

LAUREL STREET GARAGE

Civic Design Review



CDR PROJECT APPLICATION FORM

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53-67 E Laurel St

Philadelphia, PA 19131

Civic Design Review - 12/02/2025

Project Description

New ground-up 7 story parking and retail structure with 372 vehicle parking spaces, 18 bicycle spaces, and partial green roof.

Owner

53 Laurel Street LLC
114 Chestnut St 5th Floor,
Philadelphia, PA 19106

Architect Applicant

Designblendz Architecture LLP
4001 Main St, Suite 203,
Philadelphia, PA 19127
swoodruff@designblendz.com

Civil/Landscape Engineer

Eustace Engineering
607 Easton Road Building B 2nd Floor,
Willow Grove, Pa, 19090

CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER: ZP-2025-006080

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

The proposed new construction has a gross square footage of over 100,000 SF.

PROJECT LOCATION

Planning District: Central Planning District

Council District: 1

Address: 53-67 E Laurel St

Philadelphia, PA 19123

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: Brian Corcodilos

Primary Phone: 215.995.0228

Email: landi@designblendz.com

Address: 4001 Main St, Suite 203

Philadelphia, PA 19127

Property Owner: 53 Laurel Street LLC

Developer: Bridge One Construction

Architect: Designblendz Architecture LLP

SITE CONDITIONS

Site Area: 40,849 SF

Existing Zoning: CMX-3

Are Zoning Variances required? Yes No X

Proposed Use:

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

- 13,791 SF OF GROUND FLOOR COMMERCIAL

- PARKING USE ON LEVEL 02-06

- 16,086 SF OF COMMERCIAL ON LEVEL 07

Proposed # of Parking Units: 372 PARKING SPACES PROVIDED

COMMUNITY MEETING

Community meeting held: Yes X No

If yes, please provide written documentation as proof.

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

Date:

Time:

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA X

If yes, indicate the date hearing will be held:

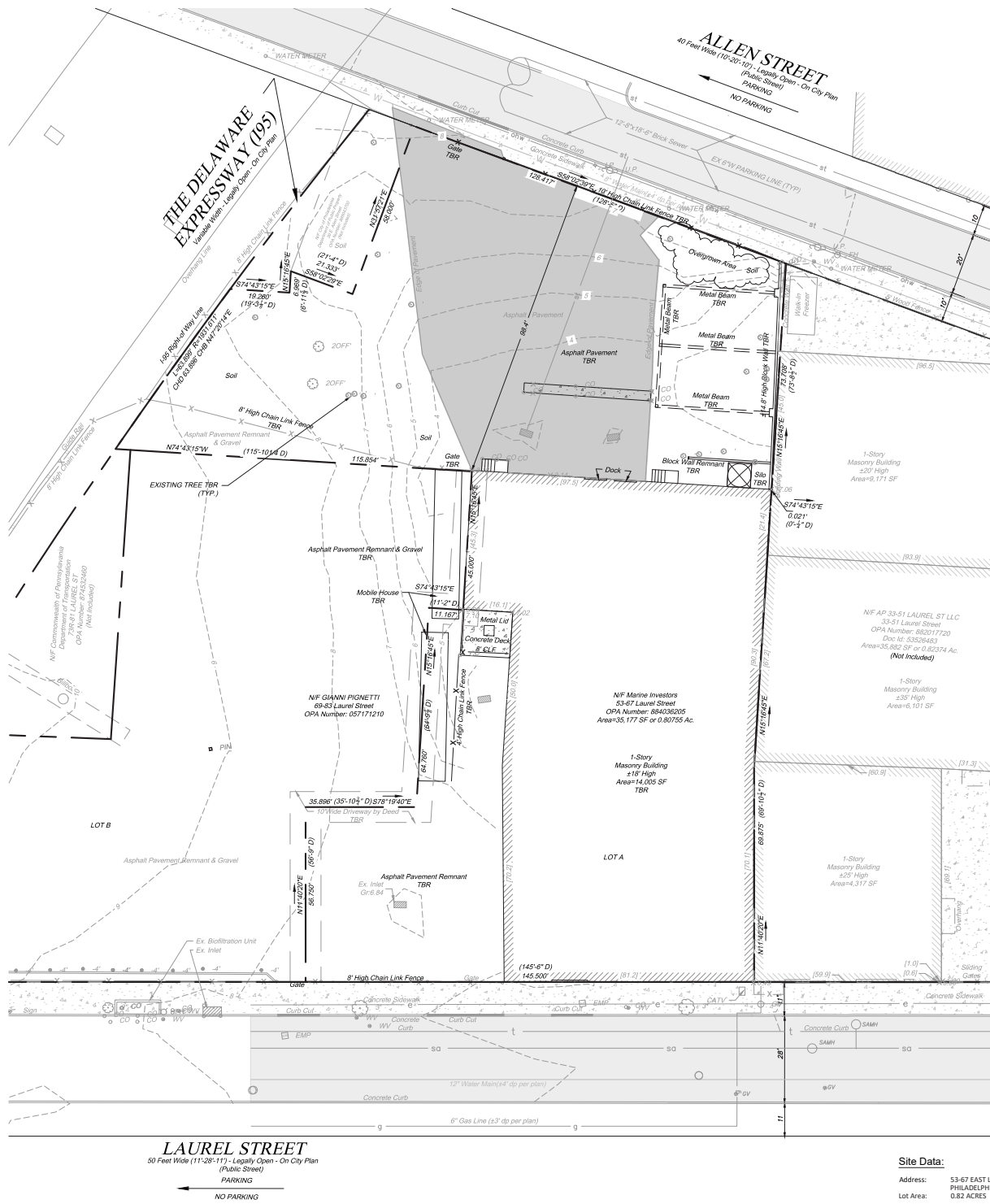
Date:

X:\PROJECTS\0308033 53 E Laurel St Philadelphia PA\AutoCAD\Drawings\Land Development\Existing Conditions.dwg May 13, 2025



Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREIN ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 193 OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.



Site Data:

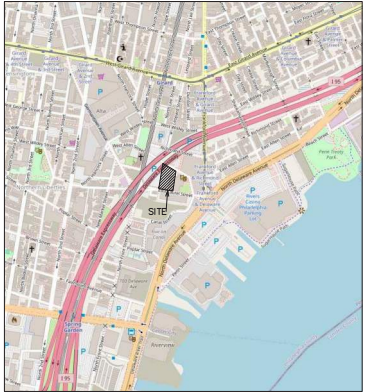
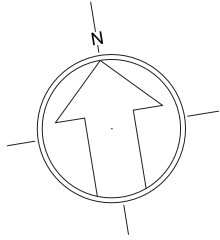
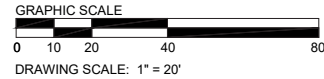
Address: 53-67 EAST LAUREL STREET
PHILADELPHIA, PA 19123
Lot Area: 0.82 ACRES

Owner/Applicant:

MARINE INVESTORS, A PARTNERSHIP
53-67 Laurel St.
Philadelphia, PA 19123

Parcel Information:

OPA: 884036205



Location Map

Scale: 1" = 1000'

Legend

	Property Line / Right-of-Way
	Existing Building
	Existing Edge of Pavement
	Existing Curb
	Existing Concrete
	Existing Gravel
	Existing Asphalt Paving
	Existing Sanitary Sewer Line
	Existing Water Line
	Existing Gas Line
	Existing Phone Line
	Existing Storm Line
	Existing Overhead Wire
	Existing Fence
	Existing Minor Contour
	Existing Major Contour
	Existing Tree Line
	Existing Fire Hydrant
	Existing Utility Pole
	Existing Sign
	Existing Water Valve
	Existing Light Standard
	Existing Inlet

General Notes

- Boundary and topographic information is based on a field survey performed by Eustace Engineering on March 17th, 2025.
- Boundary dimensions are identified in Philadelphia District Standard feet and 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 overights but more precise values.
- The bearings shown hereon are referenced from CP 271 and deed of records.
- FEMA FIRMS map number 4207570184H, effective 11/18/2015 designates the site as Zone X, areas outside the 500 y. floodplain.
- 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.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within the Community Commercial Mixed-Use (CCM-U).
- At the time of the survey update, there was not any evidence of earth moving or any ongoing construction on the site.
- At the time of the survey, the surveyor was not aware of any proposed changes in street right-of-way lines and no recent street or sidewalk construction or repairs were observed.
- At the time of the survey, there was not any evidence of wetlands delineation, observed in the process of conducting the fieldwork.
- Lands shown on the survey are the same as the lands described in the title commitment.
- The property has access to E. Allen Street and Laurel Street which are Public Streets.
- There was no apparent evidence of possible encroachments on the subject property observed at the time of the survey.
- Utilities (water, gas, electric, telephone and sewer) are available and service the Property and all utilities lines enter the premises through adjoining public streets or through appurtenant easements which are shown on the Survey.
- All parcels and elements shown on this survey are mathematically closed figures and there are no gaps (gaps).
- This property is located within the 5th Survey District and the 3rd Highway district of the City of Philadelphia.
- Attention is called to the City of Philadelphia Zoning Code as amended.
- The location of overhead wires is shown as per the Survey. Overhead wire heights are not provided.
- Property corners were not set.
- Encroachments are depicted graphically hereon to the best of our ability. Not all features that extend on-to, off-of or across property lines constitute as an encroachment.
- Existing features on adjoining properties and roadways are shown in limited detail. If future development on this warrants the involvement of adjoining properties and roadways, additional details may have to be obtained within these limits.
- Existing vehicular curb cut depressions (DC) are shown hereon. Pedestrian handicapped depressions shown hereon are only approximate and are for illustration purposes only.

