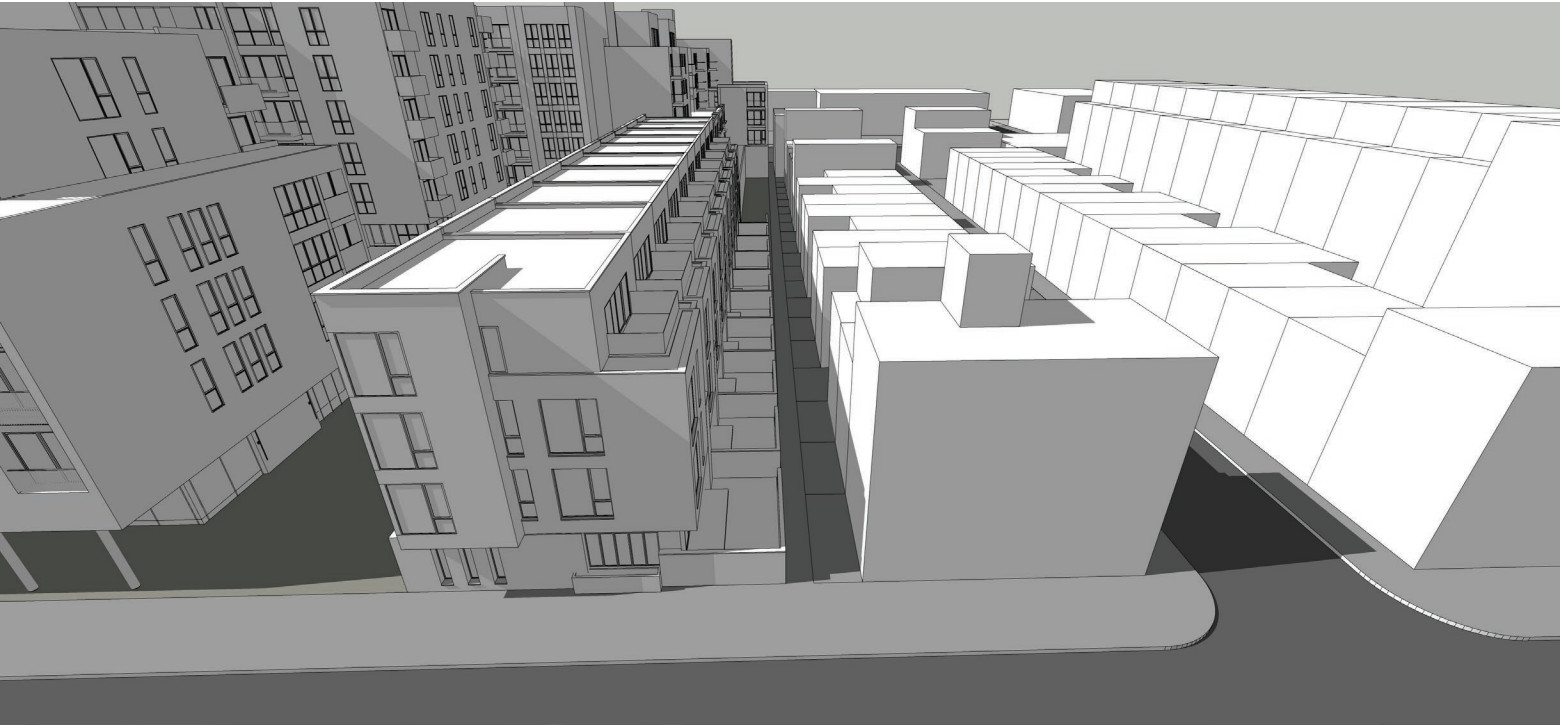
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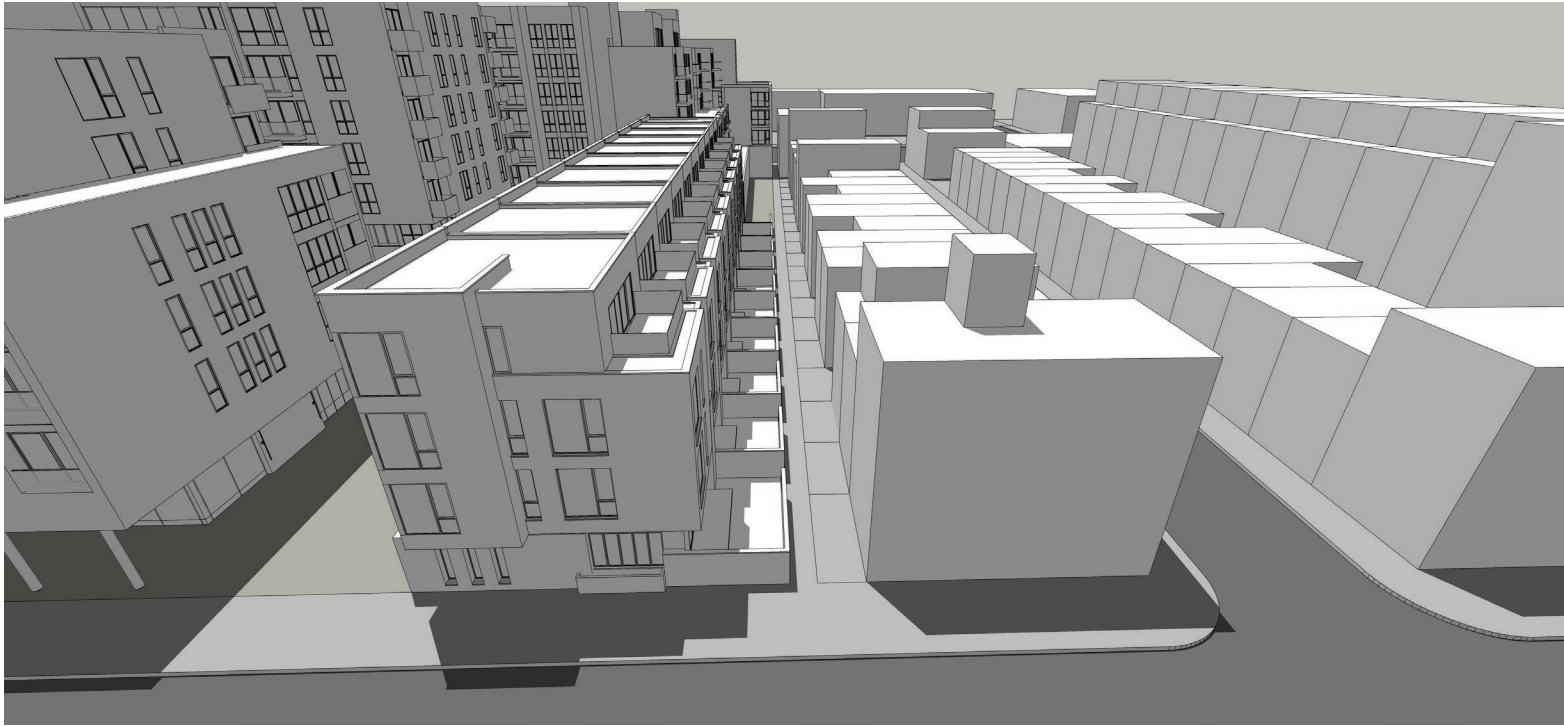
SHADOW STUDY - VIEW FROM NORTH

