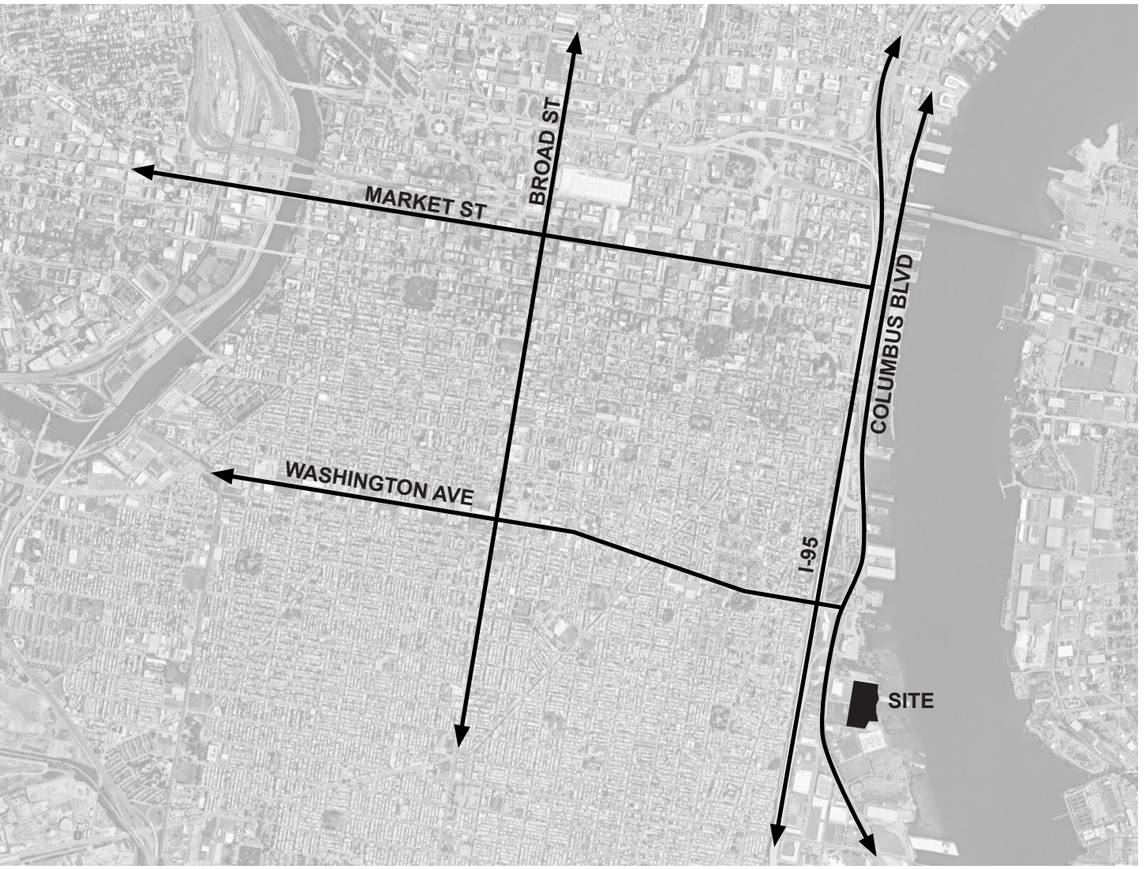
1401 S COLUMBUS

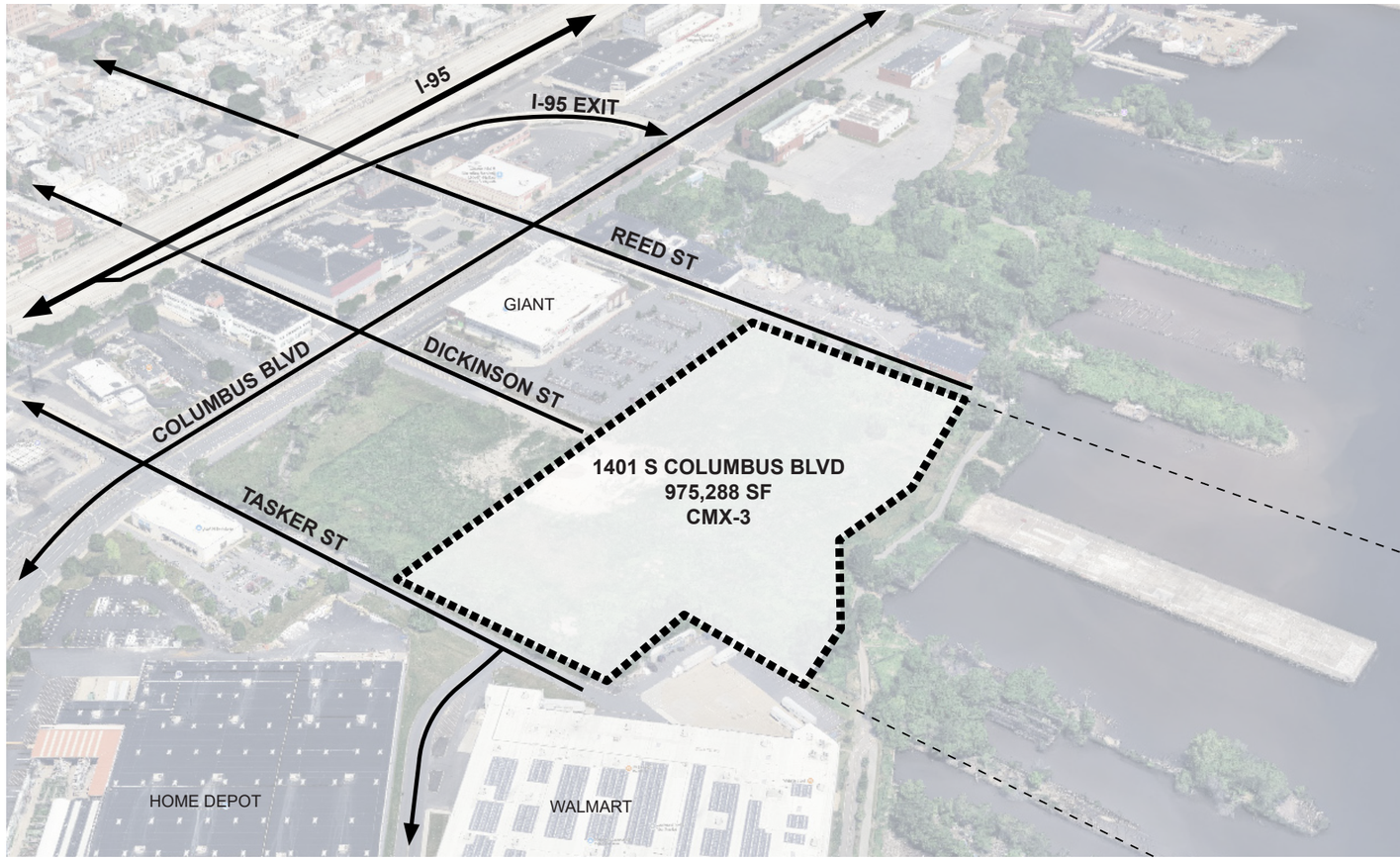
CIVIC DESIGN REVIEW

DECEMBER 2026

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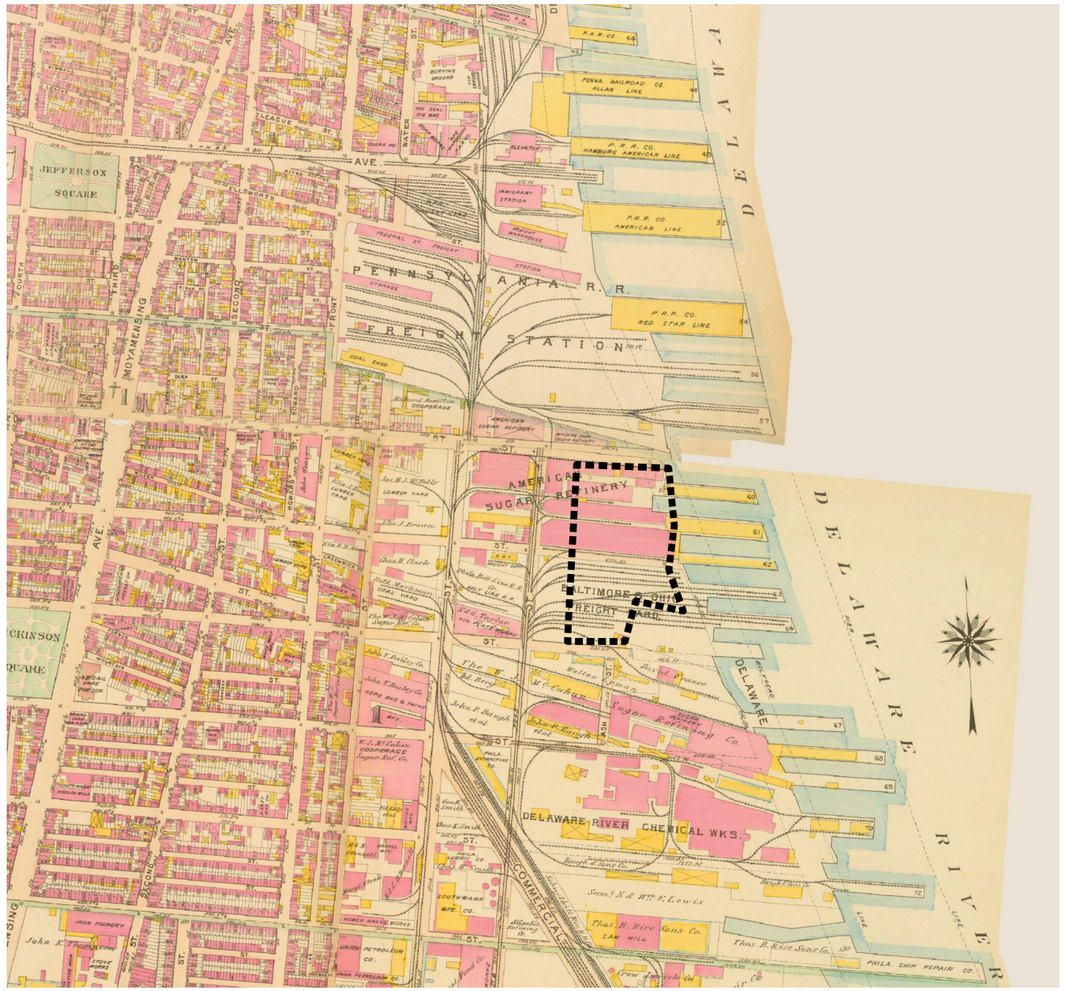
AERIAL IMAGES





