

1527 CALLOWHILL ST

Civic Design Review



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1527 Callowhill St.
Philadelphia, PA 19130
 Civic Design Review - 07/07/2026

Project Description

New construction of an 8 story mixed-use building containing 188 dwelling units, ground floor commercial space, 63 bike spaces, and 24 vehicle parking spaces

Owner

Omega Builders
 22 Bowman Drive,
 Feasterville, PA 19053

Architect Applicant

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

Civil/Landscape Engineer

Eustace Engineering
 607 Easton Road
 Willow Grove, PA, 19090

CDR PROJECT APPLICATION FORM

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

L&I APPLICATION NUMBER: **ZP-2026-003262**

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

Application includes new construction or an expansion that creates 208,000 square footage of new GFA.

Application includes new construction or an expansion that creates 188 additional dwelling units.

PROJECT LOCATION

Planning District: Central West Council District: 5th District

Address: 1527 Callowhill Street
Philadelphia, PA, 19130

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: Scott Woodruff dba/ Designblendz Architecture LLP Primary Phone: 215 995 0228

Email: landi@designblendz.com Address: 4001 Main St, Suite 203
Philadelphia, PA, 19127

Property Owner: 1527 CALLOWHILL LLC Developer Omega Home Builders
 Architect: Designblendz Architecture LLP

SITE CONDITIONS

Site Area: 40,767 SF

Existing Zoning: CMX-4 Are Zoning Variances required? Yes No

Proposed Use: **8 STORY NEW CONSTRUCTION MIXED-USE BUILDING WITH 188 DWELLING UNITS, GROUND FLOOR COMMERCIAL SPACE, 63 BIKE SPACES, 24 VEHICLE PARKING SPACES IN A BELOW GRADE PARKING GARAGE**

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

Commercial: 13,300 SF
 Residential (188 units): 133,000 SF
 Circulation, Utilities, Amenities, etc. : 61,700 SF
 Proposed # of Parking Units: 24

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: June 23rd, 2026 Time: 7:00pm

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:

Date: _____



SITE AERIAL



ZONING MAP

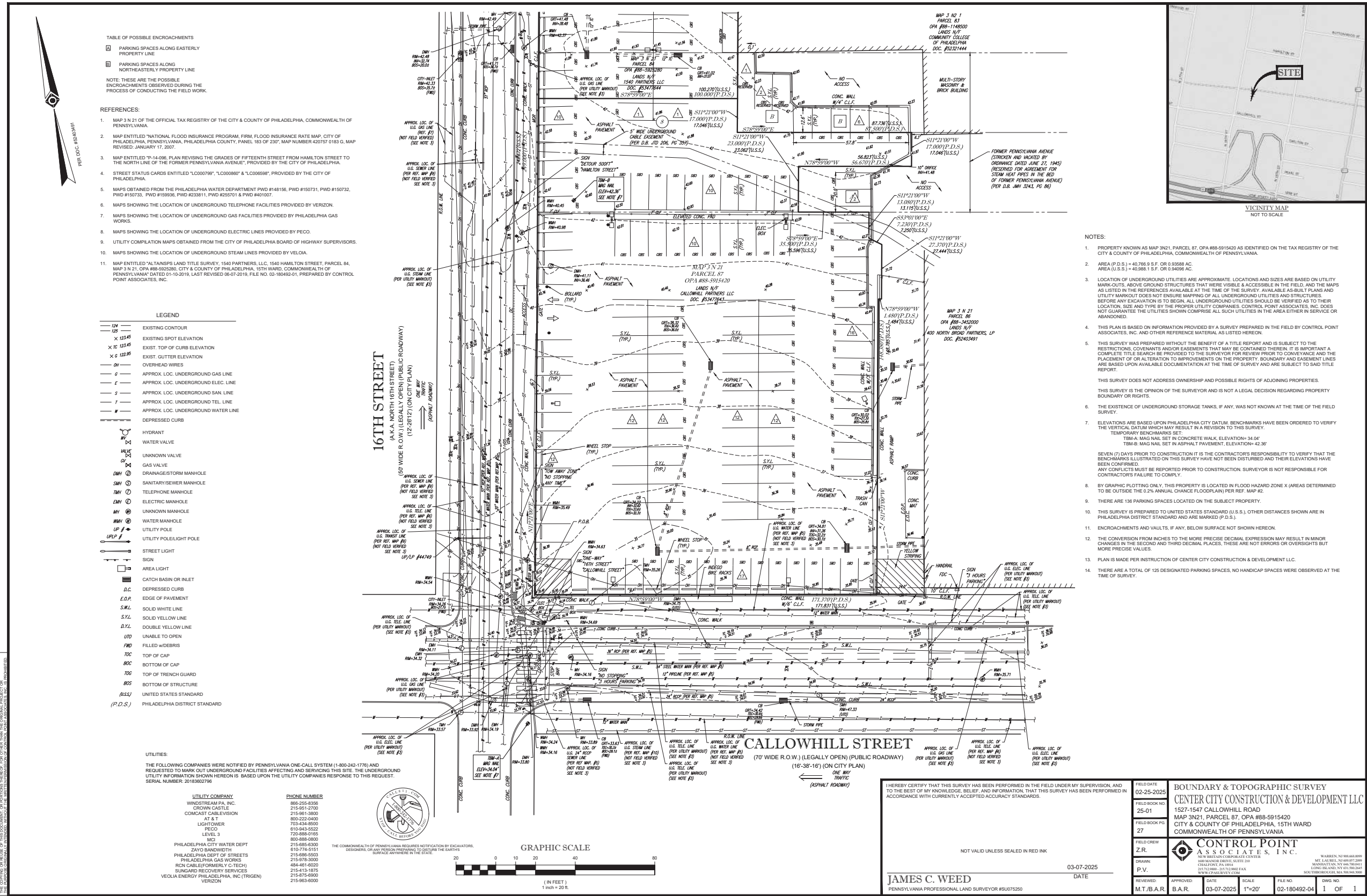


TABLE OF POSSIBLE ENCROACHMENTS
 [] PARKING SPACES ALONG EASTERLY PROPERTY LINE
 [] PARKING SPACES ALONG NORTHEASTERLY PROPERTY LINE
 NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.

- REFERENCES:
- MAP 3 N 21 OF THE OFFICIAL TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF PHILADELPHIA, PENNSYLVANIA, PHILADELPHIA COUNTY, PANEL 183 OF 2307, MAP NUMBER 420757 0183 G, MAP REVISED JANUARY 17, 2007.
 - MAP ENTITLED "P-14-036, PLAN REVISING THE GRADES OF FIFTEENTH STREET FROM HAMILTON STREET TO THE NORTH LINE OF THE FORMER PENNSYLVANIA AVENUE," PROVIDED BY THE CITY OF PHILADELPHIA.
 - STREET STATUS CARDS ENTITLED "L2000799", "L2000800" & "L2000698", PROVIDED BY THE CITY OF PHILADELPHIA.
 - MAPS OBTAINED FROM THE PHILADELPHIA WATER DEPARTMENT PWD #148156, PWD #150731, PWD #150732, PWD #150733, PWD #159936, PWD #233811, PWD #255701 & PWD #401007.
 - MAPS SHOWING THE LOCATION OF UNDERGROUND TELEPHONE FACILITIES PROVIDED BY VERIZON.
 - MAPS SHOWING THE LOCATION OF UNDERGROUND GAS FACILITIES PROVIDED BY PHILADELPHIA GAS WORKS.
 - MAPS SHOWING THE LOCATION OF UNDERGROUND ELECTRIC LINES PROVIDED BY PECO.
 - UTILITY COMPLETION MAPS OBTAINED FROM THE CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS.
 - MAPS SHOWING THE LOCATION OF UNDERGROUND STEAM LINES PROVIDED BY VELOIA.
 - MAP ENTITLED "ALTANSPS LAND TITLE SURVEY, 1540 PARTNERS, LLC, 1540 HAMILTON STREET, PARCEL 84, MAP 3 N 21, OPA #88-5925280, CITY & COUNTY OF PHILADELPHIA, 15TH WARD, COMMONWEALTH OF PENNSYLVANIA" DATED 01-10-2019, LAST REVISED 06-07-2019, FILE NO. 02-180492-01, PREPARED BY CONTROL POINT ASSOCIATES, INC.

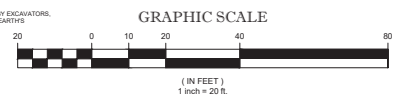
LEGEND

124	EXISTING CONTOUR
125	EXISTING SPOT ELEVATION
X 123.45	EXIST. TOP OF CURB ELEVATION
X 6 122.89	EXIST. GUTTER ELEVATION
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
E	APPROX. LOC. UNDERGROUND ELEC. LINE
S	APPROX. LOC. UNDERGROUND SAN. LINE
T	APPROX. LOC. UNDERGROUND TEL. LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
---	DEPRESSED CURB
HY	HYDRANT
WV	WATER VALVE
UV	UNKNOWN VALVE
GV	GAS VALVE
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
TMH	TELEPHONE MANHOLE
EMH	ELECTRIC MANHOLE
UMH	UNKNOWN MANHOLE
WMH	WATER MANHOLE
ULP	UTILITY POLE
ULP/P	UTILITY POLE/LIGHT POLE
SL	STREET LIGHT
AL	AREA LIGHT
CB	CATCH BASIN OR INLET
D.C.	DEPRESSED CURB
E.O.P.	EDGE OF PAVEMENT
S.W.L.	SOLID WHITE LINE
S.Y.L.	SOLID YELLOW LINE
D.Y.L.	DOUBLE YELLOW LINE
U/O	UNABLE TO OPEN
F/O	FILLED W/DEBRIS
T/C	TOP OF CAP
B/C	BOTTOM OF CAP
T/G	TOP OF TRENCH GUARD
M/C	MID
B/S	BOTTOM OF STRUCTURE
(U.S.S.)	UNITED STATES STANDARD
(P.D.S.)	PHILADELPHIA DISTRICT STANDARD

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE-CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 20183602796

UTILITY COMPANY	PHONE NUMBER
WINSTREAN PA, INC.	800-255-8366
CROWN CASTLE	215-951-2700
COMCAST CABLEVISION	215-981-3880
AT & T	800-222-0400
LIGHTOWER	703-434-8500
PECO	610-843-5522
LEVEL 3	720-888-0185
820-888-0800	
PHILADELPHIA CITY WATER DEPT	215-685-6300
ZAVO BANDWIDTH	610-774-5151
PHILADELPHIA DEPT OF STREETS	215-688-5503
PHILADELPHIA GAS WORKS	215-979-3000
RCN CABLE (FORMERLY C-TECH)	484-461-6000
SUNGARD RECOVERY SERVICES	215-413-1875
VELOIA ENERGY PHILADELPHIA, INC (TRIGEN)	215-975-6900
VERIZON	215-963-6000



- NOTES:
- PROPERTY KNOWN AS MAP 3N21, PARCEL 87, OPA #88-5915420 AS IDENTIFIED ON THE TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA.
 - AREA (P.D.S.) = 40,788.9 S.F. OR 0.92588 AC.
AREA (U.S.S.) = 40,988.1 S.F. OR 0.94098 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO CONVEYANCE AND THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY. BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT.
 - THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES. THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS ARE BASED UPON PHILADELPHIA CITY DATUM. BENCHMARKS HAVE BEEN ORDERED TO VERIFY THE VERTICAL DATUM WHICH MAY RESULT IN A REVISION TO THIS SURVEY.
TEMPORARY BENCHMARKS SET
TBM-A: MAG NAIL SET IN CONCRETE WALK, ELEVATION= 34.0'
TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 42.3'
 - SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SURVEY HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTORS FAILURE TO COMPLY.
 - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. MAP #2.
 - THERE ARE 136 PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
 - THIS SURVEY IS PREPARED TO UNITED STATES STANDARD (U.S.S.), OTHER DISTANCES SHOWN ARE IN PHILADELPHIA DISTRICT STANDARD AND ARE MARKED (P.D.S.).
 - ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
 - THE CONVERSION FROM INCHES TO THE MORE PRECISE DECIMAL EXPRESSION MAY RESULT IN MINOR CHANGES IN THE SECOND AND THIRD DECIMAL PLACES, THESE ARE NOT ERRORS OR OVERSIGHTS BUT MORE PRECISE VALUES.
 - PLAN IS MADE PER INSTRUCTION OF CENTER CITY CONSTRUCTION & DEVELOPMENT LLC.
 - THERE ARE A TOTAL OF 125 DESIGNATED PARKING SPACES, NO HANDICAP SPACES WERE OBSERVED AT THE TIME OF SURVEY.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT VALID UNLESS SEALED IN RED INK

03-07-2025

DATE

JAMES C. WEED
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #SU075250

FIELD DATE	02-25-2025
FIELD BOOK NO.	25-01
FIELD BOOK PGS.	27
FIELD CREW	Z.R.
DRAWN	P.V.
REVIEWED	M.T.B.A.R.
APPROVED	B.A.R.
DATE	03-07-2025
SCALE	1"=20'
FILE NO.	02-180492-04
DWG. NO.	1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY
 CENTER CITY CONSTRUCTION & DEVELOPMENT LLC
 1527-1547 CALLOWHILL ROAD
 MAP 3N21, PARCEL 87, OPA #88-5915420
 CITY & COUNTY OF PHILADELPHIA, 15TH WARD
 COMMONWEALTH OF PENNSYLVANIA

CONTROL POINT ASSOCIATES, INC.
 200 W. BROAD STREET, SUITE 210
 PHILADELPHIA, PA 19104
 (215) 760-0000 • (215) 760-0002 FAX
 WWW.CONTROLPOINT.COM
 WARREN, NJ 908-688-0000
 NY 516-882-1000
 ANNAPOLIS, MD 410-291-2000
 EDINBURGH, VA 804-754-2000
 LOS ANGELES, CA 310-344-2000



EXISTING SITE SURVEY
 CIVIC DESIGN REVIEW



"THE BIG DIG" PHOTO FROM 1898



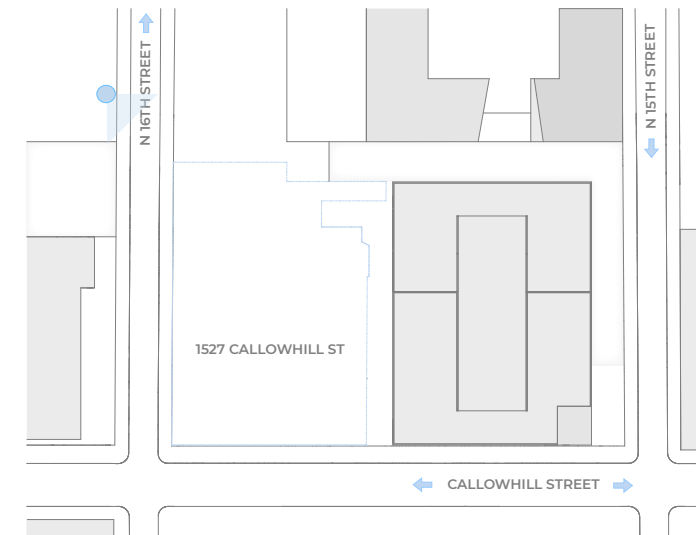
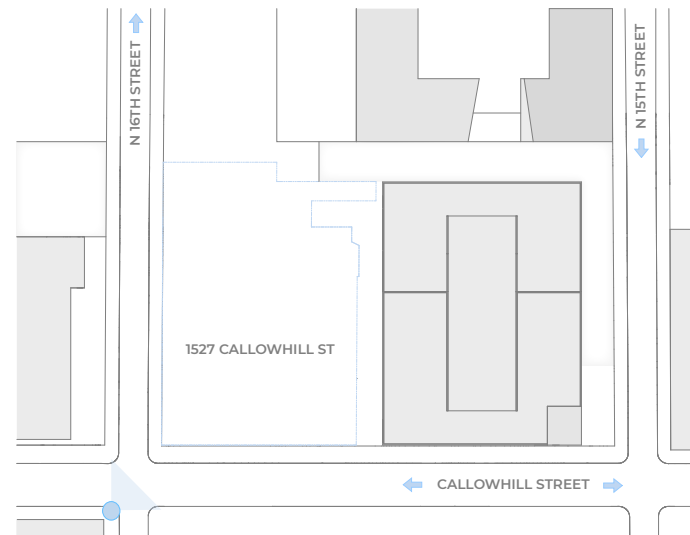
SITE LOCATION - ORIGINAL STRUCTURE

