



# STUDIOHOUSE ON SIXTH

2108-12 NORTH 6TH STREET





**Sean Craig**

1 review

★★★★★ a year ago

I've moved a lot in the past 5-6 years, renting apartments in DC, NYC, and Philly. In all those years, I've never felt as at home than I do in my apartment at Studio House.

First of all, the apartments are top notch. Modern, clean, and constructed in a way that you can really make it your own. I'm a single guy with an average income, and so a nice studio is exactly what I needed -- it feels like it was made for where I'm at in life. Plus, the building features a co-working space, courtyard, small gym...it's just a really great building with really great tenants in it.

The location is exactly what I wanted -- a 5-10 minute walk from the best of Fishtown. Close enough to everything you'd want in this part of town, while just far enough away to keep prices manageable.

And then there's management. Allan and Jordan are, without a doubt, the greatest property managers I've ever had the pleasure of renting from. Like, seriously. I'm a bleeding heart, "screw landlords!" type of guy, and I'm so happy to be proven wrong by them. Accommodating, helpful, thoughtful: they really care about the tenants (and larger community), and I feel blessed to have met them, let alone rented from them.

Seriously, Studio House rules. It's been a pleasure to call it home.



**Jonathan Garcia**

1 review

★★★★★ 2 years ago

Since before I moved to my apartment back in August, Allen and Jordan have been nothing but amazing. Their communication and their "go above and beyond" attitude has made my moving experience simply amazing. I am originally from New York and was very skeptical, however Allen and Jordan made it their mission to make sure they answered all my questions and made sure my move-in was as smooth as possible. Not to mention their acceptance of the queer and Latinx community has made me feel safe and welcomed.

If you want to live and alone and not break your bank this is the spot. The amenities (common area, washer drier, fitness room, free WiFi) are stellar for the price. The neighborhood is up and coming and is full of many different cute bars ( and Hidden gems). Not to mention that there is two close by groceries shops (cousins & ACNE). In a year I know this neighborhood will be the "it spot." Please take advantage!!!



**Eunice Yu**

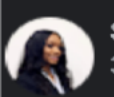
1 review

★★★★★ 4 months ago

I've been with StudioHouse since day 1 and I have nothing but good things to say about the unit and the landlord! Allan and Jordan are the nicest and most understanding individuals and I am so lucky to have been with them for so long. The unit itself is exactly what I needed while working fulltime in the city. 10/10 would recommend!



1

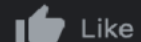


**Stevens Shamina**

3 reviews

★★★★★ 3 months ago

Lived at Studiohouse for 2 years & if I could give it 10 stars I would. Amazing location, amazing staff Allan and Jordan are the best. It's in a safe environment, the amenities are cool and it's really peaceful at night. I would highly recommend Studiohouse for living.



Like

**Response from the owner** 3 months ago

Thank you Shamina, we loved having you at Studiohouse and we'll miss you.



**Drew Burgwald**

2 reviews

★★★★★ a month ago

Just moved out of this place but the year I was there it was great. The guys in charge were always helpful, responded quickly and were understanding. Couldn't recommend this place enough to anyone looking to live in the area.



Like

**Response from the owner** a month ago

Thanks Drew



# STUDIOHOUSE, PHILADELPHIA

## REVIEWS



**Amina Masood**

1 review

★★★★★ 2 years ago

I've been living at studio house for 3 months now and it has been the best renting experience of my life. Allan and Jordan do so much more than one would expect. From helping with move in, always being around, promoting community, everything has been beyond what I could have asked for.

This entire project is so ambitious and not something I've seen done before. Good job you two! Looking forward to being here for a long time :)



2



**Dilan N**

4 reviews

★★★★★ a year ago

Studiohouse Philadelphia is an amazing place to stay! The location is close to everything! Jordan and Allan honestly make it a welcoming home. The studio is modern, clean, and safe. It's a unique community and the owners have done a great job designing it. From day 1, they made me feel welcomed and even offered to help move some of my stuff. They are really communicative with the tentants and always there for us. I truly enjoyed my stay here and couldn't have asked for a better experience. Thank you



1



## **STUDIOHOUSE, PHILADELPHIA**

To Whom It May Concern,

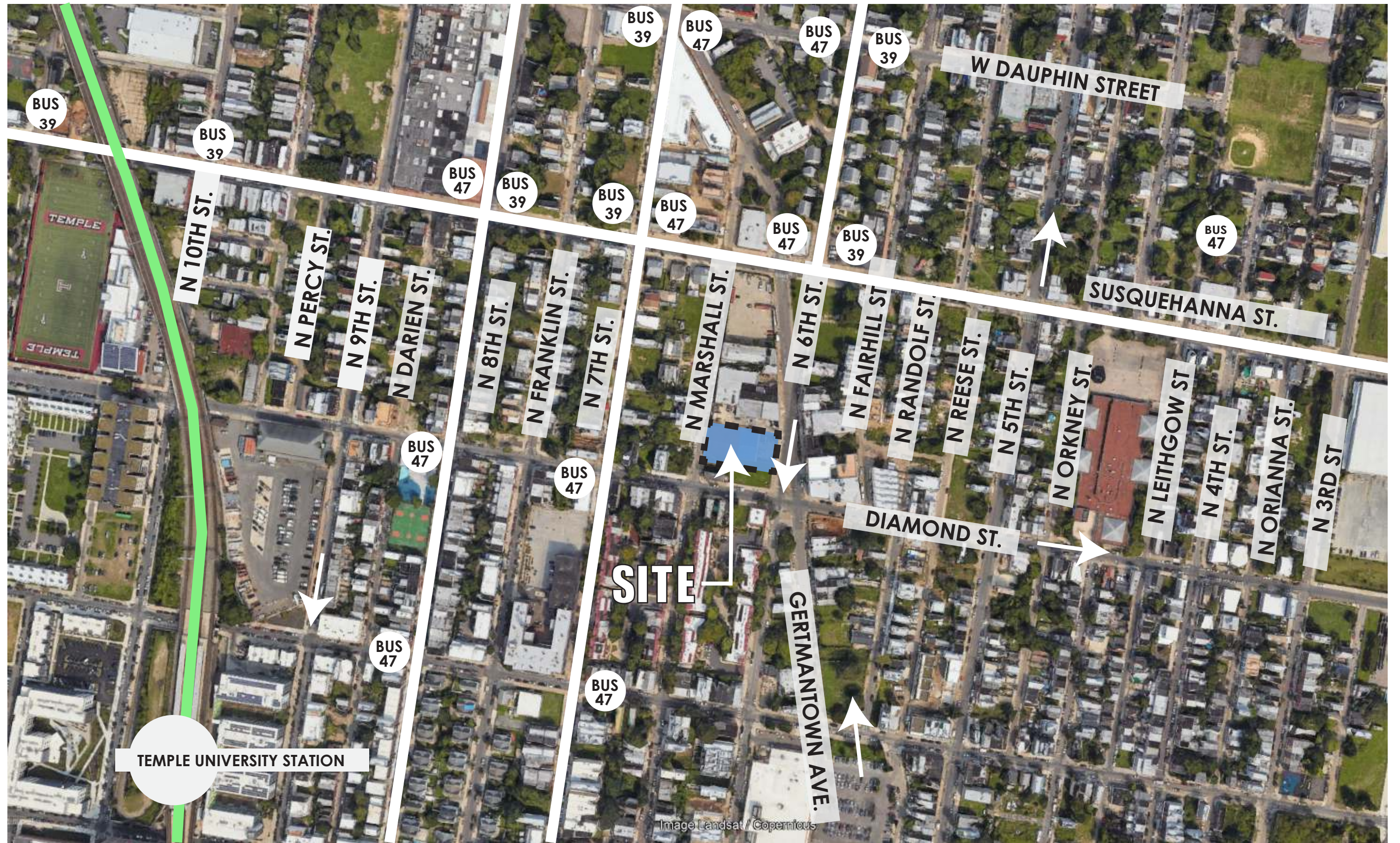
I am pleased to be writing a letter in support of Fringe Development's newest housing project. As an organization Fringe Development's work to provide housing that is affordable, modern, and inclusive is important work. Their plan to expand on this mission is something that I completely support as someone who has personal experience living in one of Fringe Development's buildings.

I have been living in a property built and managed by Fringe Development for over two years and my experience has truly been excellent. The building itself is well kept and has various amenities like a gym, lounge, and courtyard that allow tenants to experience a comfortable and relaxing environment. Additionally, Fringe has been able to build a strong and diverse community through open communication; everyone is welcome and neighbors are excited to connect. As a teacher, the reasonable cost of living has been one of the biggest advantages of living in a building managed by Fringe Development. I am able to live in a community of professionals and in an area that is convenient, lively, and secure while staying on budget.

If you choose to grant Fringe Development permission to build, their project will bring affordable housing that adds invaluable vibrancy to the community. For the reasons stated above, I hope you consider Fringe Development's proposal for this new project.