VERNAL EQUINOX, MARCH 20, 2025

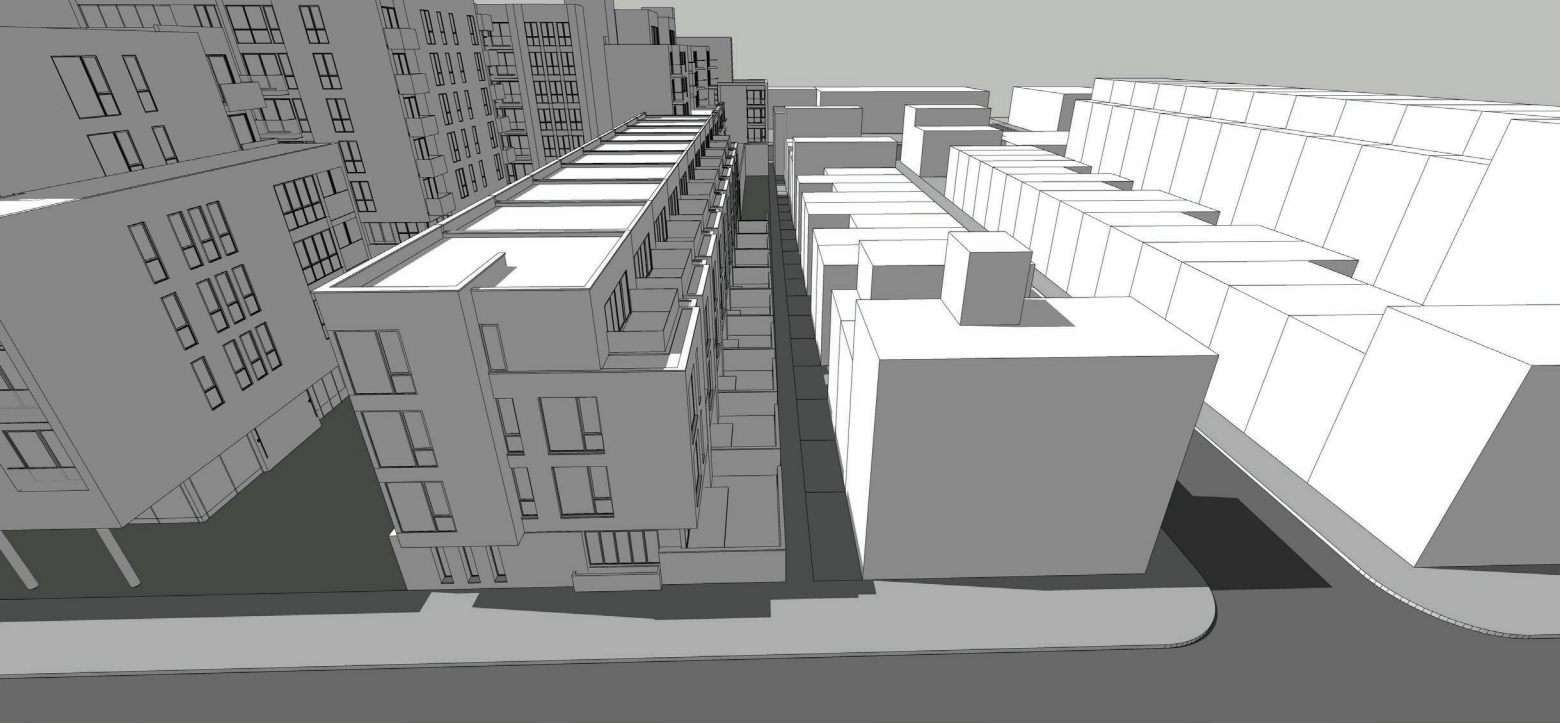
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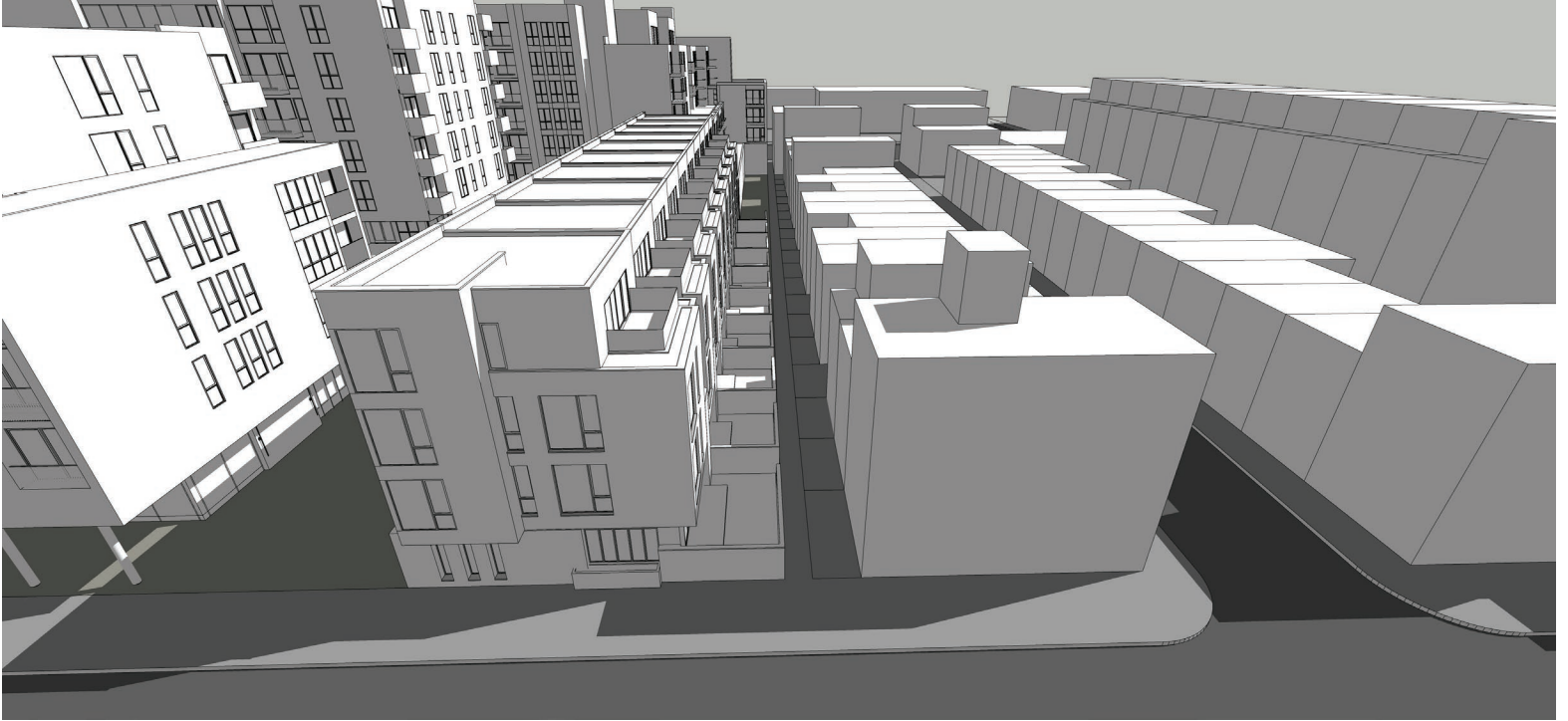
12 PM