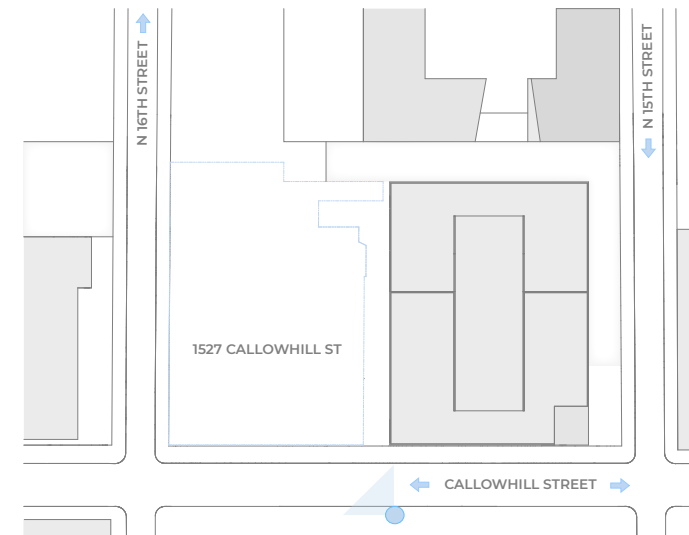
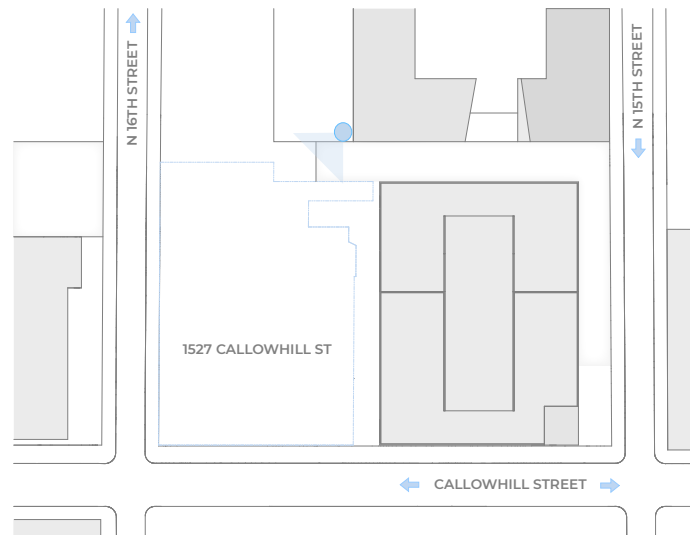


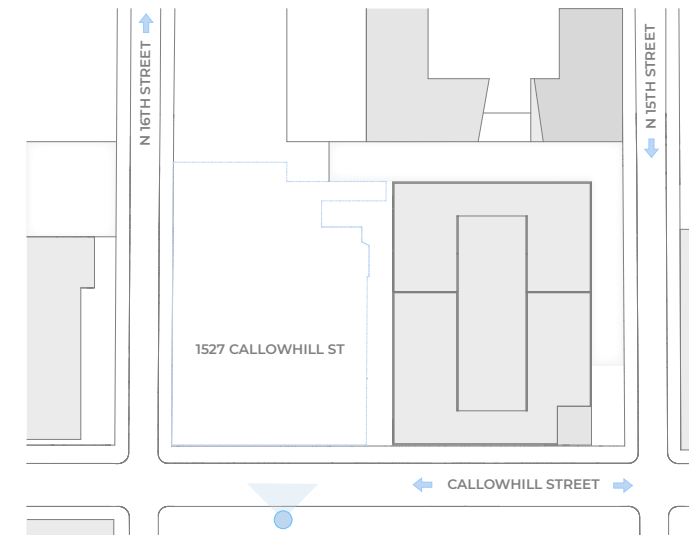
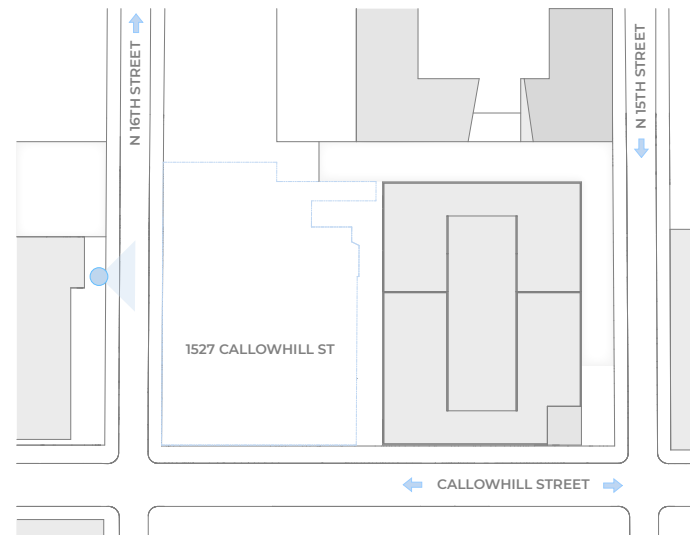
16TH AND CALLOWHILL ST.

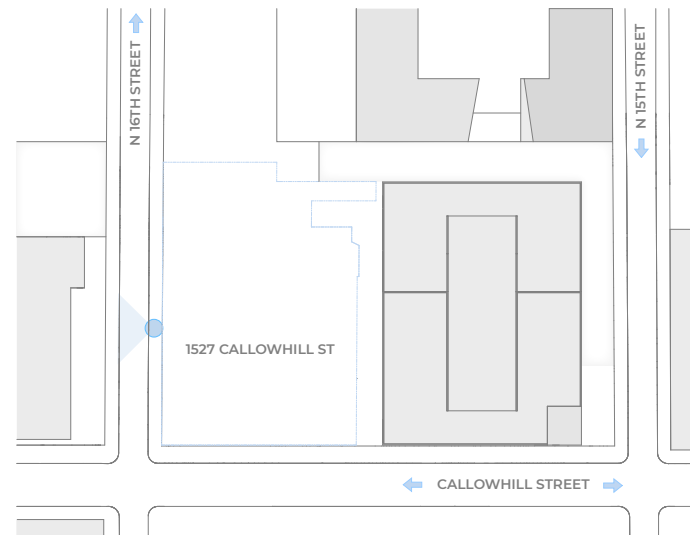


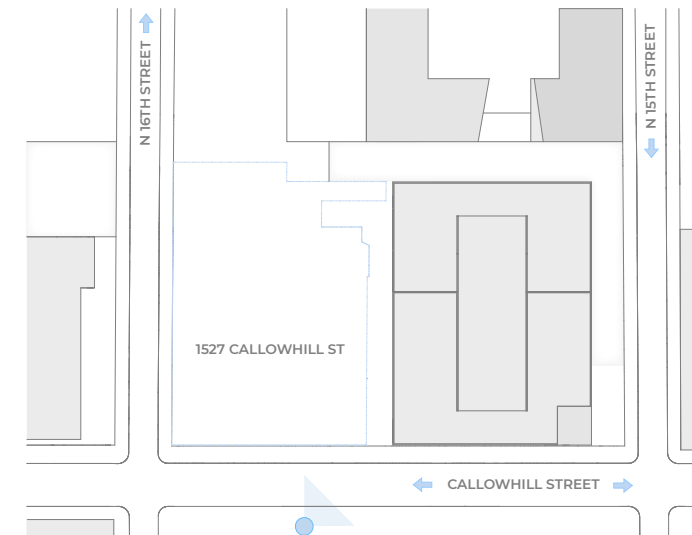
PHILADELPHIA INQUIRER

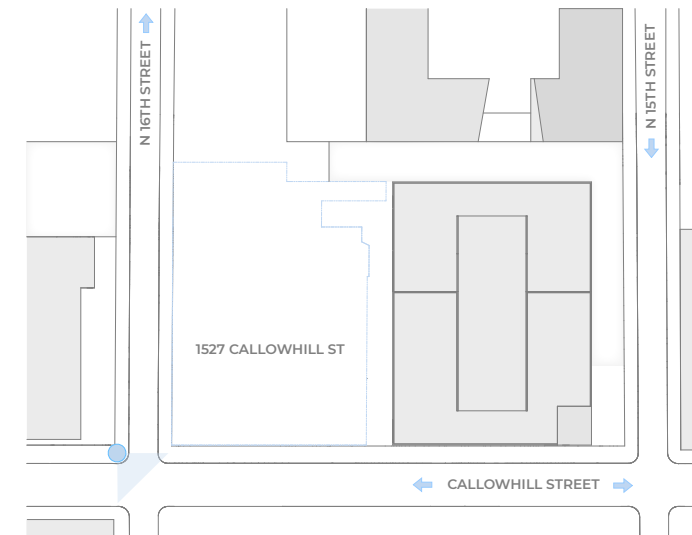
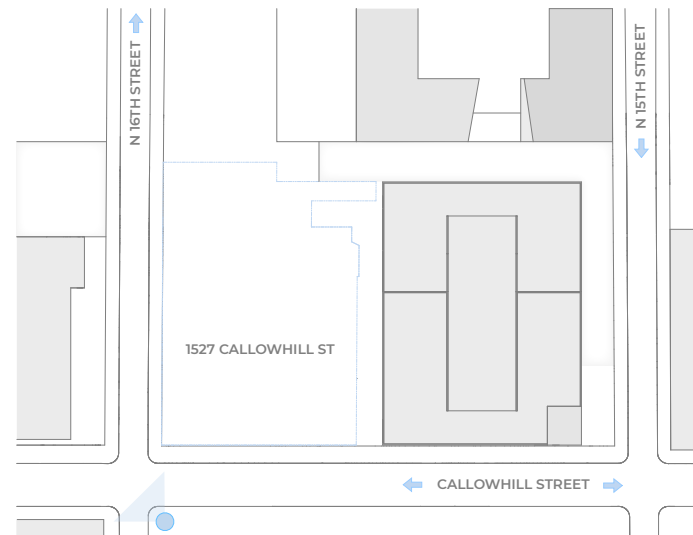


