

1341 S CHRISTOPHER COLUMBUS BLVD

CIVIC DESIGN REVIEW — 02 DECEMBER 2025



**PERKINS —
EASTMAN**

1341 S CHRISTOPHER COLUMBUS BLVD

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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

Permit Number: ZP-2101251-010685C

Address: 1341 & 1341R S CHRISTOPHER COLUMBUS BLVD

Specific Location or Additional Parcels

Applicant Name: Trego Meredith

Applicant's Relationship to property:

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

Date of Notification to PCPC: 07 /03 /2025

Plans Examiner

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

2

Name: Shakir Cohen

Email Address: shakir.cohen@phila.gov Phone Number: 215-686-2771

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): CMX3

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 684,750 square footage of new GFA.

Application includes new construction or an expansion that creates 620 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:

PZ_003_F

Page 1 of 2

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.

PZ_003_F

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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-2025-000685C

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

Project involves more than 100 new residential units and more than 100,000 sq. ft. of new GFA.

PROJECT LOCATION

Planning District: Central Council District: 1st

Address: 1341 S. Christopher Columbus Blvd. and 1341R S. Christopher Columbus Blvd.

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: Wharton Piers JCE, LLC Primary Phone: 215-864-8229
(f/k/a K4 Philadelphia LLC, c/o Ballard Spahr LLP)

Email: McClure@ballardspahr.com; TregoM@ballardspahr.com Address: 1735 Market Street, 51st Floor
Philadelphia, PA 19103

Property Owner: Wharton Piers JCE, LLC Developer N/A
Architect: Perkins Eastman

SITE CONDITIONS

Site Area: 1341 and 785,680 (combined 1341R lots)

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):
New construction of two buildings. Building A to include multi-family residential (620 units), vacant ground-floor commercial space (10,150 sq. ft). One-story Building B to include 20,650 sq. ft. of ground floor commercial. Improvements include public open space and public trail, two loading spaces, and above-ground accessory parking garage for 187 vehicular and 207 bicycle spaces. Development pursuant to the Optional Special Standards of Zoning Code Section 14-507(12)(b).
Proposed # of Parking Units:187 (in addition to the approximately 100 existing surface parking spaces that are located on the site)

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:



AERIAL VIEW OF EXISTING CONDITIONS

1341 S CHRISTOPHER COLUMBUS BLVD | 02 DECEMBER 2025 | CDR

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1 COLUMBUS BLVD LOOKING EAST



2 BIKE TRAIL LOOKING WEST



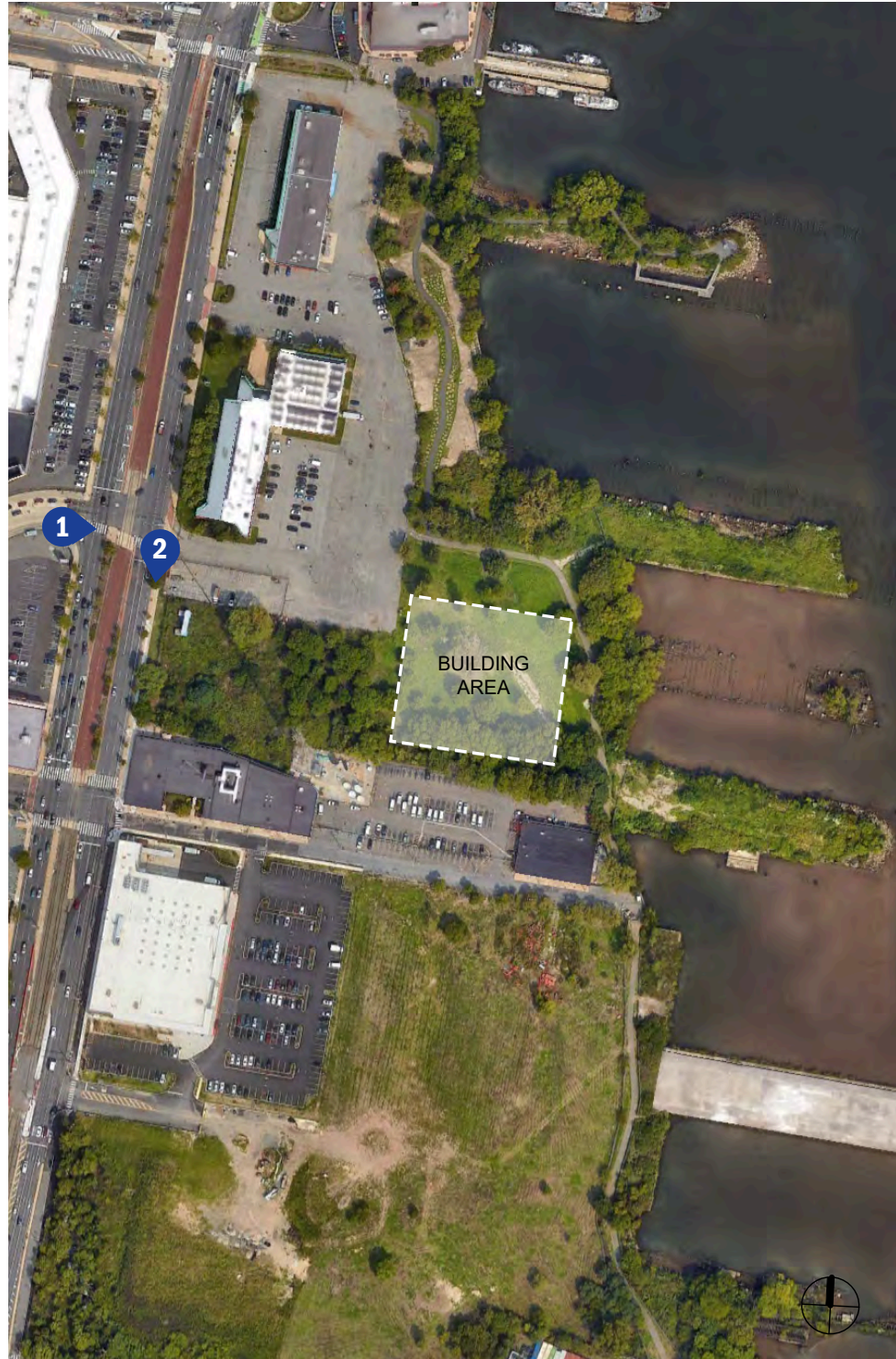
3 BIKE TRAIL LOOKING SOUTH



4 REED STREET LOOKING NORTH

SITE PHOTOS

1341 S CHRISTOPHER COLUMBUS BLVD | 02 DECEMBER 2025 | CDR



1 I-95 RAMP LOOKING EAST



2 COLUMBUS BLVD LOOKING SOUTH

SITE PHOTOS

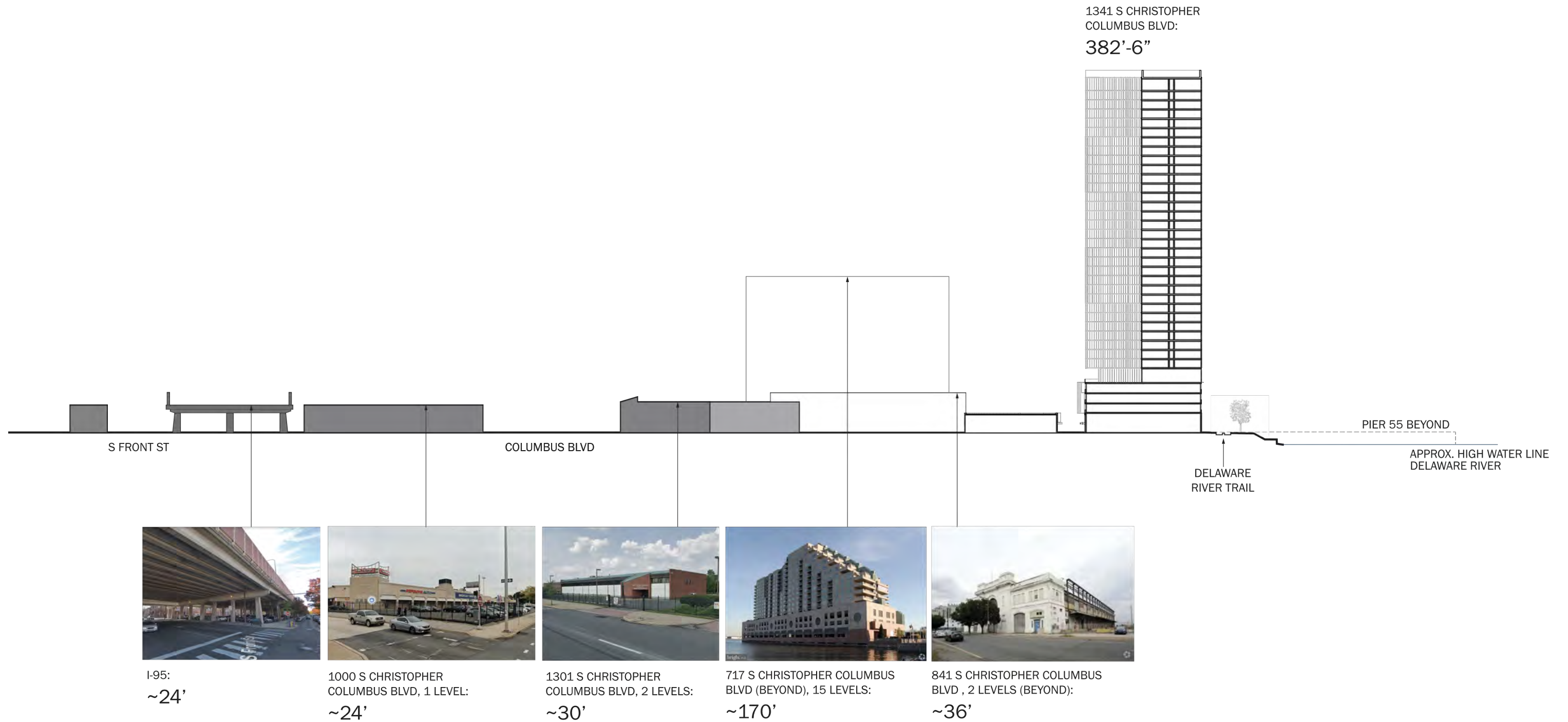
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3D MASSING IN CONTEXT