10:00 AM - REAR FACADES OF ADJACENT BUILDINGS FREE OF SHADOWS



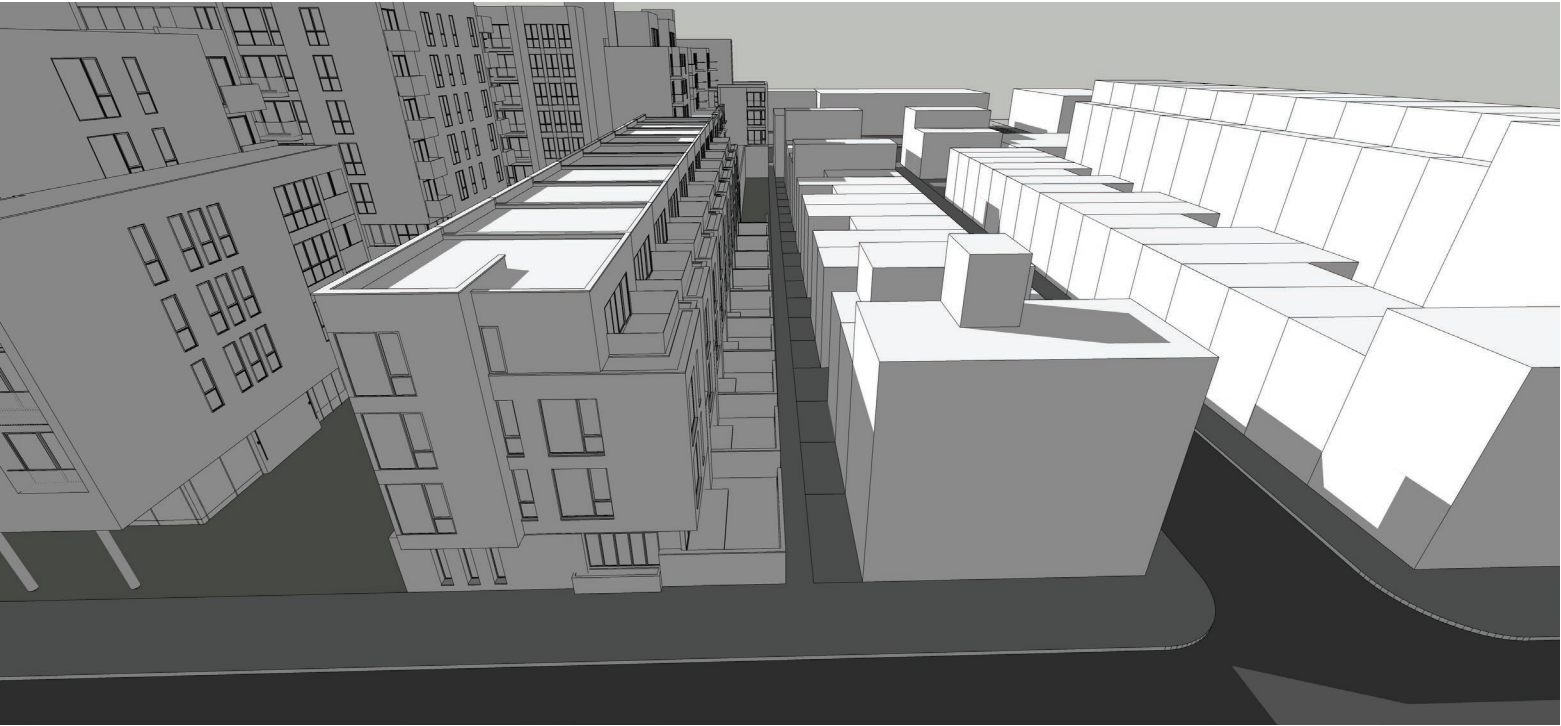
4 PM



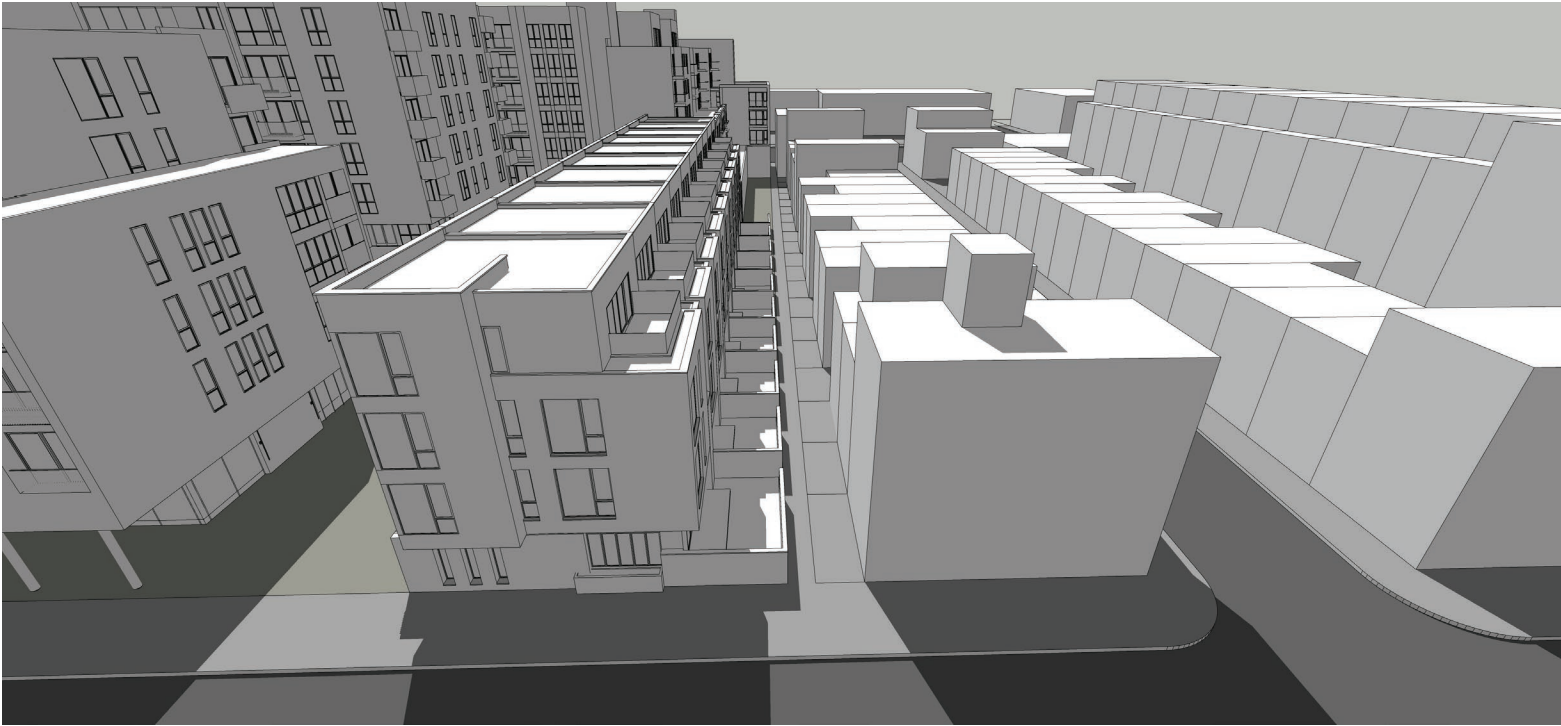