EXISTING SITE AERIALS

HISTORY



1910 *PHILADELPHIA ATLAS G.W. BROMLEY*



2026

EXISTING SITE PHOTOS





1 - S CHRISTOPHER COLUMBUS BLVD x DICKINSON ST



2 - S CHRISTOPHER COLUMBUS BLVD x REED ST



3 - REED ST

EXISTING SITE PHOTOS





1 - S CHRISTOPHER COLUMBUS BLVD x TASKER ST

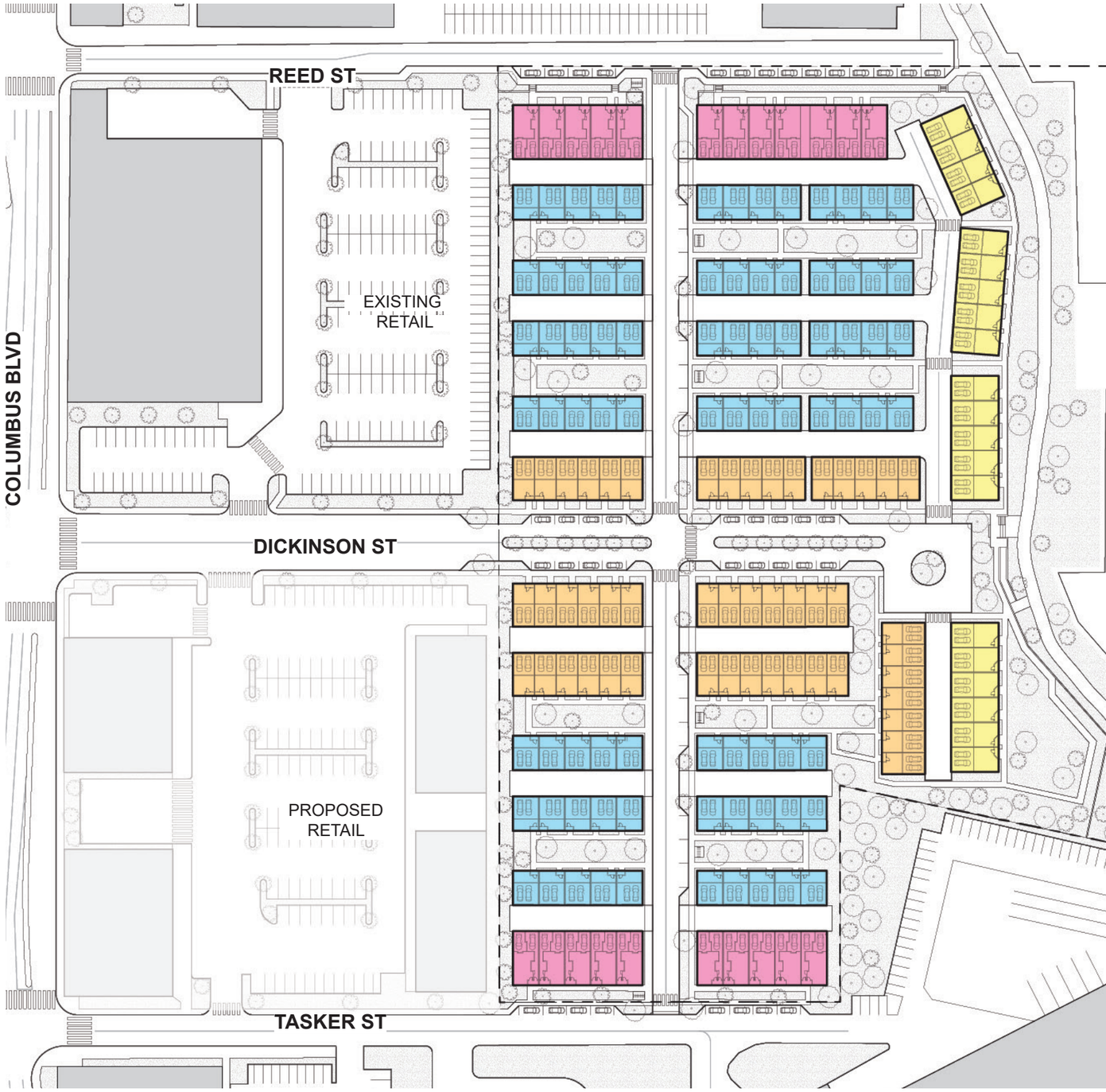


2 - TASKER ST



3 - PARKING SERVICE ROAD

PROPOSED GROUND FLOOR PLAN



BUILDINGS

	TYPE S	DUPLEX 24X50	22 BLDGS / 44 UNITS
	TYPE G	HOUSE 24X34	82
	TYPE C	HOUSE 20X40	49
	TYPE E	HOUSE 23X44	20
	TOTAL		**173 BLDGS / 195 UNITS**
			504,426 GSF

PARKING

GARAGE PARKING	341 SPACES
SURFACE PARKING	52 SPACES
TOTAL	**393 SPACES**
PARKING RATIO	**2 SPACES : 1 UNIT**

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LANDSCAPE PLAN



Land DAVID RUBIN Collective ISA

PLANTING STRATEGY

01 / ENTRY DRIVE DICKINSON STREET - PLANT SPECIES



London Plane
Platanus x aerifolia



Black Gum
Nyssa sylvatica



Ginkgo
Ginkgo biloba



Oakleaf Hydrangea
Hydrangea quercifolia



Autumn Moor Grass
Sesleria autumnalis



Blue Grama Grass
Bouteloua gracilis



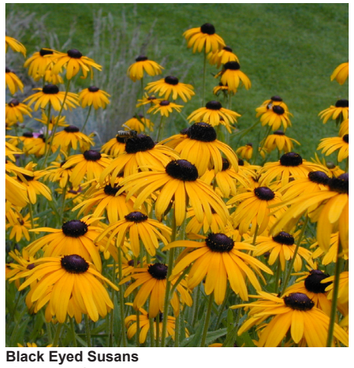
Ivory Sedge
Carex eburnea



Gro-Low Fragrant Sumac
Rhus aromatica 'Gro-Low'



Lady's Mantle
Alchemilla mollis



Black Eyed Susans
Rudbeckia fulgida



Wild Geranium
Geranium macrorrhizum

PLANTING STRATEGY

02 / NEIGHBORHOOD (STREETSCAPE) - PLANT SPECIES

NORTH/SOUTH ST



Swamp White Oak
Quercus bicolor



Little Henry Virginia Sweetspire
Itea virginica 'Little Henry"



Red Sprite Winterberry
Ilex verticillata 'Nana'



Pennsylvania Sedge
Carex pensylvanica

TASKER ST



Sweetgum
Liquidambar styraciflua 'Rotundiloba'



Little Lime Panicle Hydrangea
Hydrangea paniculata



Autumn Moor Grass
Sesleria autumnalis



Blue Grama Grass
Bouteloua gracilis



'Totally Tangerine' Avens
Geum chiloense

REED ST



Sweetgum
Liquidambar styraciflua 'Rotundiloba'



Oakleaf Hydrangea
Hydrangea quercifolia



Ice Dance Sedge
Carex morrowii 'Ice Dance'



'Jack Frost' Heartleaf Brunnera
Brunnera macrophylla

PLANTING STRATEGY

03 / NEIGHBORHOOD (COMMUNITY COURTS & GARDENS) - PLANT SPECIES



River Birch
Betula nigra



Ginkgo
Ginkgo biloba



Serviceberry
Amelanchier spp.



Sweetbay magnolia
Magnolia virginiana



Silky Dogwood
Cornus amomum



Little Lime Panicle Hydrangea
Hydrangea paniculata



Ice Dance Sedge
Carex morrowii 'Ice Dance'



Robb's Wood Spurge
Euphorbia amygdaloides var. robbiae



Lady's Mantle
Alchemilla mollis



Anemone
Anemone 'Honorine Jobert'



New England Aster
Symphyotrichum novae-angliae



Wild Geranium
Geranium macrorrhizum



Lenton Rose
Helleborus × hybridus 'Sparkling Diamond'

PLANTING STRATEGY

04 / RIVER EDGE - PLANT SPECIES



River Birch
Betula nigra



Ginkgo
Ginkgo biloba



Black Gum
Nyssa sylvatica



Eastern Red Cedar
Juniperus virginiana



Sweetbay magnolia
Magnolia virginiana



Eastern Redbud
Cercis canadensis



Arrowwood Viburnum
Viburnum dentatum



Northwind Switchgrass
Panicum virgatum 'Northwind'



Shenandoah Switchgrass
Panicum virgatum 'Shenandoah'



