



1135-43 S Broad Street.

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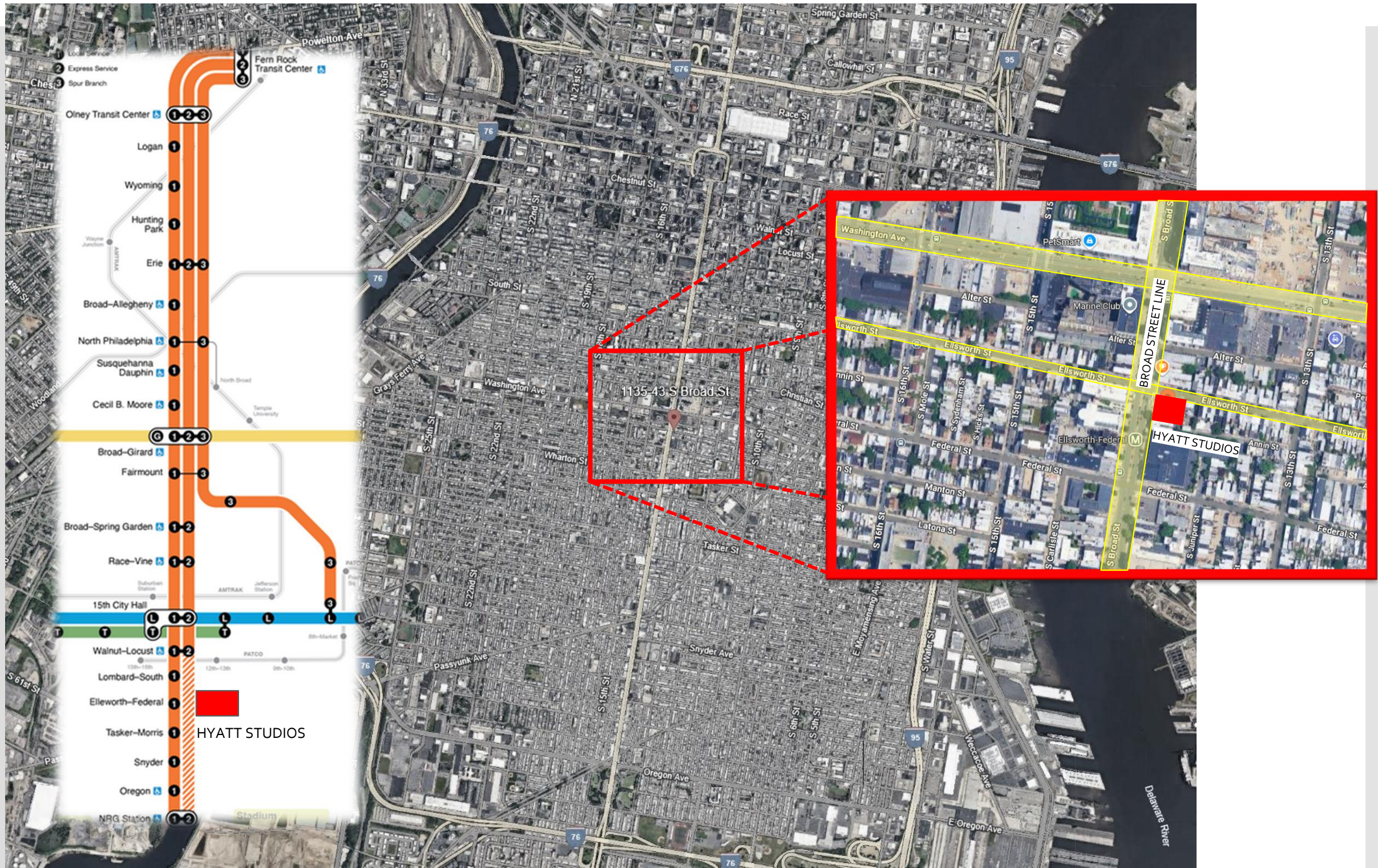
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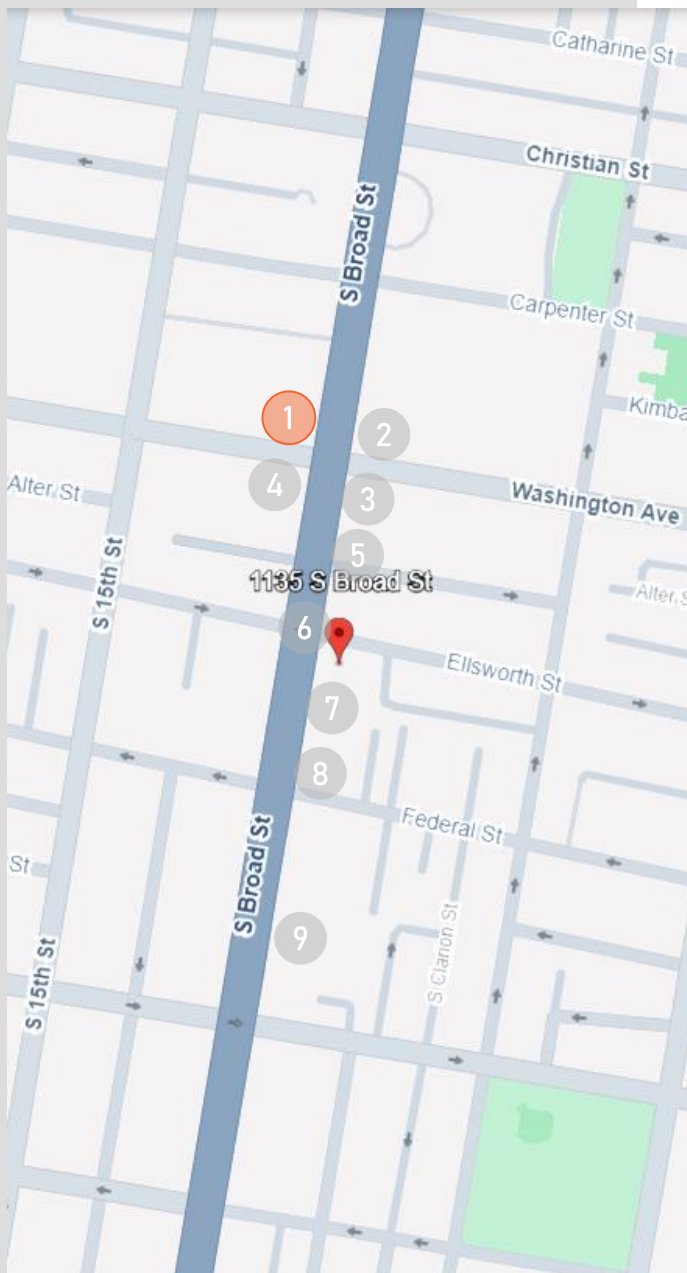
1135-43 S Broad Street.

SITE MAP



1135-43 S Broad Street.

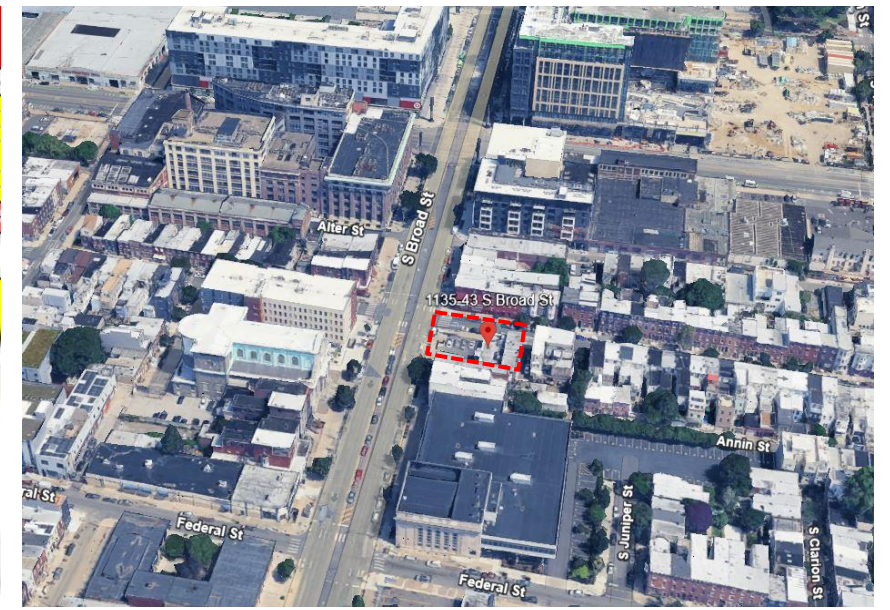
SITE CONTEXT



ZONING MAP



AERIAL VIEW



1135-43 S BROAD ST LOCATED IN THE HEART OF SOUTH PHILADELPHIA, RIGHT ON BROAD ST. WHICH IS ONE OF THE CITY'S MAIN NORTH-SOUTH ARTERIES.

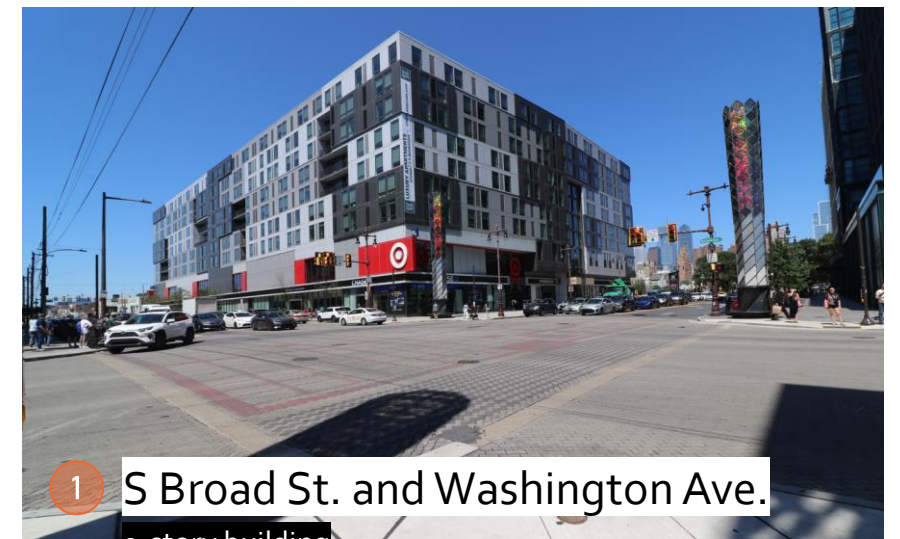
IT IS STRATEGICALLY POSITIONED IN A TRANSIT-ACCESSIBLE, WALKABLE PART OF SOUTH PHILLY.

"South Broad Street is a major thoroughfare in Philadelphia. Our site is located just below Washington Avenue, an area with highly dense buildings including Target and multiple multifamily developments."

"The location is strategically positioned with its own transit stop at Lombard-Ellsworth, making it transit-oriented and highly accessible."