SHADOW STUDY - VIEW FROM NORTH

SUMMER SOLSTICE, JUNE 20, 2025

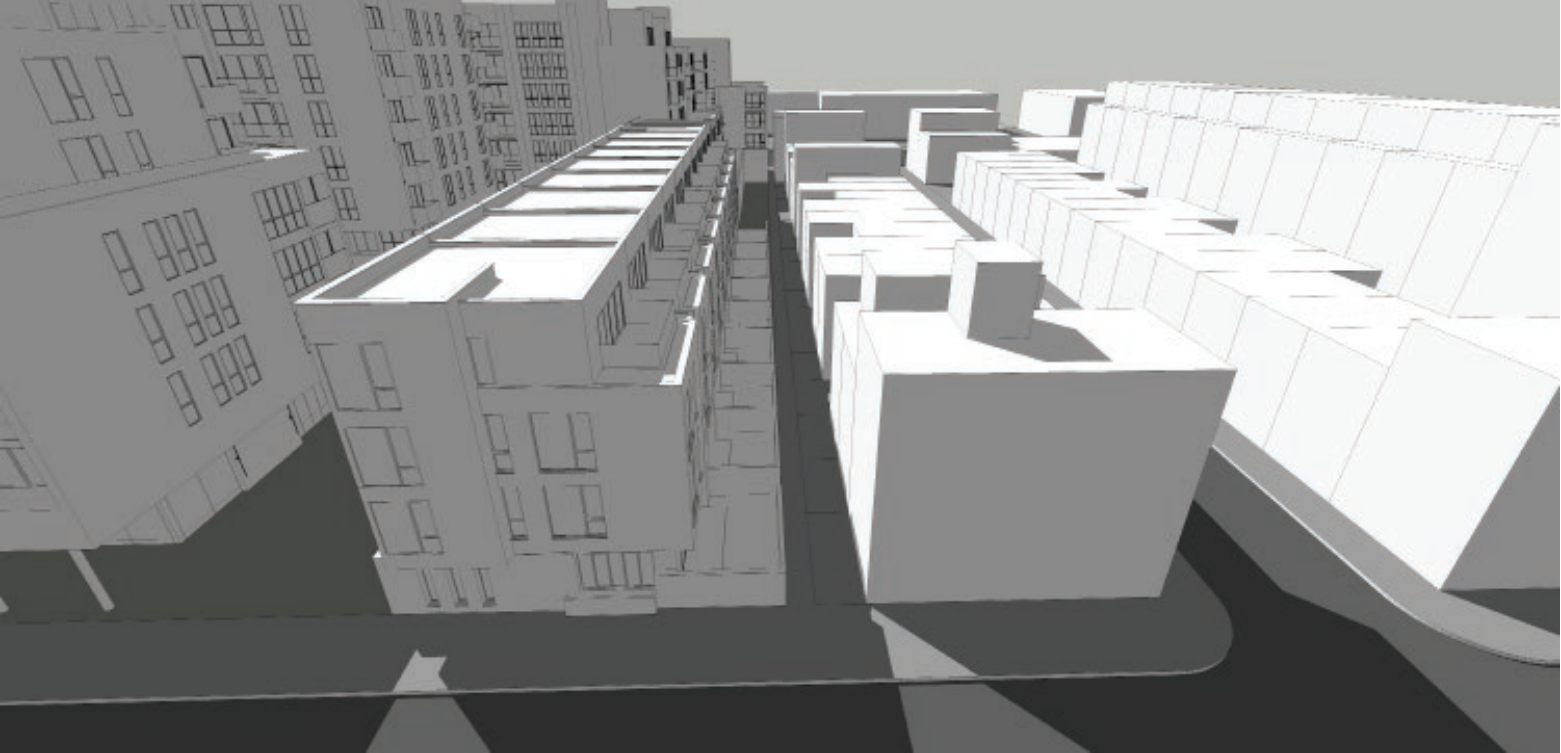
9 AM