Existing Conditions Plan 53 E. Laurel Street

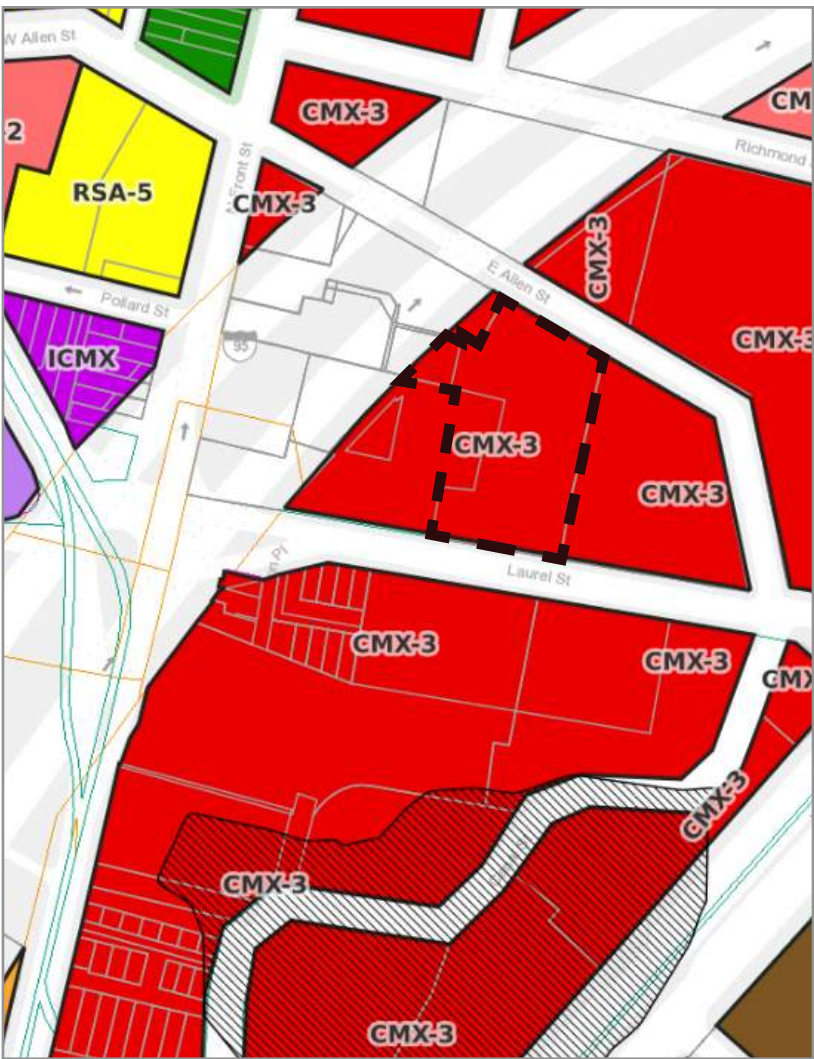
City of Philadelphia, PA 19123



DRAWN BY	GAA
CHECKED BY	MJE
DATE	04-14-2025
DRAWING NO.	3008-33-03



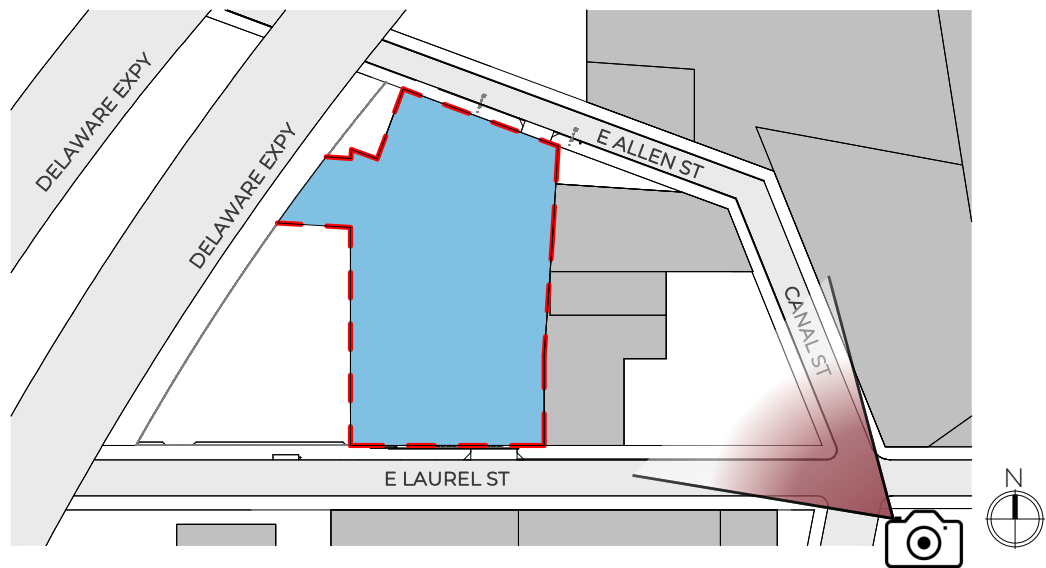
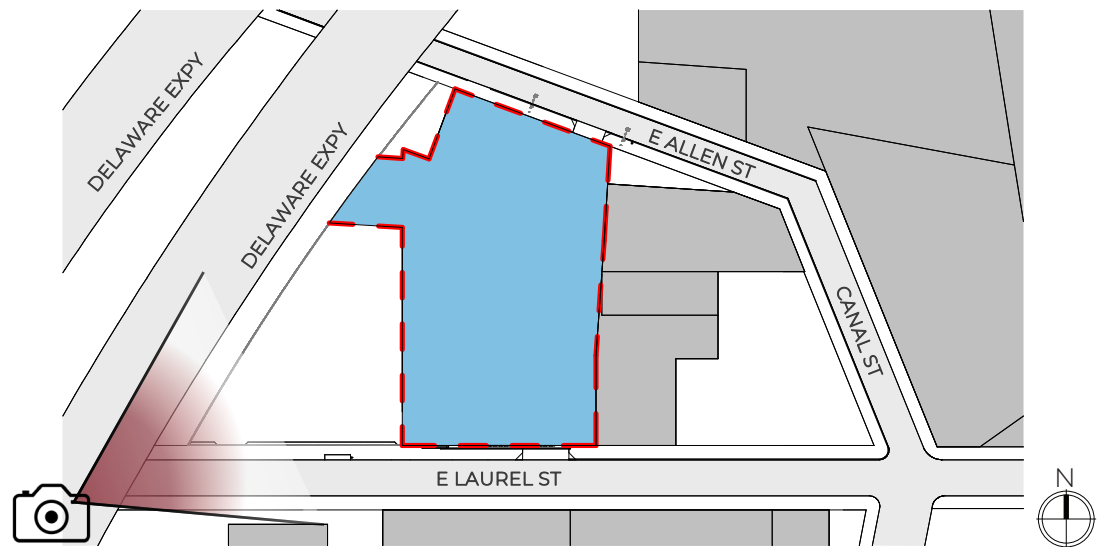
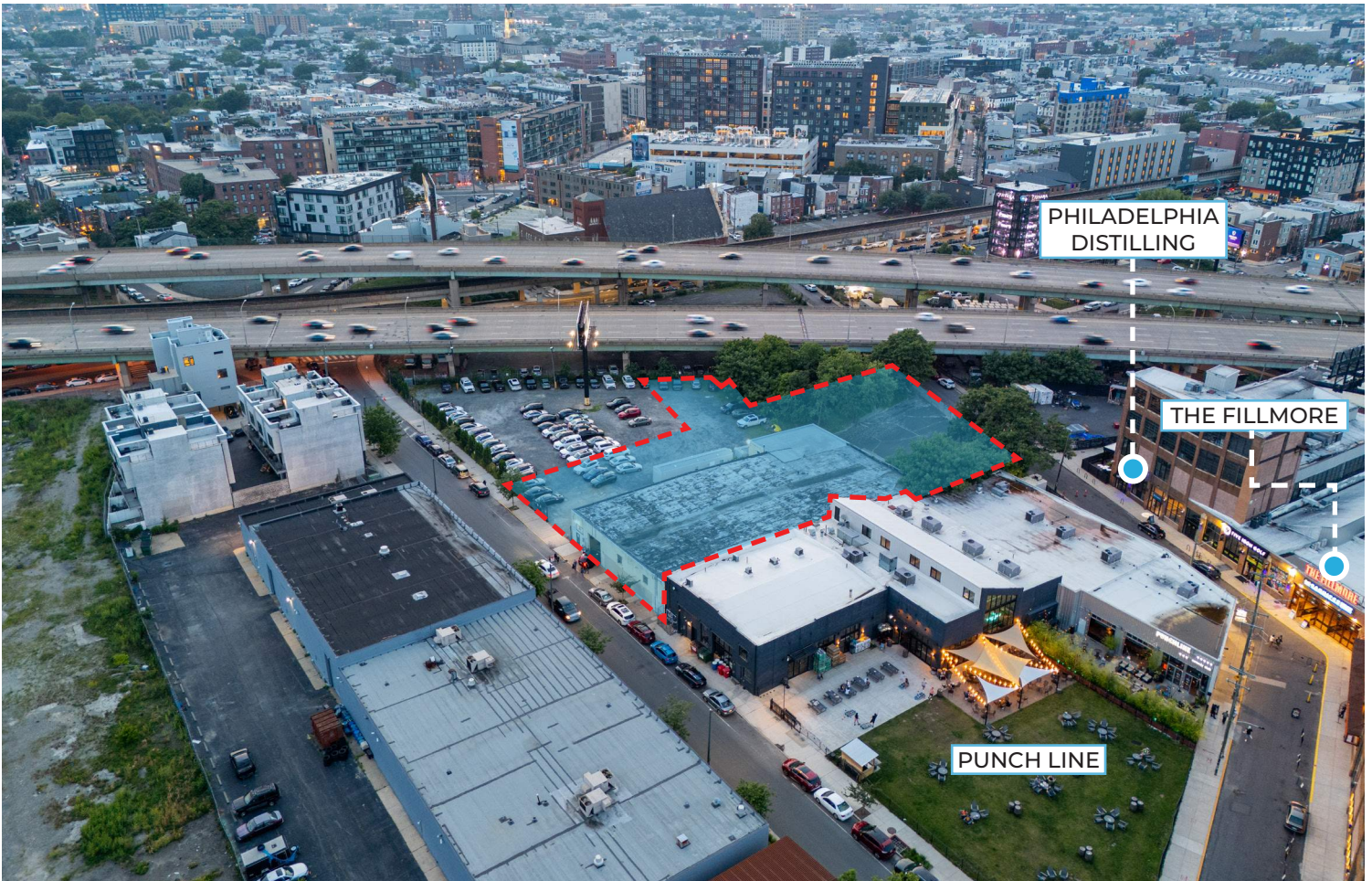
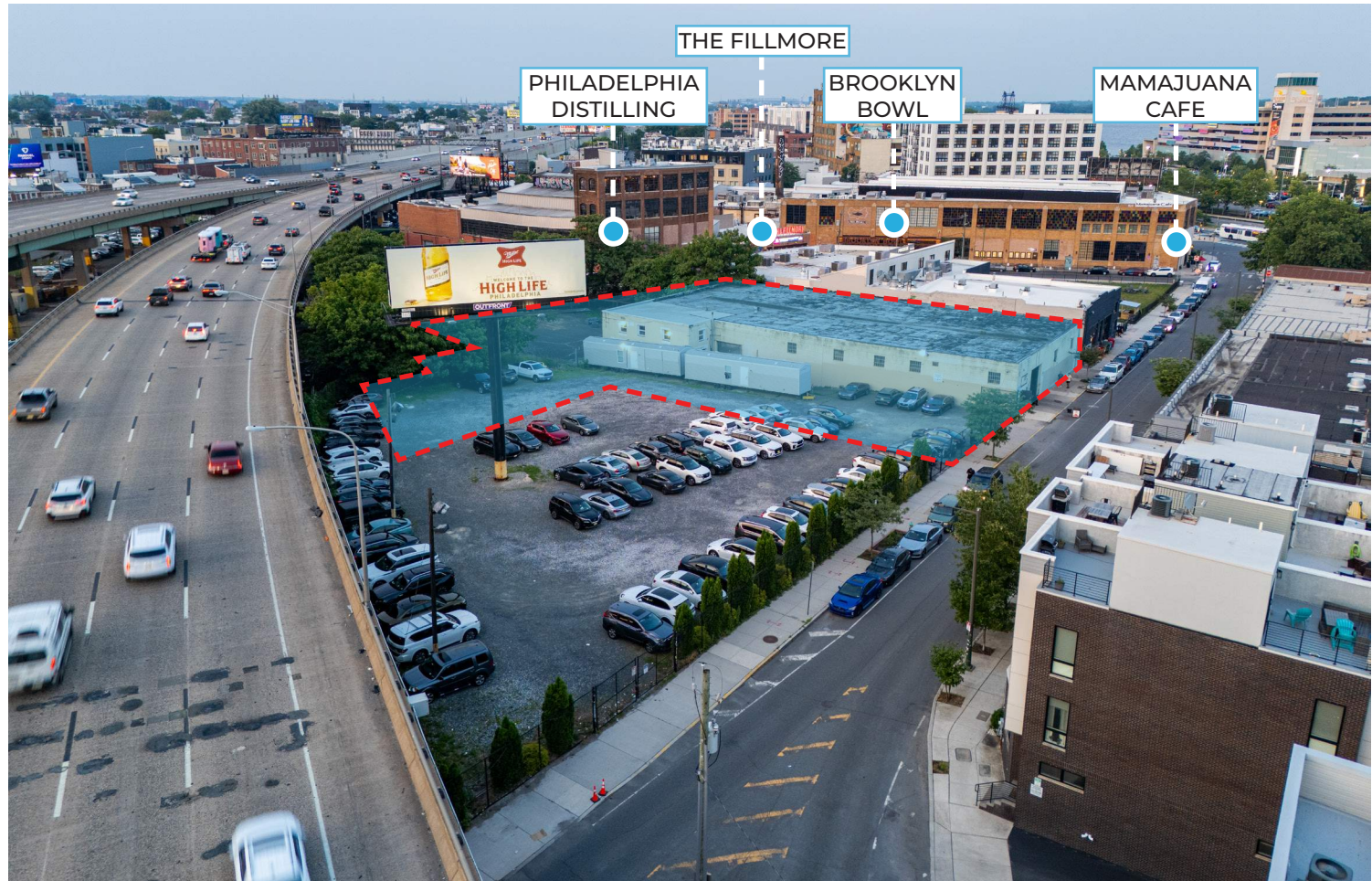
SITE AERIAL

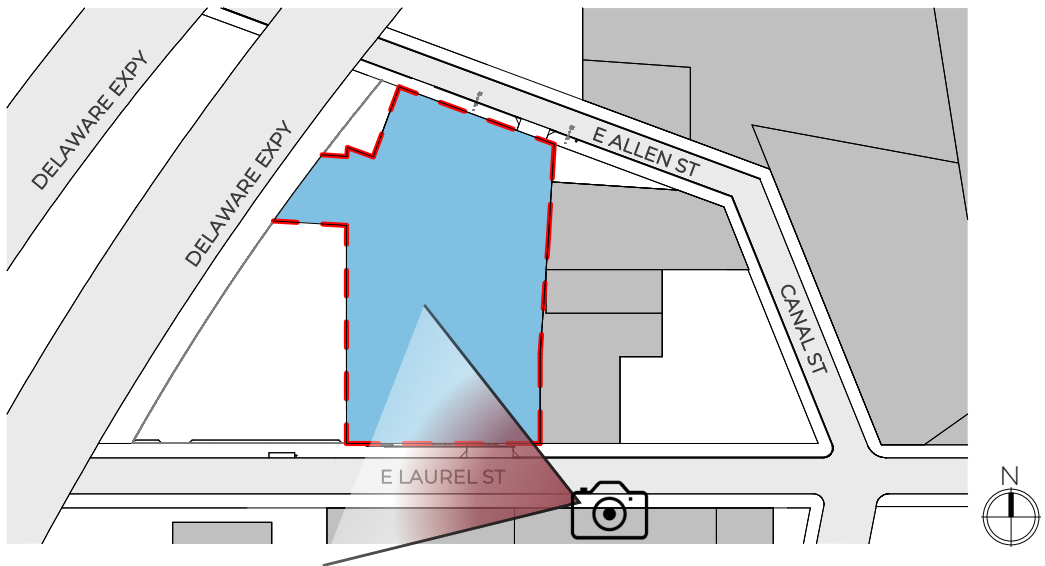
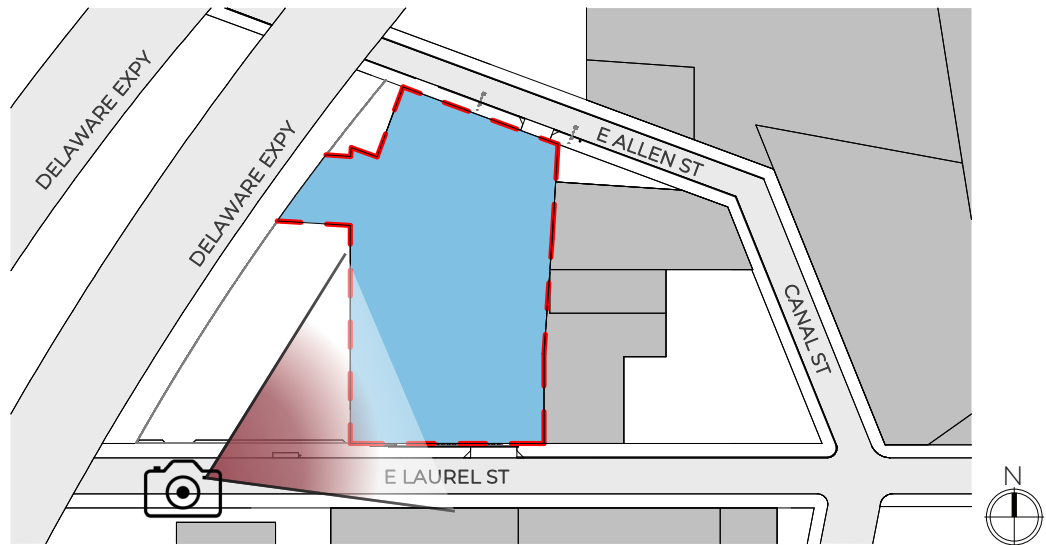


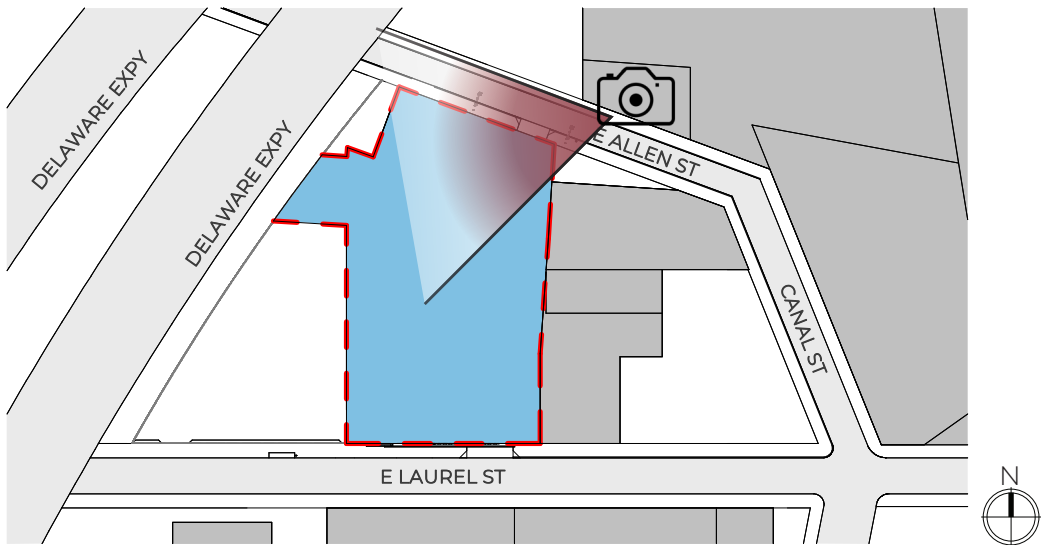
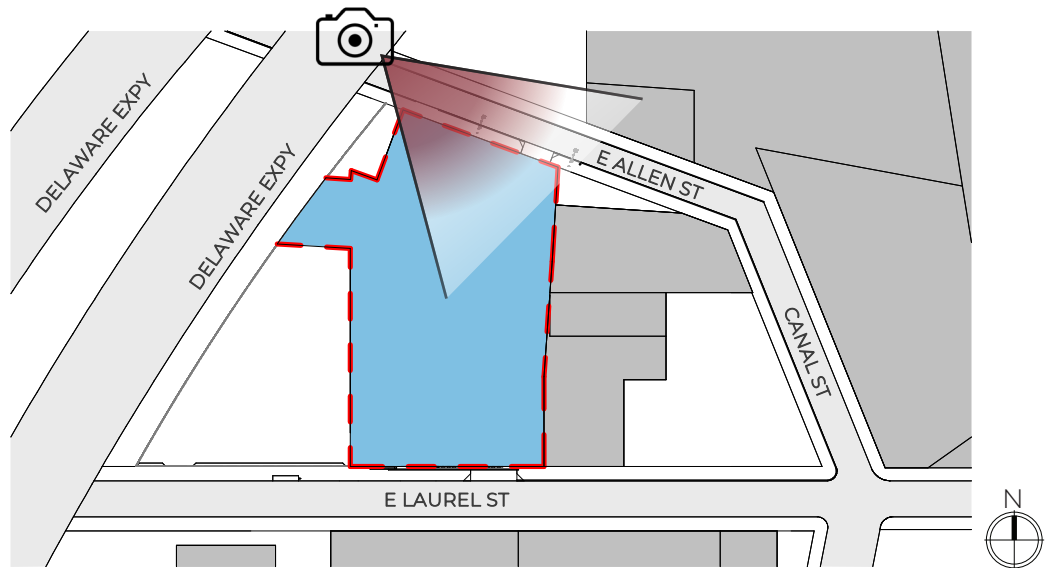
CMX-3	COMMUNITY COMMERCIAL MIXED-USE
ICMX	INDUSTRIAL COMMERCIAL MIXED-USE
RSA-5	RESIDENTIAL SINGLE FAMILY ATTACHED
SP-PO-A	RECREATION
SP-ENT	COMMERCIAL ENTERTAINMENT (CASINOS)