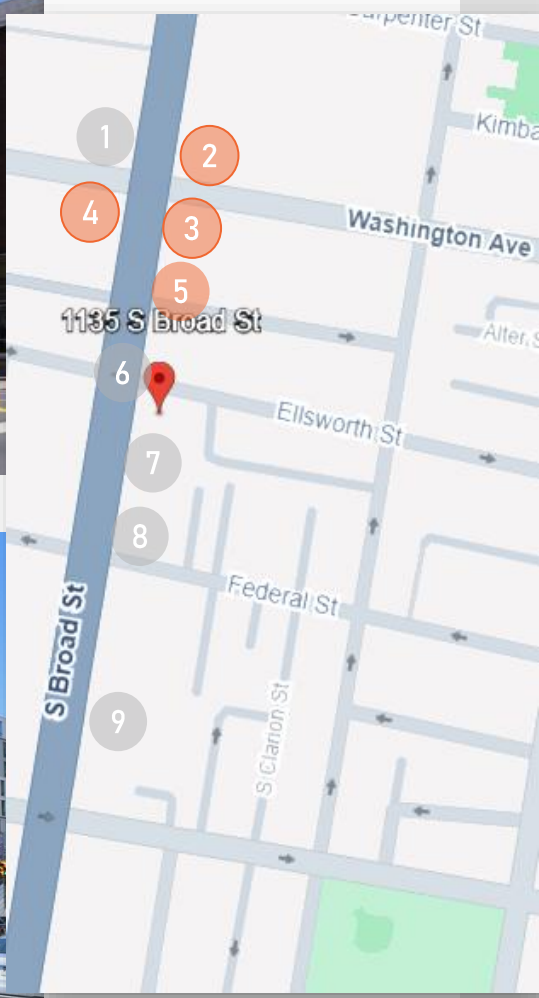
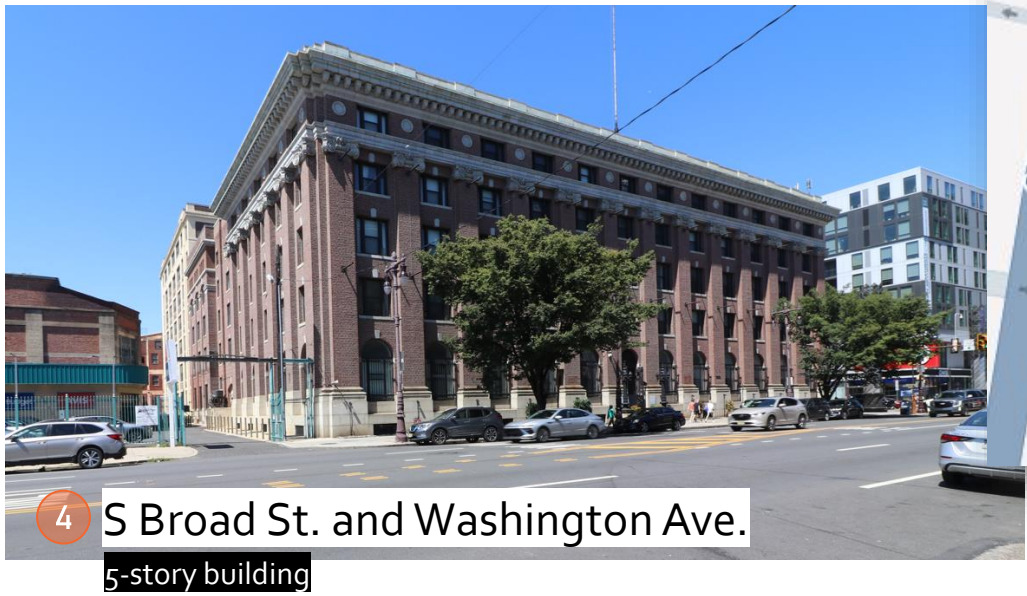
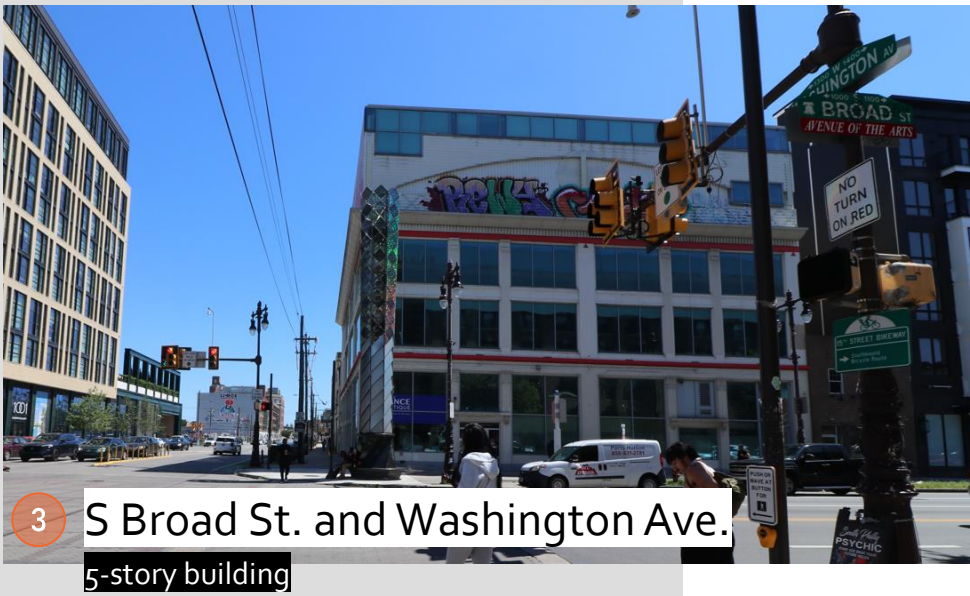
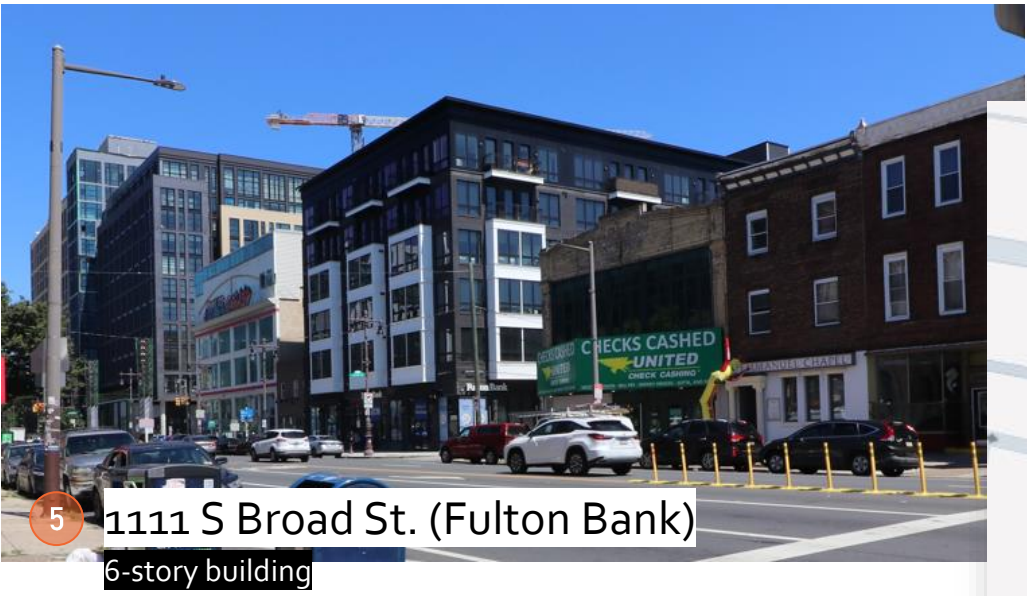
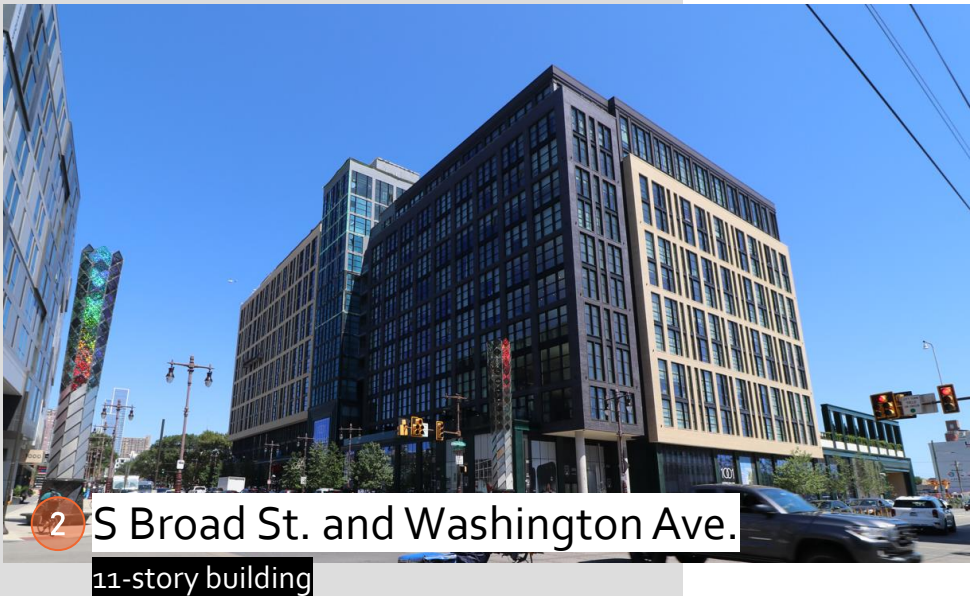
"The hotel will benefit from direct subway line access connecting guests to major sightseeing destinations, entertainment venues on South Broad Street near Patterson Avenue, and Center City."

"This transit accessibility makes the location ideal for both business and leisure travelers."



1135-43 S Broad Street.

NEIGHBORHOOD CONTEXT

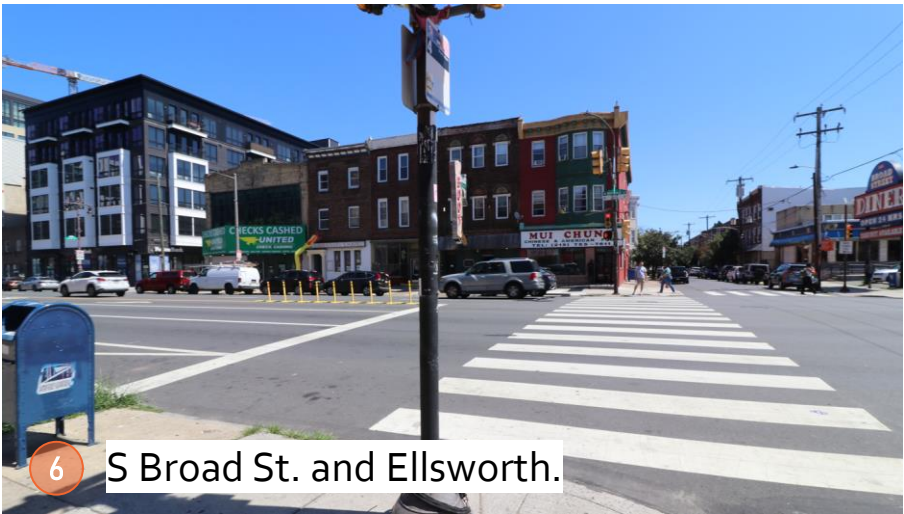


1135-43 S Broad Street.

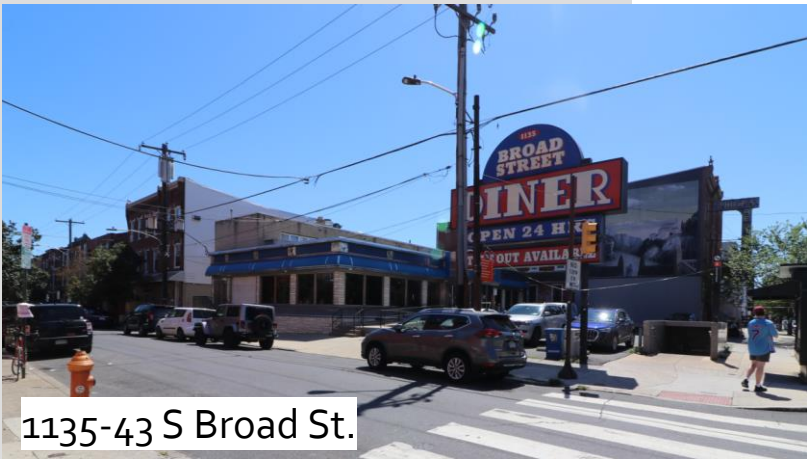
IMMEDIATE CONTEXT



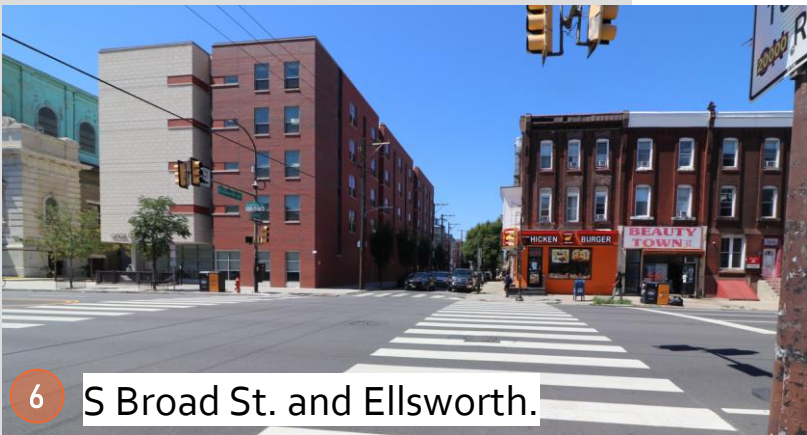
6 S Broad St. and Ellsworth.



6 S Broad St. and Ellsworth.



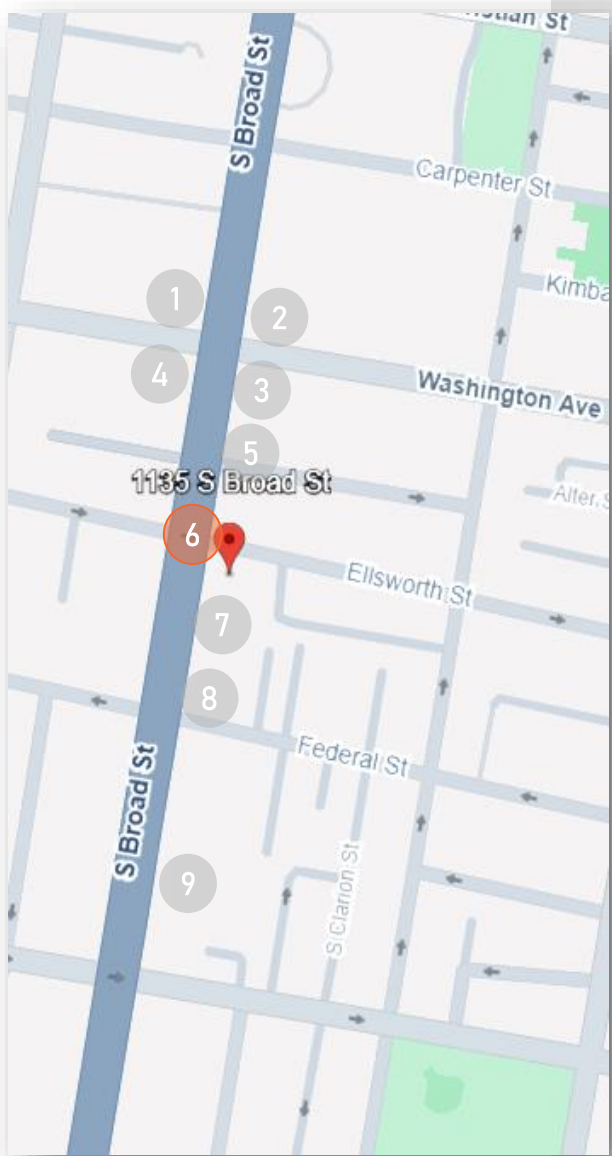
1135-43 S Broad St.