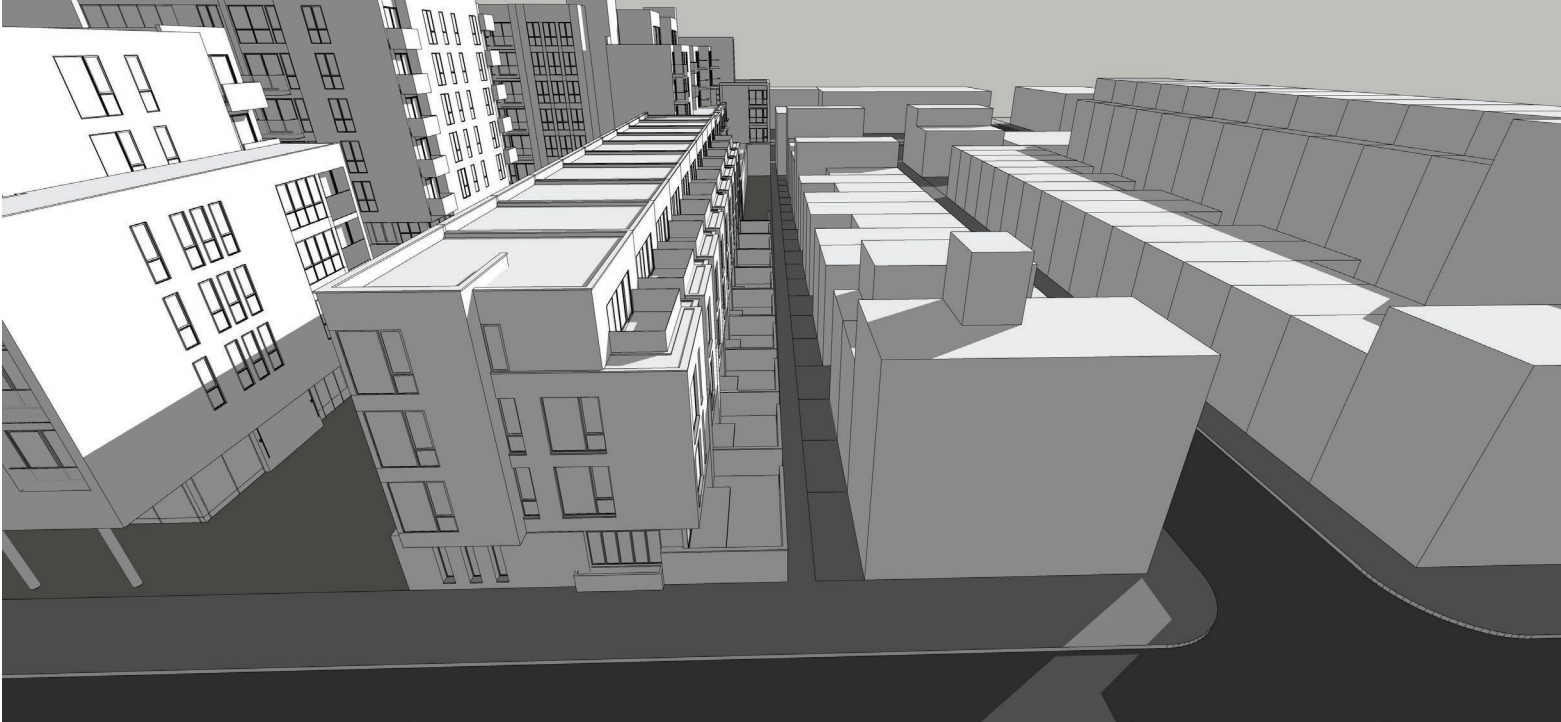
12 PM



10:45 AM - REAR FACADES OF ADJACENT BUILDINGS FREE OF SHADOWS



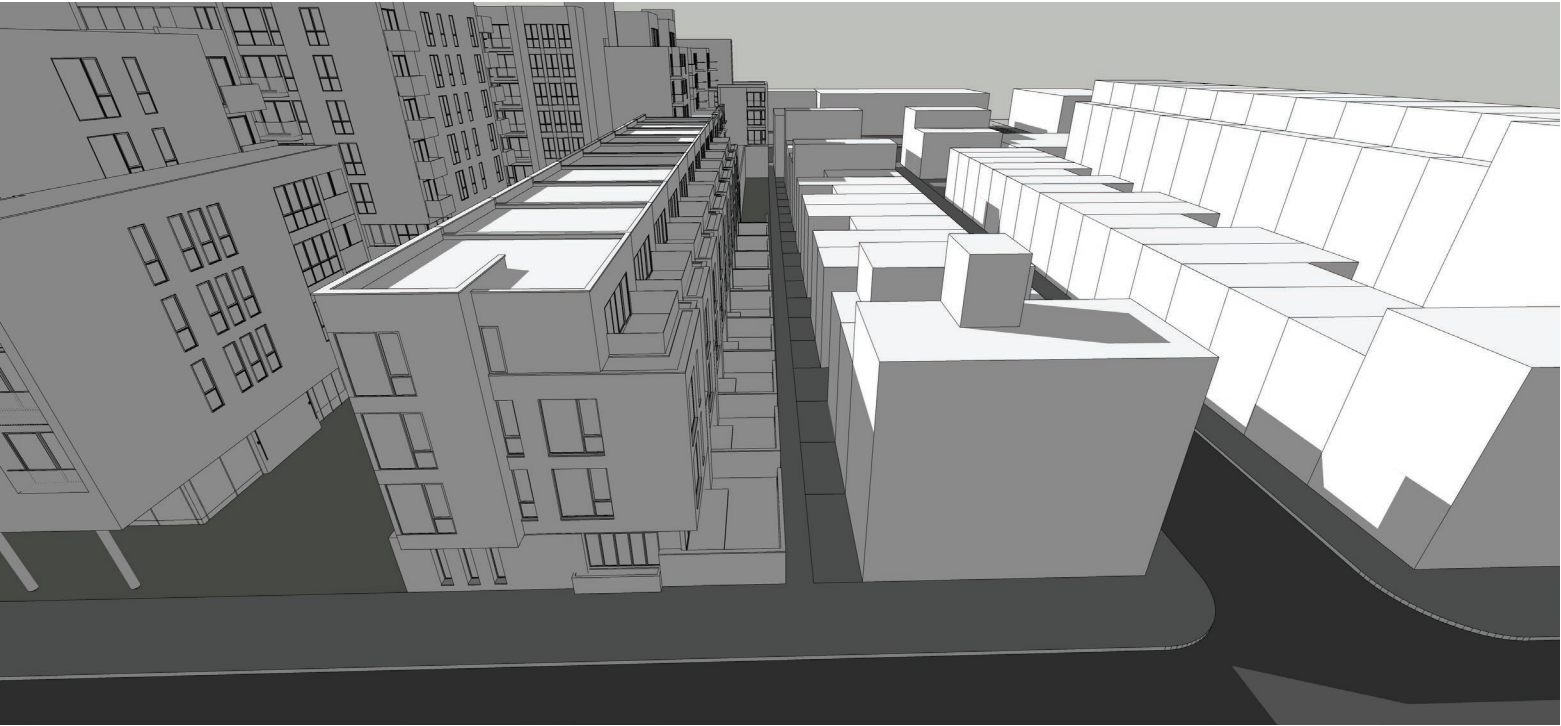
