

CLEARFIELD APARTMENTS

CIVIC DESIGN REVIEW

25 APRIL 2023



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DEVELOPMENT TEAM



Developer

6960 Germantown Avenue
Philadelphia, PA 19119



Partner

2330 W. Allegheny Ave.
Philadelphia, PA 19132



Architect

234 Market Street, 4th Floor
Philadelphia, PA 19106

Durkin Associates, Inc.

Civil Engineer

717 Bethlehem Pike
Erdenheim, PA 19102

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-2023-001334

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

The project is across the street from a residential district and is greater than 50,000 square feet (Case 2 in the Philadelphia Code)

PROJECT LOCATION

Planning District: North Council District: 8th District

Address: 3030 N. 20th Street
Philadelphia, PA 19132

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: Nancy Bastian Primary Phone: 215-928-0202

Email: nbastian@cbparchitects.com Address: 234 Market St.
4th Fl
Philadelphia, PA 19106

Property Owner: Redevelopment Authority of Philadelphia Developer NewCourtland

Architect: CBP Architects

SITE CONDITIONS

Site Area: 53,606 SF

Existing Zoning: I1 Are Zoning Variances required? Yes No

Proposed Use:
 First Floor Residential (Lobby, Community Room, Admin Suite, BOH, & 6 Dwelling Units): 11,520 SF
 Second Floor Residential (14 Dwelling Units): 11,910 sf
 Third Floor Residential (14 Dwelling Units): 11,910 sf
 Thirrd Floor Residential (14 Dwelling Units): 11,910 sf

First Floor Commerical (Retail, Loading Dock, & Warehouse): 24,700 SF

33 Parking Spaces, including 4 accessible spaces (minimum) and 2 EV charging spaces.

COMMUNITY MEETING

Community meeting held: Yes No

If yes, please provide written documentation as proof.

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

Date: May 18, 2023 Time: 6:00pm

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:

Date: August 30, 2023

PROJECT DESCRIPTION

CLEARFIELD APARTMENTS will be a new construction, mixed-use project that will include a 48-unit affordable senior housing building as well as an 24,700-sf retail/commercial space. Located on a vacant site in the Allegheny West neighborhood of Philadelphia, the long-underutilized site will be developed not only with housing, but the addition of the retail/commercial space will provide access much needed amenities in a underserved area.

The site for the project is a 53,606-sf lot which many years ago housed a warehouse. The site has been vacant since 1980. The site is level and rectangular in shape and is bounded by N. 20th Street to the east, W. Clearfield Street to the north, and W. Toronto Street to the south. To the north are mostly former industrial buildings, to the east are recently cleared vacant sites, and to the south and west sits a residential neighborhood.

The new, 4-story residential building is sited with entrance to the building from W. Toronto Street, adjacent the residential community to the south. Access to the entry is from a green, landscaped plaza. The building is oriented north-south on the site and a parking lot separates the housing from retail/commercial space. The retail/commercial building is located in a standalone building positioned at edge of the property along N. 20th Street. The entry to the retail is also off the plaza created at the entry to the housing. The intention is to create a neighborhood retail space easily accessible to residents both in Clearfield Apartments and the neighborhood beyond.

In total, 33 parking spaces are proposed. The senior housing building will provide 48 One Bedroom units. In addition to the apartments, there will be a Management Office Suite at the First Floor, as well as a Community Room with Kitchen located directly off a spacious, light-filled Lobby. The Community Room overlooks the Plaza and opens directly onto it providing another opportunity for the residents to gather. The balance of the First Floor contains a Mail Room, Maintenance Office/Shop, as well as Trash Room, Electrical and Utility/Water.

The second through fourth floors are served by two elevators. At each residential floor there will be shared Laundry facilities, as well as a Trash Room with a trash chute, and a Janitor's Closet.

There will be six handicapped accessible One Bedroom Units. Two additional units will be provided to be accessible by persons with a hearing or vision impairment. The balance of the units will be adaptable and VisitAble.

MATERIALS

The exterior façade at **CLEARFIELD APARTMENTS** is brick veneer to evoke the red brick rowhouse neighborhood as well as the industrial heritage of the immediate area. Lush landscaping and multiple trees are planned for a deep green band at the base of the building as it faces the parking lot – the intention is that although these units look out over the parking, we envision their view through abundant trees and greenery.

SUSTAINABILITY

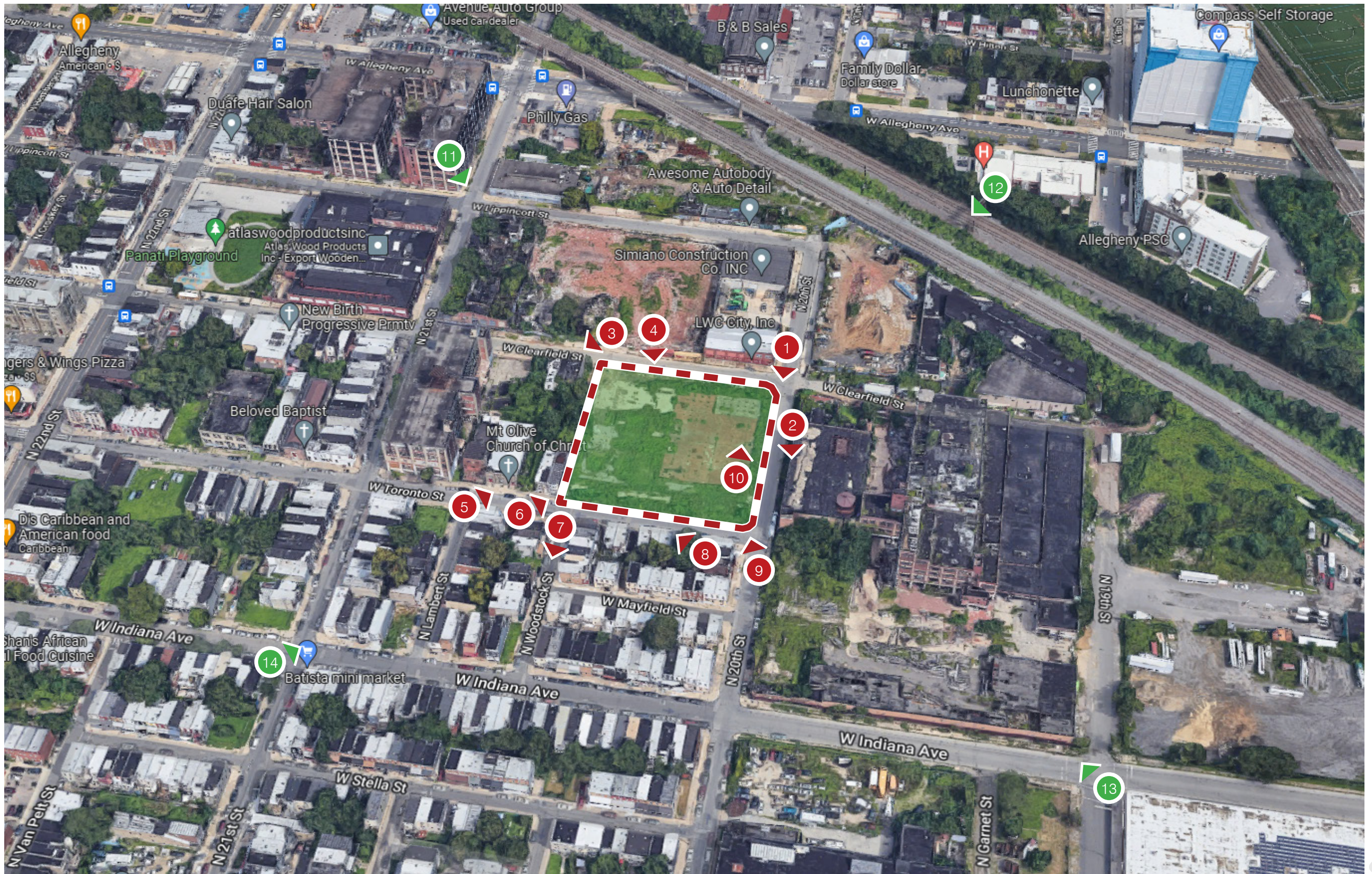
CLEARFIELD APARTMENTS will be designed to receive certification from Enterprise Green Communities – 2020. The energy efficient building will also achieve certification under the US Department of Energy's Zero Energy Ready Home Program.

The U-value of the exterior building envelope will exceed the 2015 International Energy Conservation Code Chapter 5 requirements by 7% as verified by a COMcheck certificate. Air sealing of the exterior building envelope shall be included.

All appliances, HVAC equipment with a capacity of less than 60,000 btuh, windows, exhaust fans, range hoods and exit signs shall be Energy Star-rated, where such appliances and equipment are available. 100% of the dwelling unit lighting, as well as 100% of the community room and common area lighting shall be equipped with LED fixtures.



- ★ SITE
- 1 DOBBINS TECHNICAL HIGH SCHOOL
- 2 REYBURN PARK
- 3 SAVE A LOT
- 4 BLACK DOCTORS COVID CONSORTIUM
- 5 DELIVERANCE EVANGELISTIC CHURCH
- 6 T M PEIRCE SCHOOL
- 7 CAMBRIA STREET HEALTHCARE CENTER
- 8 OAK GROVE BAPTIST CHURCH
- 9 TORRES GROCERY
- 10 KINGDOM HALL OF JEHOVA'S WITNESSES
- 11 CATHEDRAL OF FAITH BAPTIST CHURCH
- 12 PHILADELPHIA CORPORATION FOR AGING
- 13 BATISTA MINI MARKET
- 14 BELOVED BAPTIST
- 15 MT OLIVE CHURCH OF CHRIST
- 16 NEW BIRTH PROGRESSIVE PRMTV
- 17 PANATI PLAYGROUND
- 18 TRUE VINE RESTORATION DWC
- 19 INNOVAGE PENNSYLVANIA LIFE - ALLEGHENY
- 20 ALLEGHENY PHILADELPHIA SENIOR CENTER
- 21 CRISTO REY PHILADELPHIA HIGH SCHOOL
- 22 RITE AID
- MAJOR COMMERCIAL BLOCK
- MAJOR LOCAL STREETS
- BIKE LANES
- REGIONAL RAIL LINES & STATION
- BUSES (ROUTE NUMBER AND TRAVEL DIRECTION)