6 S Broad St. and Ellsworth.

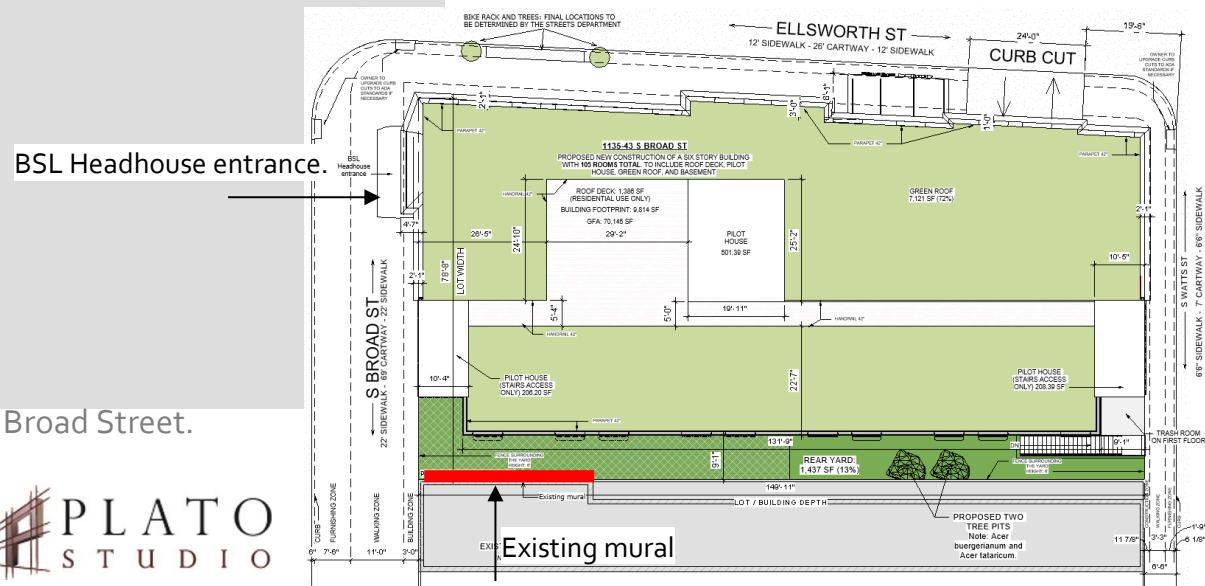
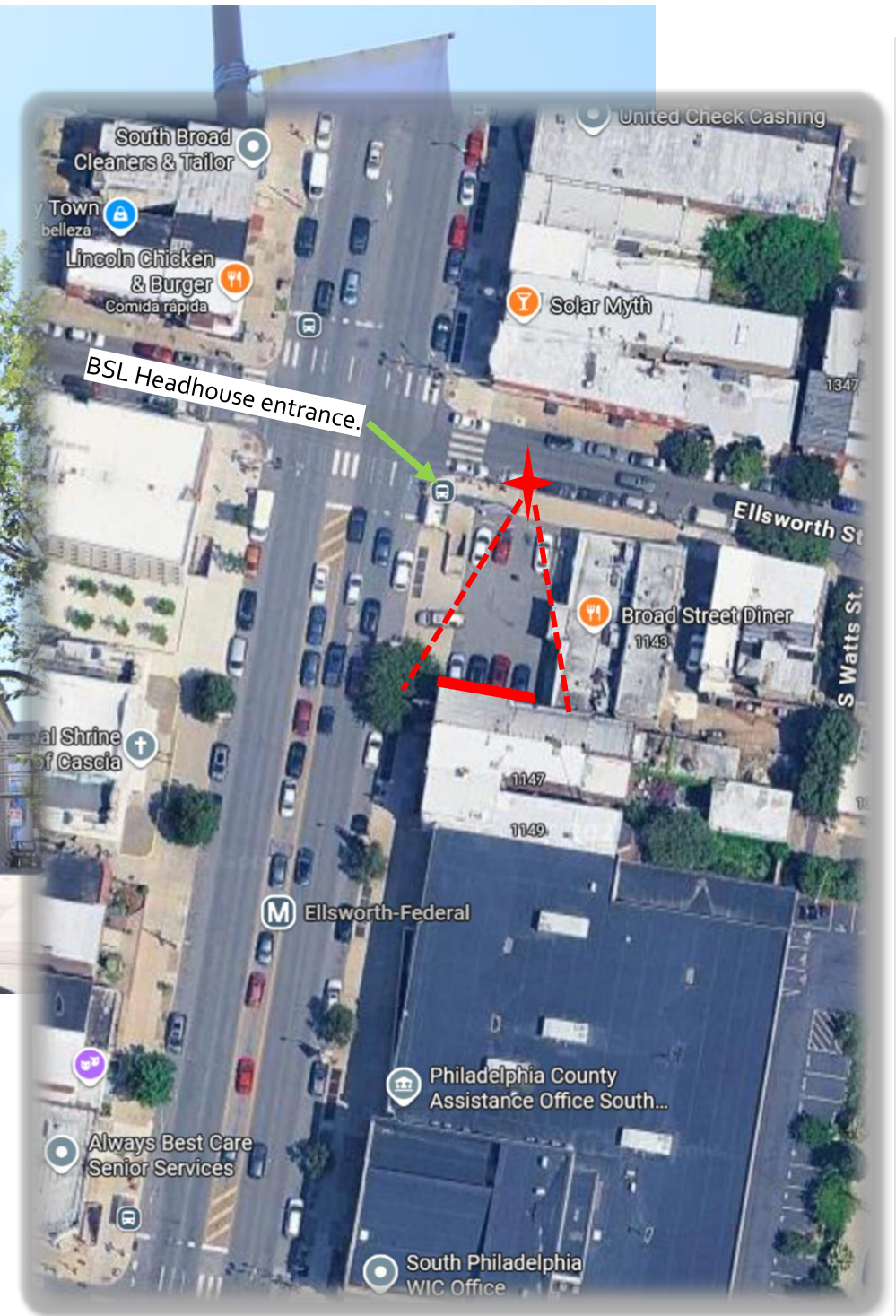


BSL Headhouse entrance.



1135-43 S Broad Street.

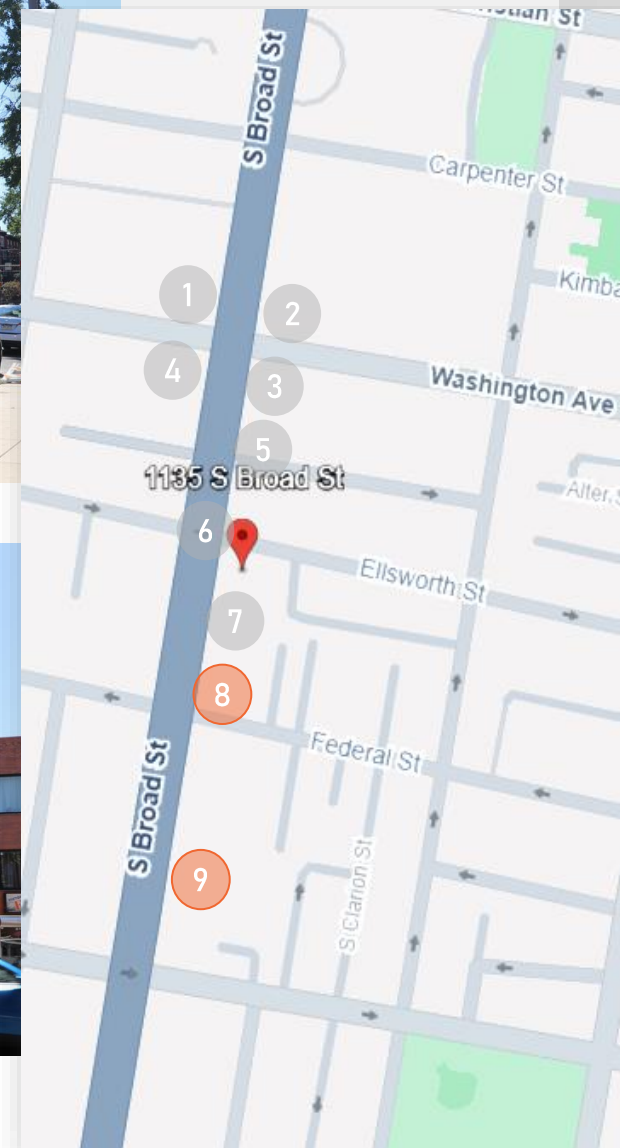
MURAL PRESERVATION



1135-43 S Broad Street.

BROADER CORRIDOR CONTEXT

Further down Broad Street, south of our site.



8 S Broad St. and Federal St.
60ft tall approx. 4 to 5-story building

9 1221 S Broad St.
6-story building

"Broad Street is a large thoroughfare with many multi-family and multi-use buildings"

1135-43 S Broad Street.

DESIGN OBJECTIVES



- The overarching design objective of this development is to ensure contextual harmony through the thoughtful use of materials, scale, and massing, while maintaining coherence with the architectural identity of “Hyatt Studio”
- The location of this project maximizes accessibility by leveraging proximity to public transport, walkability, and connections to surrounding commercial, cultural, and entertainment hubs.
- Flexible brand & design elements that can be tailored to guest profiles and local market.

1135-43 S Broad Street.

AERIAL VIEW



1135-43 S Broad Street.

PROPOSED DEVELOPMENT

Level	King	Double queen	Double queen ADA	King ADA
1 st floor	7	1	1	1
2 nd floor	11	7	1	
3 rd floor	11	7	1	
4 th floor	11	7	1	
5 th floor	11	7	1	
6 th floor	11	7	1	

GROSS FLOOR AREA: 70,145 SF
BUILDING FOOTPRINT: 9,814 SF
6 FLOORS
PARKING SPACES: 42
TOTAL NUMBER OF UNITS: 105

6TH FLOOR: 19 UNITS
5TH FLOOR: 19 UNITS
4TH FLOOR: 19 UNITS
3RD FLOOR: 19 UNITS
2ND FLOOR: 19 UNITS
1ST FLOOR: 10 UNITS
AND AMENITY
UNDERGROUND PARKING ENTRANCE

MAIN ENTRANCE

ROOF DECK

Existing mural

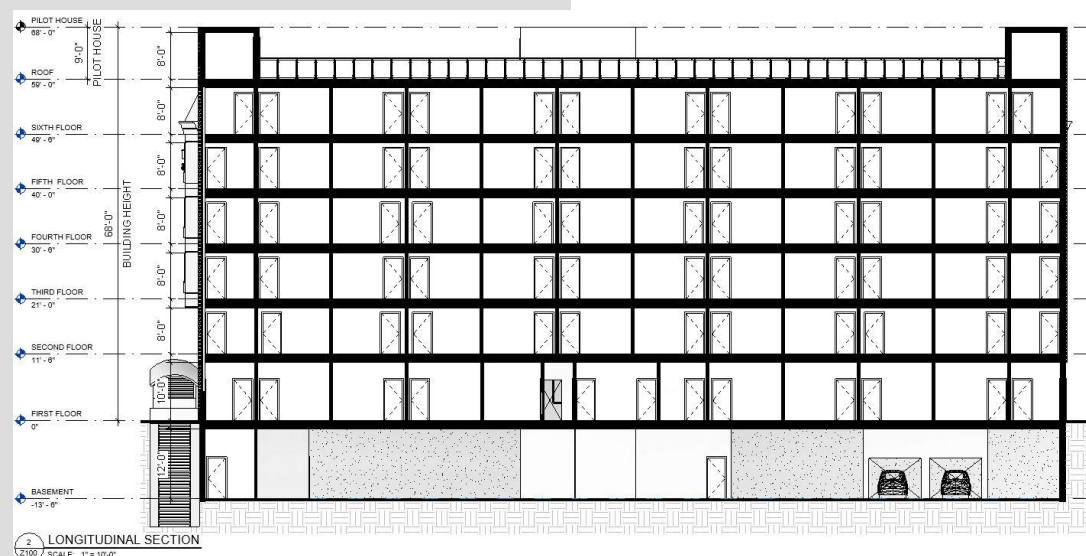
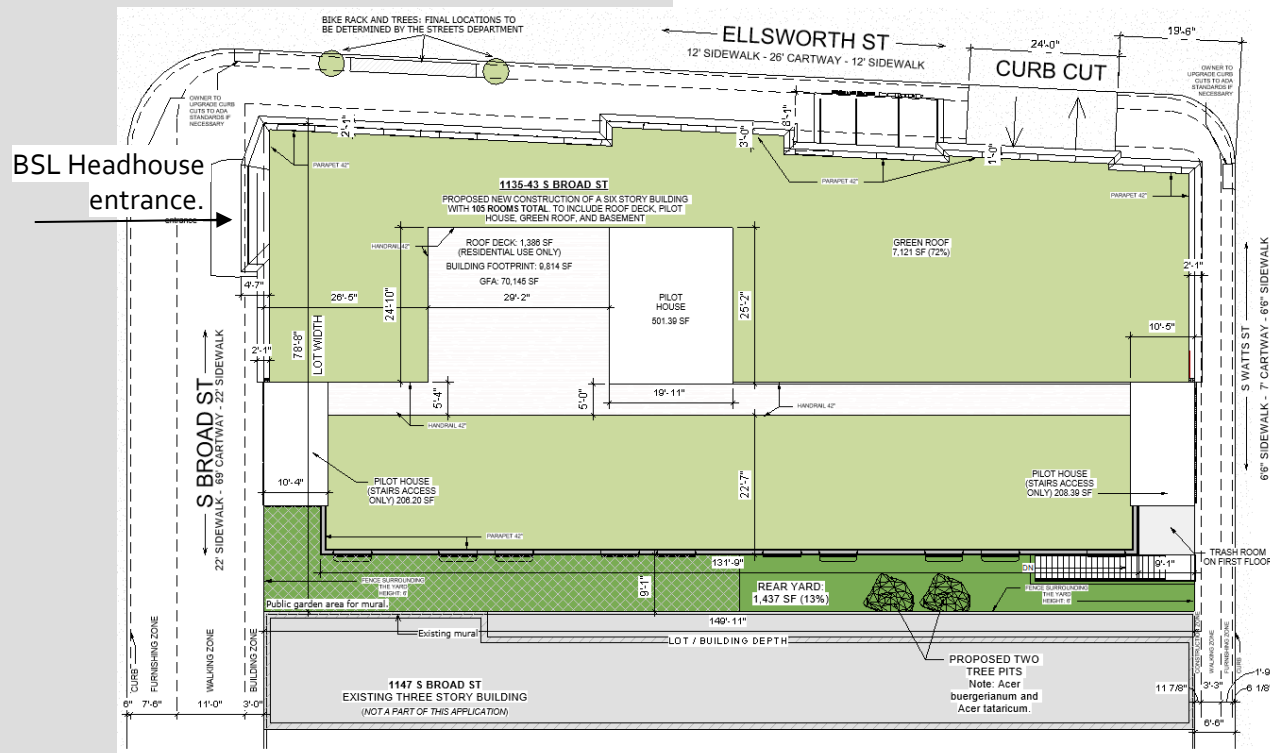
BSL Headhouse entrance

ELLSWORTH ST.

S BROAD ST.

1135-43 S Broad Street.

