

HIGH STREET HOMES

Civic Design Review



CDR PROJECT APPLICATION FORM	3
SITE CONDITIONS	4-12
SITE LOCATION (ZONING)	4
SITE SURVEY	5
SITE IMAGES	6-9
SITE DIAGRAMS	10-11
PERSPECTIVE	12
PROJECT PROPOSAL	13-46
MASTER PLAN	13
PEDESTRIAN RELATIONSHIP	14
SITE ACCESS	15
PERSPECTIVE	16
ELEVATIONS	17-18
SITE SECTIONS	19
PERSPECTIVE	20
LANDSCAPE PLAN	21
LANDSCAPE SELECTIONS	22
SUSTAINABILITY QUESTIONNAIRE	23-24
COMPLETE STREETS HANDBOOK	25-31

High Street Homes
610-640 High Street
Philadelphia, PA 19144

Civic Design Review - 03/17/2026

Project Description

Proposed new construction residential development containing 35 units across (3) buildings with 44 parking spaces. Building types vary per plan and include a mix of 3 and 4 story 1 and 2 family dwellings. Parking spaces include a mix of 35 surface parking spaces and 9 garage parking.

Owner

Liberty Bell Management
1602 Frankford Ave #3757,
Philadelphia, PA 19125

Architect Applicant

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

Civil/Landscape Engineer

Aqua Economics
1391 Walton Road,
Blue Bell, Pa, 19422

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-2025-008480**

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

The trigger for this CDR Review is a GFA that exceeds 50,000sf

PROJECT LOCATION

Planning District: Upper Northwest Council District: 8th Council District

Address: 610 High St
Philadelphia, Pa. 19144

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: High Street Associates LLC Developer Liberty Bell Management
 Architect: Designblendz Architecture LLP

SITE CONDITIONS

Site Area: 42,266 SF

Existing Zoning: RSA-5 Are Zoning Variances required? Yes No

SITE USES

Present Use: Vacant Lot

Proposed Use:
Planned unit development containing 35 units and 44 parking spaces which include 35 surface parking spaces and 9 garage parking spaces.

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: March 17th, 2026 Time: 6:30 PM

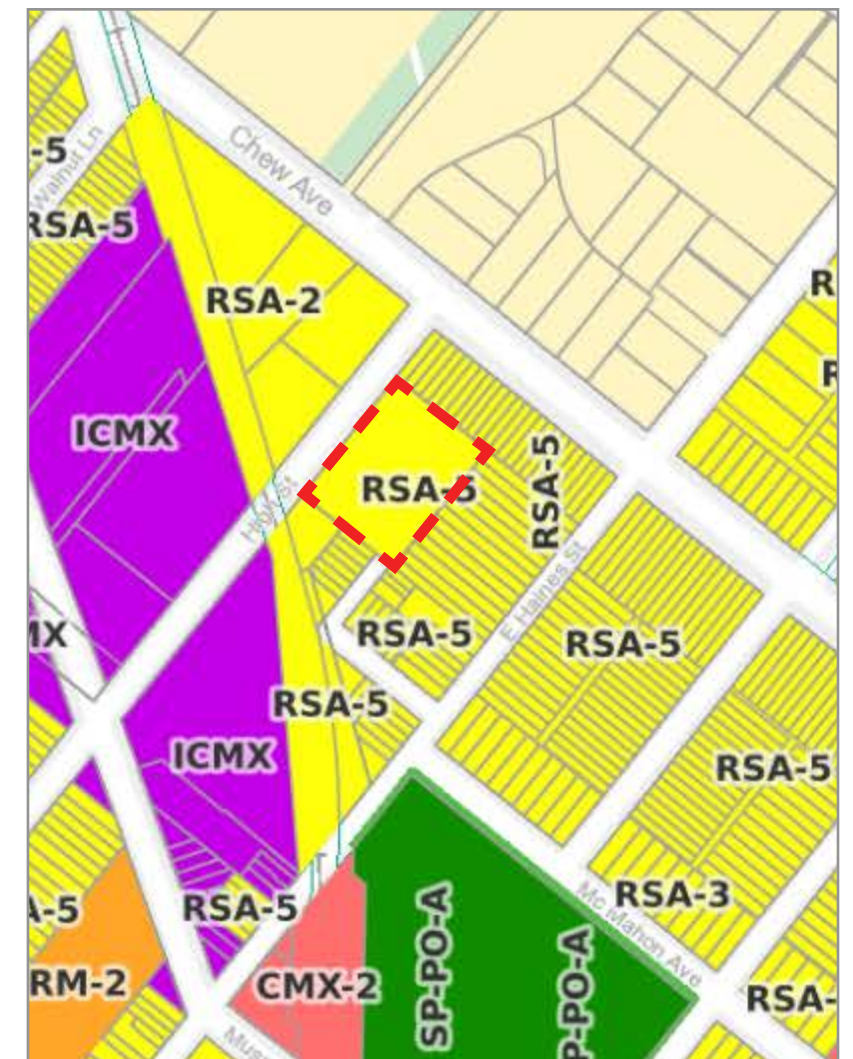
ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:
 Date: May 13th, 2026



SITE AERIAL

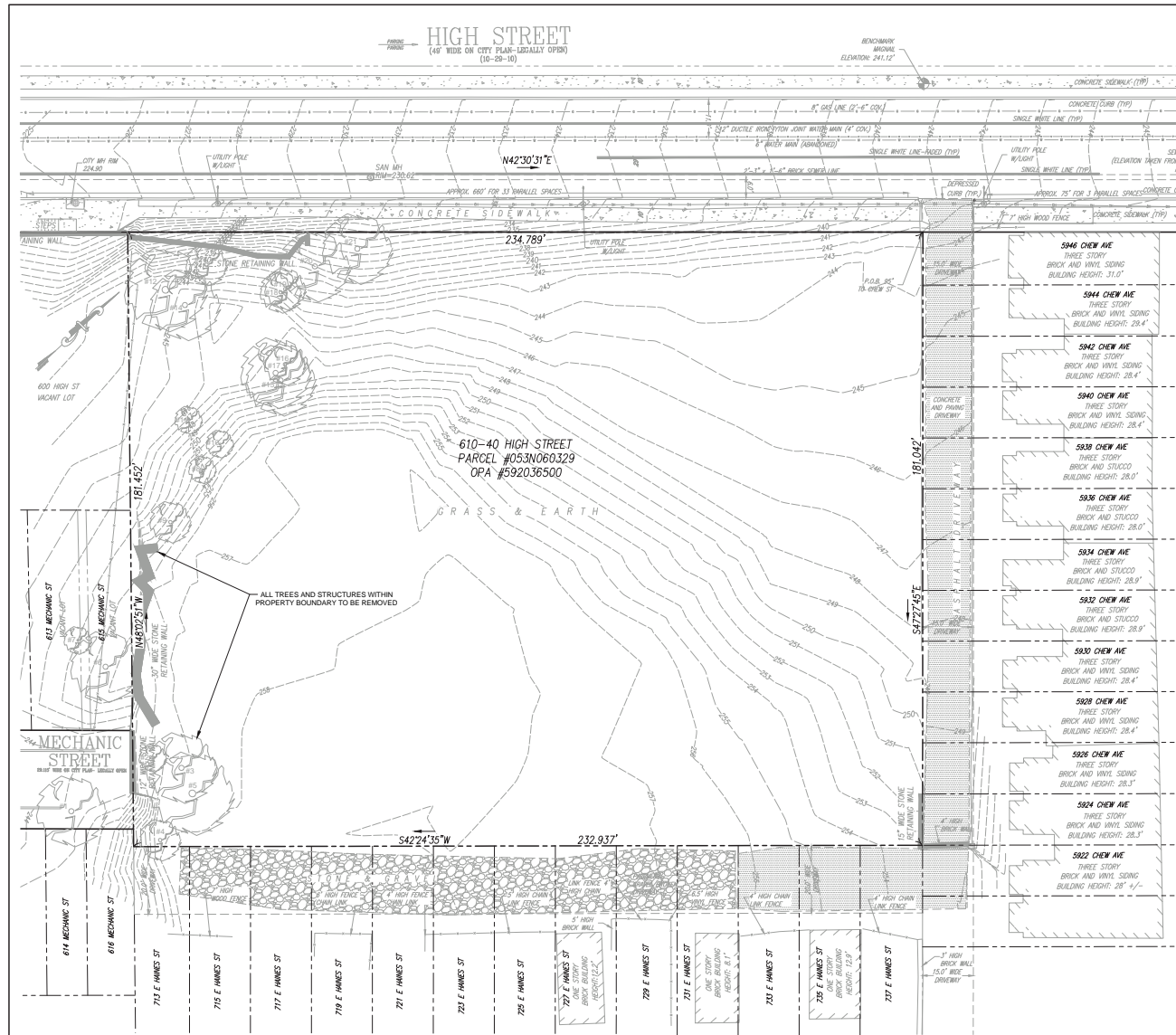


- RSA-5 RESIDENTIAL SINGLE FAMILY ATTACHED
- ICMX INDUSTRIAL COMMERCIAL MIXED-USE
- CMX-2 NEIGHBORHOOD COMMERCIAL MIXED-USE-2
- SP-PO-A RECREATION
- RM-2 RESIDENTIAL MULTI-FAMILY-2

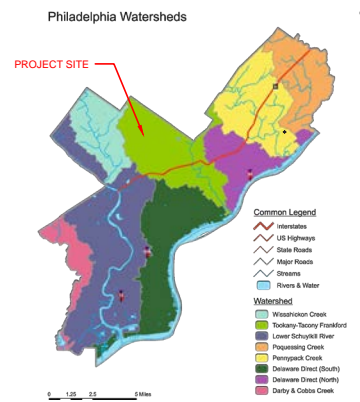
OVERLAY DISTRICTS
 /NIS NARCOTICS INJECTION SITES
 /EDO EIGHT DISTRICT

ZONING MAP





LOCATION / WATERSHED MAP



LOCATION MAP



LEGEND

- PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- B BOLLARD
- S SIGN
- TS TRAFFIC SIGN
- △ FIRE HYDRANT
- GV GAS VALVE
- WV WATER VALVE
- SV SEWER VALVE
- UP UTILITY POLE
- LP LIGHT POLE
- SAN MH SANITARY MAN HOLE
- P- EXISTING CONTOUR
- TBR TO BE REMOVED

NOTES

1. THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF HIGH STREET ASSOCIATES LL.
2. PARCEL ADDRESS: 610-40 HIGH STREET.
3. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS RSA-5 (RESIDENTIAL SINGLE FAMILY ATTACHED-5).
4. FIELD WORK PERFORMED ON 3/04/2025.
5. ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD. THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
7. SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
8. REGISTERED OWNERS: HIGH STREET ASSOCIATES LL PER DOCUMENT ID #53253073 RECORDED ON 08/15/2017 WITH THE DEPARTMENT OF RECORDS.
9. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES.
10. PREMISE SHOWN HEREON HAS STREET FRONTAGE.
11. ELEVATIONS SHOWN ON PLAN ARE FROM CITY PLAN NO. 17. BENCHMARK: MAG NAIL IN SIDEWALK ON NORTH SIDE OF HIGH ST. ELEVATION = 241.12. (SEE PLAN)
12. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
13. COPYRIGHT 2025 - ALL RIGHTS RESERVED - AQUA ECONOMICS NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.