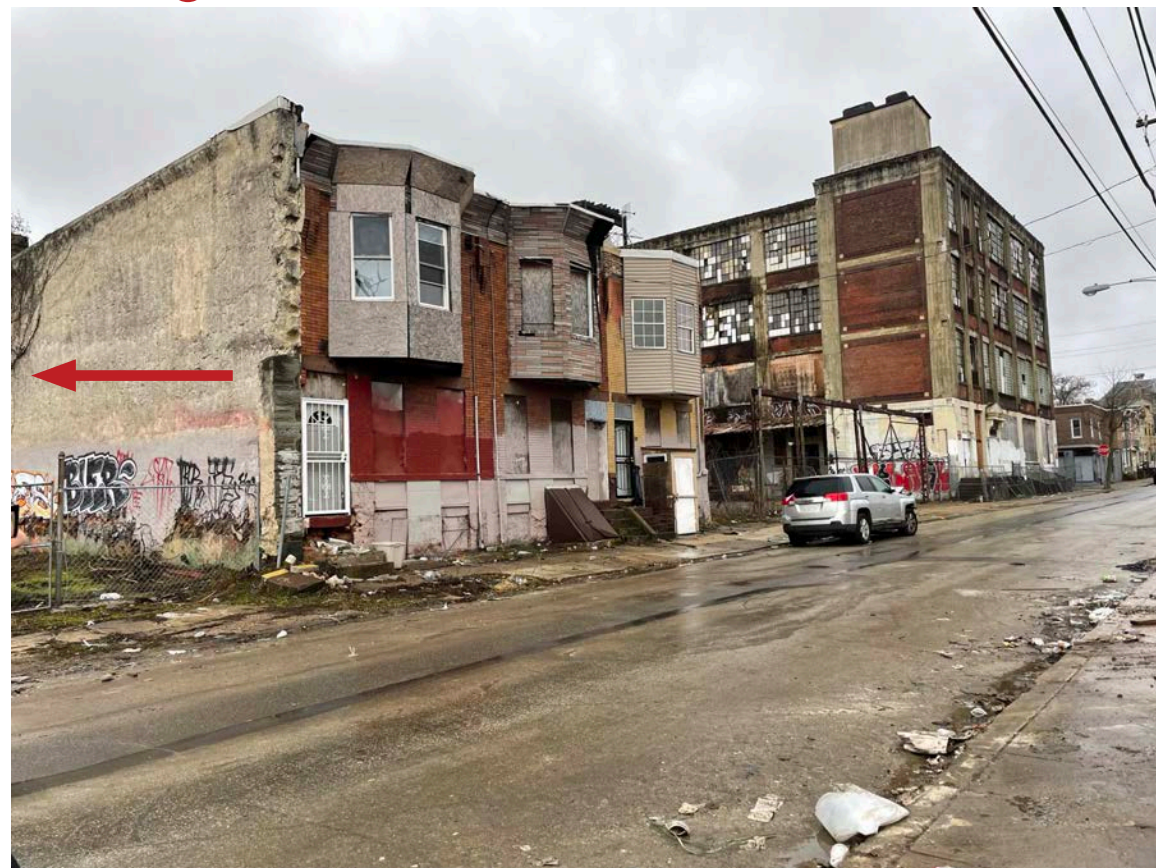




1 VIEW OF SITE FROM N. 20TH STREET, LOOKING SOUTH



2 VIEW OF N. 20TH STREET, LOOKING SOUTH



3 W. CLEARFIELD STREET, LOOKING SOUTHWEST



4 VIEW OF SITE FROM W. CLEARFIELD STREET, LOOKING SOUTHEAST



5 W. TORONTO STREET, LOOKING NORTHEAST



6 VIEW OF SITE FROM W. TORONTO STREET, LOOKING NORTHEAST



7 N. WOODSTOCK STREET, LOOKING SOUTH



8 VIEW OF SITE FROM W. TORONTO STREET, LOOKING NORTHWEST



9 VIEW OF SITE FROM N. 20TH STREET, LOOKING NORTH



10 VIEW OF SITE, LOOKING NORTH



11 NORTHWEST AERIAL VIEW



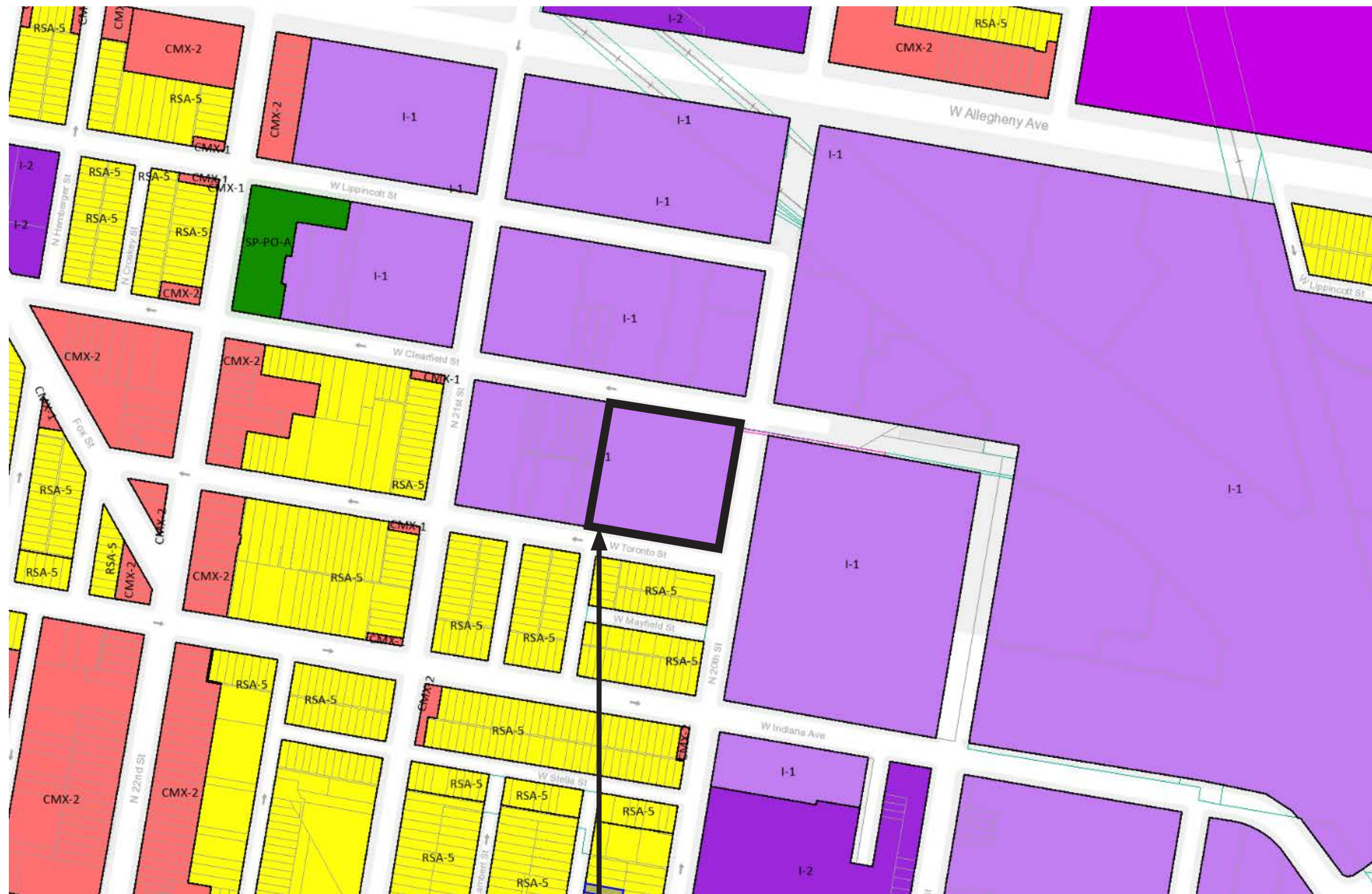
12 NORTHEAST AERIAL VIEW



13 SOUTHEAST AERIAL VIEW



14 SOUTHWEST AERIAL VIEW



3030 N 20TH STREET

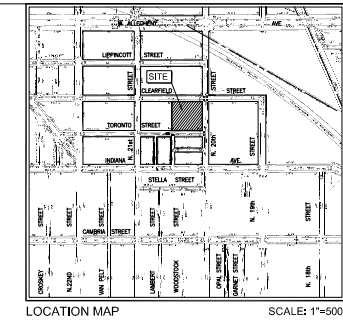
- neighborhood commercial mixed-use-1 ● CMX-1
- neighborhood commercial mixed-use-2 ● CMX-2
- light industrial ● I-1
- medium industrial ● I-2
- industrial commercial mixed-use ● ICMX
- residential single-family attached-5 ● RSA-5
- recreation ● SP-PO-A

ZONING SUMMARY Per Zoning Code of City of Philadelphia

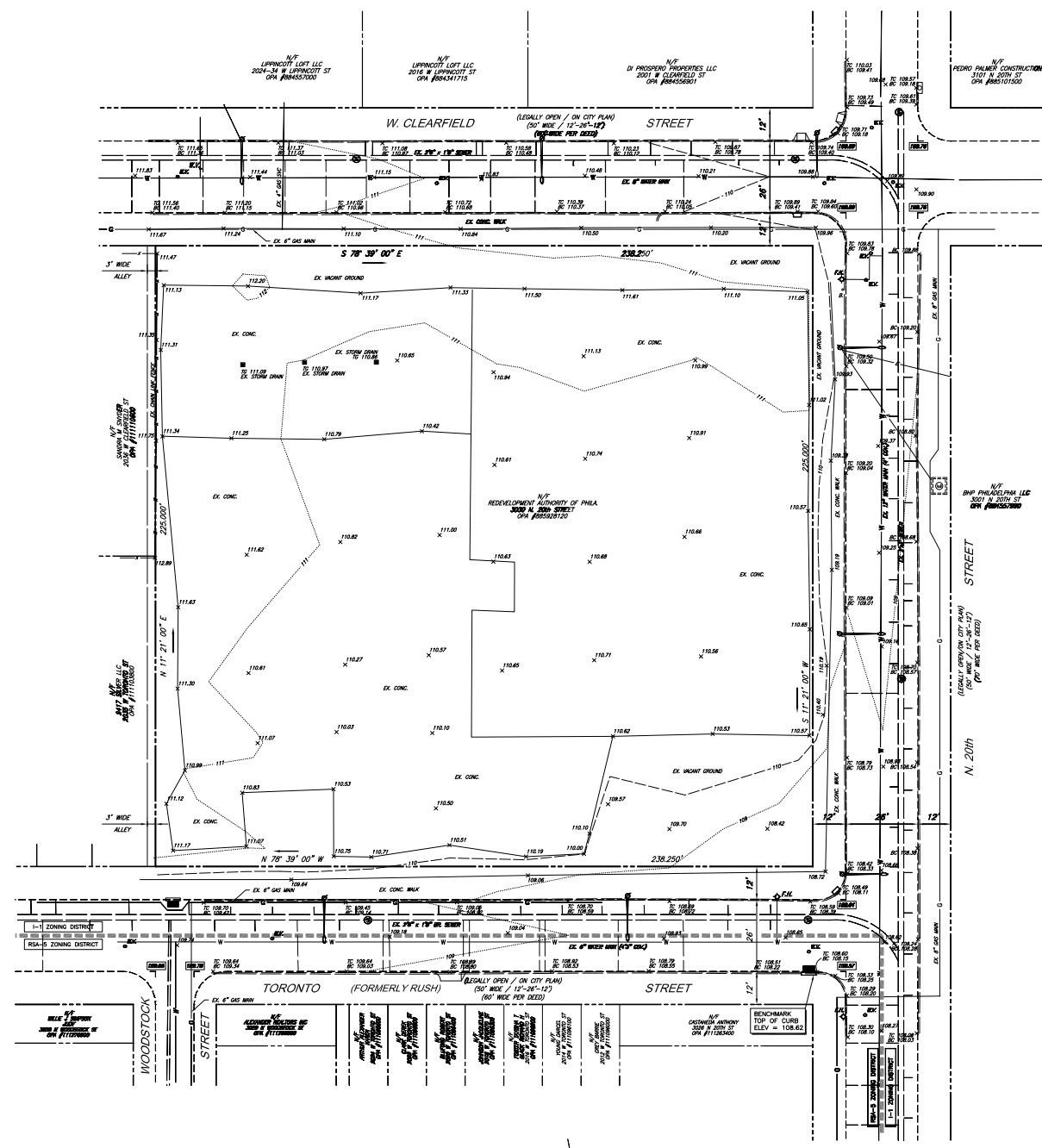
Zoning District:	L-1 Light Industrial
Existing Use:	Vacant Ground
Lot Area:	53,606 Sq. Ft. (1.2306 Acres)
Zoning Requirement	Permitted / Required / Existing
Occupied Area:	100% Max / N/A
Front Yard Depth:	[3] / N/A
Side Yard Width:	8 Ft. if used [3] / N/A
Rear Yard Depth:	8 Ft. if used [3] / N/A
Building Height:	60 Ft. Max. if abutting residential, otherwise No Limit / N/A
Floor Area:	500% of Lot Area Max. / N/A

