

2200 N 8th Street

CIVIC DESIGN REVIEW

Date: 2025.10.31



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- 1 Temple University Campus (12min Walk)
- 2 Philadelphia Military Academy
- 3 Rite Aid
- 4 McDonald's
- 5 Berean Presbyterian Church
- 6 Penrose Recreation Center
- 7 Fottersall Square
- 8 Edberg-Olson Football Complex
- 9 Philabundance Community Kitchen
- 10 Hartranft John F School
- 11 8th & Diamond Recreation Center



Traffic Transportation

- Major Commercial Streets
- SEPTA Regional Rail Route
- Orange Broad St Route

- 1 - Susquehanna-Dauphin Station (12min walk)
- 2 - Temple University (10min walk)



City Streets

- Local Streets



Looking North



Looking East

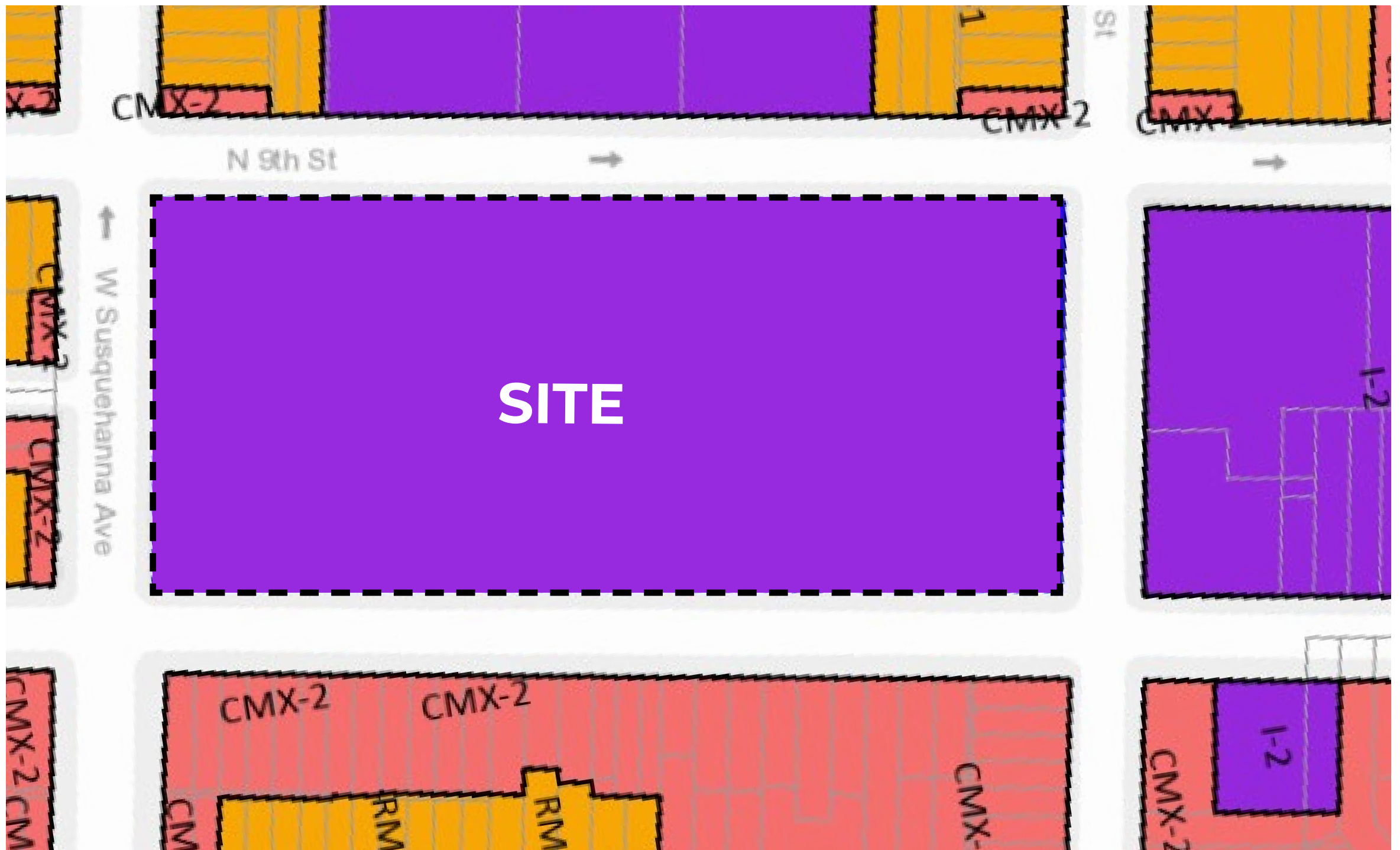


Looking South

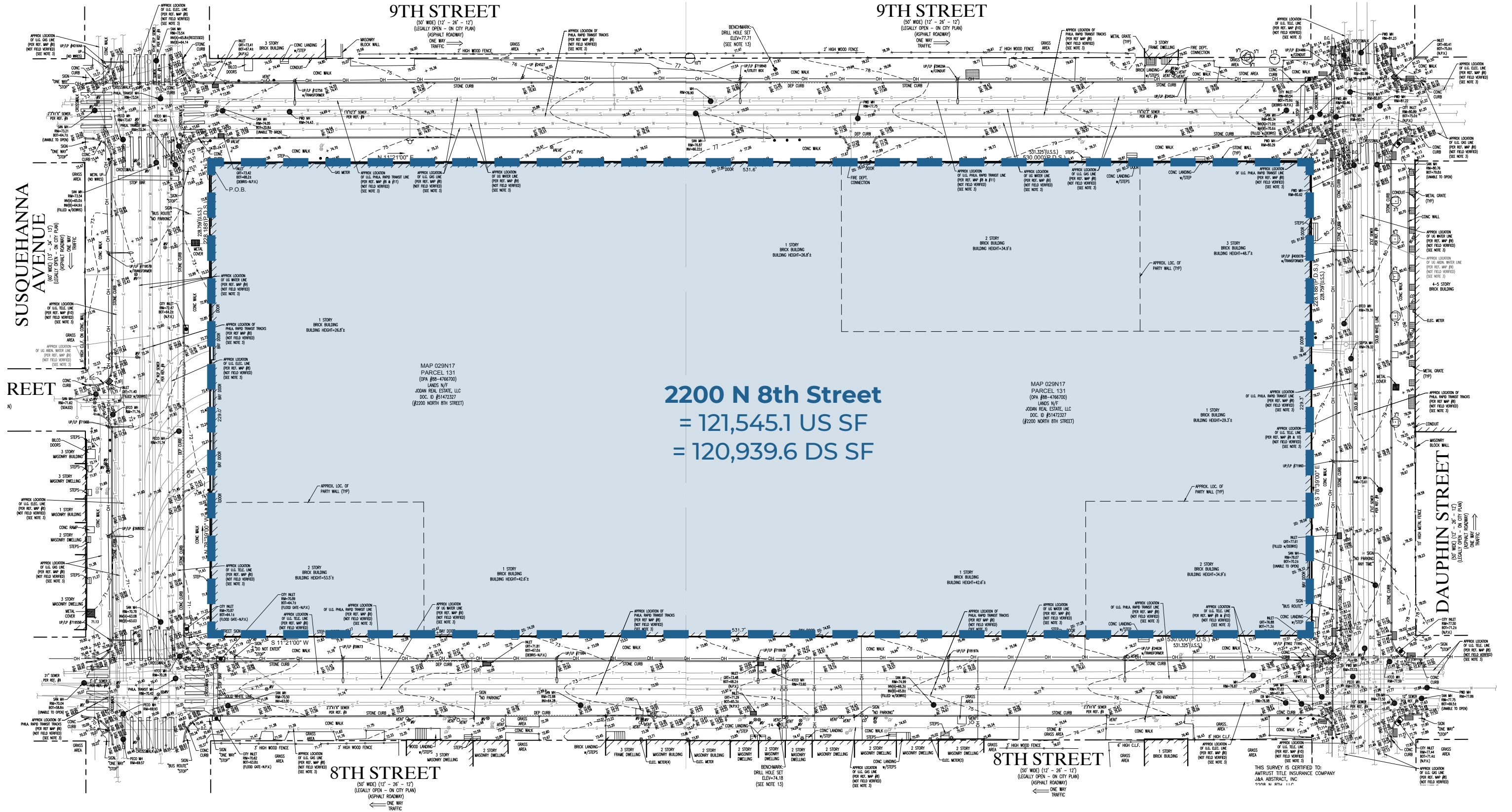


Looking West





NEIGHBORHOOD COMMERCIAL MIX-USE-1	CMX-1
NEIGHBORHOOD COMMERCIAL MIX-USE-2	CMX-2
COMMUNITY COMMERCIAL MIXED-USE	CMX-3
INDUSTRIAL COMMERCIAL MIX-USE	ICMX
MEDIUM INDUSTRIAL	I-2
RESIDENTIAL MULTI-FAMILY-1	RM-1
RESIDENTIAL SINGLE-FAMILY ATTACHED-5	RSA-5
ACTIVE PARKS AND OPEN SPACE	SP-PO-A