EXISTING PARCEL AREA							
ADDRESS	SQ. FT.	ACRES	PARCEL	OPA	REGISTERED OWNERS	DOC ID	RECORDING DATE
610-40 HIGH STREET	42,386.1	0.97305	#053N060329	#592036500	HIGH STREET ASSOCIATES LL	#53253073	08/15/2017

ZONING

RSA-5 (RESIDENTIAL SINGLE-FAMILY ATTACHED)

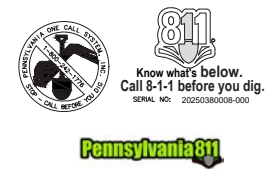
AREA REGULATIONS LOT AREA
Minimum District Area (sq.ft.) - 950 [2]
Minimum Lot Width (ft.) - 16

MAXIMUM OCCUPIED AREA
Intermediate - 75%
Corner - 80%

YARDS
Minimum Front Setback (ft.) - Based on adjacent. [4.5]
Minimum Side Yard Width (ft.)
(Detached, Intermediate Lot: 2/5th, each)
(Detached, Corner Lot: 5 ft.)
(Semi-Detached: 5 ft.)
Minimum Rear Yard Depth (ft.) - 9 [7]

HEIGHT REGULATIONS
Maximum Height (ft.) - 38

No.	Date	Revision	BY
7			
6			
5			
4			
3			
2			
1			



STREETS DEPT. APP. #: SR-2025-030402
PWD SPR TRACKING #: FY26-HIGH-8222-01

EXISTING CONDITIONS PLAN

610-40 HIGH ST
59TH WARD PHILADELPHIA, PA 19144

PAUL LONIE
PA PROFESSIONAL LAND SURVEYOR
LICENSE NO.: SU24461E

1391 WALTON ROAD
BLUE BELL, PA 19422
(267) 885-9875
PAUL@AQUAECONOMICS.COM

Owner(s)
HIGH STREET ASSOCIATES LLC
1602 FRANKFORD AVE. #3757
PHILADELPHIA PA 19125
ALLEN BOROVICH
LB3325@GMAIL.COM
(215) 490-2635

Municipality
PHILADELPHIA

County
PHILADELPHIA

State
PA

Drawn
KL

Scale
1" = 20'

Ckd
PL

Date
8-13-2025

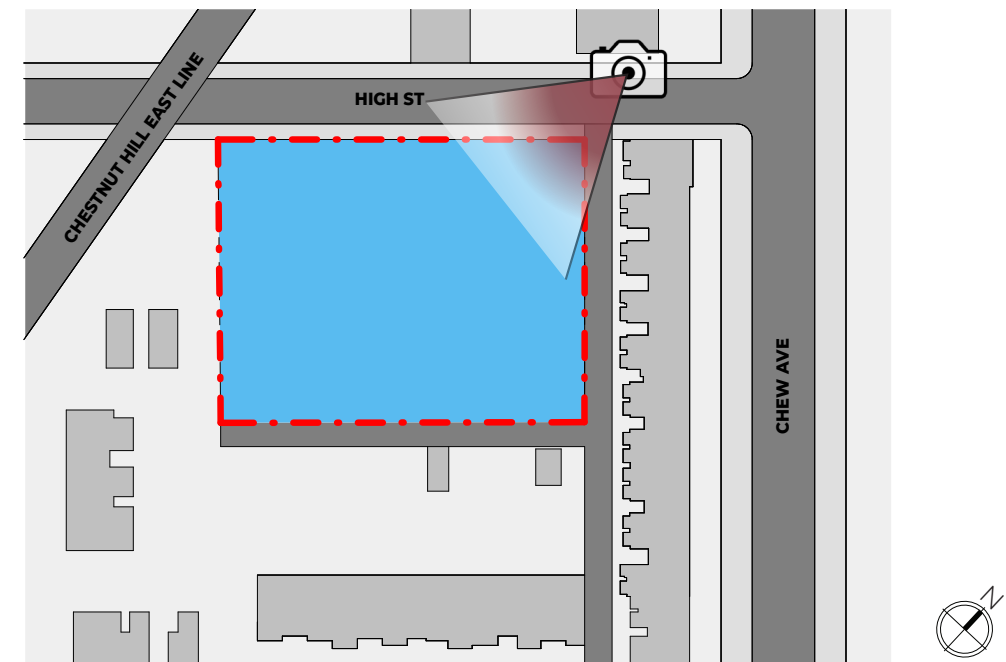
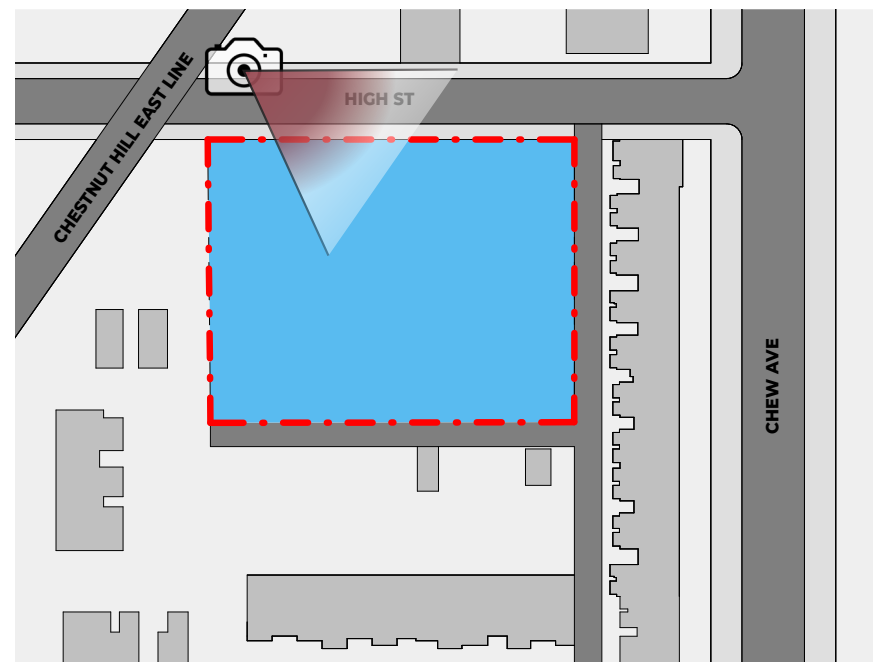
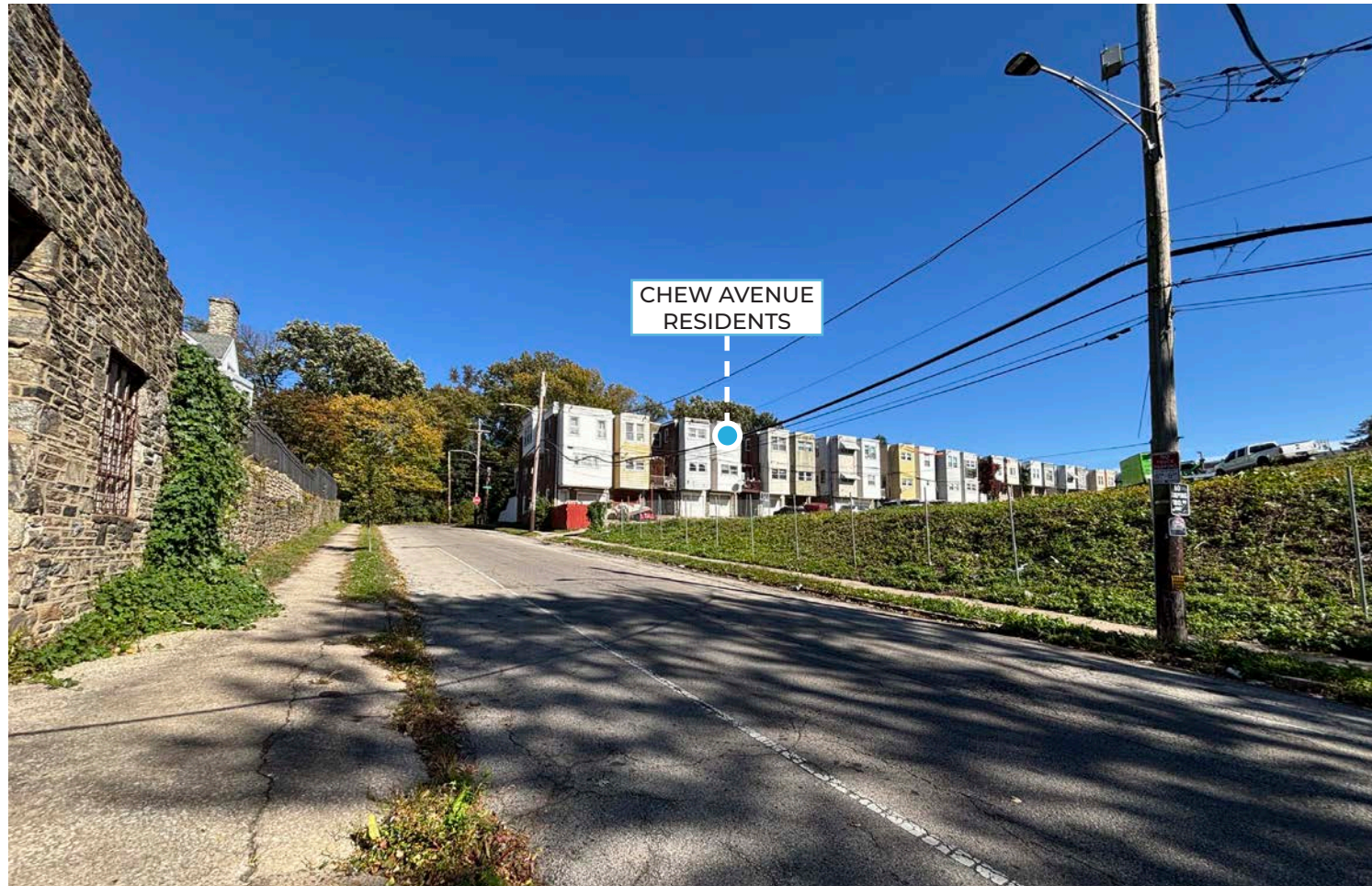
File
610-40 HIGH ST

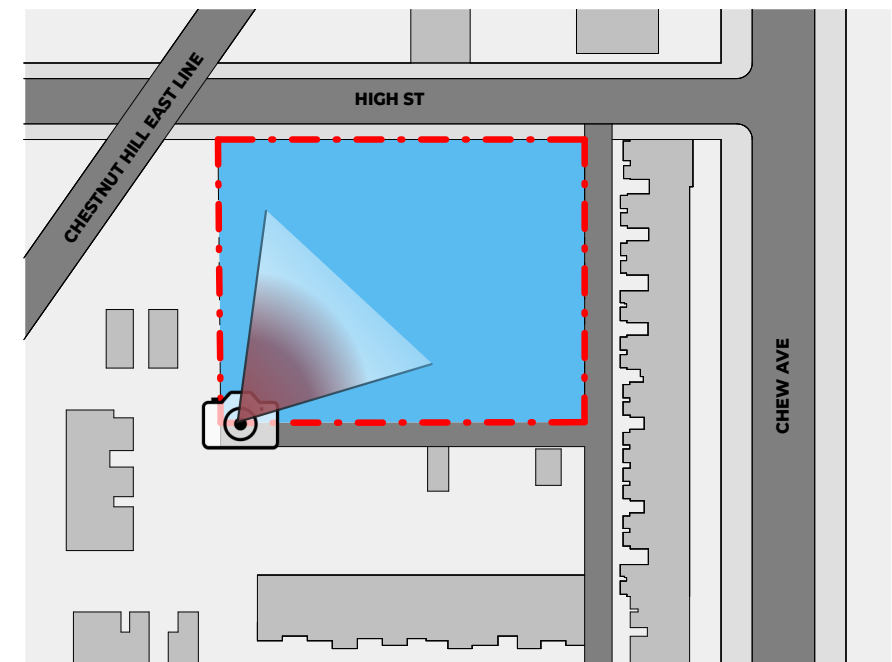
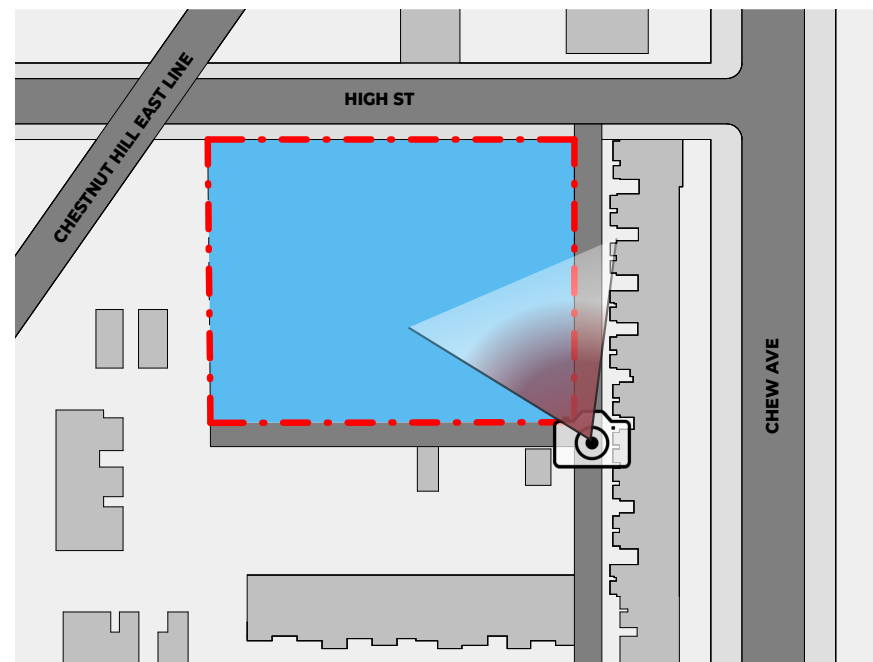
Drawing
Sheet 1 of 3