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EASTMAN**

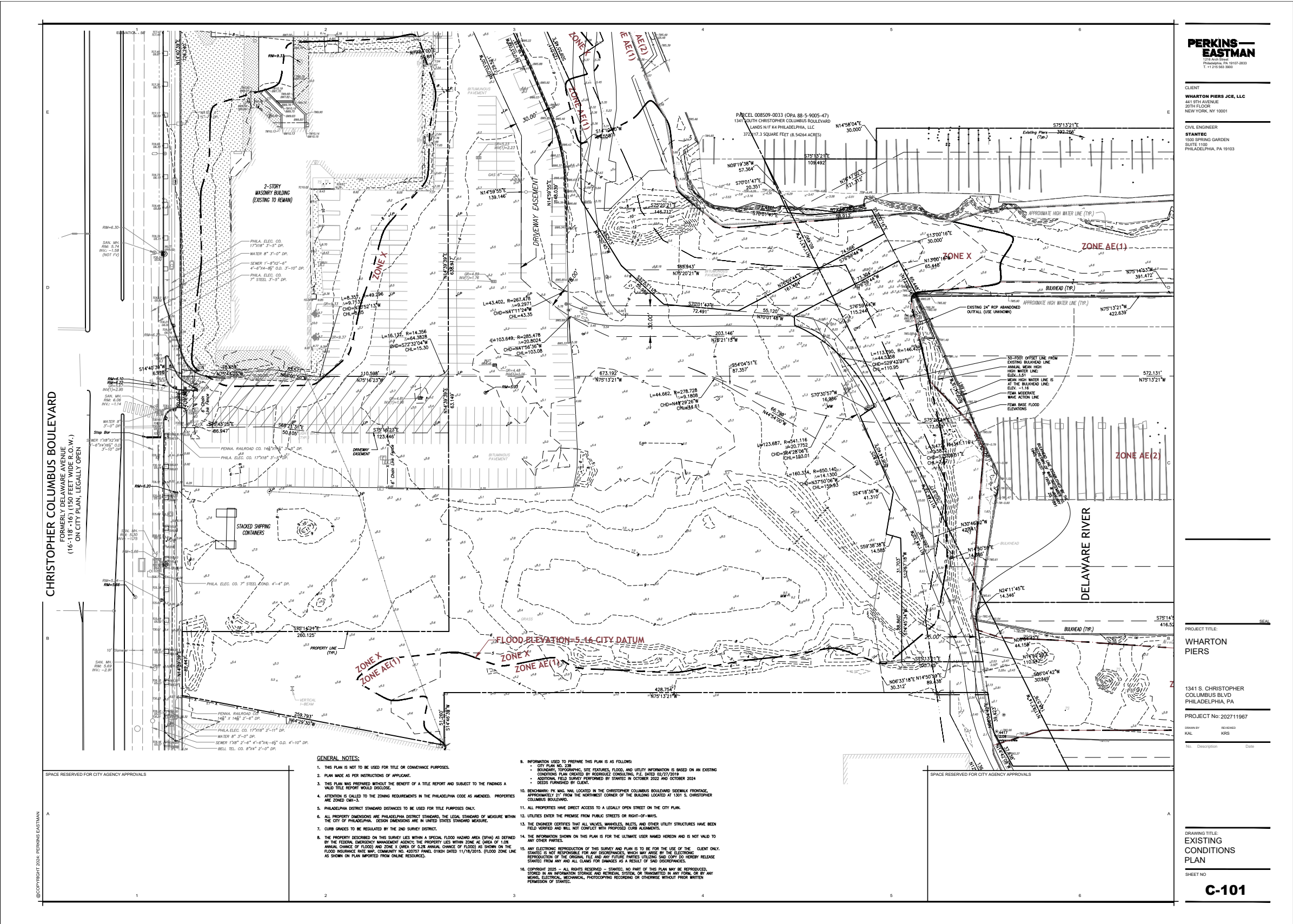


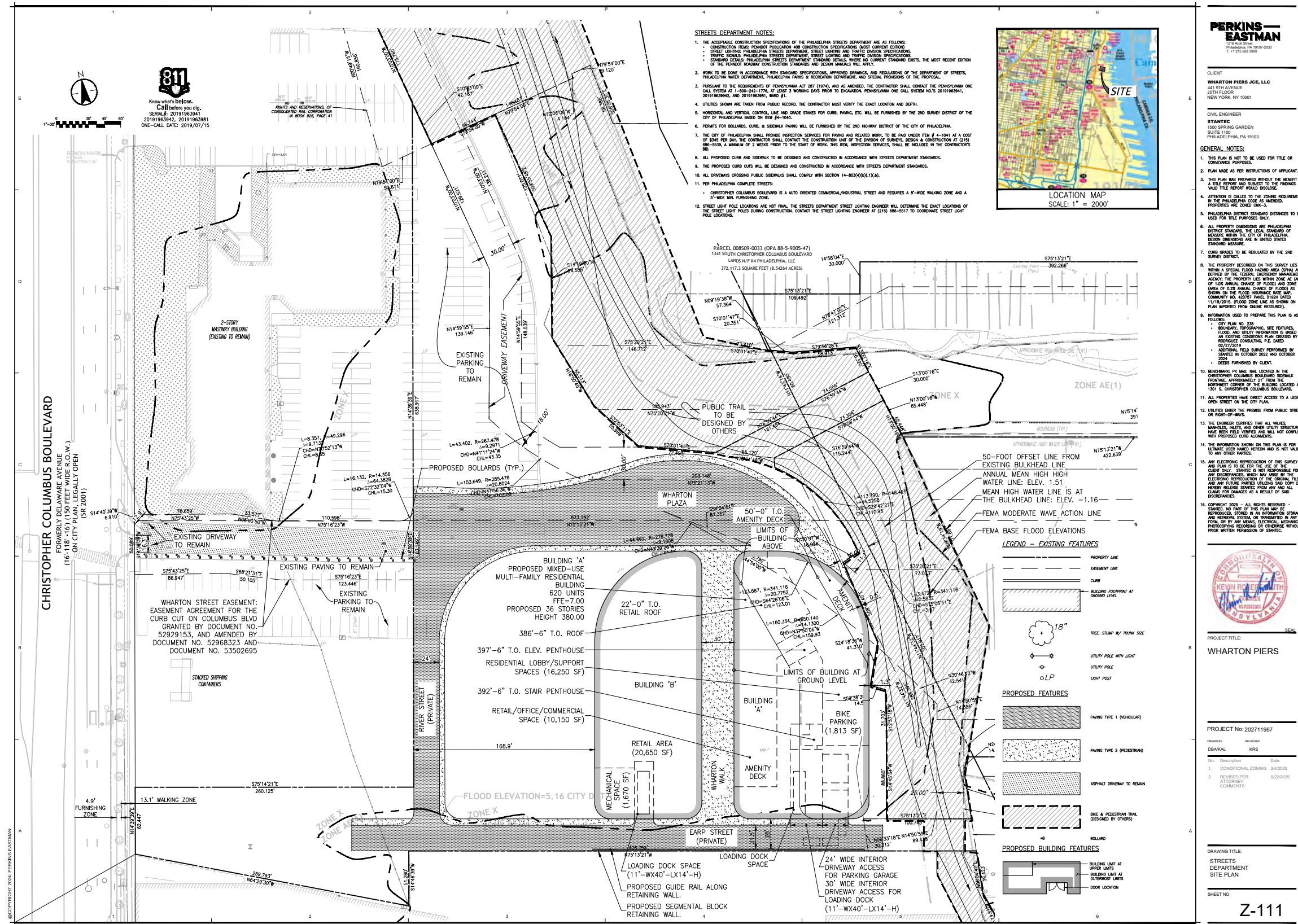
SITE SECTION - WEST-EAST

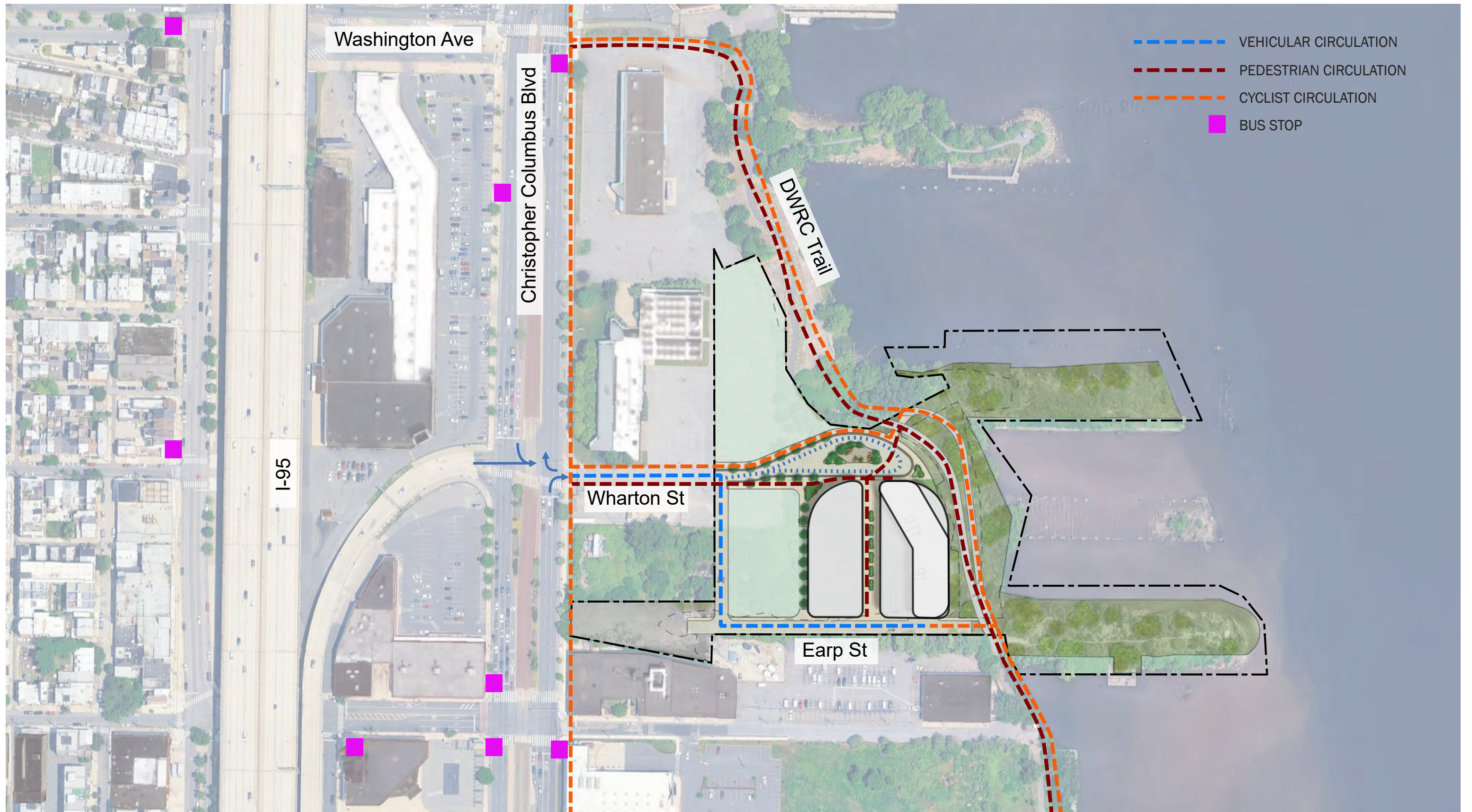
1341 S CHRISTOPHER COLUMBUS BLVD | 02 DECEMBER 2025 | CDR

SITE SURVEY

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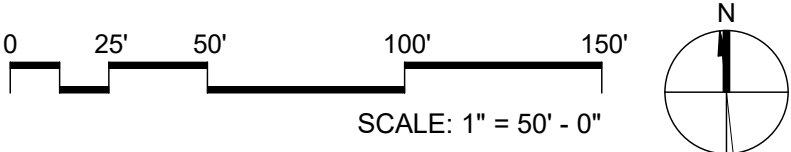