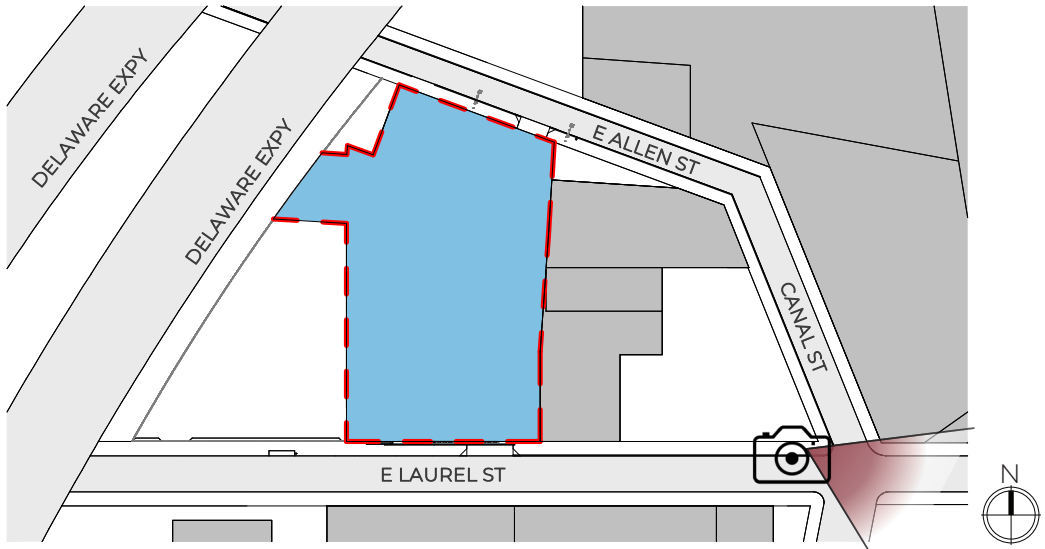
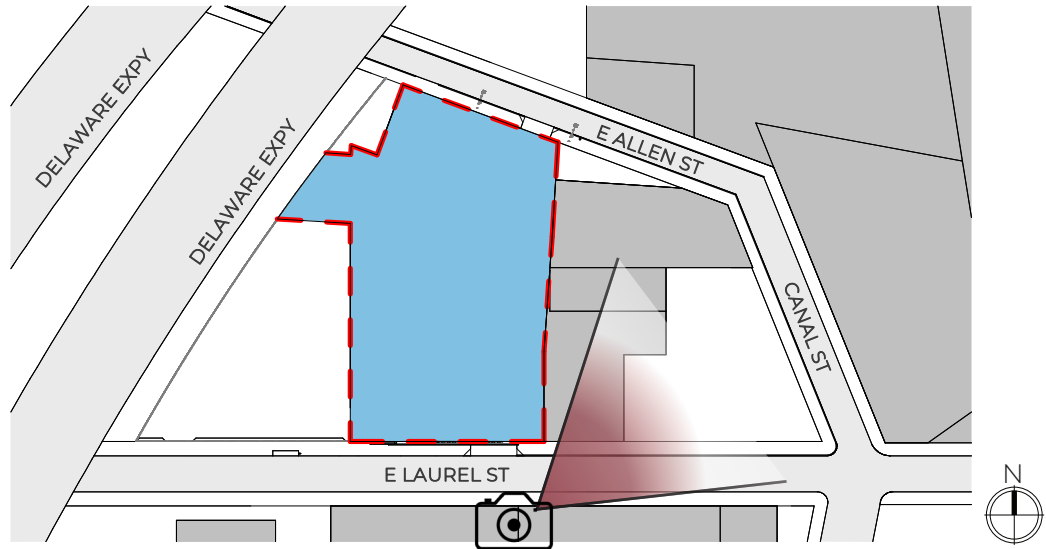
OVERLAY DISTRICTS
NON-ACCESSORY SIGNS
/NIS NARCOTICS INJECTION SITES
/CDO CENTRAL DELAWARE RIVERFRONT
/NCA NEIGHBORHOOD COMMERCIAL AREA

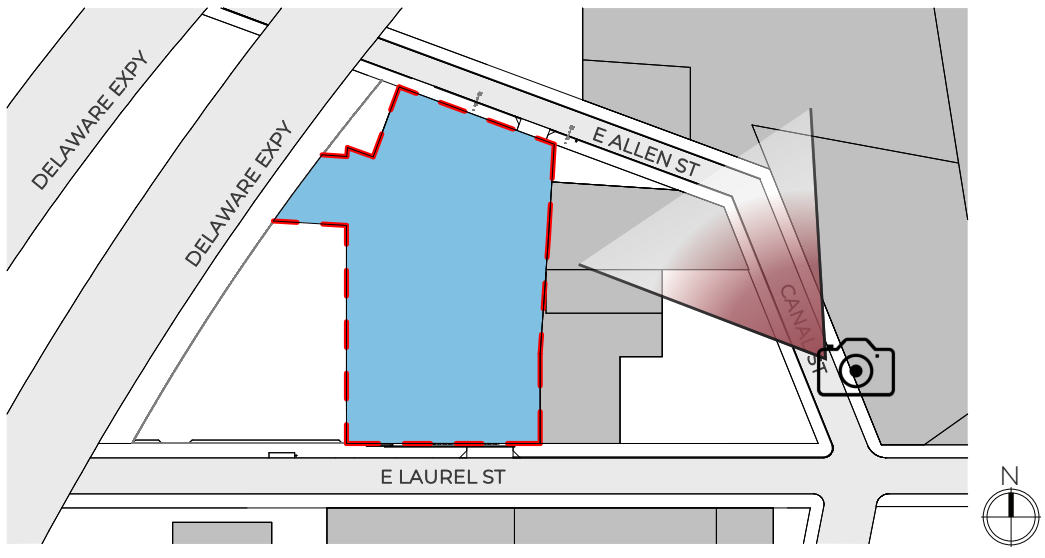
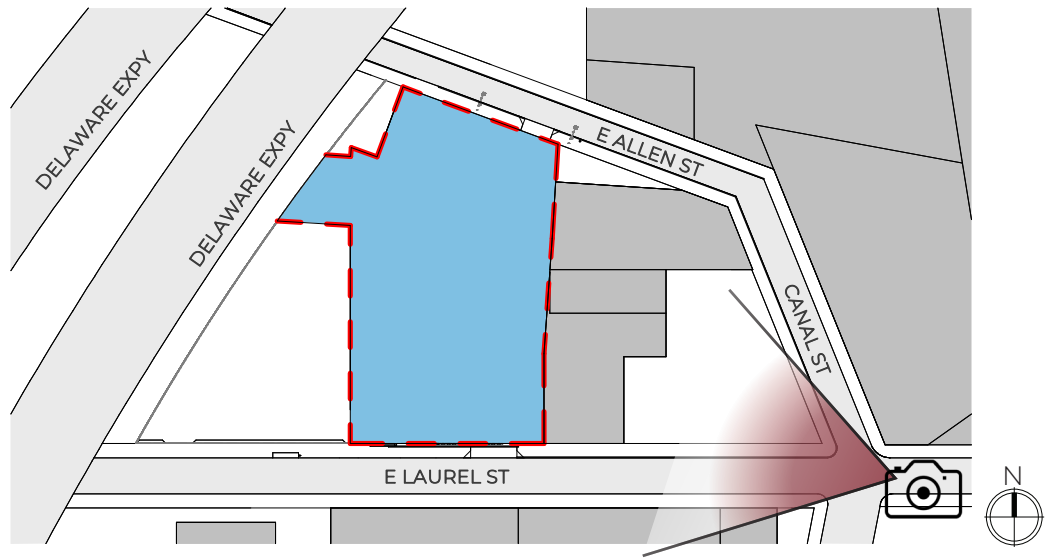
ZONING MAP