River Oats Grass
Chasmanthium latifolium



White Wood Aster
Eurybia divaricata

PLANTING STRATEGY

05 / VEGETATION BUFFER - PLANT SPECIES



Eastern White Pine
Pinus strobus



American Holly
Ilex opaca



Red Maple
Acer rubrum



Eastern Red Cedar
Juniperus virginiana



Norway Spruce
Picea abies



Southern Magnolia
Magnolia grandiflora



Sweetshrub
Calcyanthus floridus



Sweet Pepperbush
Clethra alnifolia



Arrowwood Viburnum
Viburnum dentatum



Red-Osier Dogwood
Cornus sericea

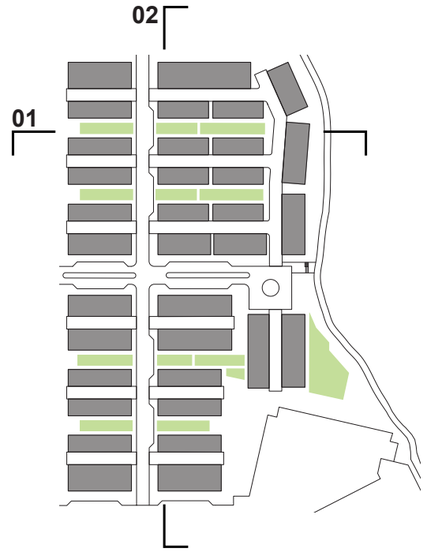


Inkberry Holly
Ilex glabra

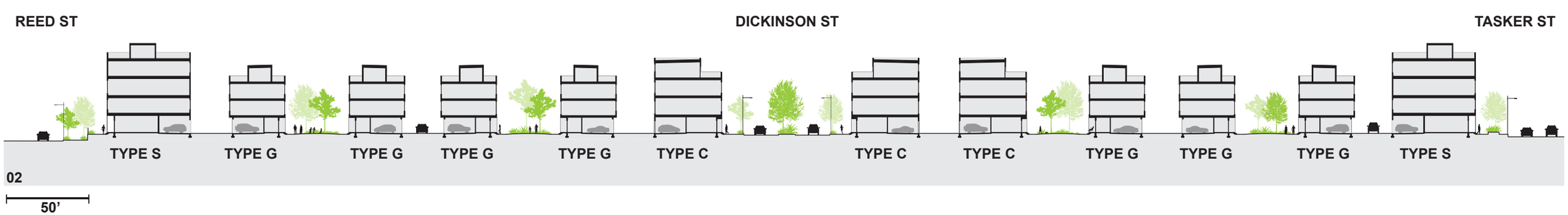


Oakleaf Hydrangea
Hydrangea quercifolia

SITE SECTION







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3D MASSING MODEL

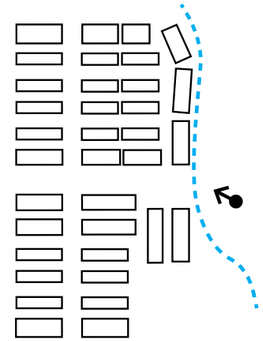


Land DAVID RUBIN Collective ISA

RENDERING

DICKINSON ST x DELAWARE RIVER TRAIL



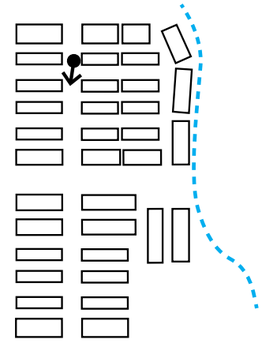


Land DAVID RUBIN Collective ISA

RENDERING

MAIN THROUGH STREET

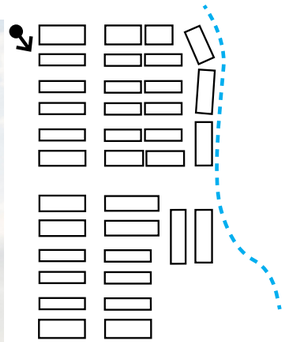




RENDERING

REED ST - GIANT PARKING LOT

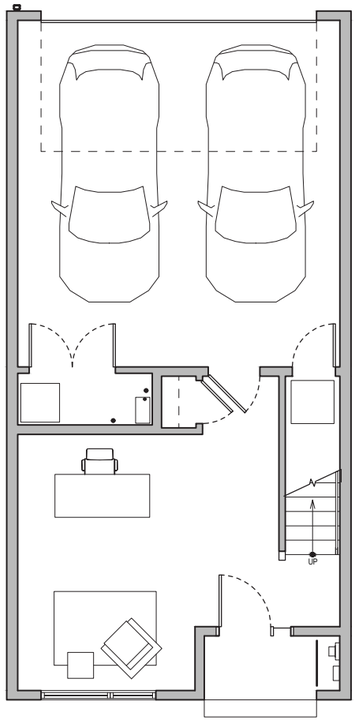




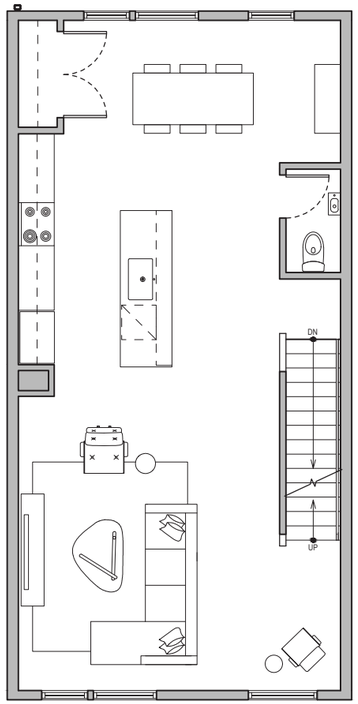
TYPE C - PLANS

HOUSES / 20X40 / TYPE C

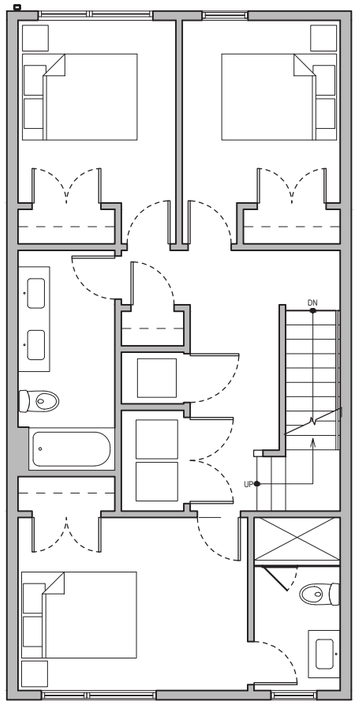
GROSS AREA	2,545 GSF + 377 GSF GARAGE
BEDS	4
BATHS	3 FULL / 1 HALF



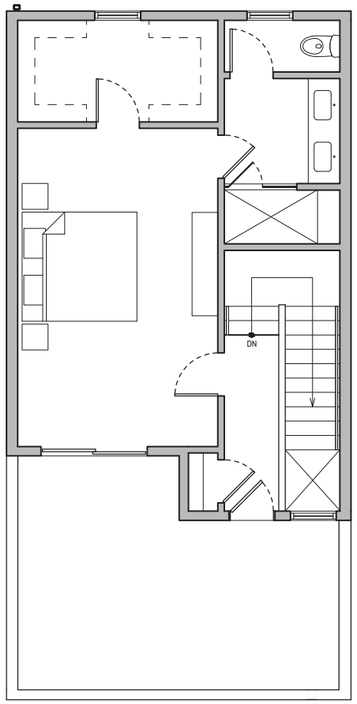
1



2



3



R

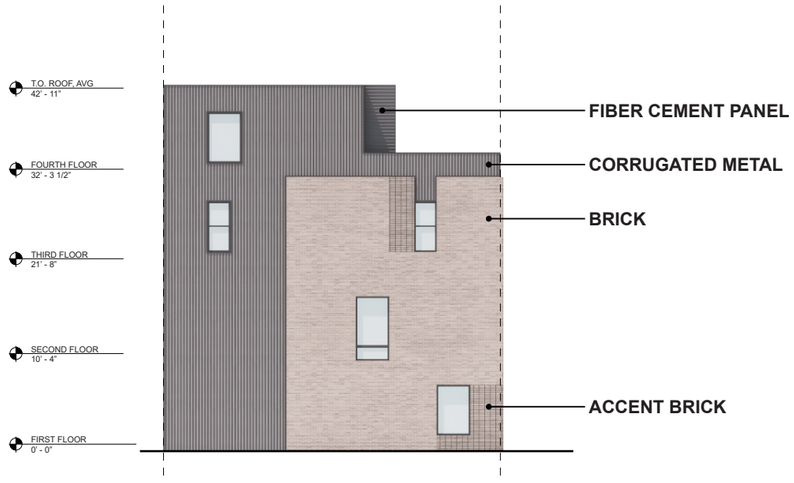
Land DAVID RUBIN Collective ISA

TYPE C - ELEVATIONS

HOUSES / 20X40 / TYPE C



FRONT ELEVATION



SIDE ELEVATION



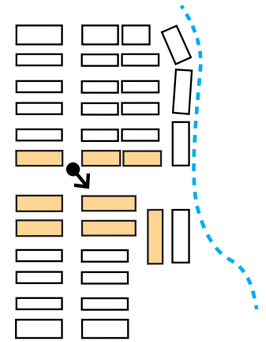
REAR ELEVATION

Land DAVID RUBIN Collective ISA

RENDERING

DICKINSON ST / TYPE C

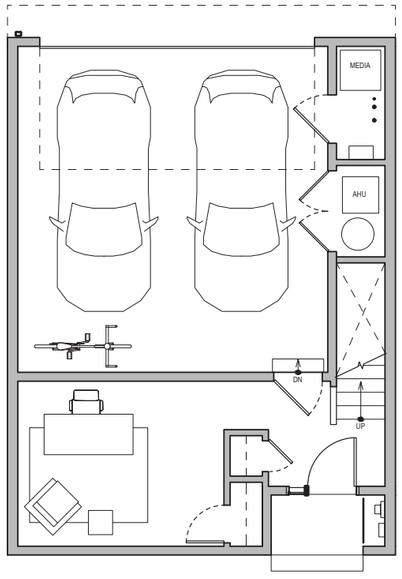




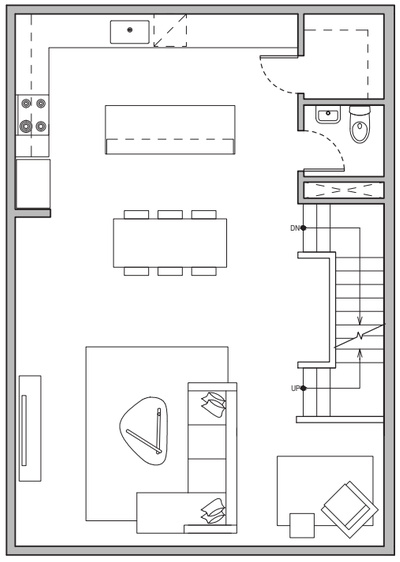
TYPE G - PLANS

HOUSES / 24X32 / TYPE G

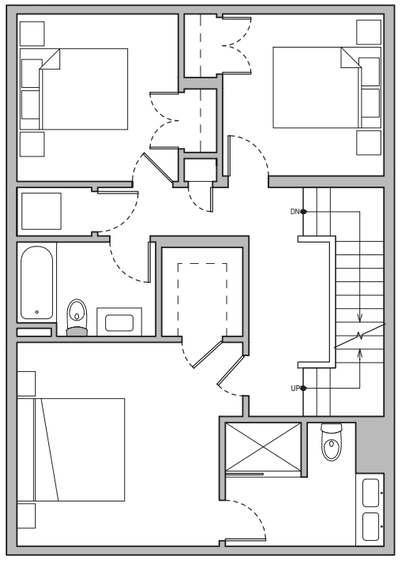
GROSS AREA	2,104 GSF + 400 GSF GARAGE
BEDS	3
BATHS	2 FULL / 1 HALF



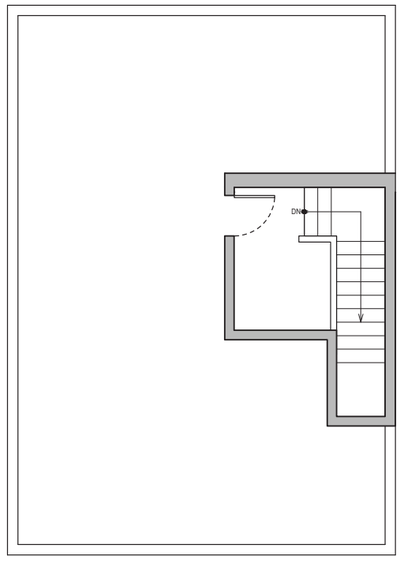
1



2



3



R

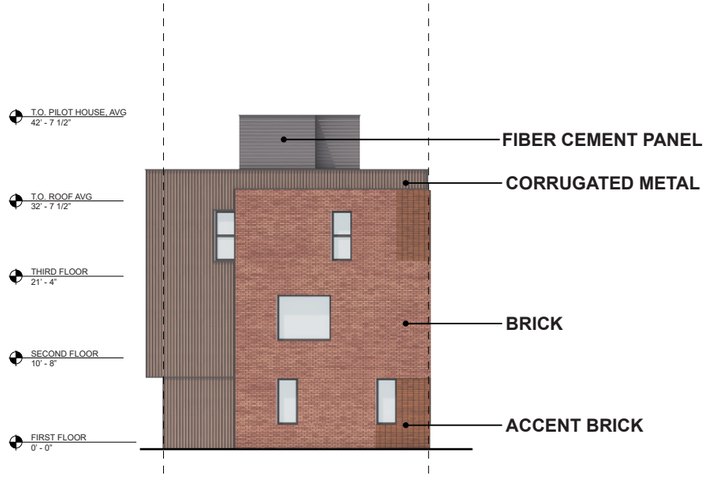
Land DAVID RUBIN Collective ISA

TYPE G - ELEVATIONS

HOUSES / 24X32 / TYPE G



FRONT ELEVATION



SIDE ELEVATION



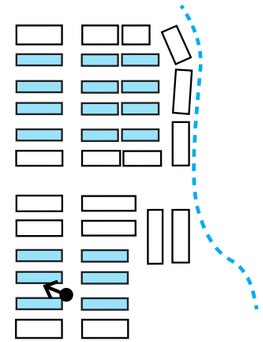
REAR ELEVATION

Land DAVID RUBIN Collective ISA

RENDERING

COURTYARD / TYPE G



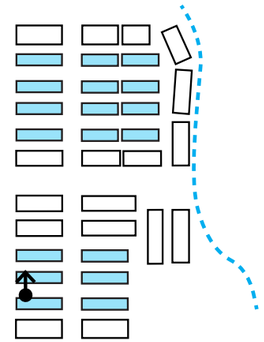


Land DAVID RUBIN Collective ISA

RENDERING

COURTYARD / TYPE G

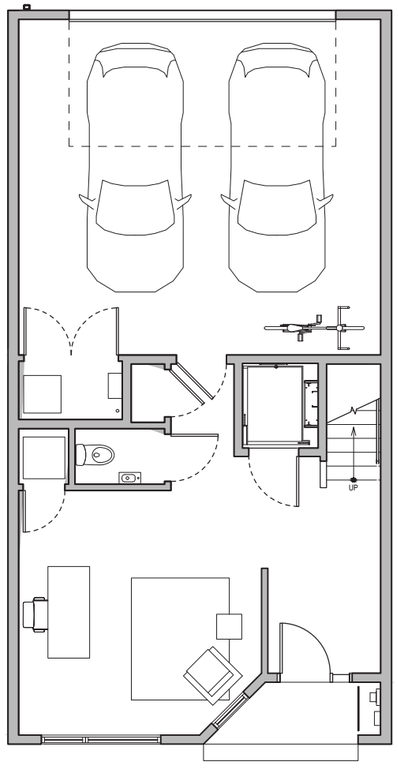




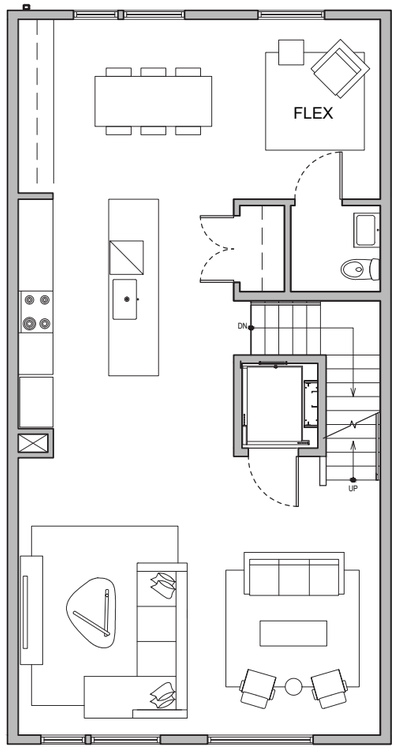
TYPE E - PLANS

HOUSES / 23X44 / TYPE E

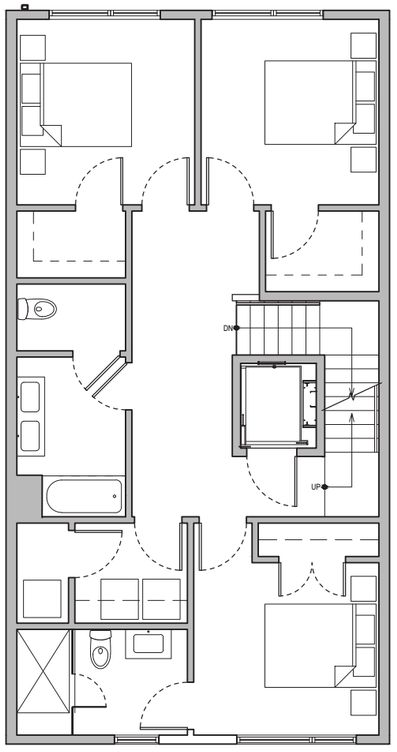
GROSS AREA	3,707 GSF + 437 GSF GARAGE
BEDS	4
BATHS	3 FULL / 2 HALF