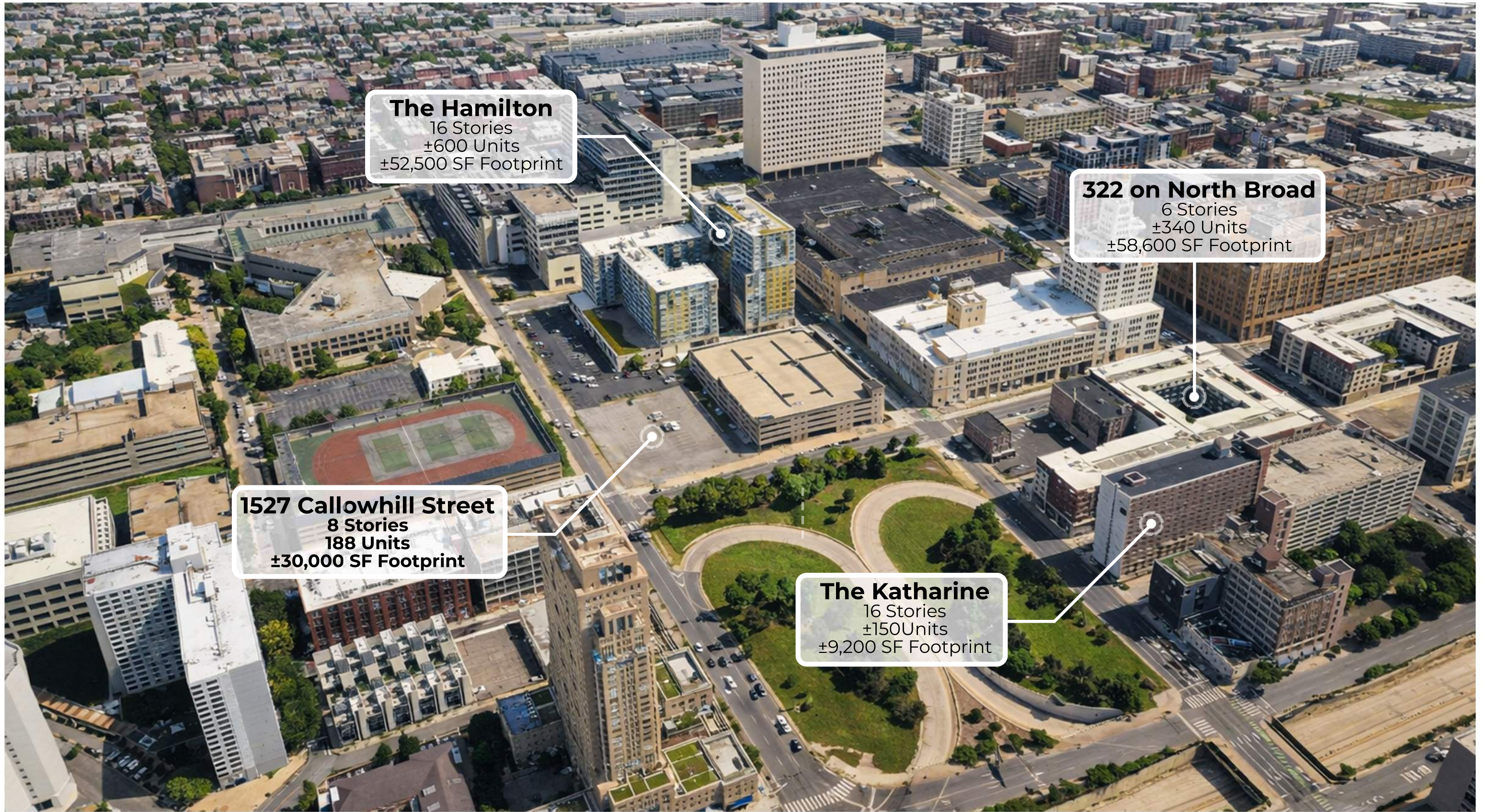












The Hamilton
16 Stories
±600 Units
±52,500 SF Footprint

322 on North Broad
6 Stories
±340 Units
±58,600 SF Footprint

1527 Callowhill Street
8 Stories
188 Units
±30,000 SF Footprint

The Katharine
16 Stories
±150 Units
±9,200 SF Footprint

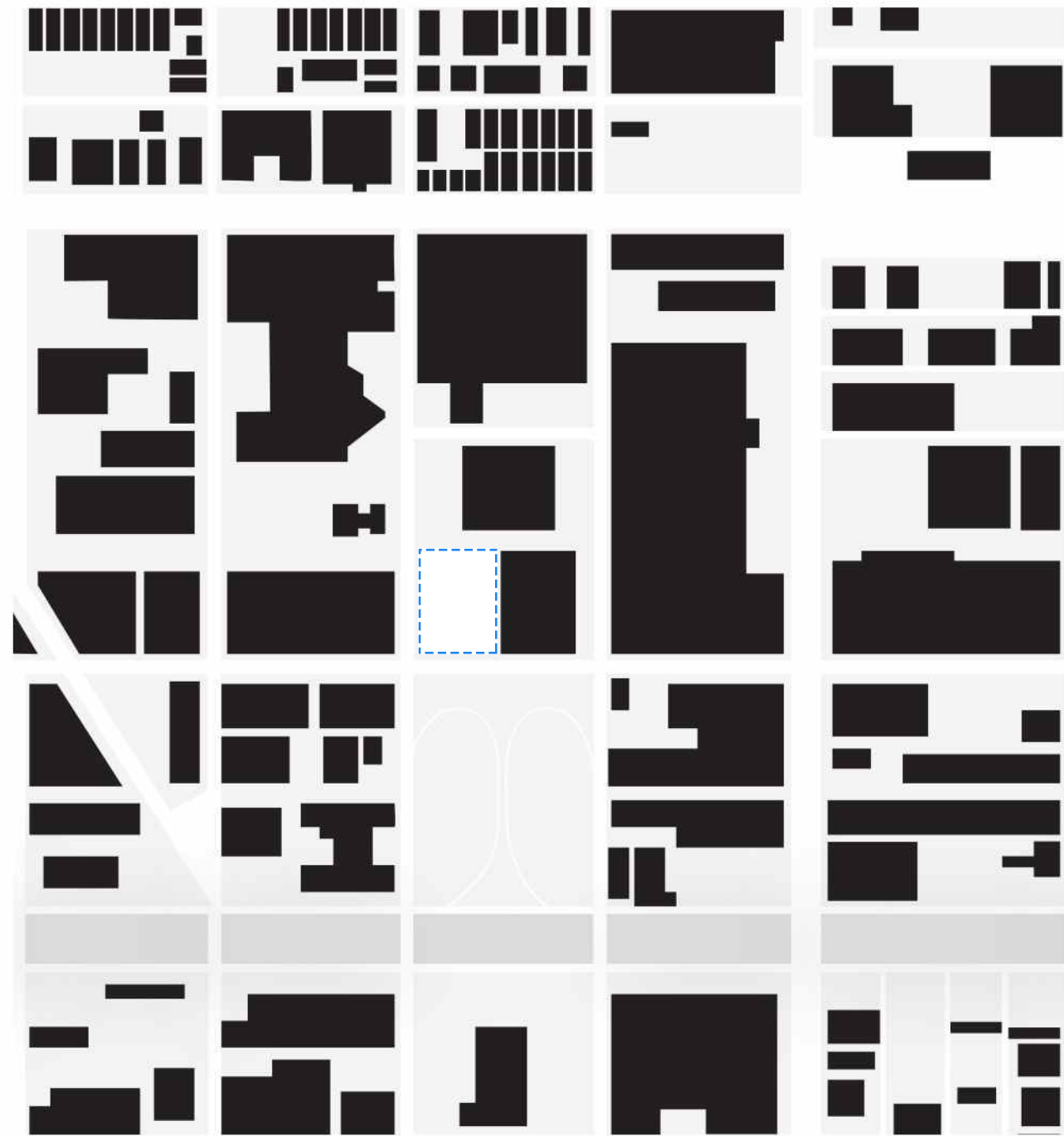
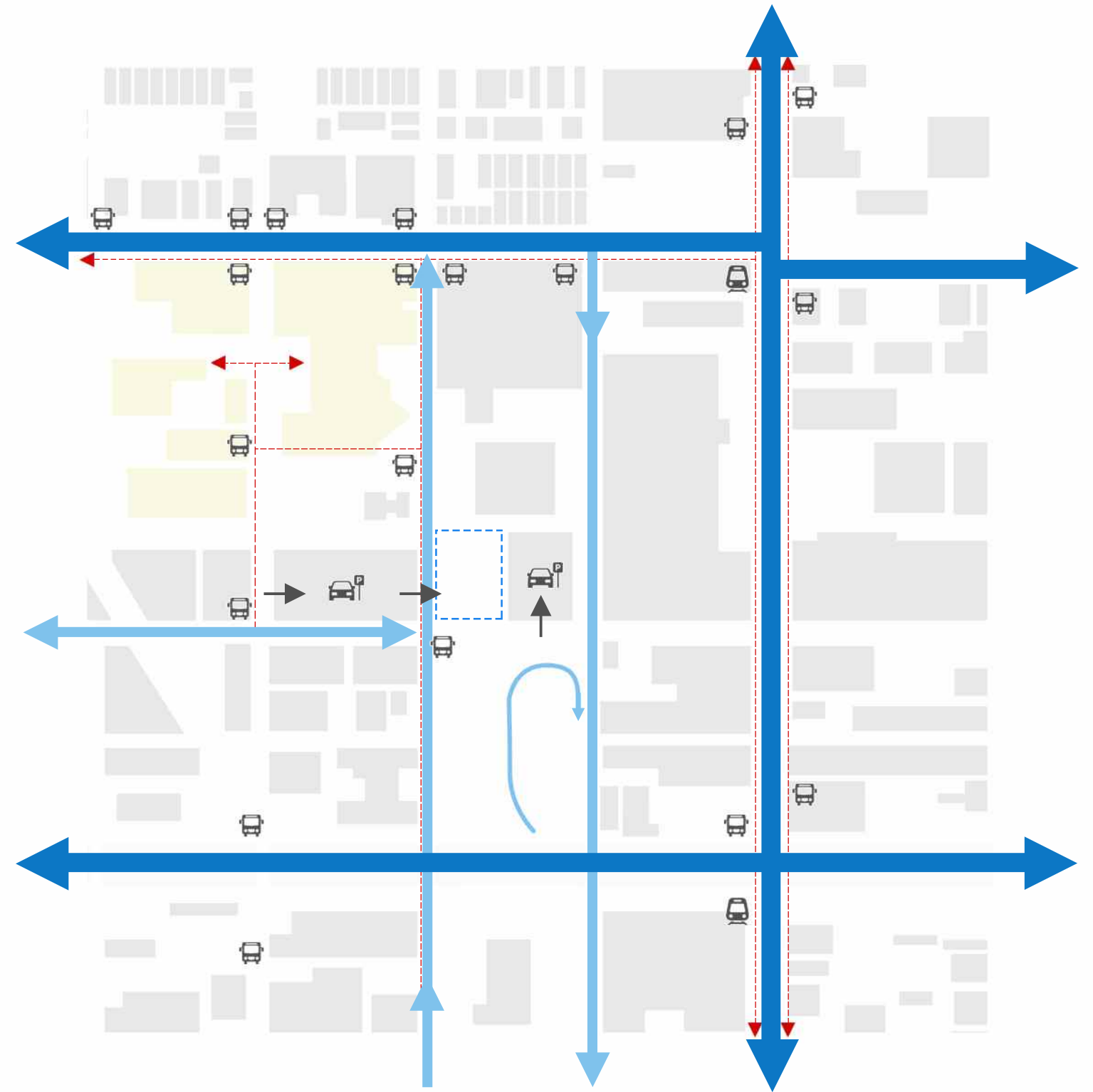
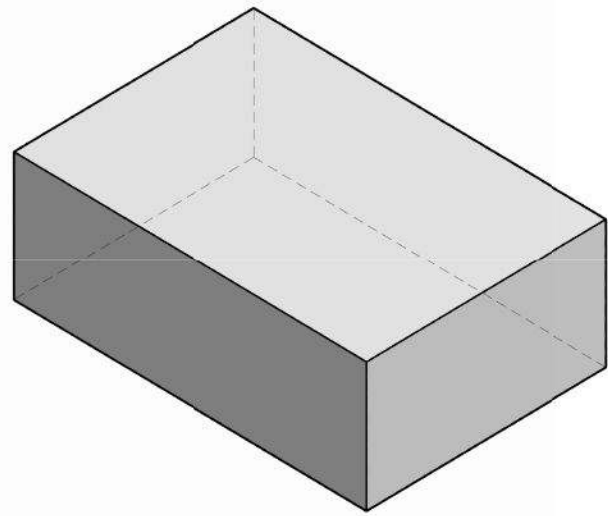