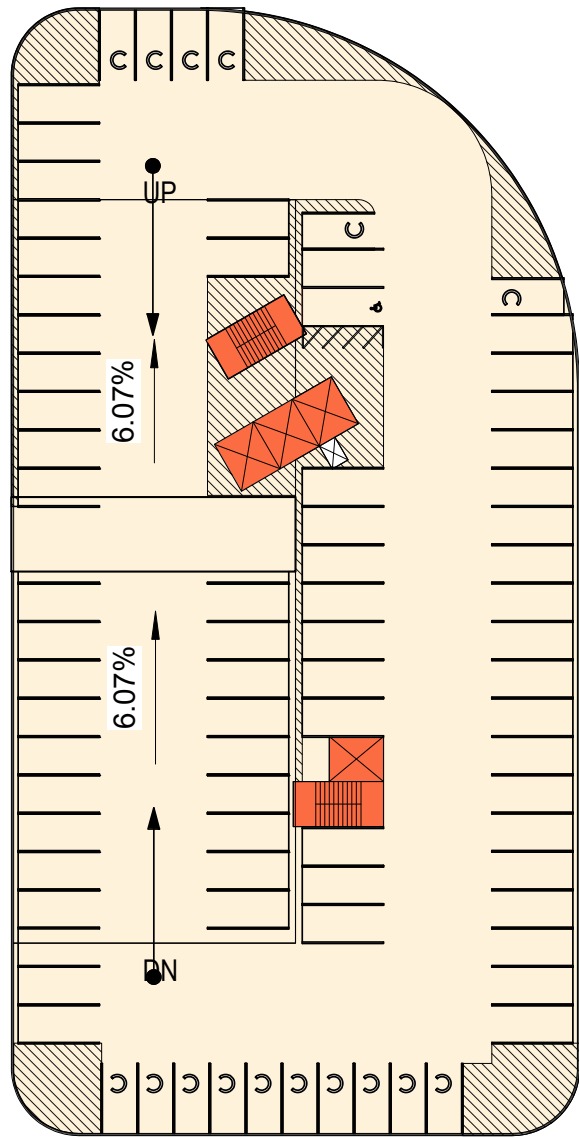
OVERALL SITE PLAN

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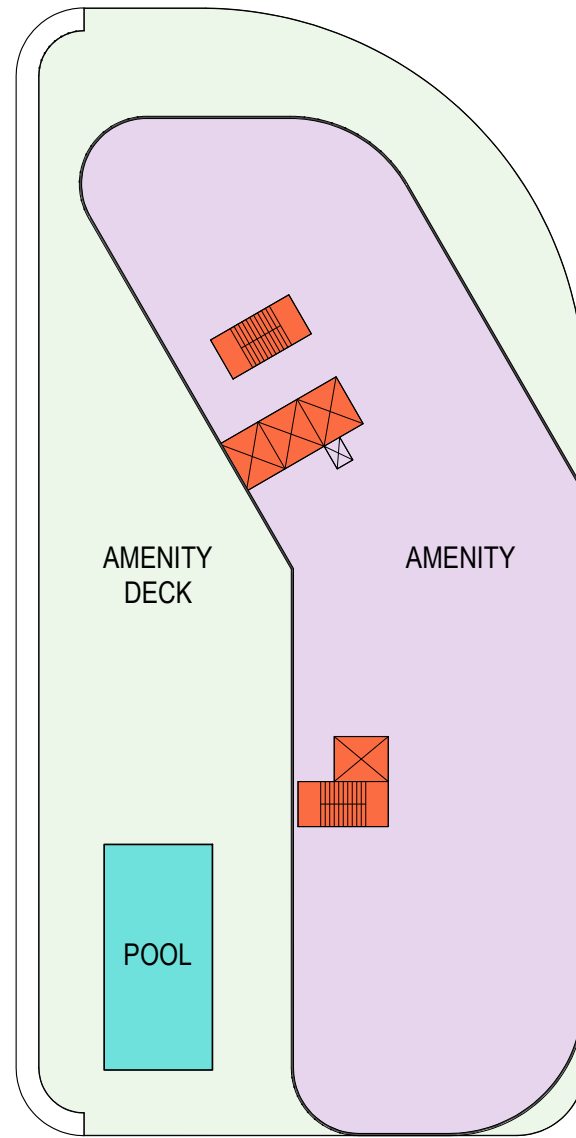


- RESIDENTIAL PEDESTRIAN ACCESS
- RETAIL PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- SERVICE VEHICULAR ACCESS

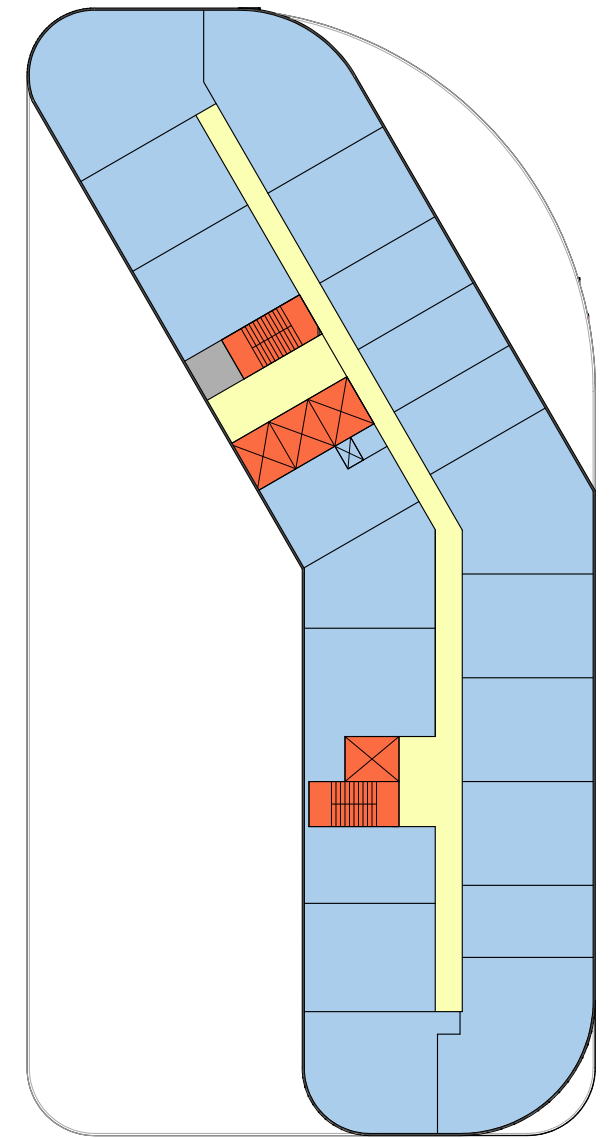




LEVEL 3

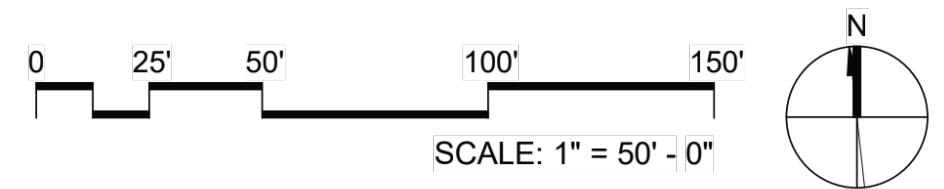


LEVEL 5



LEVEL 6 TO 37

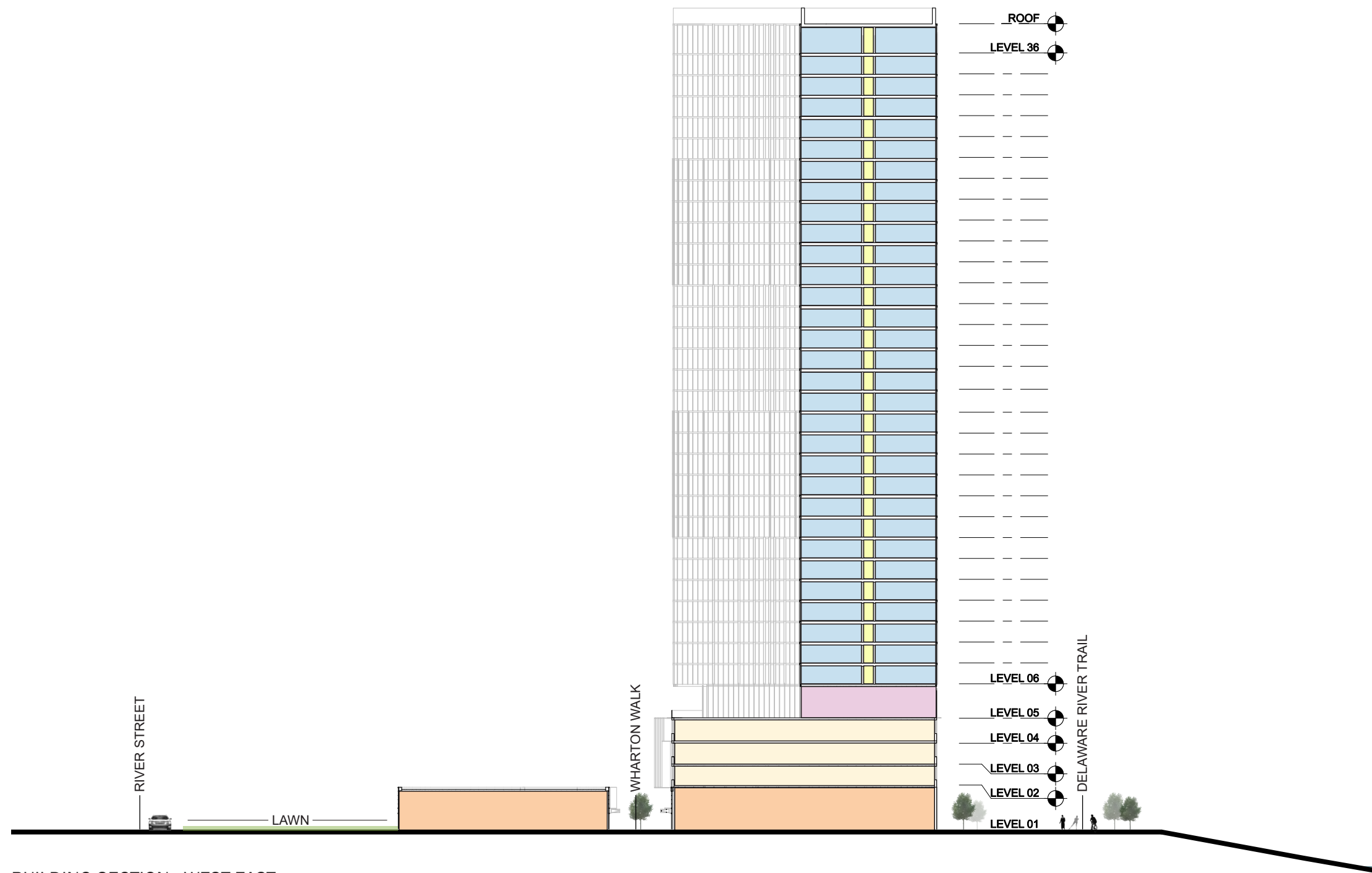
RESIDENTIAL
 AMENITY
 CORRIDOR
 SERVICE
 PARKING



FLOOR PLANS

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BUILDING SECTION - WEST-EAST

- RESIDENTIAL
- AMENITY
- CORRIDOR
- SERVICE
- PARKING
- RETAIL



BUILDING SECTION

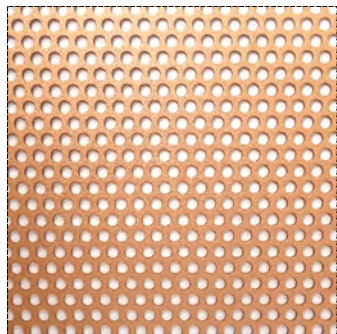
1341 S CHRISTOPHER COLUMBUS BLVD | 02 DECEMBER 2025 | CDR