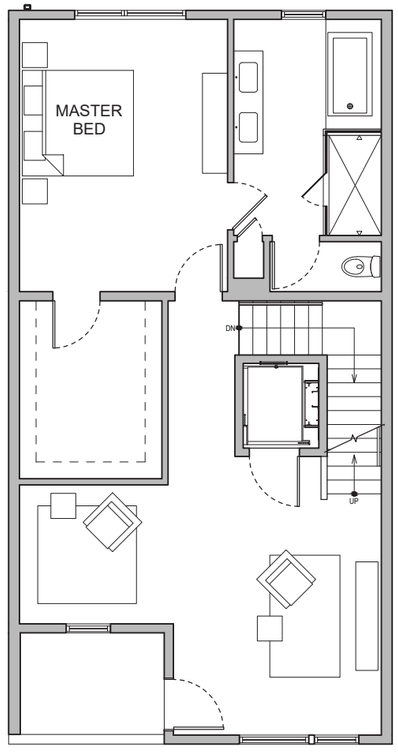
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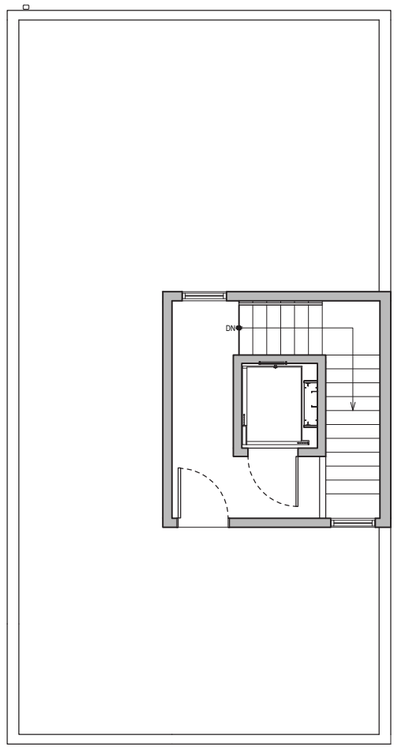
2



3



4



R

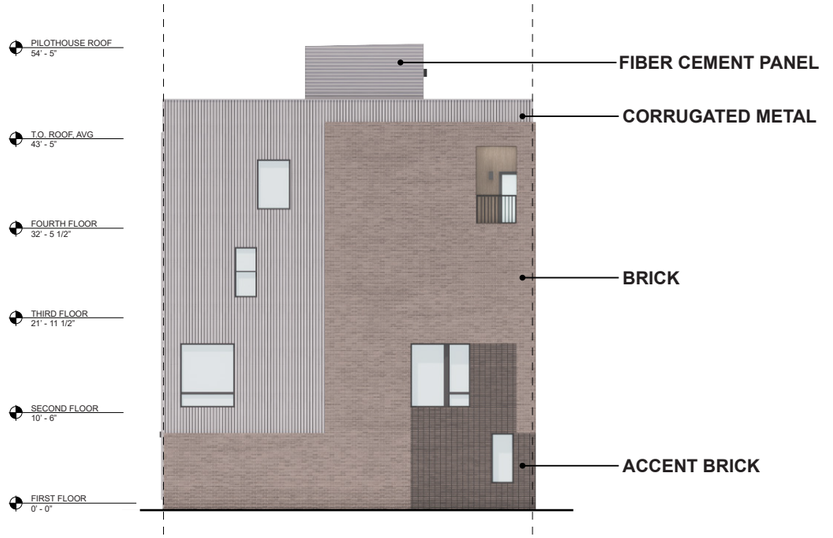
Land DAVID RUBIN Collective ISA

TYPE E - ELEVATIONS

HOUSES / 23X44 / TYPE E



FRONT ELEVATION



SIDE ELEVATION



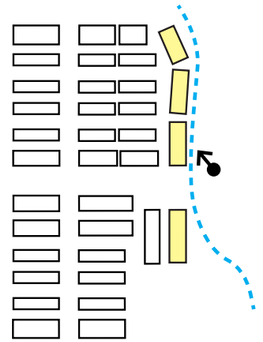
REAR ELEVATION

Land DAVID RUBIN Collective ISA

RENDERING

DELEWARE RIVER TRAIL / TYPE E





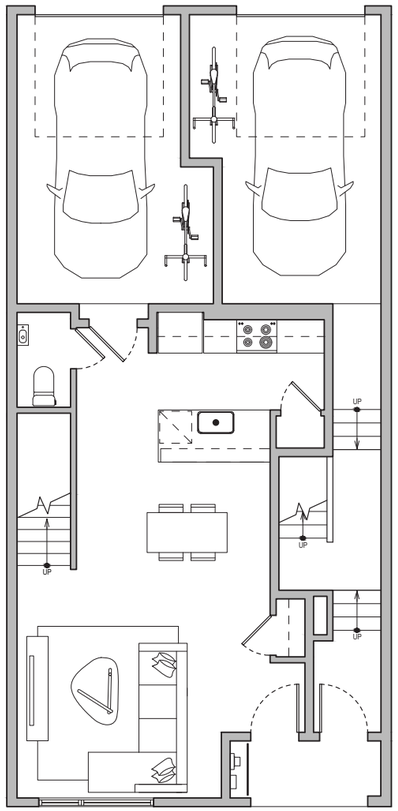
Land DAVID RUBIN Collective ISA

TYPE S - PLANS

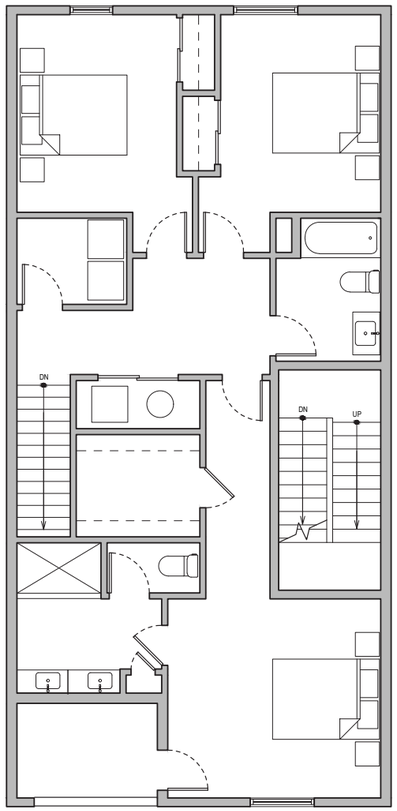
DUPLEX / 24X50 / TYPE S

UNIT 1	
GROSS AREA	1,517 GSF + 201 GSF GARAGE
BEDS	3
BATHS	2 FULL / 1 HALF

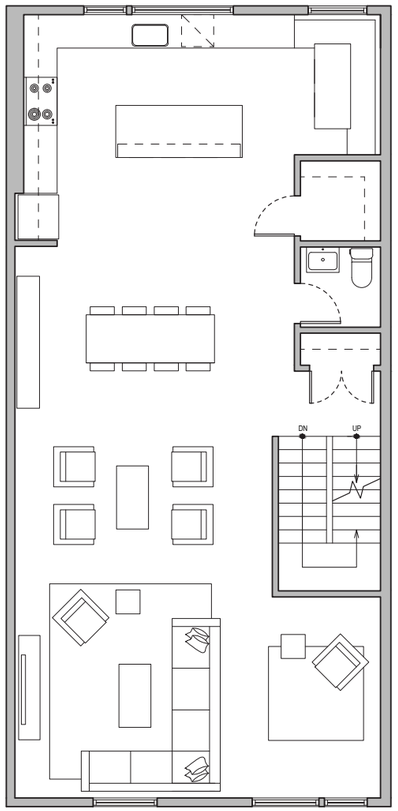
UNIT 2	
GROSS AREA	2,452 GSF + 198 GSF GARAGE
BEDS	3
BATHS	2 FULL / 1 HALF