¹ Refer to the Zoning Code of City of Philadelphia as amended.
 [3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.

LEGAL DESCRIPTION
ALL THAT CERTAIN lot or piece of ground situated in the 11th Ward of the City of Philadelphia and described as follows:
BEGINNING at the intersection of the Westerly side of 20th Street (70 feet wide) and the Southerly side of Clearfield Street (60 feet wide);
CONTAINING in front or breadth on the said 20th Street 235 feet and extending of that width in length or depth Westerly between parallel lines at right angles to the said 20th Street 238 feet 3 inches to a point on the Southeastery side of a certain 3 feet wide alley that extends Northwarily into the said Clearfield Street and Southwarily into Rush Street (60 feet wide);
BEING KNOWN AS: 3030 N. 20TH STREET

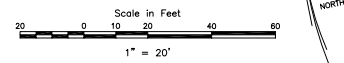


- NOTES**
- Outbound property information shown herein is from a deed contained in a Notice of Condominium prepared by the Redevelopment Authority of the City of Philadelphia on the 10th day of November, 2004, recorded in the City of Philadelphia as document L.D. 51054537. Topographic information shown herein is from a field survey performed by Durkin Associates, Inc. on June 22, 2022. Survey datum is Philadelphia City Plan datum. Benchmark is the top of stormwater inlet on South side of Toronto Street at 20th Street as shown herein. Benchmark elevation = 100.62.
 - The exact, exact location and depth of existing underground utilities has not been independently verified by the Owner or its representatives. It is the Contractor's responsibility to notify the Penn/Virginia One-Call System (1-800-242-1776) at least three (3) working days prior to the start of any work to request field locations and elevations of all underground utilities and other structures before the start of construction on this project. This notice applies to information for this project including plans of same prepared by others, e.g. utility company plans. This notice is given in per Act 53 of the Commonwealth of Pennsylvania. The PCS has assigned serial number 2021451184 to this project site and has identified the following members having facilities in the vicinity:
 PECO Energy Philadelphia Gas Works
 Monaca Energy LLC Philadelphia Streets Department
 Philadelphia City Water Department Verizon PA
 Philadelphia Gas Works
 - Property is zoned L-1 Light Industrial Zoning District. Attention is called to the Zoning Requirements in the Philadelphia Code as amended.

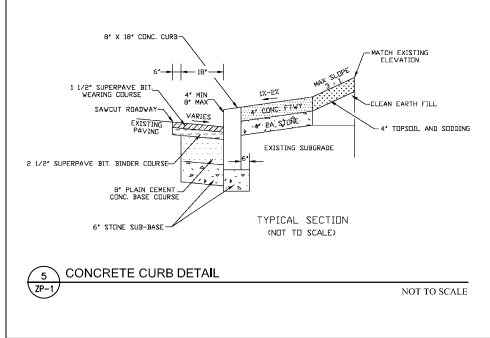
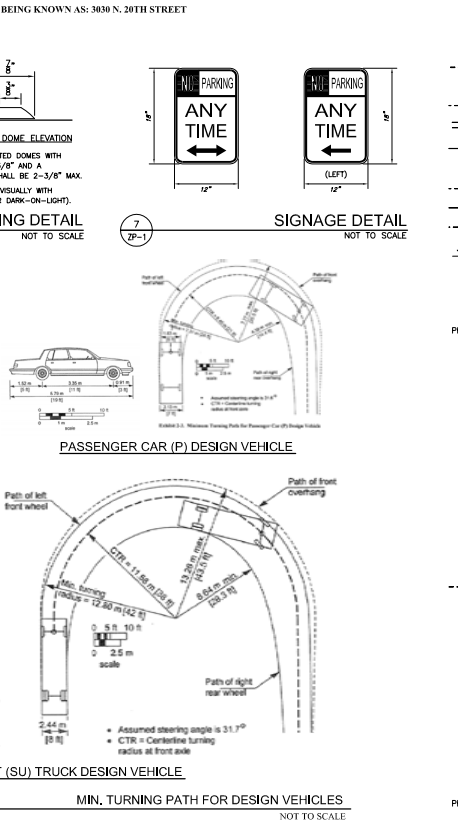
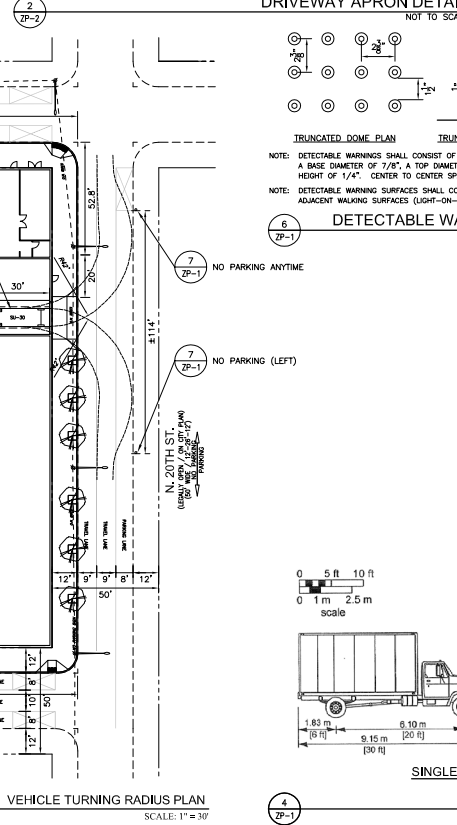
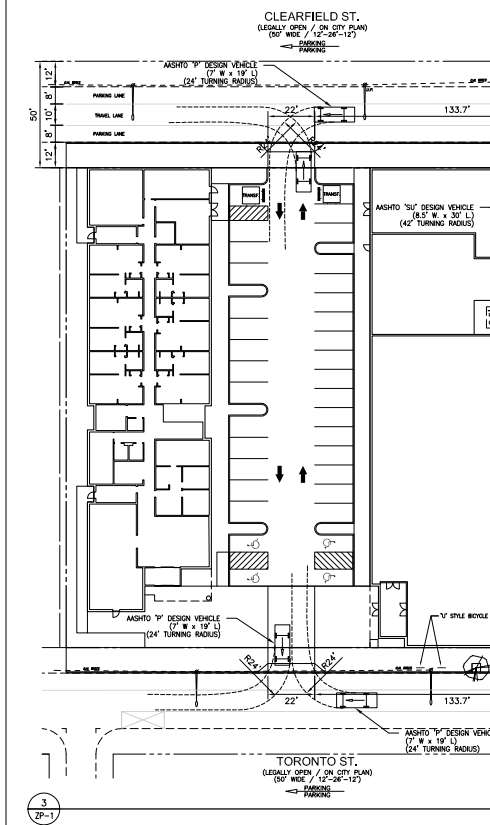
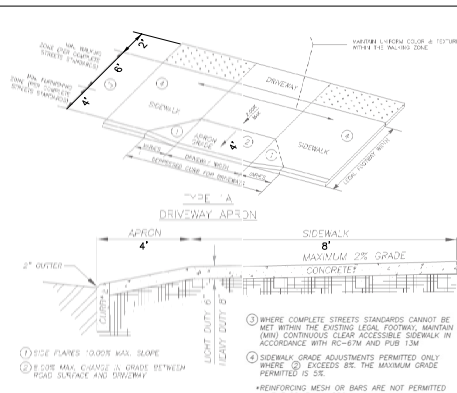
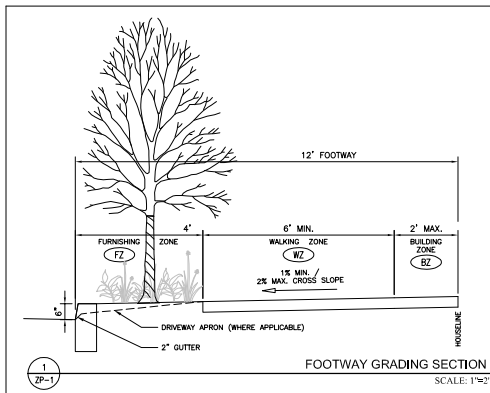


LEGEND

---	PROPERTY LINE
---	CITY PLAN HOUSELINE
---	CITY PLAN CURBLINE
---	CITY PLAN ELEVATION
---	PHYSICAL CURBLINE
---	CHAIN LINK FENCE
○	SEWER MANHOLE
⊙	MANHOLE
U.P. ⚡	UTILITY POLE
F.H. ⚡	FIRE HYDRANT
⊙	STREET LIGHT
---	WATER MAIN
---	SEWER MAIN
---	GAS MAIN
⊙	STORMWATER INLET
⊙	GAS VALVE
⊙	WATER VALVE
⊙	SEWER VALVE
---	DOCK
---	L-1 ZONING DISTRICT
---	RS-5 ZONING DISTRICT



Seal CHARLES P. DURKIN CIVIL ENGINEER	Sheet Title TOPOGRAPHIC SURVEY PLAN 3030 N. 20TH STREET 11TH WARD PHILADELPHIA, PENNSYLVANIA 19132	Durkin Associates, Inc. 717 Bethlehem Pike Suite 240 Erdensheim, PA 19038 (215) 247-7320 Date: 7/7/2022 Drawn: MCJ Scale: 1"=20' Approved: CPD Sheet No.: TS-1 Project No.: 3030
	Project Title / Owner 3030 N. 20TH STREET MIXED USE NEWCOURTLAND 6970 GERMANTOWN AVE. PHILADELPHIA, PA 19119	



STREET TREE PLANT SCHEDULE

SYM	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	GENERAL COMMENTS
SJ	7	Syringa japonica	Japanese Snowball	2 1/2" - 3" CAL.	B & B	Single trunk, lower branch 6 feet

PARKING AREA PLANT SCHEDULE

SYM	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	GENERAL COMMENTS
EC	1	Corylus americana 'Aust. of Honor'	Ancient Hairy Japanese Redbud	2" caliper	B & B	
SR	3	Syringa reticulata 'Royal Red'	Royal Red Japanese Lilac	2" caliper	B & B	Single trunk, lower branch 6 feet

PLANTING NOTES

- All plant material shall be nursery grown and conform to A.A.N. standards.
- Trees installed in the required landscaped area shall have a minimum caliper of 2 inches.
- Provide continuous hardwood bark mulch (2" depth) in all bedding and ground cover areas, and at the base of individual trees in a 3' minimum diameter.
- Areas not covered by driveways, parking areas, sidewalks, or other impervious areas shall be lawn.