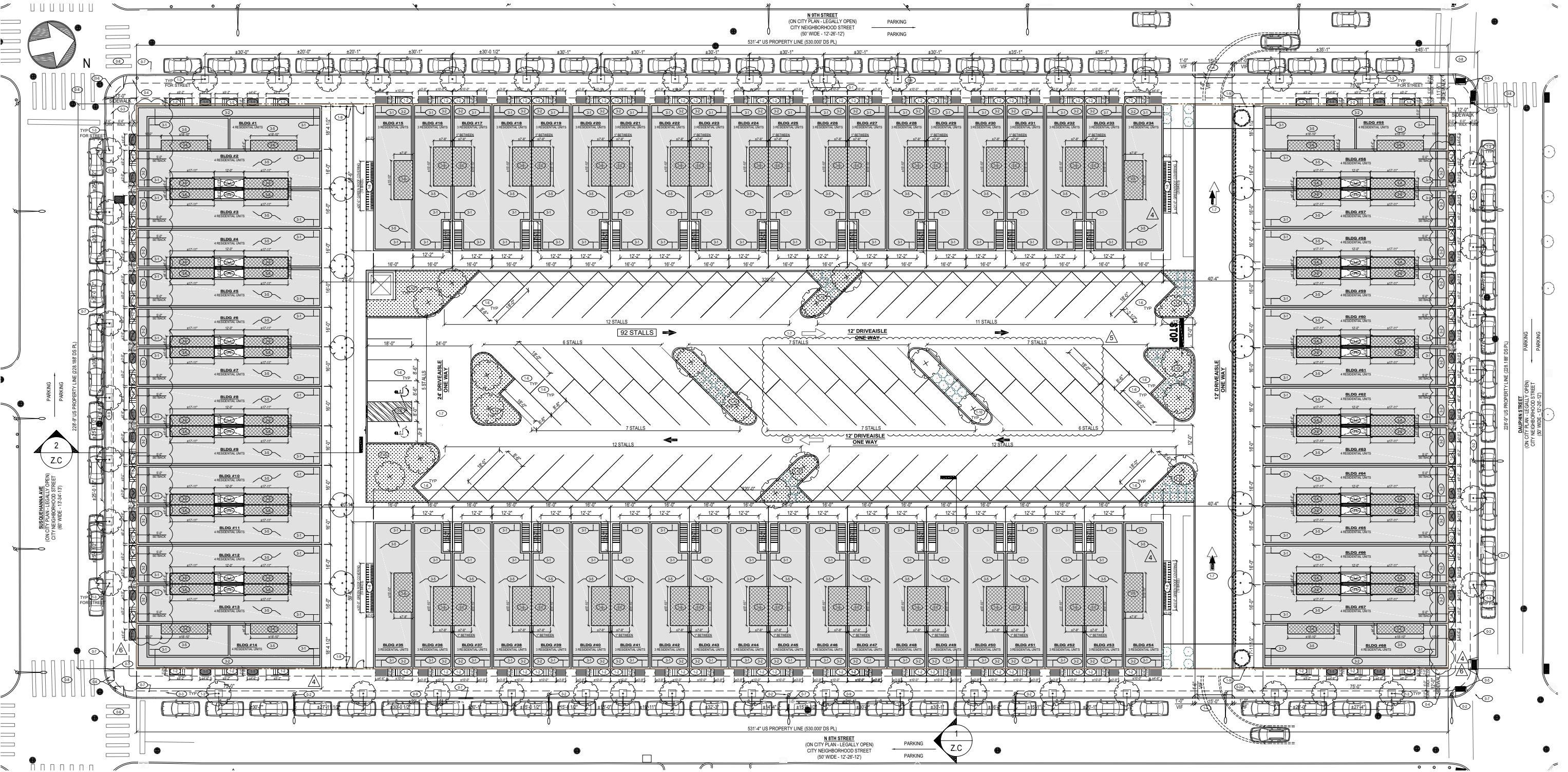


ZONING CHART

BASE DISTRICT:	I-2
ABUTTING DISTRICT:	N/A
DISTRICT ACROSS STREET:	RM-1/ CMX-2 / I-2
LOT AREA:	121,545.1 US SF 120,939.6 DS SF
USE:	232 DWELLING UNITS

DIM. STANDARDS:	REQUIRED	PROPOSED
OPEN AREA:	0 SF (0%)	52,367.1 SF (43.1%)
OCCUPIED AREA:	121,545.1 SF (100%)	69,178 SF (56.9%)
FRONT YARD SETBACK:	0'-0"	0'-0"
SIDE YARD:	8' IF USED	0' IF USED
REAR YARD:	NA (4 STREET FRONTS) N/A	
HEIGHT:	NO LIMIT	±48'-0" (NTE 50')
GFA:	500%	213,110 SF (175%)
STREET TREES:	44	44

PARKING:	REQUIRED		PROPOSED	
AUTO PARKING:	116 SP (3) ADA		92 SP (2) ADA (4) EV	
BICYCLE RACKS(CLASS1A)	77 STALLS		77 TYPE 1A STALLS	
RIGHT-OF-WAY	N 9TH ST (12'-26'-12')	SUSQUEHANNA AVE (13'-34'-13')	N 8TH ST (12'-26'-12')	DAUPHIN AVE (12'-26'-12')
PEDESTRIAN ZONE:	6'-0"	6'-6"	6'-0"	6'-0"
FURNISHING ZONE:	3'-0"	3'-6"	3'-0"	3'-0"
BUILDING ZONE:	3'-0"	3'-0"	3'-0"	3'-0"







SITE PLAN

GROUND FLOOR

- (40) TRIPLEX
- (28) QUADPLEX

EXISTING

- A UTILITY POLE
- B LIGHT POLE
- C SIDEWALK
- D CROSSWALKS
- E ADA CORNER RAMP

PROPOSED

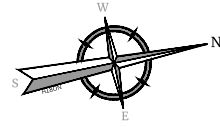
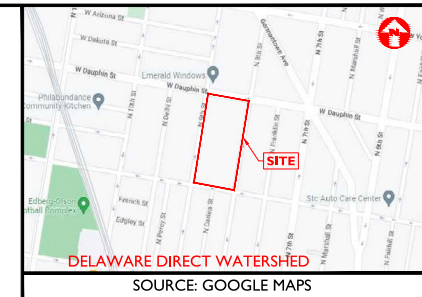
- 1 ADA CORNER RAMP
- 2 STREET TREE IN 3'X6' TREE PIT
- 3 INTERIOR LANDSCAPE AREA
- 4 SITE TREES
- 5 LIGHT WELL
- 6 ENTRY STEPS AND LANDING
- 7 EGRESS WELL
- 8 EGRESS WELL WITH STEPS
- 9 FENCED REAR YARDS
- 10 BIKE STORAGE
- 11 4' HIGH FENCE & GATE
- 12 CURBCUT
- 13 6' WIDE WALKWAY
- 14 12' WIDE DRIVEAISLE
- 15 ANGLED PARKING STALLS (8.5' x 18')
- 16 ADA PARKING STALLS
- 17 EV PARKING STALLS
- 18 PAD MOUNTED TRANSFORMER WITH BLAST WALLS



SITE PLAN

ROOF PLAN

- A PILOT HOUSE
- B ROOF DECK
- C GUARDRAIL SETBACK 5'
- D LIGHTWELL



GENERAL NOTES:

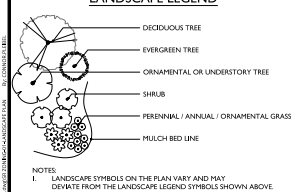
1. THIS PLAN REPRESENTS A LANDSCAPE PLAN.
2. REFER TO ZONING PLAN FOR SITE IMPROVEMENTS.
3. THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

CODE	REQUIREMENT	CALCULATIONS	COMPLIANCE
14-7052) STREET TREE REQUIREMENT **	STREET TREES ARE REQUIRED FOR ALL DEVELOPMENT ON LOTS GREATER THAN 1,000 SQ. FT. IN AREA, EXCEPT LOTS WITH A PRINCIPAL SINGLE-FAMILY, TWO-FAMILY, PARKS AND OPEN SPACE, OR URBAN AGRICULTURE USE AND SUBDIVISIONS OF THREE OR MORE LOTS. AT LEAST ONE STREET TREE PER 25 FEET OF LINEAR FRONTAGE SHALL BE PROVIDED. STREET TREES MAY BE PLACED AT REGULAR OR IRREGULAR INTERVALS PROVIDED THERE IS AT LEAST 10' OF SPACE BETWEEN TREE TRUNKS	LENGTH ALONG 9TH STREET: 1313.1 FT REQUIRED: 131.31 / 25 = 5.25 = 6 TREES PROVIDED: 16 TREES** LENGTH ALONG DALLMAN STREET: 228.76 FT REQUIRED: 228.76 / 25 = 9.15 = 7 TREES PROVIDED: 7 TREES** LENGTH ALONG 8TH STREET: 1313.1 FT REQUIRED: 131.31 / 25 = 5.25 = 6 TREES PROVIDED: 16 TREES** LENGTH ALONG SUGARHAWK AVENUE: 228.76 FT REQUIRED: 228.76 / 25 = 9.15 = 7 TREES PROVIDED: 8 TREES**	Y
14-8035)USDA PERMITTER SCREENING FROM PUBLIC STREETS FOR PARKING LOTS	14-8035)USDA ** - ALONG ALL STREET FRONTAGES, THE APPLICANT SHALL PROVIDE A MINIMUM 3'00" WIDE BUFFER. SUCH BUFFER SHALL COMPOST OF AT LEAST ONE SHADE TREE PER 20 LINEAR FEET AND FOUR SHRUBS PER 20 LINEAR FEET. FOR PARCELS 50,000 SQ. FT. IN 9203 OR GREATER, ALONG PRIMARY FRONTAGES, THE BUFFER PROVIDED PURSUANT TO 1) SHALL BE AT LEAST 10' FEET WIDE AND SHALL INCLUDE A MINIMUM 3'00" TIGHT HIGH-FENCE WALL, OR BERRY AND THAT MEETS ALL THE CONDITIONS OF 1) (A), ABOVE.	LENGTH ALONG 8TH STREET: 193.1 FT TREES REQUIRED: 19.31 FT / 20 FT = 1 + 1 TREES SHRUBS REQUIRED: 19.31 FT / 20 FT = 4 + 4 SHRUBS TREES PROVIDED: 1 TREE SHRUBS PROVIDED: 4 SHRUBS LENGTH ALONG 6TH STREET: 193.1 FT TREES REQUIRED: 19.31 FT / 20 FT = 1 + 1 TREES SHRUBS REQUIRED: 19.31 FT / 20 FT = 4 + 4 SHRUBS TREES PROVIDED: 1 TREE SHRUBS PROVIDED: 4 SHRUBS	Y