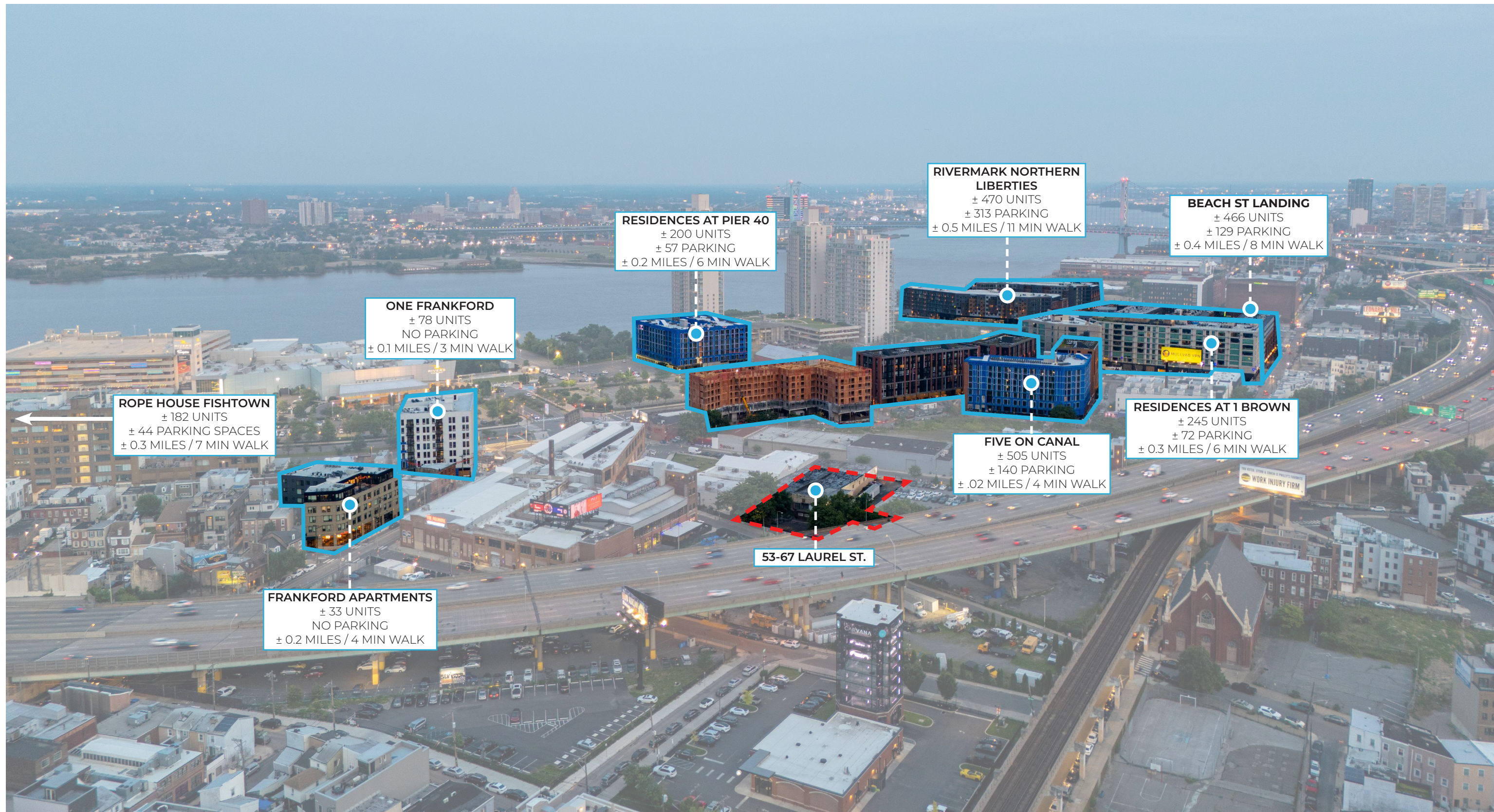












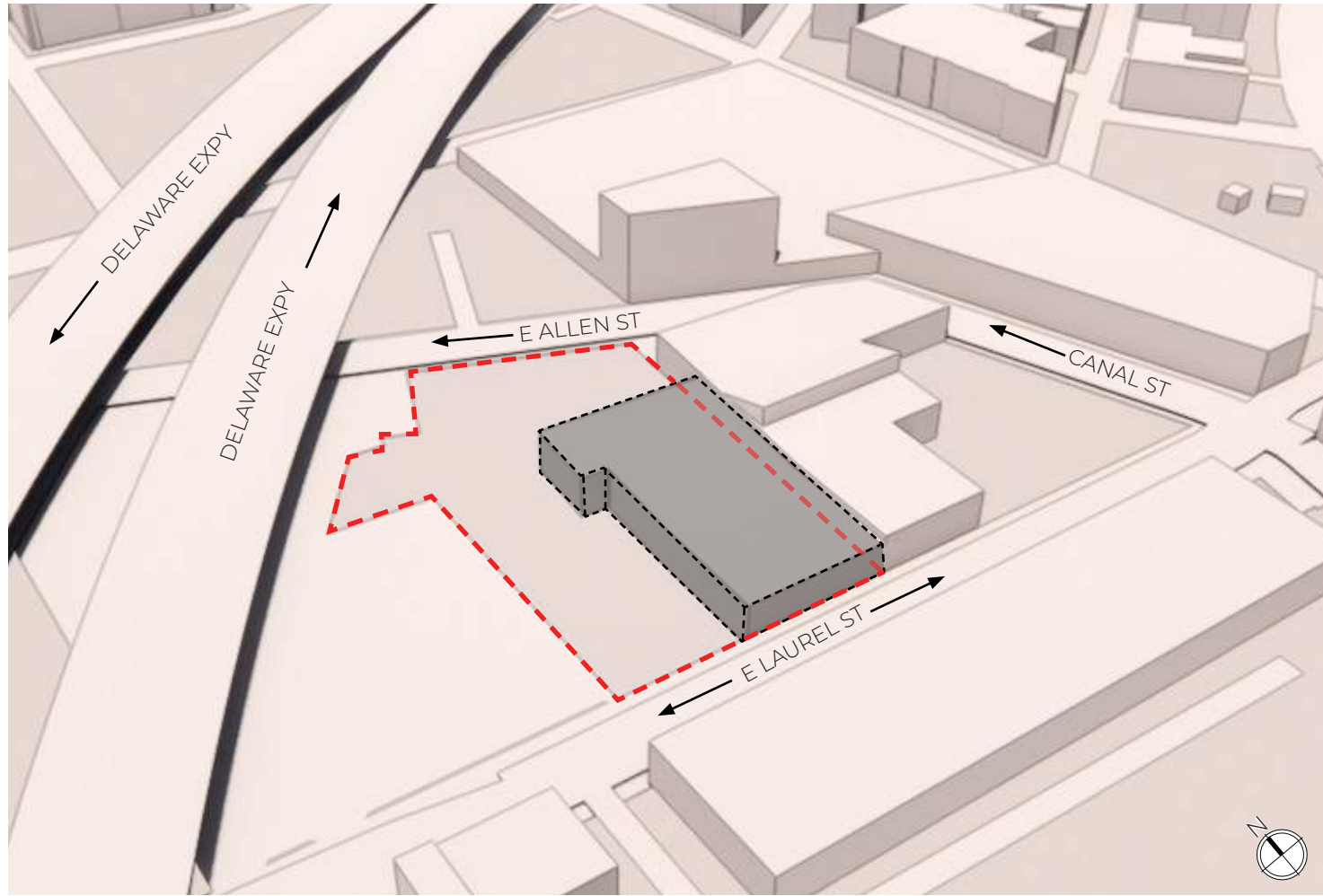


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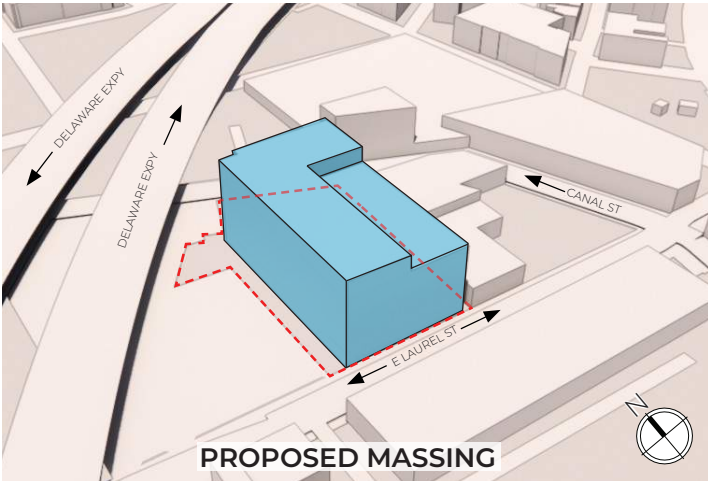
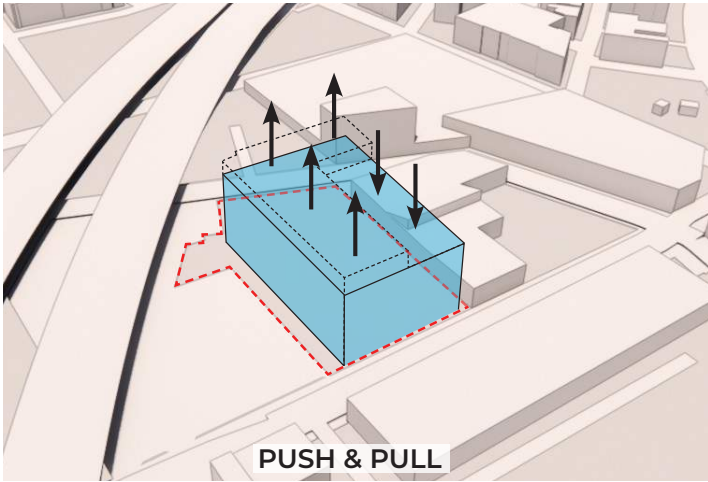
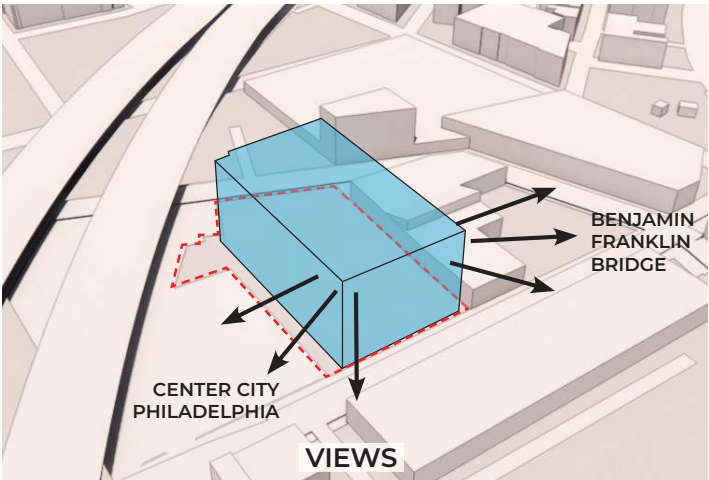
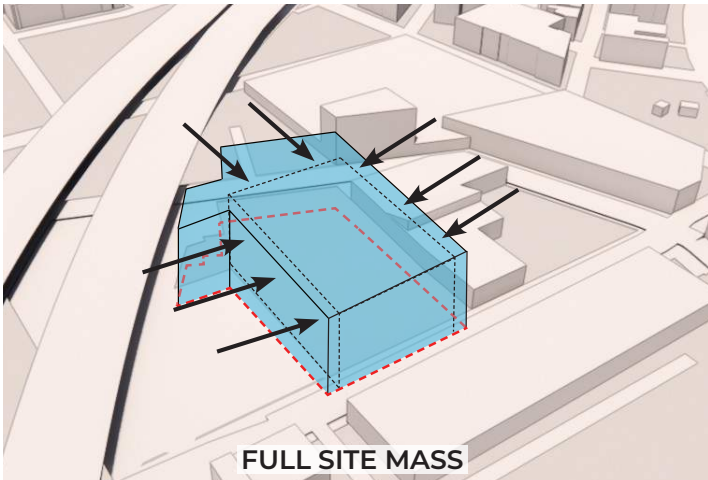
PERSPECTIVE

CIVIC DESIGN REVIEW



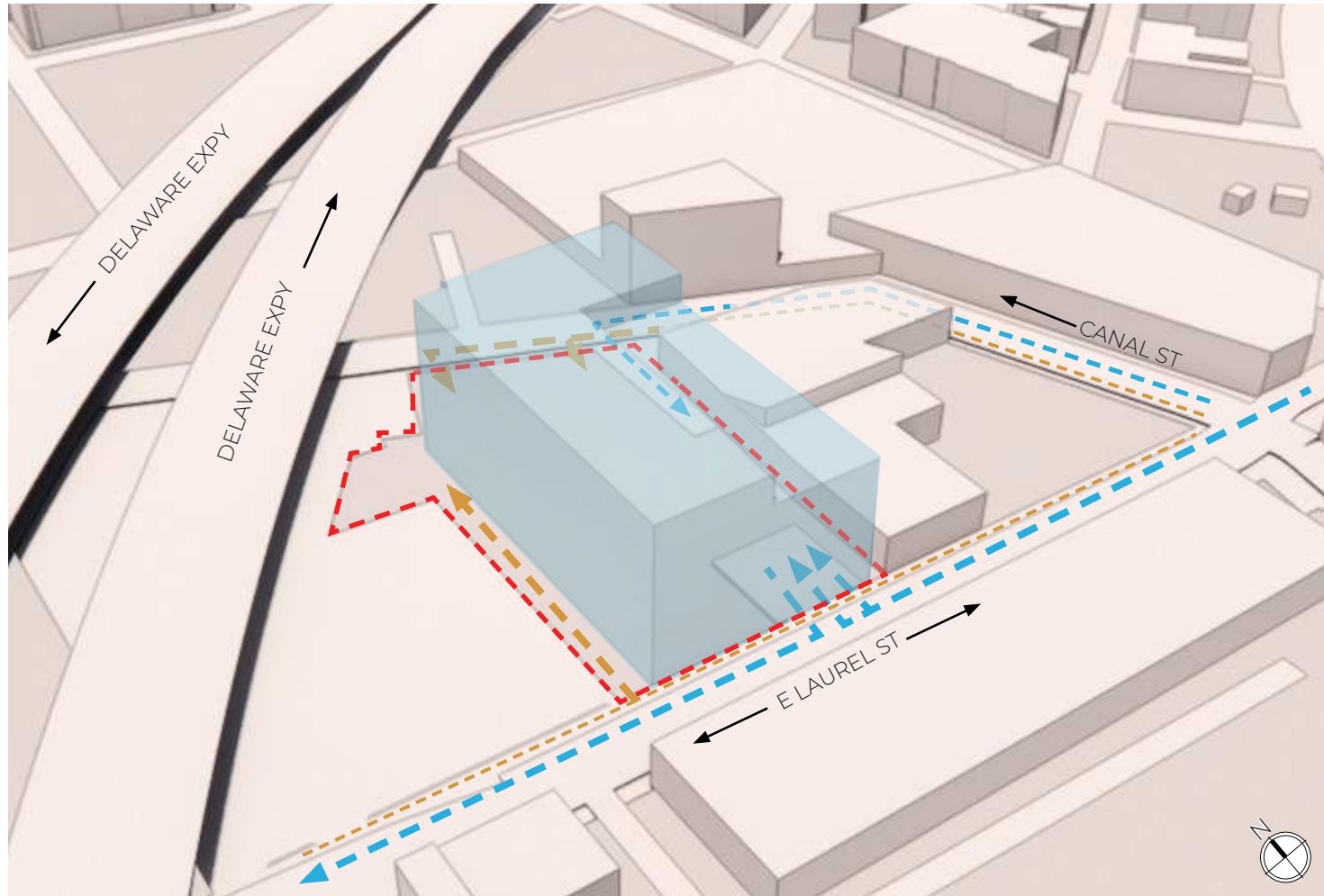
EXISTING CONDITIONS

 EXISTING TO BE DEMOLISHED



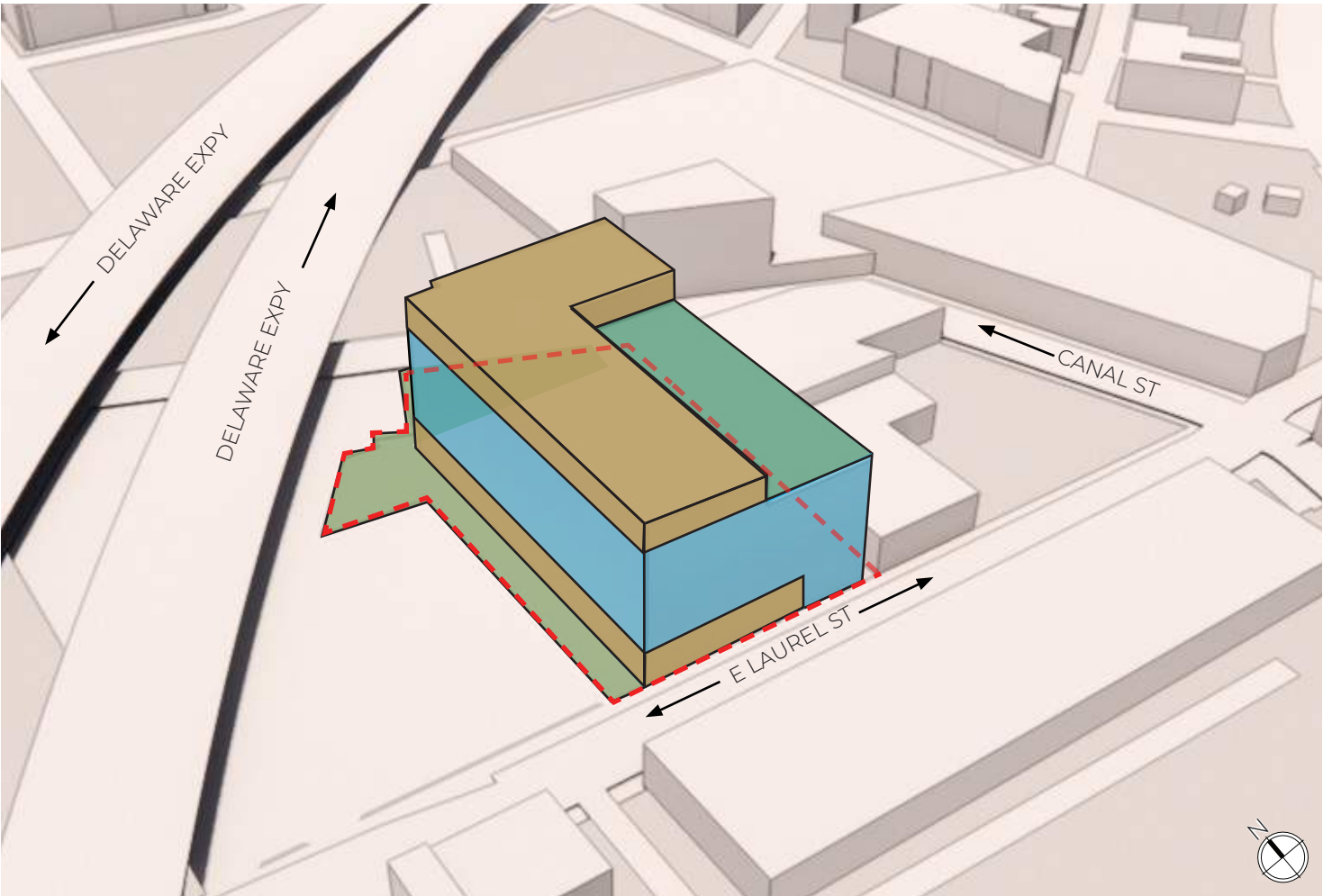
PROPOSAL

 GARAGE MASSING



SITE ACCESS

— — VEHICLE ACCESS — — PEDESTRIAN ACCESS



PROGRAM

— — PARKING — — COMMERCIAL — — EXTERIOR PEDESTRIAN



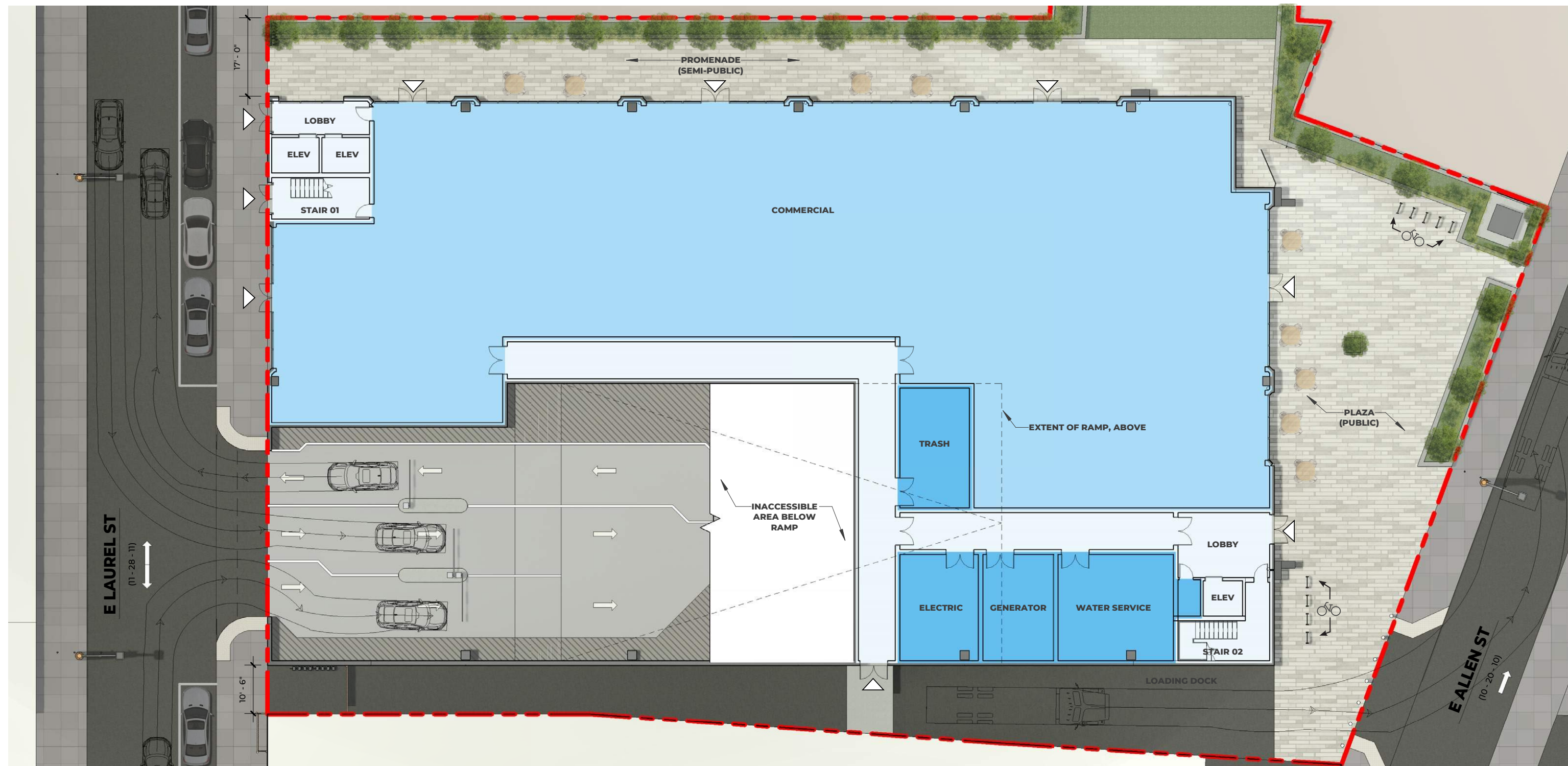
designblendz



PERSPECTIVE

CIVIC DESIGN REVIEW





MAP LEGEND

△ ENTRY POINTS ♿ ACCESSIBLE PARKING ⚡ ELECTRIC PARKING 🚲 BIKE PARKING ➡ CAR DIRECTIONAL ARROW

● COMMERCIAL ● BUILDING SERVICES ○ CIRCULATION



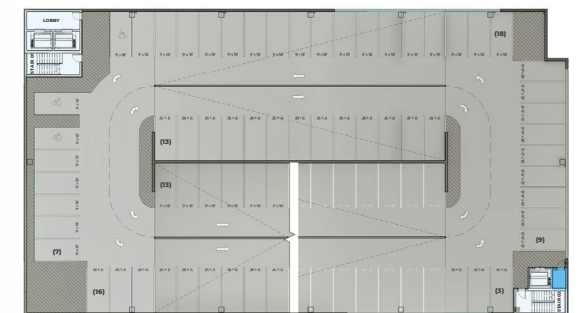
LEVEL 03 (79 PARKING SPACES)