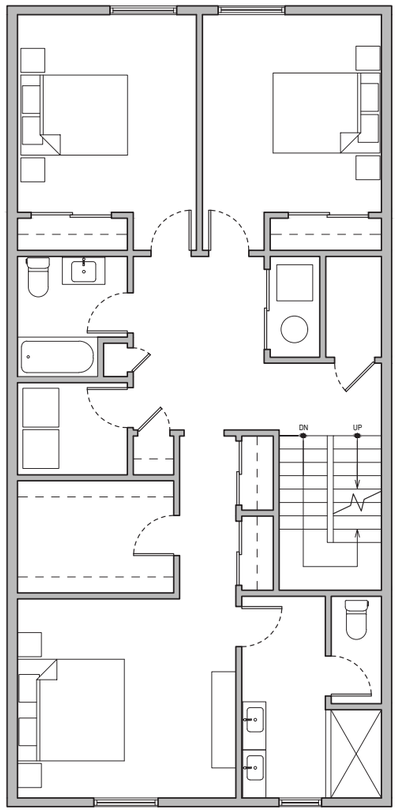
1



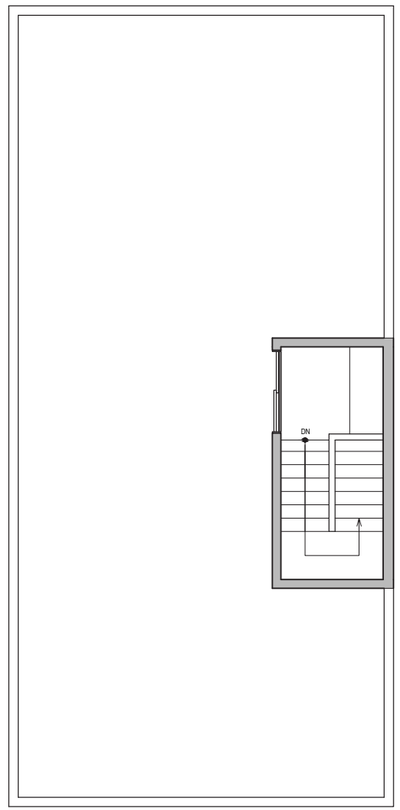
2



3



4



R

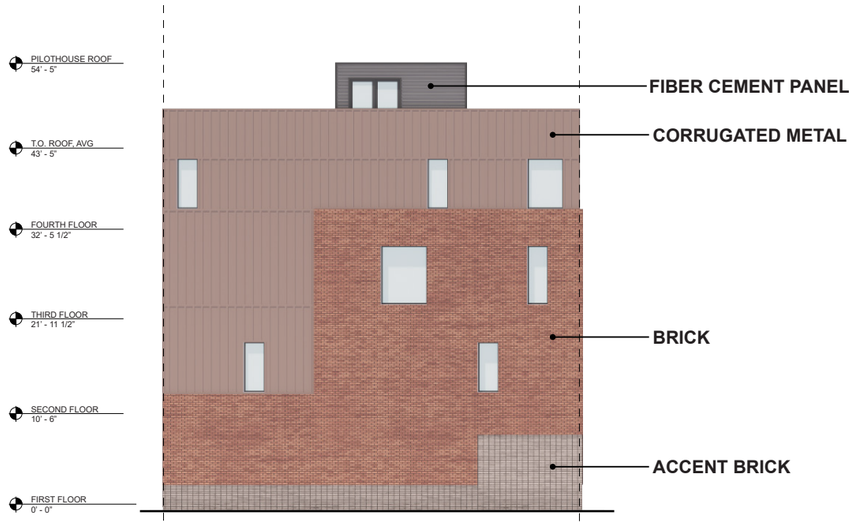
Land DAVID RUBIN Collective ISA

TYPE S - ELEVATIONS

DUPLEX / 24X50 / TYPE S



FRONT ELEVATION



SIDE ELEVATION



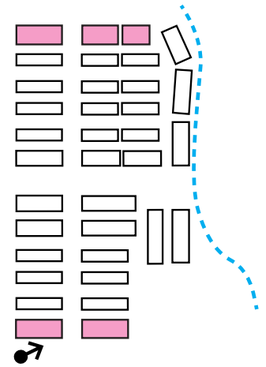
REAR ELEVATION

Land DAVID RUBIN Collective ISA

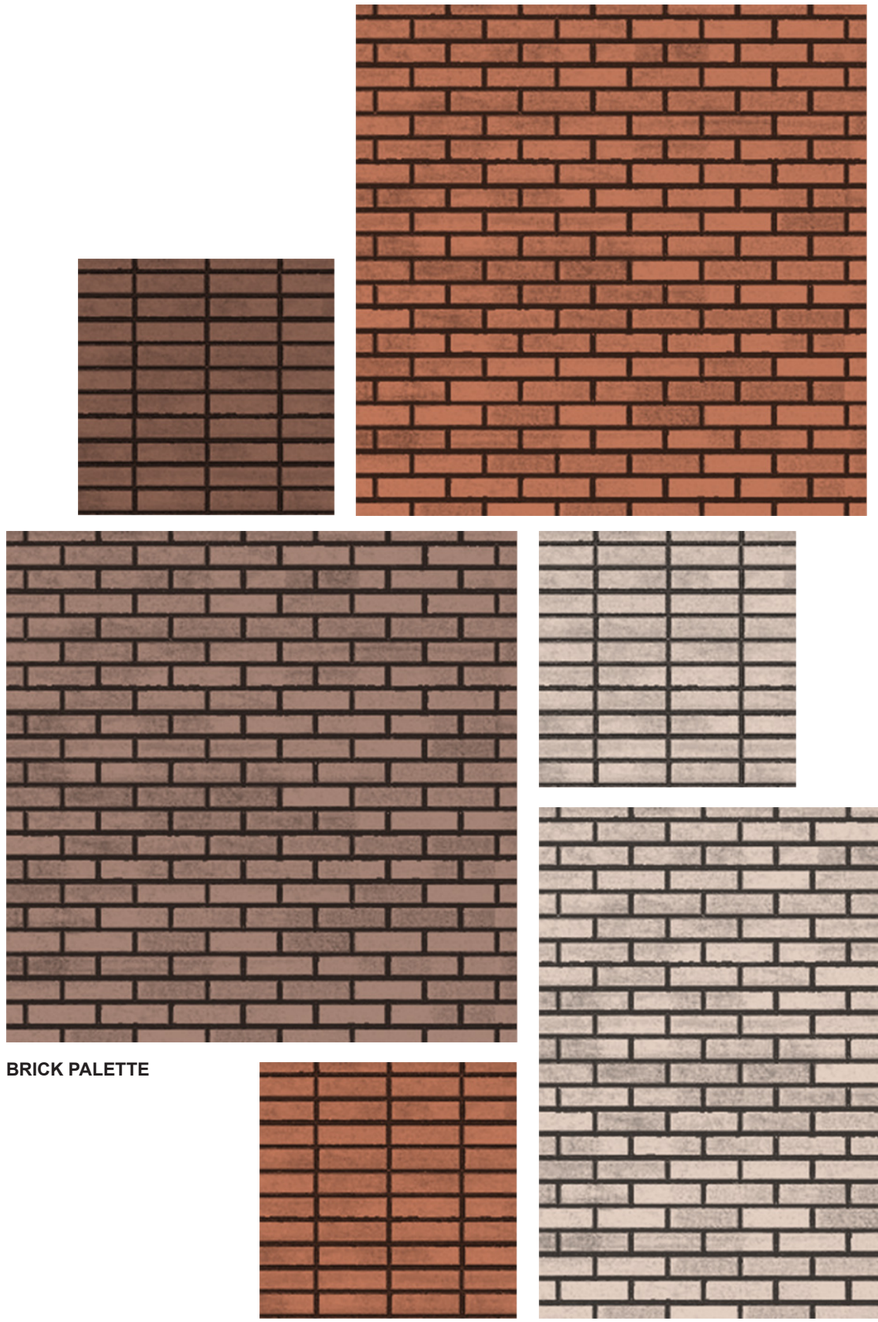
RENDERING

TASKER ST / TYPE S





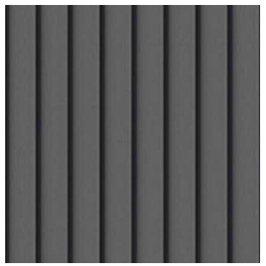
BUILDING MATERIALS



BRICK PALETTE



FIBER CEMENT PLANK -
LIGHT GREY, DARK GREY



BOARD & BATTEN VINYL -
DARK GREY, BROWN



CORRUGATED METAL -
DARK GREY, SILVER, BRONZE



ENTRY WOOD SLATS







Land DAVID RUBIN Collective ISA

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-2026-008437

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

The proposed project creates more than 100,000 sq. ft. of new gross floor area.
The proposed project creates more than 100 new dwelling units.

PROJECT LOCATION

Planning District: South **Council District:** 1

Address: 1401 S Christopher Columbus Blvd
Philadelphia, PA 19

Is this parcel within an Opportunity Zone?	**Yes**	**X**	**No**	**Uncertain**
If yes, is the project using Opportunity Zone Funding?	**Yes**		**No**	**X**

CONTACT INFORMATION

Applicant Name: Katherine Missimer DBA **Primary Phone:** 215-569-1664

Email: KMissimer@klehr.com **Address:** 1835 Market Street, Suite 1400
Philadelphia, PA 19103

Property Owner: 1401 S Christopher Columbus Capital 1499 LLC **Developer**

Architect: ISA – Interface Studio Architects

Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

SITE CONDITIONS

Site Area: 975,288 SF

Existing Zoning: CMX-3 **Are Zoning Variances required?** **Yes** ____ **No** X

Proposed Use:

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

For the erection of 35 detached structures (#1-35) for multifamily household living (total 195 dwelling units, including 6 commercial services visitor accommodation units) with 341 accessory garage parking spaces at the first floor.

S-Unit: 4-story 2-family dwelling with roof deck accessed by pilot house (4,814 GSF, 22 Buildings / 44 units (6 units commercial services visitor accommodation))

G-Unit: 3-story single family dwelling with roof deck accessed by pilot house (2,504 GSF, 82 Buildings)

C-Unit: 4-story single family dwelling with walkout balcony on 4th floor (2,922 GSF, 49 Buildings)

E-Unit: 4-story single family dwelling with roof deck accessed by pilot house (4,144 GSF, 20 Buildings)

Proposed # of Parking Units:

Total Parking Spaces: 393 spaces (341 accessory garage parking, 30 on-site surface parking, 22 ROW surface parking)

COMMUNITY MEETING

Community meeting held: **Yes** ____ **No** X

If yes, please provide written documentation as proof.

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

Date: 11/11/2026 **Time:** 7:00 PM

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: **Yes** ____ **No** ____ **NA** X

If yes, indicate the date hearing will be held:

Date: ____

Land DAVID RUBIN Collective ISA

Department of
Licenses and Inspections
CITY OF PHILADELPHIA

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-2026-008437

Address: 1401 S Christopher Columbus Blvd, Philadelphia, Pa 19147-5500

Specific Location or Additional Parcels: 1401R S Christopher Columbus Blvd, Philadelph

Applicant Name: Katherine Missimer DBA: Klehr Harrison Harvey Branzburg L

Applicant's Relationship to property:

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

Date of Notification to PCPC: 10/01/2026

Plans Examiner

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

2

Name: Jose Figueiredo

Email Address: Jose.Figueiredo@Phila.gov Phone Number: 215.686.0265

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-3

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 537,294 square footage of new GFA.

Application includes new construction or an expansion that creates 195 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:
Table 14-304-2: Civic Design Review Triggers	The applicant's property is located in the CMX-3 commercial zoning district and creates more than 100,000 sq. ft. of new gross floor area.
Table 14-304-2: Civic Design Review Triggers	The applicant's property is located in the CMX-3 commercial zoning district and creates more than 100 additional dwelling units.

Department of
Licenses and Inspections
CITY OF PHILADELPHIA

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.

Land DAVID RUBIN Collective ISA

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 adaptions 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. SEPTA bus stops for routes 7, 29, 64, 76 are located within a 1/4 mile of the site.
(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. A total of 396 spaces will be provided on-site. 341 of these spaces (86%) will be garage parking in townhomes. 52 spaces (23%) will be provided as uncovered surface spaces.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	Yes. A total of 4 spaces (8% of surface parking spaces) will be designated for electric vehicles.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. **(If setback used, specify distance)**[i]	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	N/A

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.	Yes.
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.
(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.
(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.	No.
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]	The project is meeting energy compliance standards by meeting the requirements of an above code program (Energy Star).
(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	Yes. The project is meeting requirements for Energy Star certification.

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy.[iv]	Yes.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Yes. The developer is coordinating with DRWC to provide improved public access to the existing river trail along Dickinson Street.