1 WHITE METAL PANEL



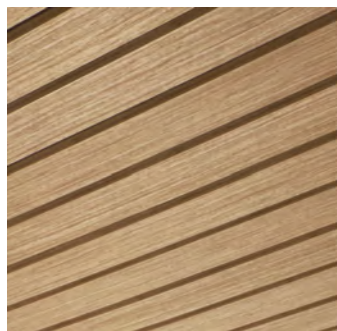
2 WHITE METAL EDGE OF SLAB COVER



3 COPPER COLORED METAL MESH SCREEN



4 VISION GLASS



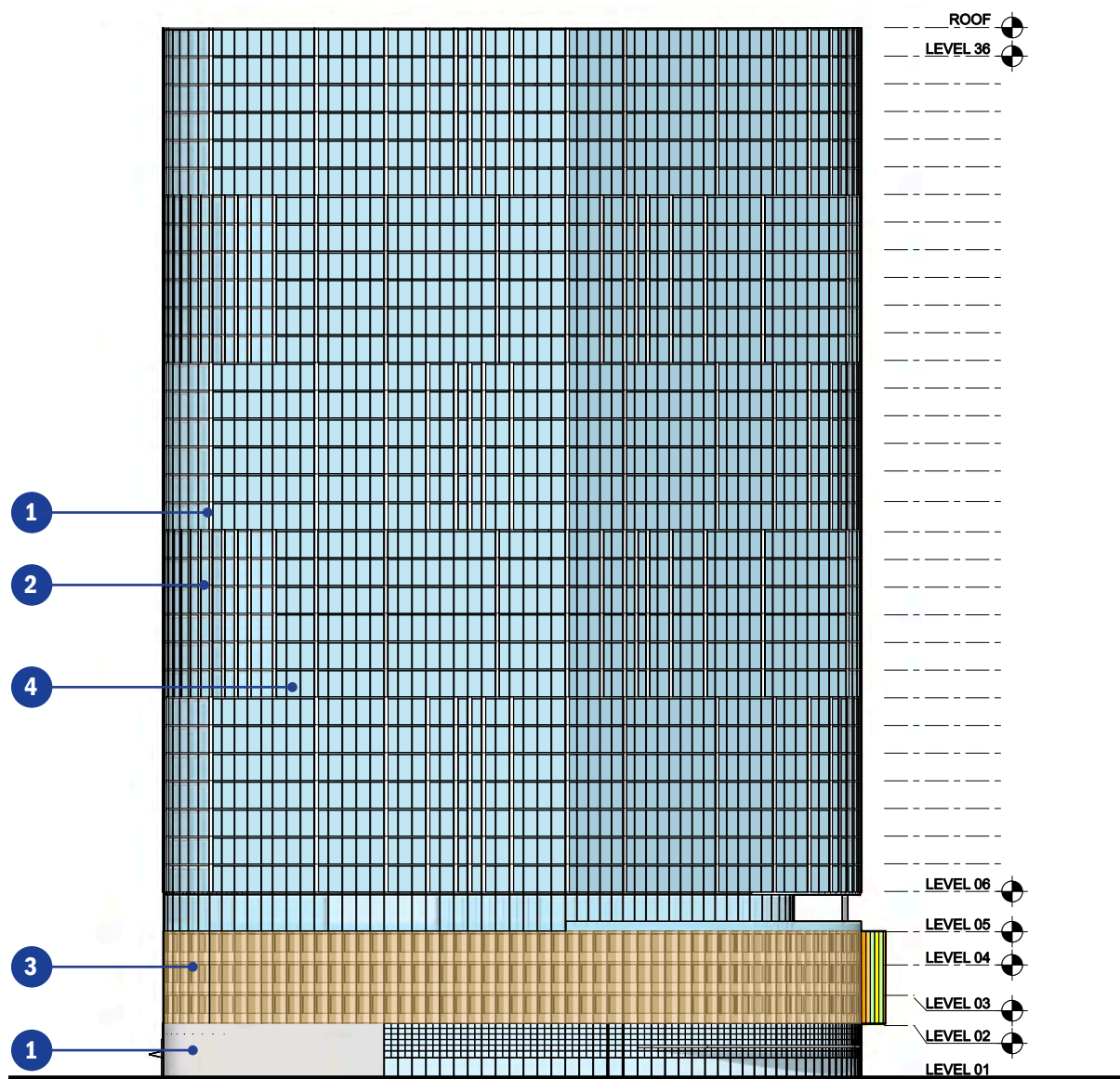
5 WOOD-LOOK SOFFIT



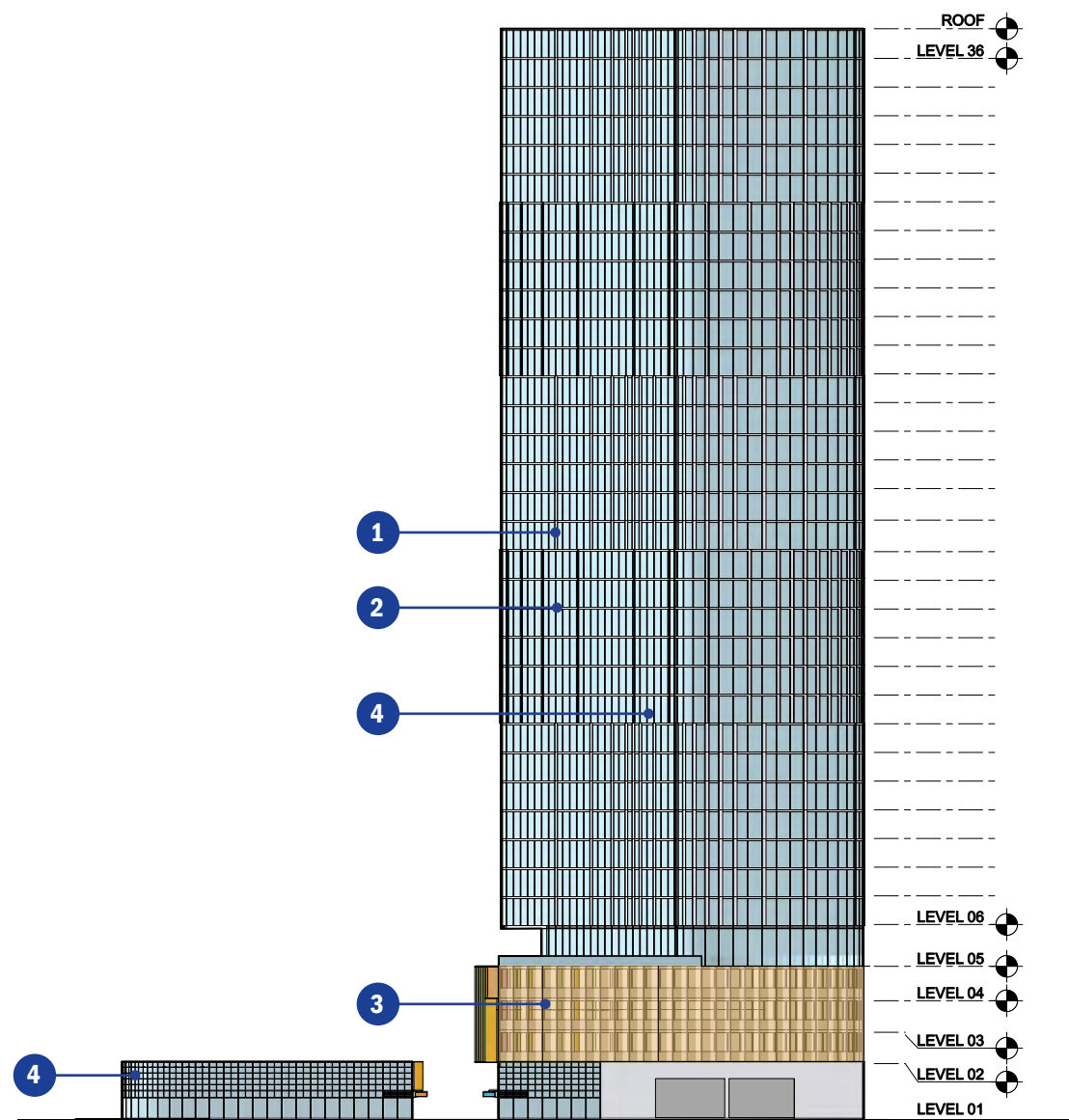
MATERIALS PALETTE

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1 ELEVATION - EAST



2 ELEVATION - SOUTH (EARP ST)

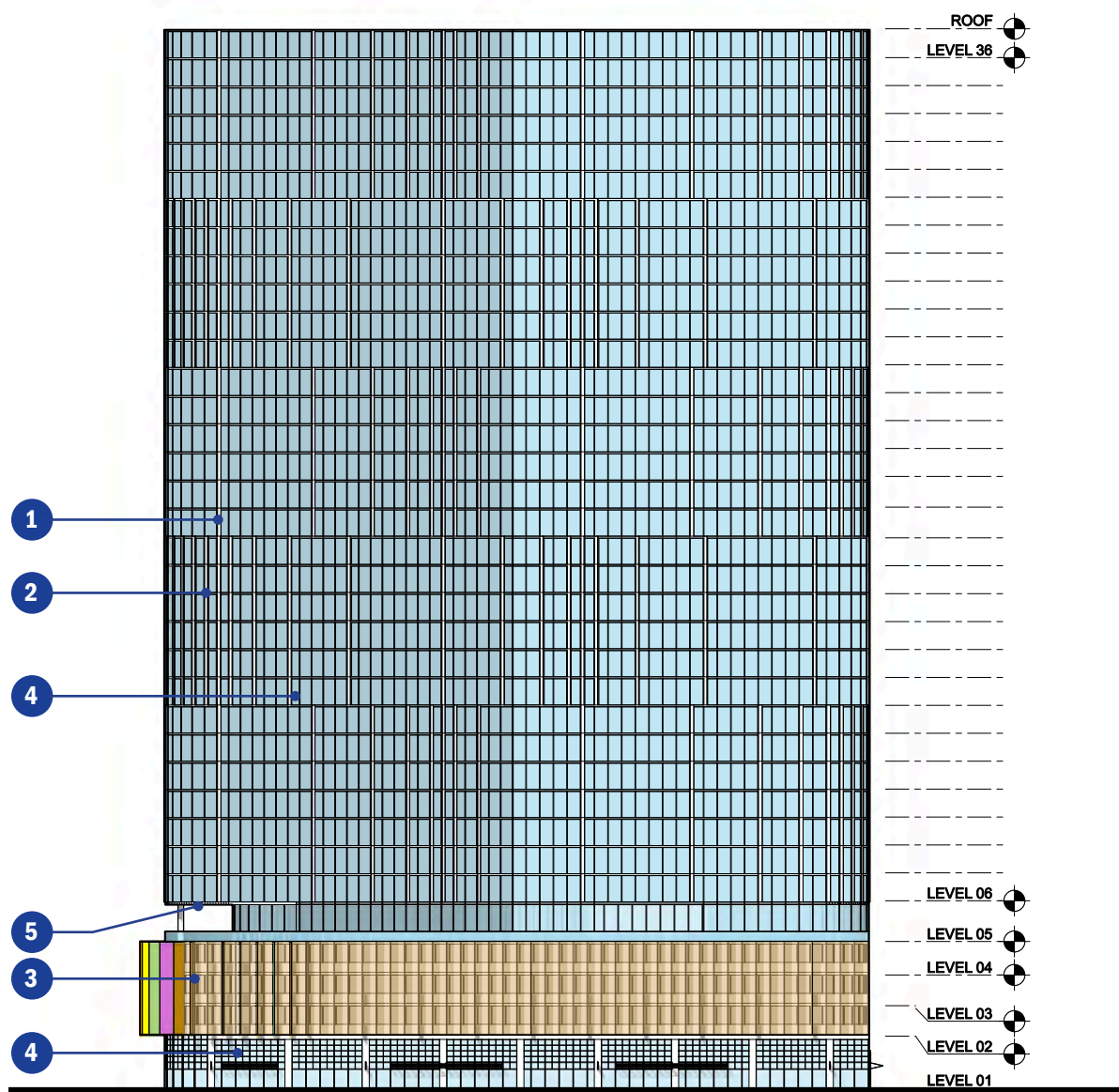
- 1 METAL PANEL
- 2 METAL PANEL SLAB EDGE COVER
- 3 COPPER SCREEN
- 4 VISION GLASS
- 5 WOOD LOOK SOFFIT



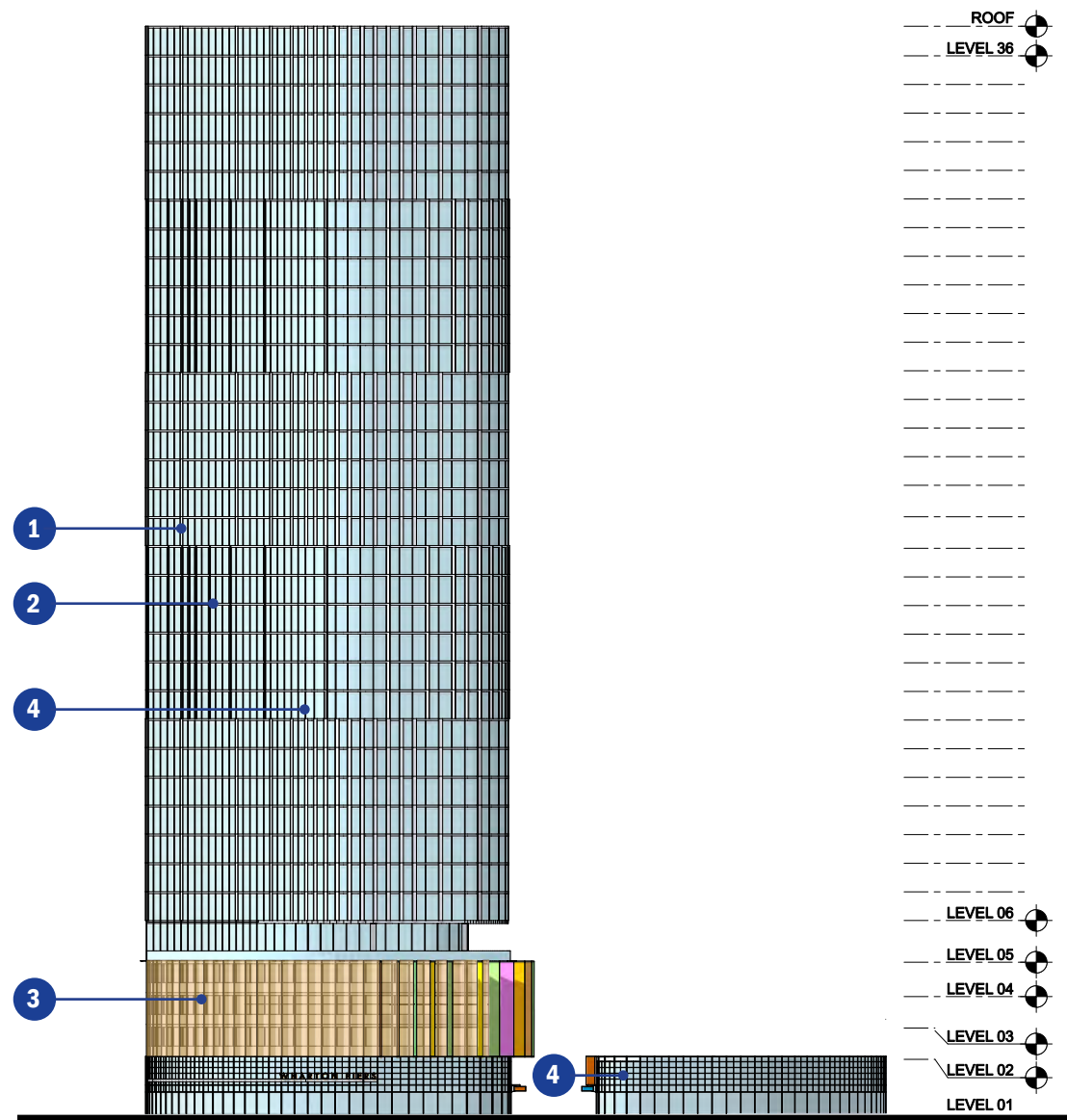
BUILDING ELEVATIONS

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1 ELEVATION - WEST (WHARTON WALK)