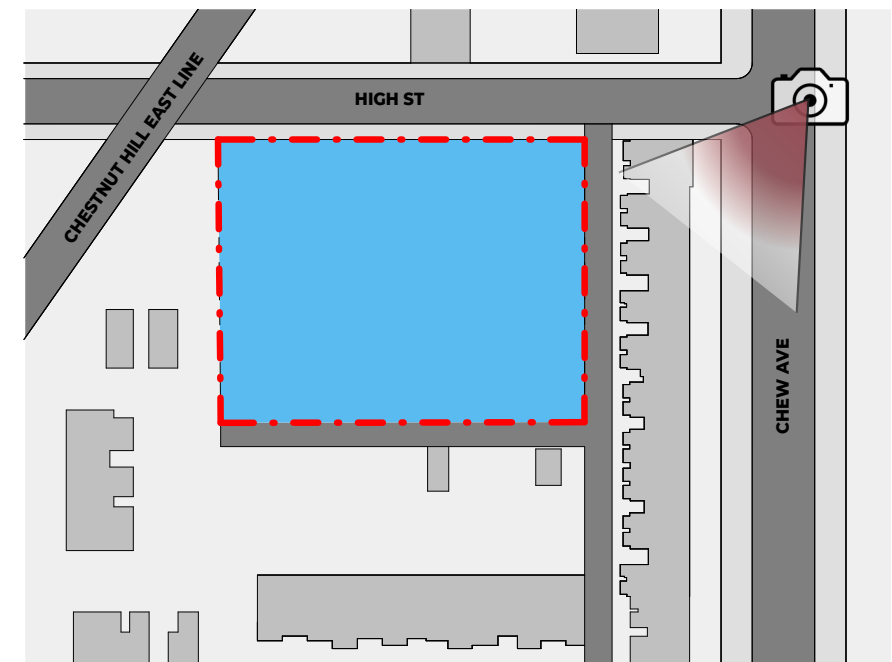
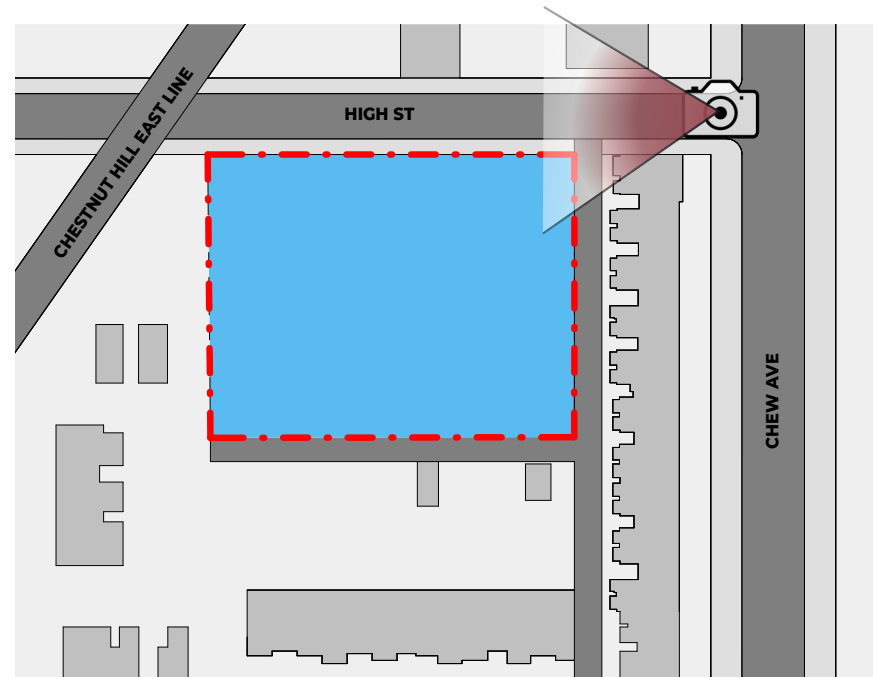


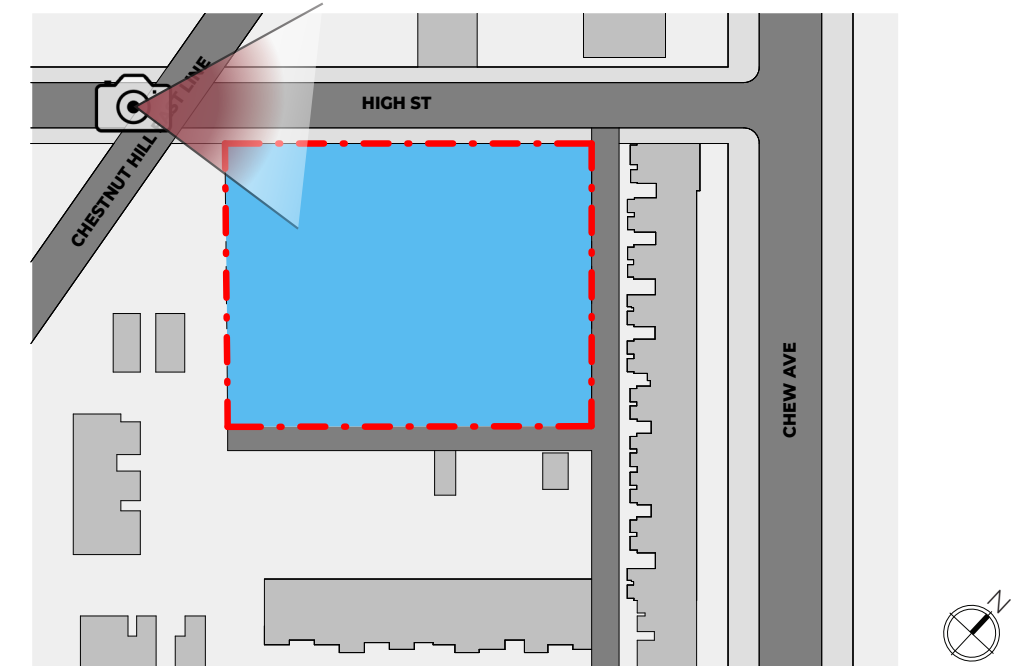
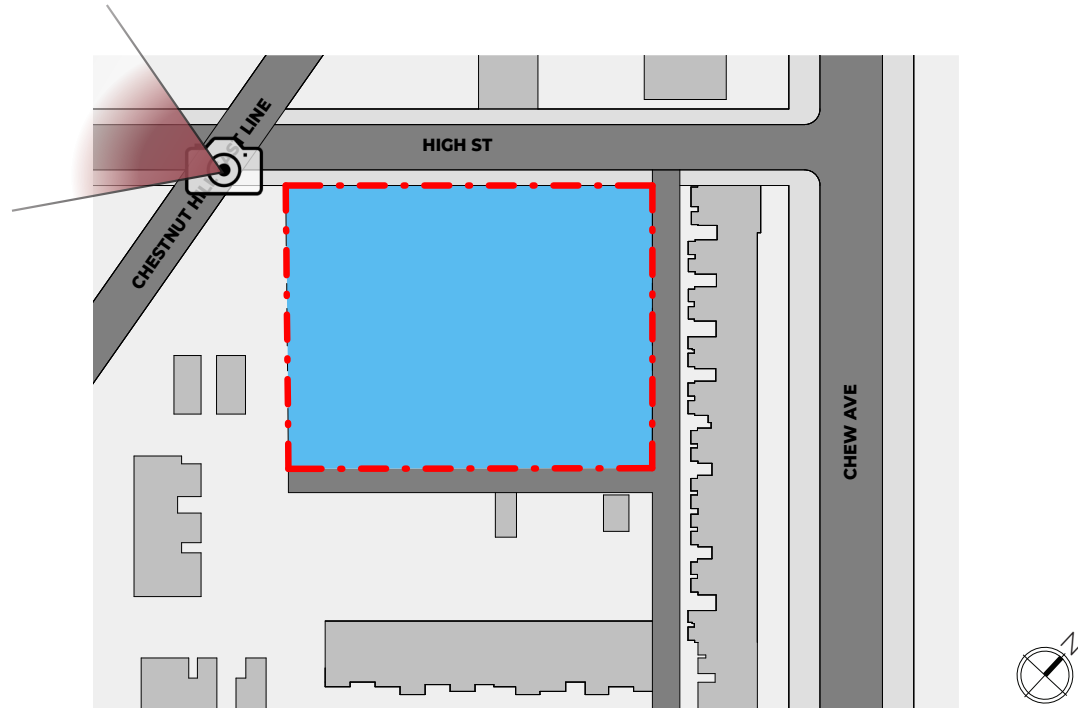
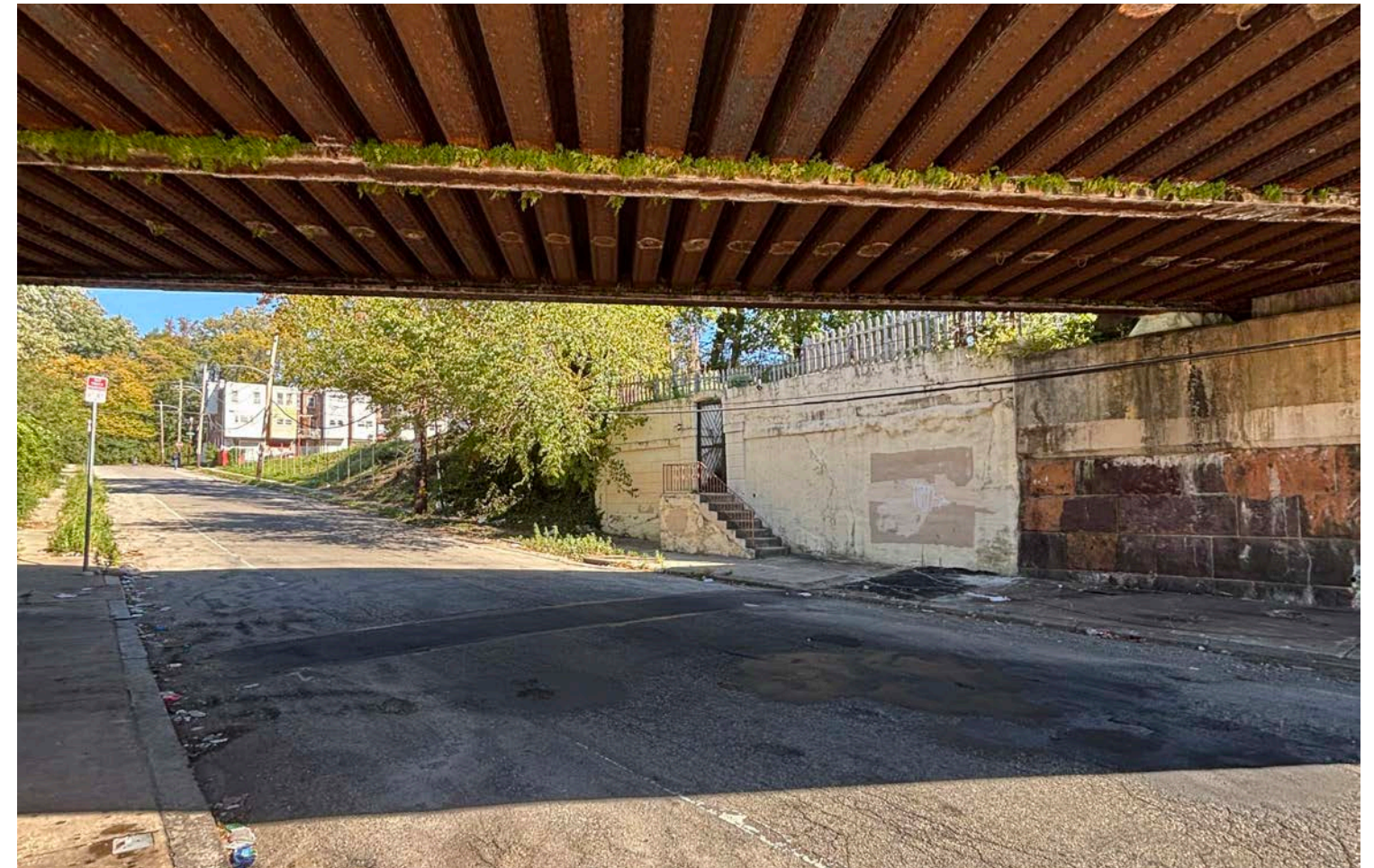
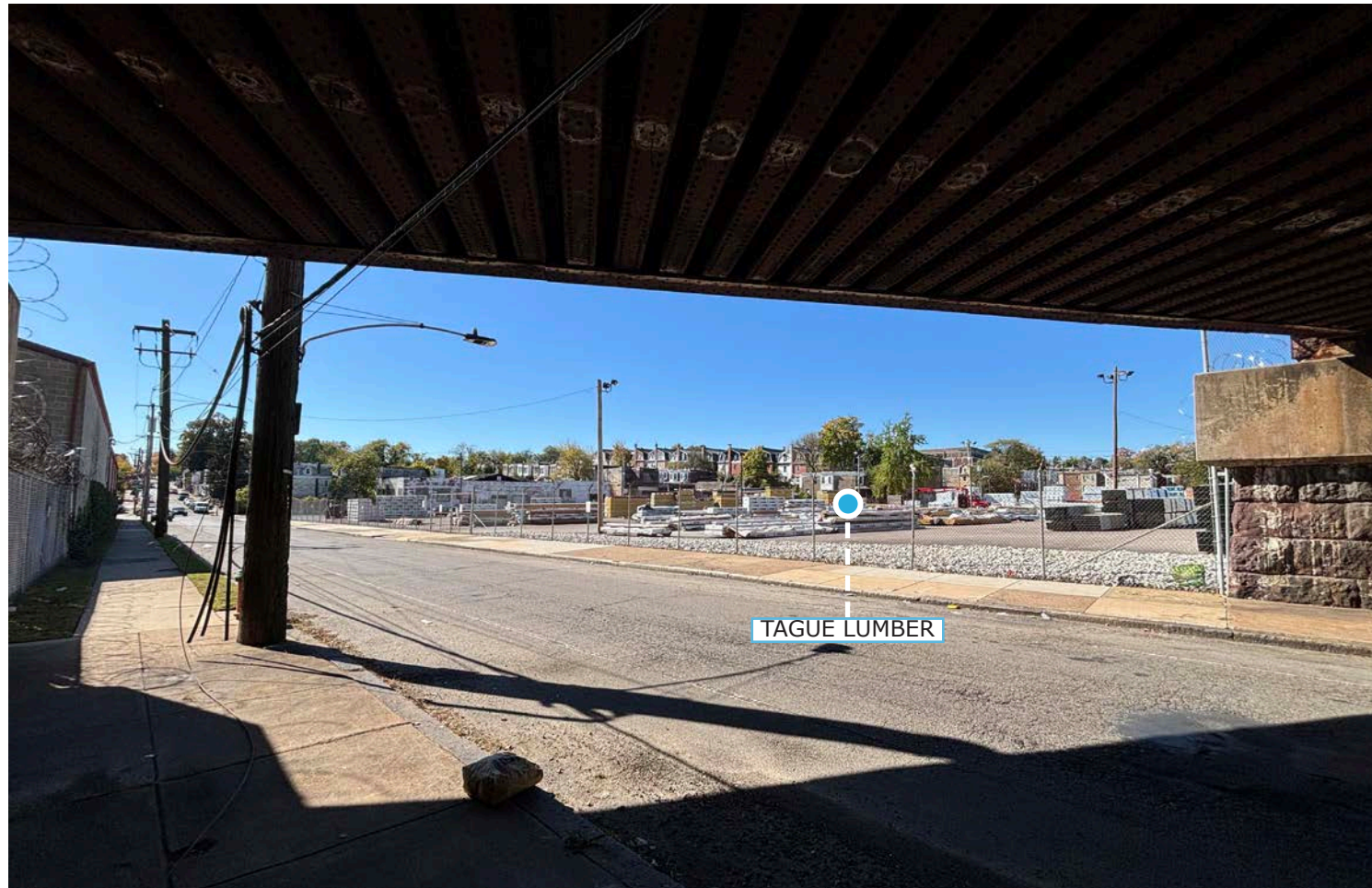
EXISTING SITE SURVEY