CODE	EQUIPMENT	CALCULATIONS	COMPLIANCE
1400.000	INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS AND OFF-STREET LOADING AREAS	TOTAL INTERIOR PARKING AREAS: 33,261 SF REQUIRED INTERIOR LANDSCAPING: $33,261 \times 0.19 = 3,529$ SF PROVIDED INTERIOR LANDSCAPING: 3,072 SF REQUIRED LANDSCAPING: 1,302 SF 30" O.D. x 4" P 1 x 1" P TREES 1 x 1" x 13" SHRUBS 10 x 1" x 26" PERENNIALS OR GROUND COVER PROVIDED LANDSCAPING: 27" SHRUB 365 PERENNIALS OR GROUND COVER	
1400.001	INTERIOR LANDSCAPE AREAS SHALL PROVIDE AN INTERIOR LANDSCAPE AREA 7 FEET WIDE AND 10 FEET DEEP (70% OF THE TOTAL AREA OF ALL PARKING SPACES INCLUDING DRIVEWAYS) ACCESSIBLE TO PARKING SPACES AND LOADING SPACES AND DRIVE AISLES.		
1400.002	PERIMETER LANDSCAPING SHALL BE 1' (400.000) PERIMETER SCREENING FROM PUBLIC STREET FOR PARKING LOTS AND 1' (400.000) PERIMETER SCREENING FROM ADJACENT RESIDENTIAL ZONING DISTRICT. IT IS NOT ALLOWED TO BE PLANTED OR PLANTED TO BE CULDED TOWARDS THE PERIMETER INTERIOR LANDSCAPE REQUIREMENT.		
1400.003	INTERIOR LANDSCAPE AREAS SHALL BE DESIGNED ON THE SITE TO BREAK UP THE PERCEPTION OF LARGE UNINTERRUPTED SPACES OF PAVEMENT. IN A DRIVEWAY PARKING LOT CONTAINING MORE THAN 50 PARKING SPACES, INTERIOR LANDSCAPE AREAS SHOULD BE USED TO BREAK UP THOSE SPACES INTO GROUPS OF NO MORE THAN 30 CONTIGUOUS PARKING SPACES.		
1400.004	NO MORE INTERIOR LANDSCAPE SHALL BE PLANTED WITHIN BLANDS OR ON THE PERIMETER OF A PARKING LOT OR LOADING SPACE.		
1400.005	LANDSCAPE ISLANDS SHALL HAVE A MINIMUM WIDTH OF 8 FEET, MINIMUM AREA OF 100 SQ. FT., AND A MINIMUM CUBIC VOLUME AS SPECIFIED IN THE REGULATIONS OF THE COMMISSION. WHERE AN ADJUTANT PARKING SPACE IS GREATER THAN 350 SQ. FT. IN SIZE, ISLANDS SHALL HAVE A MINIMUM WIDTH OF 10 FEET, A MINIMUM AREA OF 235 SQ. FT., AND A MINIMUM CUBIC VOLUME AS SPECIFIED IN THE REGULATIONS OF THE COMMISSION.		
1400.006	A PORTION OF EACH LANDSCAPED AREA AT THE PERIMETER OF A PARKING LOT OR LOADING SPACE SHALL BE LOCATED WITHIN 5 FEET OF A PARKING OR LOADING SPACE OR DRIVE AISLE, EXCEPT WHERE THE NEAREST PARKING OR LOADING SPACE IS GREATER THAN 350 SQ. FT. IN SIZE. IN SUCH CIRCUMSTANCES, A PORTION OF THE LANDSCAPED AREA SHALL BE LOCATED WITHIN 5 FEET. NO TREES SHALL BE PLANTED WITHIN 8 FEET OF THAT SPACE AND NO SHRUBS SHALL BE PLANTED WITHIN 5 FEET OF THAT SPACE.		
1400.007	SHADE TREES, SHRUBS, PERENNIALS AND GROUND COVER SHALL BE PROVIDED AS FOLLOWS FOR LOTS GREATER THAN OR EQUAL TO 5,000 SQ. FT.: THE APPLICANT SHALL PROVIDE ONE SHADE TREE PER 300 SQ. FT., THREE SHRUBS PER 300 SQ. FT., AND PERENNIALS OR GROUND COVER PER 300 SQ. FT. OF INTERIOR LANDSCAPED AREA. A MINIMUM OF TWENTY PERCENT (20%) OF REQUIRED SHRUBS MAY BE REPLACED ONE-FOURTH (1/4) WITH A TALL GRASS SPECIES.		

²⁹⁹ = STREET TREES ARE SHOWN FOR CONCEPT PURPOSES ONLY, AND WILL COMPLY WITH THE PHILADELPHIA ZONING CODE CHAPTER 14-705(2), AND THE PHILADELPHIA STREETS DEPARTMENT COMPLETE STREET REQUIREMENTS, WHICH MAY RESULT IN A TREE REDUCTION.

LANDSCAPE LEGEND



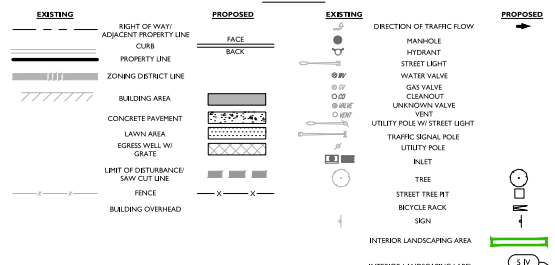
LANDSCAPE PLAN NOTES

2. REFER TO THE SHEET FOR GENERAL PLANTING AND LANDSCAPE DETAILS.
3. REFER TO THE SHEET FOR PLANT SCHEDULES.
4. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE ACTUAL LOCATION OF PLANT MATERIAL & SUBJECT TO SITE CONDITIONS.
5. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE IN THE EVENT OF ANY CONFLICT OR PLANT MATERIAL DISCREPANCIES OCCUR.
6. LAWN AREAS SHALL BE MAINTAINED AS OPEN SPACE UNLESS OTHERWISE INDICATED ON THE PLAN. REFER TO THE LAWN BED KEY NOTES ON THE LANDSCAPE DETAILS SHEET AND THE SOIL DEMONSTRATION & SLOPE CONTROL PLAN FOR ADDITIONAL DETAILS.
7. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSES, OR WITHIN A RIGHT TRIANGLE OR RIGHT EXPOSED SHALL BE 7-20' ABOVE GRADE. ALL SHRUBS WITHIN A RIGHT TRIANGLE OR RIGHT EXPOSED SHALL NOT BE PLANTED AT AN ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.

PLANT_SCHEDULE

PLANT NAME	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	CALIPER	PLANTING HT.	CONDITION
ORNAMENTAL TREES	19	ROBTANICAL NAME	Forest Pantry Redbud	15	20"		12-14"	C&B
		Cercis canadensis Forest Pantry TM						
DECIDUOUS SHRUBS	57	BOTANICAL NAME	Henry's Garnet Sweedrop	2.5	SIZE	WIDTH	HEIGHT	CONDITION
		Rosa virginica 'Henry's Garnet'		2.5	24-36" H.	2.5-3"	2.5-3"	C&B
								SPACING 48" o.c.
PERENNIALS	250	BOTANICAL NAME	Ferns Colts Common Yarrow	WIDTH	HEIGHT	CONT. SIZE	SPACING	
		Achillea millefolium Ferns Colts		2"	2"	1 gal.		