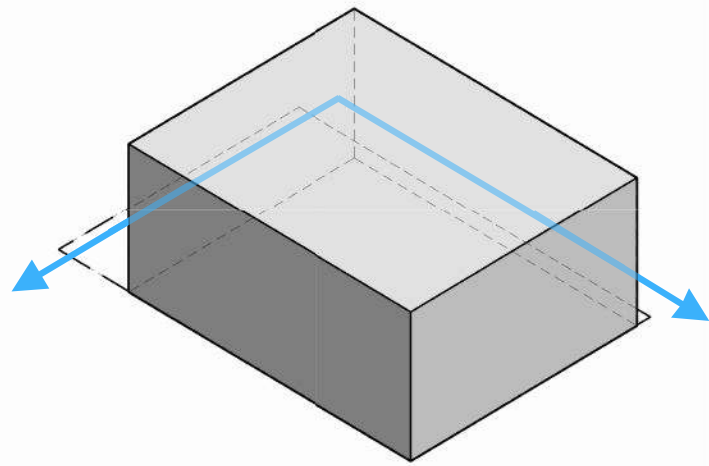
FIGURE GROUND STUDY



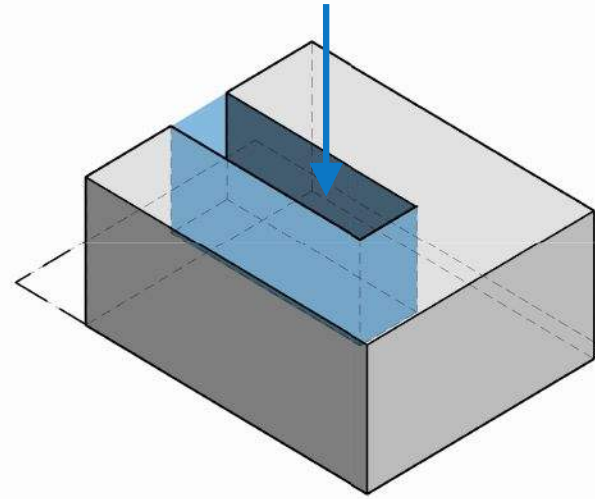
CIRCULATION AND ACCESS STUDY



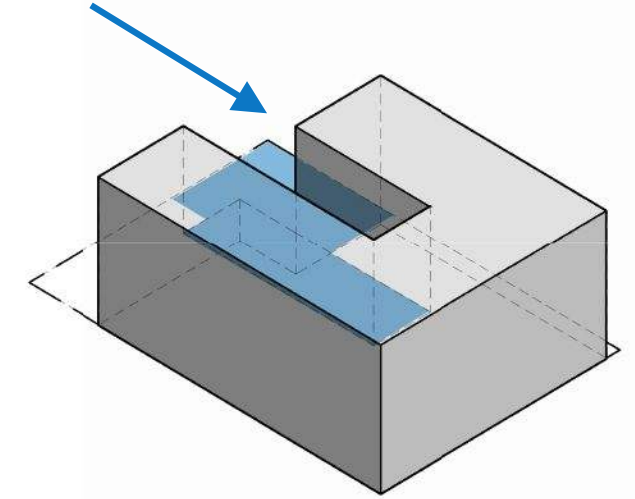
MAINTAIN URBAN FABRIC



CIRCULATION AROUND FORM



LIGHT AND AIR VOID



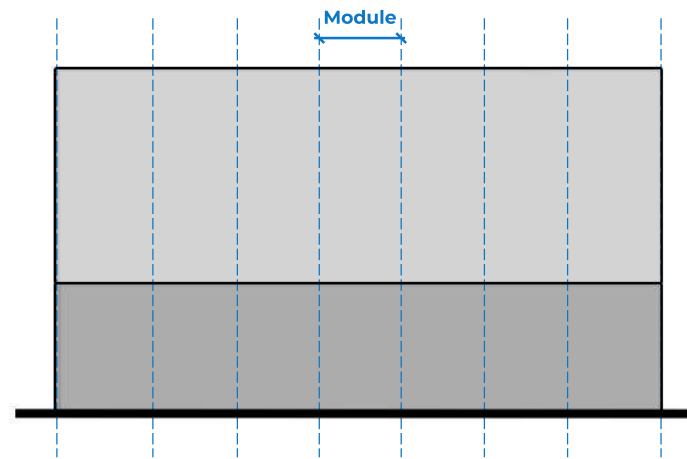
OUTDOOR SPACE CREATION



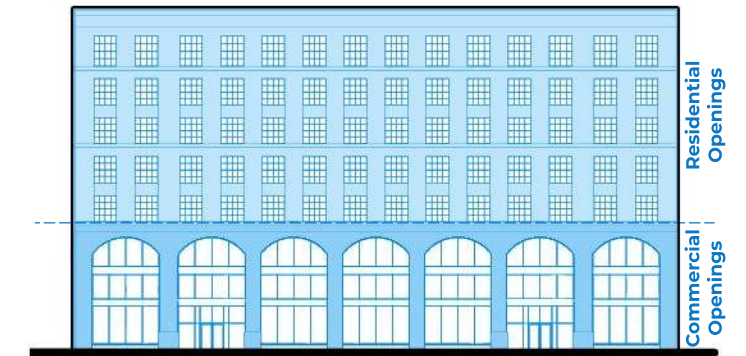
BUILDING FACE



PEDESTRIAN SCALE



STRUCTURED RHYTHM



PROGRAMMED FENESTRATIONS

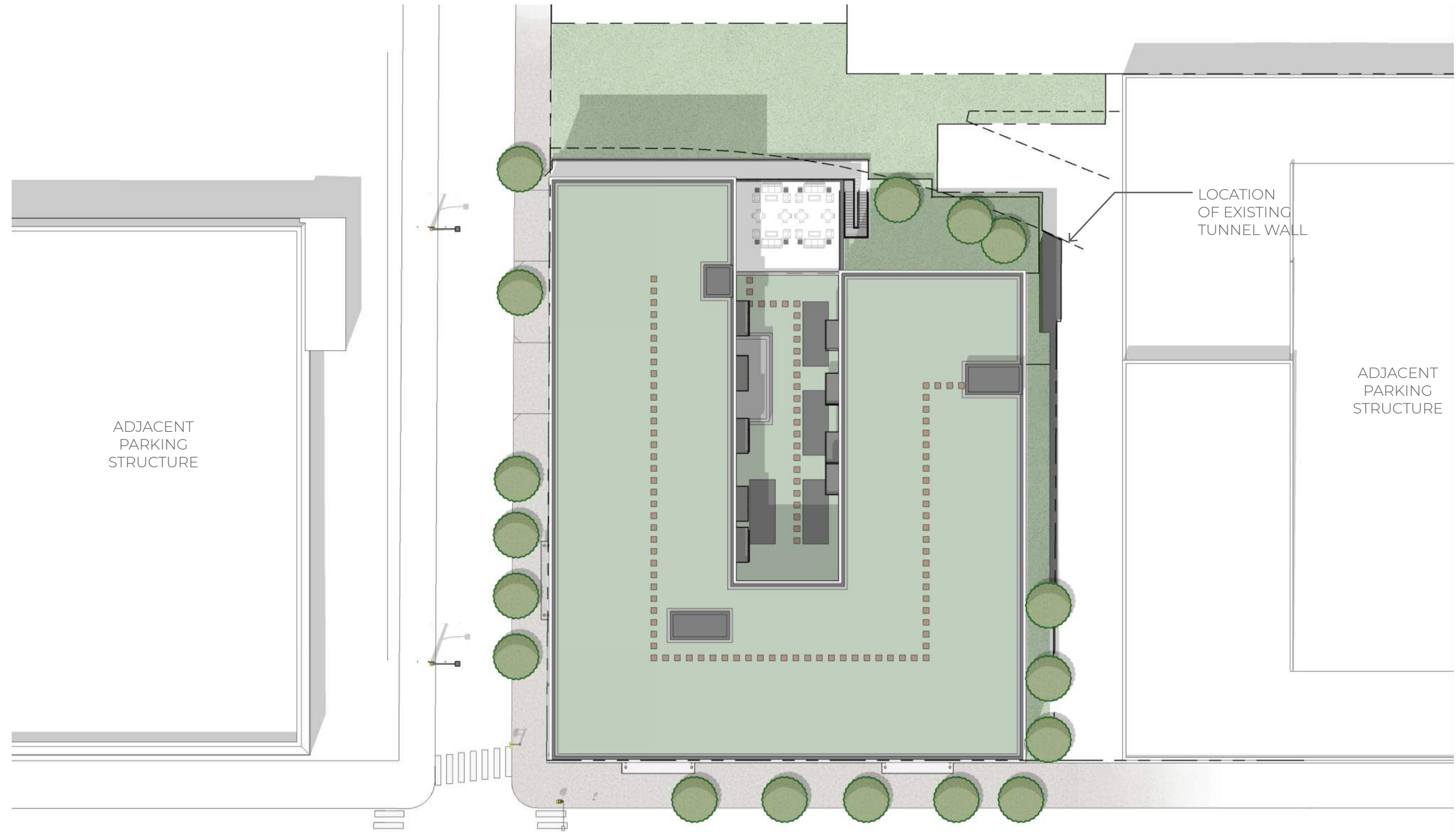


SECTION ALONG CALLOWHILL STREET



SECTION ALONG N 16th STREET







MAP LEGEND

▲ ENTRY POINT

● COMMERCIAL SPACE

● RESIDENTIAL AMENITIES

● RESIDENT MAIL SERVICES

● LEASING OFFICE

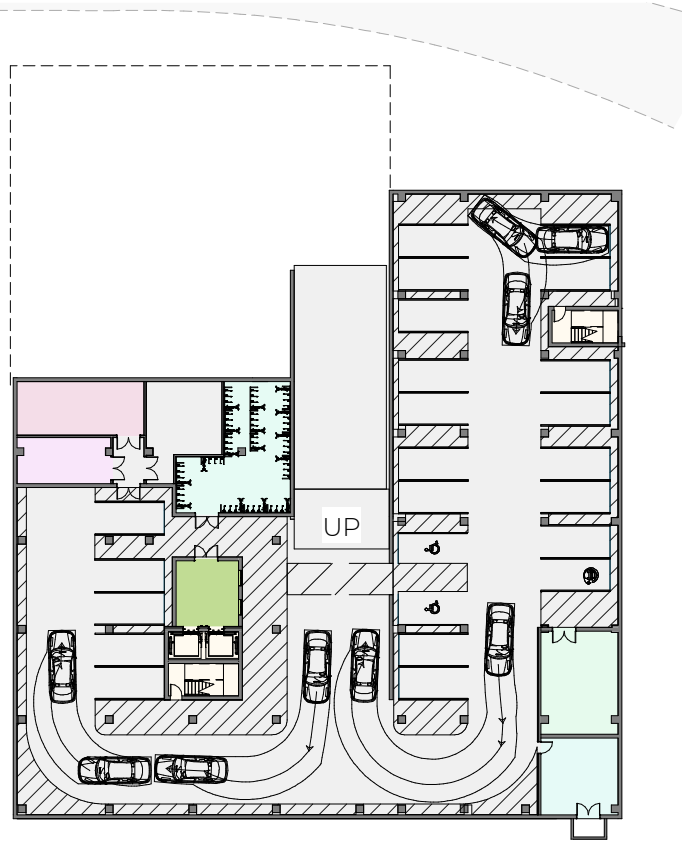
● UTILITY SPACE

➡ CAR DIRECTIONAL ARROW

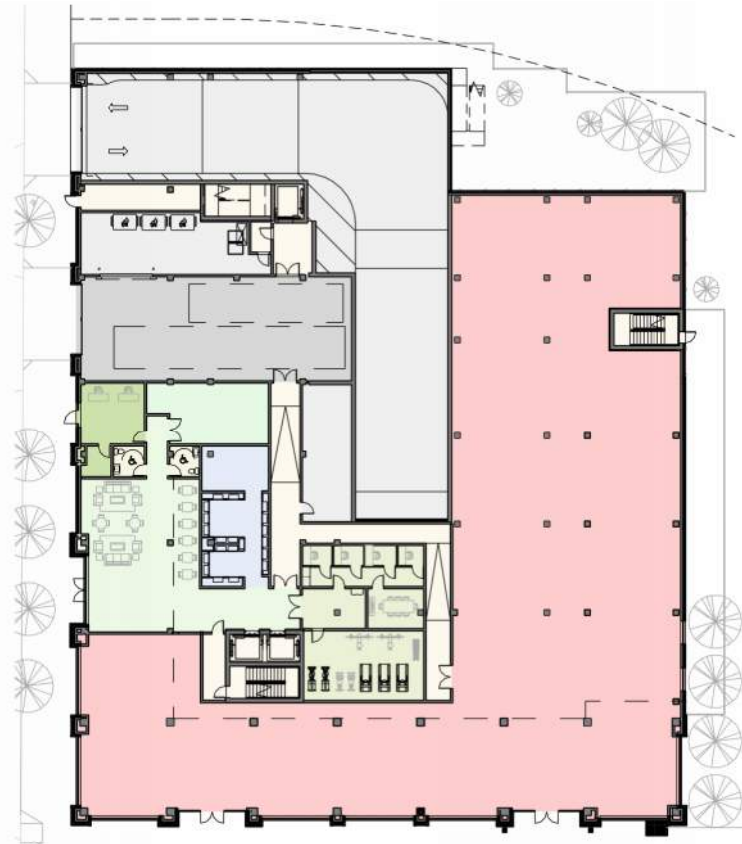


PROGRAM SUMMARY:

BUILDING DESIGN OF AN EIGHT STORY BUILDING; GROUND LEVEL CONSISTS OF 13,000 SF OF COMMERCIAL SPACE. LEVELS 2-8 ARE RESIDENT FLOORS TOTALING 188 UNITS WITH A MIX OF (18) STUDIOS, (111) 1 BEDROOMS, (52) 2 BEDROOMS, AND (7) 3 BEDROOMS. ADDITIONALLY THE DESIGN INCLUDES (24) SUBGRADE PARKING SPOTS AND BICYCLE STORAGE.



BASEMENT FLOOR PLAN



LEVEL 01 FLOOR PLAN



LEVEL 02 FLOOR PLAN



LEVEL 03 FLOOR PLAN

PLAN LEGEND

- COMMERCIAL SPACE
- RESIDENTIAL AMENITIES
- RESIDENT MAIL SERVICES
- LEASING OFFICE
- UTILITY SPACE
- STUDIO APT. UNIT
- 1 BED APT. UNIT
- 2 BED APT. UNIT
- 3 BED APT. UNIT