APPROVAL STAMPS

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET
REAR LOT LINE OPPOSITE: N 20th St
PRIMARY FRONTAGE: N 20th St
REAR STREET: N 20th St

APPLIED ELECTRICITY BY: DANIEL FARRELL
March 29, 2023
Philadelphia City Planning Commission

LANDSCAPE AND TREES
ON SITE & PARKING LOT
APPROVED: [X] DISAPPROVED: []
UNWELDED TOLERANCE: [X] DISAPPROVED: []
IN-PLACE FEE: [X] DISAPPROVED: []

APPLIED ELECTRICITY BY: DANIEL FARRELL
March 29, 2023
Philadelphia City Planning Commission

LEGEND

EXISTING: PROPERTY LINE, CITY PLAN HOUSING, CITY PLAN CURBLINE, CITY PLAN ELEVATION, PHYSICAL CURBLINE, CHAIN LINK FENCE, UTILITY POLE, FIRE HYDRANT, UTILITY POLE W/ LIGHT, BRICK WALK

PROPOSED: PROPERTY LINE, CONCRETE CURB, CONTOUR, RETAINING WALL, BUILDING CANOPY LINE, BUILDINGS, CONCRETE PAVEMENT, PERMEABLE PAVERS, 6" H. METAL PICKET FENCE

FERROUS SURFACES LAWN OR LANDSCAPING, DEEDUCIOUS TREE, SHRUBS, LANDSCAPING W/IN PARKING LOT, SPREADING ALONG STREET FRONTAGE (6" Wide x 2" High), BUILDING ENTRY

NO. PARKING SPACES, ACCESSIBLE PARKING SPACES, ELECTRIC VEHICLE PARKING, BICYCLE PARKING, ELECTRICAL TRANSFORMER PAD

PERMITS

PWD Tracking No.: FY23-NTHS-7263-01
Street Review No.: SR-2023-017347
PA One-Call System Serial No.: 20221453184
NPDES Permit No.: Not Available

Sheet Title: ZONING SITE PLAN
11TH WARD, PHILADELPHIA, PENNSYLVANIA 19132
OPA #885928120

Project Title / Owner: CLEARFIELD APARTMENTS
NEWCOURTLAND
6970 GERMANTOWN AVE
PHILADELPHIA, PA 19119

Date: 1/31/2023
Scale: 1"=20'
Approved: [Signature]
CPD

Project No.: 3030

ZONING SUMMARY

Zoning District: I-1 Light Industrial
Existing Use: Vacant Ground
Lot Area: 53,606 Sq. Ft. (1.2306 Acres)
Proposed Use: Multi-Family Senior Housing 48 Units, 47,000 Sq. Ft. GFA
Grocery Store Retail & Distribution; 24,700 Sq. Ft. GFA

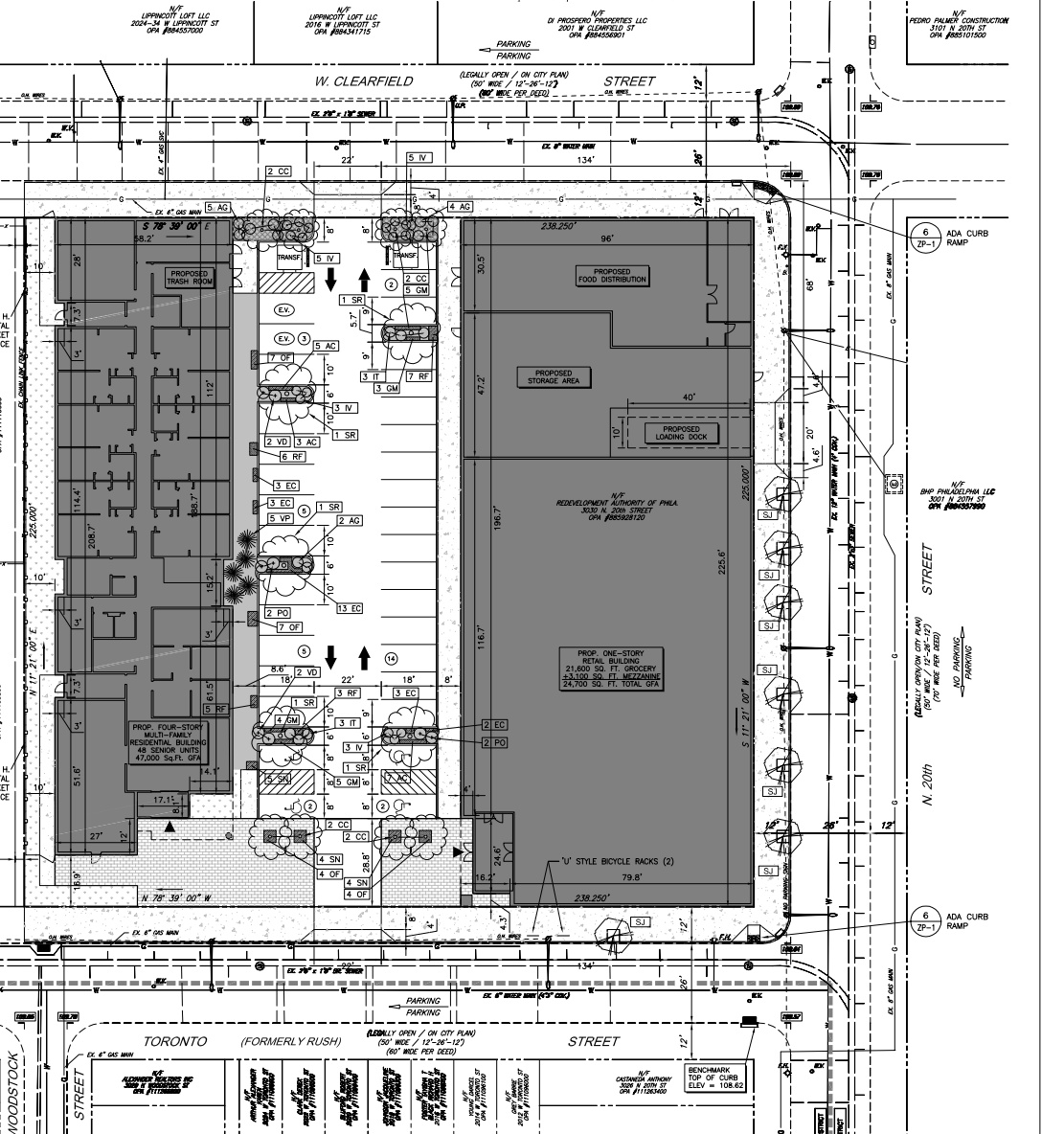
Zoning Requirements

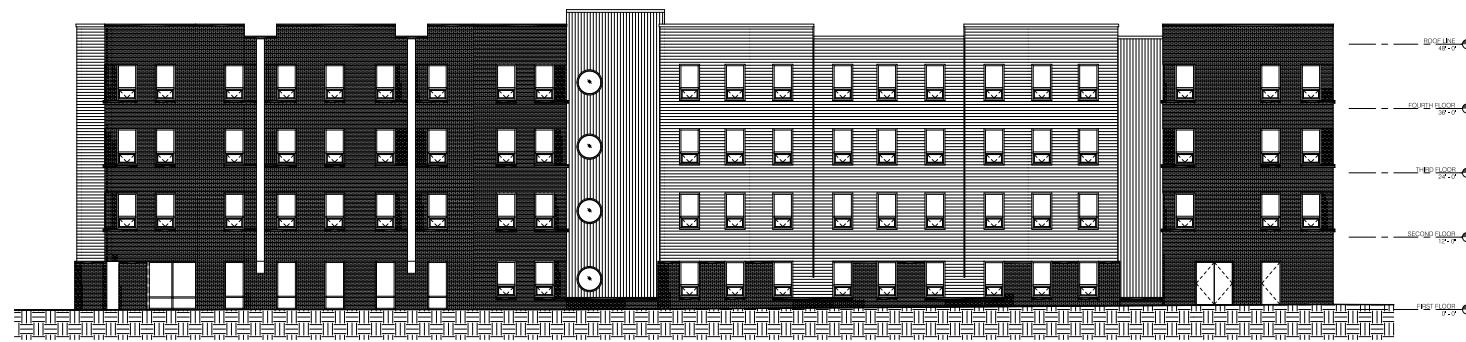
Requirement	Proposed / Required	Existing	Proposed / Provided
Occupied Area	100% Max	N/A	62.5% (33,517 Sq. Ft.)
Front Yard Depth	33'	N/A	0 FT.
Side Yard Width	8 FT. (faced [3])	N/A	10 FT.
Rear Yard Depth	8 FT. (faced [3])	N/A	N/A
Building Height	60 FT. Max. if abutting residential, otherwise No Limit	N/A	48 FT. max. (Multi-Family) 23 FT. max. (Grocery Store)
Floor Area	500% of Lot Area Max.	N/A	134% (71,700 Sq. Ft.)
Street Trees	1 Tree 35 Ft. Frontage	N/A	8 Trees
Off-Street Parking	1 Space 10 Dwelling Units	N/A	16 PS
Housing:	48 Units - 33% = 16 PS	N/A	
Retail:	0 PS: First 2,500 S. F.	N/A	
	1 PS: 1,000 S. F. > 2,500 S. F.	N/A	22 PS
	24,700 S. F. > 2,500 S. F. 3,000 - 22 PS	N/A	
	16 PS + 22 PS = 38 PS	N/A	33 PS
Total:	38 Req'd PS / 1.2 = 32 PS	N/A	33 PS
Shared Parking Reduction	2 E.V. PS / 30:39 PS = 2 PS	N/A	2 E.V. PS
Electric Vehicle Parking	1 Space 10 Units	N/A	0 Spaces
Bicycle Parking	48 Units 10 = 3 Spaces	N/A	4 Spaces
Housing:	1 Space 10,000 S. F.	N/A	4 Spaces
Retail:	21,500 S. F. / 10,000 = 2 Spaces	N/A	4 Spaces
Total:	5 Spaces + 3 Spaces = 8 Spaces	N/A	4 Spaces
Off-Street Loading	2 Spaces for 20,001 - 40,000 S.F.	N/A	1 Loading Space