[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

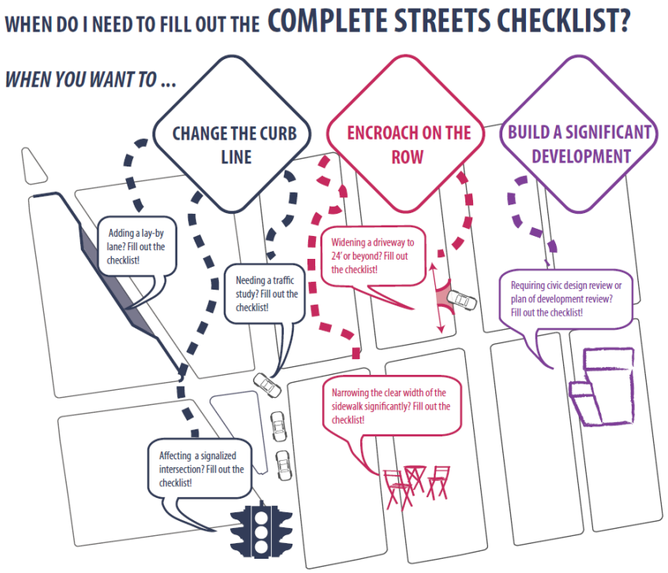
Philadelphia City Planning Commission

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



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.philadelphiastreets.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**

Land DAVID RUBIN Collective ISA

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

GENERAL PROJECT INFORMATION

1. PROJECT NAME
   1401-1401R Columbus Blvd.
2. DATE
   10/6/2026
3. APPLICANT NAME
   Richard Budd
4. APPLICANT CONTACT INFORMATION
   rbudd@airnmanagement.com
5. PROJECT AREA: list precise street limits and scope
   975,288 SF lot bordering on the Delaware River between Tasker Street and Reed Street. The northern section of the site fronting on “Reed Street” (Private property). The southern section fronts on Tasker.
6. OWNER NAME
   1401 S. Christopher Columbus Capital 1499 LLC
7. OWNER CONTACT INFORMATION
   rbudd@airnmanagement.com
8. ENGINEER / ARCHITECT NAME
   Ruggiero Plante Land Design
9. ENGINEER / ARCHITECT CONTACT INFORMATION
   dennis@ruggieroplante.com
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the “Complete Street Types” field. Complete Streets Types are also identified in Section 3 of the Handbook.
    Also available here: http://metadata.phila.gov/#home/datasetdetails/554386732058308617 8c4f34/

STREET	FROM	TO	COMPLETE STREET TYPE
Columbus Boulevard	Reed	Tasker	Auto Oriented Commercial/Industrial
Tasker Street	Columbus Blvd	End	Local (CITY NEIGHBORHOOD)
Reed Street (Private)	Columbus Blvd	End	Local (CITY NEIGHBORHOOD)

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

APPLICANT: General Project Information

Additional Explanation / Comments: TASKER’S LAYOUT HAS BEEN ADJUSTED TO MEET CITY NEIGHBORHOOD REQUIREMENTS (6’ WALKING ZONE). A CURB CUT HAS BEEN ADDED ALONG THE TASKER FRONTAGE. TASKER HAS ALSO BEEN WIDENED TO PROVIDE PUBLIC ON STREET PARELLEL PARKING. FOR DICKENSON STREET WE HAVE DESIGNED IT TO MATCH THE ADJACNET PARCELS BOULEVARD STYLE WITH A CENTER MEDIAN FOR PLANTINGS. 5’ MIN. SIDEWALKS ARE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PROVIDED ON EACH SIDE. ALONG FORMER REED STREET WE PROVIDE A CURB CUT. ALSO REED HAS BEEN WIDENED TO PROVIDE PUBLIC ON STREET PARELLEL PARKING.

DEPARTMENTAL REVIEW: General Project Information

Land DAVID RUBIN Collective ISA

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
TASKER STREET	**10’ / 12’ / 12’**	**_____ / 12’**
REED STREET (PRIVATE)	**10’ / 0’ / 12’**	**0’ / 12’**
_____	_____ / _____ / _____	_____ / _____
_____	_____ / _____ / _____	_____ / _____

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
TASKER STREET	**5’ / 5’ / 6’**
DICKENSON (STRIKEN)	**_____ / _____ / 5’ MIN**
REED STREET (PRIVATE)	**5’ / 0’ / 6’**
_____	_____ / _____ / _____

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
N/A	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway	**24’**	**Reed Street 538’ East of Columbus**
Driveway	**24’**	**Tasker Street 538’ East of Columbus**
_____	_____	_____
_____	_____	

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PEDESTRIAN COMPONENT (continued)

		DEPARTMENTAL APPROVAL
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 ☐	YES ☐ NO ☐

FORMALIZING AND WIDENING THE WALKWAY ALONG REED, TASKER AND DICKENSON STREETS, MULTIPLE TRAIL CONNECTIONS, ALLOWING FOR BIKE ACCESS AND MORE STREET TREES ALL IMPROVE THE ACCESS AND COMFORT OF PEDESTRIANS. IN ADDITION, THE DEVELOPMENT ENABLES THE CONTINUATION OF THE DELAWARE RIVER TRAIL.

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
Reed Street (PRIVATE)	**0 / 0**
TASKER STREET	**0 / 0**
_____	_____ / _____
_____	_____ / _____

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

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
Reed Street (PRIVATE)	**4' / 0' / 4'**
TASKER STREET	**4' / 0' / 4'**
_____	_____ / _____ / _____
_____	_____ / _____ / _____

				DEPARTMENTAL APPROVAL	
18. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?					
▪ Bicycle Parking	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
▪ Lighting	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Benches	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Street Trees	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
▪ Street Furniture	YES ☐	NO ☐	N/A ☒	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)

				DEPARTMENTAL APPROVAL	
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: STREET TREES , BIKE ACCESS, TRAIL ACCESS ARE PART OF THE OVERALL SITE DESIGN.

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

Land DAVID RUBIN Collective ISA

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 Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
1401 Columbus Boulevard	**59**	**0 / 0**	**0 / 0**	**0 / 195**
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____
_____	_____	_____ / _____	_____ / _____	_____ / _____

				DEPARTMENTAL APPROVAL	
25. Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?					
▪ Conventional Bike Lane	YES ☐	NO ☒	N/A ☐	YES ☐	NO ☐
▪ Buffered Bike Lane	YES ☐	NO ☒	N/A ☐	YES ☐	NO ☐
▪ Bicycle-Friendly Street	YES ☐	NO ☒	N/A ☐	YES ☐	NO ☐
▪ Indego Bicycle Share Station	YES ☐	NO ☒	N/A ☐	YES ☐	NO ☐
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: The River Trail is wide enough and designed for bike users. Bike access runs through the site and the residences are safely connected to it via pedestrian "streets" with driveways separated to limit conflict.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

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

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
_____	_____	_____	_____ / _____	_____
_____	_____	_____	_____ / _____	_____
_____	_____	_____	_____ / _____	_____
_____	_____	_____	_____ / _____	_____

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

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: FORMALIZING “REED STREET”, TASKER AND DICKENSON TO MAKE IT A CITY STANDARD STREET WITH FULL SIDEWALK AND CURB ALONG THE FRONTAGE.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

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

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

E&S NOTES

1 An Industrial Waste Permit will be required should pumping to City-owned infrastructure become necessary during construction. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.

2 Inlet protection should be provided for all inlets owned by PWD that are located within one block of the project site.

3 PWD is not responsible for any cleaning or repairs needed on City-owned infrastructure due to failure of any erosion and sediment control practices. (Richmond Street Developers LLC)

4 Inspection and maintenance of all erosion and sediment control best management practices shall occur on a weekly basis, before any anticipated precipitation events, and after all precipitation events.

5 The maximum height for stockpiles areas shall be 20 feet. The maximum side slope for stockpile areas shall not exceed 2:1.

6 The rock construction entrance thickness shall be constantly maintained on-site. A stockpile shall be maintained on-site for this purpose. At the end of each construction day, all sediment deposited on paved roadways shall be removed and returned to the construction site. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.

7 Filter fabric fence should be installed at level grade. Both ends of each fence section should be extended at least 8 feet upslope at 45 degrees to the main barrier alignment. Support stakes shall be spaced at a maximum of 8 feet. Sediment must be removed when accumulations reach 1/2 the above ground height of the filter fence.

8 Any fence section which has been undermined or topped must be immediately replaced with a rock filter outlet. Sediment must be removed when accumulations reach 1/3 the height of the outlet.

9 Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets.

10 Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify PWD and PA DEP.

11 Until the site is stabilized, all E&S BMPs shall be maintained properly. Maintenance shall include inspections of all E&S BMPs prior to any anticipated storm event, after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting, must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed, will be required.

12 All earth disturbances, including clearing and grubbing, as well as cuts and fills, shall be done in accordance with the approved E&S Plan. A copy of the approved drawings must be available at the project site at all times. PWD shall be notified of any changes to the approved plan prior to implementation of those changes. PWD may require a written submittal of those changes for review and approval at its discretion.

13 At least three (3) days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.

14 All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing by PWD and the PA DEP prior to implementation.

15 Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots, and other objectionable material.

16 Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing, and topsoil stripping may not commence in any stage of the project until the E&S BMPs specified by the BMP sequence for that stage have been installed and are functioning as described in this E&S Plan.

17 At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.

18 A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to PWD at the time of inspection.

19 All sediment removed from BMPs shall be disposed of in the following manner: (See Management of Fill Note)

20 Areas which are to be topsoiled shall be scarified to a minimum depth of three to five inches - six to 12 inches on compacted soils - prior to placement of topsoil. Areas to be vegetated shall have a minimum four inches of topsoil in place prior to seeding and mulching. Fill outslopes shall have a minimum of two inches of topsoil.

21 All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence, or other related problems. Fill intended to support buildings, structures, and conduits, etc. shall be compacted in accordance with local requirements or codes.

22 All earthen fills shall be placed in compacted layers not to exceed nine inches in thickness.

23 Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.

24 Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.

25 Fill shall not be placed on saturated or frozen surfaces.

26 Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.

27 All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.

28 Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within one year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within one year shall be stabilized in accordance with the permanent stabilization specifications.

29 Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.

30 E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by PWD and PA DEP.

31 After final site stabilization has been achieved, temporary E&S BMPs must be removed or converted to permanent post-construction stormwater management practices. Areas disturbed during removal or conversion of the E&S BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions are to be done only during the germinating season.

32 Sediment basins and/or traps shall be kept free of all construction waste, wash water, and other debris having potential to clog the basin/trap outlet structures and/or pollute the surface waters. *(when applicable)*

MANAGEMENT OF FILL

FILL MATERIAL WILL BE REUSED ON-SITE. APPLICANT WILL PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE THE CONDITION OF THE FILL MATERIAL AS PER PA DEP BUREAU OF LAND RECYCLING AND WASTE MANAGEMENT.

CLEAN FILL - UNCONTAMINATED, NONWATER-SOLUBLE, NON-DECOMPOSABLE INERT SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND RECOGNIZABLE AS SUCH. (25 PA. CODE SECTION 287.1.271.1) THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATER OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED.

ENVIRONMENTAL DUE DILIGENCE - INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF OWNERSHIP AND USE HISTORY OF PROPERTY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS AND AUDITS.

SEEDING AND MULCHING SPECIFICATIONS

SEEDBED PREPARATION for both Temporary and Permanent Conditions
Apply limestone and fertilizer (if required) according to soil test recommendations.
Topsoil required - min. 5" depth of topsoil free of objectionable debris.
The contractor should be aware of the possibility, depending upon the site conditions, that may have to be provided from an off-site source.
Topsoil should be handled only when dry enough to work without damaging soil structure.
Apply a uniform 5 inches (unsettled) of topsoil over all disturbed areas.

TEMPORARY SEEDING SPECIFICATIONS
Apply 10-10-10 fertilizer at a rate of 500 lbs. per acre or 11 lbs. per 1,000 s.f.
Apply limestone at a rate of 1 tons per acre or 90 lbs per 1,000 s.f.
Apply annual ryegrass & perennial ryegrass at rates of 100 lbs. per acre or 3 lbs. per 1,000 s.f. (Mar. 1 to May 15 & Aug. 15 to Oct. 1).
Apply 2 lbs. per 1,000 s.f. of oats (in spring before May 1 and Aug. 15 to Oct.1), 3 lbs per 1,000 s.f. of grain rye from Sept. 1 to Oct. 20), 3 lbs. per 1,000 s.f. of barley (from Mar. 1 to May 15 and Aug. 15 to Oct. 1).
Apply straw or hay mulch at a rate of 3 tons per acre and anchor immediately after placement. This is to be done using the "Penn State Erosion Control & Conservation Plantings on Noncropland".

SEEDBED PREPARATION for Permanent Conditions
Apply limestone and fertilizer according to soil test recommendations or lime applied at a rate of 6 tons per acre and 10-20-20 fertilizer (if required) at a rate of 1000 lbs. per acre.
Apply straw or hay mulch at a rate of 3 tons per acre and anchor immediately after placement. This is to be done using the "Penn State Erosion

SPECIES	PERCENT OF MIXTURE
REBEL II TALL FESCUE	80%
PALMER PERENNIAL RYE	10%
BARREN KENTUCKY BLUEGRASS	10%

APPLY 6 POUNDS OF SEED PER 1,000 SF
APPLY 90 LBS LIME PER 1,000 SF
APPLY 21 LBS 10N-20P-20K FERTILIZER PER 1,000 SF
APPLY 140 LBS OF GRASS HAY OR CEREAL STRAW MULCH PER 1,000 SF

NOTES
1. SEEDING RATES ARE FOR PURE LIVE SEED; SEEDING SHALL BE ADJUSTED BY PERCENT GERMINATION
2. SEEDING, LIMING, FERTILIZING, AND MULCHING SPECIFICATIONS SHALL BE USED FOR TEMPORARY AND PERMANENT STABILIZATION.
3. APPLY JUTE NETTING TO ALL DISTURBED AREA GRADED AT 3:1 OR STEEPER.
4. TOPSOIL MUST BE IMPORTED TO THE SITE FROM A NURSERY.