Sincerely,  
Emely Diaz-Guevara





# 1 2108 N 6TH STREET

## SITE MAP + TRANSPORTATION

RAILWAY 

 BUS ##  BUS STOP/ROUTE





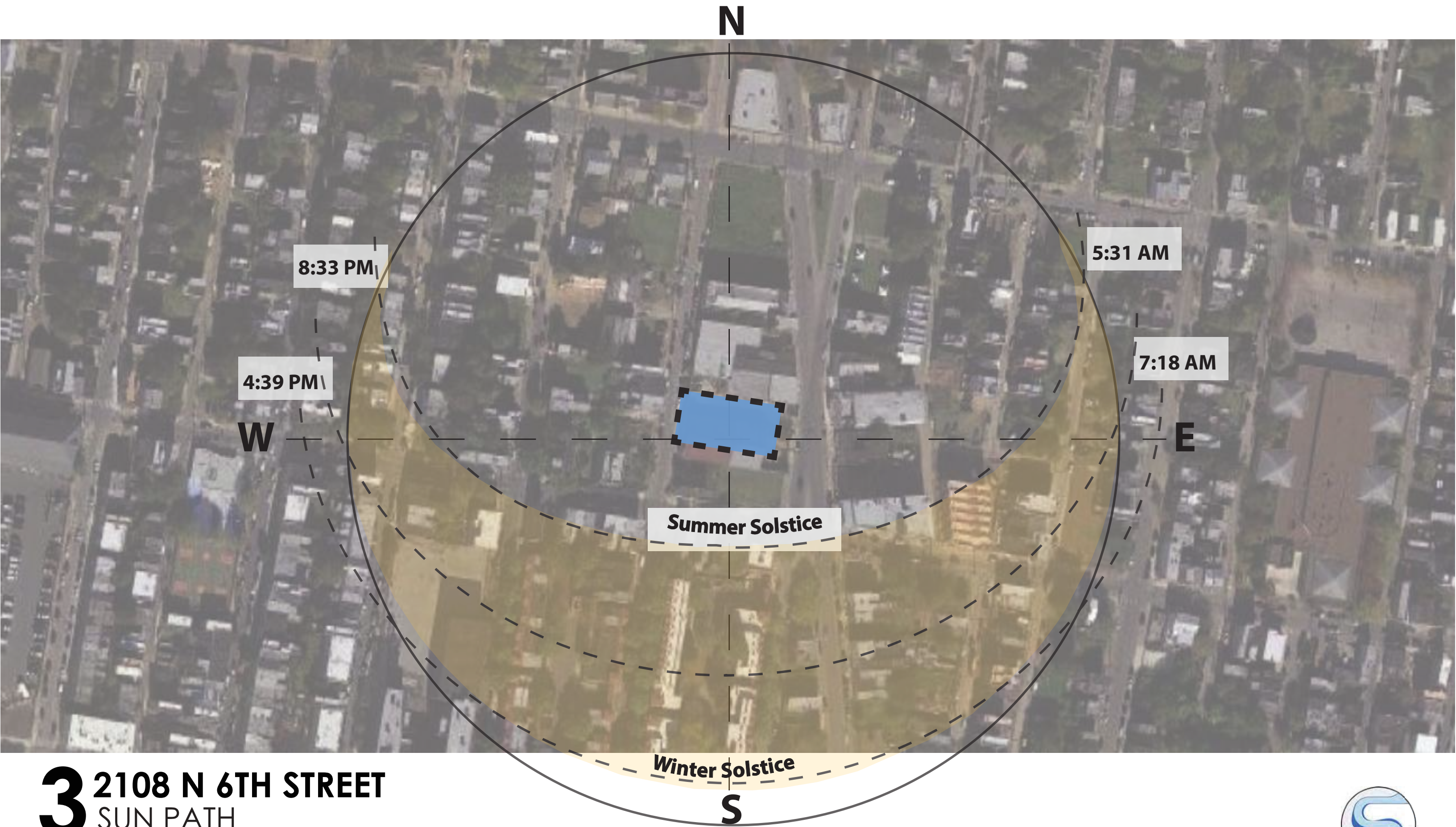


# 2108 N 6TH STREET

NEIGHBORHOOD AMENITIES







**3** 2108 N 6TH STREET  
SUN PATH







2108 N 6TH ST.



NORTH MARSHALL ST.