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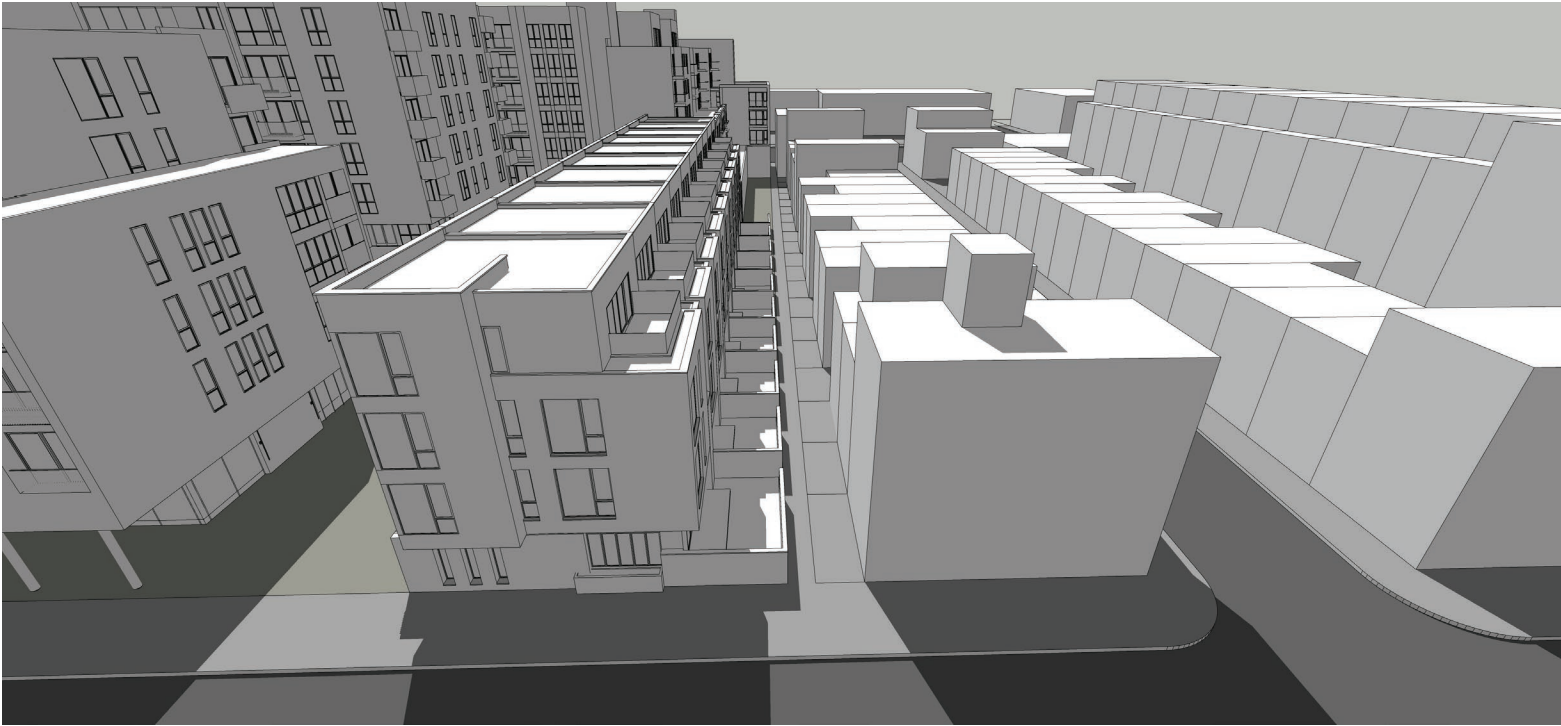
SHADOW STUDY - VIEW FROM NORTH