LEGEND

EXISTING FEATURES
- TELECOMMUNICATION MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- CITY INLET
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- SIGN
- LIGHT STANDARD
- DHF DRILL HOLE
- SANITARY SEWER
- COMBINED SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD AERIAL LINE
- FENCE LINE
- EXISTING BUILDINGS
- PROPERTY LINE
- ZONING BOUNDARY LINE
- BENCHMARK
- EXISTING CONTOUR

EROSION CONTOL FEATURES
- NPDES / LIMIT OF DISTURBANCE LINE
- 12" SILT SOXX
- INLET FILTER
- RCE ROCK CONSTRUCTION ENTRANCE
- TOPSOIL / SPOILS STOCKPILE
- TEMPORARY CONSTRUCTION FENCE



LOCATION MAP SCALE 1"=500'

The property lies within the DELAWARE DIRECT WATERSHED.

PWD TRACKING # FY26-SCOL-8505-01

NOTES

1. Boundary information is based on a Survey Plan performed by Control Point Associates, Inc.
2. Boundary dimensions are identified in Philadelphia District Standard feet.
3. FEMA FIRM map #4207570192H map revised November 28, 2015 designates the site as Zone X, areas outside the 500 yr. floodplain. As shown hereron by graphic plotting only, this property is located in flood hazard Zone X (areas determined to be outside the 0.2% annual chance floodplain), flood hazard Zone X-Shaded (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or drainage areas of less than 1 square mile; and area protected by levees from 1% annual chance flood) and flood hazard Zone AE (base flood elevations determined to be 11 feet, NGVD 1929, and 5.16' on City Plan).
4. The property is identified as within the Community Commercial Mixed-Use (CMX-3) Zoning District and is within the Central Delaware Riverfront (CDO) Overlay District [Code Section 14-507] and is also within the Open Space and Natural Resources - Flood Protection - Within the Special Flood Hazard Area [Code Section 14-704(4)(c)(.2)]. Also within the SP-ENT, Entertainment (Special Purpose) District
5. Benchmark: Elevation benchmark for the project is located at the northeast corner of the intersection of Reed Street and S. Christopher Columbus Blvd. southeast bolt of the traffic light, elevation = 5.77' city datum provided by the 2nd/ survey district of Philadelphia.

FLOOD ELEVATION NOTE

1. Zone AE (base flood elevations determined to be 11 feet, NGVD 1929, and 5.16' City Datum per City Planning Commission).

ENVIRONMENTAL ASSESSMENT NOTE

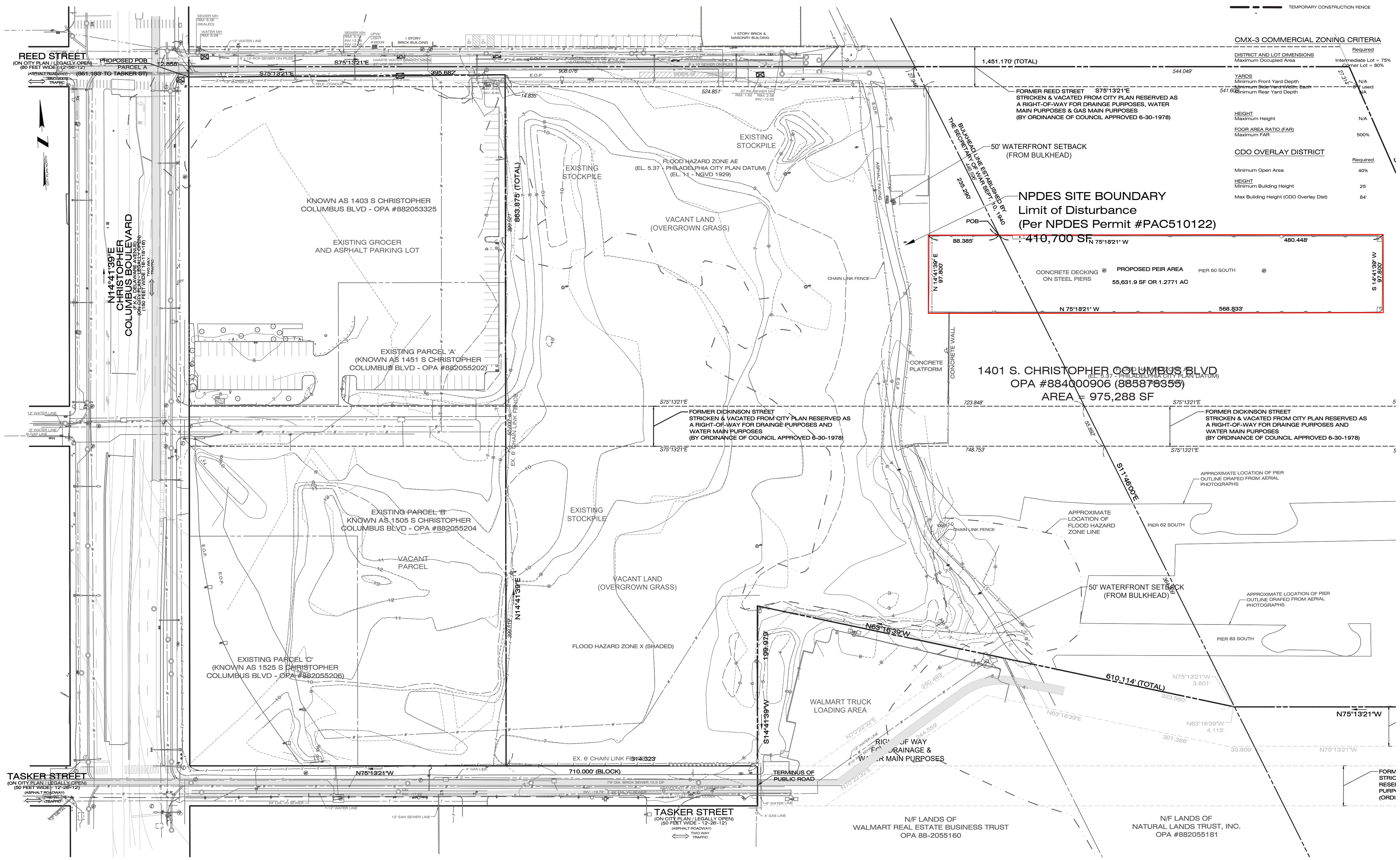
1. Per "Phase 1 Environmental Site Assessment" report performed by Pennoni dated December 13, 2017 "The presence of the identified COCs in soil at the subject property represents an open exposure pathway through the direct contact pathway. Pennoni concluded that the future development of the site will eliminate the direct contact exposure pathway through capping with concrete, capping with two (2) feet of clean fill in landscaped areas, the implementation of institutional controls restricting digging by occupants of the site, and worker health and safety measures describing the compounds present and methods to eliminate exposure during and after construction. There are no compounds that were detected in groundwater samples which exceed the Non-Use Aquifer SHS."
Please refer to and follow report for additional information/direction.

CMX-3 COMMERCIAL ZONING CRITERIA

	Required
DISTRICT AND LOT DIMENSIONS	
Maximum Occupied Area	Intermediate Lot = 75% Corner Lot = 80%
YARDS	
Minimum Front Yard Depth	N/A
Minimum Side Yard Width, Each	8' if used
Minimum Rear Yard Depth	N/A
HEIGHT	
Maximum Height	N/A
FOOR AREA RATIO (FAR)	
Maximum FAR	500%

CDO OVERLAY DISTRICT

	Required
Minimum Open Area	40%
HEIGHT	
Minimum Building Height	25'
Max Building Height (CDO Overlay Dist)	84'



OWNER OF RECORD
1401, 1401R, 1405, 1425 & 1451
S CHRIS COLUMBUS BLVD_DOC 53237978
SOUTH CHRISTOPHER COLUMBUS CAPITAL 1499 LLC
2ND FLR 1325 PATERSON PLANK ROAD
SECAUCUS NJ 07094
OPA #'s: 885900010, 885900020

SOIL TYPE

Ub Urban land - too variable to be rated.

NOTE:
PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS

1	6-3-26	ERSA COMMENTS			

1401 S. CHRISTOPHER COLUMBUS BOULEVARD
Philadelphia, PA 19148
1ST WARD - OPA #884000906 (885878355)

prepared for:
1401 S. CHRISTOPHER COLUMBUS CAPITAL 1499 LLC
1325 PATERSON PLAN RD, 2ND FLOOR
SECAUCUS, NJ 07094

prepared by:

Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: MAY 21, 2026
Scale: 1" = 50'

ERSA SUBMISSION

Sheet Title:
EXISTING CONDITIONS PLAN
Sheet 1 of 3

EXISTING SITE SURVEY

CMX-3 COMMERCIAL ZONING CRITERIA

	Required
DISTRICT AND LOT DIMENSIONS	
Maximum Occupied Area	Intermediate Lot = 75% Corner Lot = 80%
YARDS	
Minimum Front Yard Depth	N/A
Minimum Side Yard Width, Each	8' if used
Minimum Rear Yard Depth	NA
HEIGHT	
Maximum Height	N/A
FOOR AREA RATIO (FAR)	
Maximum FAR	500%

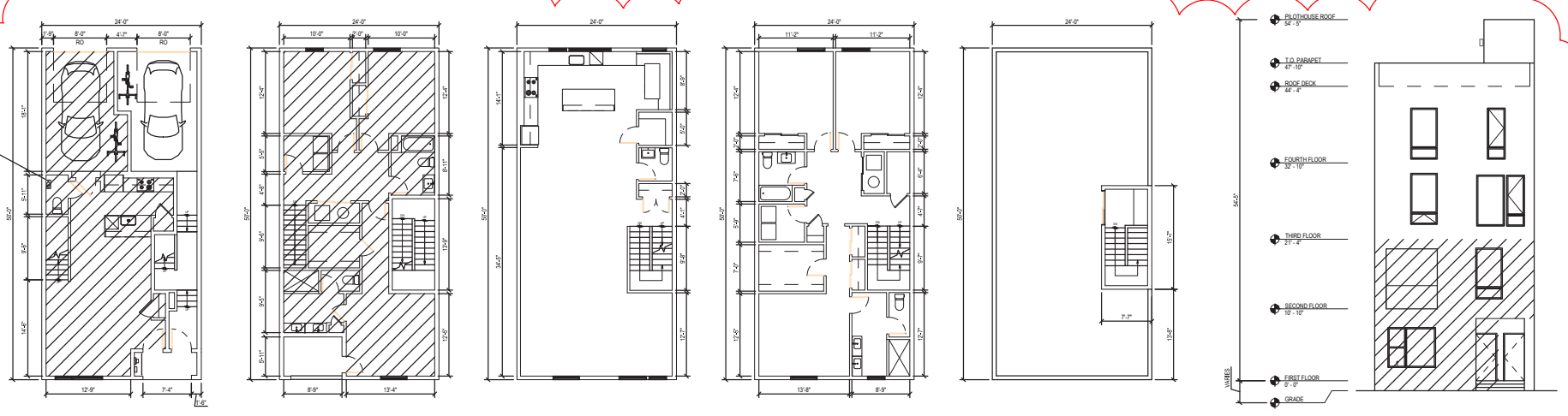
CDO OVERLAY DISTRICT

	Required
Minimum Open Area	40%
HEIGHT	
Minimum Building Height	25'
Max Building Height (CDO Overlay Dist)	84'

COMMERCIAL SERVICES:
VISITOR ACCOMODATION AREA
6 OF 10 UNITS FRONTING ON TASKER TO HAVE VISITOR ACCOMODATION IN LOWER UNIT.