2108 N 6TH ST.



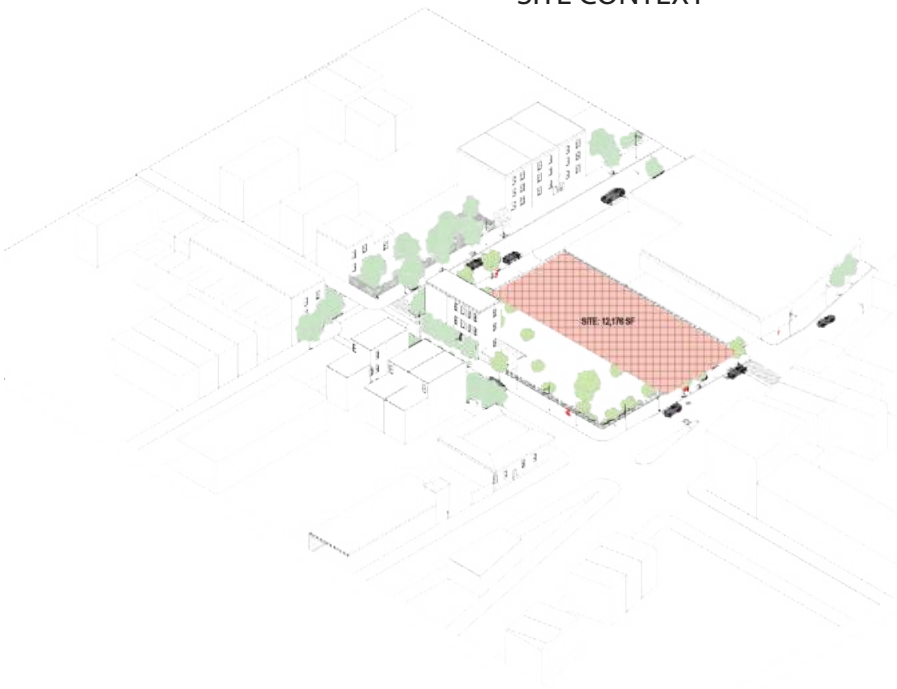
N. MARSHALL & DIAMOND ST

**4** 2108 N 6TH STREET  
STREET VIEWS

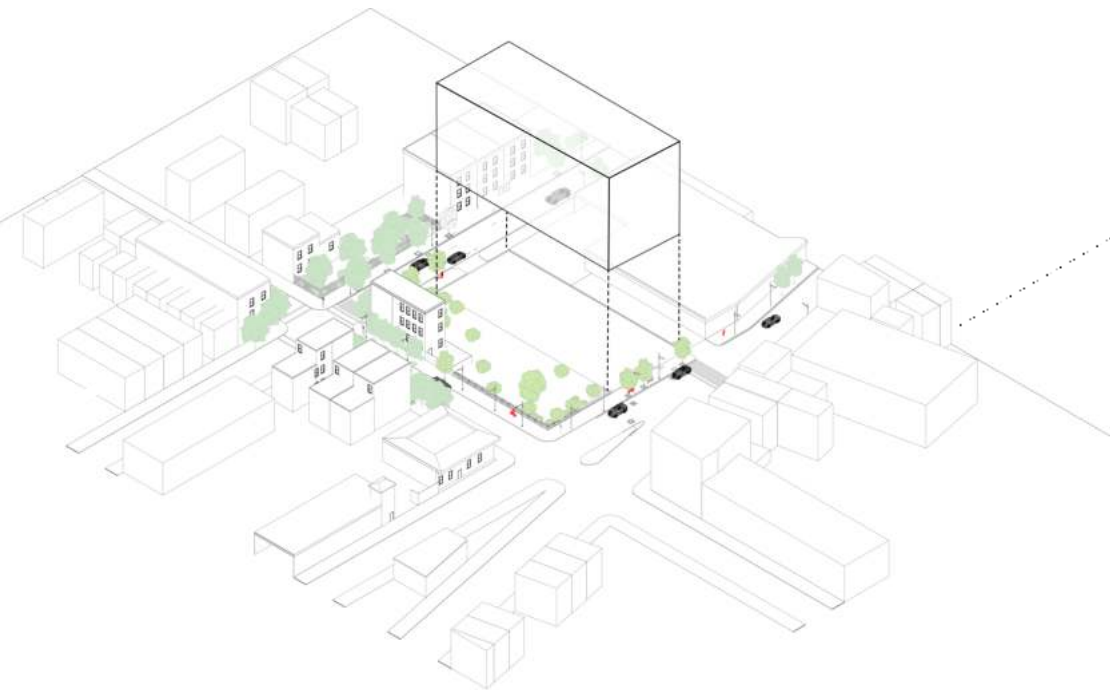




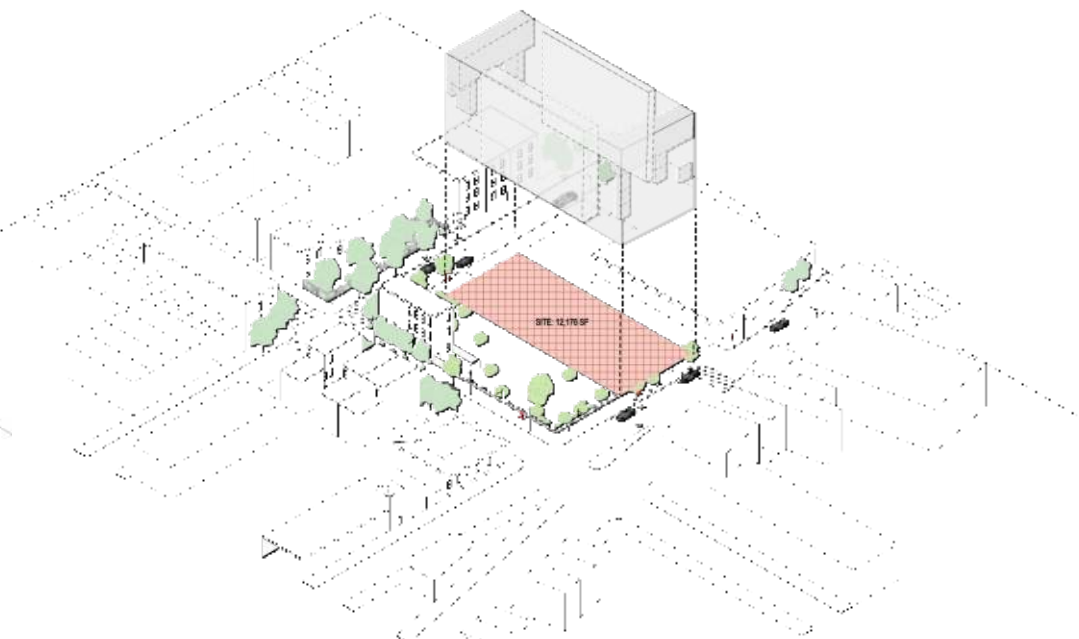
SITE CONTEXT



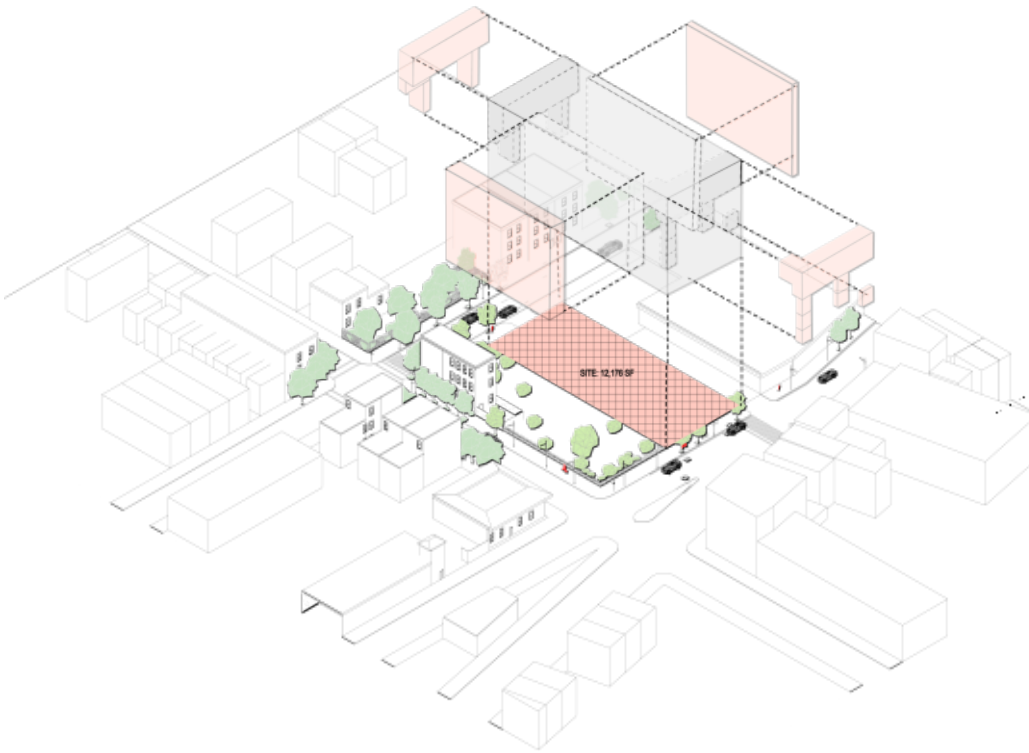
BASE MASSING



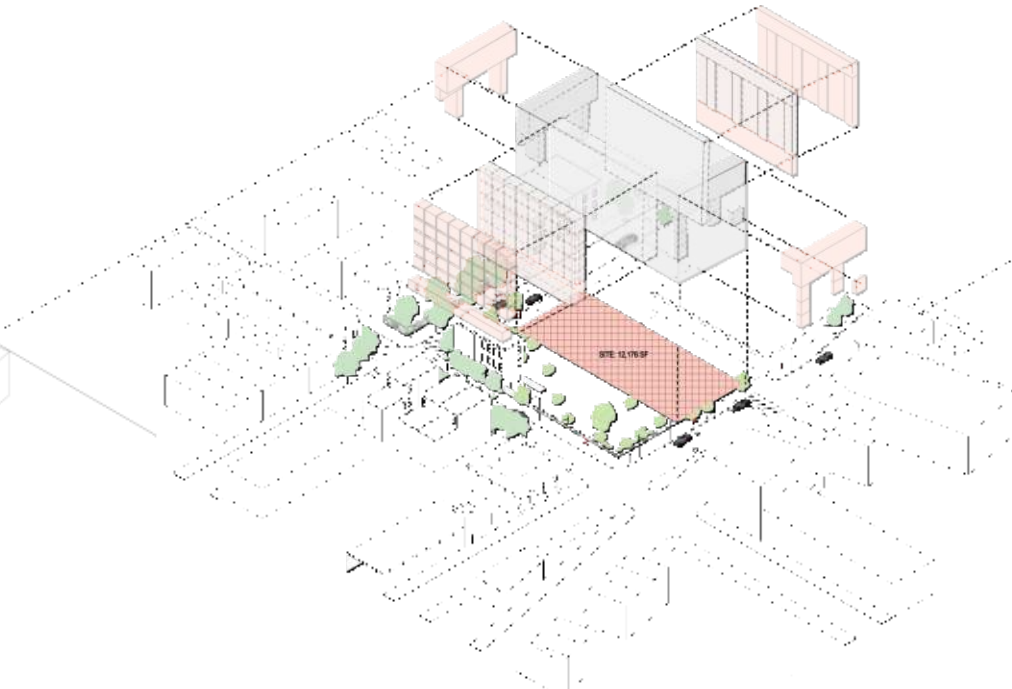
MASSING CUT OUT



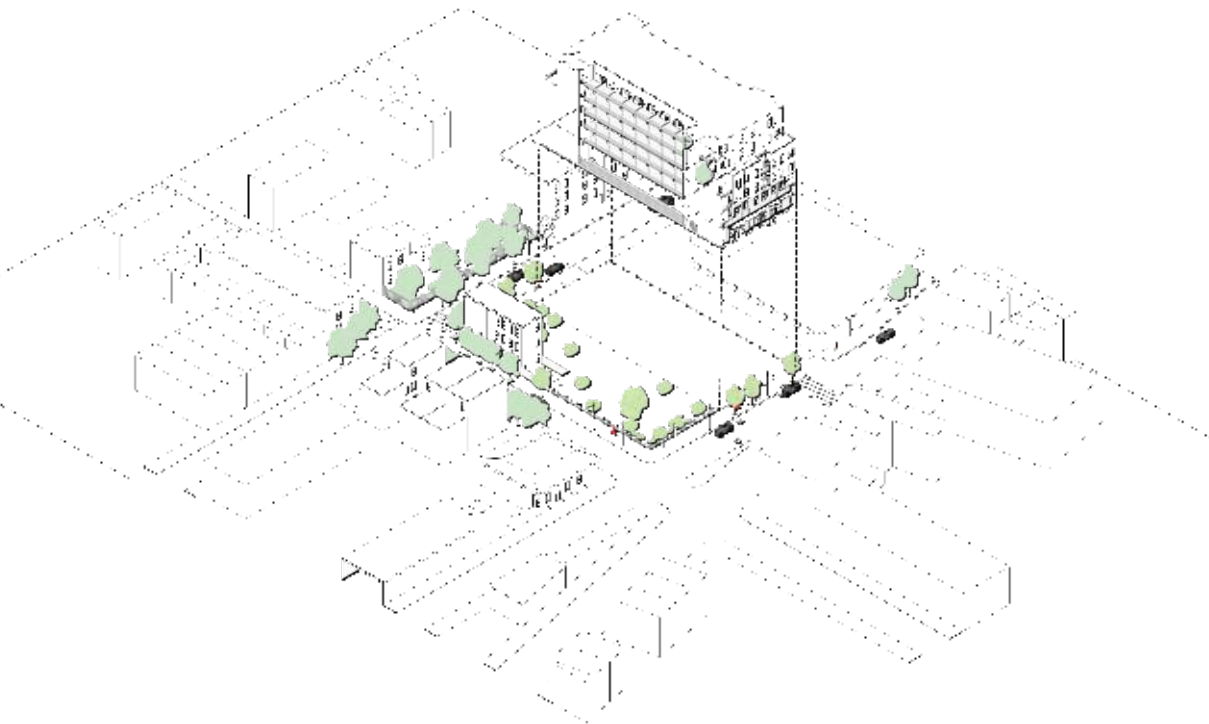
CUT OUT COMPONENTS



BUILDING SHAPE



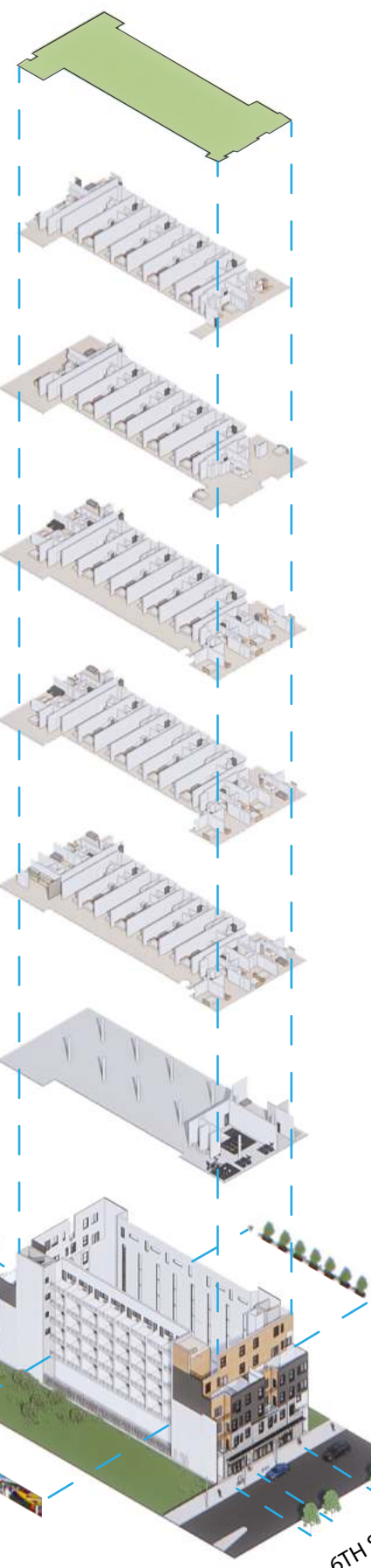
FINAL FORM



# 5 2108 N 6TH STREET MASSING MODEL







**PROGRAM**

**LEVEL 6**

Studios	12
Balconies	11

**LEVEL 5**

Studios	12
Balconies	12

**LEVEL 3-4 (PER FLOOR)**

Studios	8
ADA Studio	1
2 Bedrooms	2
ADA 2 Bedroom	1
Balconies	4

**LEVEL 2**

Studios	8
ADA Studio	1
2 Bedrooms	2
ADA 2 Bedroom	1
Balconies	4
Laundry room	1
Exterior Planters	7