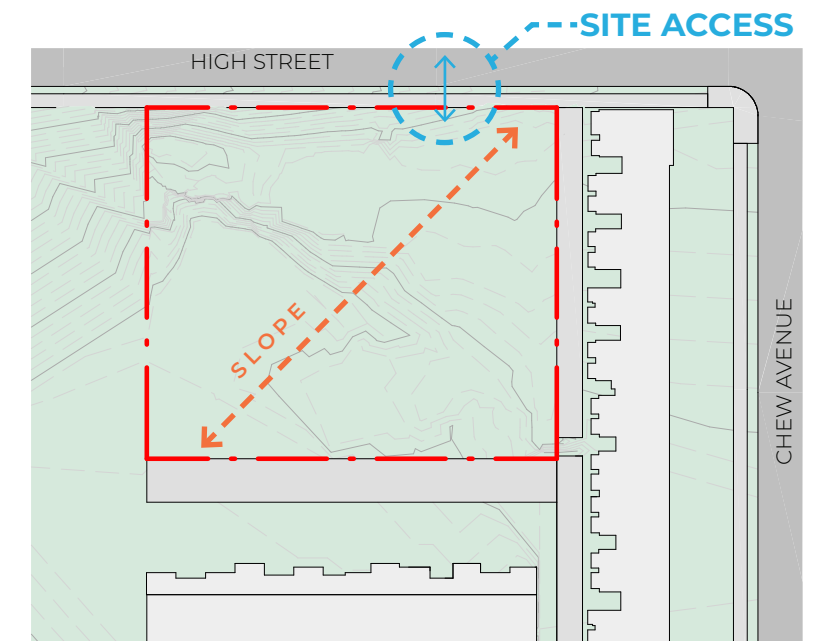
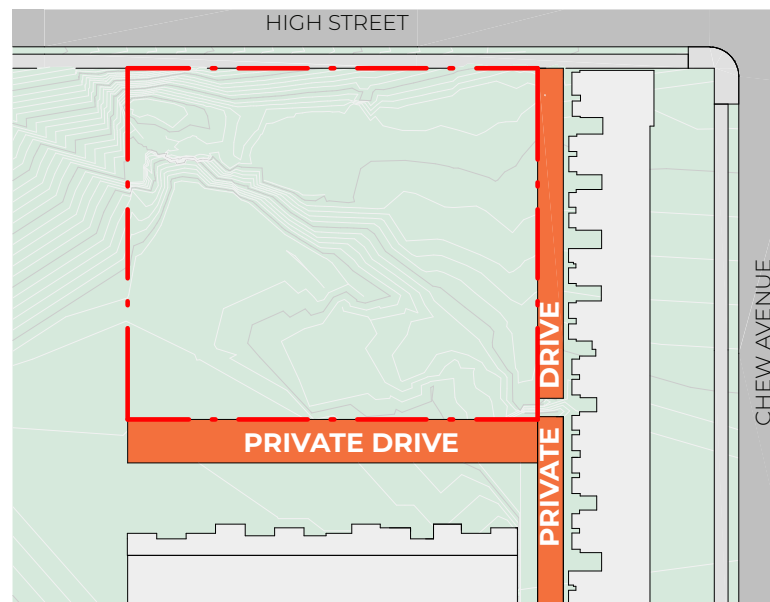
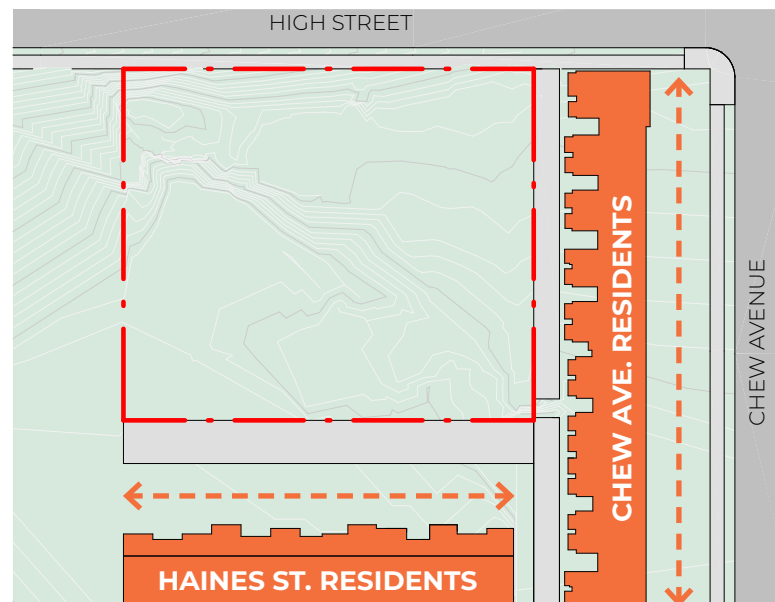
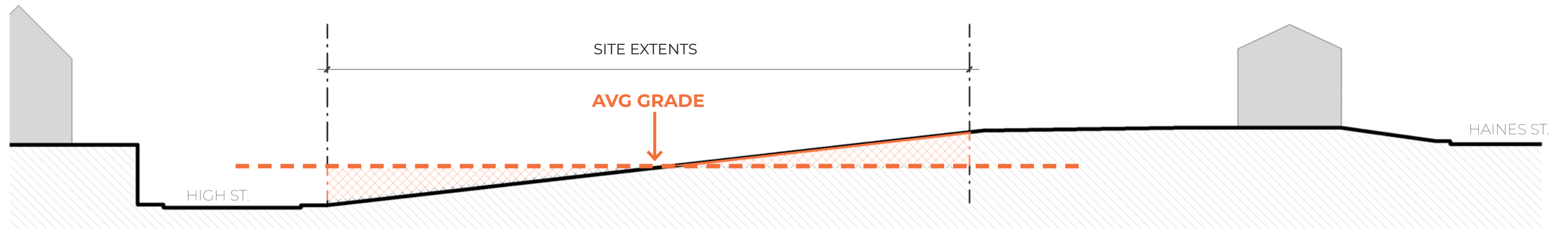
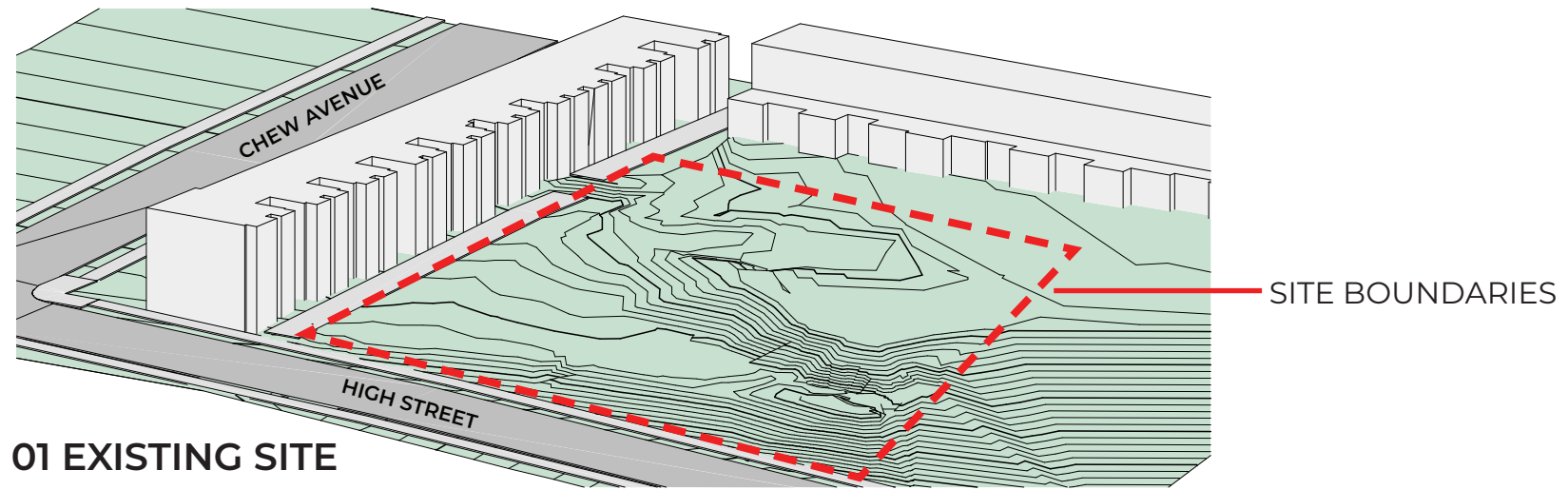
CIVIC DESIGN REVIEW