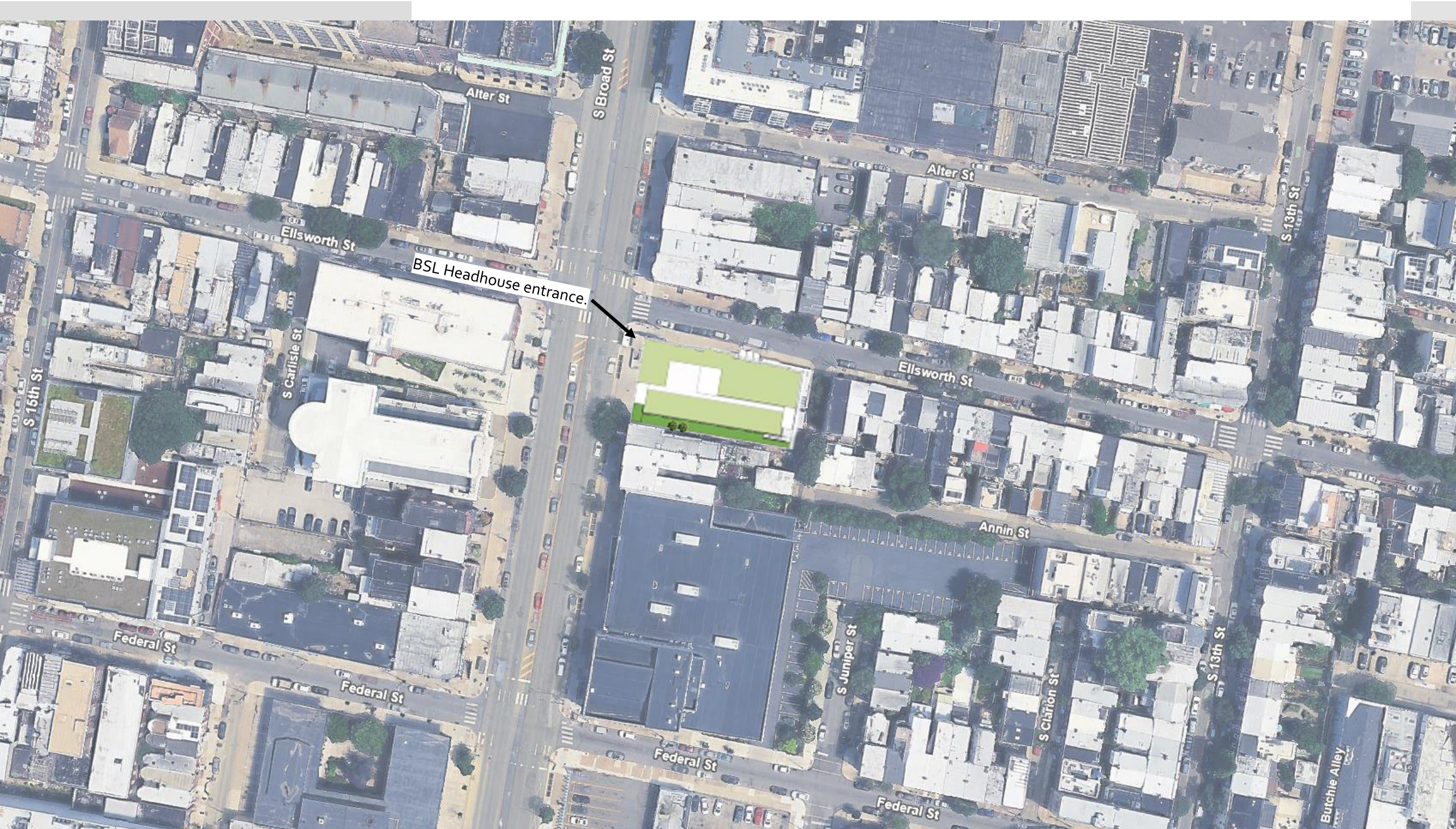
ZONING INFORMATION



1135-43 S Broad Street.

Property Schedule			
Parcel No.	Address	Area	Proposed
ADD	1135-43 S BROAD ST	11251 SF	VISITOR ACCOMMODATIONS
CMX-2			
PREVIOUS DISTRICT NAME - C1			
PERMITTED BUILDING TYPE			
SMALL SCALE NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL MIXED USE			
USES PERMITTED AS OF RIGHT:			
HOUSEHOLD LIVING; PASSIVE RECREATION; FAMILY DAY CARE; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; UTILITIES AND SERVICES, BASIC; BUILDING OR TOWER-MOUNTED ANTENNA; BUSINESS, PROFESSIONAL OFFICE; MEDICAL, DENTAL, HEALTH SOLE PRACTITIONER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; CONSUMER GOODS (EXCEPT DRUG PARAPHERNALIA AND GUNS); FOOD, BEVERAGES, AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES, PHARMACEUTICALS, AND CONVENIENT SALES; WEARING APPAREL AND ACCESSORIES; ANIMAL SERVICES; BUSINESS SUPPORT; FINANCIAL SERVICES (EXCEPT PERSONAL CREDIT ESTABLISHMENTS); MAINTENANCE AND REPAIR OF CONSUMER GOODS; ON-PREMISE DRY CLEANING; PERSONAL SERVICES (EXCEPT BODY ART AND FORTUNE TELLING SERVICES); COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM			
	REQUIRED	PROPOSED	
LOT DIMENSIONS			
MIN. LOT WIDTH (FT)		78'8" (FRONT) & 71'5" (REAR)	
MIN. LOT AREA (SQ FT)		11,251 SF (EXISTING)	
MAX. OCCUPIED AREA (% OF LOT)	INTERMEDIATE: 75%; CORNER: 80%	9,814 SF (87%)	
FRONT SETBACK			
MINIMUM (FT)			
MINIMUM SIDE YARD WIDTH (6) AS SET FORTH IN 14-701			
DETACHED, INTERMEDIATE (FT)	5 FT EACH, IF USED		
DETACHED, CORNER (FT)	5 FT, IF USED		
SEMI- DETACHED (FT)			
ATTACHED (FT)			
REAR YARD			
MIN. DEPTH (FT)	THE GREATER OF 9 FT OR 10% OF LOT DEPTH	9' 1"	
HEIGHT			
MAXIMUM (FT)	38 FT	68'	
OPEN SPACE SQUARE FOOTAGE			
REAR YARD (SQ FT)		1,437 SF (13%)	
SIDE YARD (SQ FT)			
FRONT YARD (SQ FT)			
BUILDING FOOTPRINT (SQ FT)		9,814 SF	
BUILDING USE			
STREETS DEPARTMENT		1135-43 SOUTH BROAD STREET	
RIGHT OF WAY			
STREET BREAK-DOWN: S BROAD ST			
S BROAD ST	22' SIDEWALK - 69' CARTWAY - 22' SIDEWALK = 113 FT WIDE		
ELLSWORTH ST	12' SIDEWALK - 26' CARTWAY - 12' SIDEWALK = 50 FT WIDE		
S WATTS ST	6'6" SIDEWALK - 7' CARTWAY - 6'6" SIDEWALK = 20 FT WIDE		
	ENCROACHMENT TYPE	DIMENSION	
	PROPOSED / EXISTING	ENCROACHMENT	
STAIRS / STEPS			
WINDOW WELL			
BAY WINDOW			
MAXIMUM ENCROACHMENT ALLOWED:			

SITE PLAN



1135-43 S Broad Street.



1135-43 S Broad Street.



1135-43 S Broad Street.



1135-43 S Broad Street.



1135-43 S Broad Street.



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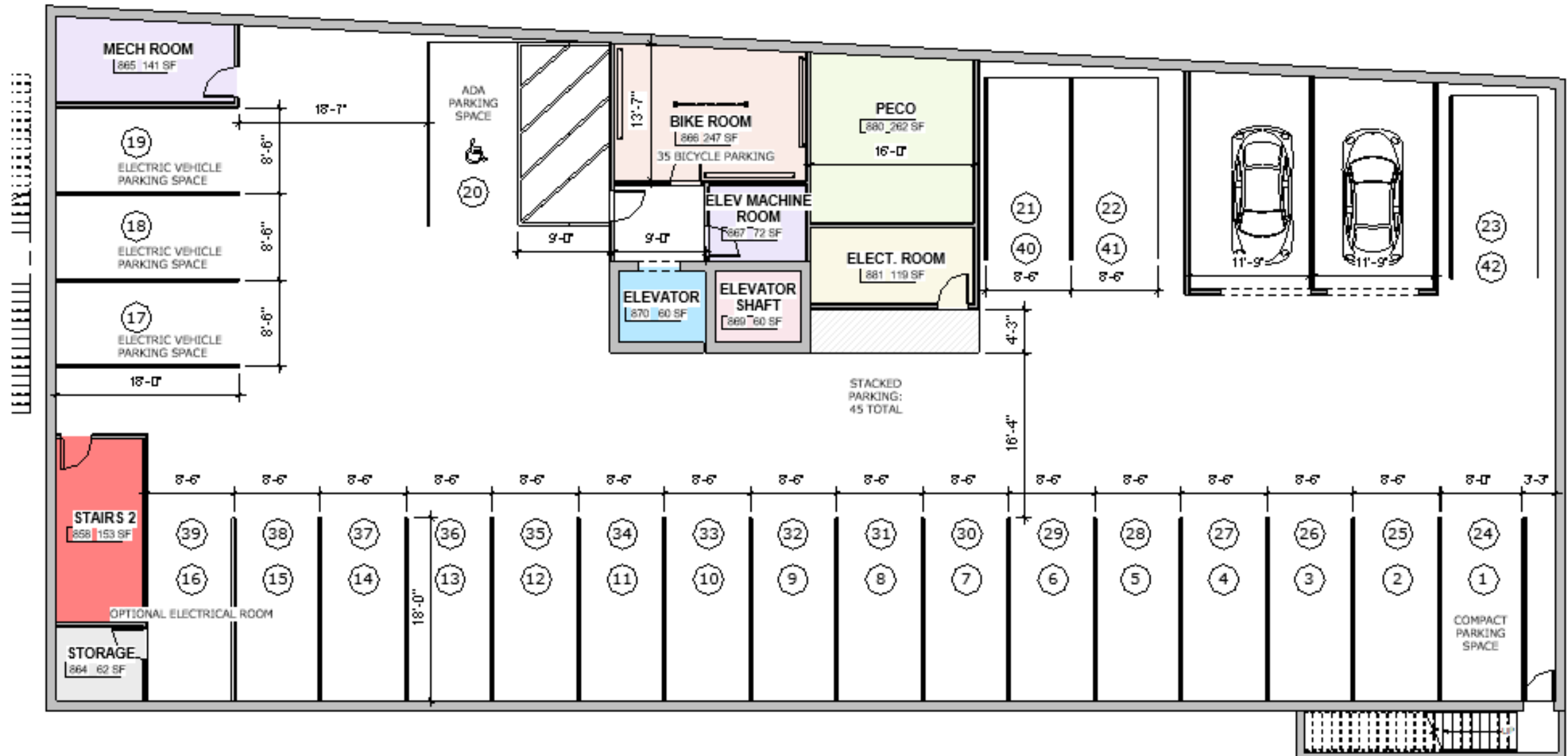
1135-43 S Broad Street.



1135-43 S Broad Street.

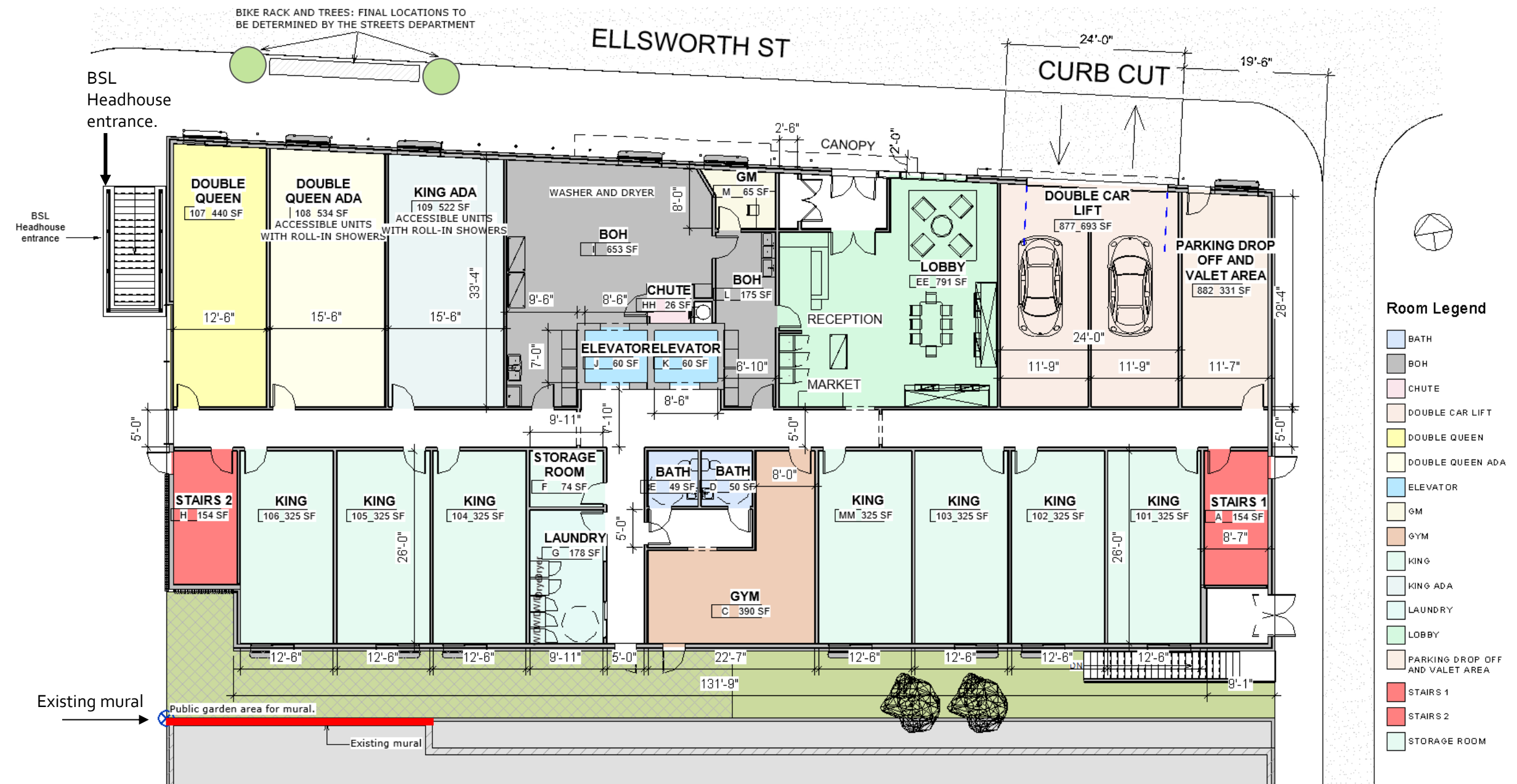
FLOOR PLANS

Total: 42 parking spaces.
38 Double car lifts, including 3 electric vehicle parking spaces and
1 ADA parking space



1135-43 S Broad Street.

FLOOR PLANS



1135-43 S Broad Street.