**LEVEL 1**

Lobby	1
Gym	1
Parking	25 (total)
Standard	19
ADA	4
Electric	2
Bike Racks	56 Type 1A 6 Ext. U-Racks

**MATERIALS**

**FIBER CEMENT PLANKS**



**BRICK**



**RESYSTA USA**



**STUCCO**



**STREET TREES (5)**

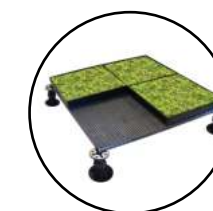
American Hornbeam  
Marshall Street - 2  
6th Street - 3



**MURAL**

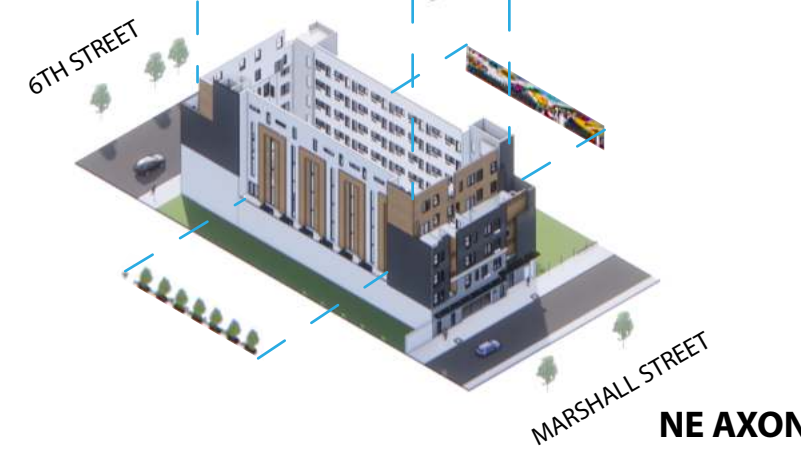
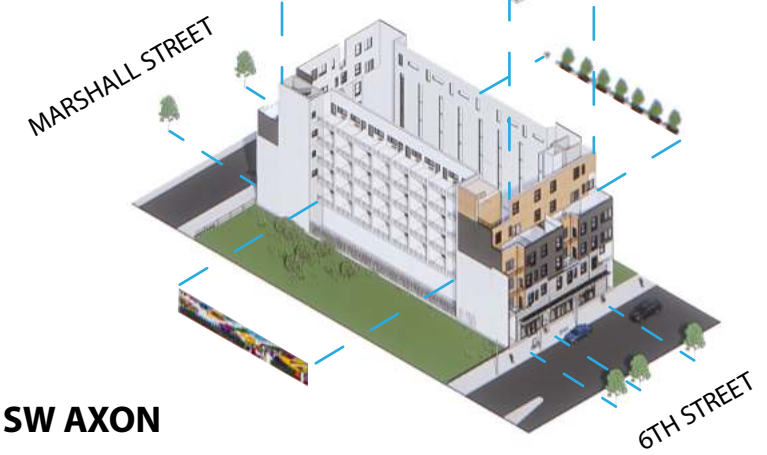
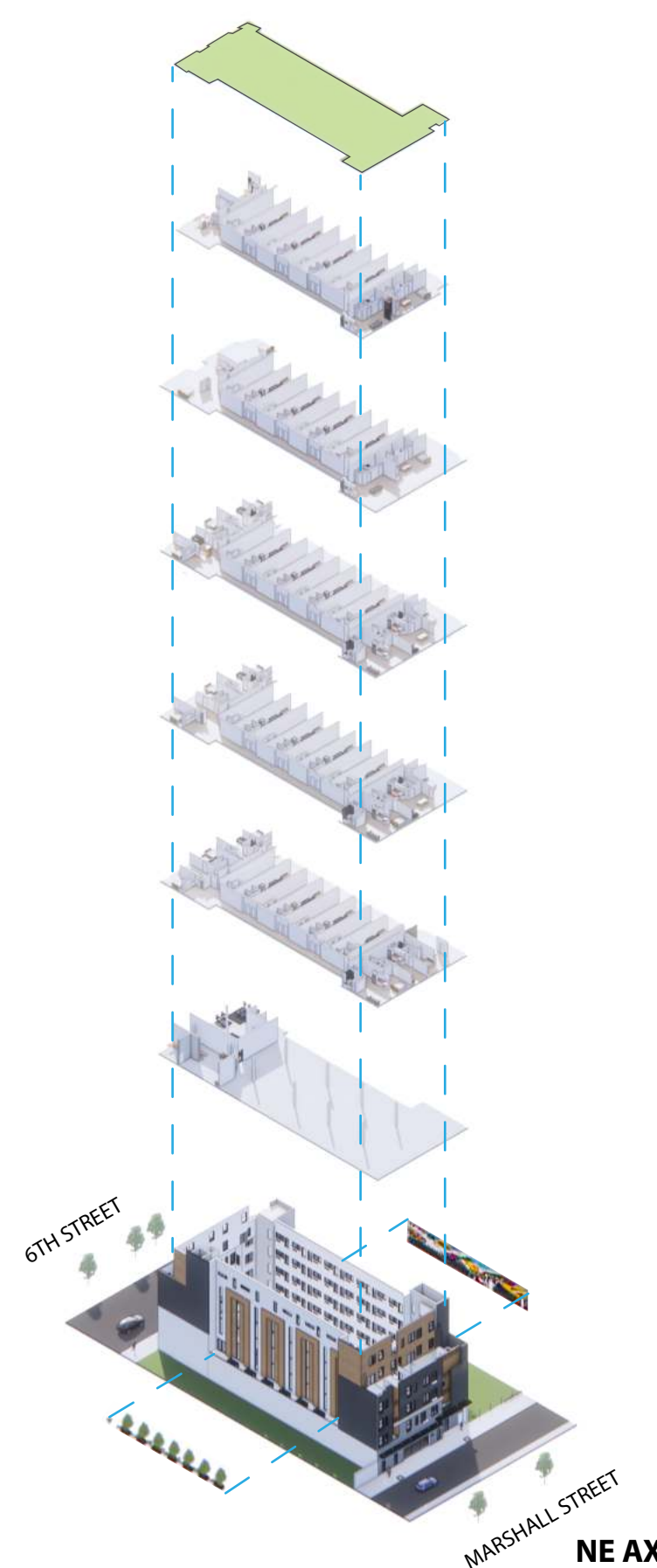