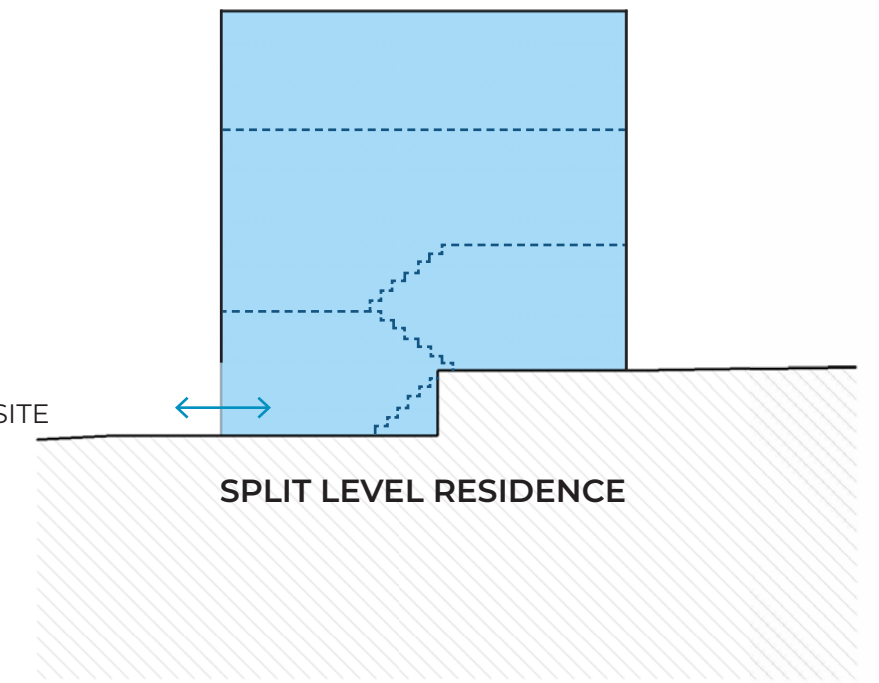
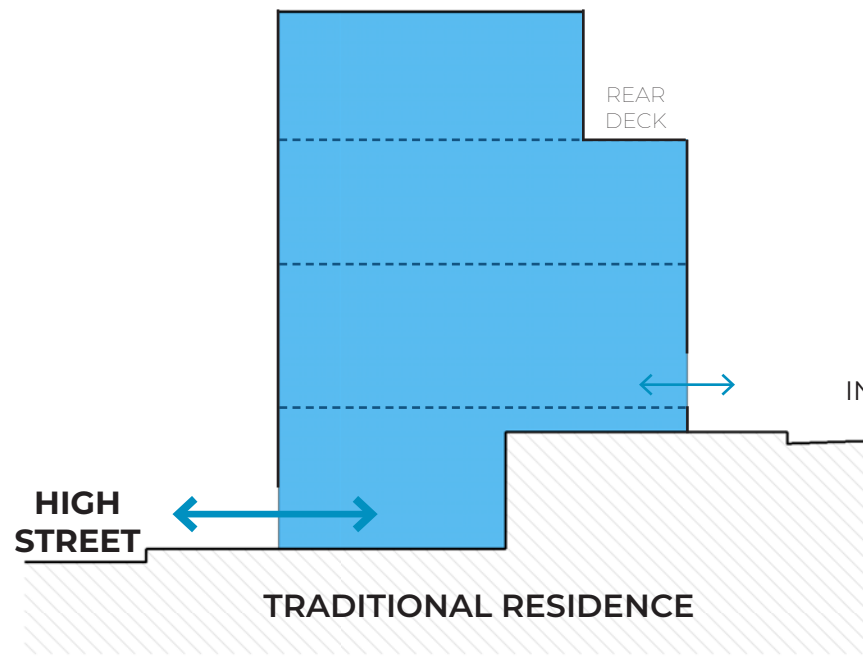
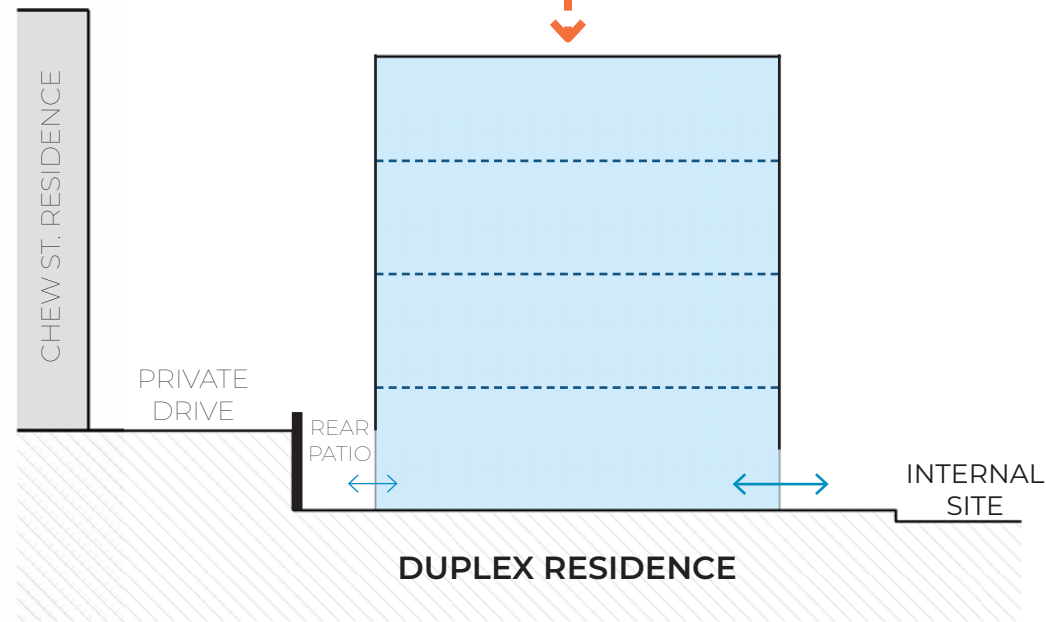
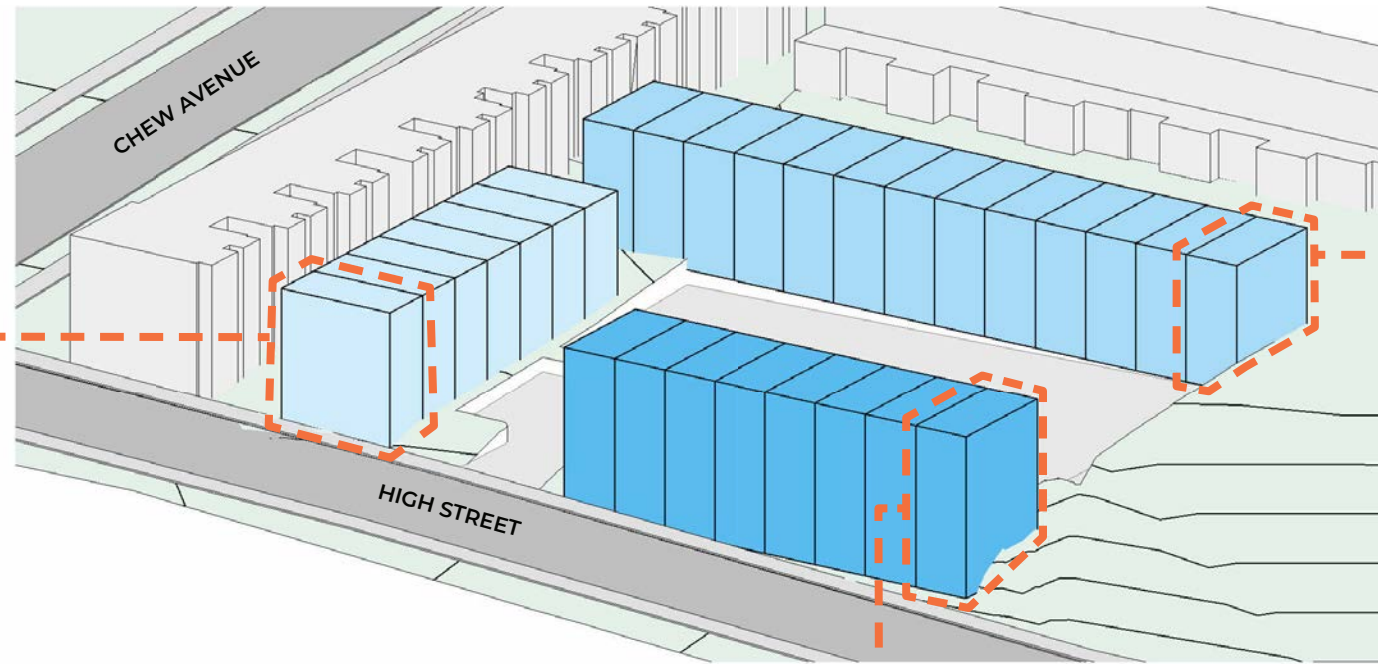














designblendz



PERSPECTIVE

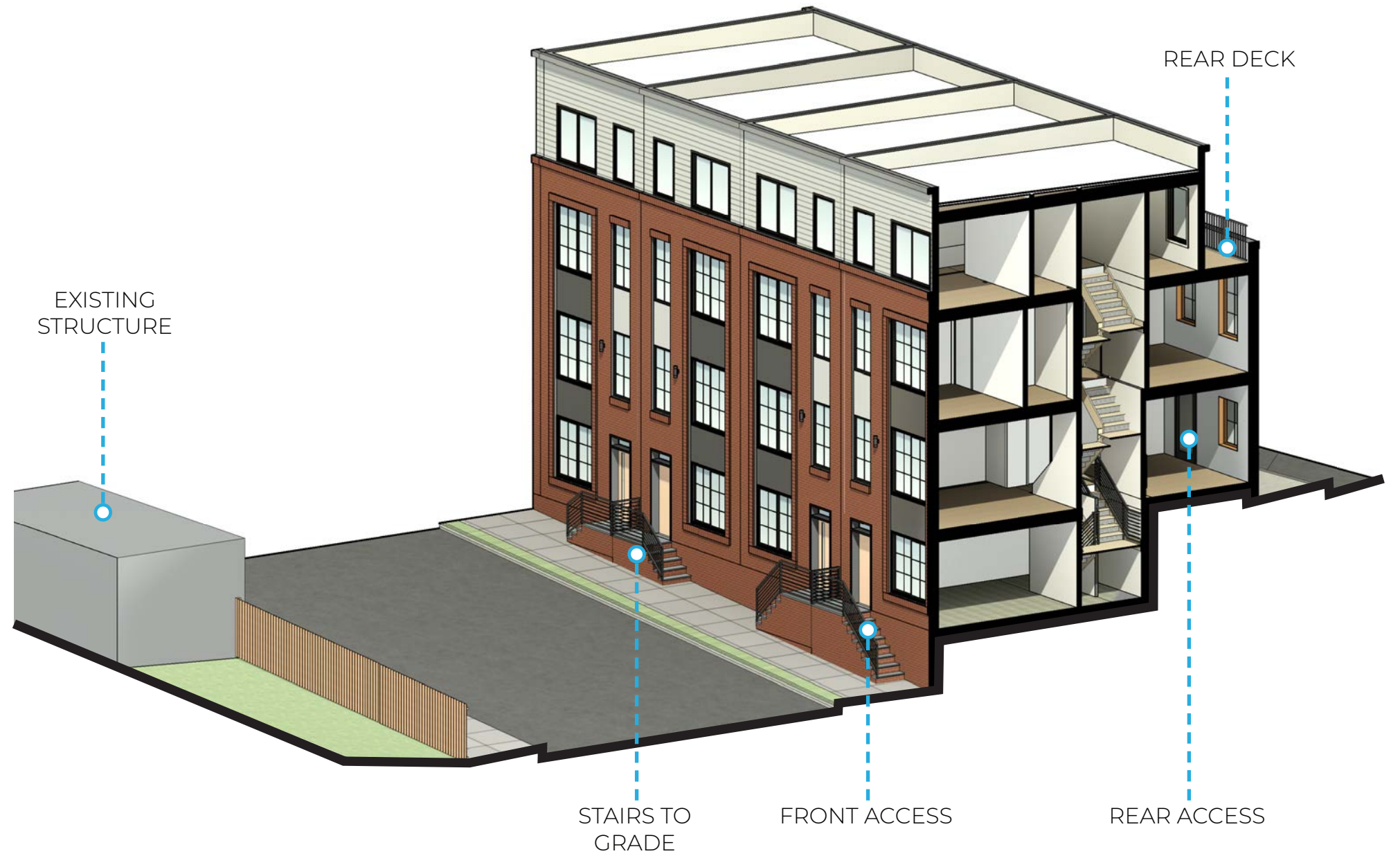
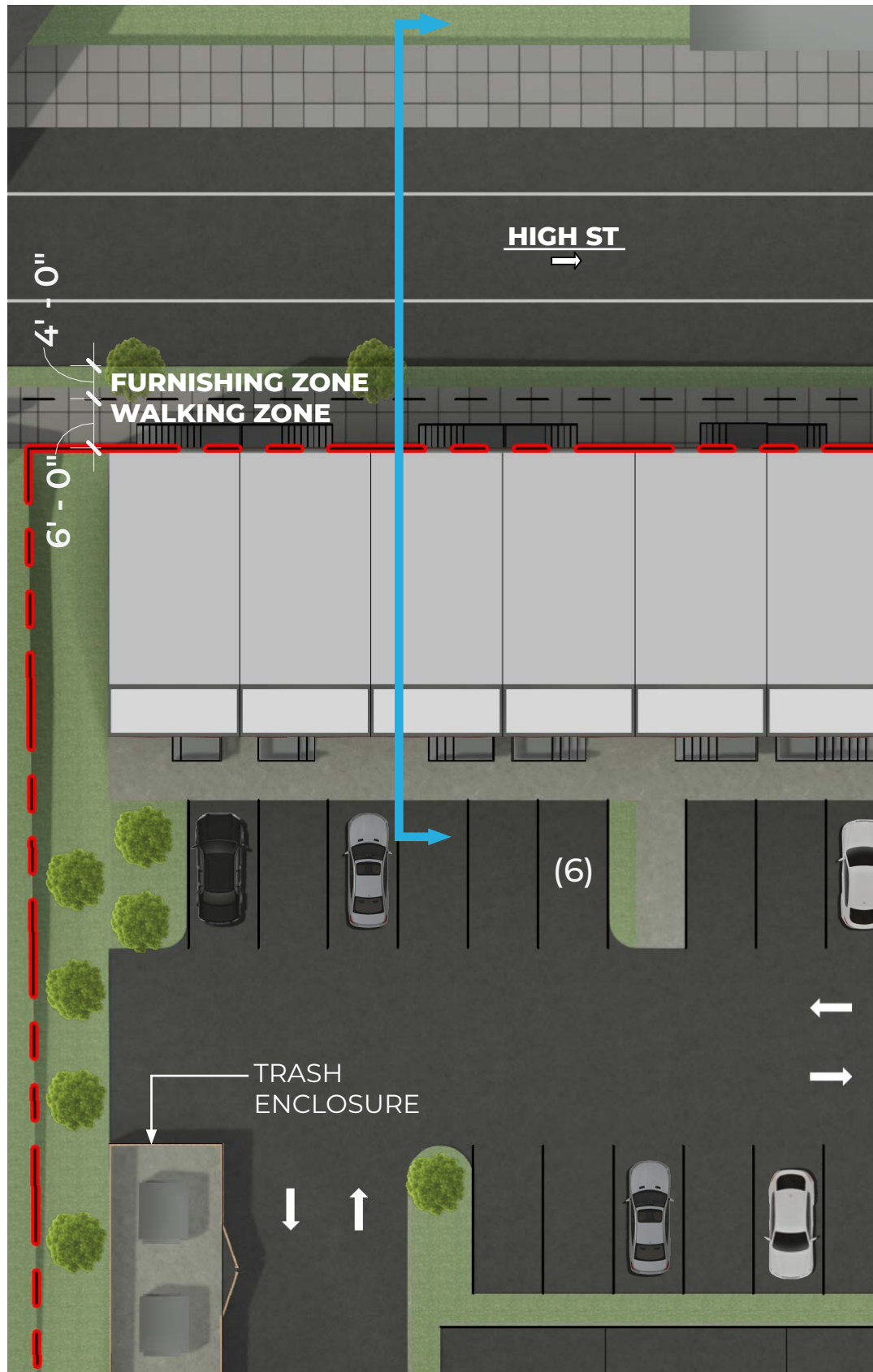
CIVIC DESIGN REVIEW