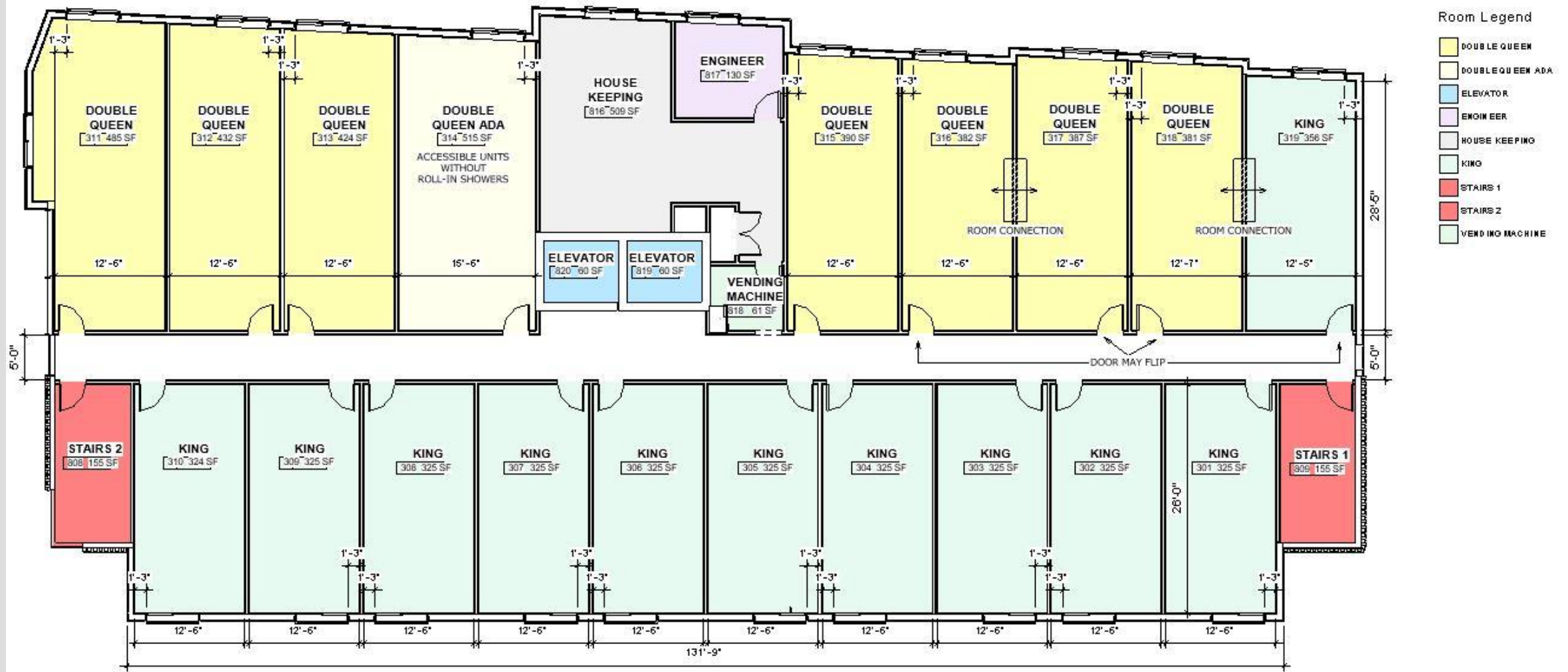
FLOOR PLANS



SECOND FLOOR PLAN

1135-43 S Broad Street.

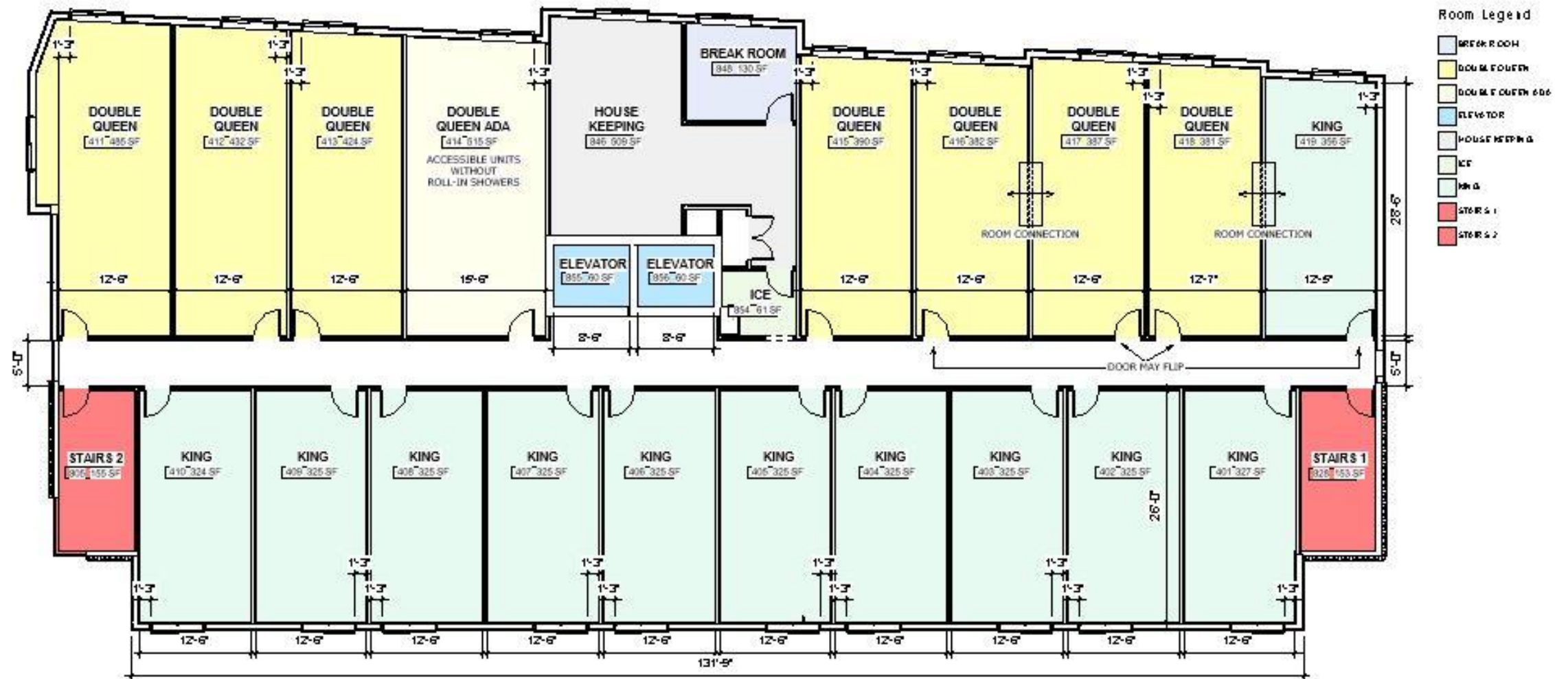
FLOOR PLANS



03. THIRD FLOOR PLAN

1135-43 S Broad Street.

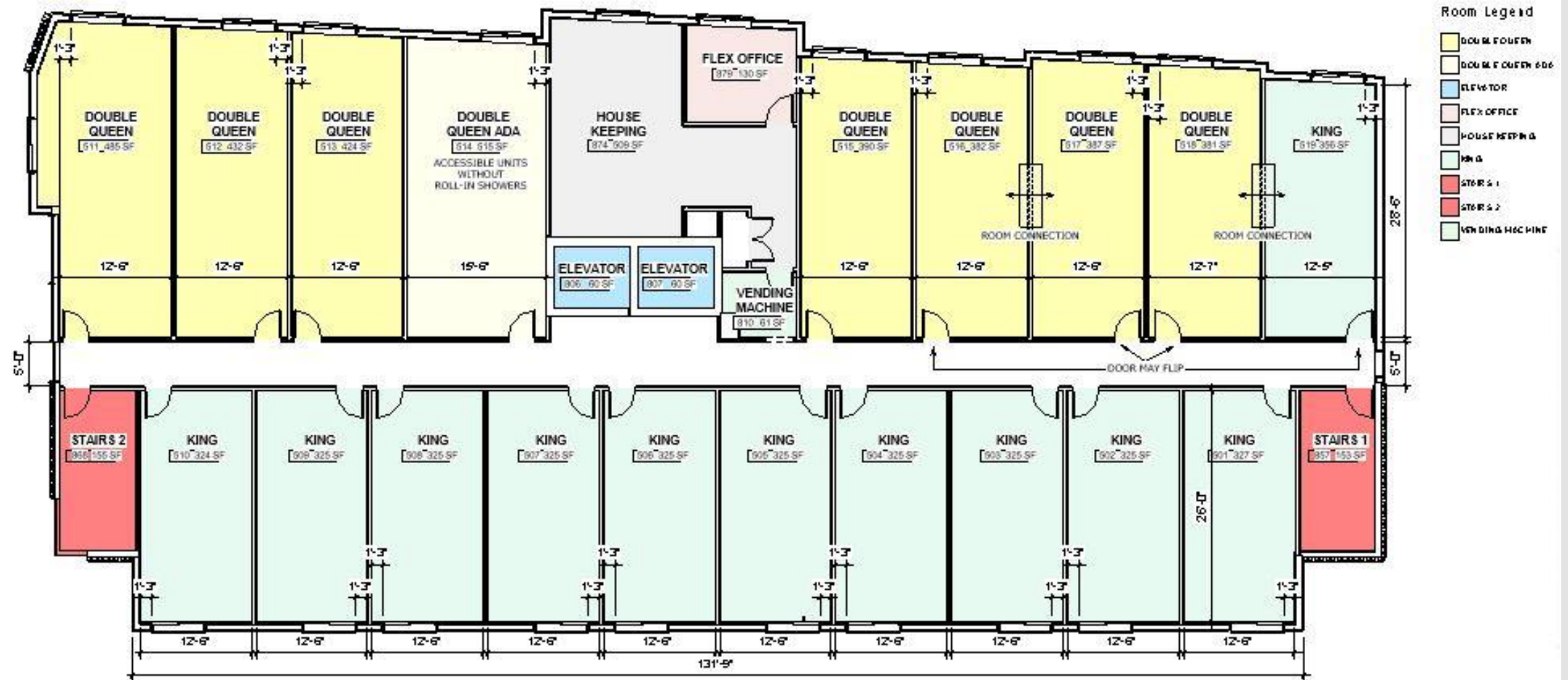
FLOOR PLANS



04. FOURTH FLOOR PLAN

1135-43 S Broad Street.

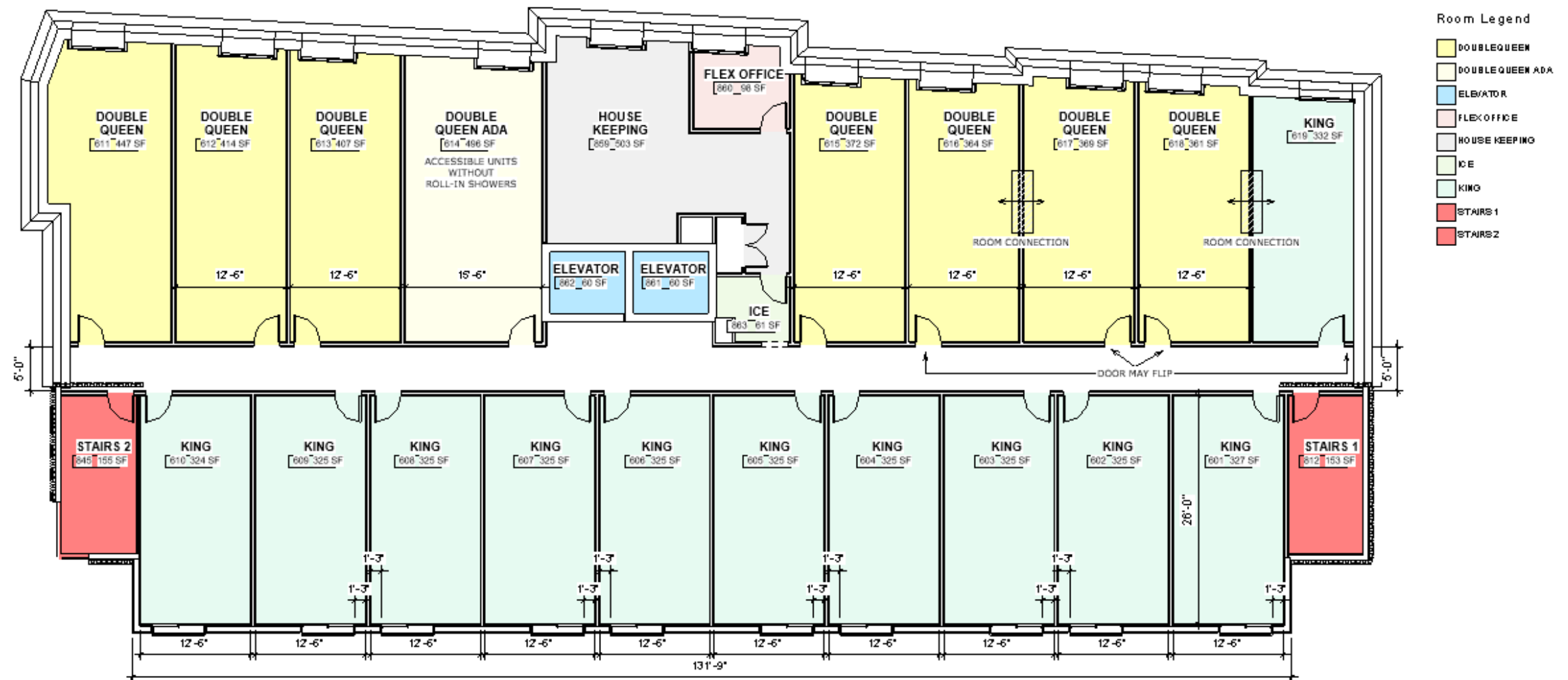
FLOOR PLANS



05. FIFTH FLOOR PLAN

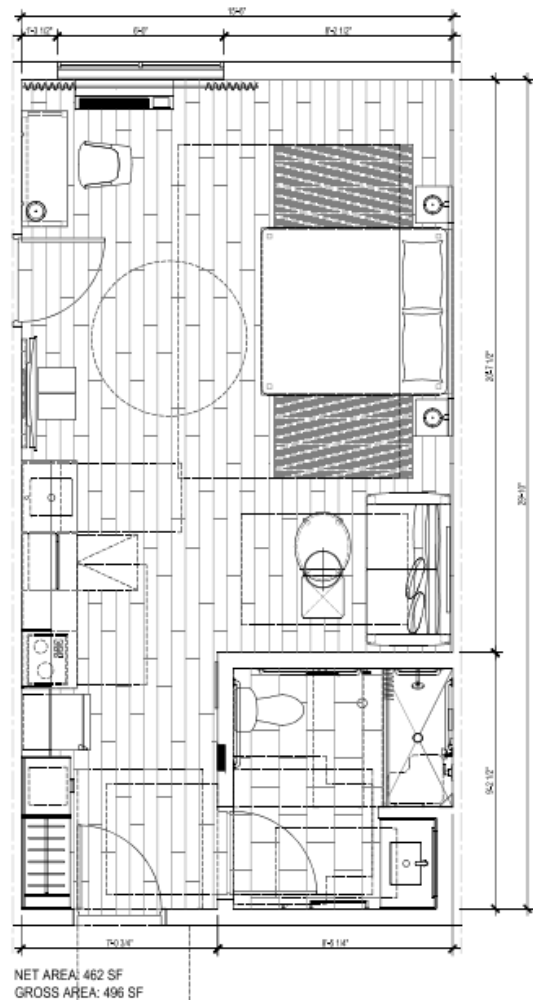
1135-43 S Broad Street.