2 ELEVATION - NORTH (PLAZA)

- 1 METAL PANEL
- 2 METAL PANEL SLAB EDGE COVER
- 3 COPPER SCREEN
- 4 VISION GLASS
- 5 WOOD LOOK SOFFIT



BUILDING ELEVATIONS

1341 S CHRISTOPHER COLUMBUS BLVD | 02 DECEMBER 2025 | CDR

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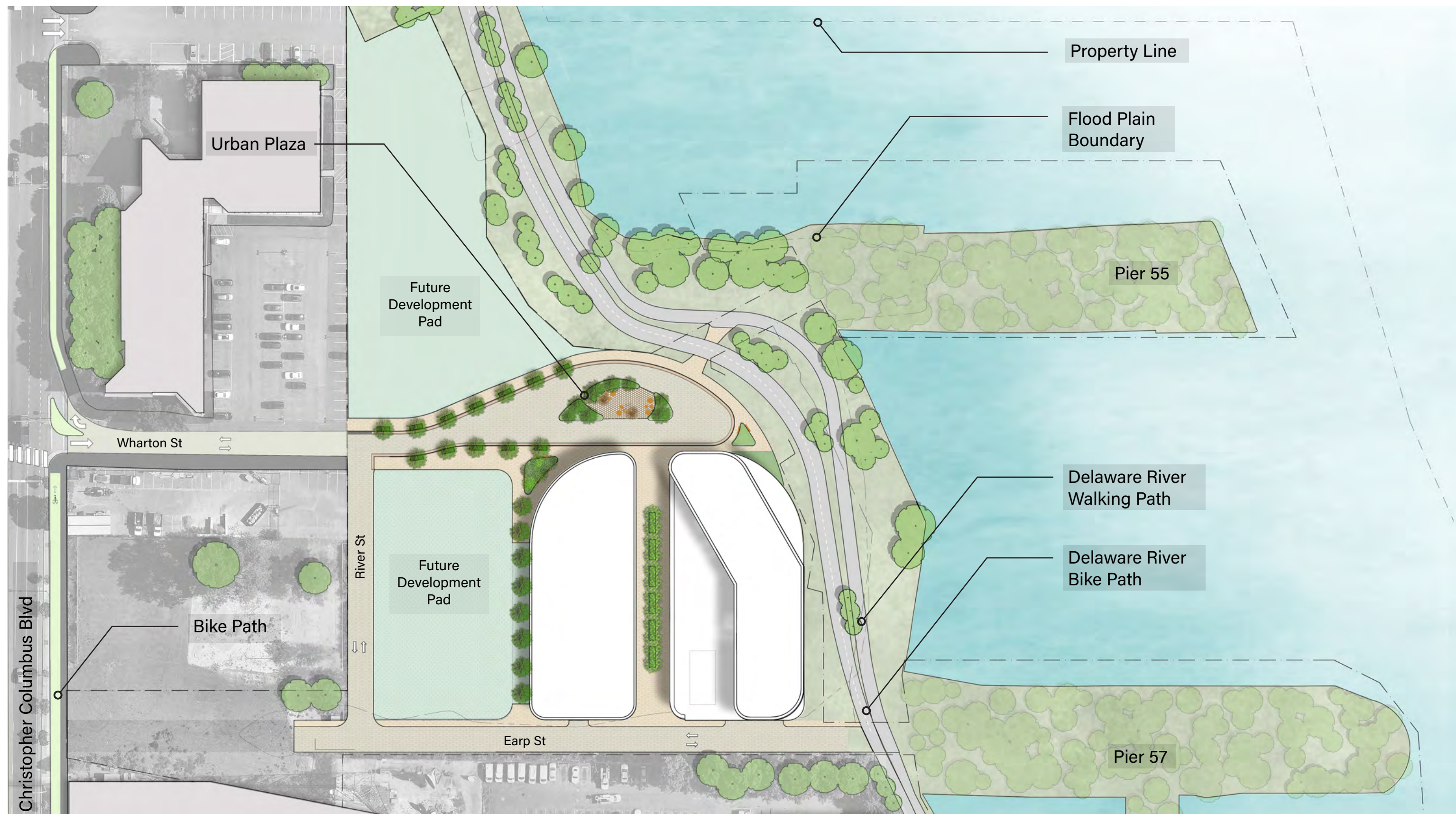
WHARTON PIERS

AROUND THE BEND BISTRO

FRONTAGE DE

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LANDSCAPE PLAN

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Shared Streets

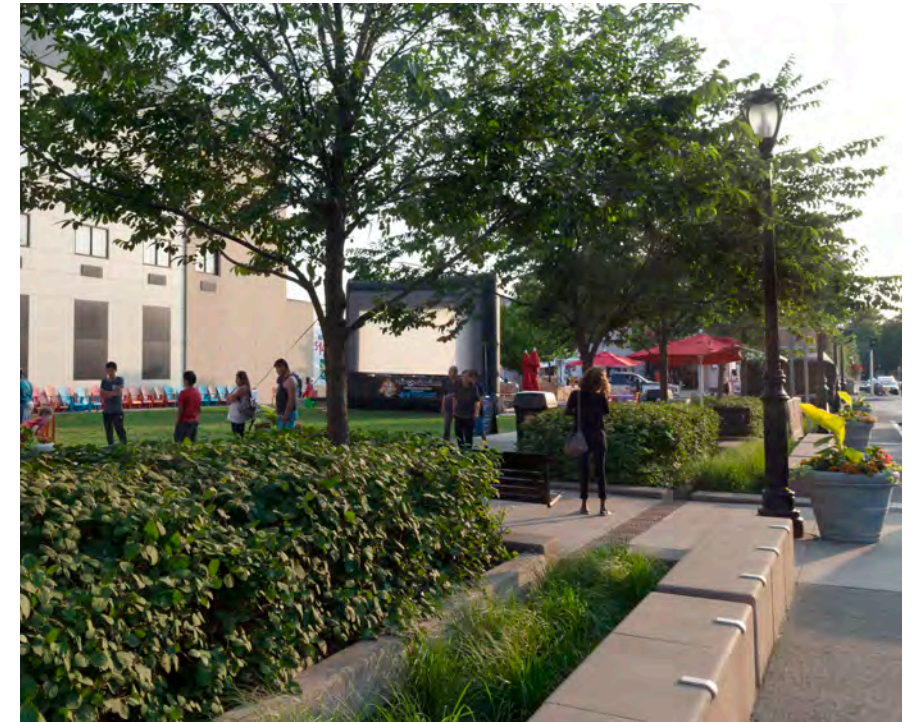


Plaza



Stormwater Precedents

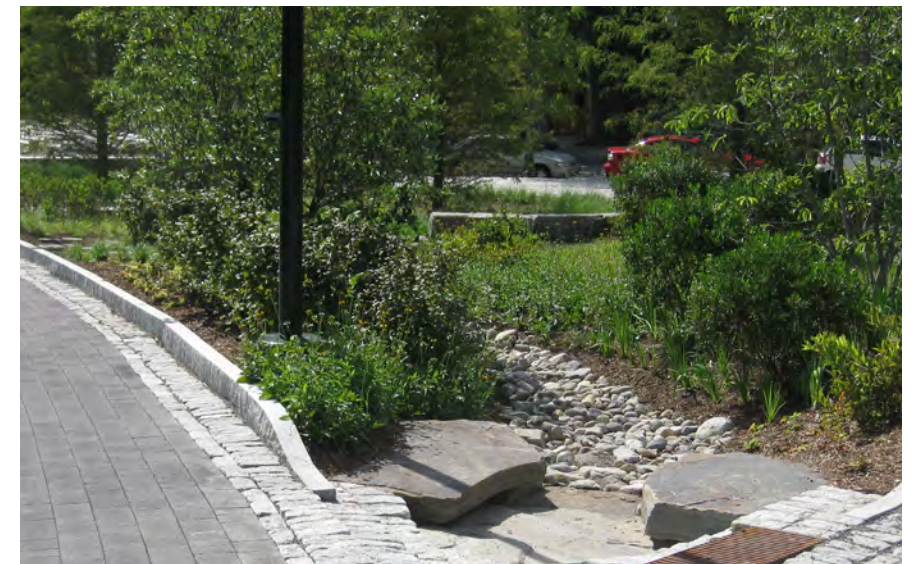
Stormwater Planters

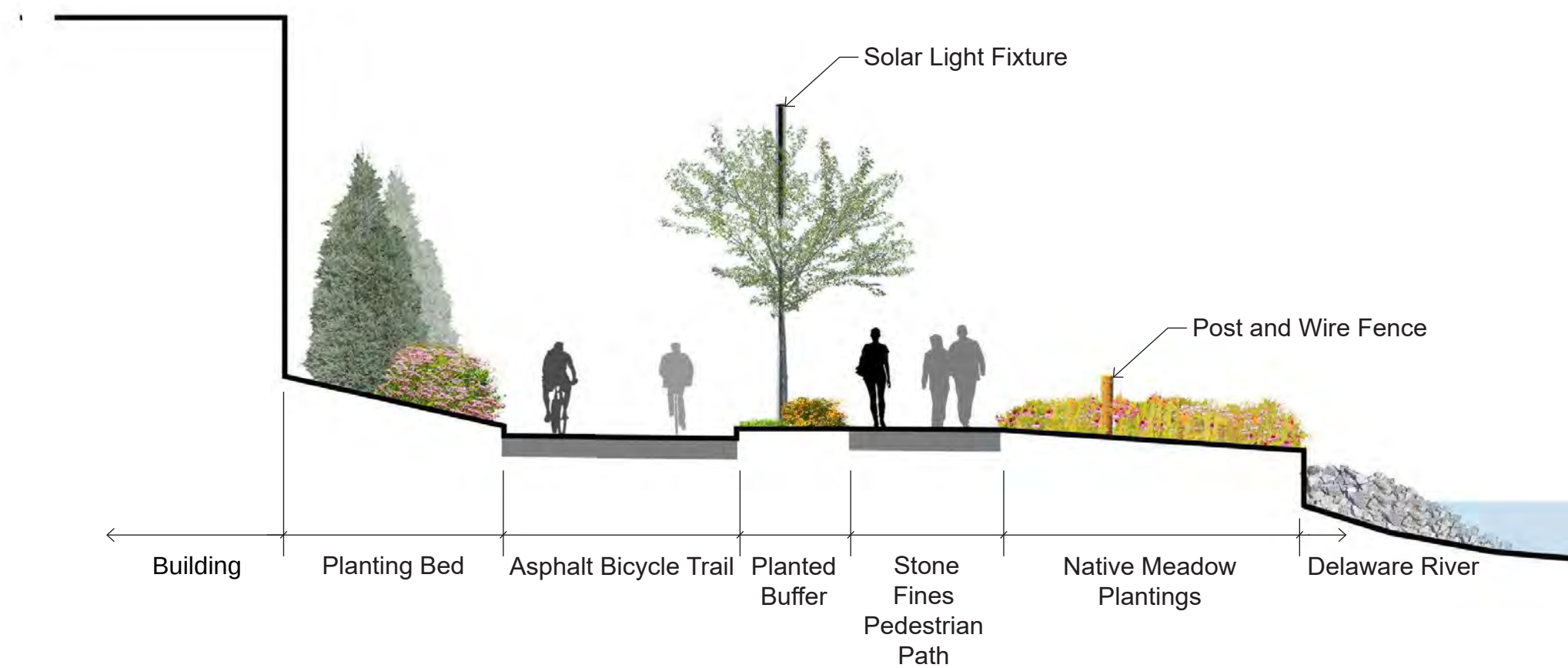


Permeable Paving



Rain Garden





Plant Palette

The proposed planting provides shade and creates a visual connection for the public realm to the Delaware River Trail while tapping into the larger ecological corridor of the Delaware River waterfront.