VISITOR ACCOMODATION AREA:
24' WIDE UNIT (288")
18'-7" COMMERCIAL SERVICES (223")
5'-5" UPPER RESIDENT (65")

TOTAL GROUND FLOOR FRONTAGE CALCULATION:
BLOCK OF 5 UNITS =1,440"
3 COMMERCIAL SERVICE UNITS= 669"
669/1440 = 46.4%



TASKER STREET STACKED DUPLEX UNITS

UNIT TYPES	SIZE	HATCH	COUNT
S-UNIT	24' x 50'		22 BUILDINGS / 44 UNITS
G-UNIT	24' x 32'		82
C-UNIT	20' x 40'		49
E-UNIT	23' x 44'		20
TOTAL			173 BUILDINGS / 195 UNITS (6 COMMERCIAL SERVICES UNITS)

GROSS FLOOR AREA CHART

S-UNIT:	
PILOTHOUSE	118 SF
4 th. FLOOR	1200 SF
3 rd. FLOOR	1200 SF
2 nd. FLOOR	1138 SF
1st. FLOOR	1158 SF
TOTAL GROSS FLOOR AREA	4,814 GSF
G-UNIT:	
PILOTHOUSE	132 SF
3 rd. FLOOR	816 SF
2 nd. FLOOR	816 SF
1st. FLOOR	740 SF
TOTAL GROSS FLOOR AREA	2,504 GSF
C-UNIT:	
4 th. FLOOR	554 SF
3 rd. FLOOR	800 SF
2 nd. FLOOR	800 SF
1st. FLOOR	768 SF
TOTAL GROSS FLOOR AREA	2,922 GSF
E-UNIT:	
PILOTHOUSE	193 SF
4 th. FLOOR	950 SF
3 rd. FLOOR	1,012 SF
2 nd. FLOOR	1,012 SF
1st. FLOOR	977 SF
TOTAL GROSS FLOOR AREA	4,144 GSF
TOTAL GROSS FLOOR AREA	504,426 GSF

FLOOR AREA RATIO CHART

SITE TOTAL=	**975,288 SF**
MAX FAR 500%=	**4,876,440 SF**
TOTAL PROVIDED GFA=	**537,294 SF**
PROVIDED FAR %=	**55%**

PARKING REQUIREMENTS:

189 DWELLING UNITS* (3/10 UNITS)= 57 SPACES
TOTAL REQUIRED SPACES= 57 SPACES
(6 COMMERCIAL SERVICES UNITS NOT INCLUDED)

PARKING PROVIDED:

(22 STACKS UNITS=44 SPACES)
(82 GRANT UNITS= 164 SPACES)
(49 COMMODORE UNITS=98 SPACES)
(20 ESSEX UNITS= 35 SPACES)
TOTAL UNIT SPACES= 341 SPACES

ON SITE GUEST PARKING= 30 SPACES

ROW PUBLIC PARKING= 22 SPACES

TOTAL PUBLIC SPACES= 52 SPACES*
8 ADA ACCESSIBLE SPACES PROVIDED

TOTAL PUBLIC SPACES= 52 SPACES*
4 ELECTRICAL VEHICLE SPACES PROVIDED

*PUBLIC SPACES ONLY,
IN UNIT GARAGE SPACES NOT INCLUDED

BIKE PARKING REQUIREMENTS:

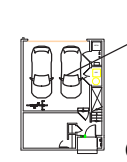
195 DWELLING UNITS (3/10) = 59 SPACES
TOTAL REQUIRED SPACES= 59 SPACES

BIKE PARKING PROVIDED:

195 DWELLING UNITS= 195 IN UNIT SPACES

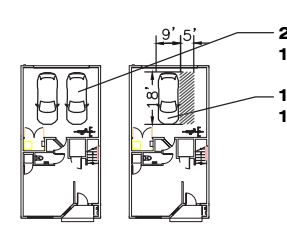
TOTAL SPACES= 195 SPACES

TYPICAL UNIT GARAGE/BIKE PARKING LAYOUTS



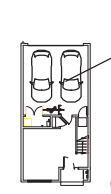
2 CAR GARAGE PARKING AND 1 CLASS A BIKE PARKING SPACE

GRANT UNIT



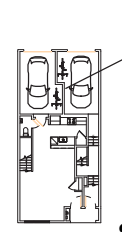
2 CAR GARAGE PARKING AND 1 CLASS A BIKE PARKING SPACE (15 UNITS)
1 ADA COMPLIANT CAR GARAGE PARKING AND 1 CLASS A BIKE PARKING SPACE (5 UNITS)

ESSEX UNIT



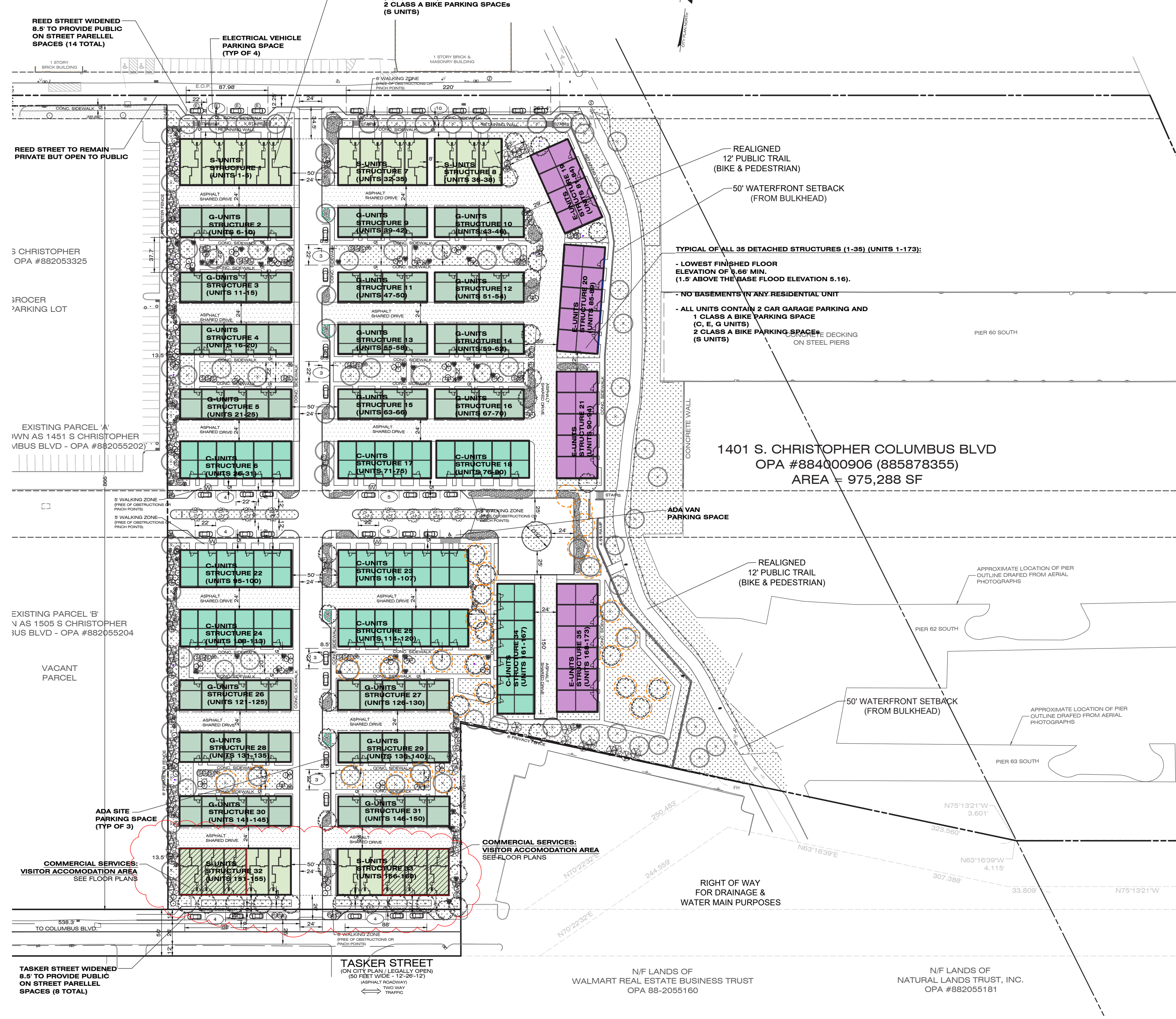
2 CAR GARAGE PARKING AND 1 CLASS A BIKE PARKING SPACE

COMMODORE UNIT



2 CAR GARAGE PARKING AND 2 CLASS A BIKE PARKING SPACES

STACKED DUPLEX UNIT



LEGEND

PROPOSED FEATURES
- BUILDING ROOF COVERAGE
- CONCRETE
- BITUMINOUS CONCRETE PAVING
- LAWN
- PROPOSED STREET TREE

EXISTING FEATURES
- TELECOMMUNICATION MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- CITY INLET
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- SIGN
- LIGHT STANDARD
- DRILL HOLE
- SANITARY SEWER
- COMBINED SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD AERIAL LINE
- FENCE LINE
- EXISTING BUILDINGS
- PROPERTY LINE
- FLOOD HAZARD ZONE AE LINE
- ZONING BOUNDARY LINE
- BENCHMARK
- EXISTING CONTOUR



LOCATION MAP SCALE 1"=500'

The property lies within the DELAWARE DIRECT WATERSHED.

NOTES

1. Boundary information is based on a Survey Plan performed by Control Point Associates, Inc.
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4. The property is identified as within the Community Commercial Mixed-Use (CMX-3) Zoning District and is within the Central Delaware Riverfront (CDO) Overlay District [Code Section 14-507] and is also within the Open Space and Natural Resources - Flood Protection - Within the Special Flood Hazard Area [Code Section 14-704(4)(c)(.2)]. Also within the SP-ENT, Entertainment (Special Purpose) District

FLOOD ELEVATION NOTE

1. **Zone AE (base flood elevations determined to be 11 feet, NGVD 1929, and 5.16' City Datum per City Planning Commission).**
2. **All residential units will have a lowest finished floor elevation of 6.66' min. (1.5' above the base flood elevation).**
3. **No basements located in any units.**

ENVIRONMENTAL ASSESSMENT NOTE

1. Per "Phase 1 Environmental Site Assessment" report performed by Pennoni dated December 13, 2017 "The presence of the identified COCs in soil at the subject property represents an open exposure pathway through the direct contact pathway. Pennoni concluded that the future development of the site will eliminate the direct contact exposure pathway through capping with concrete, capping with two (2) feet of clean fill in landscaped areas, the implementation of institutional controls restricting digging by occupants of the site, and worker health and safety measures describing the compounds present and methods to eliminate exposure during and after construction. There are no compounds that were detected in groundwater samples which exceed the Non-Use Aquifer SHS."
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SOIL TYPE

Ub Urban land - too variable to be rated.

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PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS						
1	8/11/26	L&I AND STREETS COMMENTS				
2	8/31/26	L&I COMMENTS				
3	9/16/26	L&I COMMENTS				
4	9/23/26	L&I COMMENTS				

1401-1401R S. CHRISTOPHER COLUMBUS BOULEVARD
Philadelphia, PA 19148
1ST WARD - OPA #885900010, 885900020

prepared for:
1401 S. CHRISTOPHER COLUMBUS CAPITAL 1499 LLC
1 HARMON PLAZA-SUITE 760
SECAUCUS, NJ 07094

prepared by:

Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: JULY 20, 2026
Scale: 1" = 50'

ZONING SUBMISSION SET

Sheet Title:
ZONING PLAN
Sheet 1 of 5

PLOTTED: Wednesday, September 23, 2026, 1:38 PM | PLOTTED BY: Dennis | FILE: | LAYOUT: ZONING PLAN 2026

ZONING PLAN

Land DAVID RUBIN Collective ISA