FLOOR PLANS

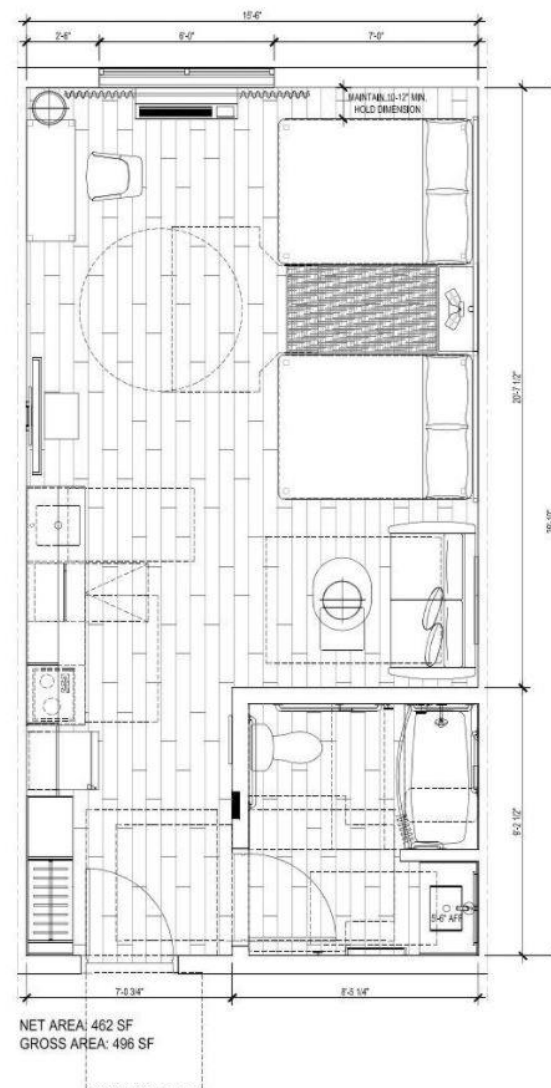


1135-43 S Broad Street.

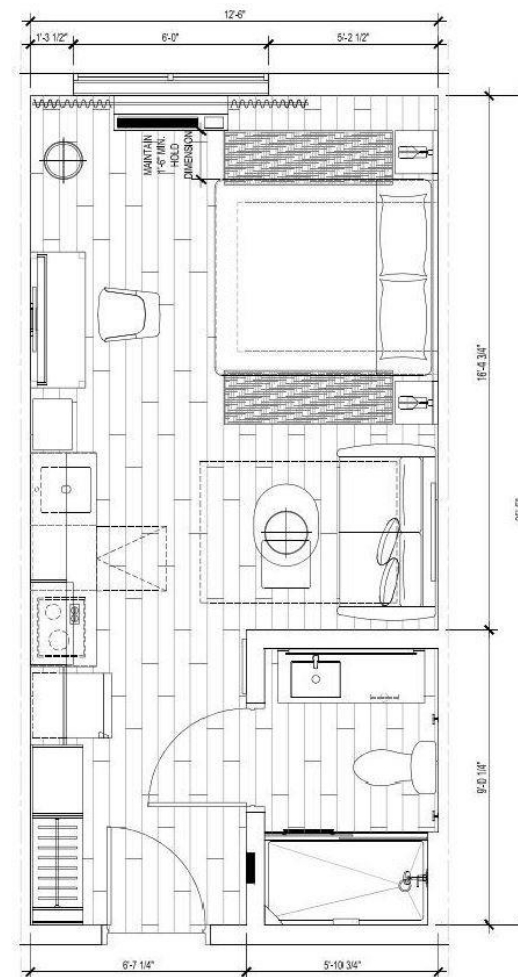
UNIT KEY PLANS



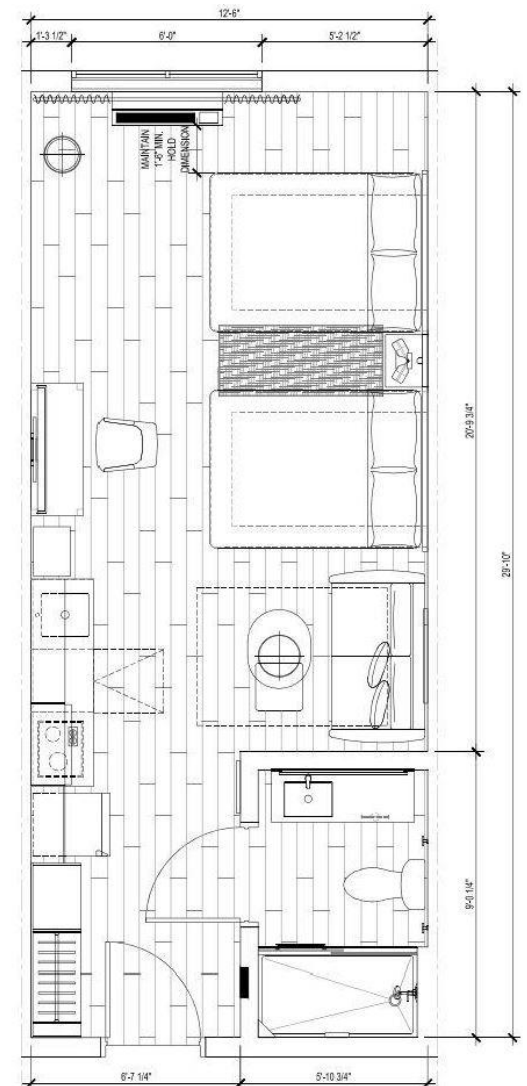
KING STUDIO SUITE ACCESSIBLE - ROLL-IN SHOWER (KSSA-R)



**DOUBLE QUEEN ADA,
WITHOUT ROLL-IN
SHOWER**



KING

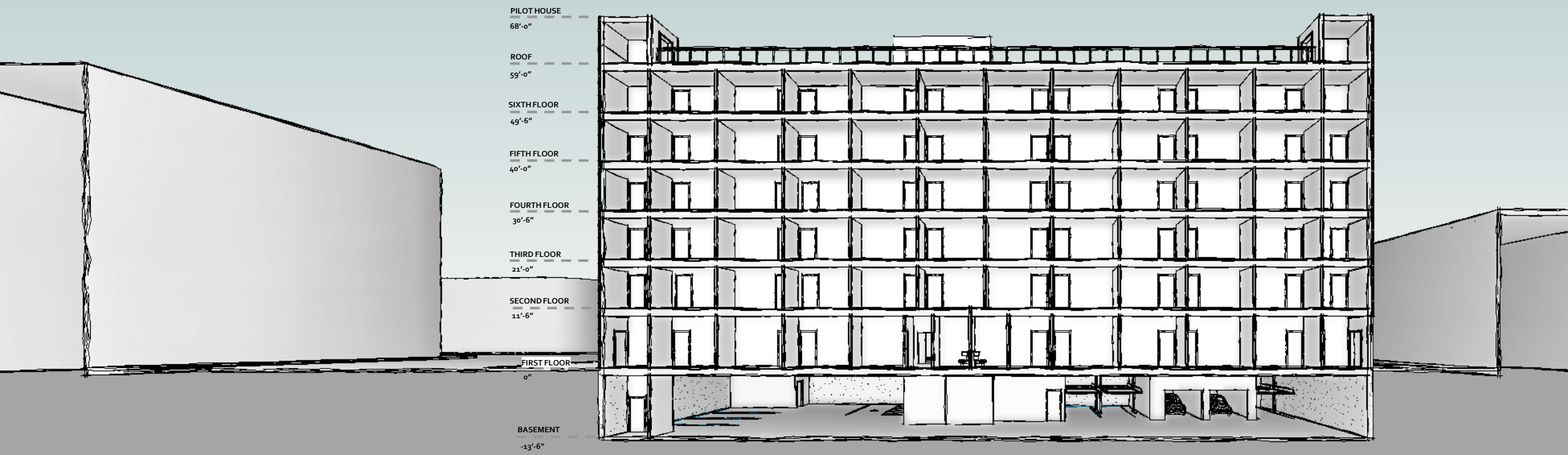


DOUBLE QUEEN

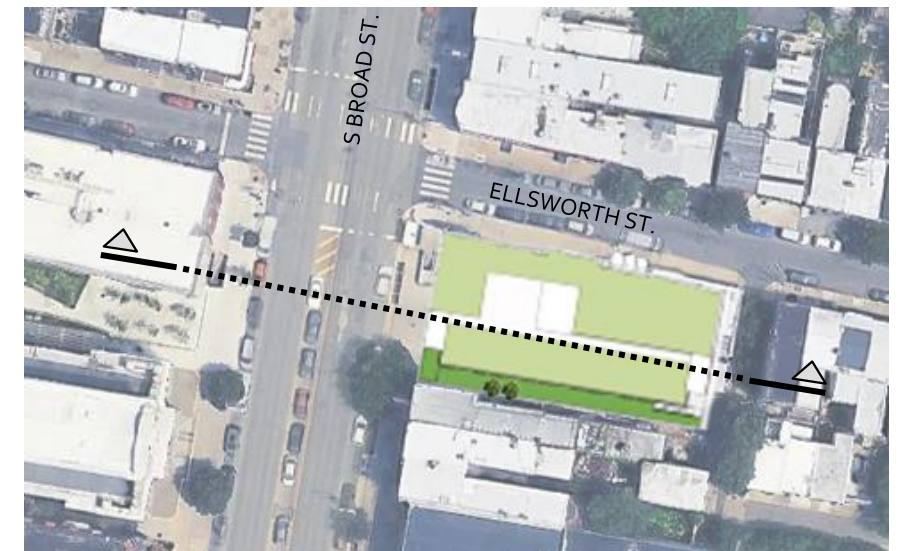
**BASED ON HYATT
PRE DEVELOPMENT
DRAWINGS.**

1135-43 S Broad Street.

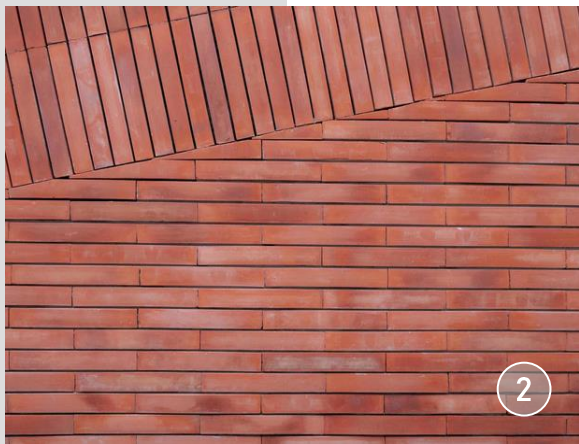
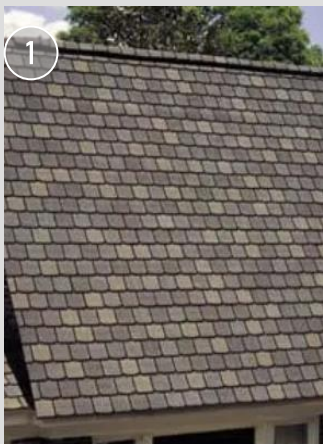
SITE SECTIONS



1135-43 S Broad Street.



ELEVATION

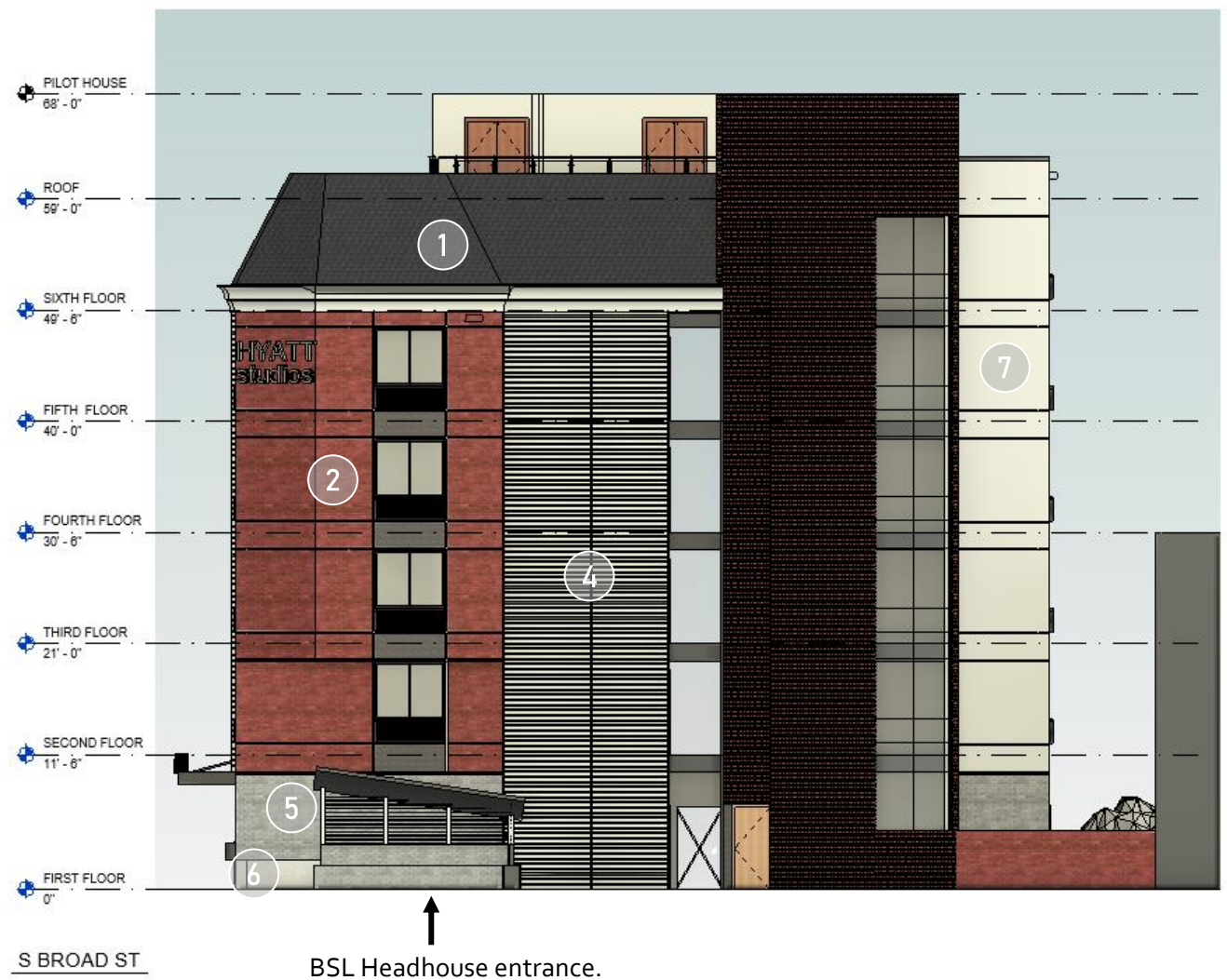
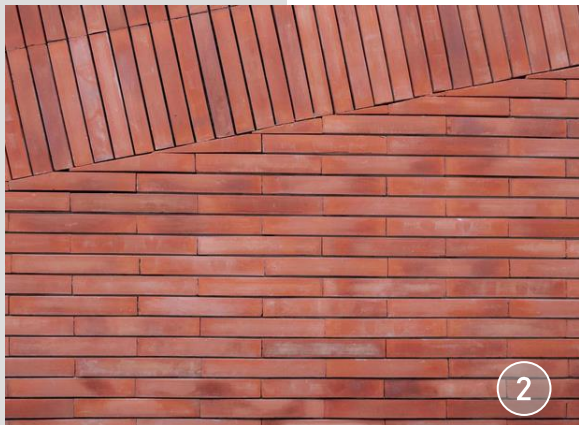
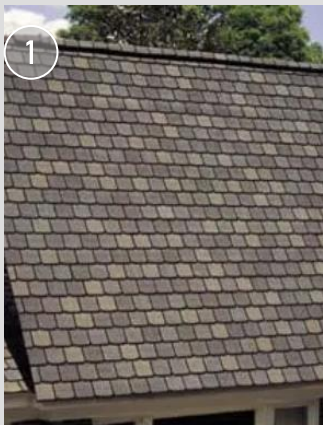


BSL Headhouse entrance.