LEGEND



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

[illegible]

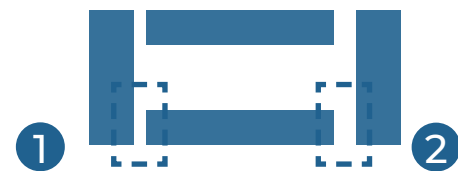
2200 N 8TH STREET



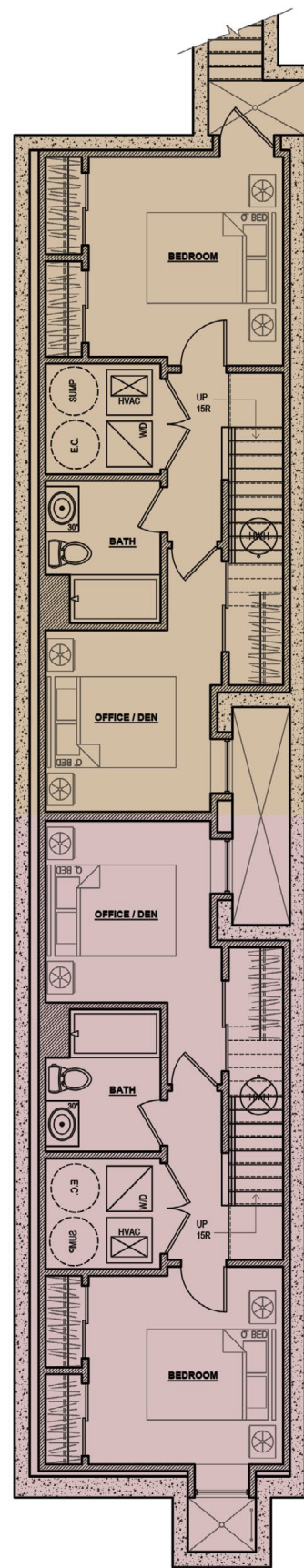
- A CONCRETE SIDEWALKS
- B 6' WIDE PERMEABLE PAVERS WALKWAYS
- C 12'-0" ONE-WAY DRIVE AISLE
- D TYP. PARKING STALL - 18' X 8.6'
- E PROPOSED STREET TREE IN 3'X6' PITS
- F ASPHALT PAVING
- G PROPOSED 15' CURBCUT
- H LANDSCAPED AREAS
- I BUILT-IN PLANTER
- J SITE TREE
- K 6' HIGH ESTATE FENCE
- L 4' HIGH ESTATE GATE ALONG FRONTAGE
- M 5' SIDEWALK W/ PERMEABLE PAVERS
- N EXISTING UTILITY POLE
- O EGRESS STAIRS FROM BASEMENT
- P ADA PARKING STALLS WITH ACCESS AISLE
- Q BIKE STORAGE
- R EGRESS WELL 3' X 4'
- S LOADING ZONE - 40' X 8.6'

1

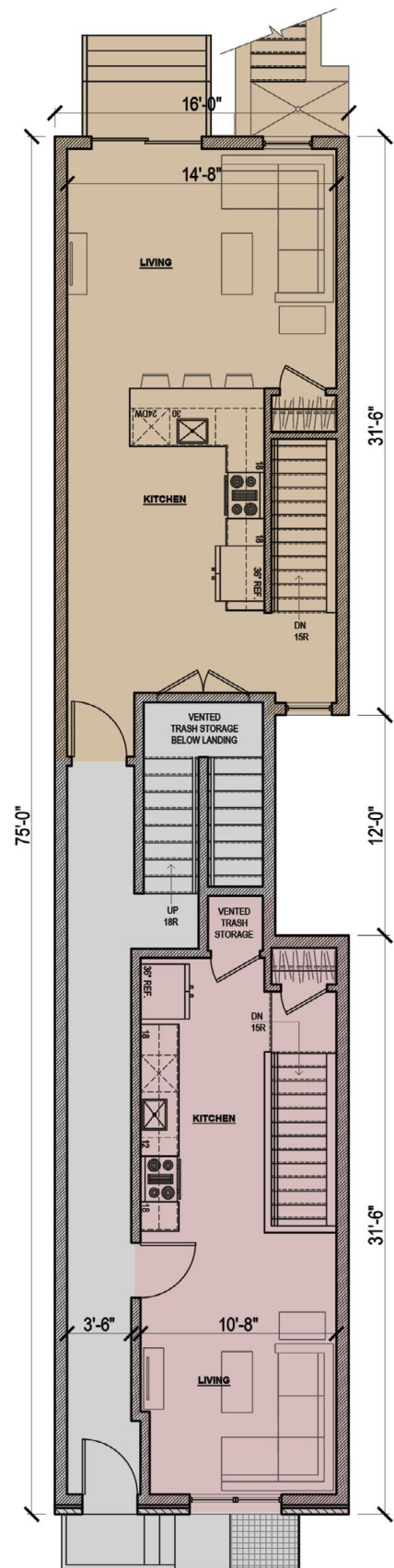
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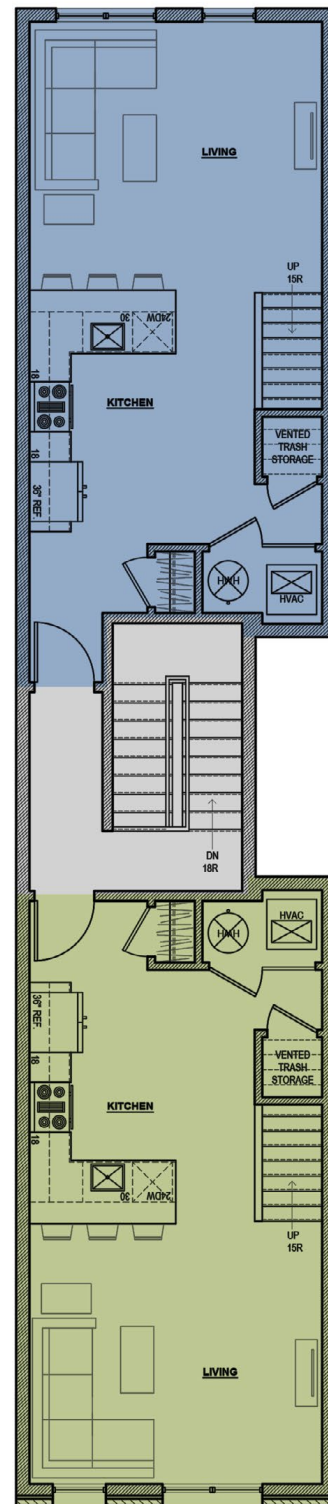