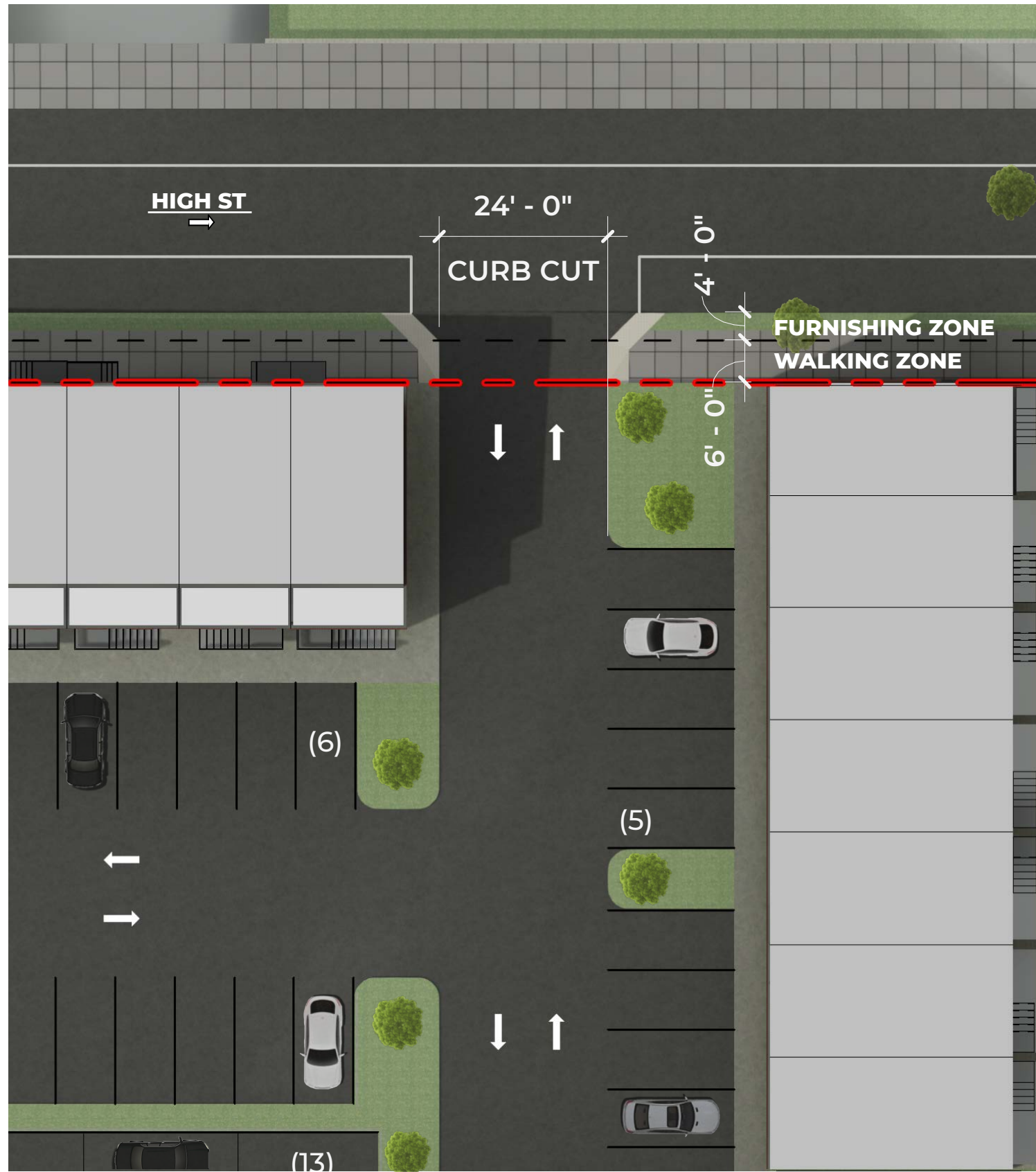


MAP LEGEND

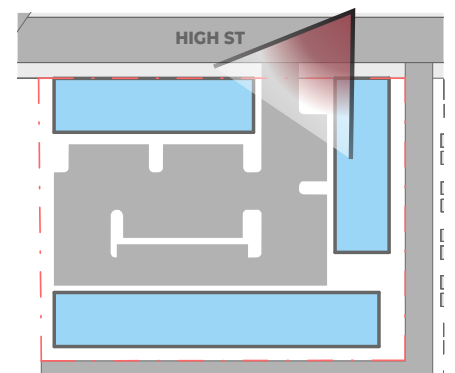
-  ACCESSIBLE PARKING
-  SFH 3 STORY W/ PARTIAL BASEMENT (8 TOTAL)
-  SFH SPLIT STORY (4 TOTAL)
-  SFH SPLIT STORY W/ GARAGE (9 TOTAL)
-  DUPLEX 4 STORY (7 TOTAL)
-  CAR DIRECTIONAL ARROW







1. PLANTING AREAS
2. TRUNCATED DOMES
3. BLACK WALL SCONCES
4. CURB CUT
5. STAIRS TO GRADE





designblendz



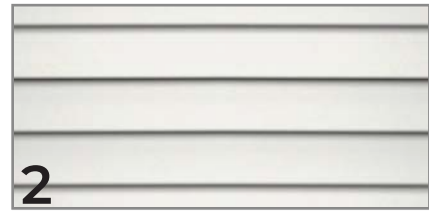
PERSPECTIVE

CIVIC DESIGN REVIEW

MATERIALS



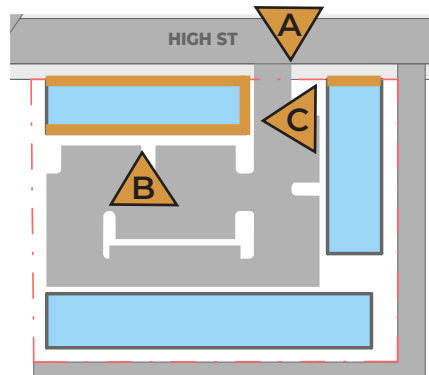
1 BRICK



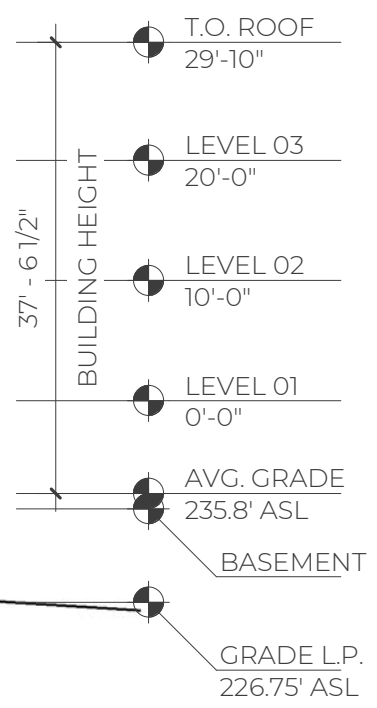
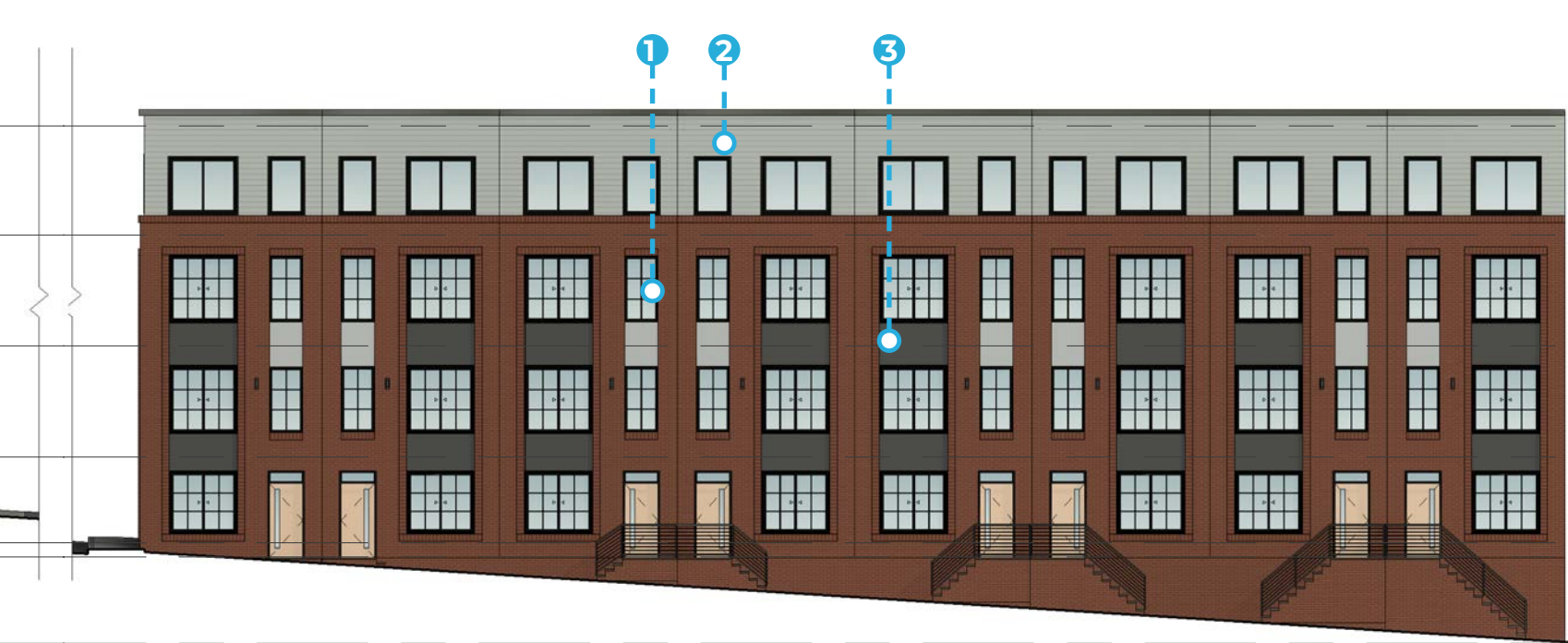
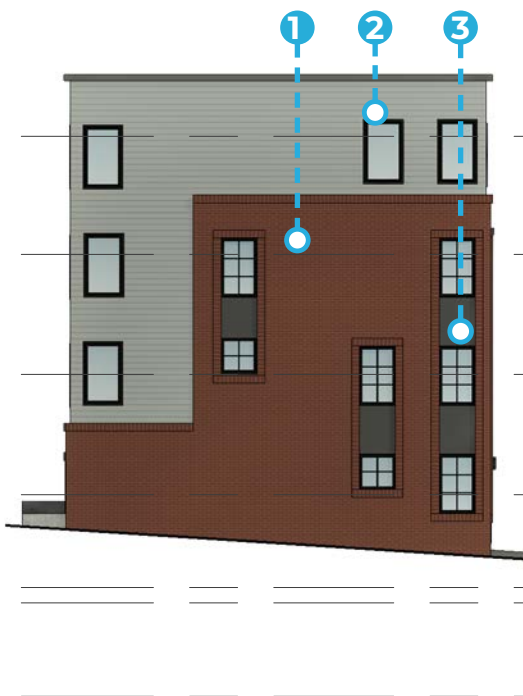
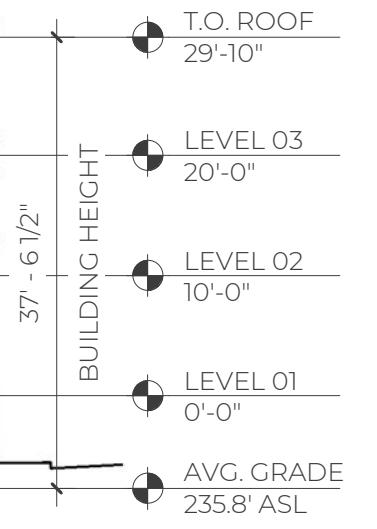
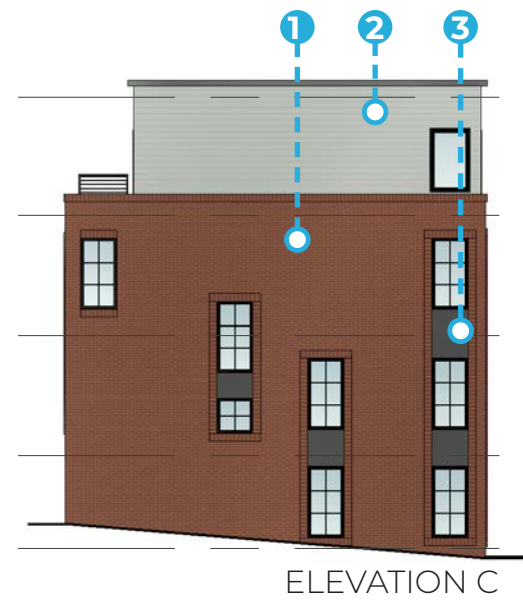
2 GREY VINYL SIDING