1135-43 S Broad Street.

TAG #	MATERIAL	MANUFACTURER	COLOR
1	ROOFING SHINGLES	CERTAIN TEED	DARK GRAY
2	THIN BRICK – MODULAR SIZE	GLEN-GERY	RED
3	EIFS	STO CORP	COLOR TO MATCH #4 & #5
4	5 1/4" FIBER CEMENT LAP SIDING - SMOOTH	JAMES HARDIE	ARCTIC WHITE
5	THIN BRICK – MODULAR SIZE	GLEN-GERY	BEIGE
6	EIFS	STO CORP	WHITE
7	EIFS	STO CORP	TO MATCH BENJAMIN MOORE HC-172 REVERE PEWTER

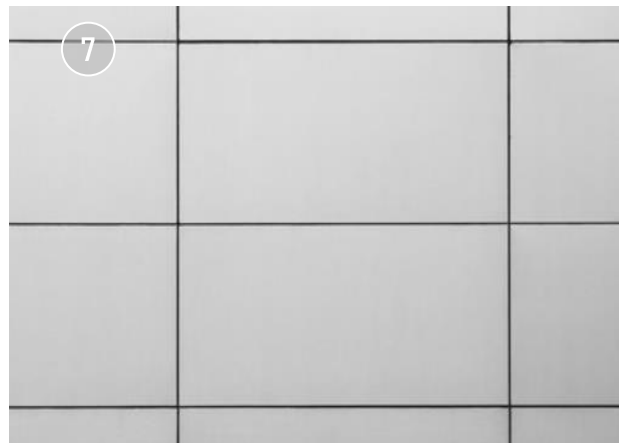
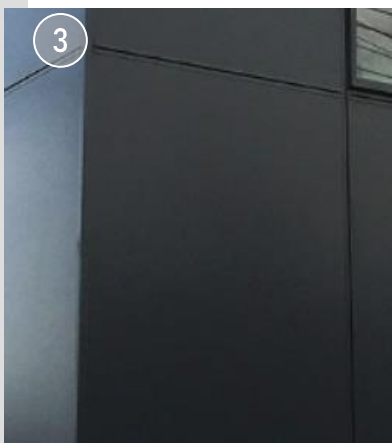
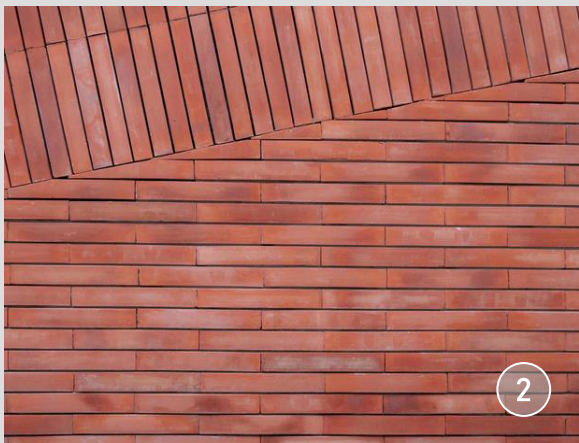
ELEVATION



1135-43 S Broad Street.

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4	5 1/4" FIBER CEMENT LAP SIDING - SMOOTH	JAMES HARDIE	ARCTIC WHITE
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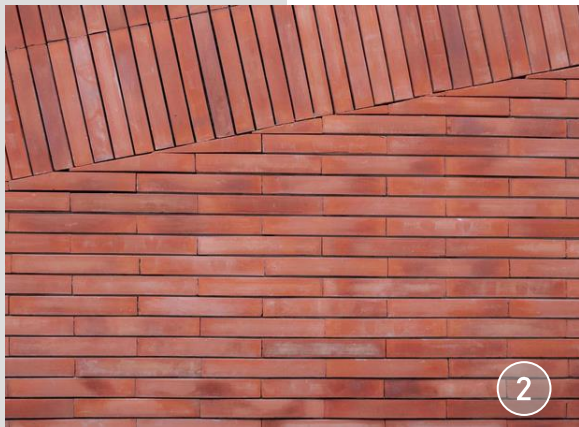
ELEVATION



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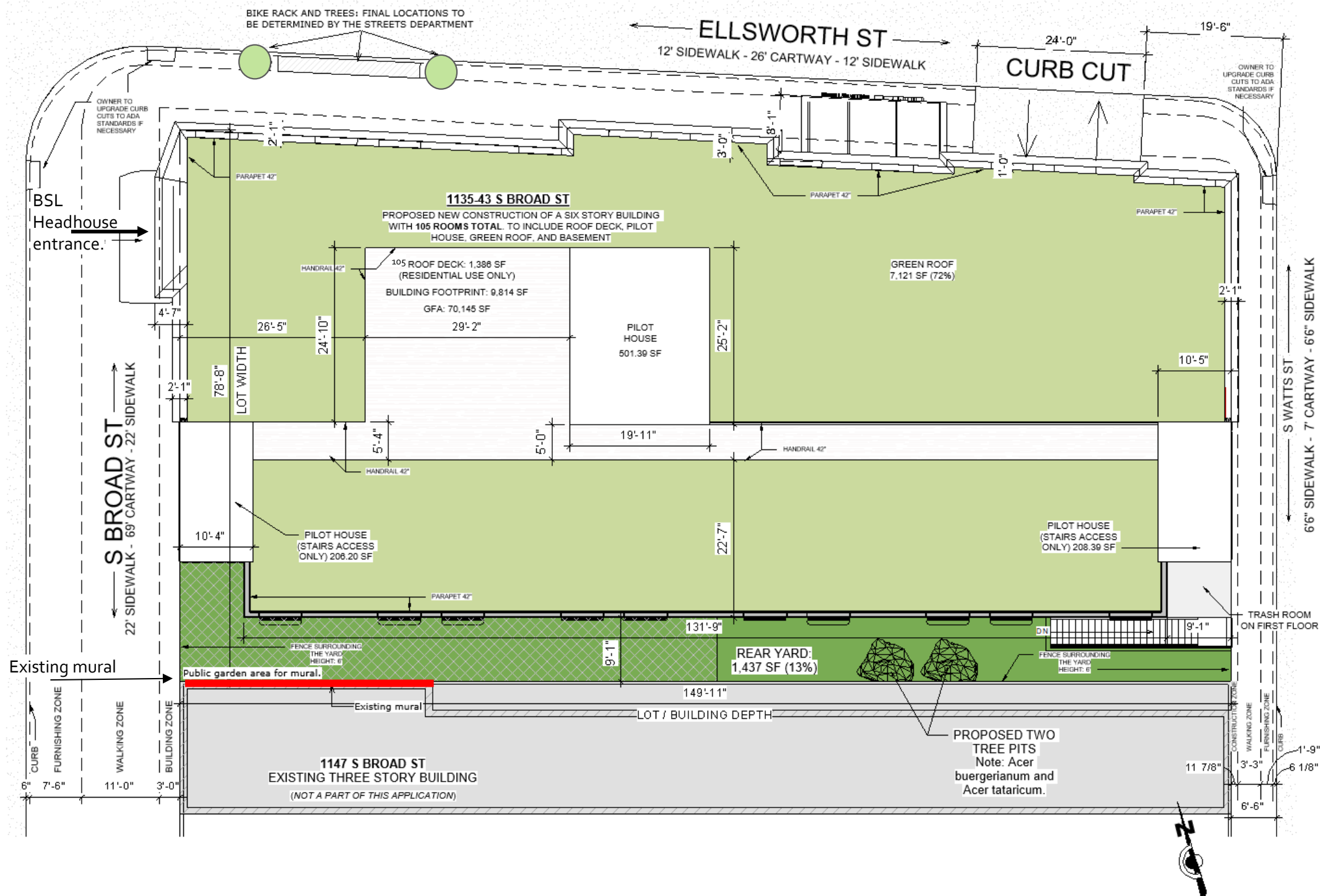
ELEVATION



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1135-43 S Broad Street.

1135-43 S Broad Street.



LANDSCAPE PLAN



NATIVES

Perennials	Size*	Height	Bloom
1. <i>Talinum calycinum</i> Lite, Standard, Deep, MAXX	21	2-3 ft	June-Oct.
2. <i>Allium cernuum</i> Standard, Deep, MAXX	72	1-1.5 ft	June-Aug.
3. <i>Asclepias tuberosa</i> Standard, Deep, MAXX	21	1-2.5 ft	June-Aug.
4. <i>Phlox subulata</i> Standard, Deep, MAXX	21	0.33-0.5 ft	April-May
5. <i>Coreopsis verticillata</i> Deep, MAXX	21	2.5-3 ft	June-Sept.
6. <i>Geranium maculatum</i> Deep, MAXX	21	2.5-3 ft	June-Sept.
7. <i>Heliopsis helianthoides</i> Deep, MAXX	21	1.5-2 ft	April-May
8. <i>Liatris spicata</i> Deep, MAXX	21	3-6 ft	June-Aug.
9. <i>Monarda fistulosa</i> Deep, MAXX	21	2-3 ft	June-Oct.
10. <i>Rudbeckia fulgida</i> Deep, MAXX	21	2-4 ft	July-Sept.
11. <i>Solidago canadensis</i> Deep, MAXX	21	2-3 ft	June-Oct.
12. <i>Symphyotrichum nova-angliae</i> Deep, MAXX	21	4-5 ft	Aug. -Oct.



Key
 Sun, part sun
 Part shade
 *72= 2.25' x 1.5' *21= 2.5' x 2.5' *32= 4' x 2.2'

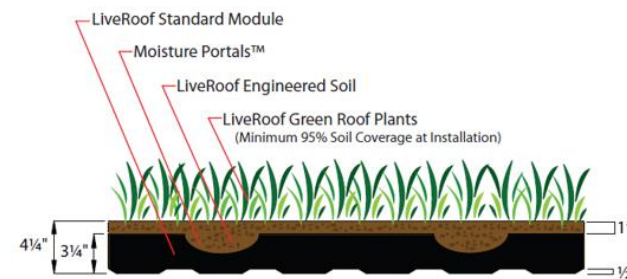


Grasses	Size*	Height	Bloom
13. <i>Carex stricta</i> Deep, MAXX	32	1-3 ft.	May- June
14. <i>Schizachyrium scoparium</i> Deep, MAXX	32	2-4 ft.	Aug- Feb.
15. <i>Panicum virgatum</i> MAXX	32	3-6 ft.	July- Feb.

Key
 Sun, part sun
 Part shade
 *72= 2.25' x 1.5' *21= 2.5' x 2.5' *32= 4' x 2.2'



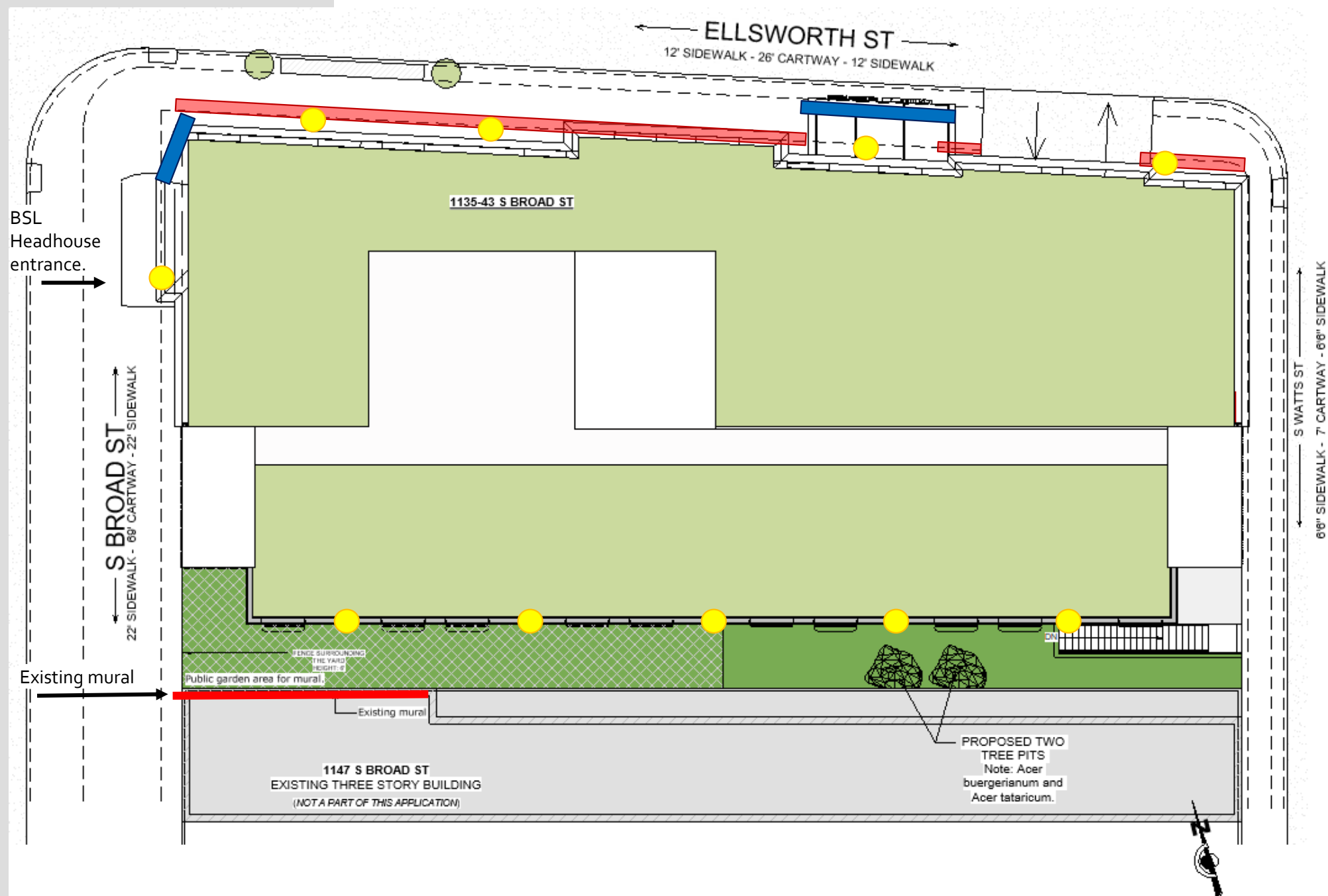
LiveRoof® Standard Module






- **Soil:** Appx. 4-1/4" deep.
- **Module Size:** 1' x 2' x 3-1/4"
- **Saturated Weight:** Appx. 27-29 lbs/sf saturated and vegetated.
- **Dry Weight:** Appx. 20 lbs/sf (confirm with your local licensed grower)
- **Merits:** Maximizes storm water management, integrates perfectly with new construction and often times existing buildings
- **Plants:** Succulent ground covers, water conserving accent plants, and hardy spring blooming bulbs

1135-43 S Broad Street.