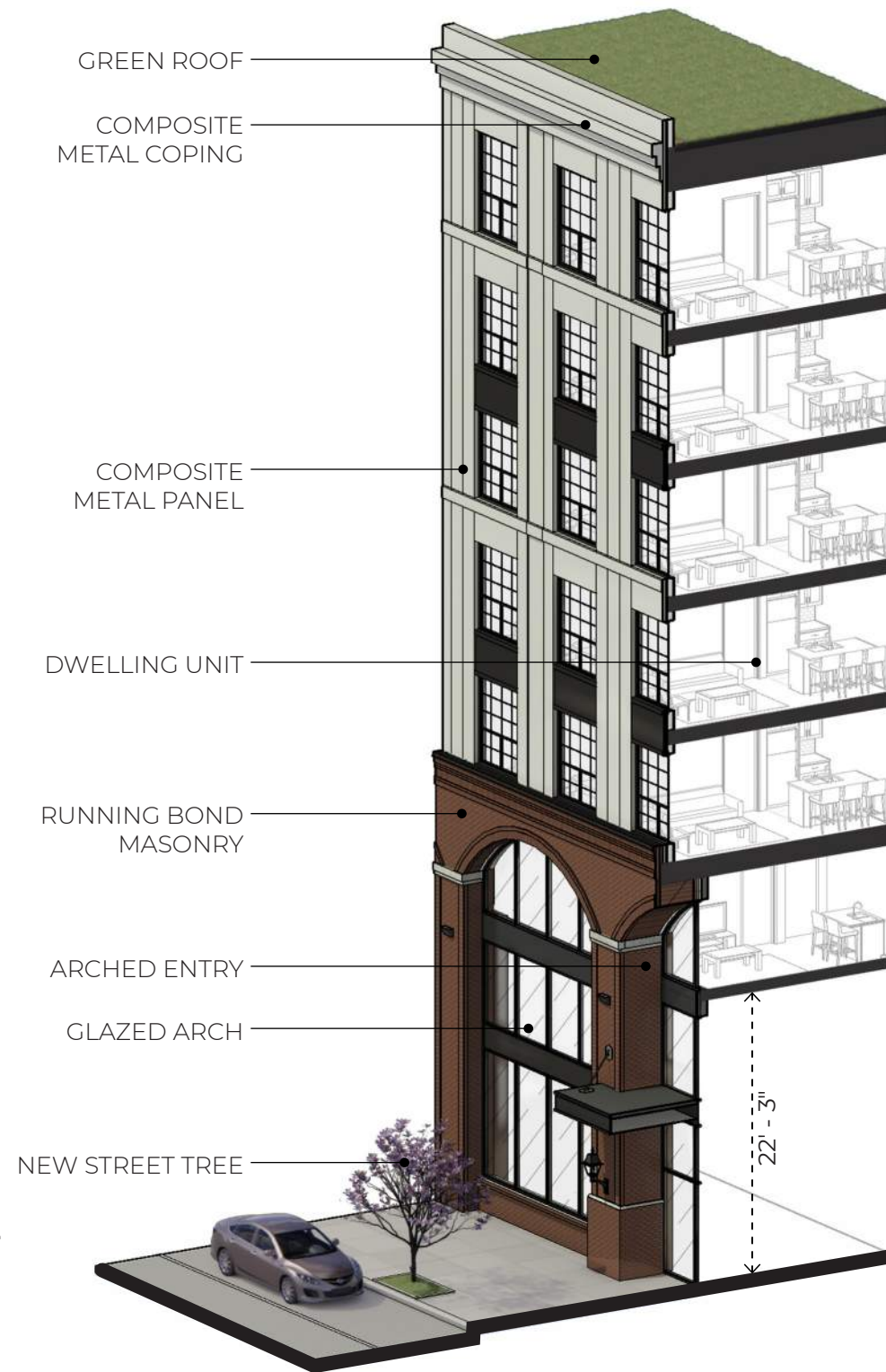
FLOOR PLANS

CIVIC DESIGN REVIEW

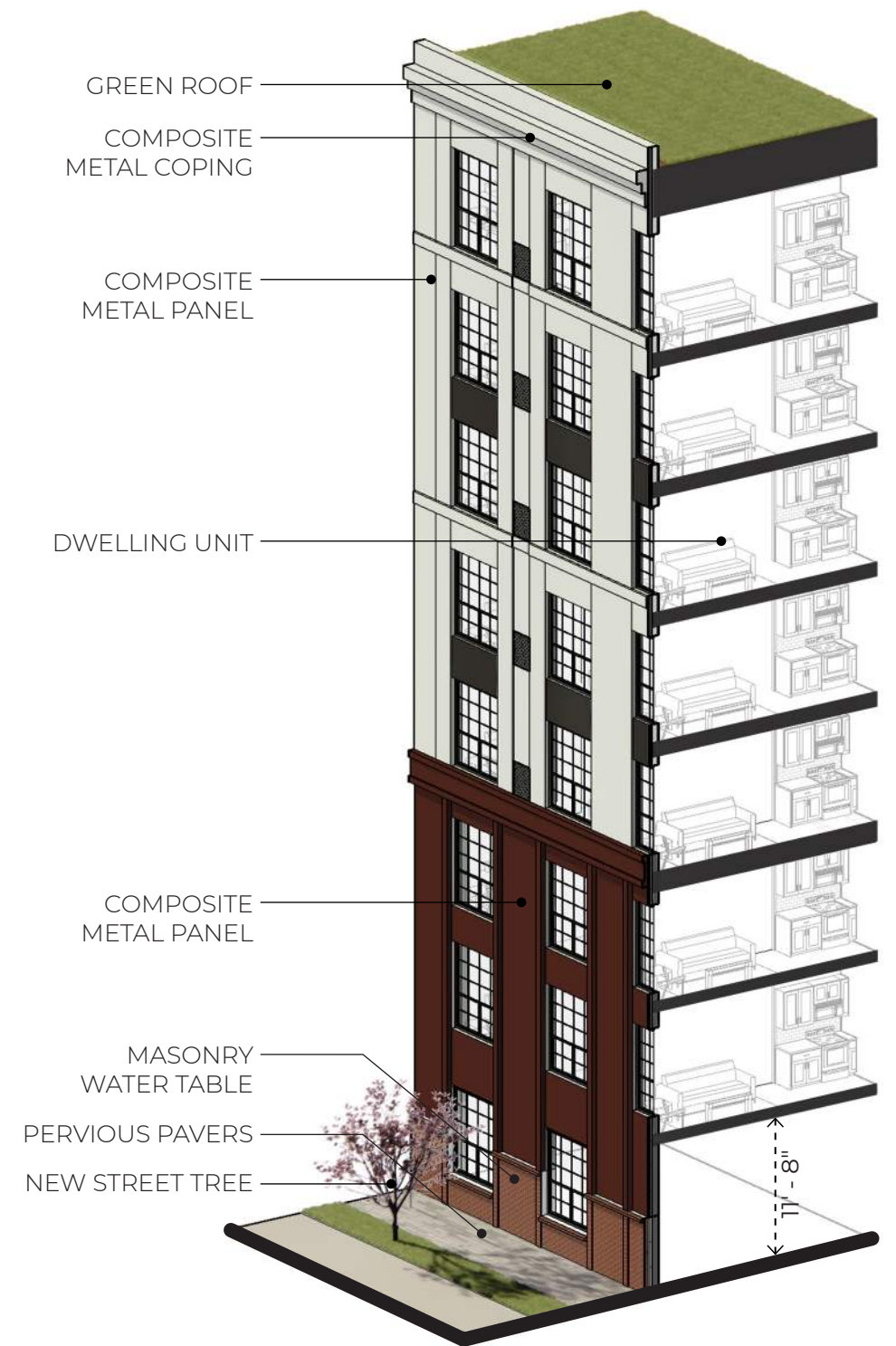




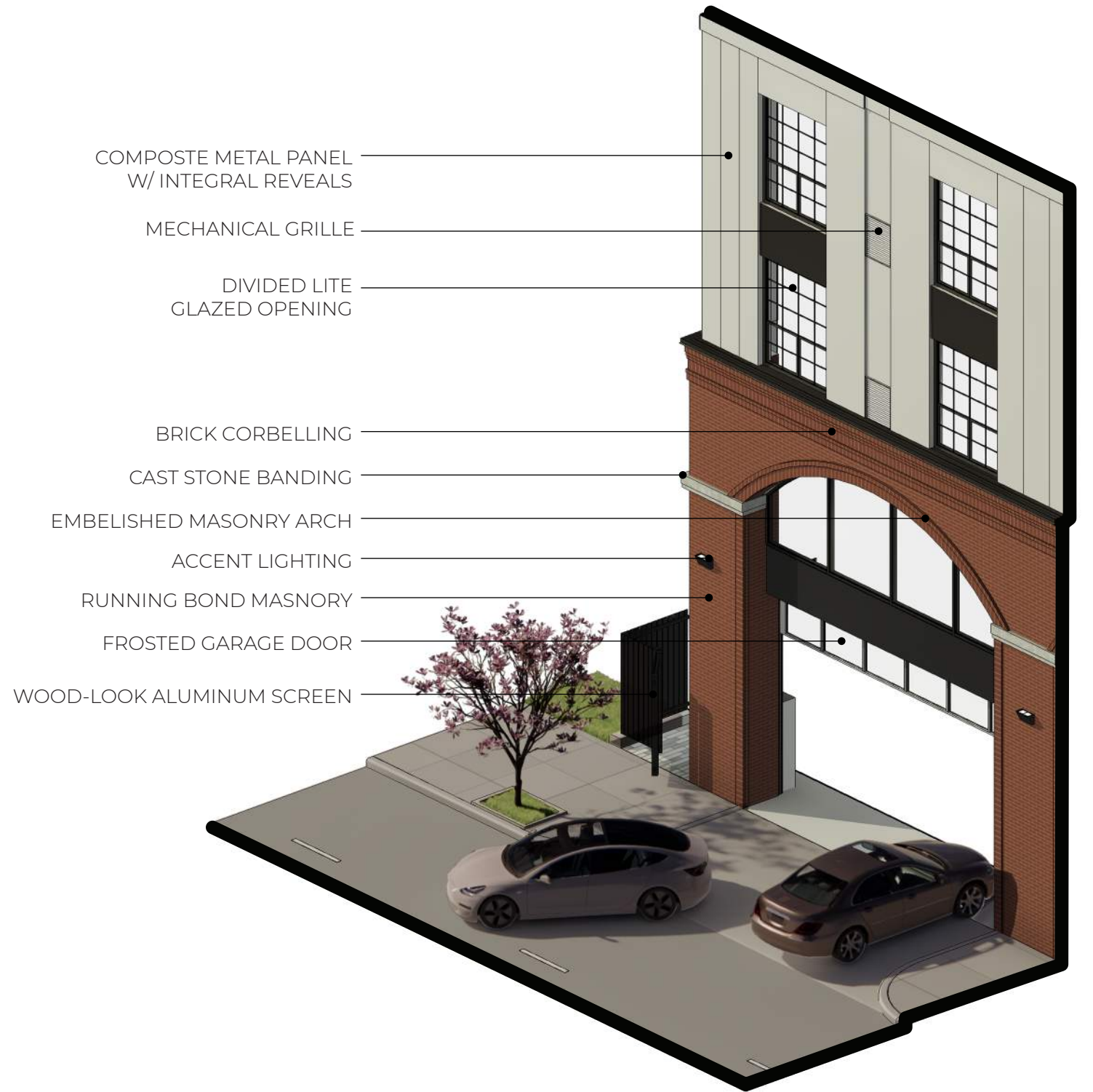
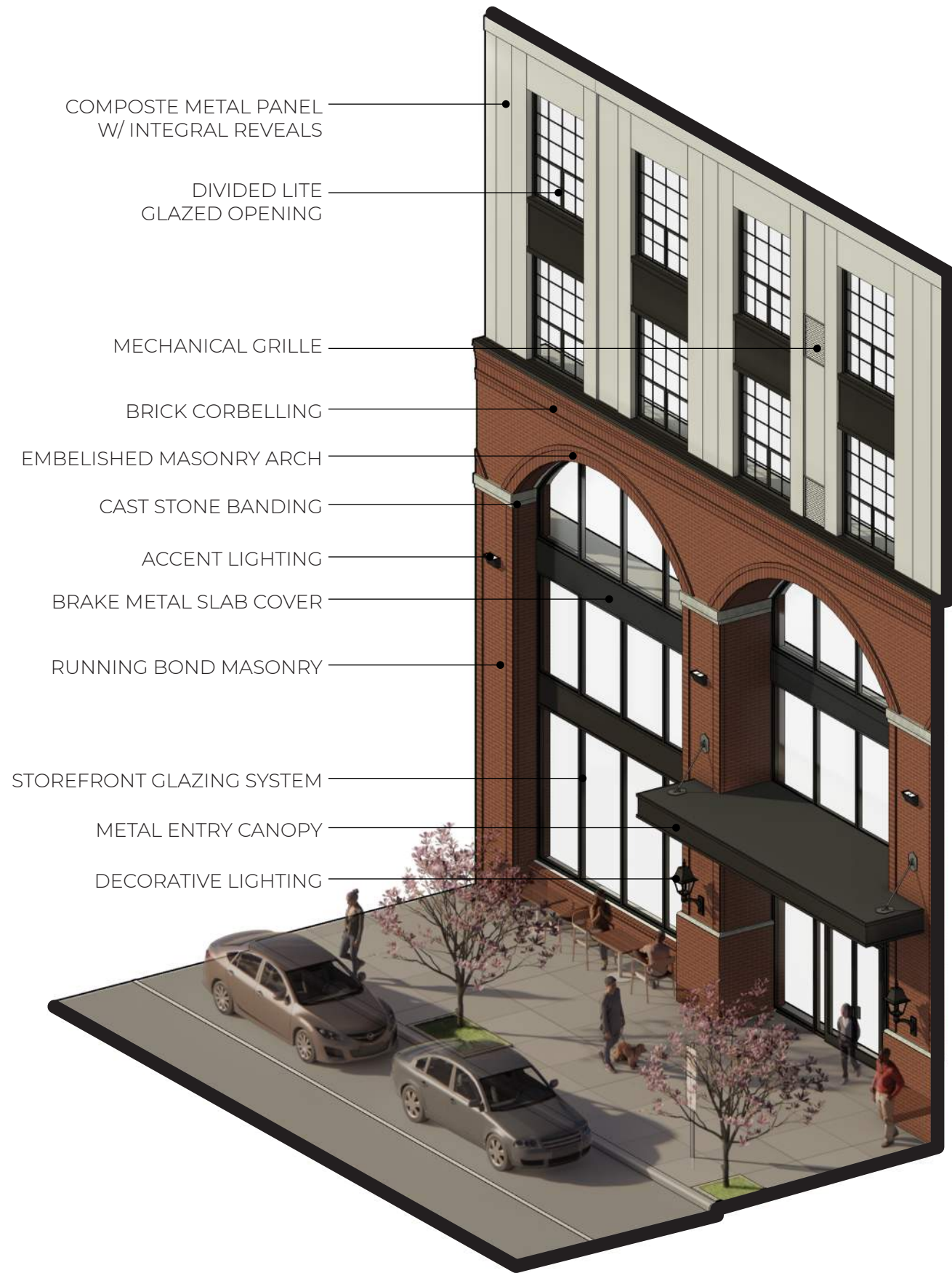
VEHICULAR ACCESS