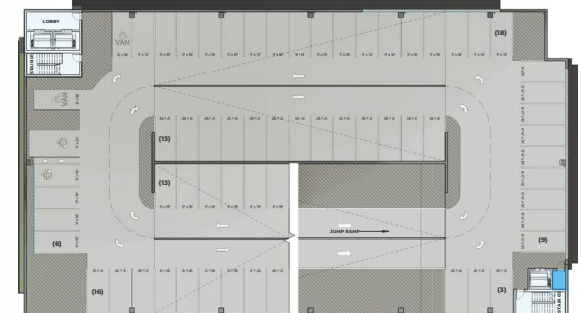
LEVEL 06 (55 PARKING SPACES)



LEVEL 05 (81 PARKING SPACES)



LEVEL 04 (79 PARKING SPACES)



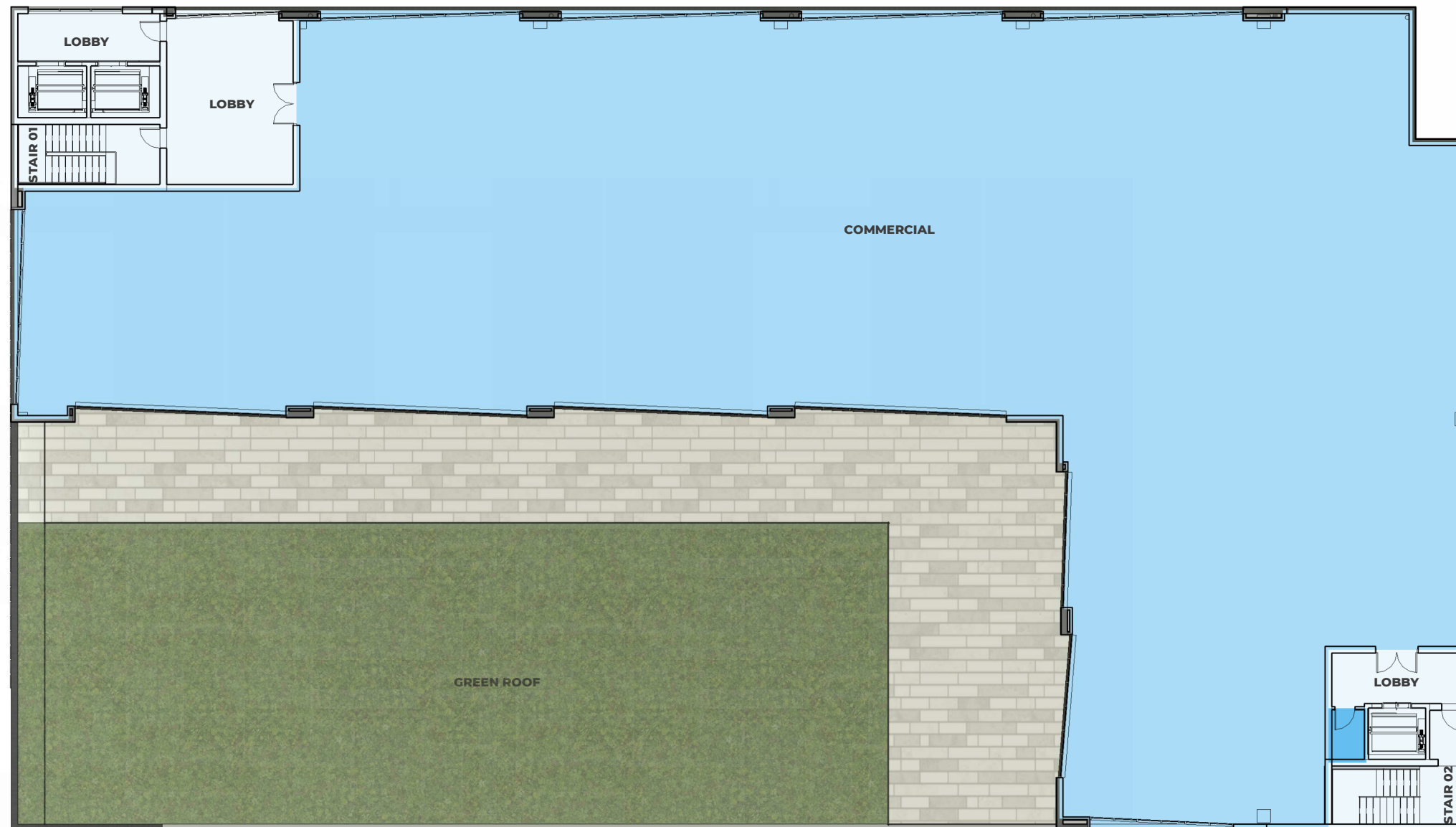
LEVEL 02 (78 PARKING SPACES)

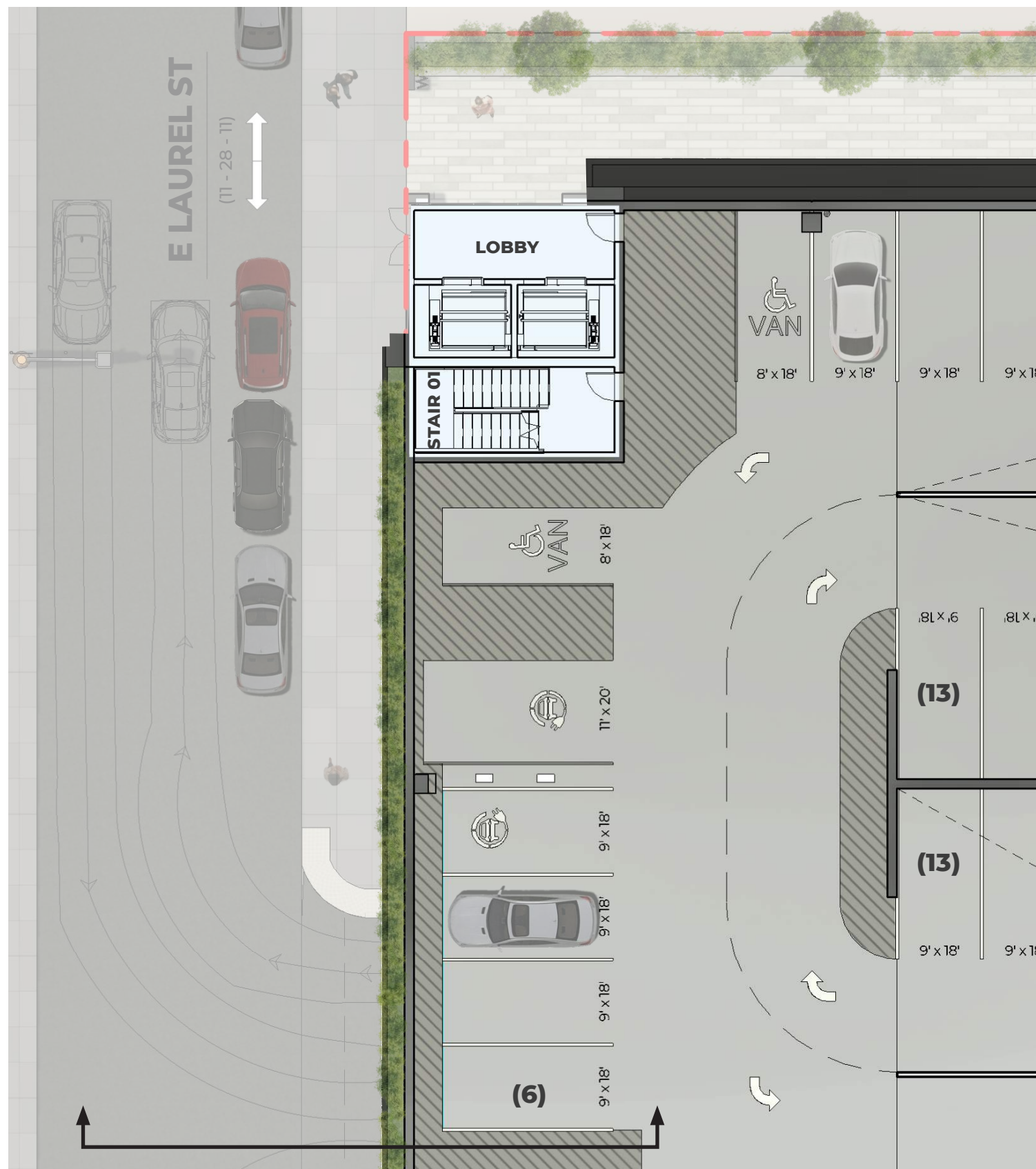
372 PARKING SPACES TOTAL

MAP LEGEND

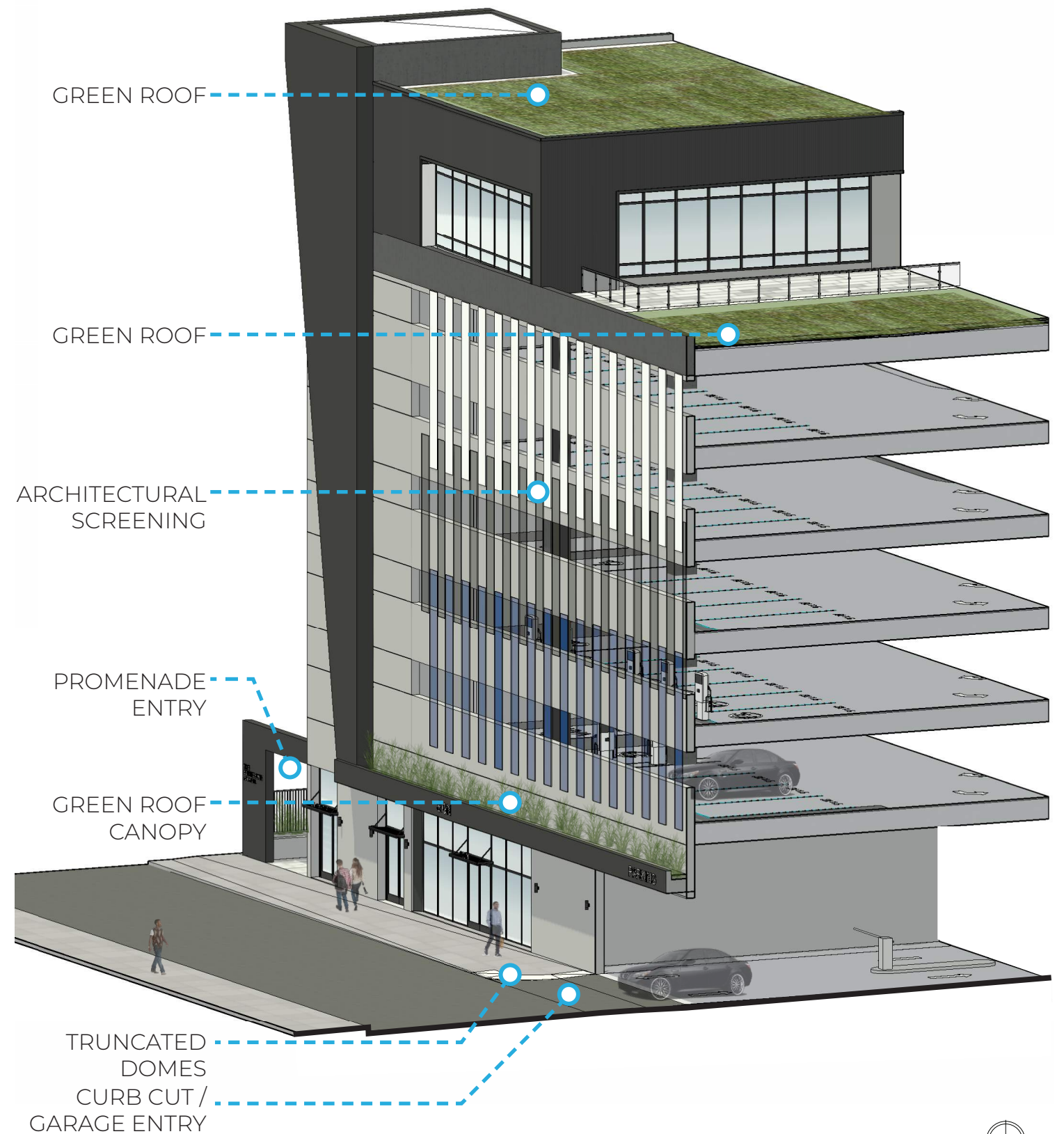
△ ENTRY POINTS ♿ ACCESSIBLE PARKING ⚡ ELECTRIC PARKING 🚲 BIKE PARKING ➡ CAR DIRECTIONAL ARROW