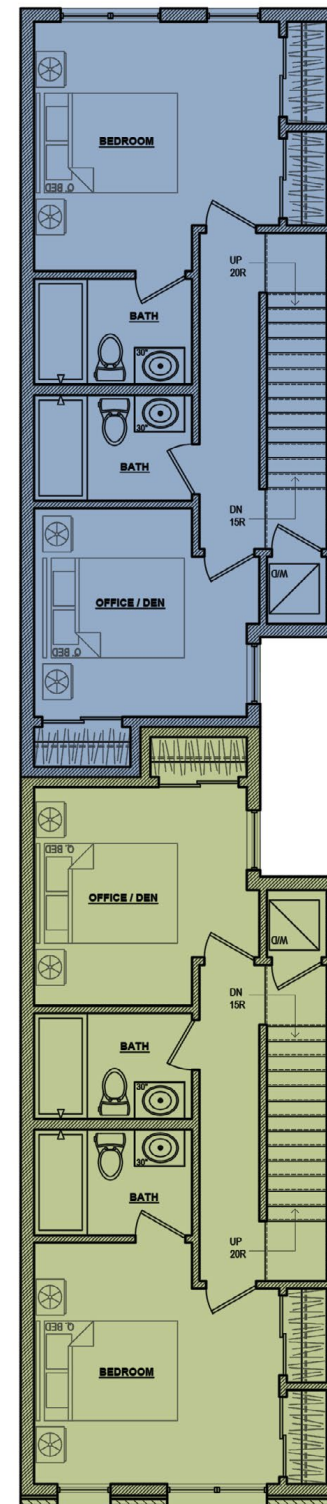
CELLAR PLAN



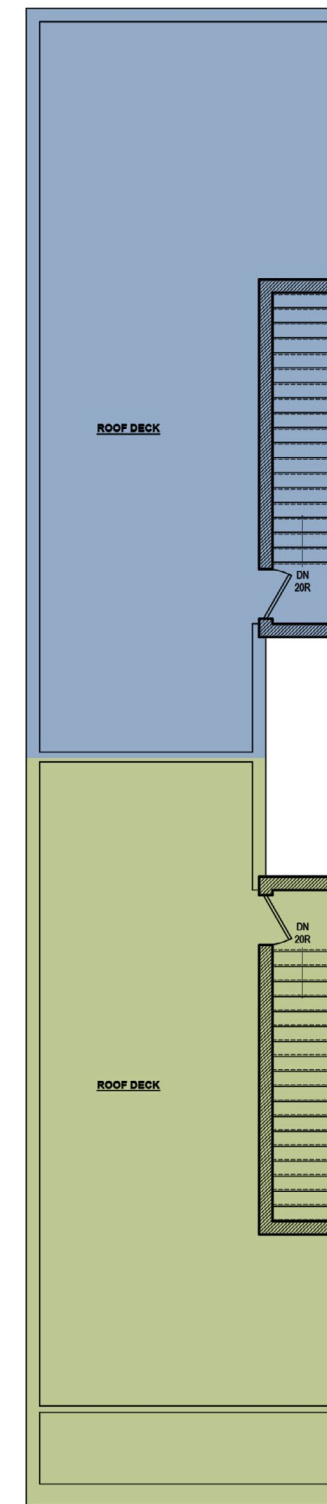
FIRST FLOOR PLAN



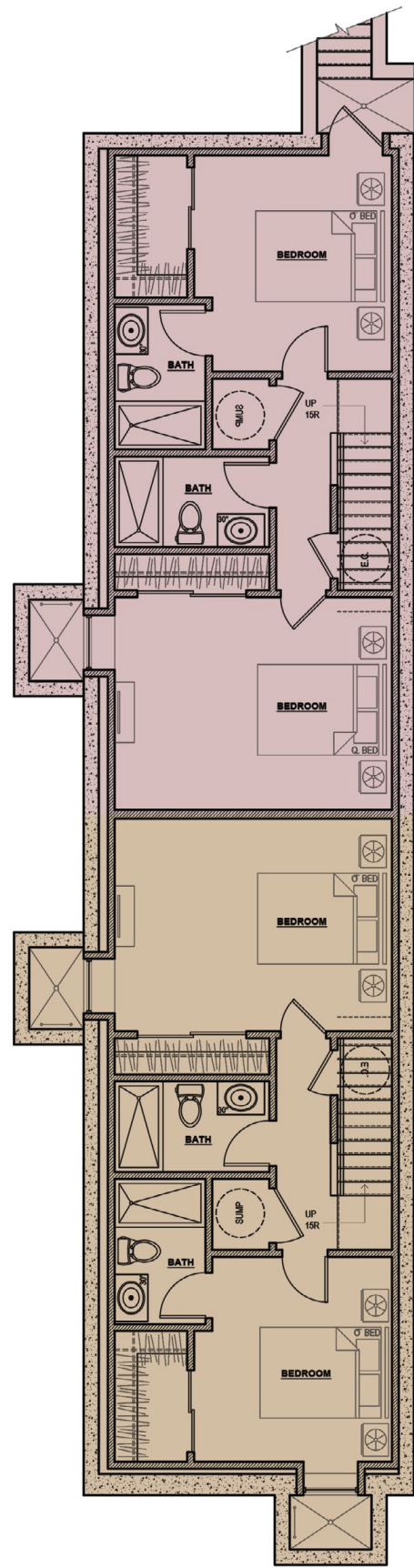
SECOND FLOOR PLAN



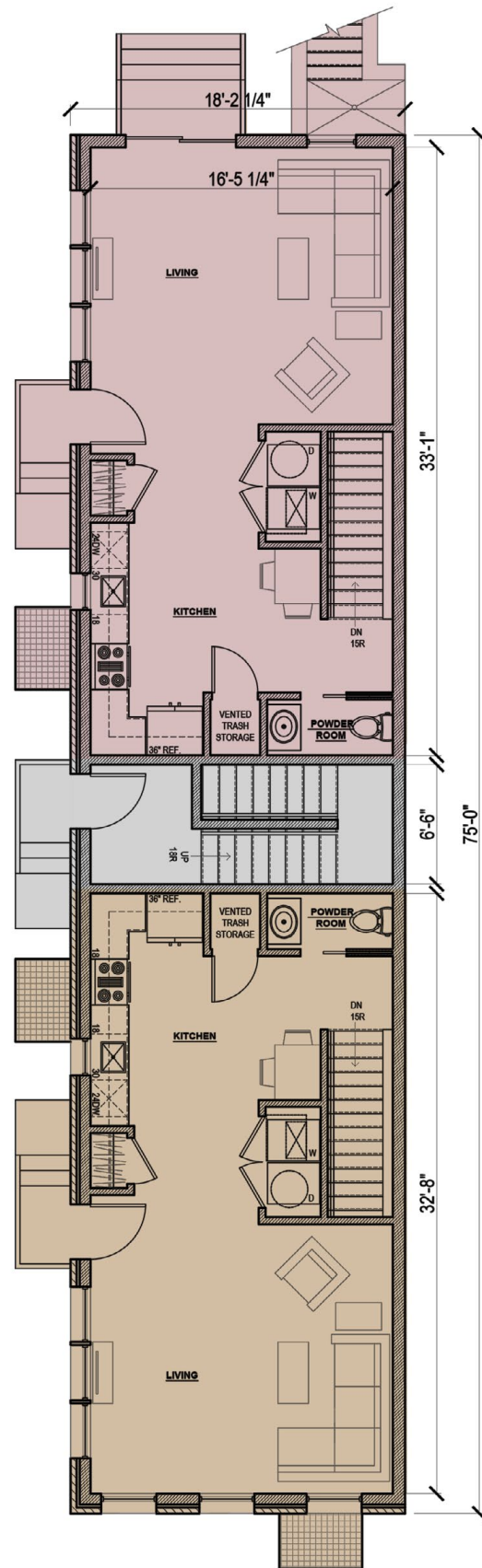
THIRD FLOOR PLAN



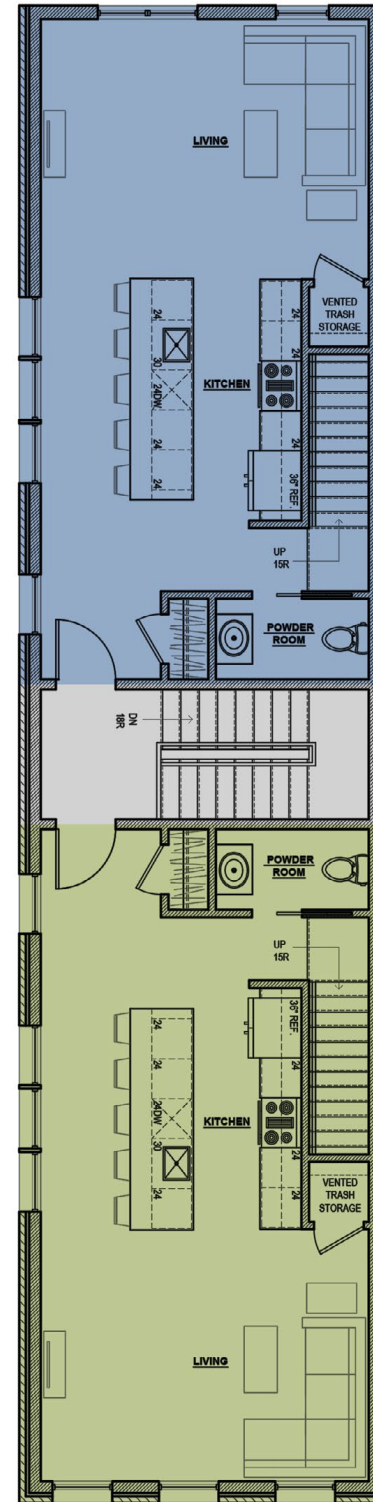
ROOF PLAN



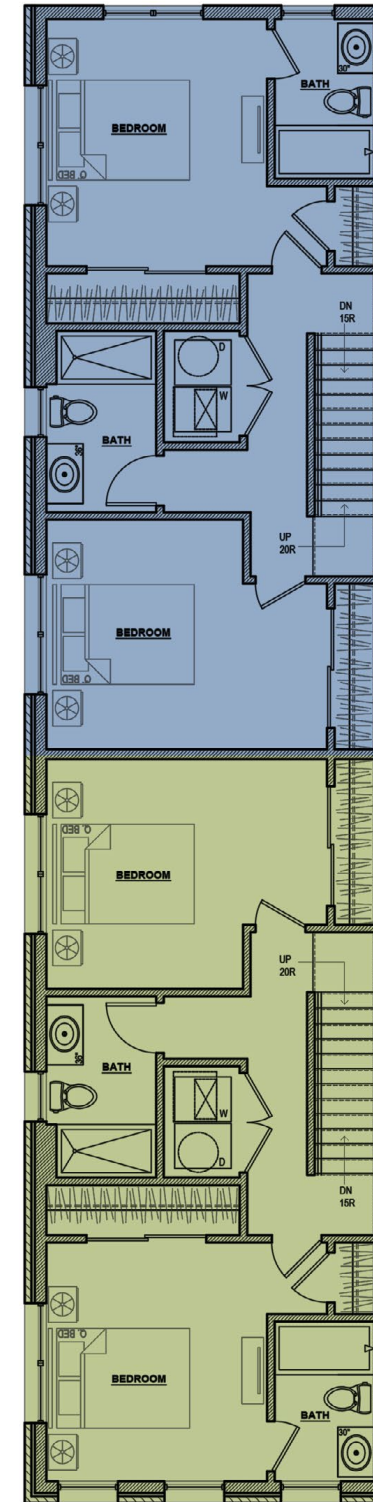