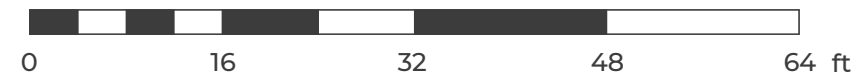
3 GREY METAL PANEL



KEY PLAN



1/16" = 1' - 0"



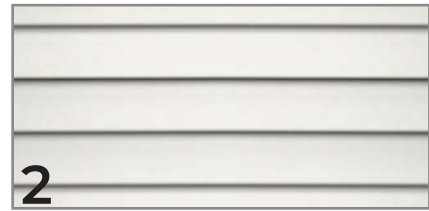
HIGH STREET ELEVATIONS

CIVIC DESIGN REVIEW

MATERIALS



1 BRICK



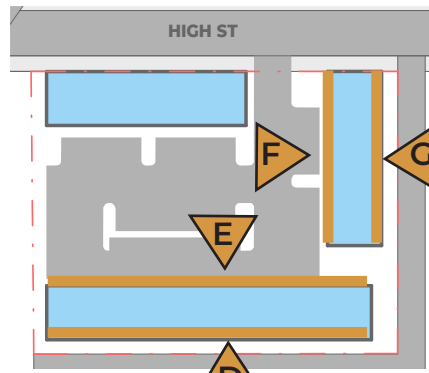
2 GREY VINYL SIDING



3 GREY METAL PANEL



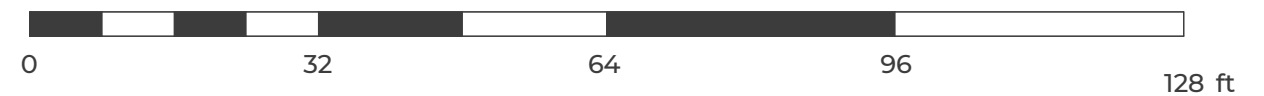
4 WHITE BOARD & BATTEN



KEY PLAN

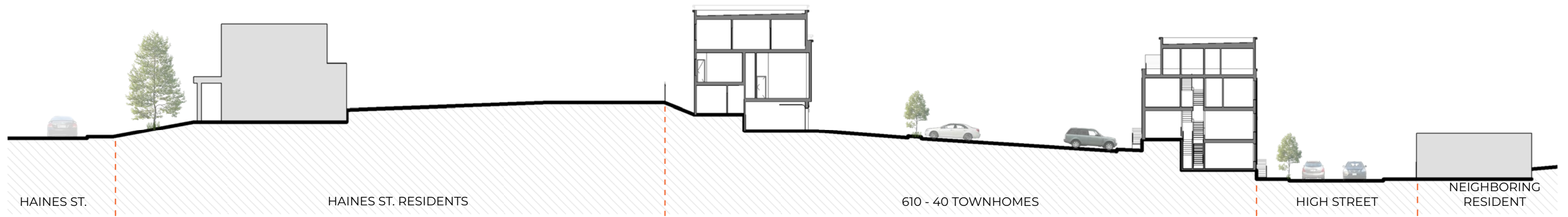


3/64" = 1' - 0"



ELEVATIONS

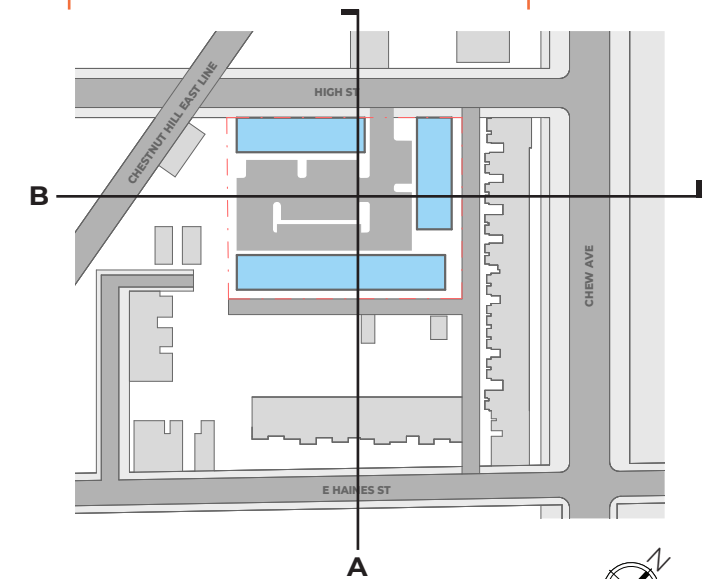
CIVIC DESIGN REVIEW



SECTION A

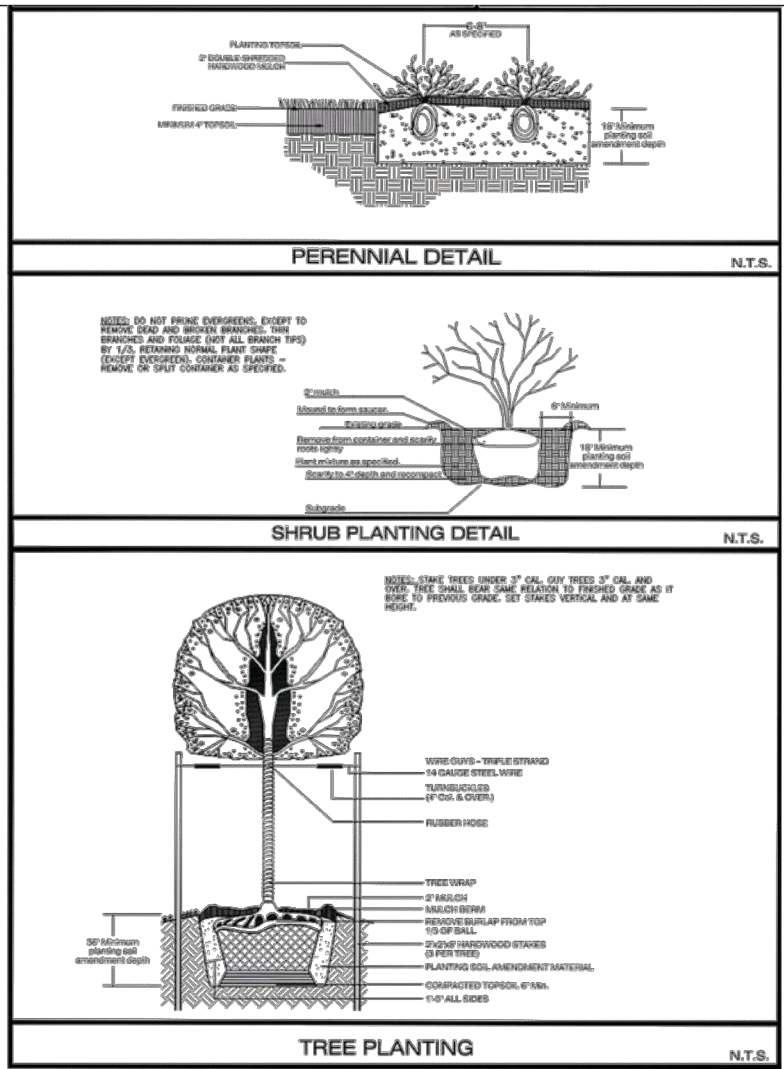
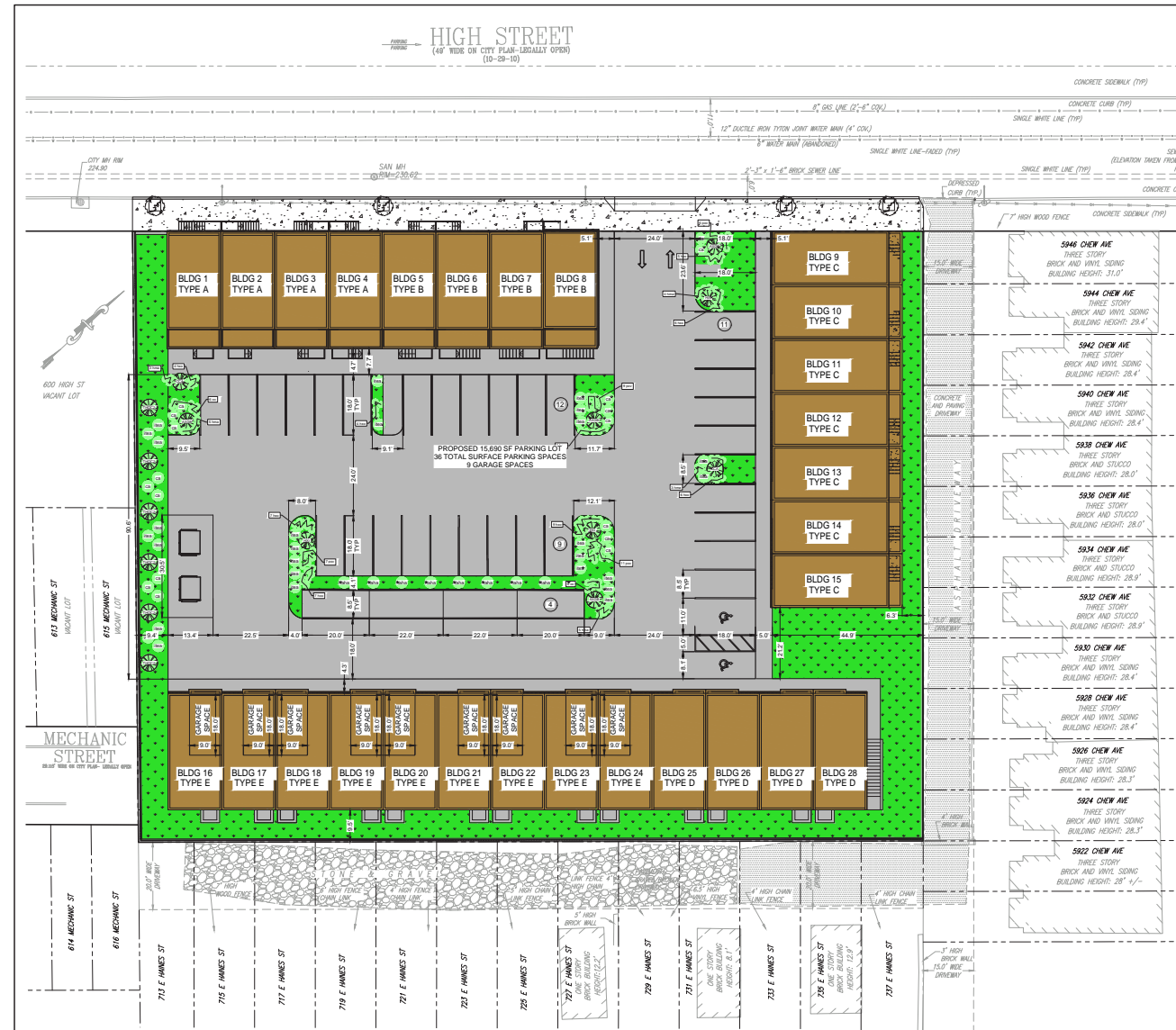


SECTION B





designblendz



- ### EXISTING LEGEND
- PROPERTY LINE
 - UTILITY POLE W/ STREET LIGHT
 - MH MAN HOLE
 - EXISTING BUILDING
 - EXISTING CURB
 - EXISTING INLET
 - EXISTING CONTOUR