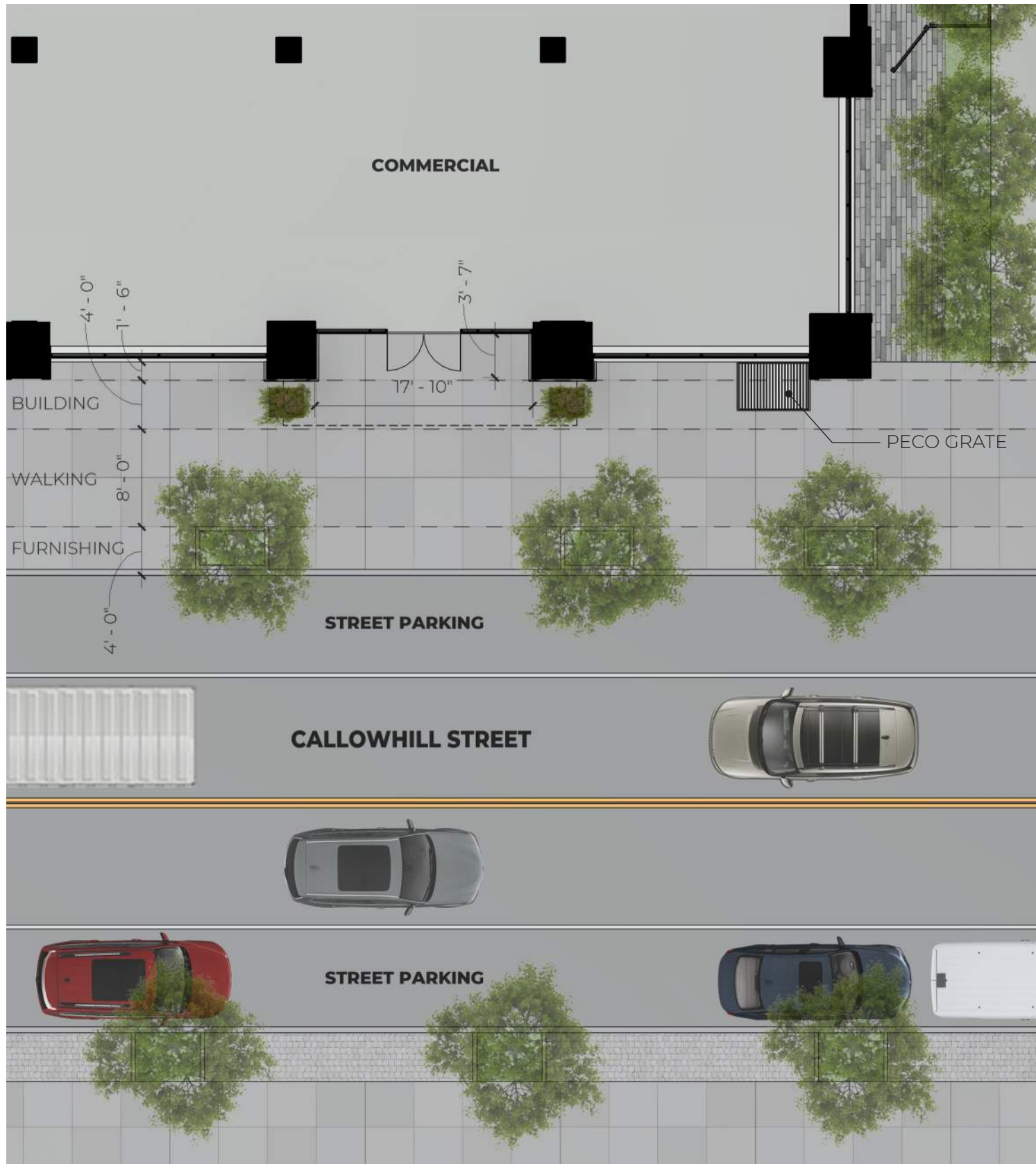


PUBLIC ACCESS



SIDEYARD ACCESS

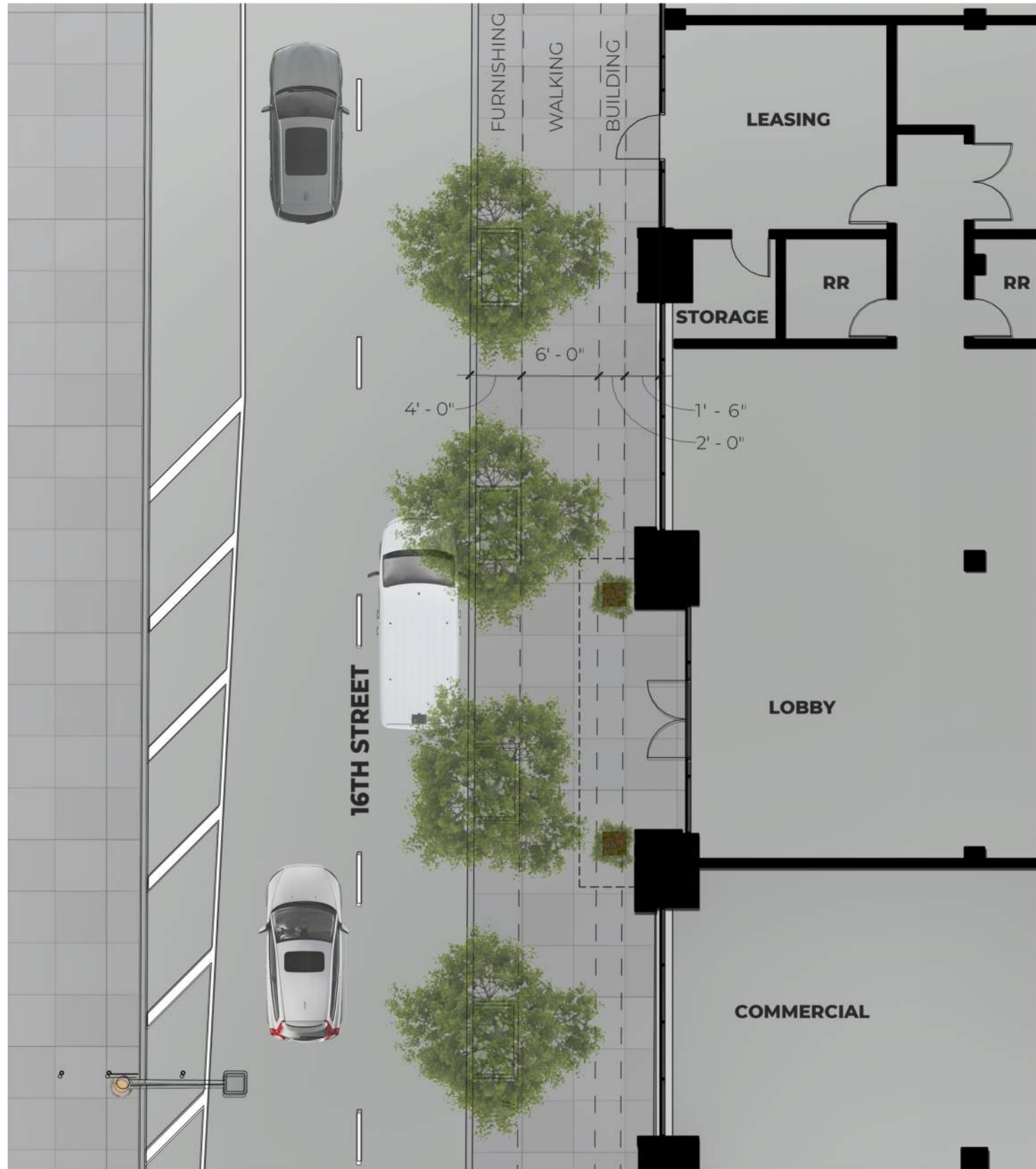




CALLOWHILL ST COMMERCIAL ENTRY

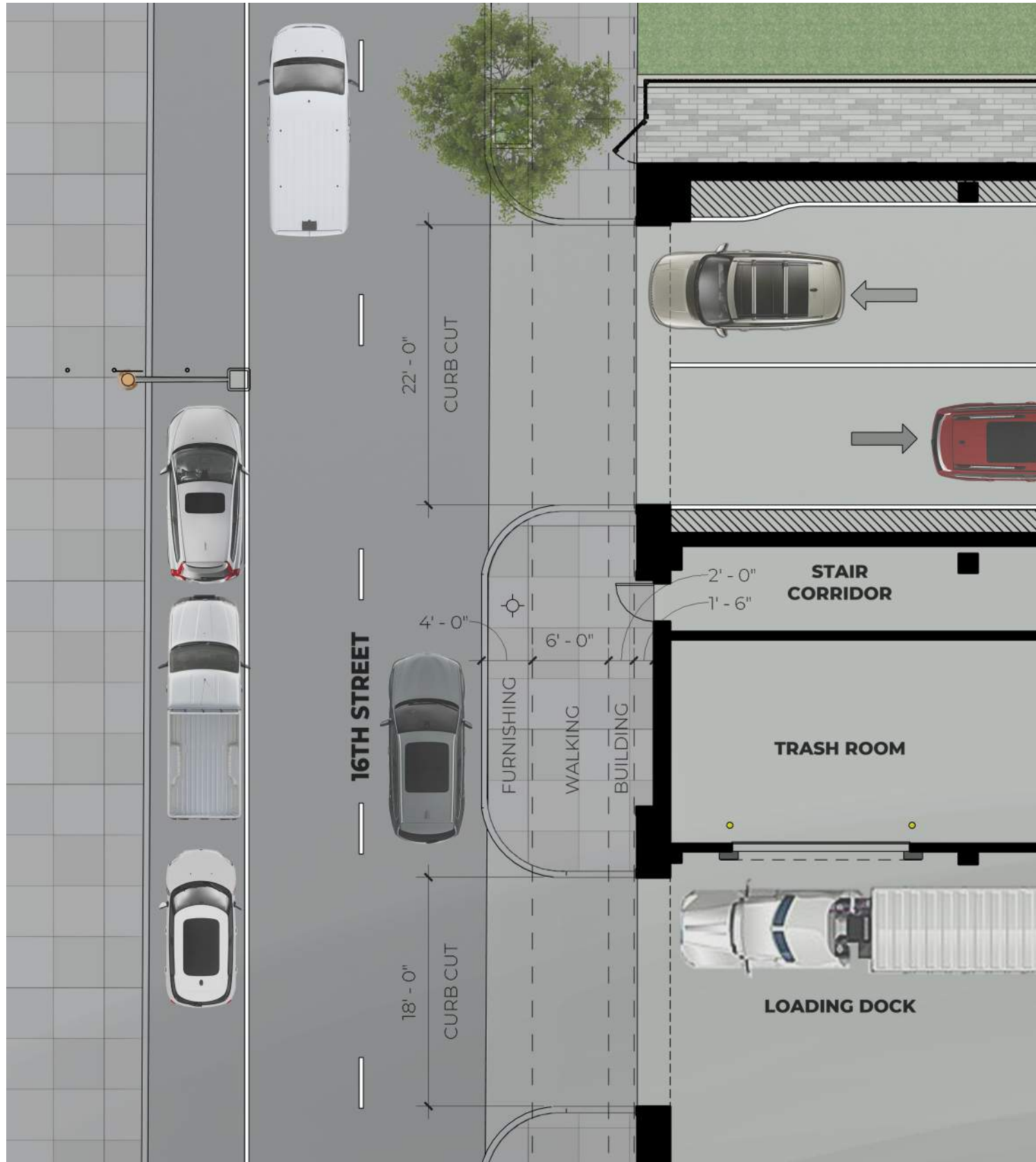






N 16th ST RESIDENTIAL ENTRY





N 16th ST VEHICULAR ENTRY





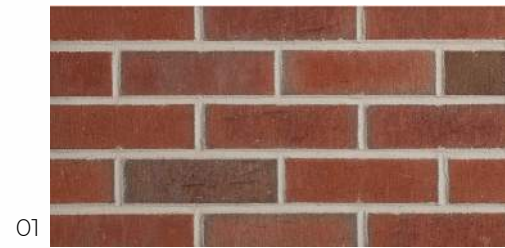




16TH ST ELEVATION



REAR ELEVATION



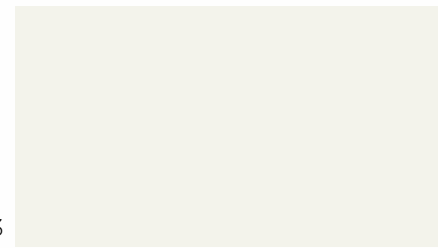
01

FACE BRICK
GLEN GERY "RUSTIC RED"



02

METAL PANEL
ATAS "BLACK"



03

METAL PANEL
ATAS "BONE WHITE"



04

METAL PANEL
ATAS "MISSION RED"

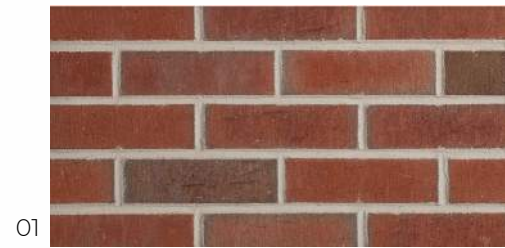




ALLOWHILL ST ELEVATION



PARKING GARAGE ELEVATION



01

FACE BRICK
GLEN GERY "RUSTIC RED"



02

METAL PANEL
ATAS "BLACK"



03

METAL PANEL
ATAS "BONE WHITE"



04

METAL PANEL
ATAS "MISSION RED"









ZONING INFORMATION **CMX-4**

CODE SECTION	CODE REQUIREMENTS	PROPOSED	VARIANCE
TABLE 14-701-3	MAX OCCUPIED AREA: BUILDINGS LESS THAN OR EQUAL TO 5 STORIES WITH 1 OR MORE DWELLING UNITS: 90; OTHERS: 100	72%	NO
TABLE 14-701-3	MIN SIDE YARD WIDTH: 8'-0" IF USED	10' - 2"	NO
TABLE 14-701-3	MAX FLOOR AREA RATIO: 500%	406%	NO
TABLE 14-802-2	VEHICLE PARKING: 0 STANDARD SPACES	24	NO
TABLE 14-804-1	BIKE PARKING: 1 PER EVERY 3 UNITS	63	NO
TABLE 14-705-2	STREET TREES: 1 PER 35' OF FRONTAGE, MIN 15' - 0" BETWEEN TREE TRUNKS: ± 420' OF FRONTAGE PROPOSED	10	WAIVER REQ
TABLE 14-705-1 (a) (3)	YARD TREES: 1 PER 1600 SF OF OPEN AREA: 11,369 SF OF OPEN AREA PROPOSED	8	NO
TABLE 14-304-2	CIVIC DESIGN REVIEW REQUIRED: CASE 1: NEW CONSTRUCTION > 100,000 SF AND/OR > 100 DWELLING UNITS	± 208,000 SF 188 UNITS	NO
TABLE 14-706 (4) (b)	FENCES IN THE REAR OR AT THE SIDE THAT ARE LOCATED FURTHER FROM THE FRONT LOT LINE THAN THE BUILDING MAY BE NO MORE THAN 8 FT IN HEIGHT	6 FT FENCE	NO
TABLE 14-803-3	ELECTRIC VEHICLE PARKING SPACES: 1 PER 20-29 SPACES	1/24	NO

OVERLAYS: /VDO FIFTH DISTRICT OVERLAY DISTRICT
/NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT - SPRING GARDEN
/CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY COMMERCIAL DISTRICT CONTROL AREA
/CTR CENTER CITY OVERLAY DISTRICT - VINE STREET AREA
/NIS NARCOTICS INJECTION SITES OVERLAY DISTRICT

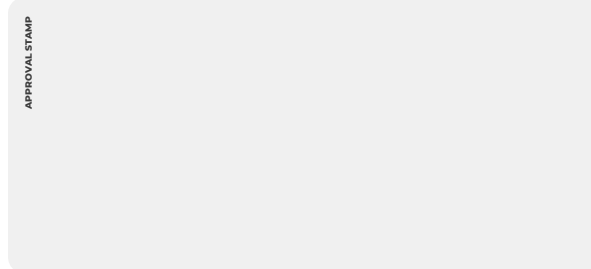
DESCRIPTIONS: 8 STORY NEW CONSTRUCTION MIXED-USE BUILDING WITH 188 DWELLING UNITS, GROUND FLOOR COMMERCIAL SPACE, 63 BIKE SPACES, 24 VEHICLE PARKING SPACES IN A BELOW GRADE PARKING GARAGE.

PERMITTED PLANTING SELECTIONS - (SEE PLAN FOR LOCATION)

- TREES**
[TACQ] ACER RUBRUM "RED MAPLE"
[QAL] QUERCUS ALBA "WHITE OAK"
[LIND] LINDAURUS "LINDEN"
[AMAM] AMELANCHIER GRADIFLORA "SERVICE BERRY"
[CHV] CHIONANTHUS VIRGINICUS "WHITE FRINGETREE"
[CRP] CRATAEGUS FLAVA "YELLOW LEAF HAWTHORN"
[HAC] HALEZIA TETRAPTERA "CAROLINA SILVERBELL"
[ILEX] ILEX OPACA "AMERICAN HOLLY"
[MAV] MAGNOLIA VIRGINIANA "SWEETBAY MAGNOLIA"
- SHRUBS**
[ARNA] ARONIA ARBUTIFOLIA "RED CHOKEBERRY"
[CLA] CLETHRA ALNIFOLIA "SWEET PEPPERBUSH"
[FOG] FOTHERGILLA GARDENI "DWARF FOTHERGILLA"
[HYQ] HYDRANGEA QUERCIFOLIA "OAKLEAF HYDRANGEA"
- PERENNIALS**
[AGAS] AGASTACHE BELLE FORTUNE "ANISE HYSSOP"
[ALLI] ALLIUM CERNUUM "NODDING ONION"
[ECHI] ECHINACEA PURPUREA "PURPLE CONEFLOWER"
[EROP] EROPHYLLUM LANATUM "WOOLLY SUNFLOWER"
[SOLI] SOLIDAGO SPECIOSA "SHOWY GOLDENROD"
[SYMP] SYMPHYTRICHUM OBLONGIFOLIUM "OCTOBER SKIES" AROMATIC ASTER"



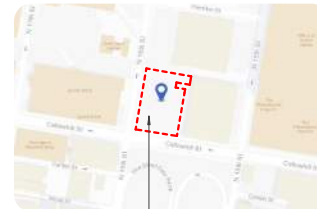
PERSPECTIVE (SHOWN FOR REFERENCE ONLY)



SITE PHOTO



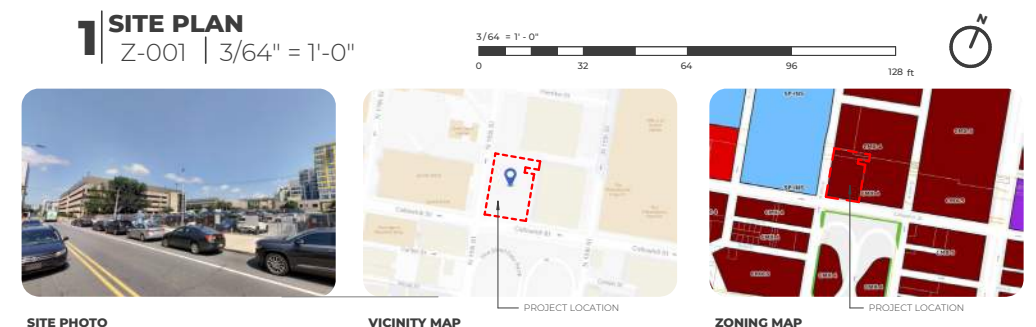
SITE PHOTO



VICINITY MAP



ZONING MAP



1 SITE PLAN
Z-001 | 3/64" = 1'-0"



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Philadelphia, PA 19127
215.985.0228
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www.designblendz.com

ARCHITECT
CONSULTANTS

EUSTACE ENGINEERING
Civil Engineer
607 EASTON ROAD BUILDING B - 2ND FLOOR
WILLOW GROVE, PA 19080
(215) 546-8757

Omega Builders
22 Eowarth Drive
Feasterville, PA 19053
267-242-2588
roman@omegahomebuilders.com

CLIENT
PROJECT

1527 CALLOWHILL ST
1527 Callowhill St
Philadelphia, PA 19100

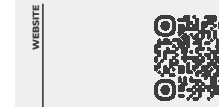
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LEGAL



DESCRIPTION	DATE
1. ISSUE FOR ZONING	2026-03-24
2. STREETS REVIEW REVISIONS	2026-04-27

SUBMISSIONS



ZONING PLAN
Z-001
Project Number: 2507802 | Arch D - 24' X 36'