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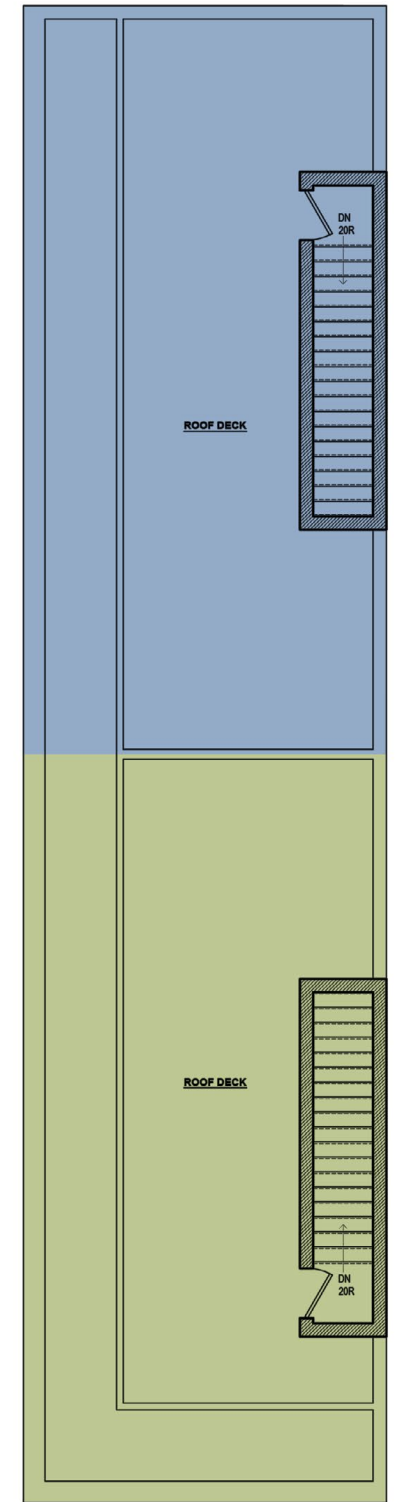
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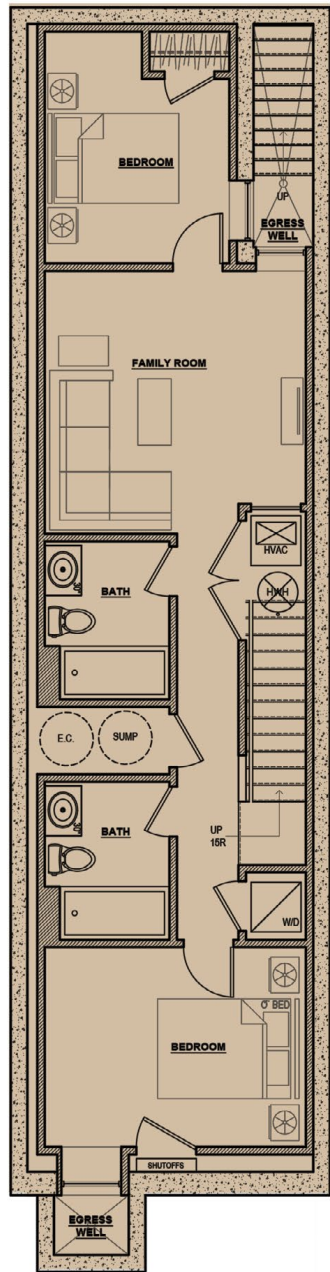
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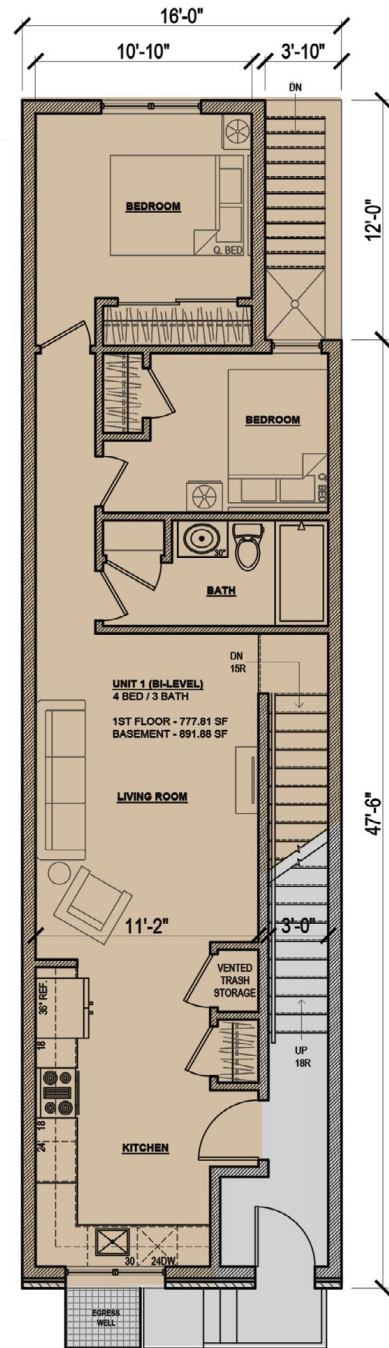
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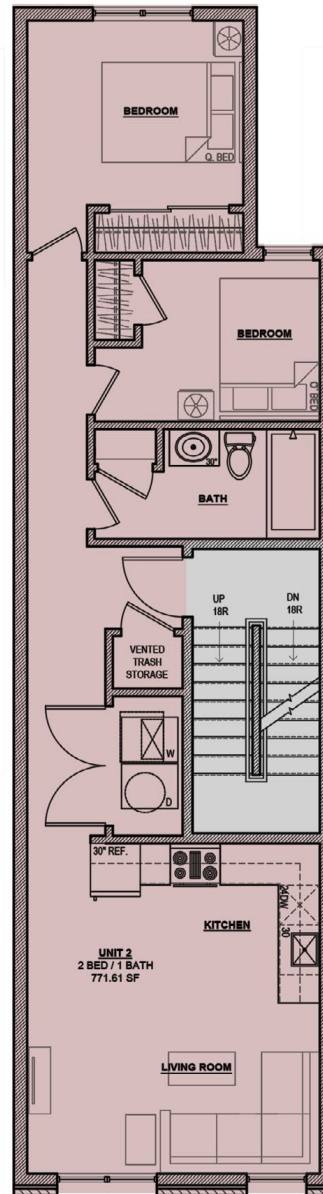
ROOF PLAN