**EXTENSIVE GREEN ROOF**



**BOLLARDS (4)**

Marshall Street - 4







**7** 2108 N 6TH STREET  
PROPOSED MASSING





AMERICAN HORNBEAM



PLANTERS ON SECOND LEVEL



WINTER KING HAWTHORNE



EXTENSIVE GREEN ROOF



COLUMNAR HETZ JUNIPER



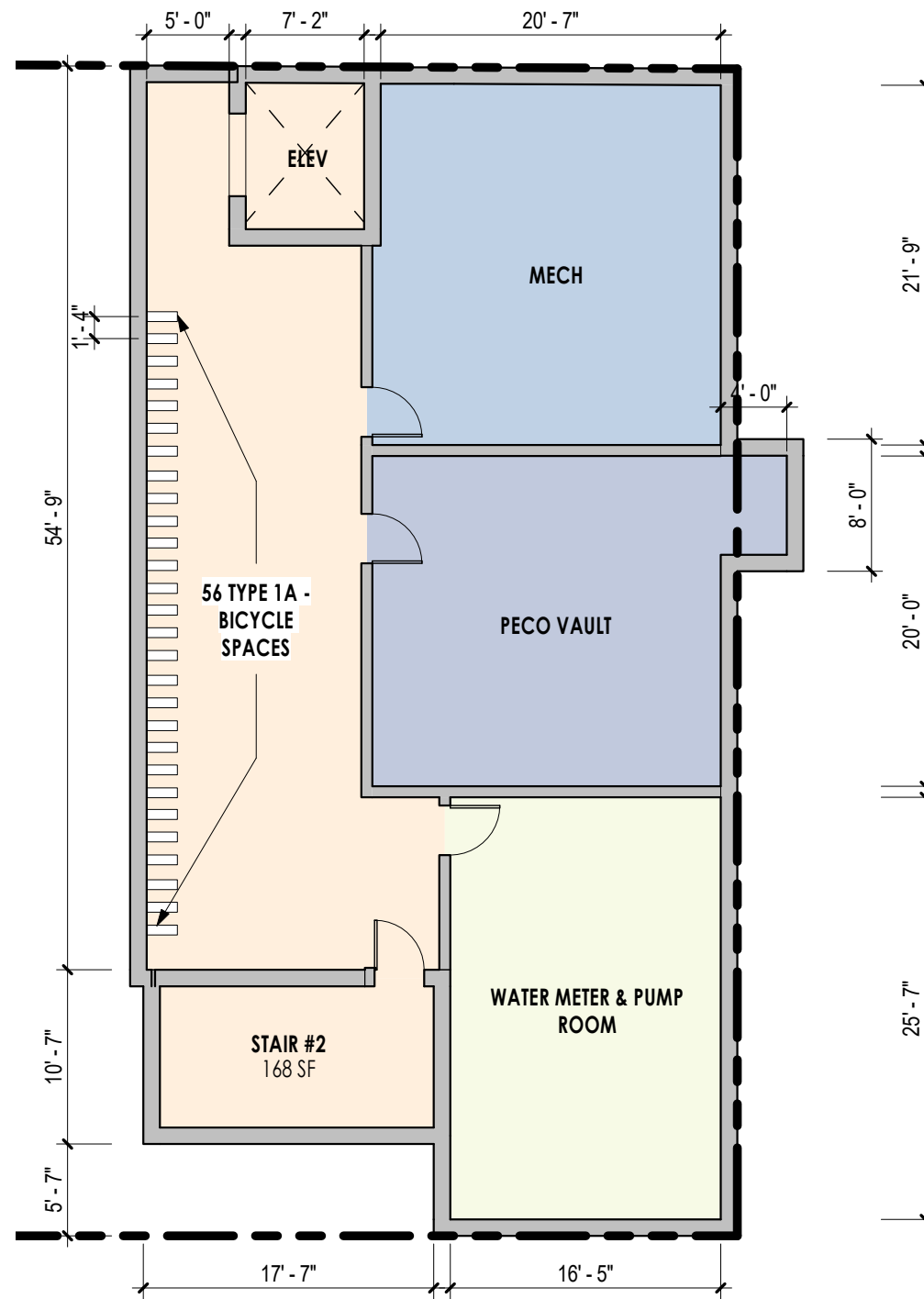
AMERICAN HORNBEAM



# 8 2108 N 6TH STREET LANDSCAPE PLAN



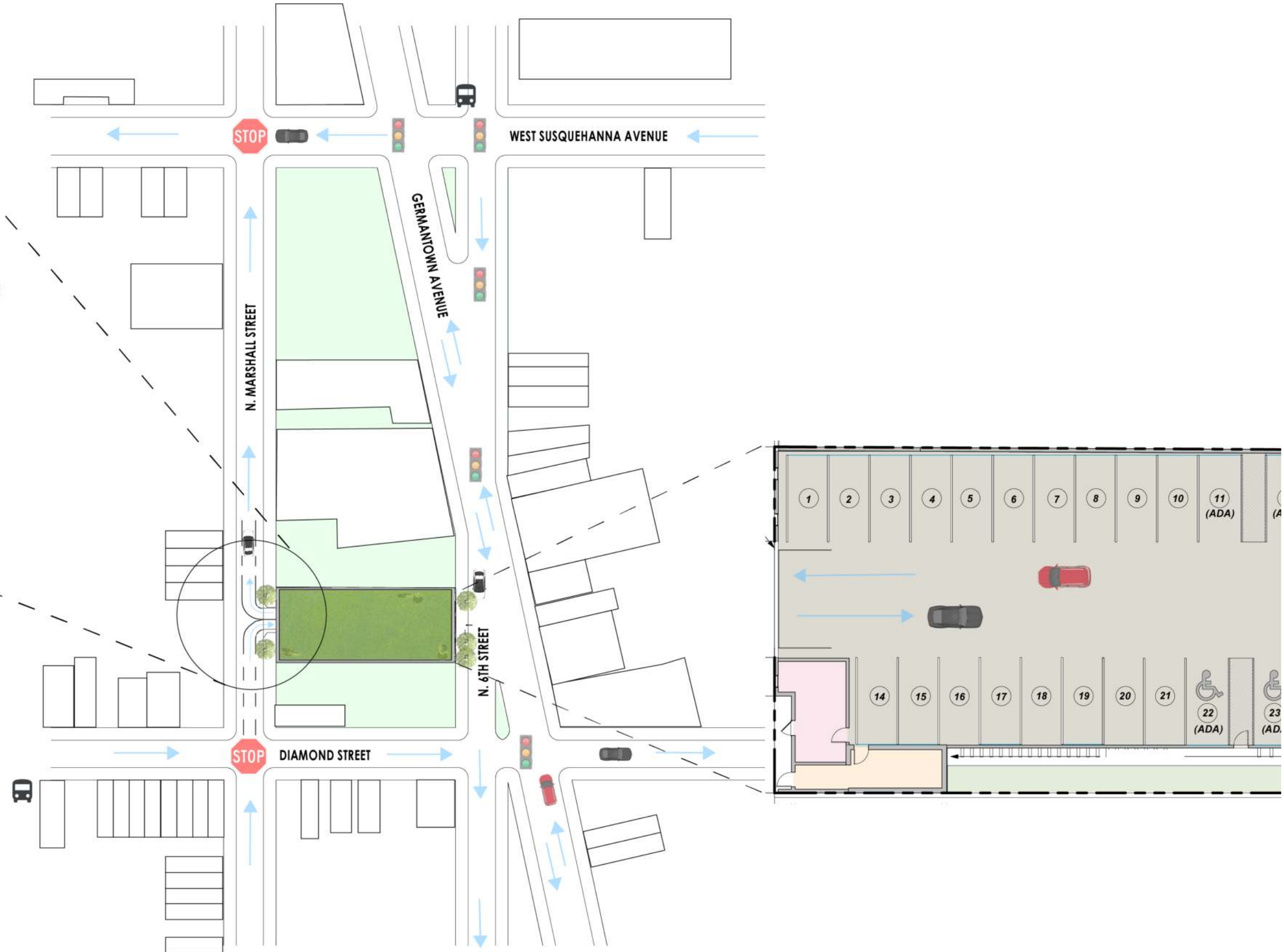
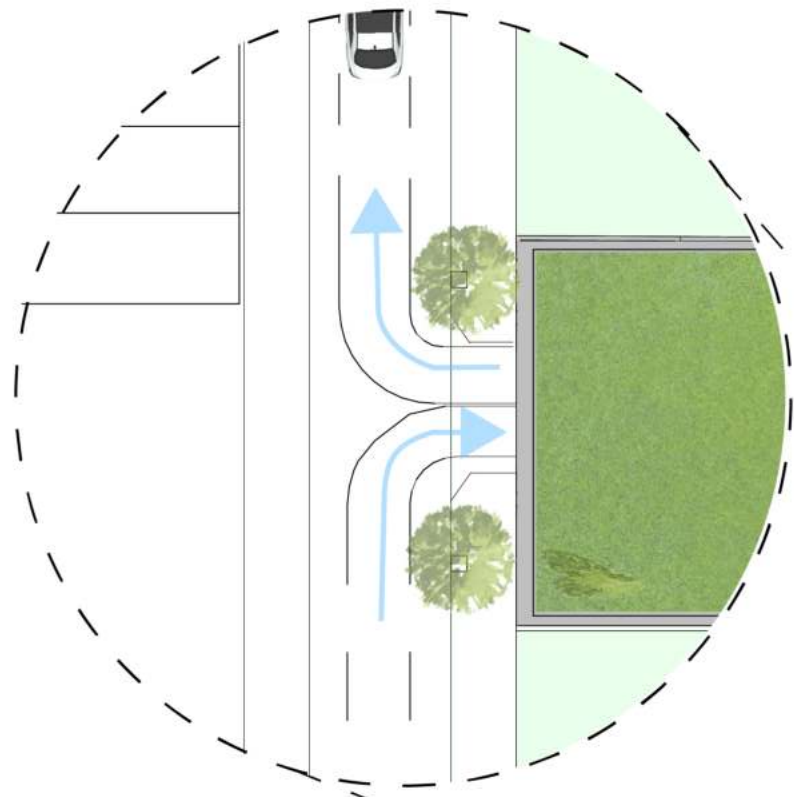