● COMMERCIAL ● BUILDING SERVICES ○ CIRCULATION



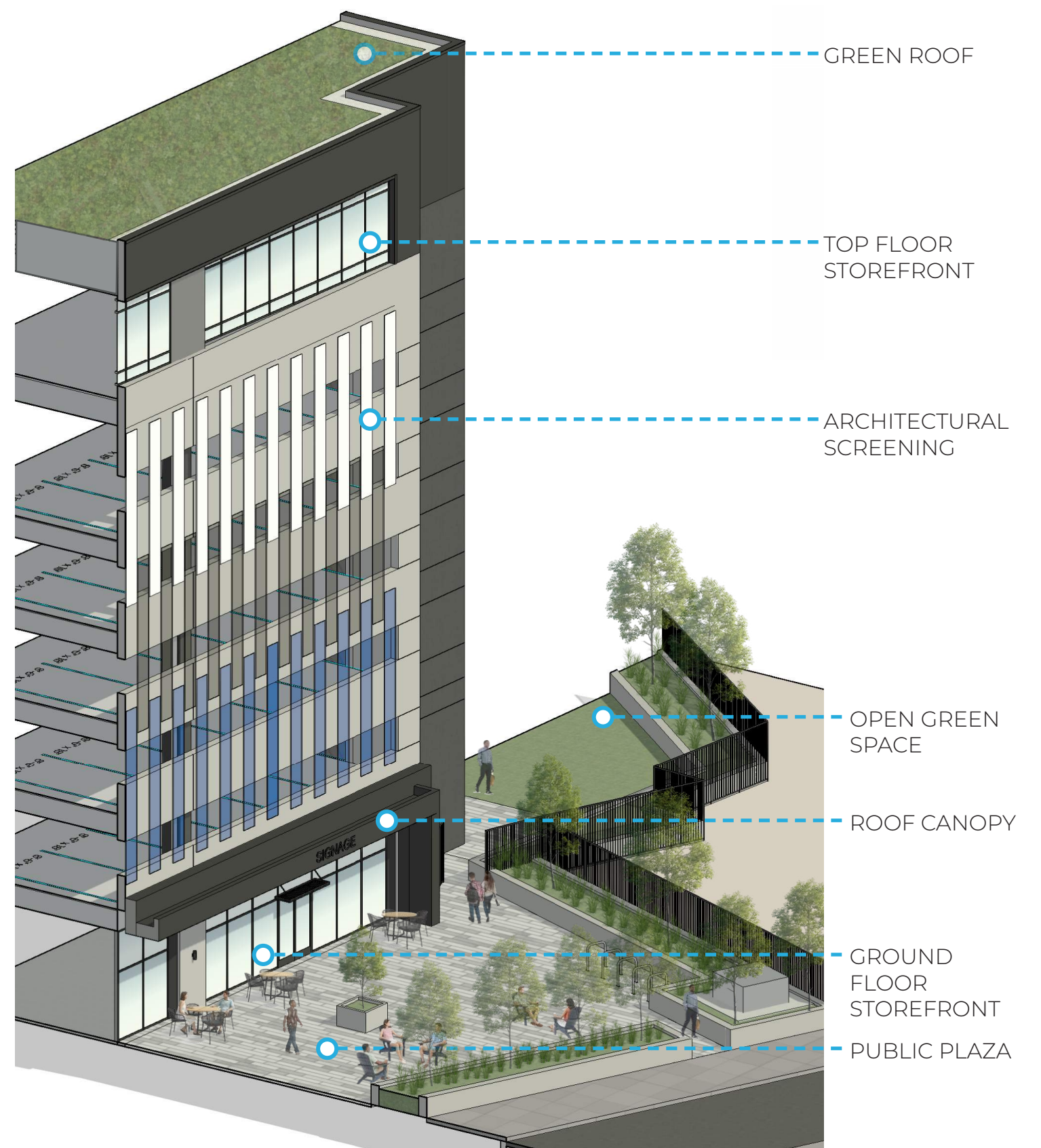


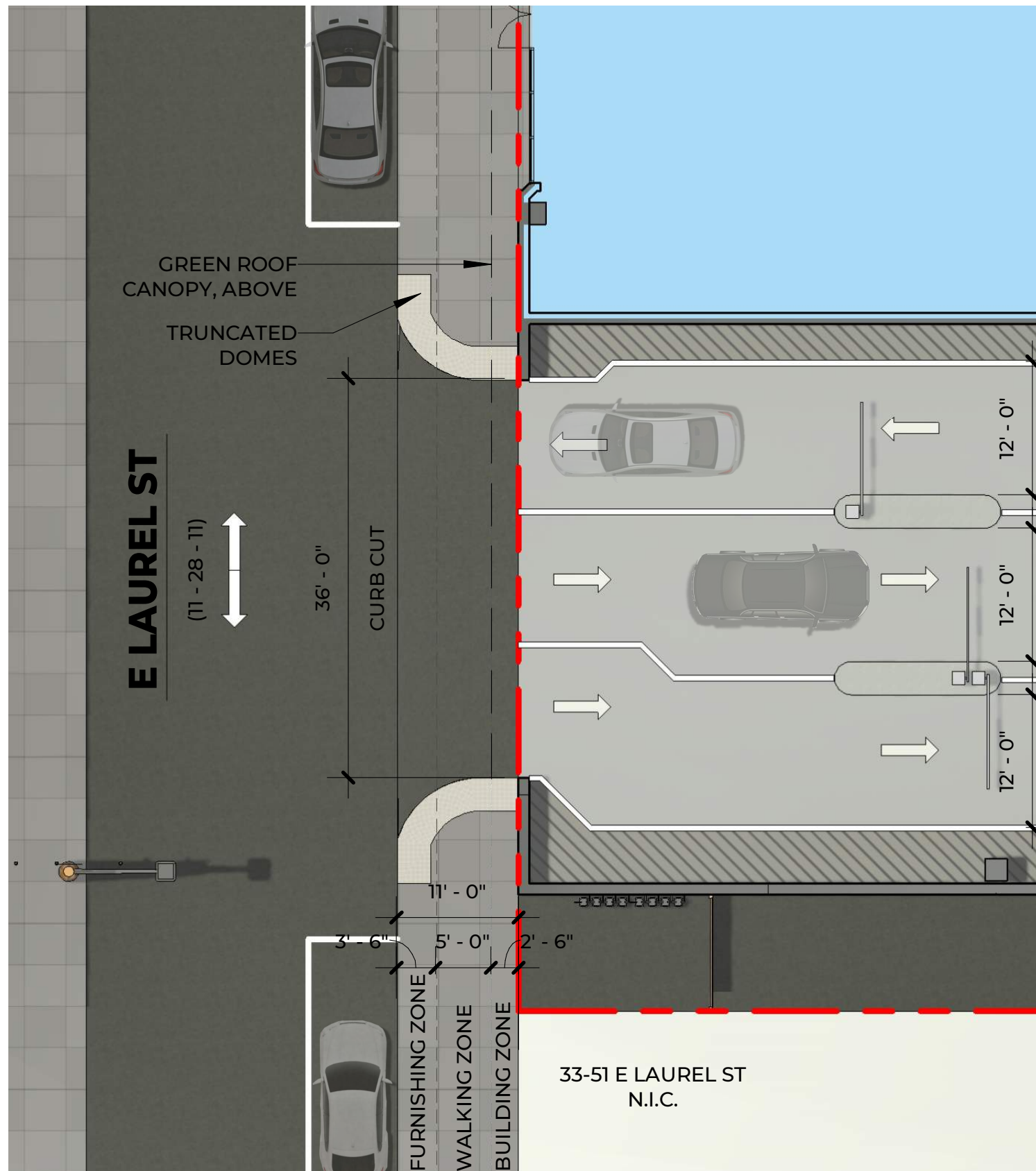
2ND FLOOR PLAN



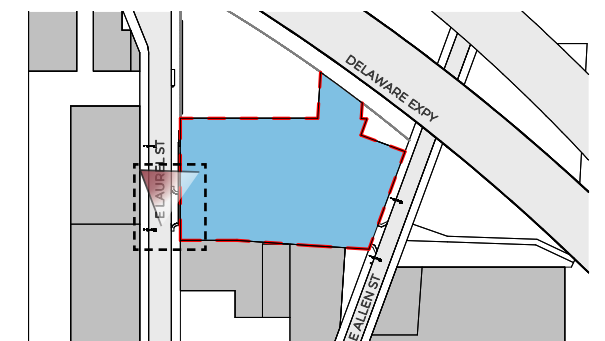
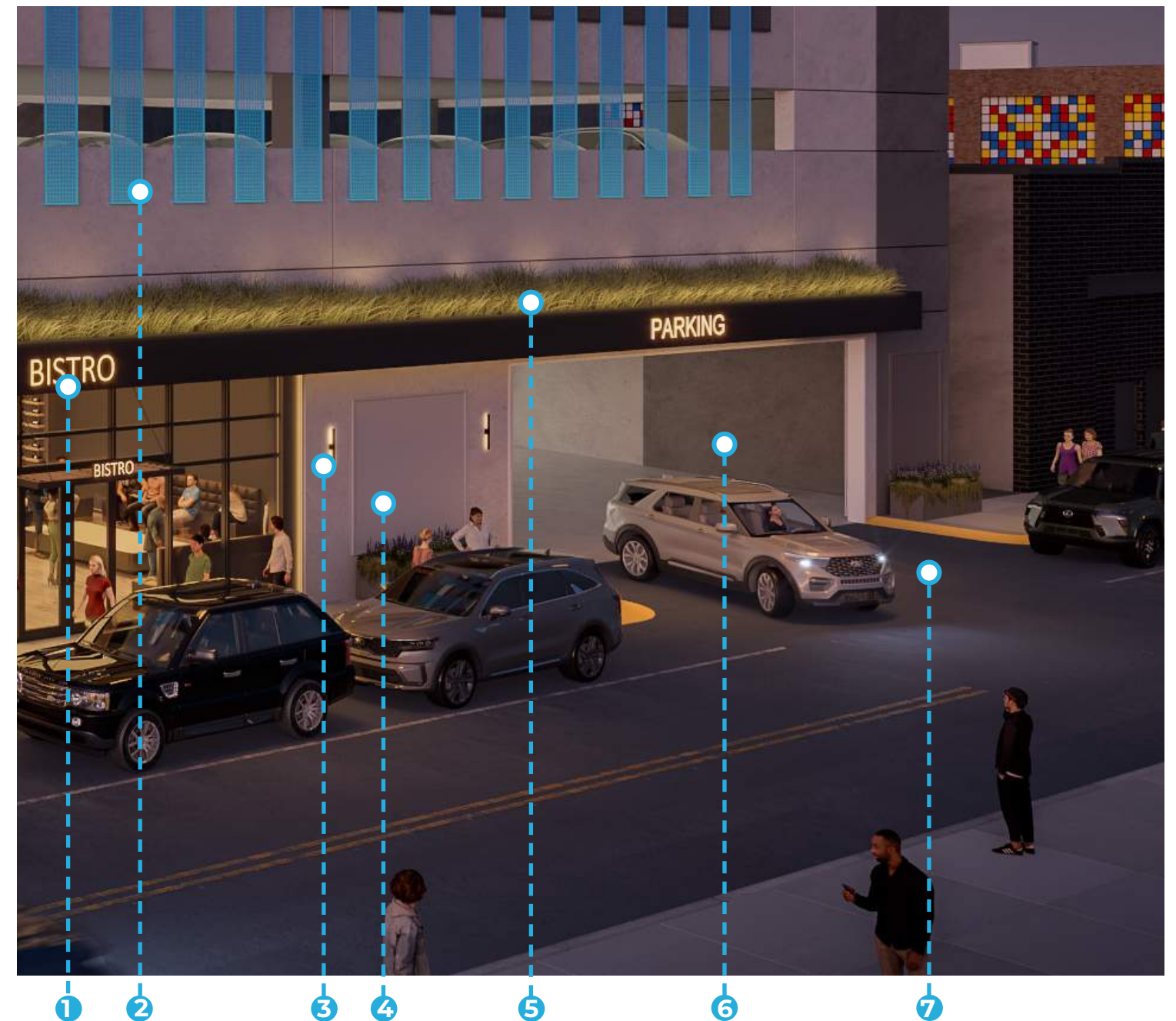


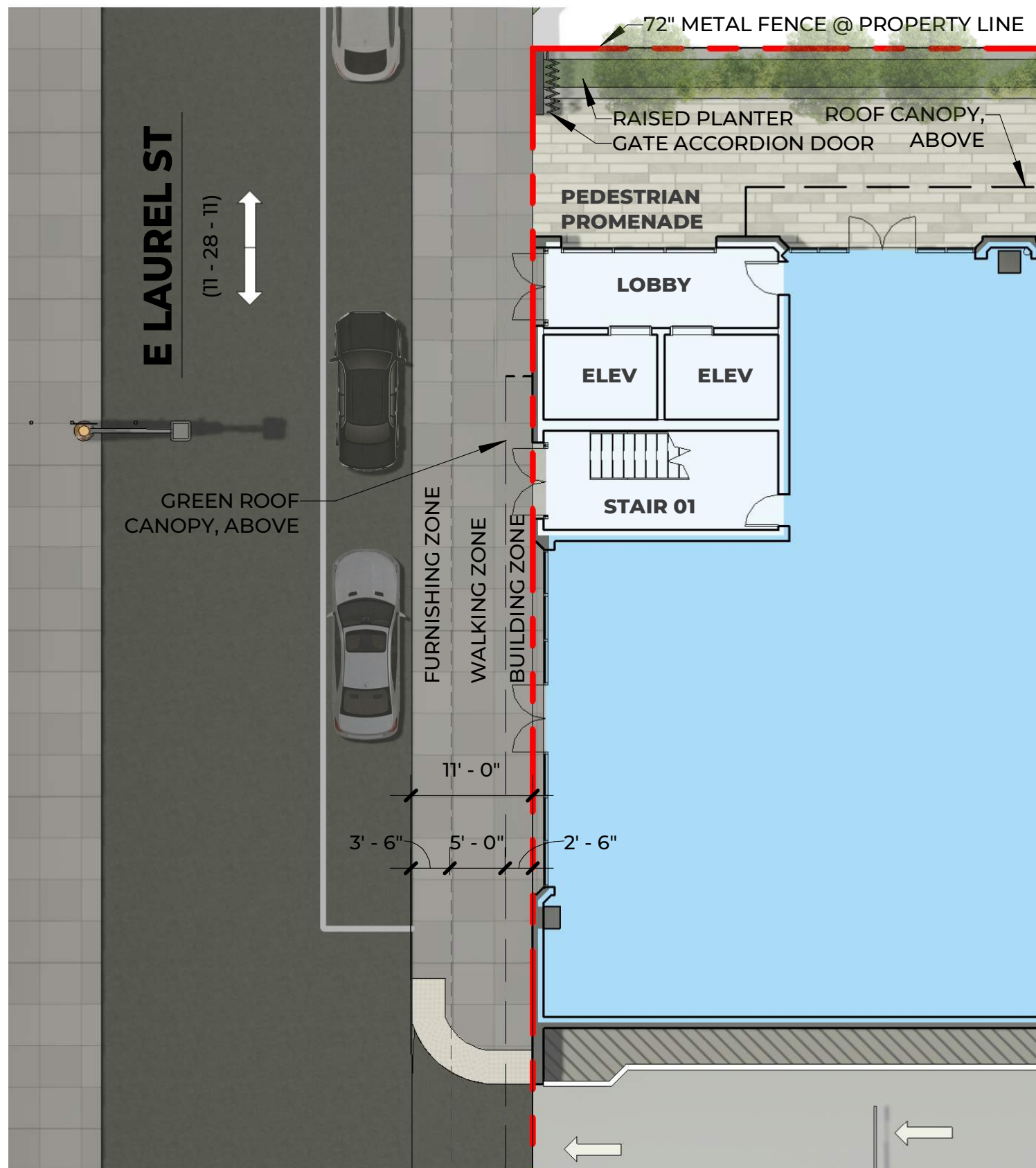
1ST FLOOR PLAN





1ST FLOOR PLAN

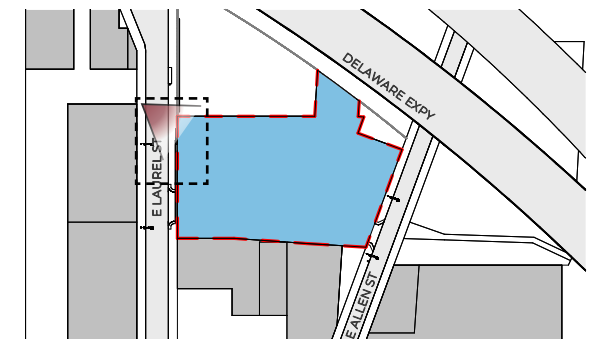




1ST FLOOR PLAN



1. DECORATIVE METAL FENCE ALONG PROPERTY
2. OVERHEAD STRING LIGHTING
3. PROMENADE ENTRY W/ CANOPY & LIT SIGNAGE
4. MURAL
5. FUTURE SIGNAGE AREA
6. 12'-8" OVERHEAD GREEN ROOF CANOPY







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PERSPECTIVE

CIVIC DESIGN REVIEW

25

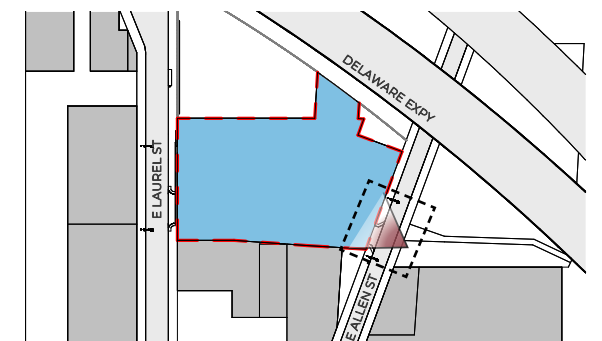
53-67 E LAUREL ST
©2025 Designblendz Architecture LLP