LIGHTING PLAN



1135-43 S Broad Street.

Item	Type of light
	Wall light
	Floor light
	Reverse-illuminated channel letters with internal LED modules, creating a halo lighting effect. Letters to be pin-mounted directly to exterior façade with standoffs.

APPENDIX

CDR REFERRAL FORM

CDR APPLICATION

SITE SURVEY

SUSTAINABILITY QUESTIONNAIRE

COMPLETE STREETS HANDBOOK CHECKLIST

neighborhood meeting flyer & proof of mailing

1135-43 S Broad Street.

CDR APPLICATION

CDR PROJECT APPLICATION FORM

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

L&I APPLICATION NUMBER: ZP-2024-004395

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

Per Table 14-602-2, Visitor Accommodations (105 hotel rooms) is Expressly Prohibited in CMX-2 zoning district. Additional variances required for: roof decks for non-residential uses (14-604(5)); roof deck setbacks along S Watts Street (14-604(5)(a)); occupied area exceeds 80% maximum (87% proposed); and building height of 68 feet exceeds 38 feet maximum (Table 14-701-3).

PROJECT LOCATION

Planning District:	<u>South</u>	Council District:	<u>2</u>
Address: <u>1135-43 S Broad Street, Philadelphia, PA 19147</u>			
Additional Parcel: <u>1344-48 Ellsworth Street</u>			
Is this parcel within an Opportunity Zone? Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain <input checked="" type="checkbox"/>			
If yes, is the project using Opportunity Zone Funding? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

CONTACT INFORMATION

Applicant Name:	<u>Rachel Pritzker</u>	Primary Phone:	
Email:		Address:	
Property Owner:		Developer:	<u>Plato Studio</u>
Architect:	<u>Plato Studio</u>		

SITE CONDITIONS

Site Area:	<u>11,251 SF</u>		
Existing Zoning:	<u>CMX-2</u>	Are Zoning Variances required?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

SITE USES

Proposed Use: Visitor Accommodations (Hotel)

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

Hotel: 105 guest rooms across 6 stories (70,145 SF GFA)

Building Footprint: 9,814 SF | Lot Area: 11,251 SF

Green Roof: 7,121 SF (72% of footprint)

Rooftop Amenity Deck

Proposed # of Parking Units: 42 spaces (basement level) - 3 EV charging, 1 ADA accessible

COMMUNITY MEETING

Community meeting held: Yes ☐ No ☒

If yes, please provide written documentation as proof.

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

Date: TBD Time: TBD

ZONING BOARD OF ADJUSTMENT HEARING

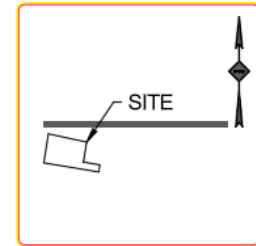
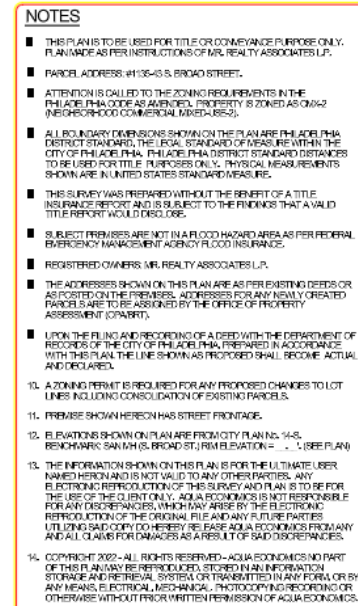
ZBA hearing scheduled: Yes ☒ No ☐ NA ☐

If yes, indicate the date hearing will be held:

Date: TBD (pending CDR approval)

1135-43 S Broad Street.

1135-43 S Broad Street.



LOCATION MAP
N.T.S.
ZONING

CMX-2 (NEIGHBORHOOD COMMERCIAL MIXED USE-2)

LOT DIMENSIONS
Maximum Occupied Area

- Lot: Intermediate 75%
- Corner: 80%

YARDS
Minimum Front Yard Depth (ft.): N/A
Minimum Side Yard Width (ft.): 5 if used
Minimum Rear Yard Depth (ft.):
• The greater of 9 or 10% of lot depth


HEIGHT REGULATIONS
Maximum Height (ft.) - 39 (See Zoning Bonus)
Minimum Corridor Height (ft.) - N/A

LEGEND

[illegible]

GRAPHIC SCALE FEET
1"=10'

EXISTING PARCEL AREA							
ADDRESS	PREMISES	SQ. FT.	ACRES	CP#	REGISTERED OWNERS	DOC ID	RECORDING DATE
11010 S. 142ND ST.	M	569,028.7	13.000 AC.	00250000	ASIA, LUYI YU; KROON, JALJA	02210086	1/16/2010
11010 S. 142ND ST.	M	2,552.58	0.05934 AC.	00250000	ASIA, LUYI YU; KROON, JALJA	02210086	1/16/2010

	
1811 Walton Road Blue Bell, PA 19422 (717) 534-6161 (p) 534-6162 (f)	
Contact Information GENERAL MANAGER: Ted Louie Phone: (267) 854-6161 Email: ted@aquaeconomics.com	Contact Information SURVEY PROJECT MANAGER: Robert Lohr Email: rloh@aquaeconomics.com
EXISTING CONDITIONS PLAN	
1135-43 S. BROAD STREET 3RD FLOOR PHILADELPHIA, PA 19103	
MUNICIPALITY: PHILADELPHIA PHILADELPHIA COUNTY, PA	PROPERTY OWNER: MR. REALTY ASSOCIATES, L.P.
Drawn by: JAL	Checked by: RL
N 2002 DATE	10' N 2002 BY FIELD DATE FIELD DESIGNED DESCRIPTION
PAUL LONIE PROJECT MANAGER AND SUPERVISOR (JAL) (RL) (RL)	
SCALE: 1" = 10'	PROJECT ID: [Redacted]
SHEET: [Redacted]	TOTAL SHEETS: 1 of 1

SUSTAINABILITY QUESTIONNAIRE

Civic Sustainable Design Checklist – Updated September 3, 2019

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 , A subway station entrance is located at the corner of this project.
(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 , We are proposing the parking area in the basement. A total of 42 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.	YES , We are proposing 3 electric vehicle parking spaces.
(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	This does not apply; there is a subway on Broad Street, but it is underground and has minimal noise impact on this project.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Due to the limited size of the sidewalks, we cannot provide bike share.

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Civic Sustainable Design Checklist – Updated September 3, 2019

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.	Minimal landscaping with drought-tolerant plants; green roof reduces irrigation needs.
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 , We are proposing a green roof that represents 72% of the building footprint.
(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 have an approval green roof from PWD.
(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 , we reduced hardscape by providing grass in the rear yard, and where a sidewalk is required, we added trees to reduce solar gain.
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	Project will comply with 2018 IECC per Philadelphia Building Code.
(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.

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1135-43 S Broad Street.

SUSTAINABILITY QUESTIONNAIRE

Civic Sustainable Design Checklist – Updated September 3, 2019

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	N/A – Site not within 1000 ft of 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.	Not currently planned; roof space used for green roof and deck.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Green roof (72%), transit-oriented design adjacent to subway, EV charging (3 spaces)

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

1135-43 S Broad Street.

COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- PROJECT NAME
Hyatt Studios - 1135-43 S Broad Street
- DATE
January 15, 2026
- APPLICANT NAME
Rachel Pritzker
- PROJECT AREA: list precise street limits and scope
1135-43 S Broad St at Ellsworth St. 6-story hotel, 105 rooms. Lot: 11,251 SF.
- APPLICANT CONTACT INFORMATION
Plato Studio
- OWNER NAME
MR REALTY ASSOCIATES, LP
- OWNER CONTACT INFORMATION
Plato Studio
- ENGINEER / ARCHITECT NAME
Plato Studio
- ENGINEER / ARCHITECT CONTACT INFORMATION
Plato Studio Architecture 610 207-7678
- 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/dataset/details/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>S Broad St</u>	<u>Washington Ave</u>	<u>Ellsworth St</u>	<u>Civic/Ceremonial</u>
<u>Ellsworth St</u>	<u>S Broad St</u>	<u>S Watts St</u>	<u>City Neighborhood</u>
<u>S Watts St</u>	<u>Ellsworth St</u>	<u>(rear)</u>	<u>Local</u>

- Does the Existing Conditions site survey clearly identify the following existing conditions with dimensions?
 - Parking and loading regulations in curb lanes adjacent to the site YES ☒ NO ☐
 - Street Furniture such as bus shelters, honor boxes, etc. YES ☒ NO ☐ N/A ☐
 - Street Direction YES ☒ NO ☐
 - Curb Cuts YES ☒ NO ☐ N/A ☐
 - Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. YES ☒ NO ☐ N/A ☐
 - Building Extensions into the sidewalk, such as stairs and stoops YES ☒ NO ☐ N/A ☐

APPLICANT: General Project Information

Additional Explanation / Comments: All existing conditions shown on site plans with dimensions.

DEPARTMENTAL REVIEW: General Project Information

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1135-43 S Broad Street.

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

- 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 Broad St</u>	<u>15' / 15' / 15'</u>	<u>15' / 15'</u>
<u>Ellsworth St</u>	<u>12' / 12' / 12'</u>	<u>12' / 12'</u>
<u>S Watts St</u>	<u>10' / 10' / 10'</u>	<u>10' / 10'</u>
	<u>//</u>	<u>/</u>

- 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 Broad St</u>	<u>8' / 8' / 8'</u>
<u>Ellsworth St</u>	<u>6' / 6' / 6'</u>
<u>S Watts St</u>	<u>5' / 5' / 5'</u>
	<u>//</u>

- 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>None</u>		
<u>None</u>		
<u>None</u>		
<u>None</u>		

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	<u>24'</u>	<u>S Watts St (rear)</u>

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

- 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: ADD LIGHTING AND FLOWER BOXES

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments: Project maintains wide sidewalks. Pedestrian access at grade.

COMPLETE STREETS HANDBOOK CHECKLIST

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
<u>Ellsworth St</u>	<u>S Broad St / 0' / 0'</u>
<u>0' / 0'</u>	<u>0' / 0' / S Watts St</u>
<u>S Broad St</u>	<u>/</u>
	<u>5' / 5'</u>

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
<u>5'</u>	<u>Ellsworth St / 4' / 4'</u>
<u>4'</u>	<u>S Watts St / 3' / 3'</u>
<u>3'</u>	<u>/ /</u>
	<u>Street trees and lighting per Handbook. / / 11</u>
	<u>bicycle spaces provided per Code 14-804.</u>

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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	DEPARTMENTAL APPROVAL
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

19. Does the design avoid tripping hazards?

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

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: 1135-43 S Broad

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments: 11

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>

0 / 0

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
<u>0 / 11</u>	<u>0 / 0</u>	<u>/</u>	<u>/</u>	<u>/</u>
	<u>Required bicycle parking in interior area.</u>	<u>/ Maintains transit accessibility. BSL station nearby.</u>	<u>Curbside design minimizes mode conflicts. /</u>	<u>/</u>
	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>

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 <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	DEPARTMENTAL APPROVAL
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES ☐ NO ☒ N/A ☐ YES ☐ NO ☐

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES ☒ NO ☐ N/A ☐ YES ☐ NO ☐

APPLICANT: Bicycle Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

1135-43 S Broad Street.

COMPLETE STREETS HANDBOOK CHECKLIST

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 <input type="checkbox"/> NO <input checked="" type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 29. Does the design connect transit stops to the surrounding pedestrian network and destinations? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 30. Does the design provide a buffer between the roadway and pedestrian traffic? | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? | | YES <input type="checkbox"/> NO <input type="checkbox"/> |

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
SU-30	No lane changes. Emergency access maintained.		/ Active lobby and windows on S Broad St. / / /	No signal modifications proposed.

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

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: Project designed per Complete Streets Handbook.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

1135-43 S Broad Street.

COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

APPLICANT: Urban Design Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH

- | | | | | |
|---|---|--|------------------------------|---|
| 44. Does the design minimize the signal cycle length to reduce pedestrian wait time? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 45. Does the design provide adequate clearance time for pedestrians to cross streets? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings? | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| <i>If yes, City Plan Action may be required.</i> | | | | |
| 47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan? | | | | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| ▪ Marked Crosswalks | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| ▪ Pedestrian Refuge Islands | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| ▪ Signal Timing and Operation | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| ▪ Bike Boxes | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments:

1135-43 S Broad Street.

NEIGHBORHOOD MEETING FLYER & PROOF OF MAILING



125268

Certificate of Bulk Mailing – Domestic

Fee for Certificate

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

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use
Current
Price List
(Notice 123)

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

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

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

Number of Identical Weight Pieces	Class of Mail	Postage for Each Mailpiece Paid	Number of Pieces to the Pound
586	FC	<input checked="" type="checkbox"/> Verified	20

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
29.30	433.64	13.50

Mailed For 1135-43 S. BROAD ST.
AND 1344-48 ELLSWORTH ST.
Mailed By VISTA

Postmaster's Certification

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

(Postmaster or Designee)



US POSTAGE
ZIP 19018 \$ 013.50⁰
02 4W
0000364198 JAN 09 2026

PS Form 3606-D, January 2016 PSN 7530-17-000-5548

See Reverse for Instructions

1135-43 S Broad Street.