AUTUMNAL EQUINOX, SEPTEMBER 22, 2025

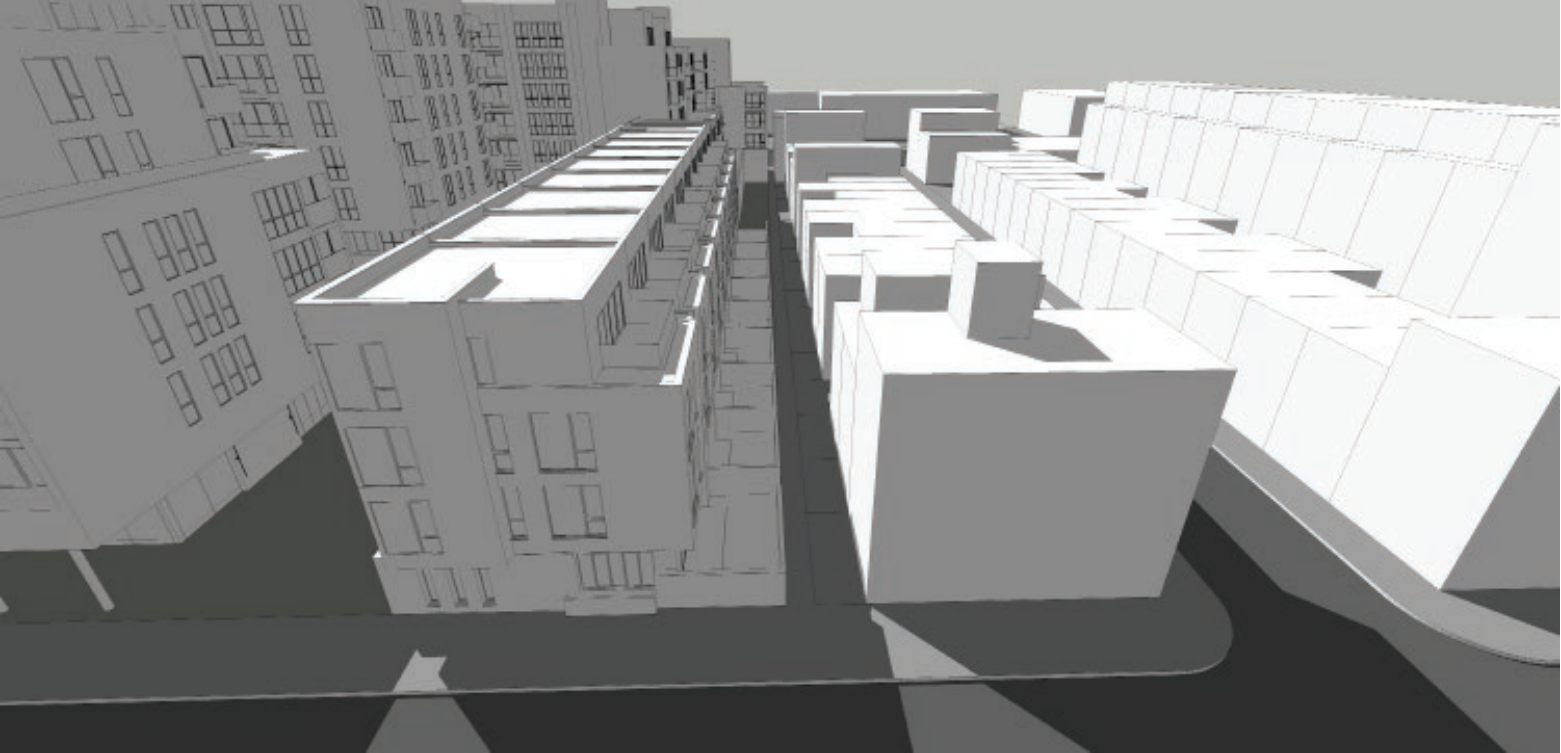
9 AM



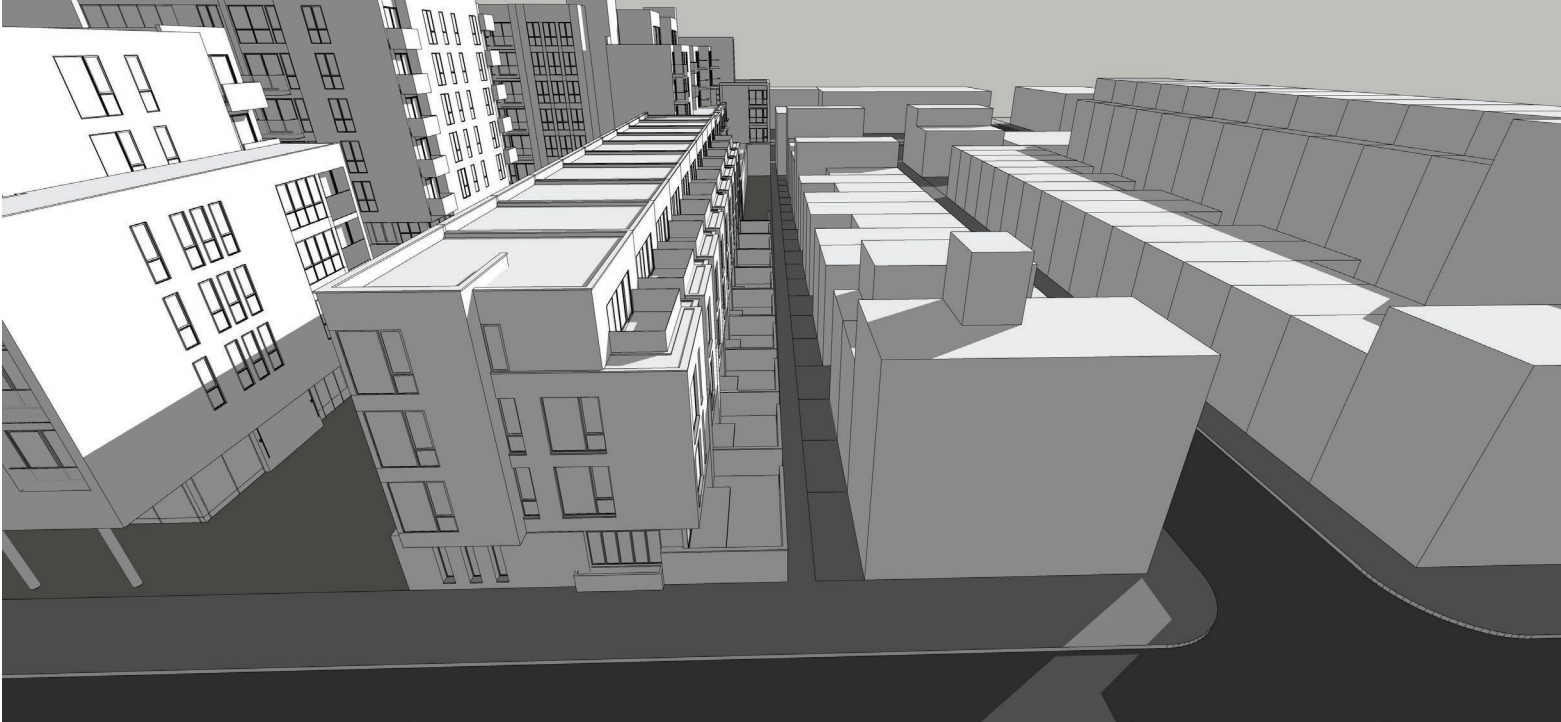
12 PM



11:45 AM - REAR FACADES OF ADJACENT BUILDINGS FREE OF SHADOWS



4 PM



SHADOW STUDY - VIEW FROM NORTH

WINTER SOLSTICE, DECEMBER 21, 2025