**9 2108 N 6TH STREET**  
 BASEMENT FLOOR PLAN





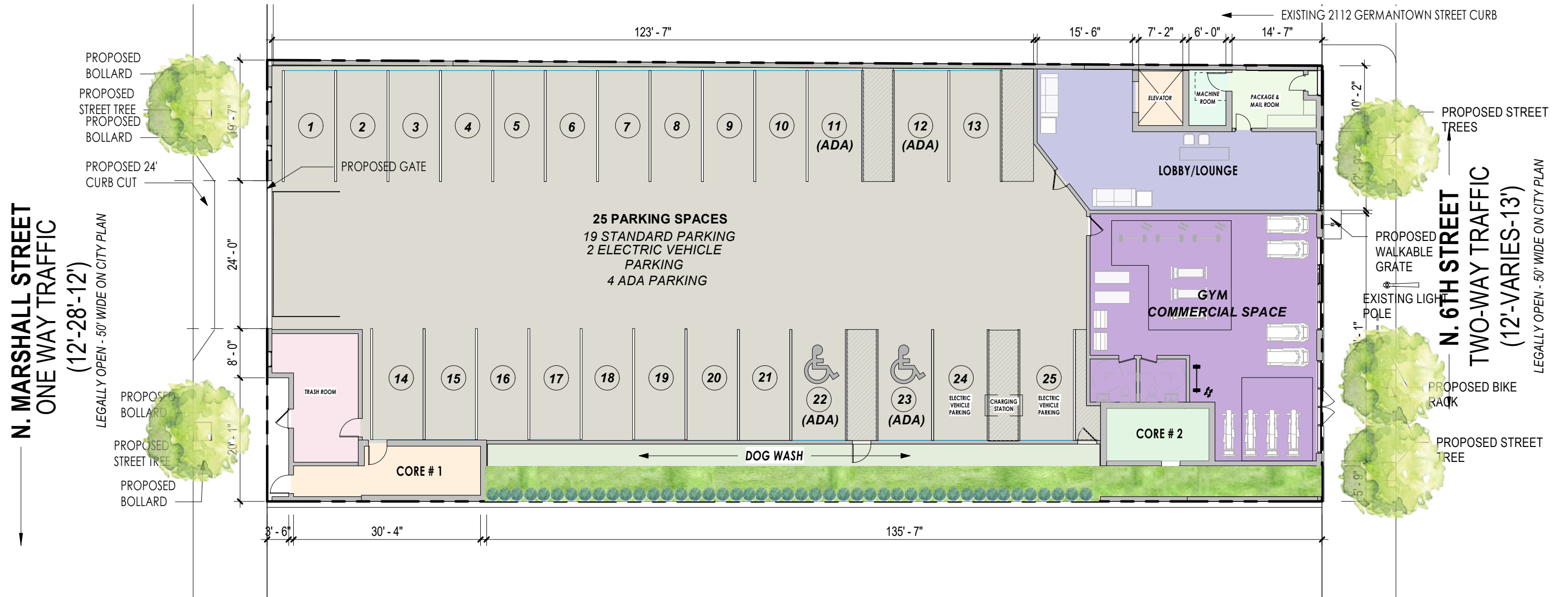


# 10 2108 N 6TH STREET

## TRAFFIC MAP



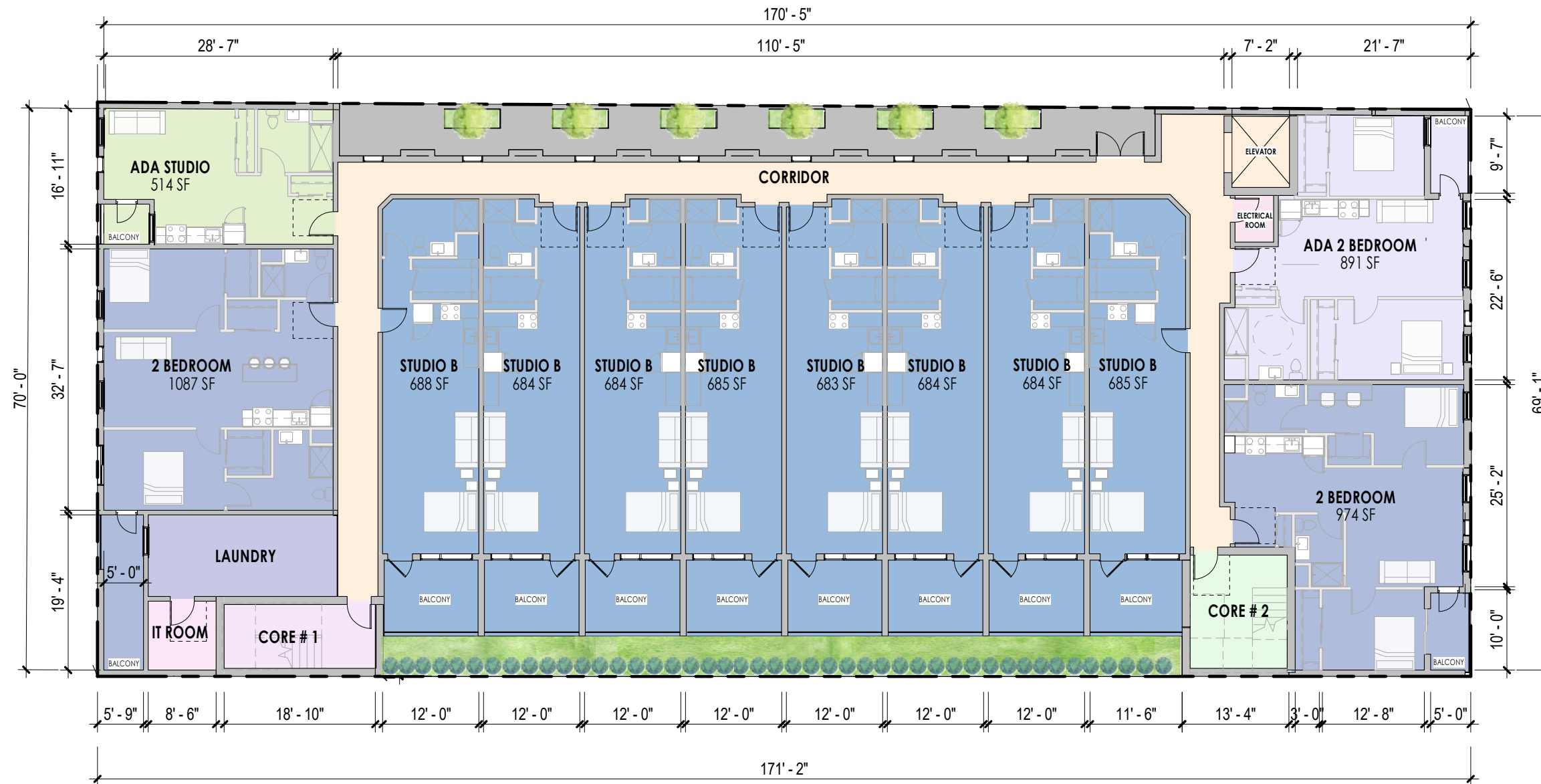




**1 1 2108 N 6TH STREET**  
 1ST FLOOR PLAN : SCALE - 1/16" = 1'-0"



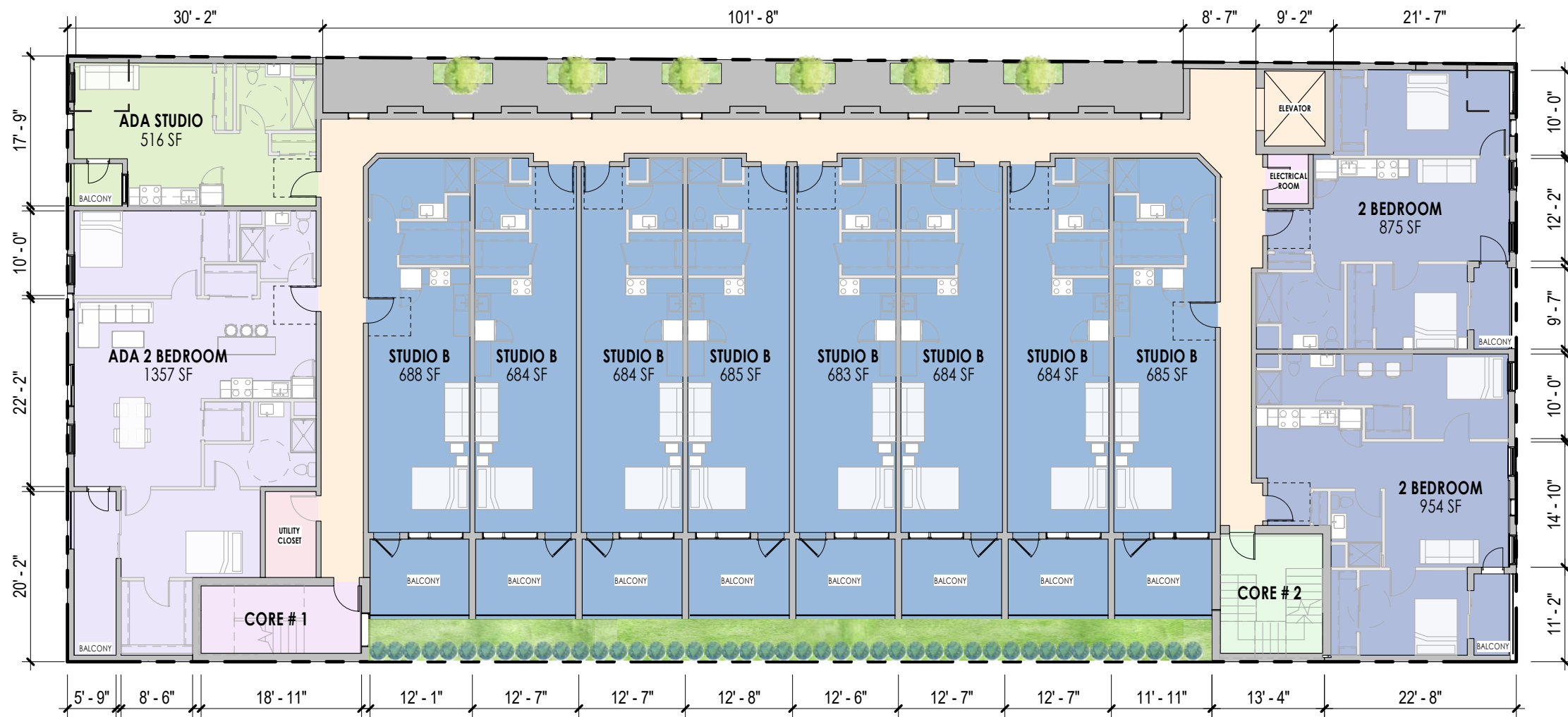




# 12 2108 N 6TH STREET

2ND FLOOR PLAN : SCALE - 1/16" = 1'-0"