ZONING
CIVIC DESIGN REVIEW

1527 CALLOWHILL ST
 1527 Callowhill St
 Philadelphia, PA 19100

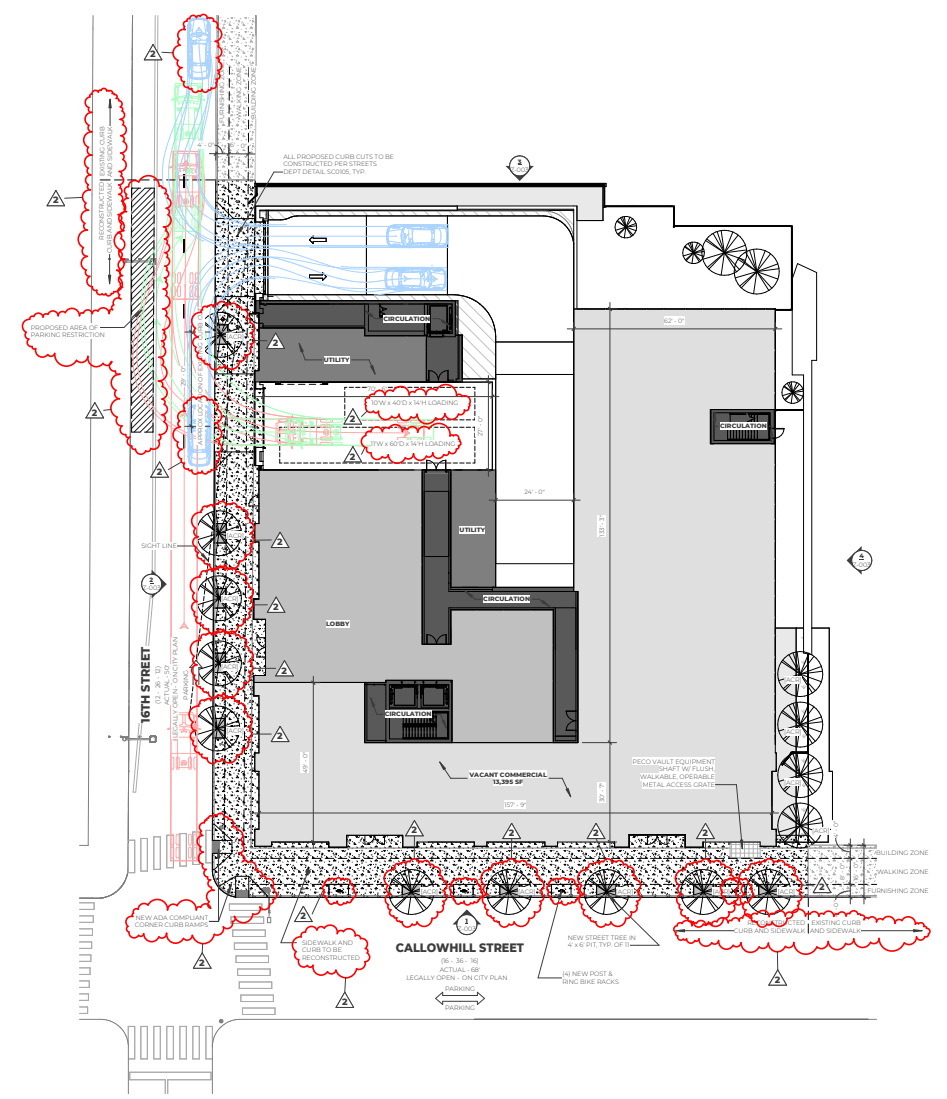
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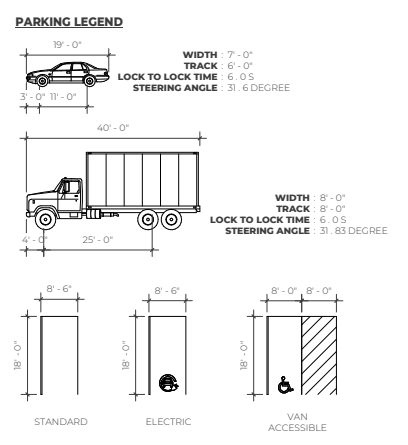
DESCRIPTION	DATE
1. ISSUE FOR ZONING	2026-03-24
2. STREETS REVIEW REVISIONS	2026-04-27



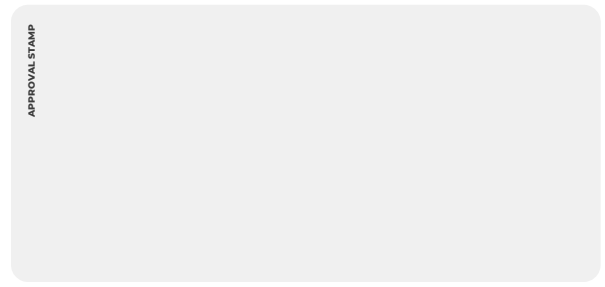
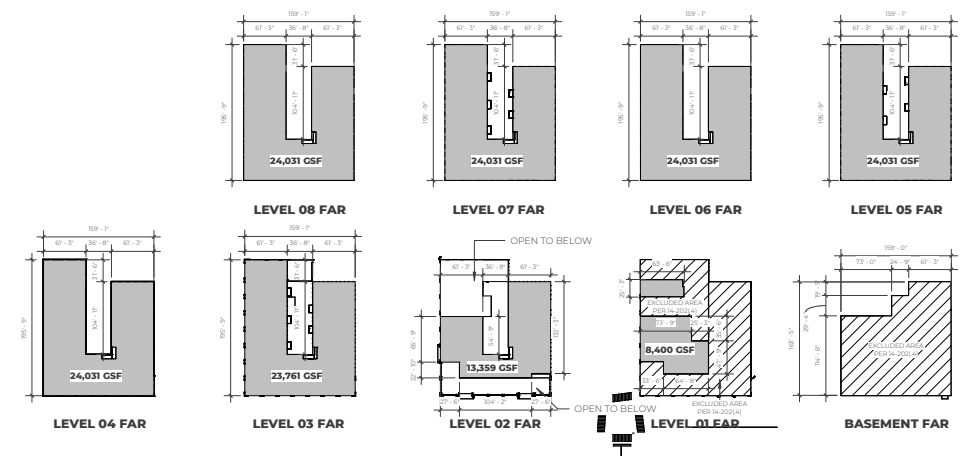
ZONING PLAN
Z-002
 Project Number: 25078022 | Arch D - 24' X 36'

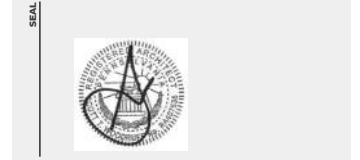


2 | LEVEL 01 FLOOR PLAN
 Z-002 | 3/64" = 1'-0"



1 | BASEMENT FLOOR PLAN
 Z-002 | 3/64" = 1'-0"

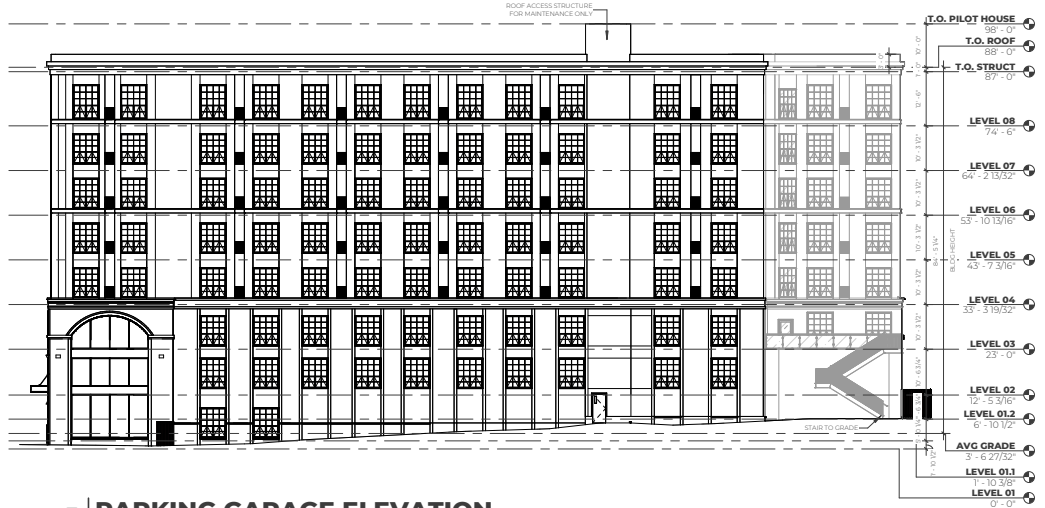




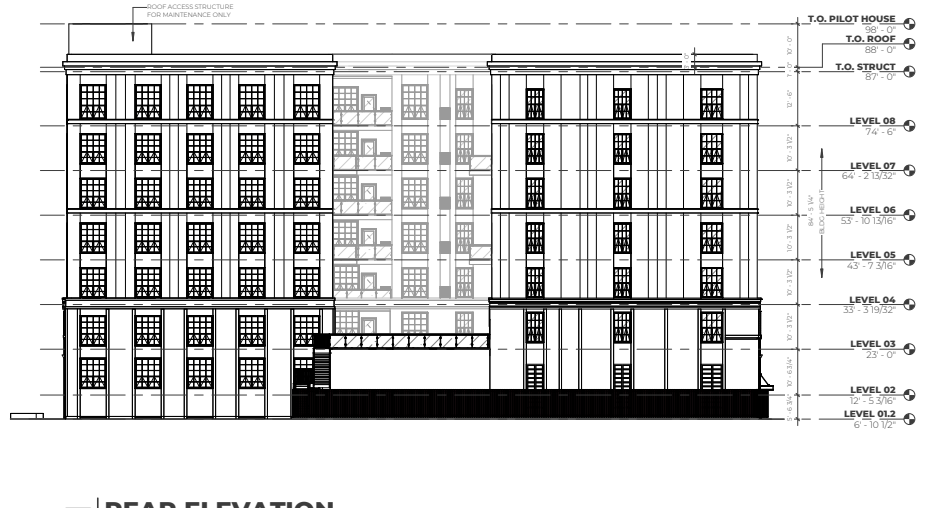
DESCRIPTION	DATE
1 ISSUE FOR ZONING	2026-03-24



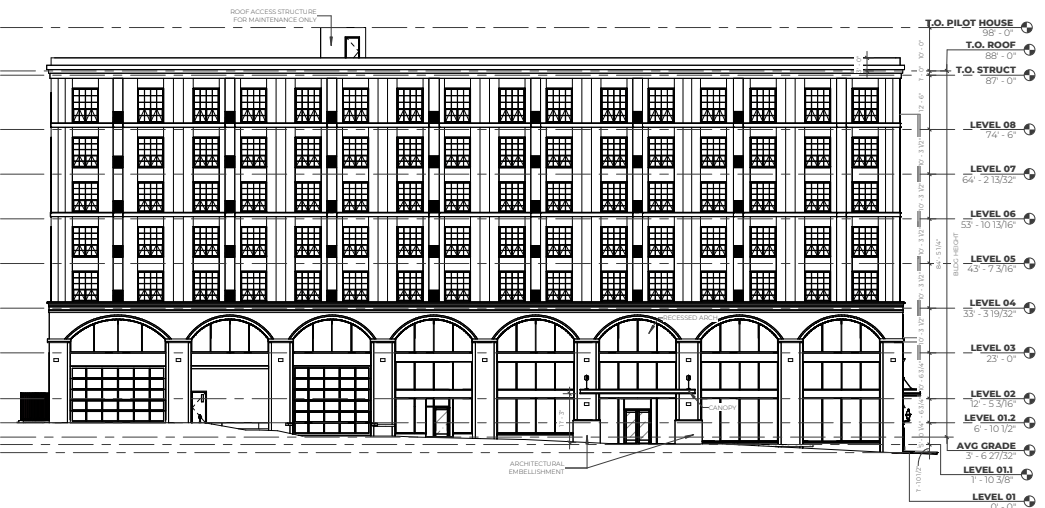
ZONING PLAN
Z-003
 Project Number: 2507802 | Arch D - 24' X 36'



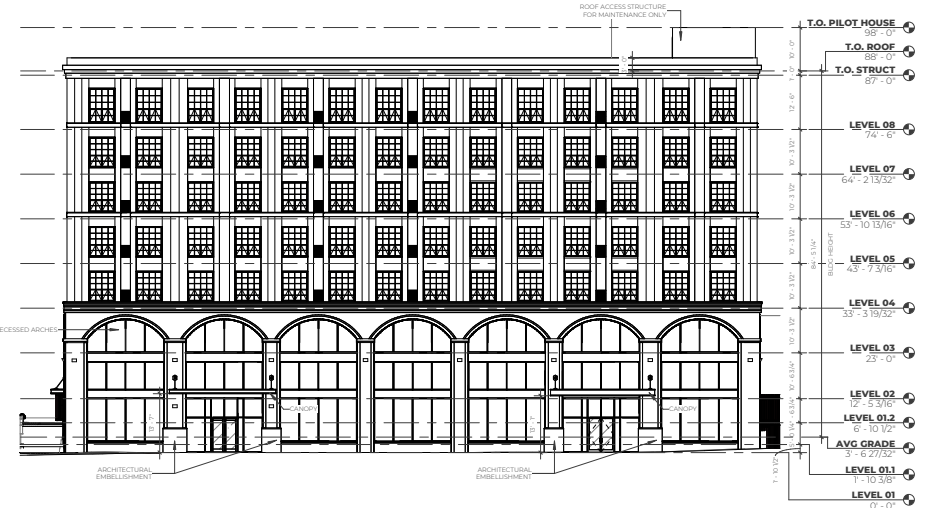
4 | PARKING GARAGE ELEVATION
 Z-003 | 1/16" = 1'-0"



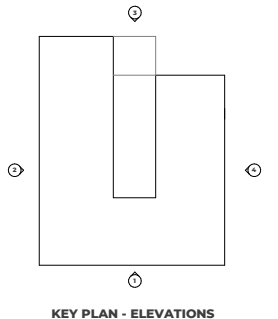
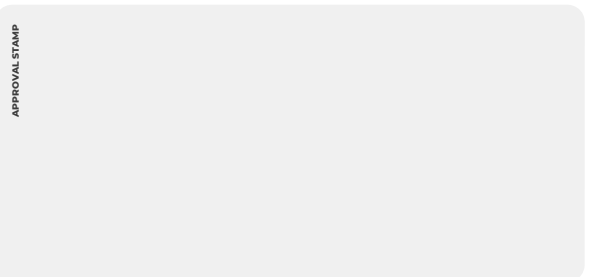
3 | REAR ELEVATION
 Z-003 | 1/16" = 1'-0"



2 | 16TH ST ELEVATION
 Z-003 | 1/16" = 1'-0"



1 | CALLOWHILL ST ELEVATION
 Z-003 | 1/16" = 1'-0"



Civic Design Review Notification to Philadelphia City Planning Commission

This form must be completed by the L&I plans examiner to notify PCPC that an application under review requires Civic Design Review (CDR).

The L&I plans examiner must forward this completed form to the applicant, the Community Group Notification (RCO@Phila.gov), and the Civic Design Review (CDR@Phila.Gov) and must also upload a copy to eCLIPSE.

Application Details

Identify the permit number, location of work and name of applicant.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

ZP-2102161003262

Address **1527-47 CALLOWHILL ST, Philadelphia, PA 19130**

Specific Location or Additional Parcels

Applicant Name **Brian Corcodilos DBA: Designblendz Architecture LLP**

Applicant's Relationship to property:

Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Date of Notification to PCPC: **04 / 05 / 26**

Plans Examiner

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

2

Name **Chanwoo Jung**

Email Address **chanwoo.jung@phila.gov** Phone Number **215-686-2564**

CDR Triggers

Provide applicable application details related to the CDR determination.

See §14-304(5) and Table 14-304.2 for additional details.

3

Zoning District(s): **CMX-4**

Affects property in a residential district, as defined by §14-304(5)(b)(2) Yes No

Application includes new construction or an expansion that creates **208,000** square footage of new GFA.

Application includes new construction or an expansion that creates **188** additional dwelling units.

Plan Review Results

Provide details regarding the outcome of the plan review

4

Will the application result in a by-right permit? Yes No

If **yes**, skip the questions below.

If **no**, has the applicant been issued a refusal / referral prior to completing CDR? Yes No

If **yes**, include the refusal / referral with this Notification and forward to the email addresses listed below.

If **no**, use the space below to outline the refusals / referrals that are anticipated:

Code Section(s):	Reason for Refusal / Referral:

Plan Review Results (cont'd)

Provide details regarding the outcome of the plan review

4

Code Section(s):	Reason for Refusal / Referral:

Note to Applicant: Plans that are submitted to L&I are considered final. Any changes made to the plans must be a result of the CDR process. If any changes are proposed, the [Civic Design Review Revision Form](#) must be submitted with the revised plans. Any changes that are not a result of the CDR process may require the submission of a new application.