LANDSCAPE SUMMARY

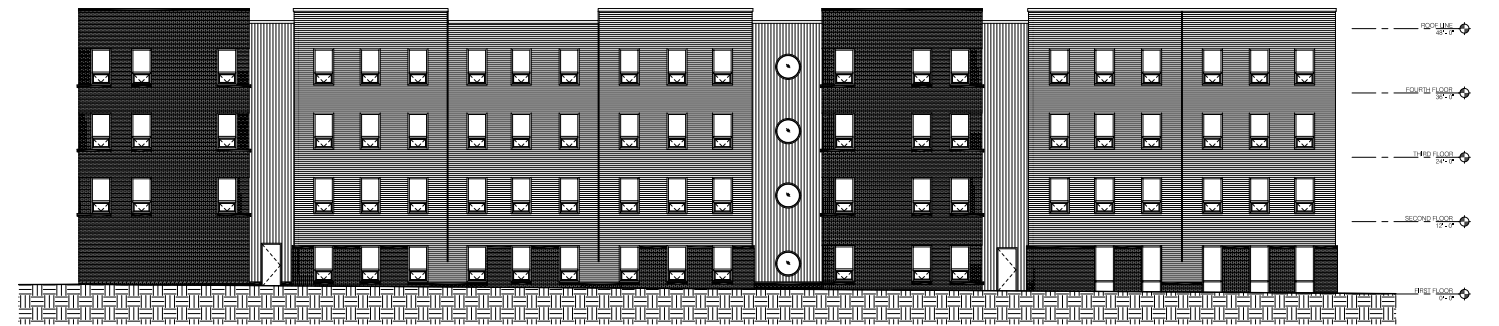
Zoning Requirements

Requirement	Proposed / Provided	
Perimeter Screening from Public Streets	5 Ft. W. x 2 Ft. H. min. 1 Tree per 20 ft. of linear frontage = 4 4 Shrubs per 20 ft. of linear frontage = 15	7.5 Ft. W. x 2 Ft. H. min. 4 Trees 19 Shrubs
Parking Lot Area	25% Parking Lot Area min.	11,242 Sq. Ft.
Driveways and Aisles	10% Parking Lot Area min.	39.0% (4,502 Sq. Ft.)
Interior Landscaping for Parking Lots	1 Tree per 300 sq. ft. of landscape area 9 trees required 3 Shrubs per 200 sq. ft. of landscape area 27 shrubs required 15 Perennials per 200 sq. ft. of landscape area = 135 perennials required	15.6% (1,804 Sq. Ft.) 9 Trees 27 Shrubs 136 Shrubs





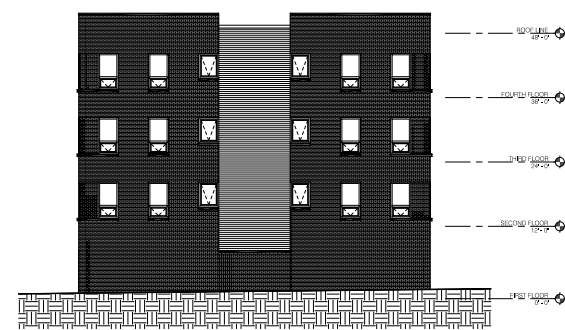
② EAST ELEVATION
1/8" = 1'-0"



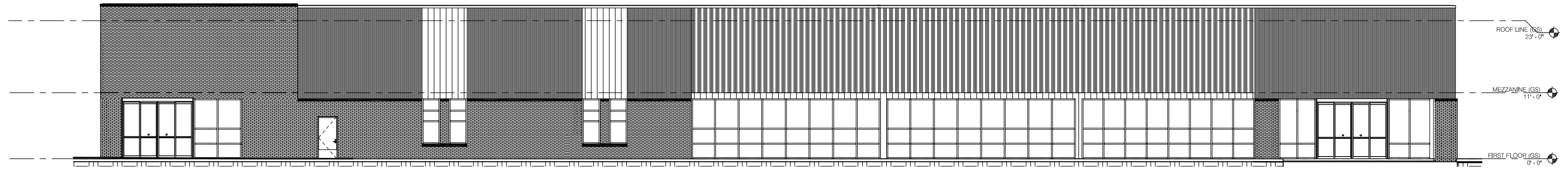
① WEST ELEVATION
1/8" = 1'-0"



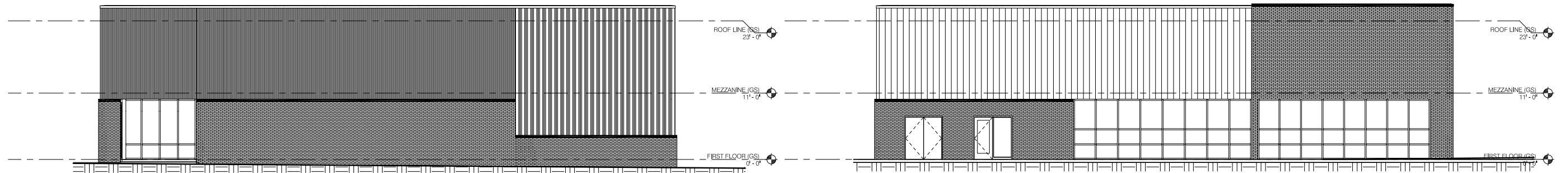
① SOUTH ELEVATION (WEST TORONTO ST)
1/8" = 1'-0"



② NORTH ELEVATION (WEST CLEARFIELD ST)
1/8" = 1'-0"

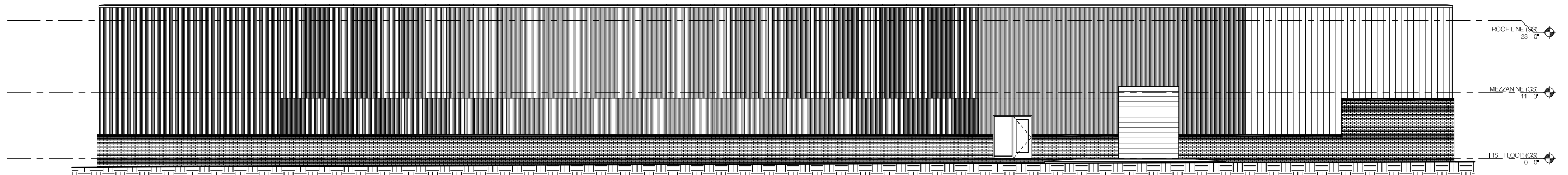


④ WEST ELEVATION
1/8" = 1'-0"

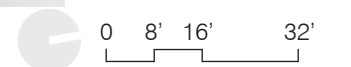


⑤ SOUTH ELEVATION
1/8" = 1'-0"

⑥ NORTH ELEVATION
1/8" = 1'-0"



⑦ EAST ELEVATION
1/8" = 1'-0"













Ace of Hearts Eastern Redbud
CERCIS CANADENSIS 'ACE OF HEARTS'



Sherwood Abelia
ABELIA GRANDIFLORA 'SHERWOODII'



Brilliantissima Red Chokeberry
ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'



Shamrock Inkberry
ILEX GLABRA 'SHAMROCK'



Red Sprite Winterberry
ILEX VERTICILLATA 'RED SPRITE'



Castle Spire Blue Holly
ILEX X MESERVEAE 'HACHFEE'



Henry's Garnet Virginia Sweetspire
ITEA VIRGINICA 'HENRY'S GARNET'



North Star White Spruce
PICES GLAUCA 'NORTH STAR'



Emerald Green Arborvitae
THUJA OCCIDENTALIS 'EMERALD GREEN'



Japanese Snowbell
STYRAX JAPONICAS



Ivory Silk Japanese Lilac
SYRINGA RETICULATA 'IVORY SILK'



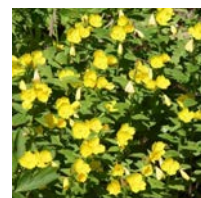
Wild Columbine
AQUILEGIA CANADENSIS



Purple Coneflower
ECHINACEA PURPUREA



Wild Geranium
GERANIUM MACULATUM



Summer Solstice Sundrops
OENOTHERA FRITICOSA 'SUMMER SOLSTICE'



Black Eyed Susan
RUDBECKIA FULGIDA



New York Aster
SYMPHYTRICHUM NOVI-BELGII 'BLUE LAGOON'



Summer Wine Ninebark
PHYSOCARPUS OPULIFOLIUS 'SEWARD'



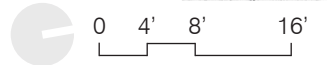
Mountain Fire Japanese Pieris
PIERIS JAPONICA 'MOUNTAIN FIRE'

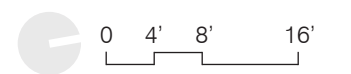


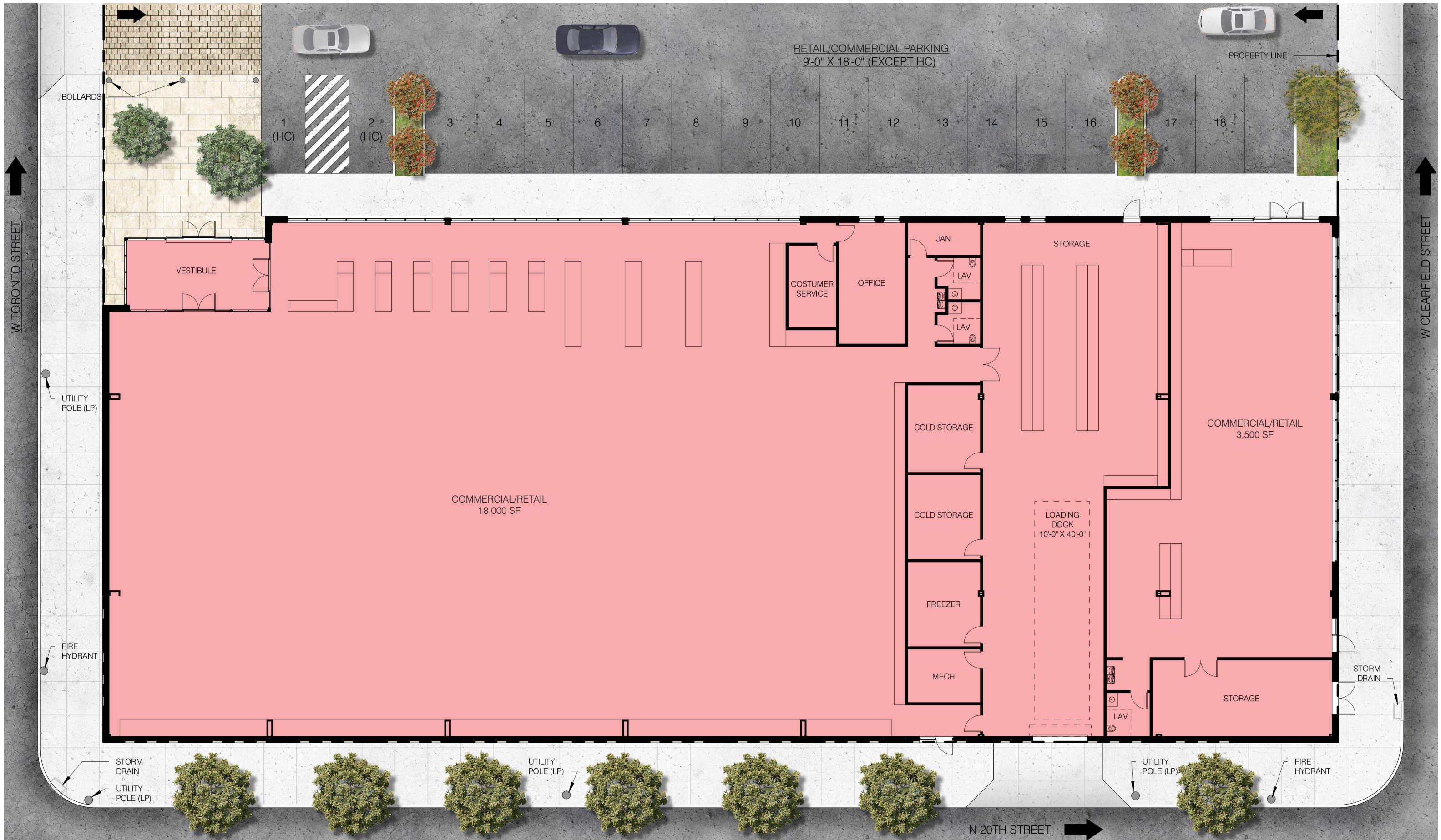
Blue Muffin Viburnum
VIBURNUM DENTATUM 'CHRISTOM'