Street Trees:



Gleditsia triacanthos var. *inermis*
Thornless honey locust



Platanus acerifolia 'Bloodgood'
London Plane



Quercus bicolor
Swamp White Oak



Quercus phellos
Willow Oak



Taxodium distichum
Bald Cypress

Park Trees:



Aesculus hippocastanum
Horse Chestnut



Betula nigra
River birch



Pinus strobus
Eastern White Pine



Juniperus virginiana
Eastern Red Cedar



Nyssa sylvatica
Black Tupelo



Platanus occidentalis
American Sycamore



Quercus imbricaria
Shingle Oak

Plant Palette

Understory Park Trees:



Amelanchier arborea
Serviceberry



Cercis canadensis
Eastern Redbud



Cornus florida
Flowering Dogwood



Magnolia tripetala
Umbrella magnolia

Shrubs + Grasses:



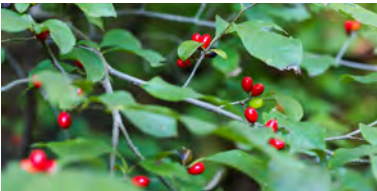
Clethra alnifolia
Sweet pepperbush



Ilex verticillata
Winterberry



Itea virginica
Virginia sweetspire



Lindera benzoin
Spicebush



Carex pensylvanica
Pennsylvania sedge



Panicum virgatum
Switchgrass



Schizachyrium scoparium
Little bluestem

Perennials



Amsonia tabernaemontana
Willowleaf amsonia



Asclepias syriaca
Milk weed



Aster divaricatus
White wood aster



Baptisia australis
Blue false indigo



Pycnanthemum tenuifolium
Mountain mint



Rudbeckia fulgida
Brown-eyed susan



Solidago rugosa
Wrinkle-leaf goldenrod

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 ...

CHANGE THE CURB LINE

ENCROACH ON THE ROW

BUILD A SIGNIFICANT DEVELOPMENT

Building a lay-by (use the checklist)

Needling a traffic study (fill out the checklist)

Attaching a separate statement (fill out the checklist)

Needling a driveway to 24' or beyond? (fill out the checklist)

Needling the curb width of the sidewalk significantly? (fill out the checklist)

Resurfacing (this design review or plan of development review) (fill out the checklist)

PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

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

Complete Streets Review Submission Requirement*:

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

GENERAL PROJECT INFORMATION

1. PROJECT NAME

Wharton Piers – 1341 S. Christopher Columbus Blvd.

2. DATE

10/29/2025

3. APPLICANT NAME

David Smalleys (Perkins Eastman)

5. PROJECT AREA: list precise street limits and scope

303,505 SF

4. APPLICANT CONTACT INFORMATION

Address: 1216 Arch Street, Suite 800, Philadelphia, PA

Phone: 215-563-3900

Email: d.smalleys@perkinseastman.com

6. OWNER NAME

Mei-Li da Silva Vint, Authorized Signatory - Wharton Piers JCE, LLC

7. OWNER CONTACT INFORMATION

Address: c/o Brevet Capital, 441 9th Avenue, 20th Floor, New York, NY

Phone: 212-313-5100

Email: mdasilvavint@brevetcapital.com

8. ENGINEER / ARCHITECT NAME

Engineer: Kevin Smith (Stantec)

Architect: David Smalleys (Perkins Eastman)

9. ENGINEER / ARCHITECT CONTACT INFORMATION

Engineer Address: 1500 Spring Garden, Suite 1100, Philadelphia, PA

Engineer Phone: 215-665-7151

Engineer Email: Kevin.Smith@stantec.com

Architect Address: 1216 Arch Street, Suite 800, Philadelphia, PA

Architect Phone: 215-563-3900

Architect Email: d.smalleys@perkinseastman.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
S Christopher Columbus Boulevard	Reed Street	Washington Avenue	Auto Oriented Commercial/Industrial
Wharton Street	S. Christopher Columbus Blvd	Wharton Plaza	Private
Wharton Plaza	Wharton Street	Dead End	Private
Earp Street	River Street	Dead End	Private
River Street	Wharton Plaza	Earp Street	Private
Wharton Walk	Wharton Plaza	Earp Street	Private

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

COMPLETE STREETS CHECKLIST

1341 S CHRISTOPHER COLUMBUS BLVD | 02 DECEMBER 2025 | CDR

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

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

YES ☒ NO ☐

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

YES ☒ NO ☐ N/A ☐

c. Street Direction

YES ☒ NO ☐

d. Curb Cuts

YES ☒ NO ☐ N/A ☐

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

YES ☒ NO ☐ N/A ☐

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

YES ☒ NO ☐ N/A ☒

APPLICANT: General Project Information

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

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>S Christopher Columbus Boulevard</u>	<u>12' / 18' / 18'</u>	<u>0' / 18'</u>
<u>Wharton Street</u>	<u>0' / 0' / 5'</u>	<u>N/A / N/A</u>
<u>Wharton Plaza</u>	<u>0' / N/A / 5'</u>	<u>N/A / N/A</u>
<u>Earp Street</u>	<u>0' / N/A / 5'</u>	<u>N/A / N/A</u>
<u>River Street</u>	<u>0' / N/A / 5'</u>	<u>N/A / N/A</u>
<u>Wharton Walk</u>	<u>0' / N/A / 30'</u>	<u>N/A / N/A</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>S Christopher Columbus Boulevard</u>	<u>9' / 8' / 13.1'</u>
<u>Wharton Street</u>	<u>N/A / 0' / 5'</u>
<u>Wharton Plaza</u>	<u>N/A / N/A / 5'</u>
<u>Earp Street</u>	<u>N/A / N/A / 5'</u>
<u>River Street</u>	<u>N/A / N/A / 5'</u>
<u>Wharton Walk</u>	<u>N/A / N/A / 30'</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>Curb Cut (Driveway)</u>	<u>90'</u>	<u>435' North from Reed St & S Christopher Columbus Blvd.</u>
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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 ☐

APPLICANT: Pedestrian Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

COMPLETE STREETS CHECKLIST

1341 S CHRISTOPHER COLUMBUS BLVD | 02 DECEMBER 2025 | CDR

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

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
<u>S Christopher Columbus Boulevard</u>	<u>Reed Street</u>	<u>Washington Avenue</u>	<u>11' / 11'</u>	<u>35 MPH</u>
<u>Wharton Street</u>	<u>S. Christopher Columbus Blvd</u>	<u>Wharton Plaza</u>	<u>12'-0" / 12'-0"</u>	<u>15 MPH</u>
<u>Wharton Plaza</u>	<u>Wharton Street</u>	<u>Dead End</u>	<u>N/A / 15'-0"</u>	<u>15 MPH</u>
<u>Earp Street</u>	<u>River Street</u>	<u>Dead End</u>	<u>N/A / 12'-0"</u>	<u>15 MPH</u>
<u>River Street</u>	<u>Wharton Plaza</u>	<u>Earp Street</u>	<u>N/A / 12'-0"</u>	<u>15 MPH</u>
<u>Wharton Walk</u>	<u>Wharton Plaza</u>	<u>Earp Street</u>	<u>N/A / 30'-0" (Pedestrian)</u>	<u>10 MPH</u>

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

SU-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 ☐

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

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COMPLETE STREETS HANDBOOK CHECKLIST

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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 ☒	DEPARTMENTAL APPROVAL 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: _____

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COMPLETE STREETS CHECKLIST

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COMPLETE STREETS HANDBOOK CHECKLIST

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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
<u>Driveway Entrance at Intersection of Delaware Expressway Ramp & S Christopher Columbus Boulevard</u>	<u>Unknown</u>	<u>N/A</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

44. Does the design minimize the signal cycle length to reduce pedestrian wait time?

YES ☐ NO ☐ N/A ☒

45. Does the design provide adequate clearance time for pedestrians to cross streets?

YES ☐ NO ☐ N/A ☒

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 ☒

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?

▪ Marked Crosswalks

▪ Pedestrian Refuge Islands

▪ Signal Timing and Operation

▪ Bike Boxes

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?

YES ☒ NO ☐ N/A ☐

49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?

YES ☐ NO ☐ N/A ☒

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: No proposed improvements for intersection or traffic signals.

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

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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, the residential entrance will be less then 1/4 mile from the Columbus Blvd and Reed Stop (Line 25)
(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 residential parking is located under the building, and any unenclosed parking is less than 40% of site area
(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 are preferred parking for green vehicles.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building’s exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) ⁱ	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Incorporation of bike share is undecided and will be considered.

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.	Street trees will not be irrigated. Ground level landscape at the civic plaza & rooftop landscape will require irrigation which will be designed to reduce potable water consumption for irrigation by 50% from a calculated baseline for the site's peak watering month.
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	Yes, vegetated and pervious open space will account for 30% or more of the site's Open 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	Yes, we will conforming to the PWD stormwater requirements but will not target item A or be able to achieve item B at this time.
(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, a combination of A and B will be provided.
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. ⁱⁱⁱ	The upcoming update to the Philadelphia Code will adopt IBC 2021 and new energy standards will be required. Accordingly, the project will use ASHRAE 90.1-2019
(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, MERV 13 will be provided. Building is within 1,000 feet of an interstate highway.
(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.	N/A