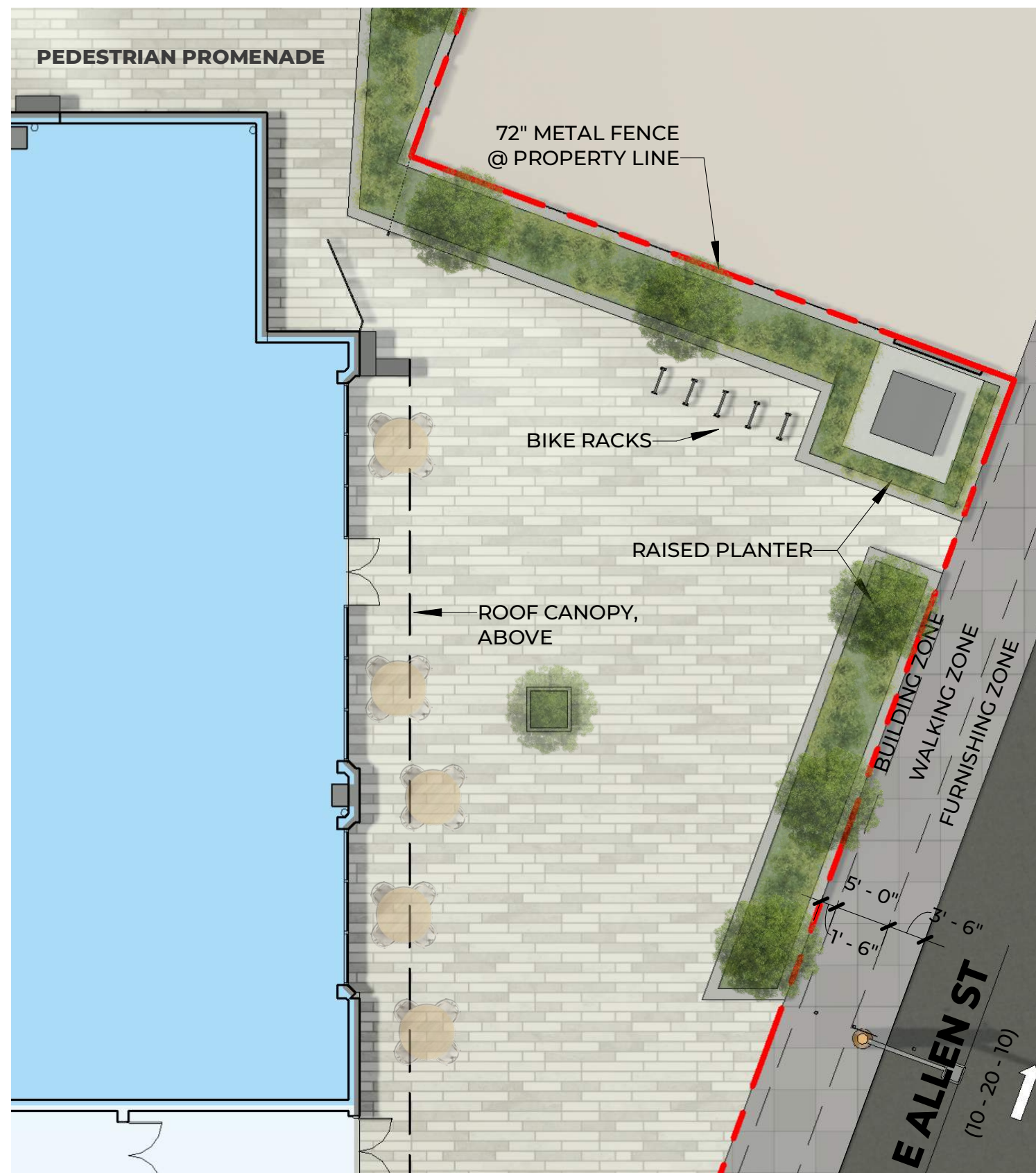


1ST FLOOR PLAN



1. LOADING DOCK
2. REMOVABLE BOLLARDS
3. 12'-8" OVERHEAD ROOF CANOPY
4. ARCHITECTURAL SCREENING





1ST FLOOR PLAN

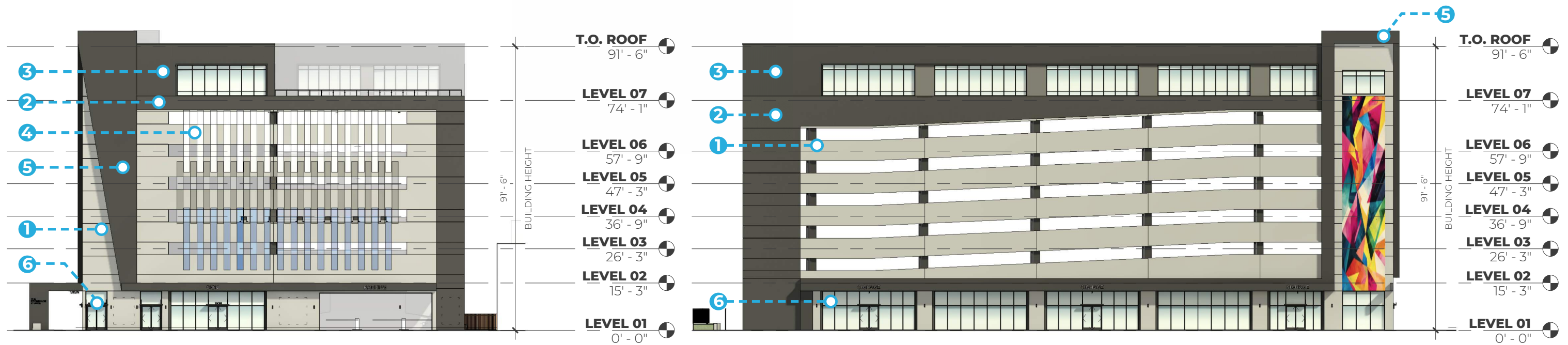


1. 12'-8" OVERHEAD ROOF CANOPY
2. BLACK WALL SCONCES
3. PUBLIC PLAZA WITH SEATING
4. OVERHEAD STRING LIGHTS
5. RAISED PLANTERS





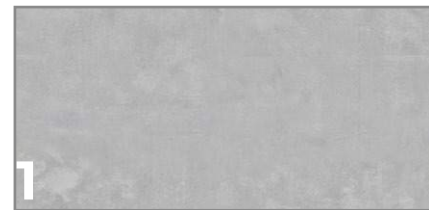
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E LAUREL ST ELEVATION

WEST SIDE ELEVATION

MATERIALS



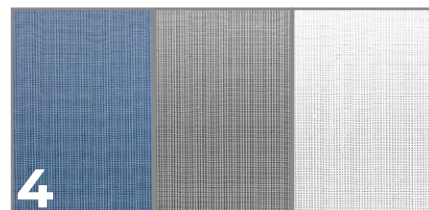
1
LIGHT GREY CONCRETE



2
DARK GREY CONCRETE



3
DARK GREY VERTICAL SIDING



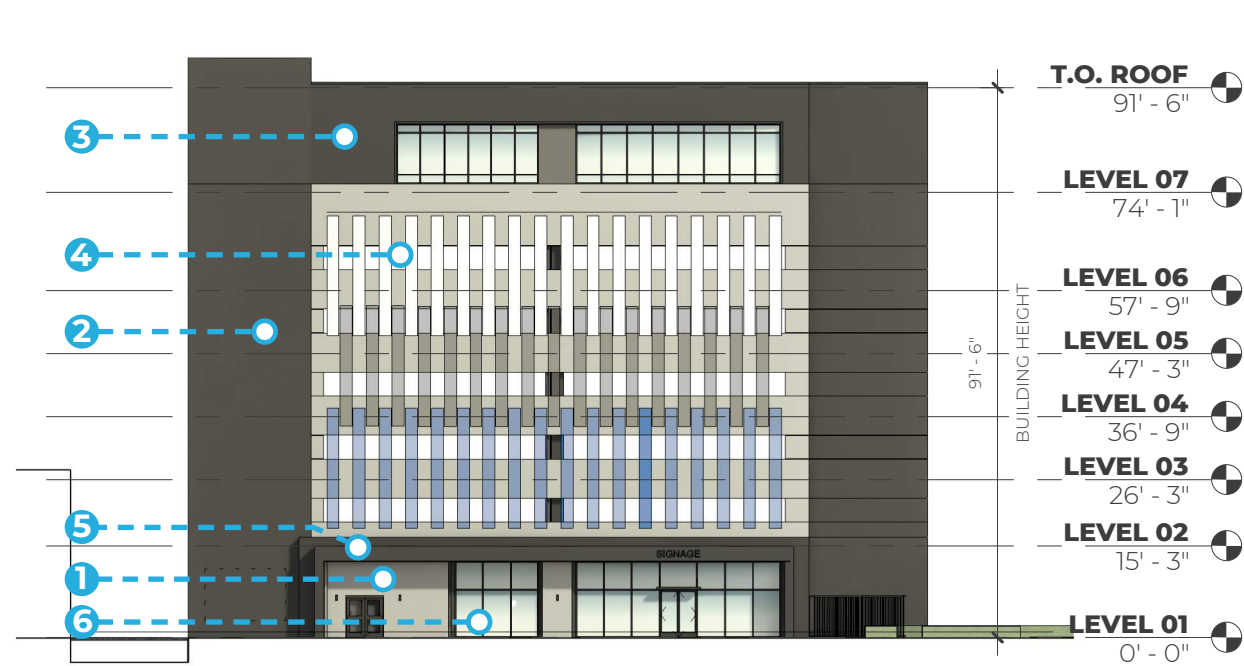
4
FLEXFACADES
ARCHITECTURAL
SCREENING



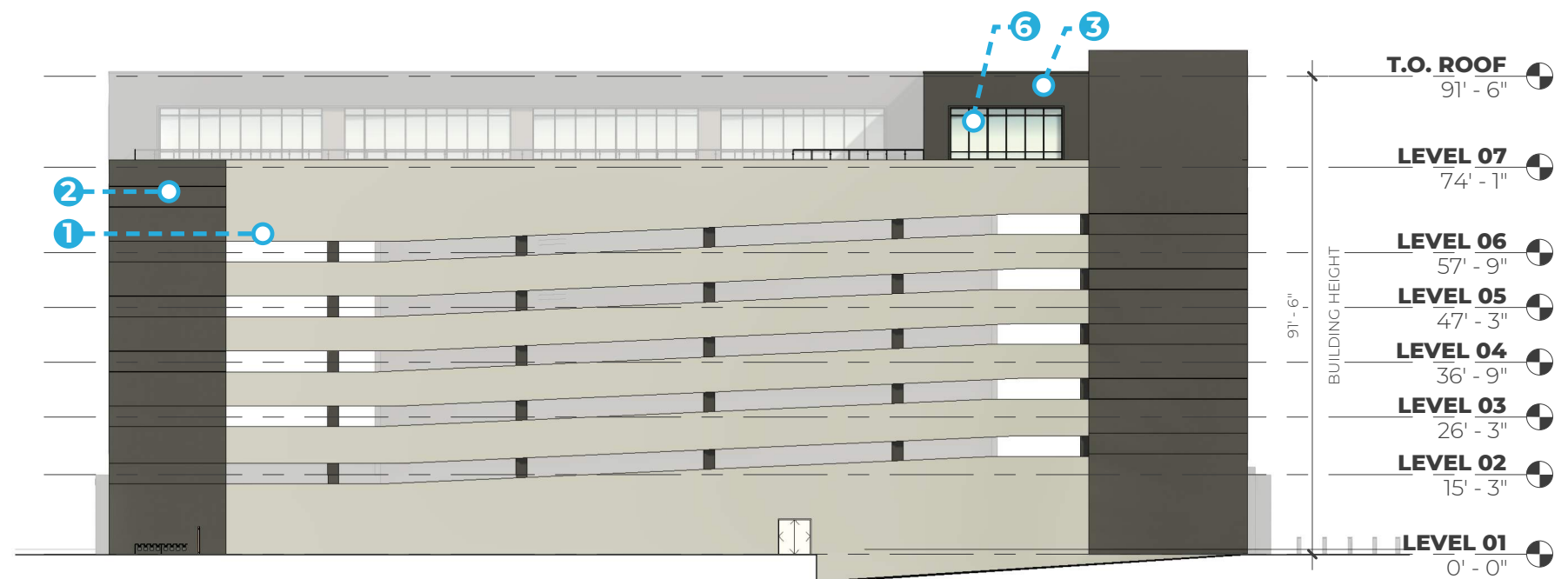
5
DARK GREY METAL FRAME



6
BLACK ALUMINUM
STOREFRONT



E ALLEN ST ELEVATION

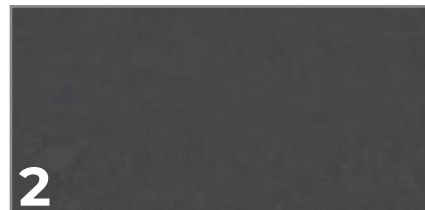


EAST SIDE ELEVATION

MATERIALS



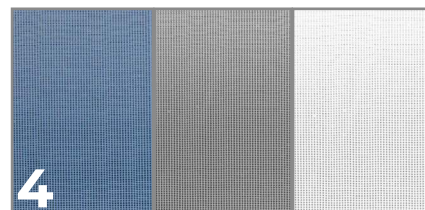
1
LIGHT GREY CONCRETE



2
DARK GREY CONCRETE



3
DARK GREY VERTICAL SIDING



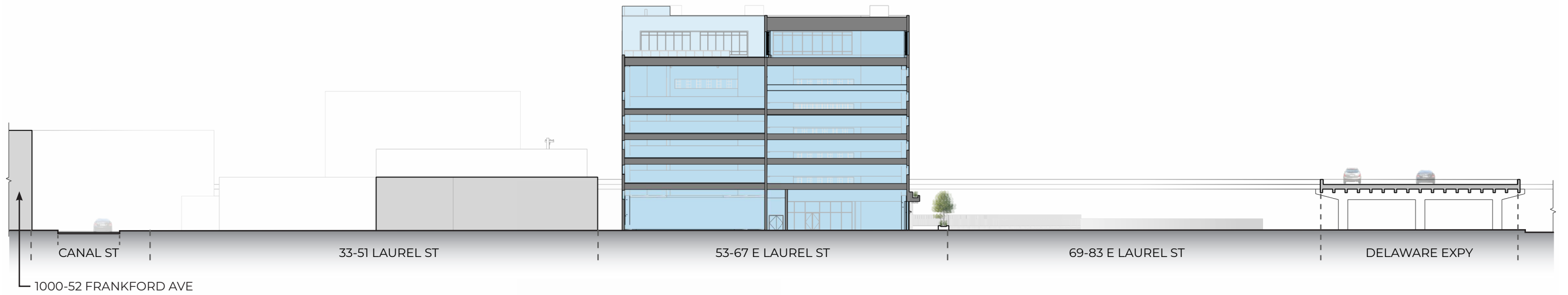
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FLEXFACADES
ARCHITECTURAL
SCREENING



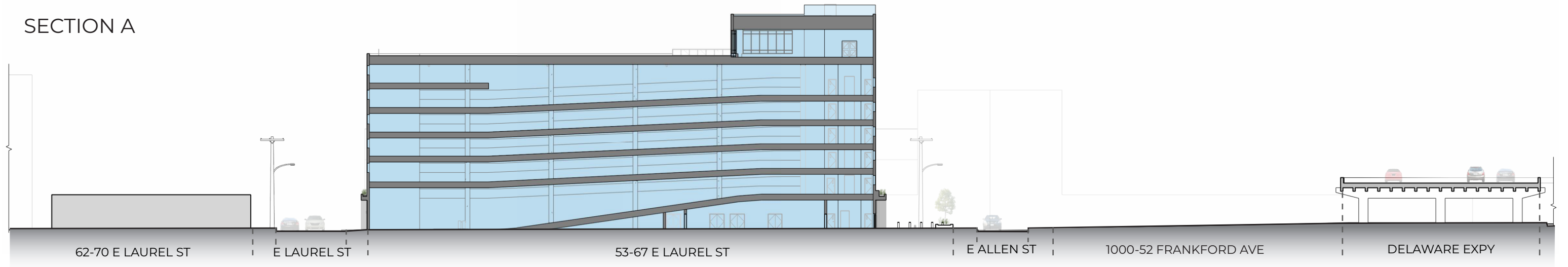
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DARK GREY METAL FRAME