Prague Viburnum
VIBURNUM PRAGENSE







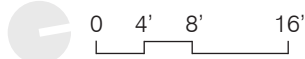
RETAIL/COMMERCIAL PARKING
9'-0" X 18'-0" (EXCEPT HC)

PROPERTY LINE

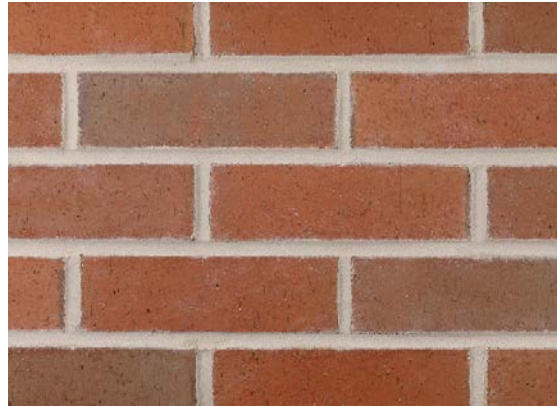
W TORONTO STREET

W CLEARFIELD STREET

N 20TH STREET



MATERIALS PALETTE



1 MODULAR BRICK - COLOR 1



2 MODULAR BRICK - COLOR 2



3 CEMENT BOARD SIDING - COLOR 1



4 CEMENT BOARD SIDING - COLOR 2



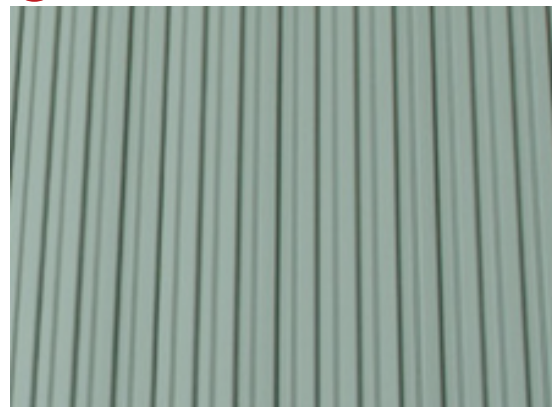
5 METAL PANEL



6 VERTICAL METAL SIDING - COLOR 1



7 VERTICAL METAL SIDING - COLOR 2



8 VERTICAL METAL SIDING - COLOR 3



9 PREFINISHED METAL TRIM



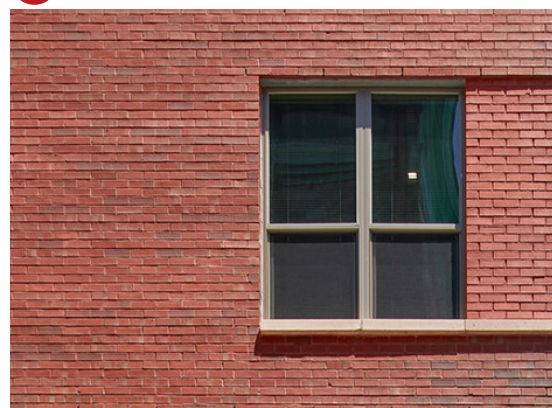
10 CAST STONE TRIM



11 PREFINISHED MTL COLUMN COVER

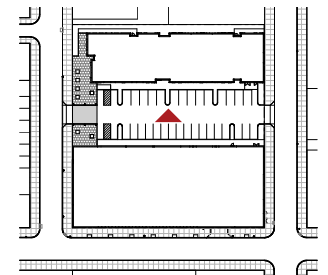


12 ALUMINIUM STOREFRONT

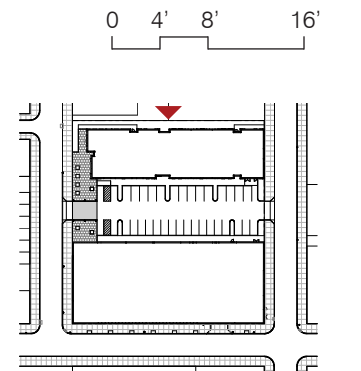


13 VINYL WINDOWS

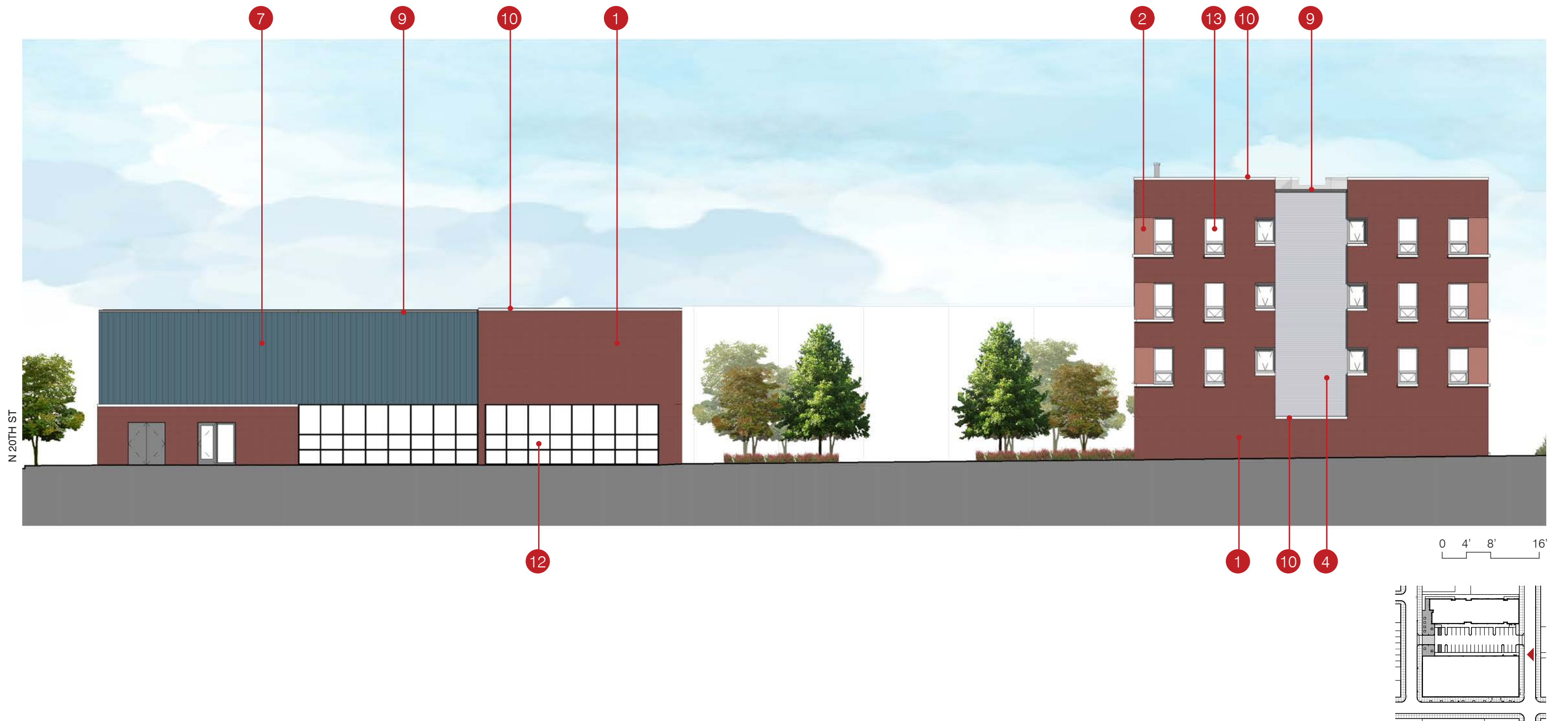
- MODULAR BRICK - COLOR 1 1
- MODULAR BRICK - COLOR 2 2
- CEMENT BOARD SIDING - COLOR 1 3
- CEMENT BOARD SIDING - COLOR 2 4
- METAL PANEL 5
- VERTICAL METAL SIDING - COLOR 1 6
- VERTICAL METAL SIDING - COLOR 2 7
- VERTICAL METAL SIDING - COLOR 3 8
- PREFINISHED METAL TRIM 9
- CAST STONE TRIM 10
- PREFINISHED METAL COLUMN COVER 11
- ALUMINIUM STOREFRONT 12
- VINYL WINDOWS - AWNING 13



- MODULAR BRICK - COLOR 1 1
- MODULAR BRICK - COLOR 2 2
- CEMENT BOARD SIDING - COLOR 1 3
- CEMENT BOARD SIDING - COLOR 2 4
- METAL PANEL 5
- VERTICAL METAL SIDING - COLOR 1 6
- VERTICAL METAL SIDING - COLOR 2 7
- 8 VERTICAL METAL SIDING - COLOR 3
- 9 PREFINISHED METAL TRIM
- 10 CAST STONE TRIM
- 11 PREFINISHED METAL COLUMN COVER
- 12 ALUMINIUM STOREFRONT
- 13 VINYL WINDOWS - AWNING