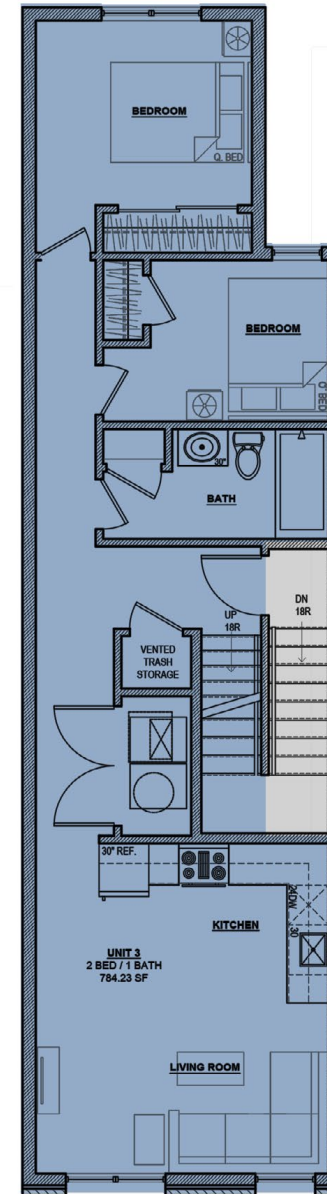
CELLAR PLAN



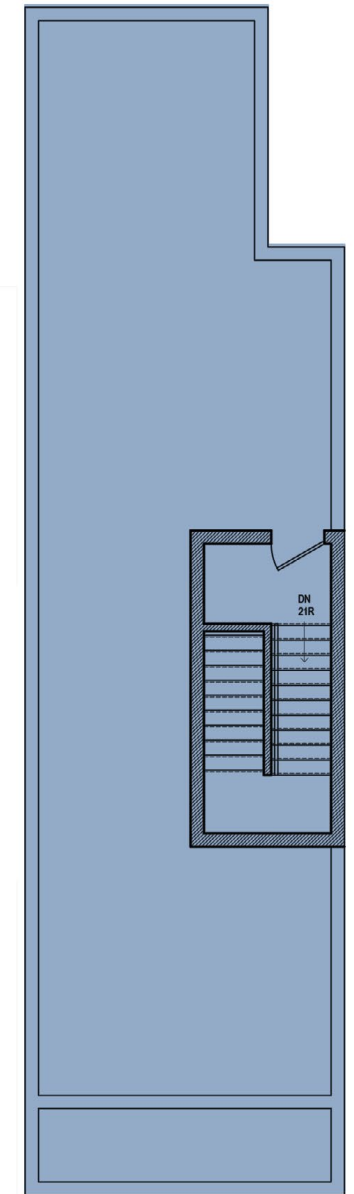
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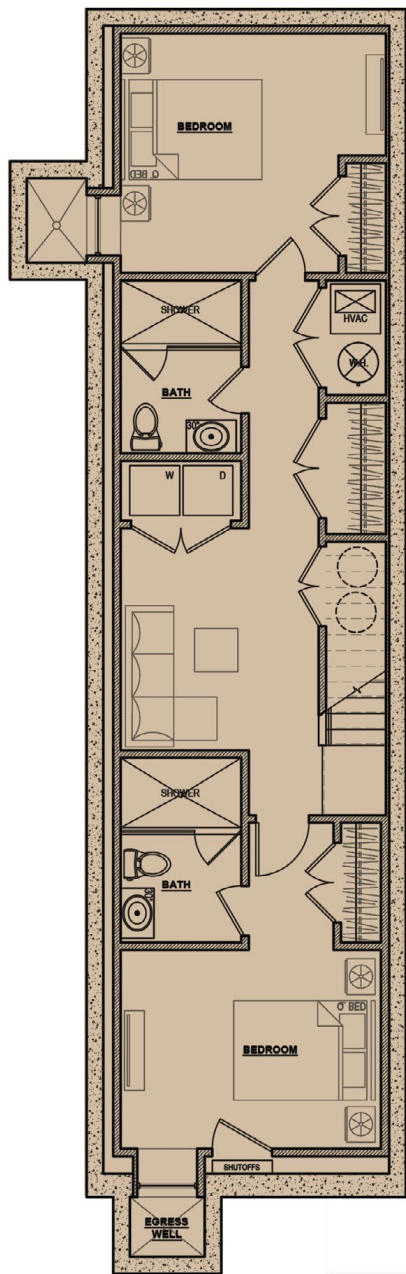
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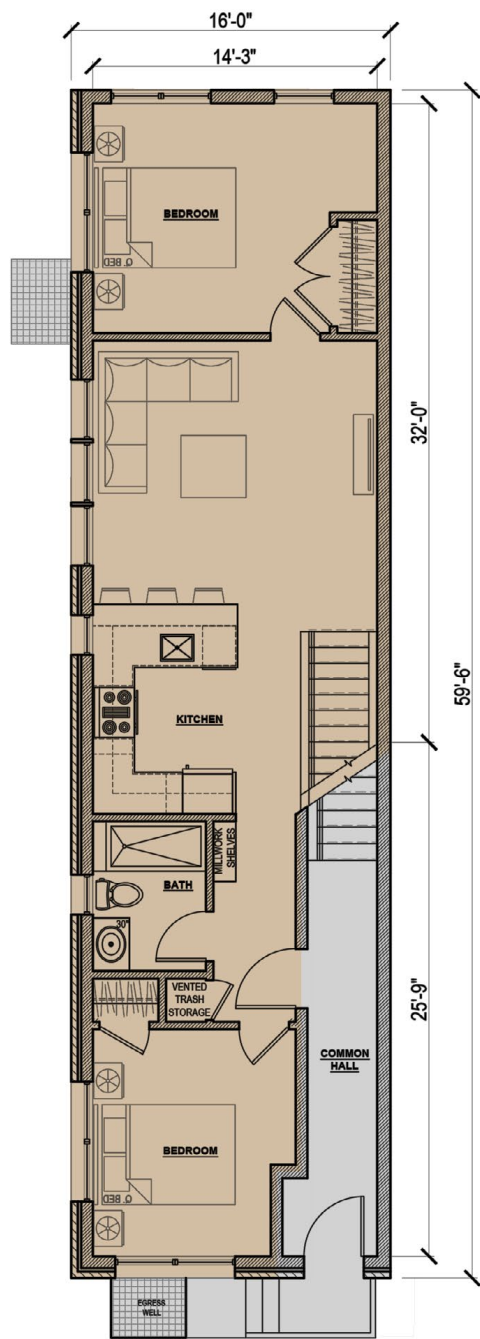
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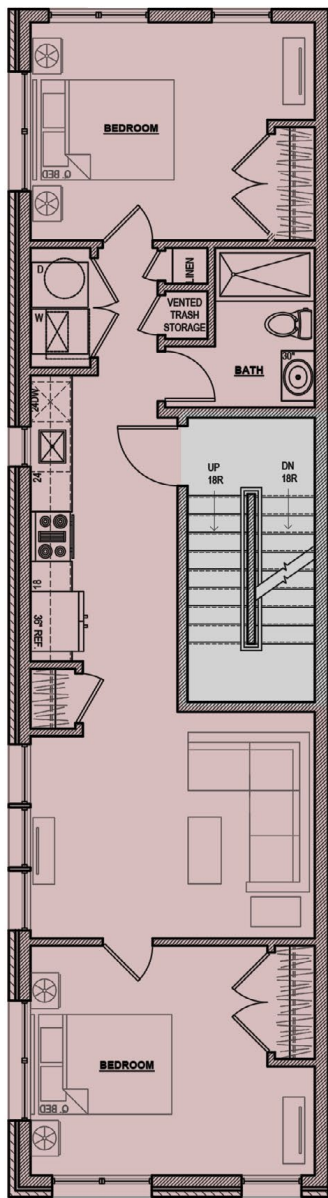
ROOF PLAN



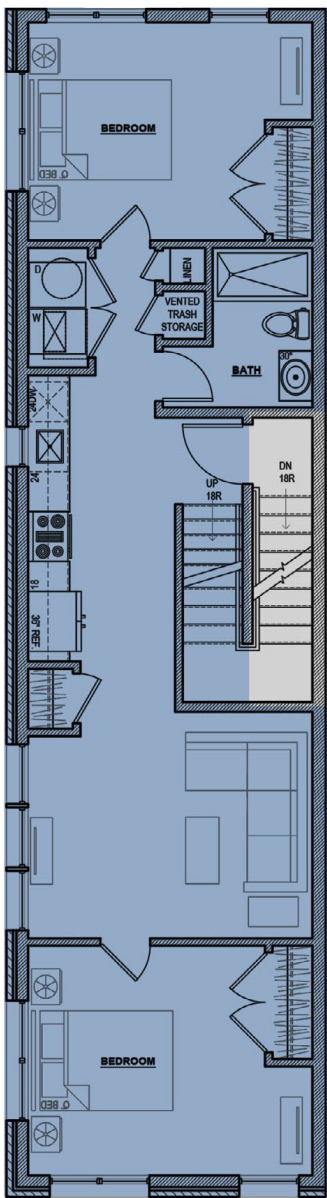
CELLAR PLAN



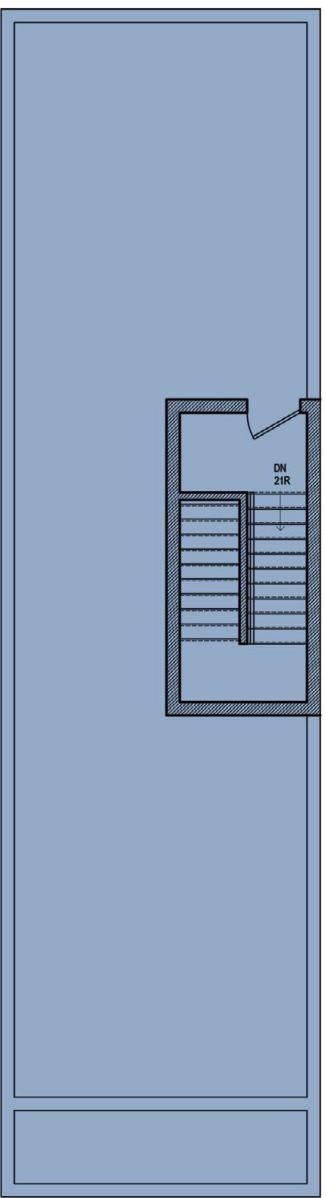
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN





MATERIALS



- 1 ATAS COMPOSITE
METAL PANEL**
Grey



- 2 HARDIE PLANK
LAP SIDING**
Light Grey
7" Exposure



- 2 HARDIE PLANK
LAP SIDING**
Dark Grey
7" Exposure



- 3 BRICK**
4- HB



- BRICK**
Rose Mauve Klaycoat



- BRICK**
Badlands Smooth

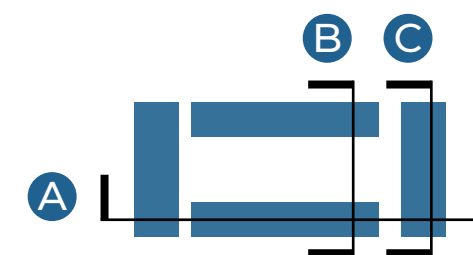
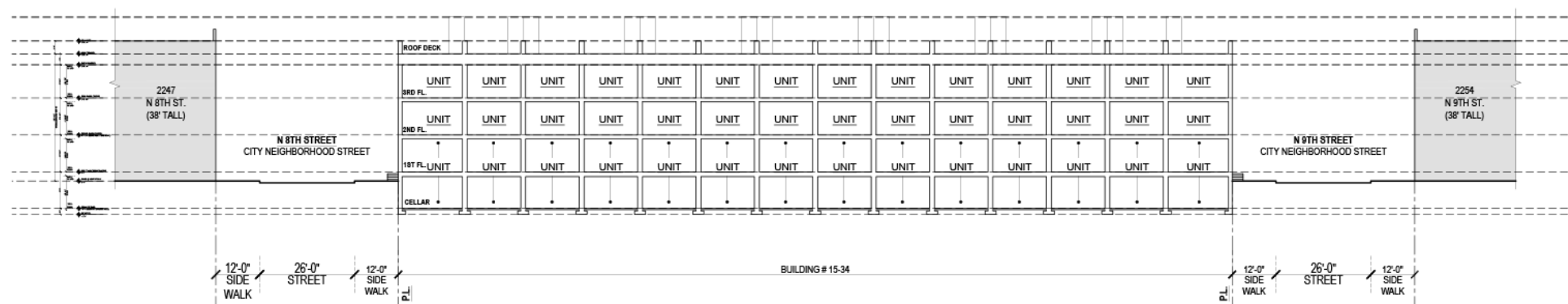
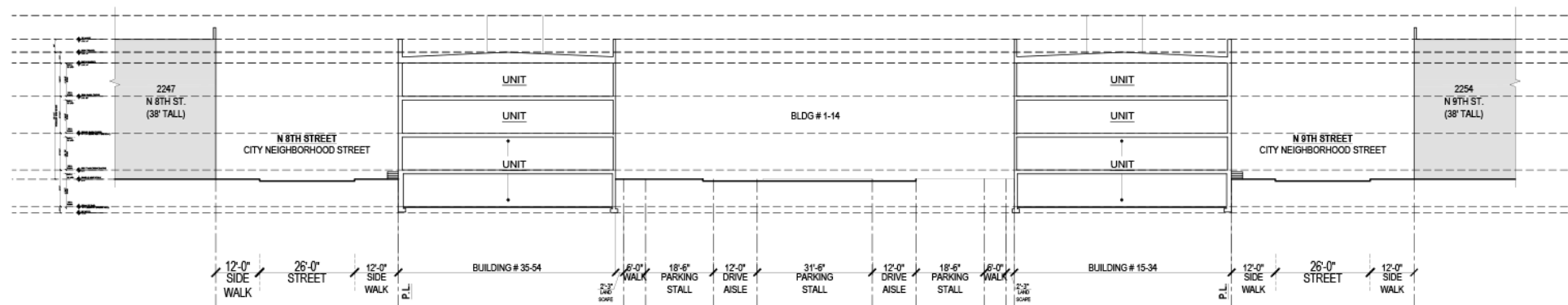
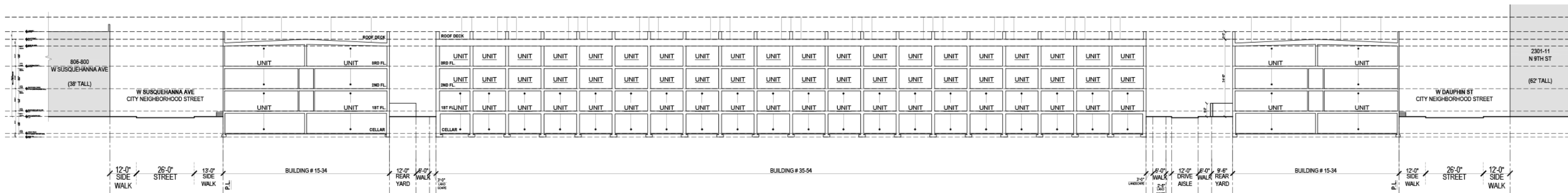