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>

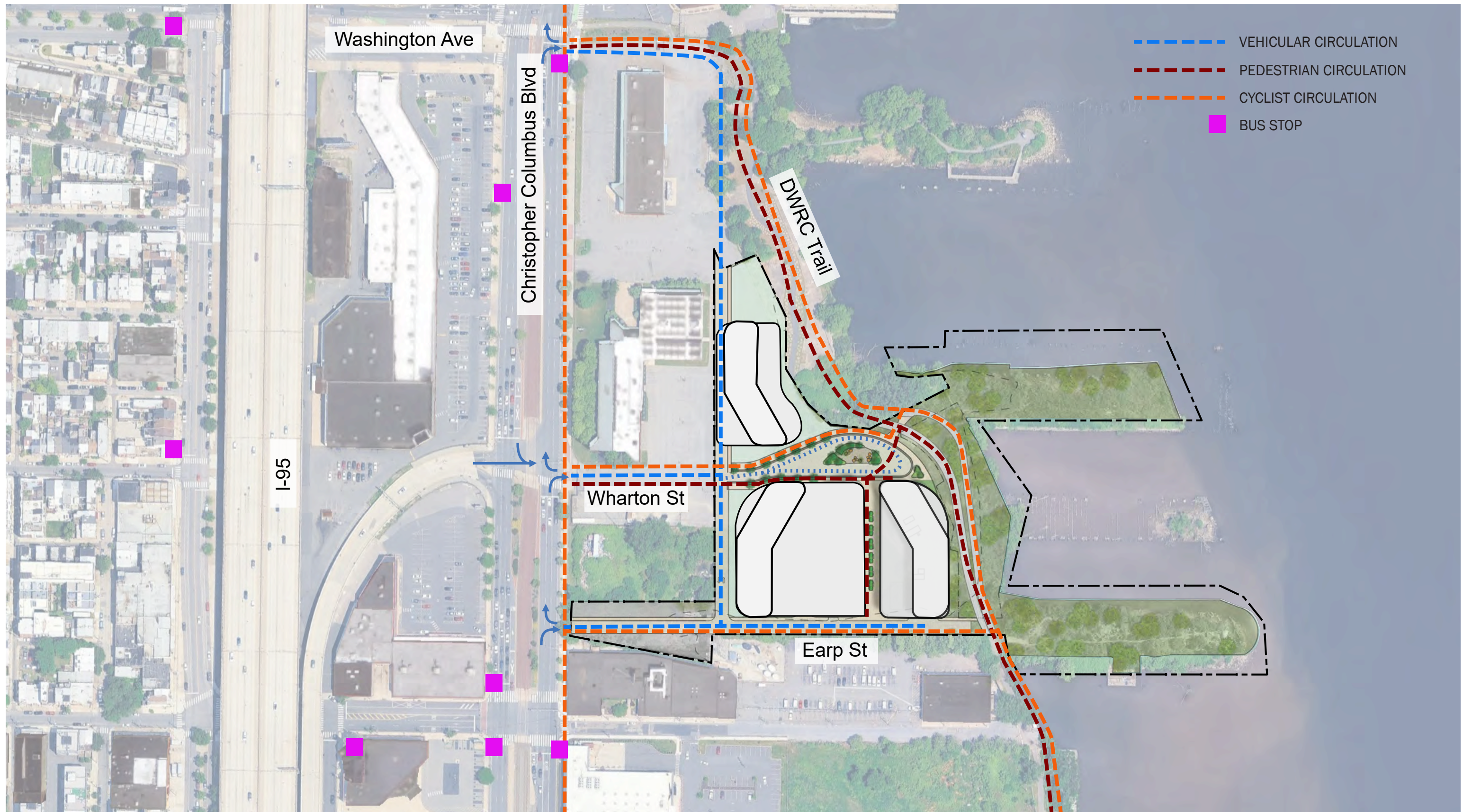
ⁱⁱⁱ LEED 4.1, Optimize Energy Performance in LEED v4.1
For Energy Star: www.Energystar.gov
For Passive House, see www.phius.org

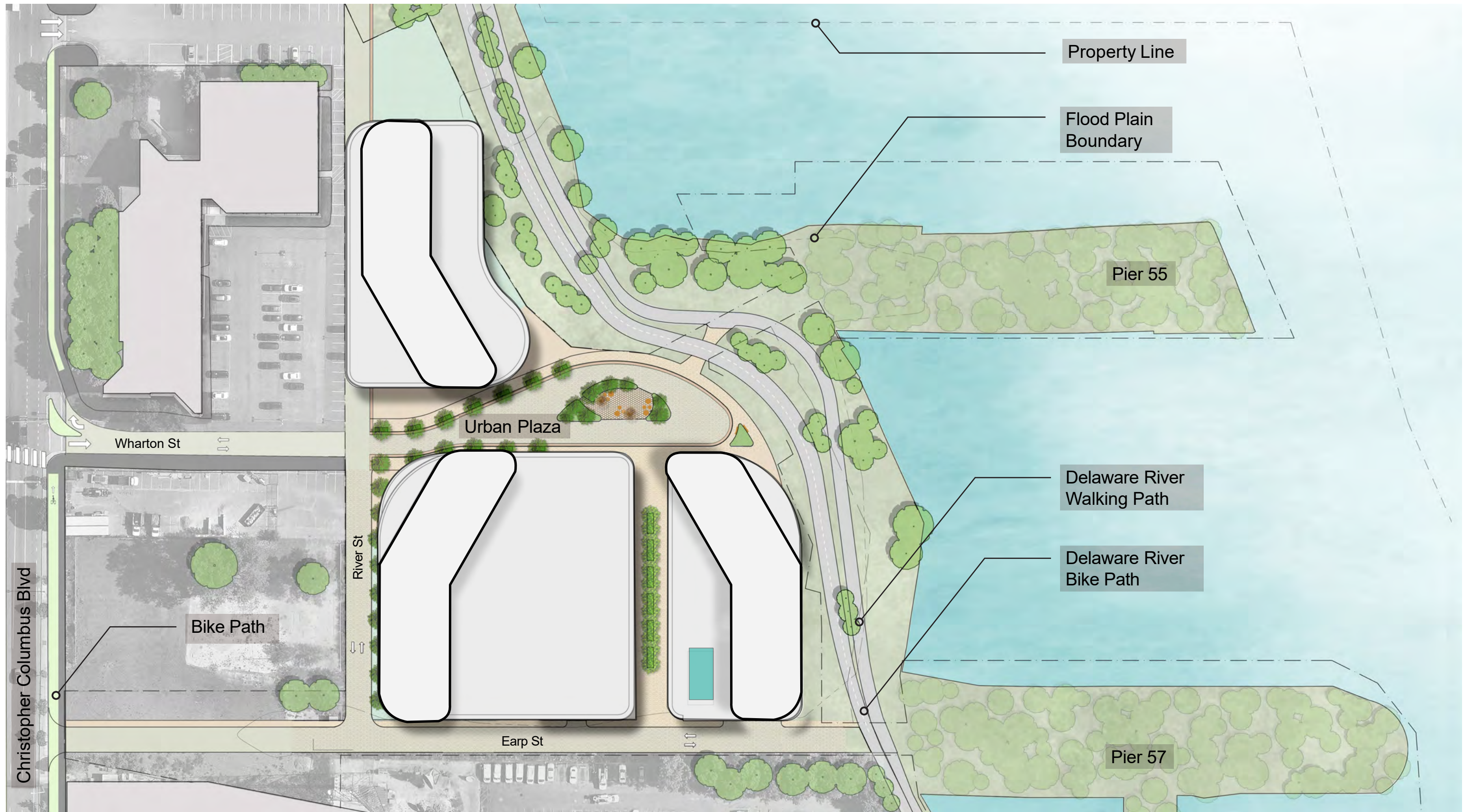
^{iv} Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways



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OVERALL SITE PLAN - FUTURE PHASES

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GROUND FLOOR PLAN - FUTURE PHASES

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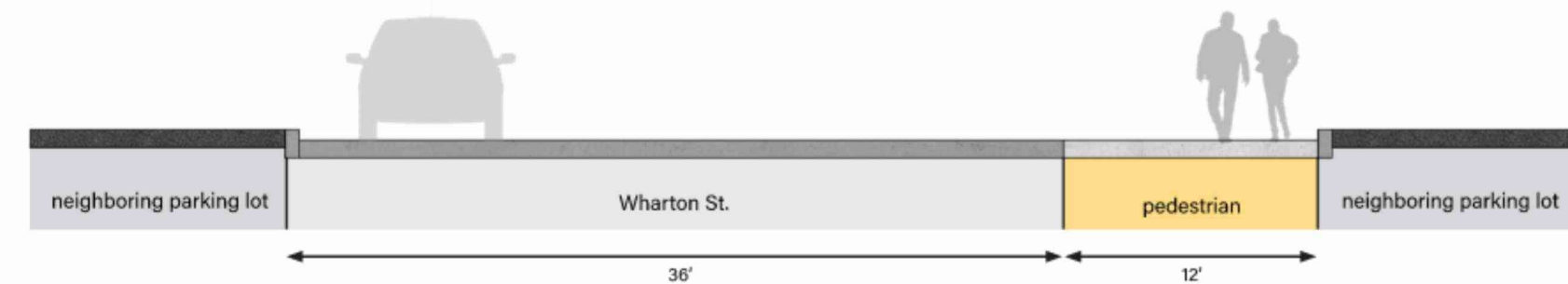
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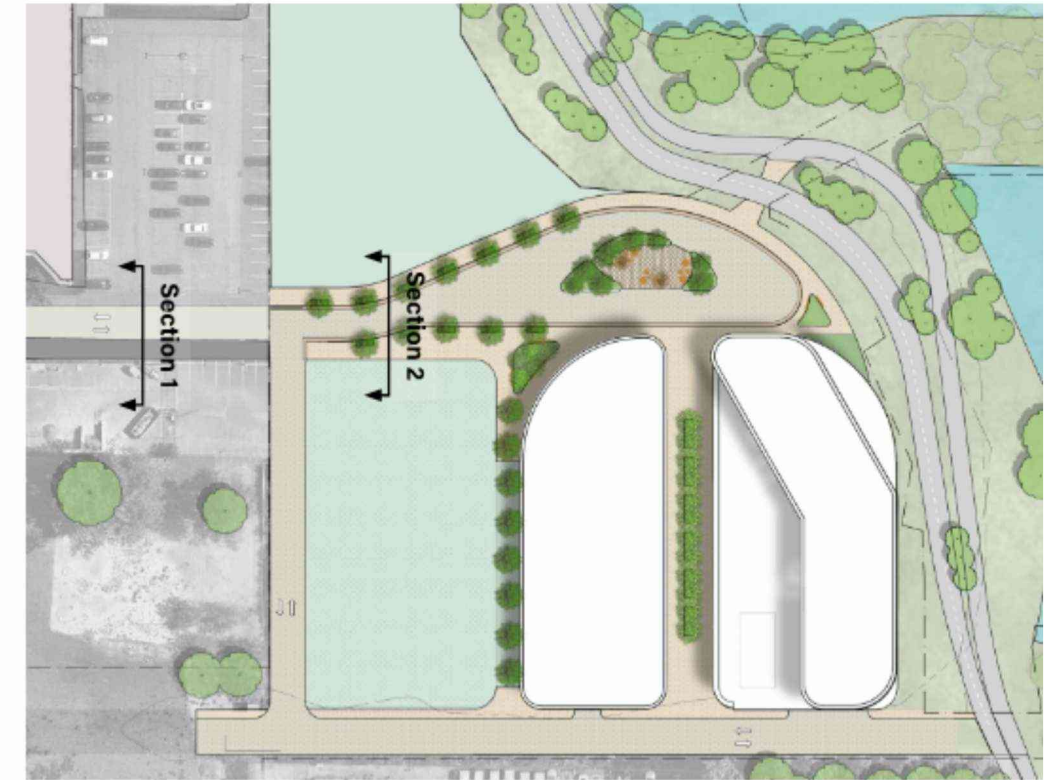
VIEW FROM WHARTON STREET NEAR HANCOCK STREET - CURRENT CONDITION