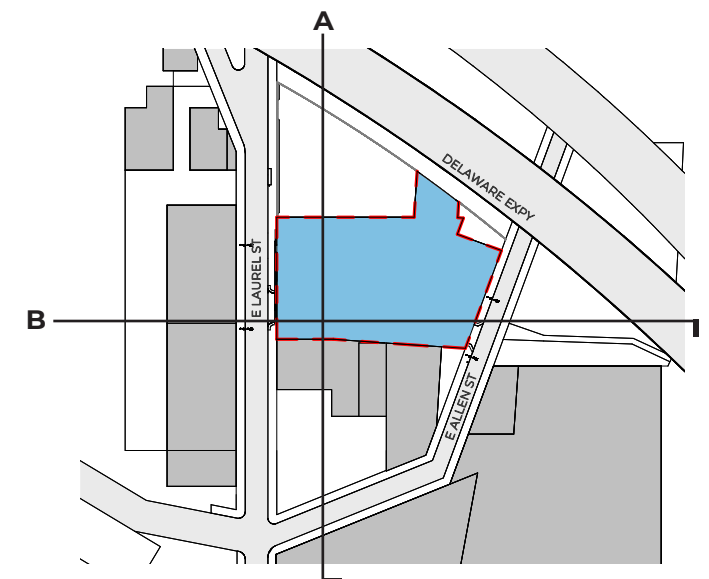
6
BLACK ALUMINUM
STOREFRONT



SECTION A

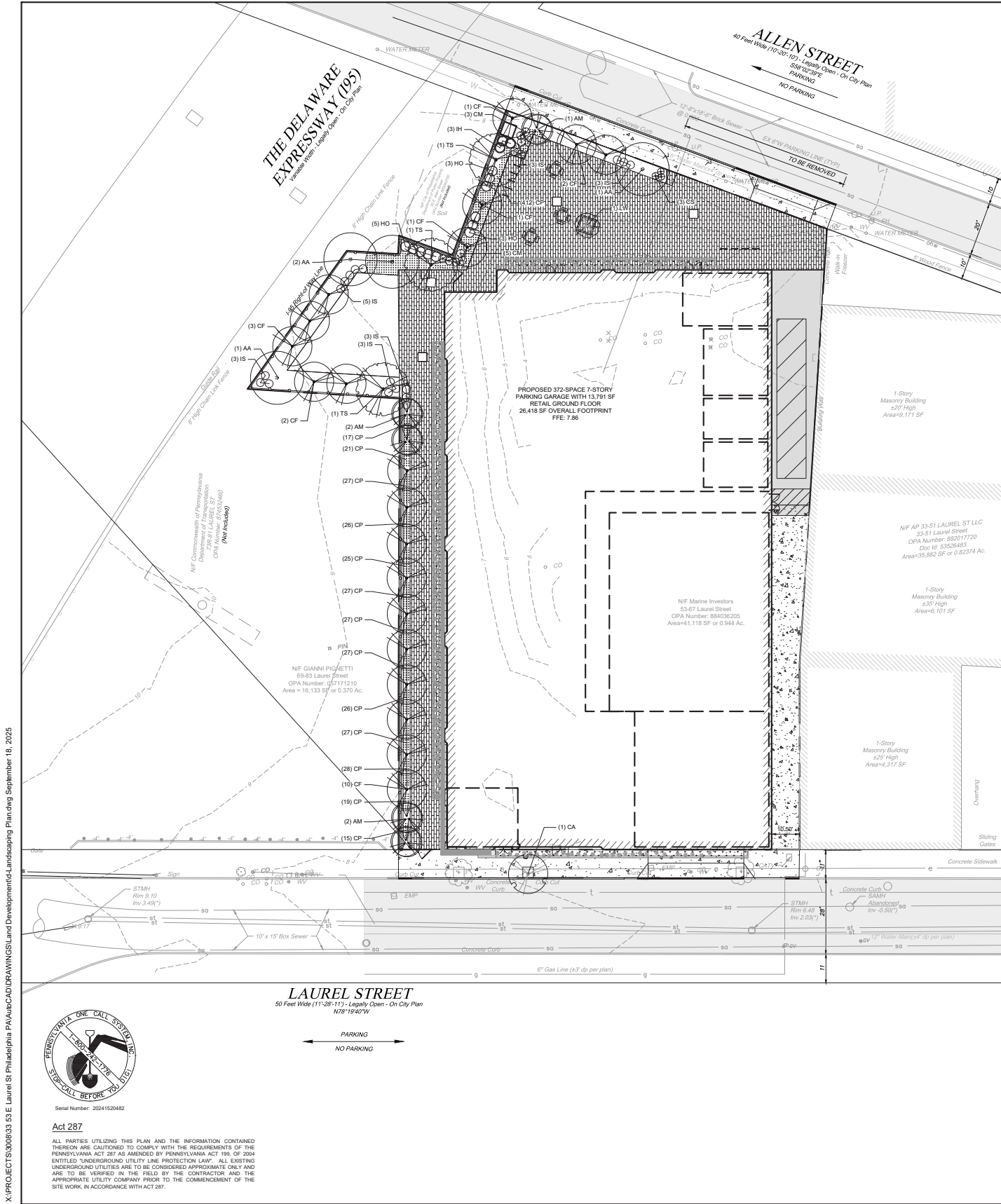


SECTION B





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General Notes

1. Boundary and topographic information is based on a field survey performed by Eustace Engineering on March 17th, 2025.
2. Boundary dimensions are identified in Philadelphia District Standard feet and other stated dimensions are in U.S. standard feet.
3. 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 overights but more precise values.
4. The bearings shown herein are referenced from CP 271 and deed of records.
5. FEMA FIRI map number 4207570184H, effective 11/18/2015 designates the site as Zone X, areas outside the 500 ft floodplain.
6. 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.
7. Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within the Community Commercial Mixed-Use (CMX-3).
8. At the time of the survey update, there was not any evidence of earth moving or any ongoing construction on the site.
9. At the time of the survey, the surveyor was not aware of any proposed changes in street right-of-way lines and no recent street or sidewalk construction or repairs were observed.
10. At the time of the survey, there was not any evidence of wetlands delineation, observed in the process of conducting the fieldwork.
11. Lands shown on this survey are the same as the lands described in the title commitment.
12. The property has access to E. Allen Street and Laurel Street which are Public Streets.
13. There was no apparent evidence of possible encroachments on the subject property observed at the time of the survey.
14. Utilities (water, gas, electric, telephone and sewer) are available and service the Property and all utilities lines enter the premises through adjoining public streets or through apartment easements which are shown on the Survey.
15. All parcels and elements shown on this survey are mathematically closed figures are there are no gaps (gaps).
16. This property is located within the 5th Survey District and the 3rd Highway district of the City of Philadelphia.
17. Attention is called to the City of Philadelphia Zoning Code as amended.
18. The location of overhead wires is shown as per the Survey. Overhead wire heights are not provided.
19. Property corners were not set.
20. Encroachments are depicted graphically herein to the best of our ability. Not all features that extend onto, off-of or across property lines constitute as an encroachment.
21. Existing features on adjoining properties and roadways are shown in limited detail. If future development on this warrants the involvements of adjoining properties and roadways, additional details may have to be obtained within those areas.
22. Existing vehicular curb cut depressions (DC) are shown herein. Pedestrian handicapped depressions shown herein are only approximate and are for illustration purposes only.

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
DECIDUOUS YARD TREES					
AA	Acer rubrum 'Armstrong' / Armstrong Red Maple	4" Cal.	B&B	4	Specimen
TS	Tilia tomentosa 'Sterling' / Sterling Silver Linden	5" Cal.	B&B	3	Specimen
REPLACEMENT TREES					
AM	Amelanchier canadensis / Canadian Serviceberry Multi-trunk	8-9" ht.	B&B	4	Min. 3" Cal. Total
CF	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	4" Cal.	B&B	20	Specimen
LW	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle Multi-Trunk	8-9" ht.	B&B	1	Min. 3" Cal. Total
STREET TREES					
CA	Carpinus caroliniana 'Autumn Fire' / Autumn Fire American Hornbeam	2.5" Cal.	B&B	1	
SHRUBS					
CM	Ceanothus americanus / New Jersey Tea	3" HL	#3 Cont.	8	
CS	Clethra alnifolia 'Sixteen Candles' / Sixteen Candles Summersweet	2.5" HL	#3 Cont.	3	
HO	Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea	3.5" HL	#5 Cont.	11	
IH	Ilex ornata 'Hoogendorn' / Hoogendorn Japanese Holly	3.5" HL	#5 Cont.	3	
IS	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3.5" HL	#5 Cont.	17	
GROUND COVERS					
CP	Carex pensylvanica / Pennsylvania Sedge	#1	Pot	12" o.c.	724

14-705-1(e) - YARD TREE REQUIREMENTS
(3) - YARD TREES MUST BE PROVIDED AT A RATE OF ONE TREE PER 1,600 SQ. FT. OF OPEN AREA, NOT INCLUDING WATERCOURSES AND ANY OPEN AREA IN USE AS DRIVEWAY ACCESS, PARKING, OR LANDSCAPE BUFFERS NECESSARY TO SATISFY THE REQUIREMENTS OF § 14-705(1)(D).
OPEN AREAS
REQUIRED NUMBER OF TREES 10,504 SF 7 TREES
PROVIDED NUMBER OF TREES 7 TREES

14-705-1(g) - TREE REPLACEMENT REQUIREMENTS
(1) (b) - THE TOTAL CALIPER INCHES OF ALL REPLACEMENT TREES SHALL BE NO LESS THAN THE TOTAL INCHES OF DBH OF ALL TREES REMOVED FROM THE LOT. EACH REPLACEMENT TREE SHALL NOT BE LESS THAN 2.5 CALIPER IN. AT PLANTING.
COMPLIANCE SUMMARY
TOTAL CALIPER REMOVED: 228 INCHES
REQUIRED CALIPER REPLACEMENT 228 INCHES
PROVIDED CALIPER (NON-COMPLIANCE) 95 INCHES
- TREE IN-LIEU FEE (133 INCHES X \$200/INCH) \$26,600.00

Legend

- Property Line / Right-of-Way
- Setback Line
- Existing Building
- Existing Edge of Pavement
- Existing Curb
- Existing Wetlands
- Existing Concrete
- Existing Gravel
- Existing Asphalt Paving
- Existing Sanitary Sewer Line
- Existing Water Line
- Existing Gas Line
- Existing Phone Line
- Existing Storm Line
- Existing Overhead Wire
- Existing Fence
- Existing Minor Contour
- Existing Major Contour
- Existing Tree Line
- Existing Fire Hydrant
- Existing Utility Pole
- Existing Sign
- Existing Water Valve
- Existing Light Standard
- Existing Inlet
- Existing Wetlands
- Existing Wetland Flag Label
- Proposed Gravel Area
- Proposed Tree Edge
- Proposed Tree with Symbol and Quantity

Site Data:

Address: 53-67 EAST LAUREL STREET
PHILADELPHIA, PA 19123
Lot Area: 0.82 ACRES

Owner/Applicant:
MARINE INVESTORS, A PARTNERSHIP
53-67 Laurel St.
Philadelphia, PA 19123

Parcel Information:
OPA: 884036205

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 7 OF 11

Landscape Plan

53 E. Laurel Street

5th Ward, City of Philadelphia, PA 19123

607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

Michael J. Urban
PA LIC. RLAD01127E

DRAWN BY: GAA
CHECKED BY: MJE
DATE: XXX
DRAWING No: 3008-33-07



Acer rubrum 'Armstrong' / Armstrong Red Maple



Tilia tomentosa 'Sterling' / Sterling Silver Linden



Amelanchier canadensis / Canadian Serviceberry Multi-trunk



Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam



Lagerstroemia indica x fauriei 'Natchez' / Natches Crape Myrtle Multi-trunk



Carpinus caroliniana 'Autumn Fire' / Autumn Fire American Hornbeam



Ceanothus americanus / New Jersey Tea



Clethra alnifolia 'Sixteen Candles' / Sixteen Candles Summersweet



Hydrangea quercifolia 'Snow Queen' / Snow Queen Oakleaf Hydrangea



Ilex crenata 'Hoogendorn' / Hoogendorn Japanese Holly



Ilex glabra 'Shamrock' / Shamrock Inkberry Holly



Carex pensylvanica / Pennsylvania Sedge

X:\PROJECTS\30308\33 53 E Laurel St Philadelphia PA\AutoCAD\DRAWINGS\Land Development\Plan.dwg July 23, 2025

<i>Planting Selections</i> 53 E. Laurel Street 5th Ward, City of Philadelphia, PA 19123	
 607 Easton Road Building B - 2nd Floor Willow Grove, PA 19090	Tel: (215) 346-8757 Fax: (215) 346-8759 www.eustaceeng.com
DRAWN BY SMF	CHECKED BY MJE
DATE 09-02-2025	DRAWING No. 3008-35-EXT

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, existing Franford Ave & Delaware Ave bus stop 0.11 miles from building entry
(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, 0 unenclosed or uncovered parking spaces.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	No, 2.5% of all parking spaces are designated for green or car share vehicles. A total of 8 parking spaces are designated.
(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. Building will not include residential program
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, bike share station is not being provided, although 18 bicycle spaces are being provided.

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.	No irrigation system is expected. Cannot confirm watering requirements at this time
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, 212% of the open area is vegetated, between ground level landscaping and (2) green roofs.
(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, the proposal does not conform to either A) or B).
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	Yes, hardscapes provided are of a light gray material with an SRI exceeding 40. This is equal to 87% of 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	Proposed design will follow current IECC requirements.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	No

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	Yes, design will include air filters for regularly occupied spaces with a MERV of 13.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No, as of now there are no plans to produce renewable energy on-site
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	South-facing facade screening will lessen solar heat gain within the garage. South and West facing overhangs will reduce solar heat gain on levels 1 & 7.

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



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PERSPECTIVE

CIVIC DESIGN REVIEW

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53-67 E LAUREL ST
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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

1. PROJECT NAME

53-67 E Laurel St
2. DATE

08/28/2025
3. APPLICANT NAME

Marine Investors, A Partnership
5. PROJECT AREA: list precise street limits and scope

0.82 Acres
4. APPLICANT CONTACT INFORMATION

53-67 Laurel Street
Philadelphia, PA 19123
6. OWNER NAME

53 Laurel Street LLC
7. OWNER CONTACT INFORMATION

Core1@corebusiness.com (215.416.1026)
8. ENGINEER / ARCHITECT NAME

Martin J. Eustace
9. ENGINEER / ARCHITECT CONTACT INFORMATION

Tel: (215)-346-8757
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
Laurel Street	N. Front Street	Canal Street	Local
E. Allen Street	N. Front Street	Canal Street	Local
_____	_____	_____	_____
_____	_____	_____	_____

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

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

YES ☒ NO ☐

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

YES ☒ NO ☐ N/A ☐

c. Street Direction

YES ☒ NO ☐

d. Curb Cuts

YES ☒ NO ☐ N/A ☐

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

YES ☒ NO ☐ N/A ☐

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

YES ☒ NO ☐ N/A ☐

APPLICANT: General Project Information
Additional Explanation / Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
<u>Laurel Street</u>	<u>10' / 11' / 10.5'</u>	<u>10' / 10'</u>
<u>E. Allen Street</u>	<u>10' / 10' / 10'</u>	<u>11' / 11'</u>
_____	____ / ____ / ____	____ / ____
_____	____ / ____ / ____	____ / ____

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
<u>Laurel Street</u>	<u>5' / 6.5' / 7.08'</u>
<u>E. Allen Street</u>	<u>5' / 8.5' / 5.37'</u>
_____	____ / ____ / ____
_____	____ / ____ / ____

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
<u>Driveway</u>	<u>13.5'</u>	<u>North Side of Laurel Street</u>
<u>Driveway</u>	<u>25'</u>	<u>North Side of Laurel Street</u>
<u>Driveway</u>	<u>13.5'</u>	<u>North Side of Laurel Street</u>
<u>Driveway</u>	<u>31'</u>	<u>South-West Side of Allen Street</u>

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	<u>36'</u>	<u>North Side of Laurel Street</u>
<u>Driveway</u>	<u>24'</u>	<u>South-West Side of Allen Street</u>
_____	____	____
_____	____	____

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
Laurel Street	0' / 0'
Allen Street	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
Laurel Street	3' / 3.5' / 3.42'
Allen Street	3' / 2.5' / 4.63'
_____	____ / ____ / ____
=====	=====

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

☐ Bicycle Parking	YES ☐ NO ☐ N/A ☒
☐ Lighting	YES ☐ NO ☐ N/A ☒
☐ Benches	YES ☐ NO ☐ N/A ☒
☐ Street Trees	YES ☒ NO ☐ N/A ☐
☐ Street Furniture	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 ☐ 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>
Proposed Bike Racks - 9
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
53 E. Laurel Street	5	0 / 0	0 / 0	0 / 18
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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

- Conventional Bike Lane
- Buffered Bike Lane
- Bicycle-Friendly Street
- Indego Bicycle Share Station

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

DEPARTMENTAL
APPROVAL

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

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

YES ☐ NO ☐ N/A ☒
YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐
YES ☐ NO ☐

APPLICANT: Bicycle Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

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

Proposed design maintains safe walking zones past property to allow safe and easy connection to existing neighboring features.

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐
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
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____

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

WB-40
34. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission.

YES ☐ NO ☒
35. Will the public right-of-way be used for loading and unloading activities?

YES ☐ NO ☒
36. Does the design maintain emergency vehicle access?

YES ☒ NO ☐
37. Where new streets are being developed, does the design connect and extend the street grid?

YES ☐ NO ☐ N/A ☒
38. Does the design support multiple alternative routes to and from destinations as well as within the site?

YES ☐ NO ☐ N/A ☒
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?

YES ☒ NO ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

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 ☒ NO ☐ N/A ☐
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?

YES ☒ NO ☐ N/A ☐
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?

YES ☒ NO ☐ N/A ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES ☐	NO ☐	N/A ☒	DEPARTMENTAL APPROVAL 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? <i>If yes, City Plan Action may be required.</i>	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?				YES ☐ NO ☐
▪ Marked Crosswalks	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
▪ Pedestrian Refuge Islands	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
▪ Signal Timing and Operation	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
▪ Bike Boxes	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐

APPLICANT: Intersections & Crossings Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW
Additional Reviewer Comments: _____