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, access to various transit stops; Existing Bus stops at the intersection of N Broad and Callowhill Street
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes, all proposed passenger parking is below the building and all proposed loading spaces are within the building envelope.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	No, only 1 parking space proposed is designated for Electric Vehicle parking. At 24 total spaces this equates to 4.17%
(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	Yes, the proposed project meets this benchmark by not being located with any railway frontage.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Yes, the project is coordinating with Indego to relocate the existing station and maintain bike share access in the immediate vicinity.

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	No, although native plant material is being specified, initial irrigation from planting throughout the first year will be critical. Continuing mechanical irrigation is not proposed.
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. 94% of the proposed total site area will utilize green roof, pervious pavement, or landscaping.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	No. Neither of these options are proposed at this time due to site constraints.
(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. More than 50% of the proposed project site area will be either green roof, landscape area, or shaded by proposed trees.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	At this time the project is seeking to use the 2018 IECC, Prescriptive compliance with ComCheck
(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, this is not expected at this time.

	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}	No, the project team is not pursuing enhanced filtration beyond code requirements at this time.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No, the project team is not pursuing on-site renewable energy at this time.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	No, the project team is not pursuing any additional sustainable measures other than those already described.

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

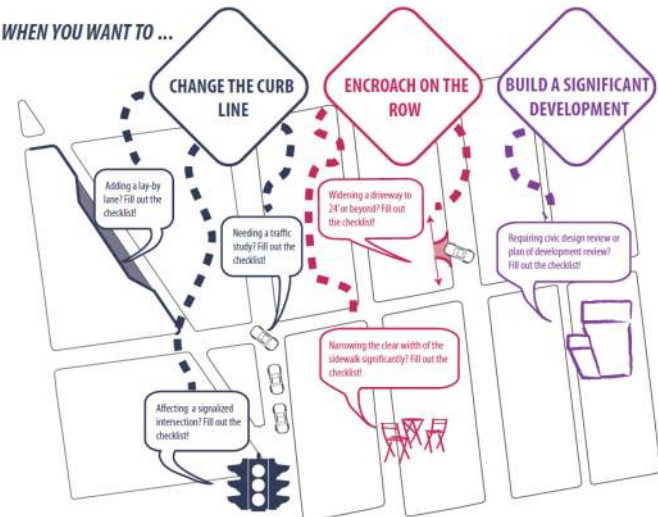
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards 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 _____

1

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

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

Complete Streets Review Submission Requirement*:

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

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

2

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | | |
|---|---|---|
| 1. PROJECT NAME | <u>04-27-2026</u> | |
| | <u>1527 Callowhill Street</u> | |
| 2. APPLICANT NAME | <u>Omega Builders</u> | 4. PROJECT AREA: list precise street limits and scope |
| 3. APPLICANT CONTACT INFORMATION | <u>40,767 sf</u> | |
| | 22 Bowman Drive, Feasterville PA 19053 | |
| 5. OWNER NAME | Roman Ovrutsky | |
| 6. OWNER CONTACT INFORMATION | <u>roman@omegahomebuilders.com</u> | |
| 7. ENGINEER / ARCHITECT NAME | <u>Designblendz – Jason Trutner</u> | |
| 8. ENGINEER / ARCHITECT CONTACT INFORMATION | <u>itrustner@designblendz.com</u> Tel: 215-995-0228 | |
| 9. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook. | | |

Also available here: <http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Callowhill Street</u>	<u>16th Street</u>	<u>15th Street</u>	<u>City neighborhood</u>
<u>16th Street</u>	<u>Callowhill Street</u>	<u>Hamilton Street</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: _____

DEPARTMENTAL REVIEW: General Project Information

3

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



4

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)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>Callowhill Street</u>	<u>12' / 16' / 16'</u>	<u>16' / 16'</u>
<u>16th Street</u>	<u>12' / 12' / 12'</u>	<u>12' / 12'</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>Callowhill Street</u>	<u>6' / 6' / 8'</u>
<u>16th Street</u>	<u>6' / 6' / 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
<u>Driveway</u>	<u>24'</u>	<u>East side of 16th Street</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	<u>24'</u>	<u>East side of 16th Street</u>
<u>Driveway</u>	<u>24'</u>	<u>East side of 16th Street</u>
_____	_____	_____
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day? YES NO

DEPARTMENTAL APPROVAL
YES NO

APPLICANT: Pedestrian Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Pedestrian Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

16. BUILDING ZONE: list the MAXIMUM, existing and proposed Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH <small>Existing / Proposed</small>
<u>Callowhill</u>	<u>0' / 4'</u>
<u>16th</u>	<u>0' / 2'</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 <small>Recommended / Existing / Proposed</small>
<u>Callowhill</u>	<u>4' / 4' / 4'</u>
<u>16th</u>	<u>4' / 4' / 4'</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?

- | | | | | | |
|--|---|-----------------------------|---|------------------------------|-----------------------------|
| <input type="checkbox"/> Bicycle Parking | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input checked="" type="checkbox"/> Lighting | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> Benches | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input checked="" type="checkbox"/> Street Trees | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> Street Furniture | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> YES | <input type="checkbox"/> 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) | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 22. Does the design maintain adequate visibility for all roadway users at intersections? | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A | <input type="checkbox"/> YES | <input type="checkbox"/> 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>
63 proposed bike parking spaces
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
1527 Callowhill St	63	0 / 0	25 / TBD	0 / 63
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____

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?
- | | | | | |
|---|---|-----------------------------|---|---|
| <input type="checkbox"/> Conventional Bike Lane | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| <input type="checkbox"/> Buffered Bike Lane | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| <input type="checkbox"/> Bicycle-Friendly Street | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| <input type="checkbox"/> Indego Bicycle Share Station | YES <input checked="" type="checkbox"/> | NO <input 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 DEPARTMENTAL APPROVAL YES NO
27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES NO N/A DEPARTMENTAL APPROVAL YES NO

APPLICANT: Bicycle Component
 Additional Explanation / Comments: Discussions continue regarding the relocation of the existing Indego bike station.

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? | | YES <input type="checkbox"/> NO <input type="checkbox"/> |
- The proposed design maintains safe walking zones while proposed street trees to promote a buffer between traffic.

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
N/A	---	---	--- / ---	---
---	---	---	--- / ---	---
---	---	---	--- / ---	---
---	---	---	--- / ---	---

33. What is the maximum AASHTO design vehicle being accommodated by the design? WB-40
34. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission. YES NO
35. Will the public right-of-way be used for loading and unloading activities? YES NO
36. Does the design maintain emergency vehicle access? YES NO
37. Where new streets are being developed, does the design connect and extend the street grid? YES NO N/A
38. Does the design support multiple alternative routes to and from destinations as well as within the site? YES NO N/A
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? YES NO

DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input 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)

- | | | |
|--|--|---|
| 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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

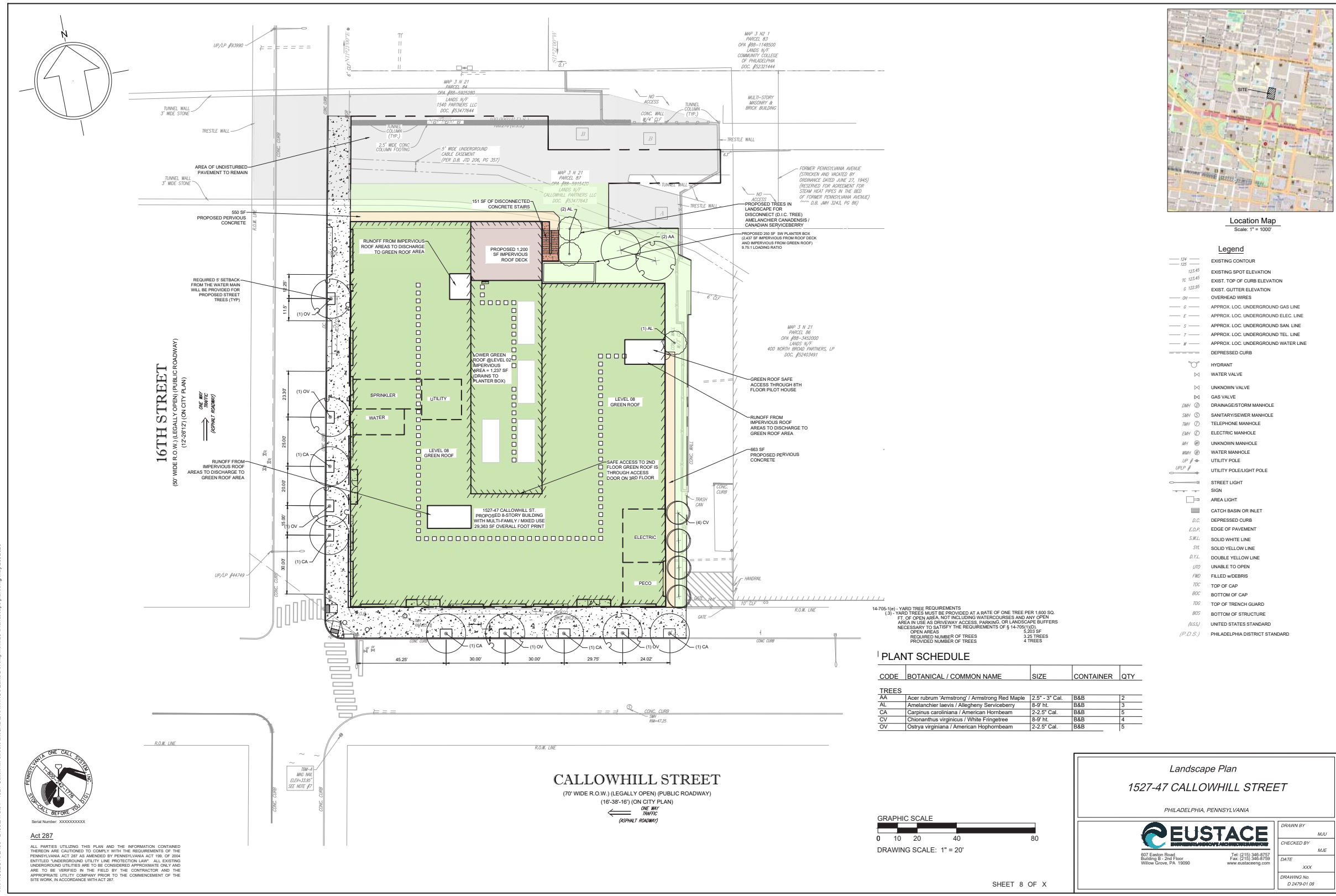
Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW
Additional Reviewer Comments: _____

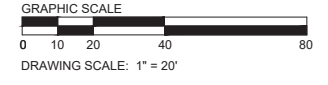


- Legend**
- EXISTING CONTOUR
 - 123.45 EXISTING SPOT ELEVATION
 - 10' 123.45 EXIST. TOP OF CURB ELEVATION
 - 0' 123.45 EXIST. GUTTER ELEVATION
 - OVERHEAD WIRES
 - APPROX. LOC. UNDERGROUND GAS LINE
 - APPROX. LOC. UNDERGROUND ELEC. LINE
 - APPROX. LOC. UNDERGROUND SAN. LINE
 - APPROX. LOC. UNDERGROUND TEL. LINE
 - APPROX. LOC. UNDERGROUND WATER LINE
 - DEPRESSED CURB
 - HYDRANT
 - ⊠ WATER VALVE
 - ⊠ UNKNOWN VALVE
 - ⊠ GAS VALVE
 - ⊠ DRAINAGE/STORM MANHOLE
 - ⊠ SANITARY/SEWER MANHOLE
 - ⊠ TELEPHONE MANHOLE
 - ⊠ ELECTRIC MANHOLE
 - ⊠ UNKNOWN MANHOLE
 - ⊠ WATER MANHOLE
 - ⊠ UTILITY POLE
 - ⊠ UTILITY POLE/LIGHT POLE
 - ⊠ STREET LIGHT
 - ⊠ SIGN
 - ⊠ AREA LIGHT
 - ⊠ CATCH BASIN OR INLET
 - D.C. DEPRESSED CURB
 - E.O.P. EDGE OF PAVEMENT
 - S.W.L. SOLID WHITE LINE
 - S.Y.L. SOLID YELLOW LINE
 - D.Y.L. DOUBLE YELLOW LINE
 - U/O UNABLE TO OPEN
 - F/O FILLED WIDEBRIS
 - T/C TOP OF CAP
 - B/C BOTTOM OF CAP
 - T/G TOP OF TRENCH GUARD
 - B/S BOTTOM OF STRUCTURE
 - U.S.S. UNITED STATES STANDARD
 - (P.D.S.) PHILADELPHIA DISTRICT STANDARD

14-705-1(a) - YARD TREE REQUIREMENTS
 (3) - YARD TREES MUST BE PROVIDED AT A RATE OF ONE TREE PER 1,000 SQ. FT. OF OPEN AREA, NOT INCLUDING WATERCOURSES AND ANY OPEN AREA IN USE AS DRIVEWAY ACCESS, PARKING, OR LANDSCAPE BUFFERS NECESSARY TO SATISFY THE REQUIREMENTS OF § 14-705-1(b).
 OPEN AREAS: 5,205 SF
 REQUIRED NUMBER OF TREES: 5 TREES
 PROVIDED NUMBER OF TREES: 4 TREES

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES				
AA	Acer rubrum 'Armstrong' / Armstrong Red Maple	2.5" - 3" Cal.	B&B	2
AL	Amelanchier laevis / Allegheny Serviceberry	8-9" ht.	B&B	3
CA	Carpinus caroliniana / American Hornbeam	2-2.5" Cal.	B&B	5
CV	Chionanthus virginicus / White Fringetree	8-9" ht.	B&B	4
OV	Ostrya virginiana / American Hophornbeam	2-2.5" Cal.	B&B	5



Landscape Plan
1527-47 CALLOWHILL STREET

PHILADELPHIA, PENNSYLVANIA

607 Easton Road
 Building B - 2nd Floor
 Wilson Grove, PA, 19090

Tel: (215) 346-8757
 Fax: (215) 346-8759
 www.eustaceeng.com

DRAWN BY: MJU	CHECKED BY: MJE
DATE: XXX	DRAWING No: D 2479-01-08

X:\PROJECTS\2400 - 2489\2479\01 - 1527 Callowhill Street\AutoCAD\DRAWINGS\SL and Development\08-14-landscape plan.dwg May 29, 2026



Act 287
 ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 198 OF 2014 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK IN ACCORDANCE WITH ACT 287.



LANDSCAPE PLAN
 CIVIC DESIGN REVIEW

X:\PROJECTS\2400 - 2490\2479\01 - 1527 Callowhill Street\AutoCAD\DRAWINGS\Land Development\08 d-landscape plan.dwg, May 21, 2026



Acer rubrum 'Armstrong' / Armstrong Red Maple



Amelanchier laevis / Allegheny Serviceberry




Carpinus caroliniana / American Hornbeam



Chionanthus virginicus / White Fringetree



Ostrya virginiana / American Hophornbeam

<i>Plant Selection</i>	
1527-47 CALLOWHILL STREET	
PHILADELPHIA, PENNSYLVANIA	
 <small>607 Easton Road Building B - 2nd Floor Wilcox Grove, PA 19090</small>	Tel: (215) 346-8757
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	DATE: 05-29-26
DRAWING No: © 2479-01.03	