- ### PROPOSED LEGEND
- LIMIT OF DISTURBANCE
 - CONCRETE
 - CURB
 - TREE
 - SHRUB
 - PERENNIAL
 - BUILDING
 - IMPERVIOUS AREA
 - GRASS/LANDSCAPED AREA

PLANTING NOTES

1. ALL BALL & BURLAP TREES SHALL BE FRESHLY DUG AND DELIVERED TO THE SITE AS REQUIRED FOR IMMEDIATE PLANTING.
2. REMOVE BURLAP AND WIRE BASKETS FROM TOPS OF ROOT BALLS AND FROM SIDES, BUT DO NOT REMOVE FROM UNDER ROOT BALLS. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
3. INSTALL ALL PLANTS SO THAT THE TOP OF THE ROOT BALL IS FLUSH WITH THE SURROUNDING SOIL LEVEL.
4. PROVIDE NEW PLANTING SOIL AS NECESSARY TO COMPLETE THE PLANTING WORK AND AMEND AS INDICATED.
5. PLANTING GROUPS AS SHOWN ON THE PLAN ARE ONLY DIAGNOSTIC. ACTUAL MASSING OF PLANT MATERIAL MAY VARY DUE TO EXISTING FIELD CONDITIONS. PRIOR TO DIGGING PLANT PITS, PLACE ALL PLANTS, FOR APPROVAL, IN THEIR RELATIVE POSITIONS AS INDICATED ON THE PLAN.
6. NO PLANT WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRRREGULARITIES OR MECHANICAL DAMAGE. ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT THE TIME OF PLANTING SHALL BE REJECTED AT THE CONTRACTOR'S EXPENSE.
7. ALL PLANTS MUST BE LABELED WHEN THEY ARE DELIVERED TO THE SITE.
8. RECOMMENDED PLANTS FROM PHILADELPHIA CITY PLANNING COMMISSION MAY BE USED AS SUBSTITUTIONS.
9. MULCH ALL PLANT BEDS WITH 2" OF TRIPLE-SHREDDED NATURAL BROWN HARDWOOD MULCH.
10. THOROUGHLY WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
11. APPLY 3" DEPTH OF COMPOST TO ALL PLANT BEDS AND THOROUGHLY TILL INTO SOIL BEFORE PLANTING.
12. APPLY 10-10-10 GRANULAR SLOW RELEASE FERTILIZER TO PLANT BEDS AFTER PLANTS HAVE BEEN INSTALLED BUT BEFORE MULCH HAS BEEN APPLIED. COVER FERTILIZER W/ MULCH SO THAT IT IS NOT EXPOSED.
13. IF ADDING SOIL TO SITE, ENSURE THAT NEW SOIL IS CERTIFIED WEED-FREE & LARGELY COMPOSED OF SAND TO MATCH EXISTING SITE SOILS. THOROUGHLY TILL & INCORPORATE INTO NATIVE SOILS BEFORE PERFORMING FINISHED GRADING & PLANT INSTALLATION.
14. TREES SHALL HAVE A MINIMUM SPACING OF 12 FT. FROM OTHER TREES. SHRUBS SHALL HAVE A MINIMUM SPACING OF 3 FT. FROM OTHER SHRUBS AND TREES.

TYPE	SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	NOTES
Tree	AXGB	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	4	2.5" cal	10' ht., Multistem, B&B, Full Crown
Tree	CCA	Cercis canadensis 'Summer's Tower'	Eastern Redbud	2	2.5" cal	Matching, Full Crown
Tree	THOC2	Thuja occidentalis	White Cedar	6	2.5" cal	B&B, Full Crown
Tree	HXI	Hamamelis x intermedia 'Jalena'	Witchhazel	3	2.5" cal	8' ht., Multistem, B&B, Matching, Full Crown
Shrub	itea	Itea virginica 'Henry's Garnett'	Virginia Sweetspire	27	3 gal	Matching
Shrub	ca	Clethra alnifolia 'Tom's Compact'	Sweetpepper Bush	17	3 gal	Matching
Shrub	haha	Hydrangea arborescens 'Haas Halo'	Smooth Hydrangea	8	3 gal	Matching
Perennial	hma	Hakonechloa macra 'All Gold'	Hakone Grass	25	1 gal	Matching
Perennial	hxo	Helleborus x 'Onyx Odyssey'	Lenten Rose	48	1 gal	Matching
Perennial	pov	Polygonatum odoratum 'Variegatum'	Solomon's Seal	33	1 gal	Matching
Perennial	oc	Osmunda cinnamomea	Cinnamon Fern	12	1 gal	Matching

LANDSCAPE TREE REQUIREMENTS

INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS AND OFF-STREET LOADING AREAS: §14-803(5)(6)

TREES (16,000 X 10 - 1,500; 1,200,000 - 7,500)	7.80 TREES REQUIRED (8 TREES PROVIDED)
SHRUBS (7.85 X 3 - 23.25)	23.55 SHRUBS REQUIRED (24 SHRUBS PROVIDED)
PERENNIALS (2.85 X 15 - 117.75)	117.75 PERENNIALS REQUIRED (118 PERENNIALS PROVIDED)

PERIMETER SCREENING FROM PUBLIC STREETS FOR PARKING LOTS: §14-803(5)(6)

TREES (19.20 - 0.9)	0.9 TREE REQUIRED (1 TREE PROVIDED)
SHRUBS (9.30 X 4 - 3.9)	3.9 SHRUBS REQUIRED (4 SHRUBS PROVIDED)

PERIMETER SCREENING FROM ABUTTING RESIDENTIAL ZONING DISTRICT: §14-803(5)(6)

TREES (90.6 X 21.2 - 111.8; 111,800 - 5.8)	5.8 TREES REQUIRED (6 TREES PROVIDED)
SHRUBS (8.8 X 4 - 2.4)	2.4 SHRUBS REQUIRED (2 SHRUBS PROVIDED)

REQUIRED REPLACEMENT: §14-706(1)(G)

61 DBH REMOVED	10 TOTAL TREES PROVIDED
37.5 DBH NEW	23.5 DBH INCHES REMAINING

IN-LIEU CALCULATION: §14-706(1)(C)(i)(A)(ii) TOTAL DBH (282.5) = LOT AREA (0.973 AC.) x 289.8 DBH/AC.
800 X 23.5 DBH = 1,880
81.175 IN LIEU OF FEE



STREETS DEPT. APP. #: SR-2025-030402
PWD SPR TRACKING #: FY26-HIGH-8222-01

PLANTING PLAN

610-40 HIGH ST
59TH WARD PHILADELPHIA, PA 19144

Owner(s)
HIGH STREET ASSOCIATES LLC
1602 FRANKFORD AVE #3757
PHILADELPHIA PA 19125
ALLEN BOROVICH
LBM3285@GMAIL.COM
(215) 490-2635

Municipality
PHILADELPHIA

County
PHILADELPHIA

State
PA

Drawn
KL

Scale
1" = 20'

Ckd
PL

Date
8-13-2025

File
610-40 HIGH ST

Drawing
Sheet 2 of 2

1391 WALTON ROAD
BLUE BELL, PA 19422
(267) 885-9875
PAUL@AQUAECONOMICS.COM

AQUA ECONOMICS

PAUL N. LONIE
PA PROFESSIONAL LAND SURVEYOR
LICENSE NO.: SU24461E



LANDSCAPE PLAN

CIVIC DESIGN REVIEW

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.	
(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.	
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	
(4) 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	
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	

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.	
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.	
(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	
(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.	
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> •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}	
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	

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

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

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

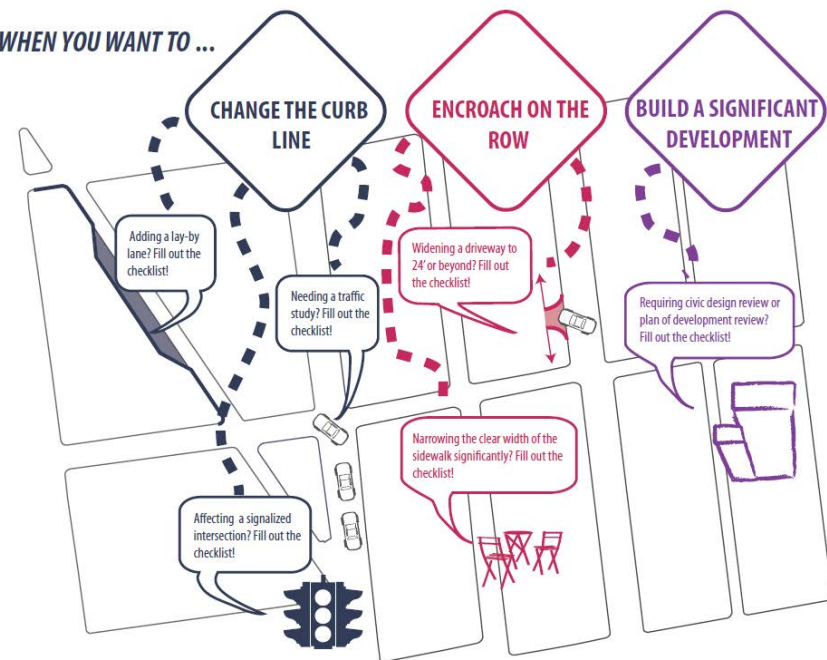
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards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

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

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

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

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

Complete Streets Review Submission Requirement*:

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|--|---|
| <p>1. PROJECT NAME
<u>610-40 High St</u></p> <p>3. APPLICANT NAME
<u>Allen Borovich</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>LBM3285@GMAIL.COM, (215) 400-2635</u></p> <p>6. OWNER NAME</p> <p>7. HIGH STREET ASSOCIATES LLC</p> <p>8. OWNER CONTACT INFORMATION
<u>LBM3285@GMAIL.COM, (215) 400-2635</u></p> <p>9. ENGINEER / ARCHITECT NAME
<u>AquaEconomics, LLC</u></p> <p>10. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>PAUL@AQUAECONOMICS.COM</u></p> <p>11. 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/</p> | <p>2. DATE
<u>2-6-2026</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>On High St (234.789' of Frontage):
Between Belfield Ave to Chew Ave.</u></p> |
|--|---|

STREET	FROM	TO	COMPLETE STREET TYPE
<u>High St</u>	<u>Belfield Ave</u>	<u>Chew Ave</u>	<u>City Neighborhood</u>

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 <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| b. Street Furniture such as bus shelters, honor boxes, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| c. Street Direction | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| d. Curb Cuts | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| f. Building Extensions into the sidewalk, such as stairs and stoops | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

APPLICANT: General Project Information
Additional Explanation / Comments: _____

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>High St</u>	<u>12/ 10 / 10</u>	<u>10 / 10</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>High St</u>	<u>6 / 3 / 6</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
----------------	-----------------	-----------

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>24'</u>	<u>High St</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
High St	0 / 3

17. FURNISHING ZONE: list the MINIMUM, recommended, existing, and proposed Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH
	Recommended / Existing / Proposed
High St	4 / 3 / 4

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

- Bicycle Parking
- Lighting
- Benches
- Street Trees
- Street Furniture

YES NO N/A
 YES NO N/A
 YES NO N/A
 YES NO N/A
 YES NO N/A

DEPARTMENTAL APPROVAL

YES NO
 YES NO
 YES NO
 YES NO
 YES NO

19. Does the design avoid tripping hazards?

YES NO N/A

YES NO

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

YES NO

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8) YES NO N/A YES NO
22. Does the design maintain adequate visibility for all roadway users at intersections? YES NO N/A YES NO

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>
24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET		ON SIDEWALK		OFF-STREET	
		Existing	Proposed	Existing	Proposed	Existing	Proposed
610-640 High St	0	0	0	0	0	0	0
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

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?

	YES	NO	N/A	DEPARTMENTAL APPROVAL	
Conventional Bike Lane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Buffered Bike Lane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Bicycle-Friendly Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Indego Bicycle Share Station	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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:

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 checked="" type="checkbox"/> NO <input 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 checked="" type="checkbox"/> NO <input 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? All sidewalk and curbs along the frontage will be replaced thus improving the accessibility, visibility, connectivity, and attractiveness of the site. | | 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		DESIGN SPEED
			Existing	Proposed	
_____	_____	_____	____/____	_____	_____
_____	_____	_____	____/____	_____	_____
_____	_____	_____	____/____	_____	_____
_____	_____	_____	____/____	_____	_____

- | | | |
|---|--|---|
| 33. What is the maximum AASHTO design vehicle being accommodated by the design? | <u>SU-30</u> | 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: _____

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)

	YES	NO	N/A	DEPARTMENTAL APPROVAL	
40. Does the design incorporate windows, storefronts, and other active uses facing the street?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

	YES	NO	N/A	DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
45. Does the design provide adequate clearance time for pedestrians to cross streets?	<input type="checkbox"/>	<input type="checkbox"/>	<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? <i>If yes, City Plan Action may be required.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Signal Timing and Operation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Bike Boxes	<input type="checkbox"/>	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____