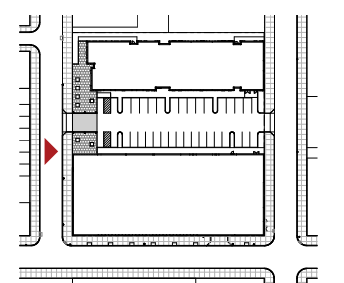
- MODULAR BRICK - COLOR 1 1
- MODULAR BRICK - COLOR 2 2
- CEMENT BOARD SIDING - COLOR 1 3
- CEMENT BOARD SIDING - COLOR 2 4
- METAL PANEL 5
- VERTICAL METAL SIDING - COLOR 1 6
- VERTICAL METAL SIDING - COLOR 2 7
- 8 VERTICAL METAL SIDING - COLOR 3
- 9 PREFINISHED METAL TRIM
- 10 CAST STONE TRIM
- 11 PREFINISHED METAL COLUMN COVER
- 12 ALUMINIUM STOREFRONT
- 13 VINYL WINDOWS - AWNING



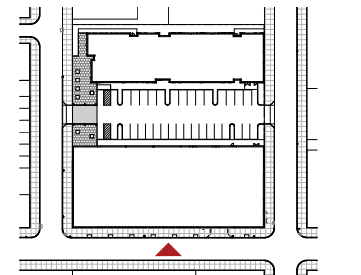
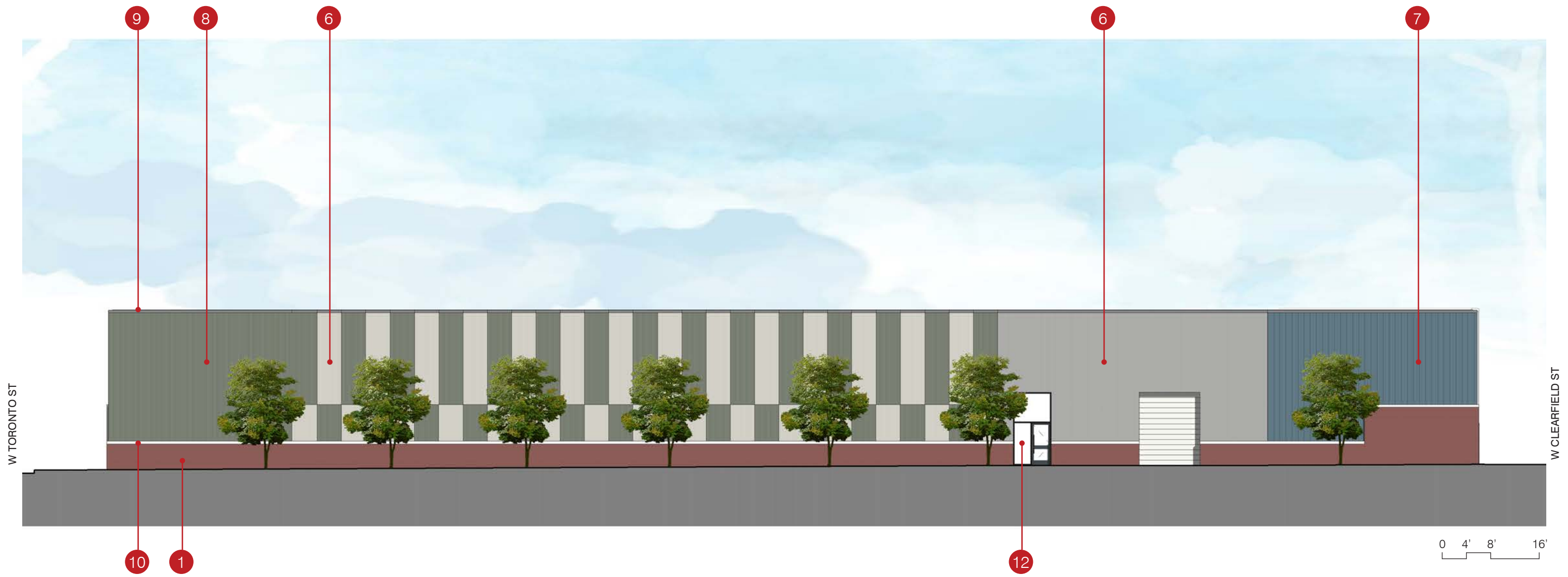
N 20TH ST

north elevation - along w. clearfield st

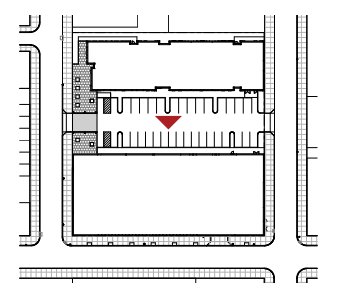
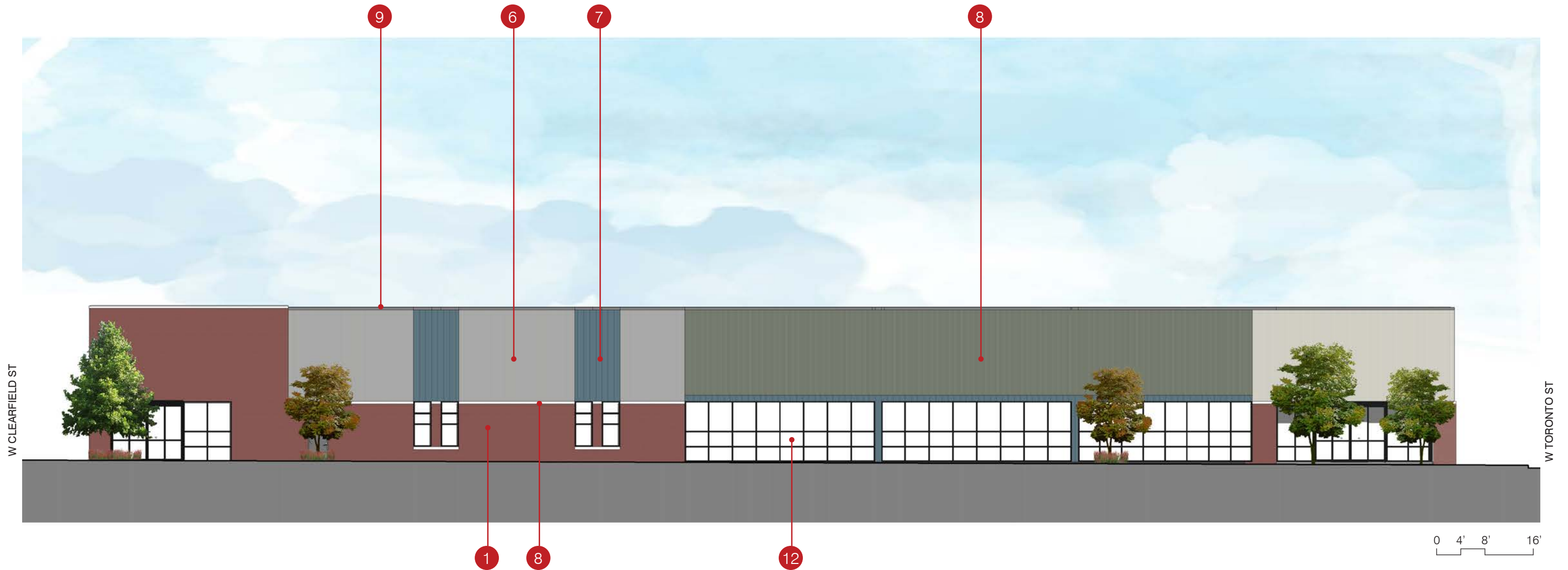
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- PREFINISHED METAL TRIM 9
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- PREFINISHED METAL COLUMN COVER 11
- ALUMINIUM STOREFRONT 12
- VINYL WINDOWS - AWNING 13



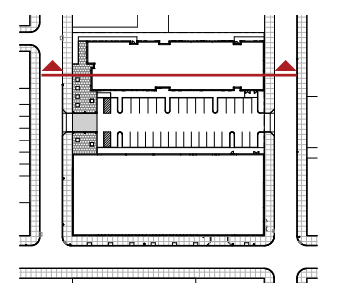
- MODULAR BRICK - COLOR 1 1
- MODULAR BRICK - COLOR 2 2
- CEMENT BOARD SIDING - COLOR 1 3
- CEMENT BOARD SIDING - COLOR 2 4
- METAL PANEL 5
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- VERTICAL METAL SIDING - COLOR 2 7
- 8 VERTICAL METAL SIDING - COLOR 3
- 9 PREFINISHED METAL TRIM
- 10 CAST STONE TRIM
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- 12 ALUMINIUM STOREFRONT
- 13 VINYL WINDOWS - AWNING



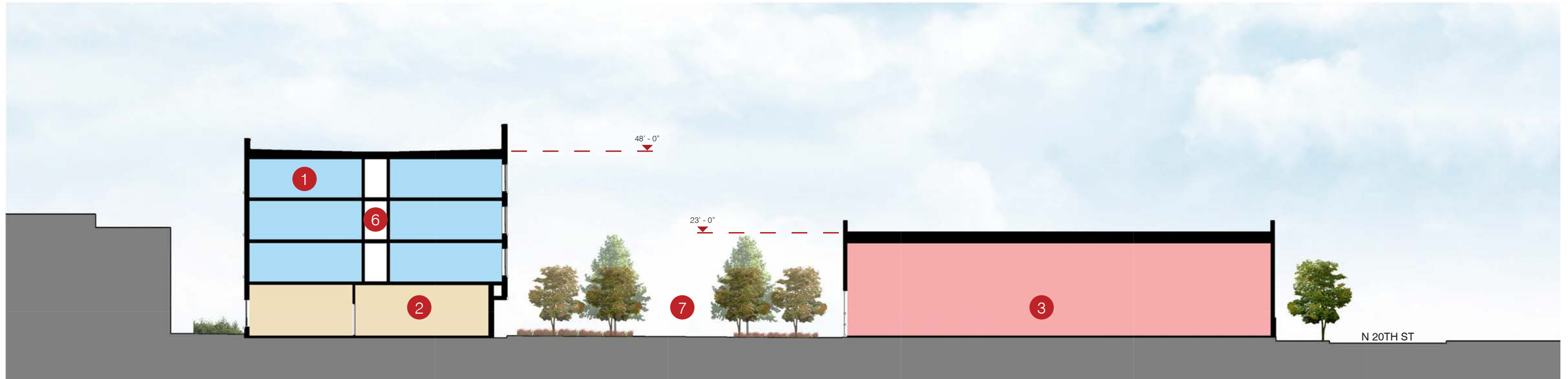
- 1 RESIDENTIAL UNITS
- 2 RESIDENTIAL AMMENITIES
- 3 RETAIL
- 4 VERTICAL CIRCULATION & MECHANICAL SPACE
- 5 ELEVATOR LOBBY
- 6 RESIDENTIAL CORRIDOR
- 7 PARKING
- 8 UTILITY



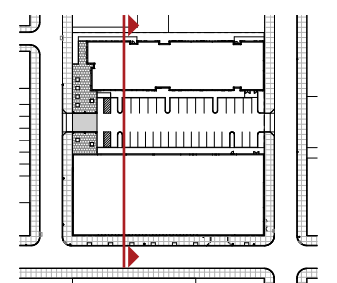
0 4' 8' 16'