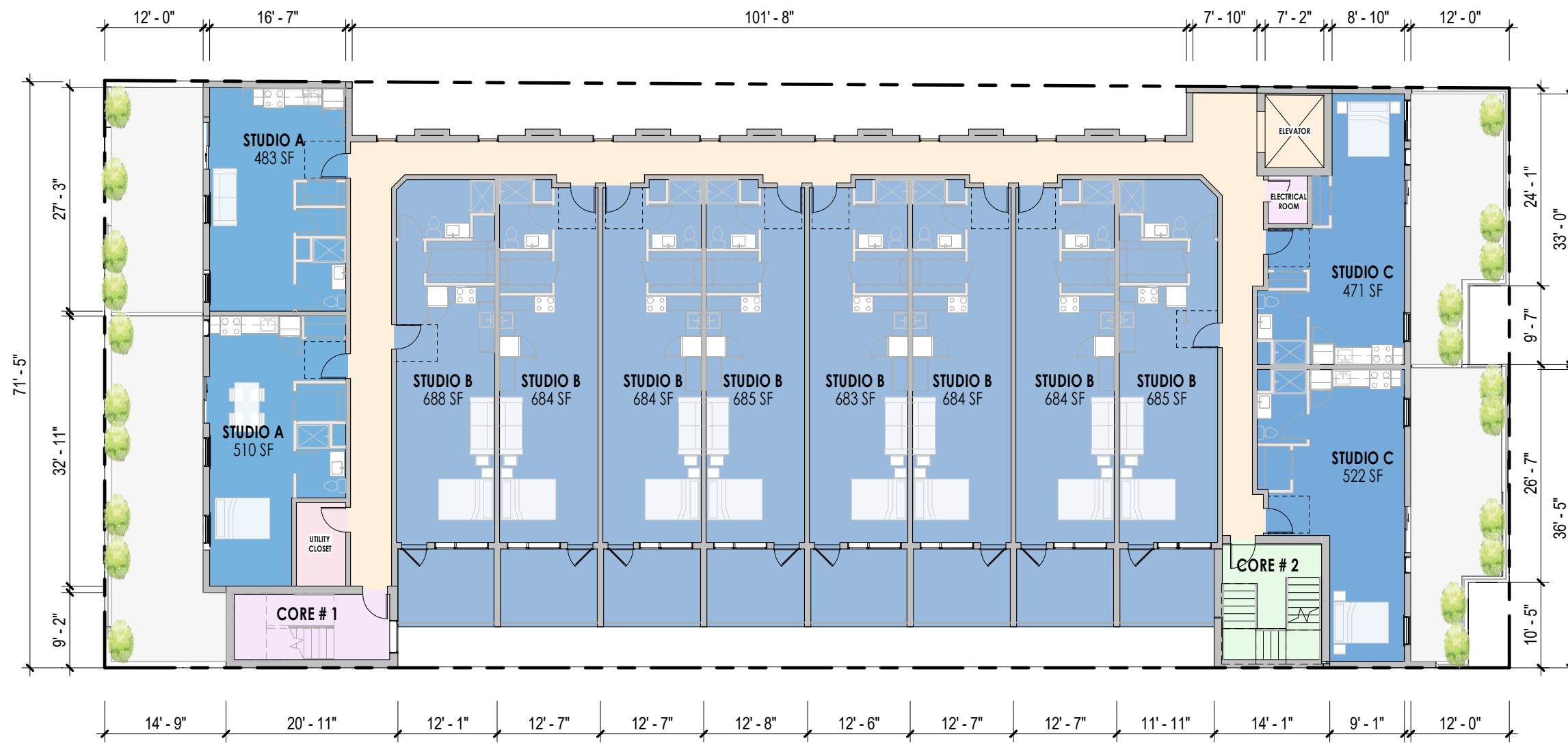


# 13 2108 N 6TH STREET

TYPICAL 3RD - 4TH FLOOR PLAN : SCALE - 1/16" = 1'-0"





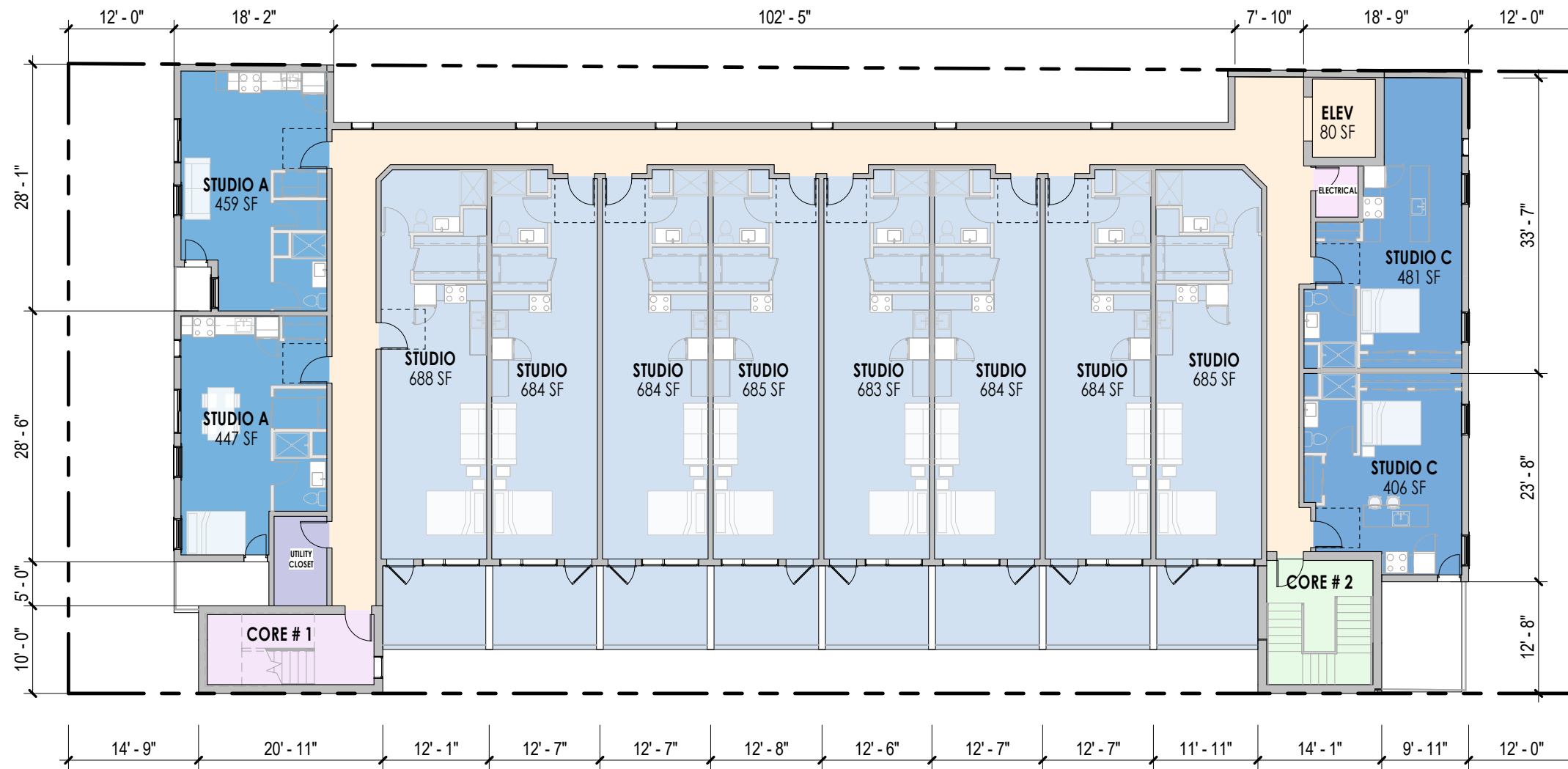


# 14 2108 N 6TH STREET

5TH FLOOR PLAN : SCALE - 1/16" = 1'-0"







# 15 2108 N 6TH STREET

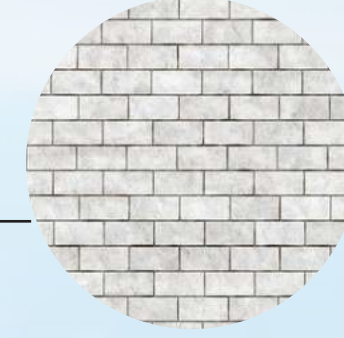
6TH FLOOR PLAN : SCALE - 1/16" = 1'-0"



FIBER CEMENT PLANKS

RESYSTA USA

BRICK



12'-0"	ROOF	75'-0"
11'-6"	LEVEL 6	63'-0"
11'-6"	LEVEL 5	51'-6"
11'-6"	LEVEL 4	40'-0"
11'-6"	LEVEL 3	28'-6"
11'-6"	LEVEL 2	17'-0"
75'-0"	MAX BUILDING HEIGHT	