- BRICK**
Red Blend



- 4 PLY-GEM VINYL WINDOWS**
Black

1 | PRIMARY FACADE









Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	yes, there are bus stops at all four corners of the site
(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.	all parking is in the rear yard. 35,053 sf / 121,545.1 = 28.8% open to the sky
(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.	4 ev stalls / 77 total stalls = 9%
(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. Our site is not adjacent to a railway.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No bike share stations are proposed.

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.	Our on-site vegetation will not require irrigation.
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.	9818 / 52,367 = 18.7% of our site will be vegetated cover.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	yes, additional stormwater runoff from adjacent sites will be managed on site.
(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.	All hardscapes will have a high reflectance of SRI>29. We are also proposing several site trees.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	2018 IECC (RE) + PRESCRIPTIVE
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ ☑Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	no additional measures will be sought.

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). ☑Achieve certification in Energy Star for Multifamily New Construction (MFNC). ☑Achieve Passive House Certification	Yes to energy star appliances + light fixtures Not Energy Star Cert. Not Passive House
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	Yes, compliant filters will be installed
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	no additional measures have been proposed.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	We have proposed bike storage areas scattered around the site.

ⁱ Railway Association of Canada (RAC)'s “Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

ⁱⁱ Title 4 The Philadelphia Building Construction and Occupancy Code
See also, “The Commercial Energy Code Compliance” information sheet:
<https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf>

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

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

^{iv} Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



+INSTRUCTIONS

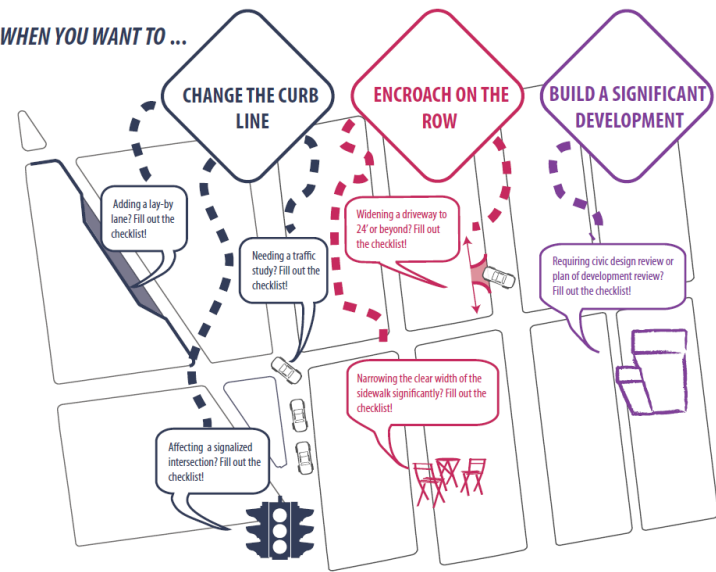
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards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

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

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

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT: _____

DATE _____

FINAL STREETS DEPT REVIEW AND COMMENT: _____

DATE _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

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

Complete Streets Review Submission Requirement*:

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

1. PROJECT NAME

2200 N. 8th St.
2. DATE

10.08.2025
3. APPLICANT NAME

Rustin Ohler [HarmanDeutschOhler Architecture]
4. APPLICANT CONTACT INFORMATION

1225 N. 7th Street, 267-324-3601
5. PROJECT AREA: list precise street limits and scope

121,545.1 SF
6. OWNER NAME

2200 N 8 LLC
7. OWNER CONTACT INFORMATION

121 Highgrove Crescent, Lakewood NJ, 08701
8. ENGINEER / ARCHITECT NAME

Rustin Ohler [HarmanDeutschOhler Architecture]
9. ENGINEER / ARCHITECT CONTACT INFORMATION

1225 N. 7th Street, 267-324-3601

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
N. 9th St.	Susquehanna Ave.	Dauphin St.	City Neighborhood
Dauphin St.	N. 9th St.	N. 8th St.	City Neighborhood
N. 8th St.	Susquehanna Ave.	Dauphin St.	City Neighborhood
Susquehanna Ave.	N. 9th St.	N. 8th St.	City Neighborhood

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
- a. Parking and loading regulations in curb lanes adjacent to the site

YES ☒ NO ☐
- b. Street Furniture such as bus shelters, honor boxes, etc.

YES ☒ NO ☐ N/A ☐
- c. Street Direction

YES ☒ NO ☐
- d. Curb Cuts

YES ☒ NO ☐ N/A ☐
- e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc.

YES ☒ NO ☐ N/A ☐
- f. Building Extensions into the sidewalk, such as stairs and stoops

YES ☒ NO ☐ N/A ☐

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



APPLICANT: General Project Information

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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
N. 9 th St.	12' / 12' / 12'	12' / 12'
Dauphin St	12' / 12' / 12'	12' / 12'
N. 8 th St.	12' / 12' / 12'	12' / 12'
Susquehanna St.	13' / 13' / 13'	13' / 13'

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
N. 9 th St.	6' / 9' / 6'
Dauphin St	6' / 9' / 6'
N. 8 th St.	6' / 9' / 6'
Susquehanna St.	6'-6" / 9'-6" / 6' -6"

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Curbcut (to be infilled)	15'-0"	N. 9th St.
Two Curbcuts (to be infilled)	15'-0" & 16'-0"	N. 8th St.
Curbcut (to be infilled)	70'-0"	Susquehanna Ave.

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Curbcut	15'-0"	N. 9 th st.
Curbcut	15'-0"	N. 8 th 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 ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

APPLICANT: Pedestrian Component
Additional Explanation / Comments: _____

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
N. 9 th St.	0' / 3'
Dauphin St	0' / 3'
N. 8 th St.	0' / 3'
Susquehanna St.	0' / 3'

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
N. 9 th St.	3'-0" / 3'-0" / 3'-0"
Dauphin St	3'-0" / 3'-0" / 3'-0"
N. 8 th St.	3'-0" / 3'-0" / 3'-0"
Susquehanna St.	3'-6" / 3'-6" / 3'-6"

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 ☐

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 ☐
22. Does the design maintain adequate visibility for all roadway users at intersections?

YES ☒ NO ☐ N/A ☐

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
2200 N. 8 th St.	77	0 / 0	0 / 0	0 / 77
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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

- Conventional Bike Lane

YES ☐ NO ☐ N/A ☒

Buffered Bike Lane

YES ☐ NO ☐ N/A ☒

Bicycle-Friendly Street

YES ☐ NO ☐ N/A ☒

Indego Bicycle Share Station

YES ☐ NO ☐ N/A ☒
- DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

APPLICANT: Bicycle Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

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

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

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

			DEPARTMENTAL APPROVAL	
33. What is the maximum AASHTO design vehicle being accommodated by the design?		P, WB60	YES ☐ NO ☐	
34. Will the project affect a historically certified street? An inventory of historic streets ⁽¹⁾ is maintained by the Philadelphia Historical Commission.	YES ☐	NO ☒	YES ☐ NO ☐	
35. Will the public right-of-way be used for loading and unloading activities?	YES ☒	NO ☐	YES ☐ NO ☐	
36. Does the design maintain emergency vehicle access?	YES ☒	NO ☐	YES ☐ NO ☐	
37. Where new streets are being developed, does the design connect and extend the street grid?	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES ☒	NO ☐	N/A ☐	YES ☐ NO ☐
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES ☒	NO ☐		YES ☐ NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments: _____

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

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

				DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
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 ☐	NO ☐
▪ Marked Crosswalks	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
▪ Pedestrian Refuge Islands	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Signal Timing and Operation	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Bike Boxes	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

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ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____