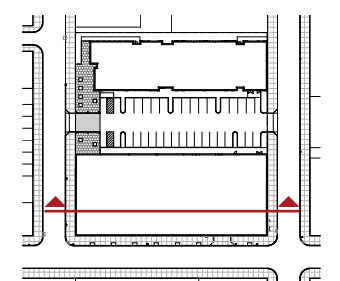
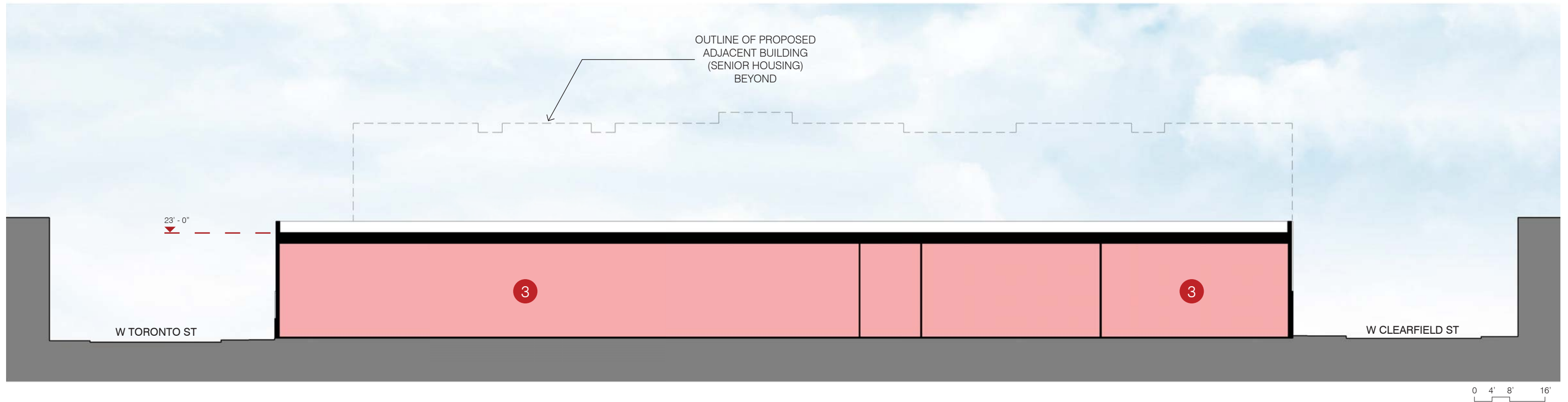
- 1 RESIDENTIAL UNITS
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0 4' 8' 16'



- 1 RESIDENTIAL UNITS
- 2 RESIDENTIAL AMMENITIES
- 3 RETAIL
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- 5 ELEVATOR LOBBY
- 6 RESIDENTIAL CORRIDOR
- 7 PARKING
- 8 UTILITY



SUSTAINABLE DESIGN



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. 2 blocks from bus route 33, 3 blocks from bus route 60, and 4 blocks from bus route 2 and Regional Rail Allegheny station.
(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.	NO. Due to 3 street frontages, the site has no 'rear'. The parking is between the 2 proposed buildings and is less than 40% of the site.
(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. 2 required and proposed.
(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	Not applicable.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	NO.

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. Irrigation 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. Vegetated and/or pervious open space is greater than 30% of Open Area.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	NO. Proposed plan conforms to PWD stormwater requirements.
(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. 16 site trees proposed.
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. ⁱ	YES. Project will meet 2018 IECC and multi-family housing will be certified under the US Department of Energy's Zero Energy Ready Home program and Enterprise Green Communities.
(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 <ul style="list-style-type: none"> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using 	YES. See above.

	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}	Not applicable.
(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. Proposed commercial program encourages increased pedestrian activity at his side of the neighborhood.

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

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

and the "What Code Do I Use" information sheet:
<https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

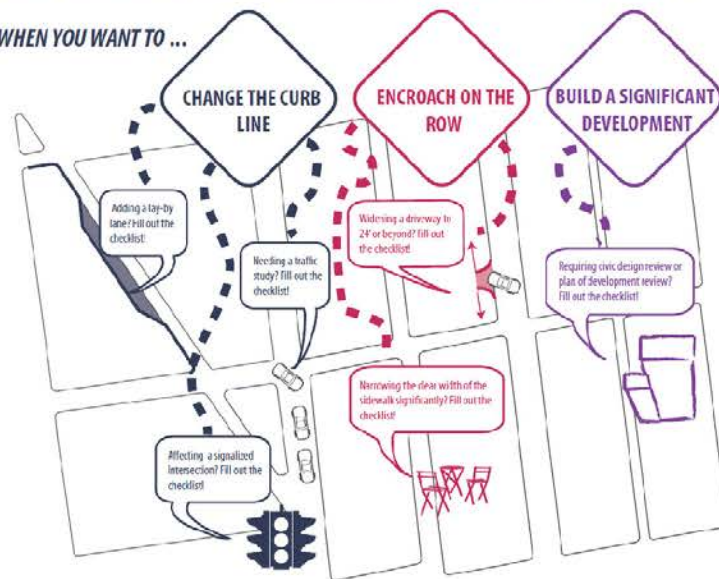
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

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

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

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

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

Complete Streets Review Submission Requirement*:

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|---|--|
| <p>1. PROJECT NAME
<u>Clearfield Apartments</u></p> <p>3. APPLICANT NAME
<u>NewCourtland</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>6970 Germantown Ave</u>
<u>Philadelphia, PA 19119</u>
<u>Mr. John Ungar</u>
<u>Tel: 215-951-4307</u>
<u>jungar@newcourtland.org</u></p> <p>6. OWNER NAME
<u>Redevelopment Authority of Philadelphia</u></p> <p>7. OWNER CONTACT INFORMATION
<u>1234 Market St., 17th Floor</u>
<u>Philadelphia, PA 19107</u>
<u>Tel: 215-448-3000</u>
<u>info@phdc.phila.gov</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>Charles P. Durkin, P.E., P.L.S.</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>Durkin Associates, Inc.</u>
<u>717 Bethlehem Pike</u>
<u>Suite 240</u>
<u>Erdenheim, PA 19038</u>
<u>Tel: 215-247-7320</u>
<u>drknassoc@aol.com</u></p> | <p>2. DATE
<u>2/10/2023</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>3030 N. 20th Street</u>
<u>Philadelphia, PA 19132</u></p> <p><u>N. 20th Street between W. Toronto Street and W. Clearfield Street.</u></p> <p><u>W. Clearfield Street between N. 20th Street and 240' west of 20th Street.</u></p> <p><u>West Clearfield Street between N. 20th Street and 240' west of 20th Street.</u></p> |
|---|--|

10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>N. 20th Street</u>	<u>W. Toronto Street</u>	<u>W. Clearfield Street</u>	<u>City Neighborhood</u>
<u>W. Toronto Street</u>	<u>N. 20th Street</u>	<u>Woodstock Street</u>	<u>City Neighborhood</u>
<u>W. Clearfield Street</u>	<u>N. 20th Street</u>	<u>240' West of N. 20th</u>	<u>City Neighborhood</u>

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

3

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



- | | | | |
|---|---|-----------------------------|---|
| 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 type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" 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: Proposed development site is bounded on the north by W. Clearfield Street, on the east by N. 20th Street, on the south by W. Toronto Street and on the west by an existing 3' wide alley extending north to south between W. Clearfield and W. Toronto Streets, located 238.25' west of the westerly houseline of N. 20th Street.

DEPARTMENTAL REVIEW: General Project Information

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
W. Clearfield Street	<u>12'</u> / <u>12'</u> / <u>12'</u>	<u>12'</u> / <u>12'</u>
N. 20th Street	<u>12'</u> / <u>12'</u> / <u>12'</u>	<u>12'</u> / <u>12'</u>
W. Toronto Street	<u>12'</u> / <u>12'</u> / <u>12'</u>	<u>12'</u> / <u>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
W. Clearfield Street	<u>6'</u> / <u>6'</u> / <u>6'</u>
N. 20th Street	<u>6'</u> / <u>4'-6"</u> / <u>6'</u>
W. Toronto Street	<u>6'</u> / <u>7'-10"</u> / <u>6'</u>
_____	____ / ____ / ____

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

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

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway	<u>22'</u>	W. Clearfield Street <u>134' west of WCL of N. 20th Street</u>
Driveway (loading access)	<u>20'</u>	<u>72.4' south of SCL of W. Clearfield Street</u>
Driveway	<u>22'</u>	W. Toronto Street <u>134' west of WCL of N. 20th 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 Existing / Proposed
<u>W. Clearfield Street</u>	<u>n/a / 2'</u>
<u>N. 20th Street</u>	<u>n/a / 2'</u>
<u>W. Toronto Street</u>	<u>n/a / 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 Recommended / Existing / Proposed
<u>W. Clearfield Street</u>	<u>4' / 2' / 4'</u>
<u>N. 20th Street</u>	<u>4' / 2' / 4'</u>
<u>W. Toronto Street</u>	<u>4' / 2' / 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?

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

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

DEPARTMENTAL APPROVAL

- YES NO
- YES NO
- YES NO
- YES NO
- YES NO
- YES NO

19. Does the design avoid tripping hazards?

- YES NO N/A

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

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BUILDING & FURNISHING COMPONENT (continued)

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

APPLICANT: Building & Furnishing Component
Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component
Reviewer Comments:

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BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET		ON SIDEWALK		OFF-STREET	
		Existing	Proposed	Existing	Proposed	Existing	Proposed
Senior Housing	5	0	0	0	0	0	0
Grocery Store / Retail	3	0	0	0	0	0	0
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

25. Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?

- Conventional Bike Lane
- Buffered Bike Lane
- Bicycle-Friendly Street
- Indego Bicycle Share Station

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

DEPARTMENTAL APPROVAL

- YES NO
- YES NO
- YES NO
- YES NO

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?

- YES NO N/A

- YES NO

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

- YES NO N/A

- YES NO

APPLICANT: Bicycle Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

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CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

28. Does the design limit conflict among transportation modes along the curb? YES NO

DEPARTMENTAL APPROVAL

- YES NO

29. Does the design connect transit stops to the surrounding pedestrian network and destinations? YES NO N/A

- YES NO

30. Does the design provide a buffer between the roadway and pedestrian traffic? YES NO N/A

- YES NO

31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?

- YES NO

APPLICANT: Curbside Management Component

Additional Explanation / Comments: New curb and sidewalk along all street frontages.

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

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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
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____

33. What is the maximum AASHTO design vehicle being accommodated by the design? SU-30

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 NO

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments: _____

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

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URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

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INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

APPLICANT: Intersections & Crossings Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component
Reviewer Comments: _____

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ADDITIONAL COMMENTS

APPLICANT
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW
Additional Reviewer Comments: _____