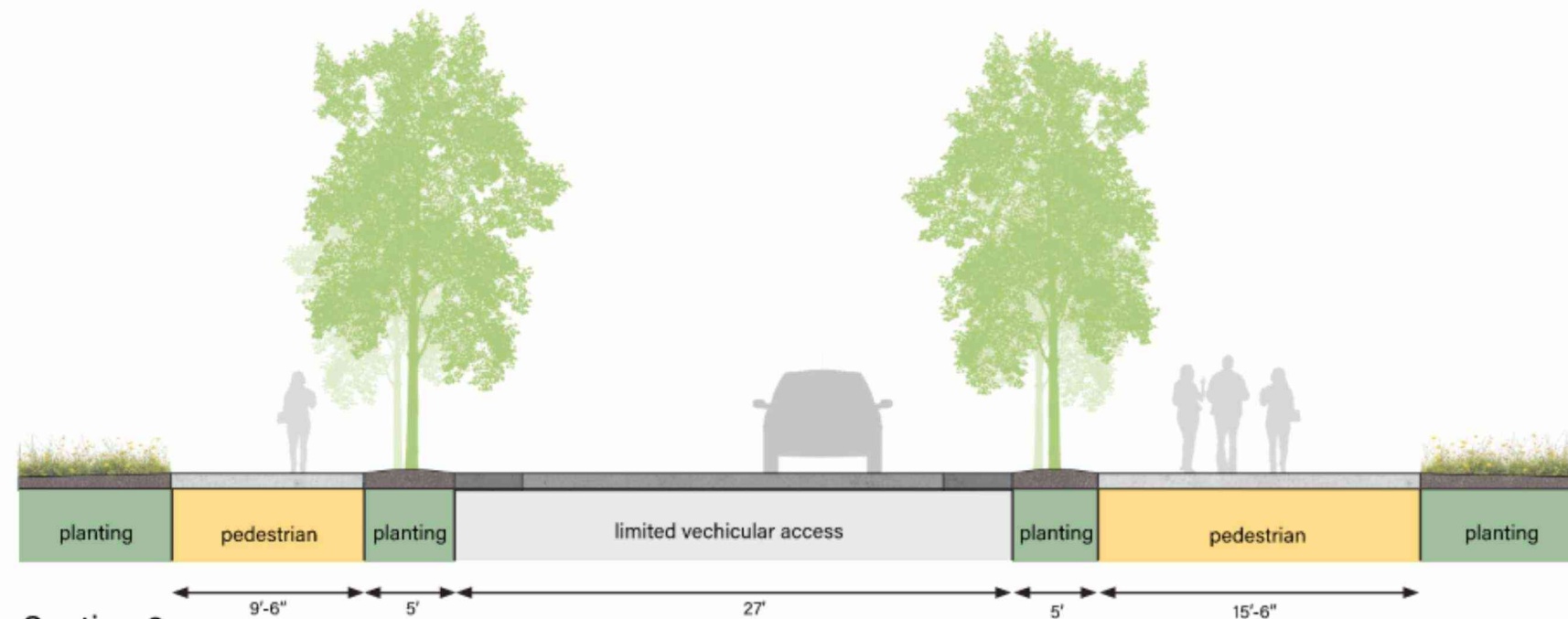
VIEW FROM WHARTON STREET NEAR HANCOCK STREET - WITH PROPOSED



Section 1



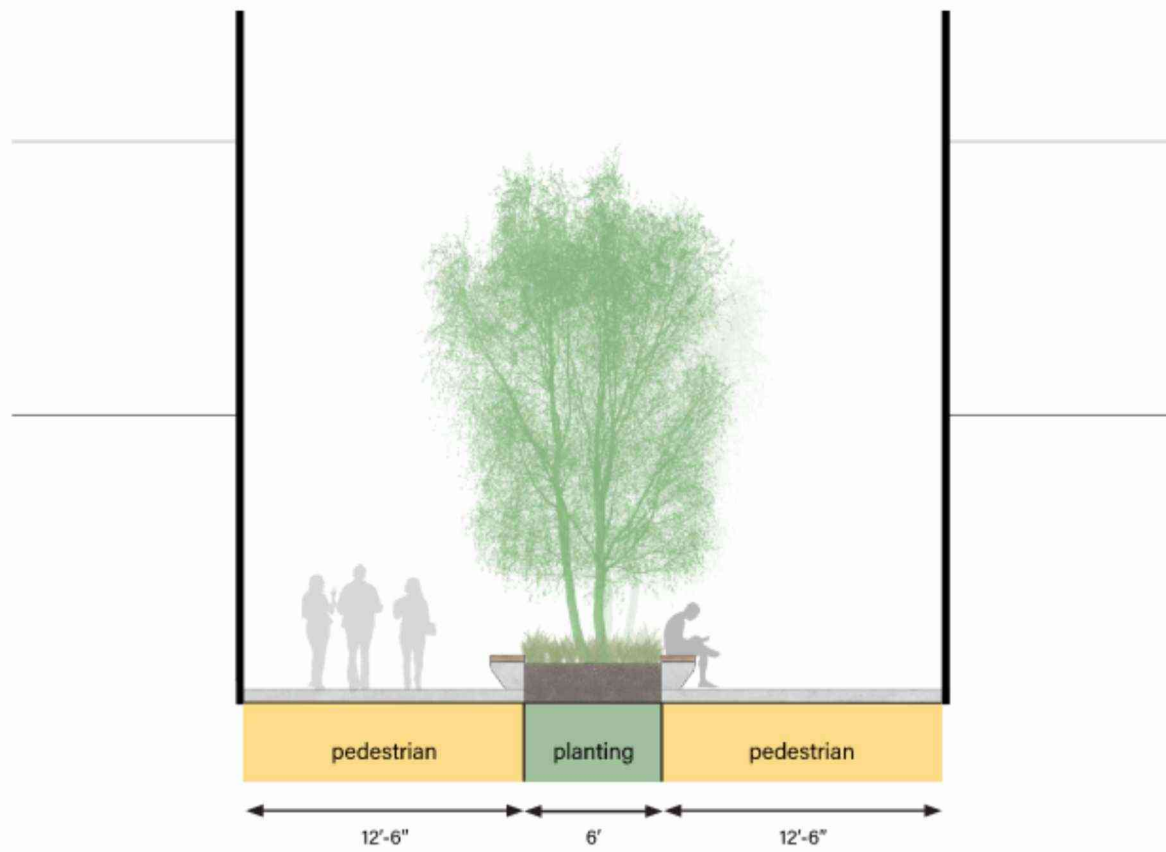
Key Plan



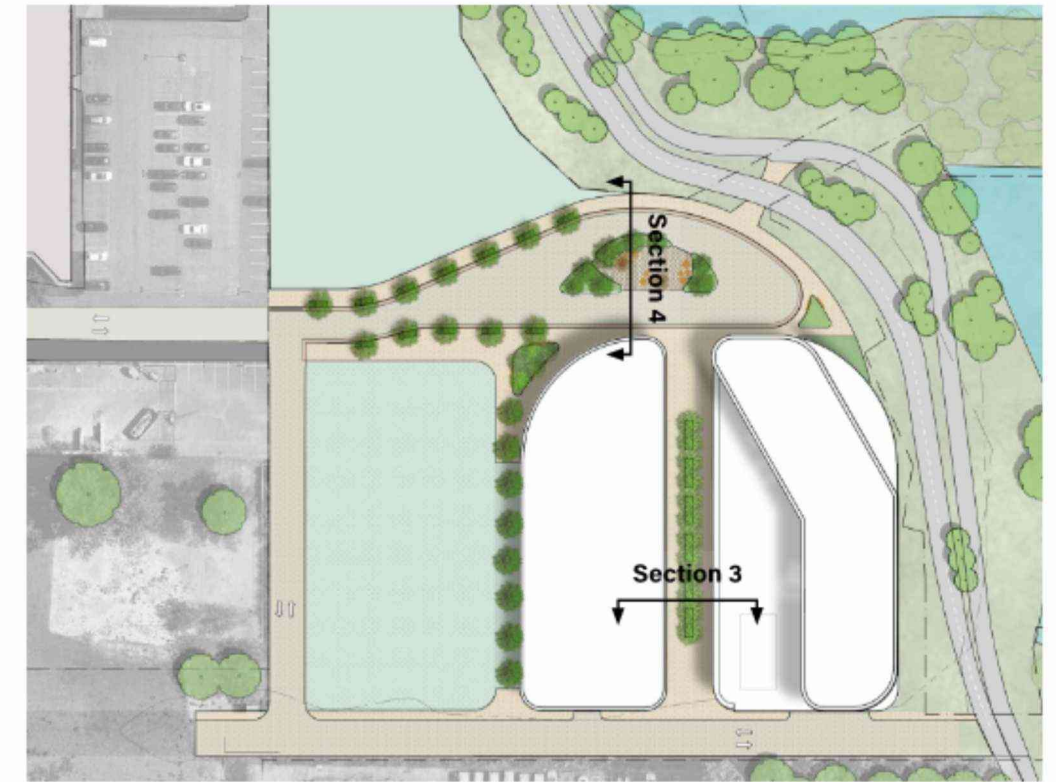
Section 2

LANDSCAPE STREET SECTIONS

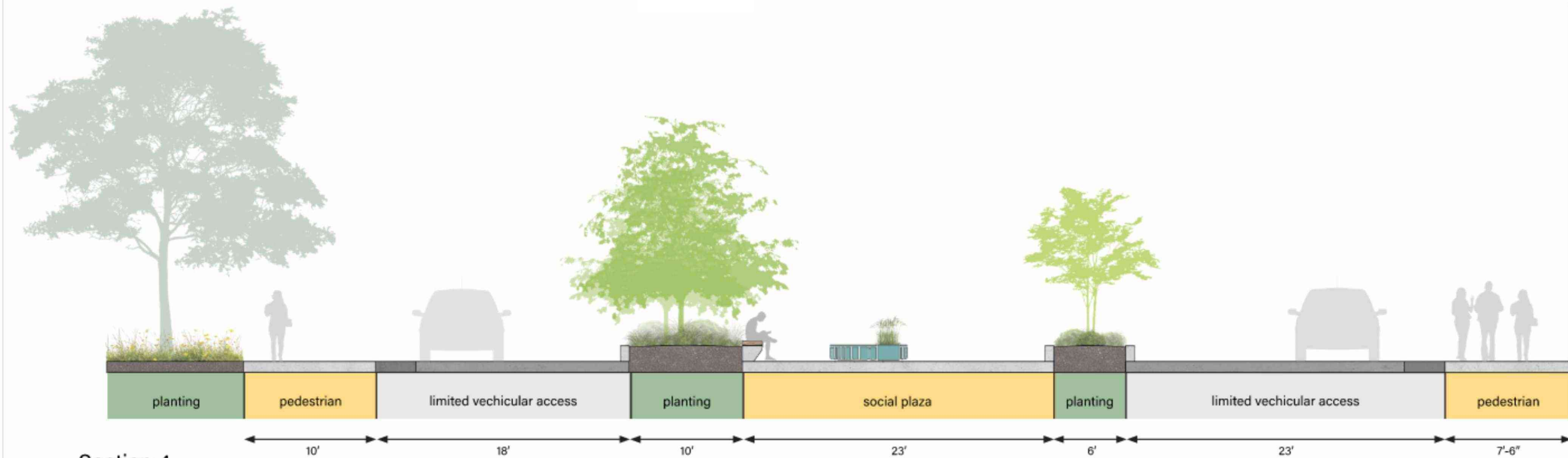
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Section 3



Key Plan



Section 4

LANDSCAPE STREET SECTIONS

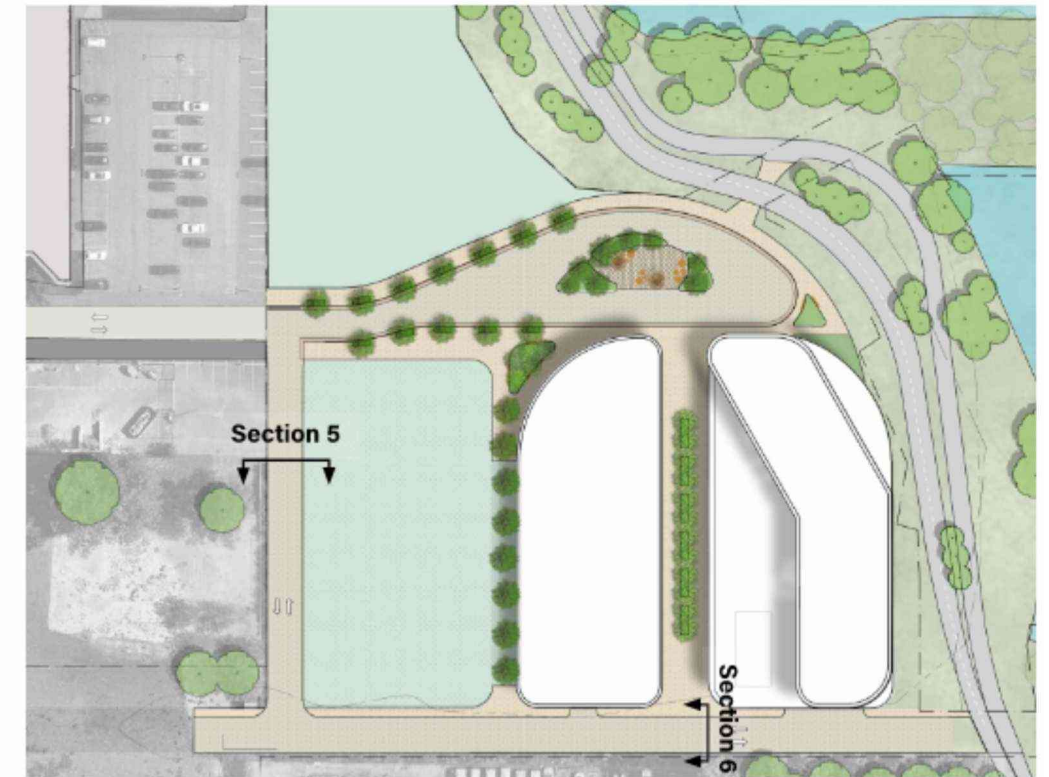
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Section 5



Section 6



Key Plan