DIAMOND STREET

GYM ENTRANCE

BALCONIES



**16** 2108 N 6TH STREET  
 EAST ELEVATION (NORTH 6TH & GERMANTOWN) - SCALE : (20'=1")



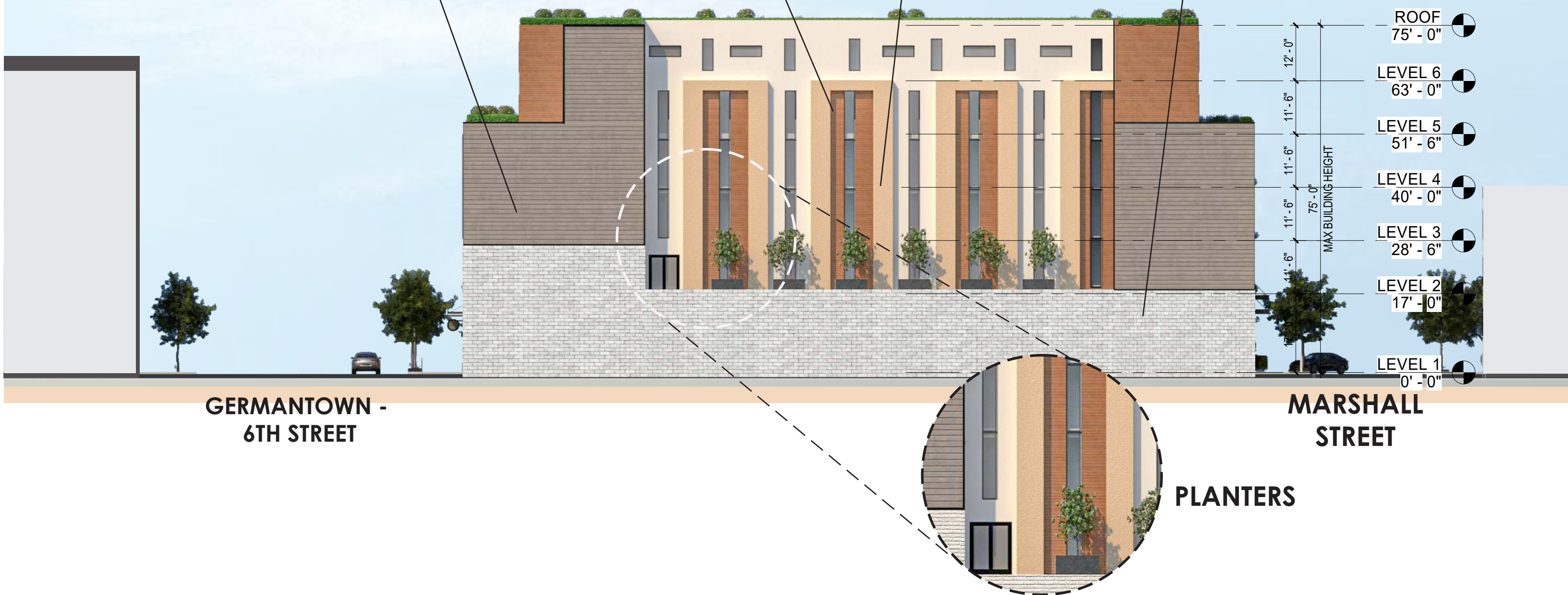
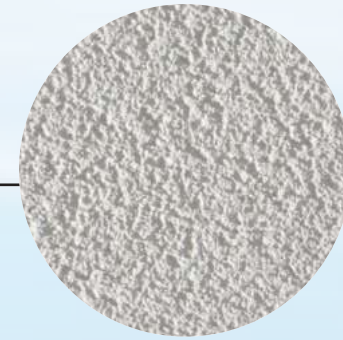


FIBER CEMENT PLANKS

COMPOSITE WOOD

STUCCO

BRICK



**16** 2108 N 6TH STREET  
 NORTH ELEVATION - SCALE : (20'=1")



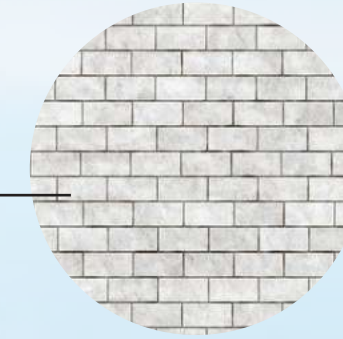


FIBER CEMENT PLANKS

RESYSTA USA

MURAL

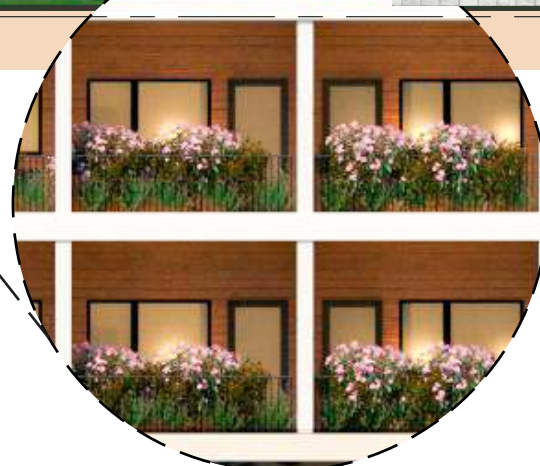
BRICK



- ROOF 75' - 0"
  - LEVEL 6 63' - 0"
  - LEVEL 5 51' - 6"
  - LEVEL 4 40' - 0"
  - LEVEL 3 28' - 6"
  - LEVEL 2 17' - 0"
  - LEVEL 1 0' - 0"
- MAX BUILDING HEIGHT 75' - 0"

MARSHALL STREET

6TH STREET



BALCONIES

**17** 2108 N 6TH STREET  
SOUTH ELEVATION - SCALE : (20' = 1")





FIBER CEMENT PLANKS

COMPOSITE WOOD

BRICK



- ROOF 75' - 0"
- LEVEL 6 63' - 0"
- LEVEL 5 51' - 6"
- LEVEL 4 40' - 0"
- LEVEL 3 28' - 6"
- LEVEL 2 17' - 0"
- LEVEL 1 0' - 0"

MAX BUILDING HEIGHT

DIAMOND STREET

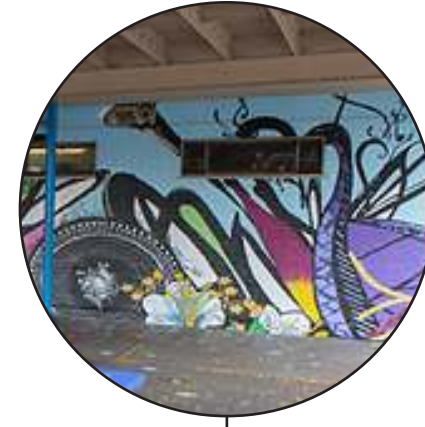
BALCONIES



18 2108 N 6TH STREET  
WEST ELEVATION (NORTH MARSHALL) - SCALE : (20'=1")

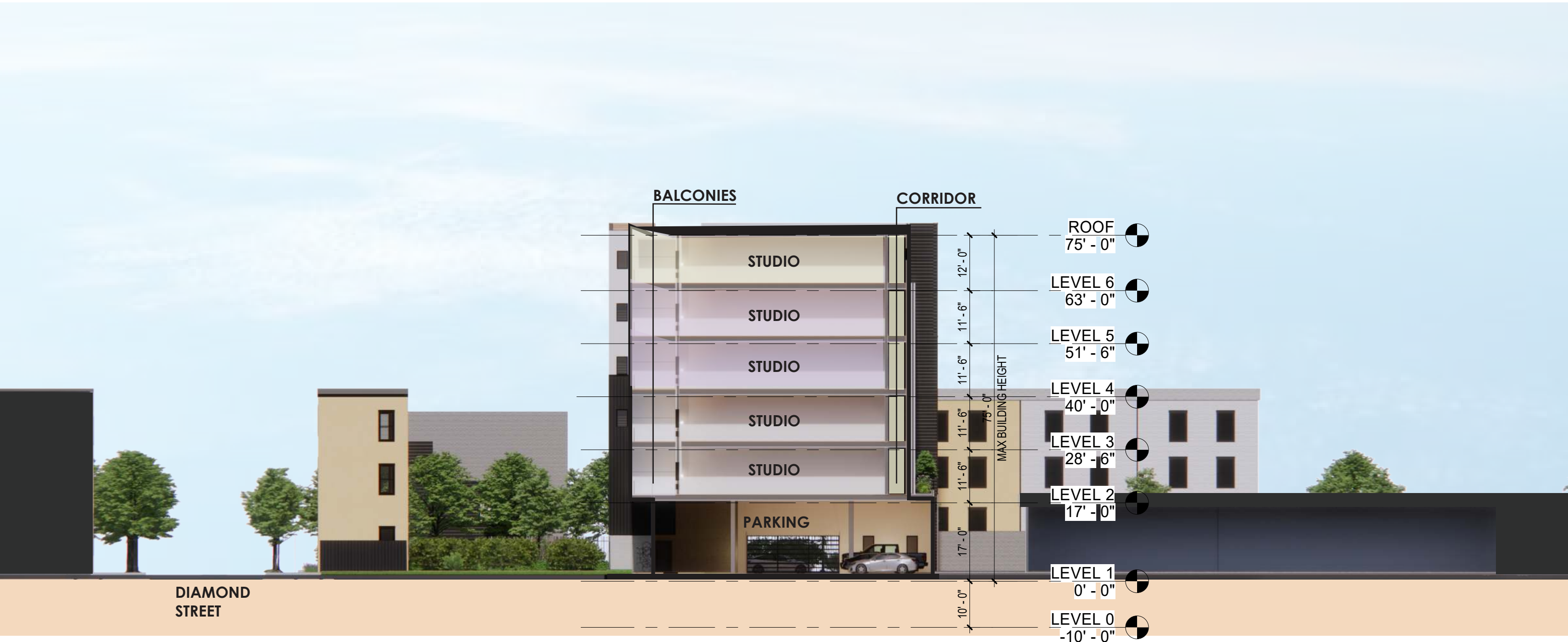






# 19 2108 N 6TH STREET MURAL MAP





# 20 2108 N 6TH STREET

## CROSS SECTION



ROOF  
75' - 0"

LEVEL 6  
63' - 0"

LEVEL 5  
51' - 6"

LEVEL 4  
40' - 0"

LEVEL 3  
28' - 6"

LEVEL 2  
17' - 0"

LEVEL 1  
0' - 0"



NORTH MARSHALL STREET

6TH - GERMANTOWN STREET

# 20 2108 N 6TH STREET

LONGITUDINAL SECTION







# 21 2108 N 6TH STREET

## STREET SECTION (NORTH 6TH)

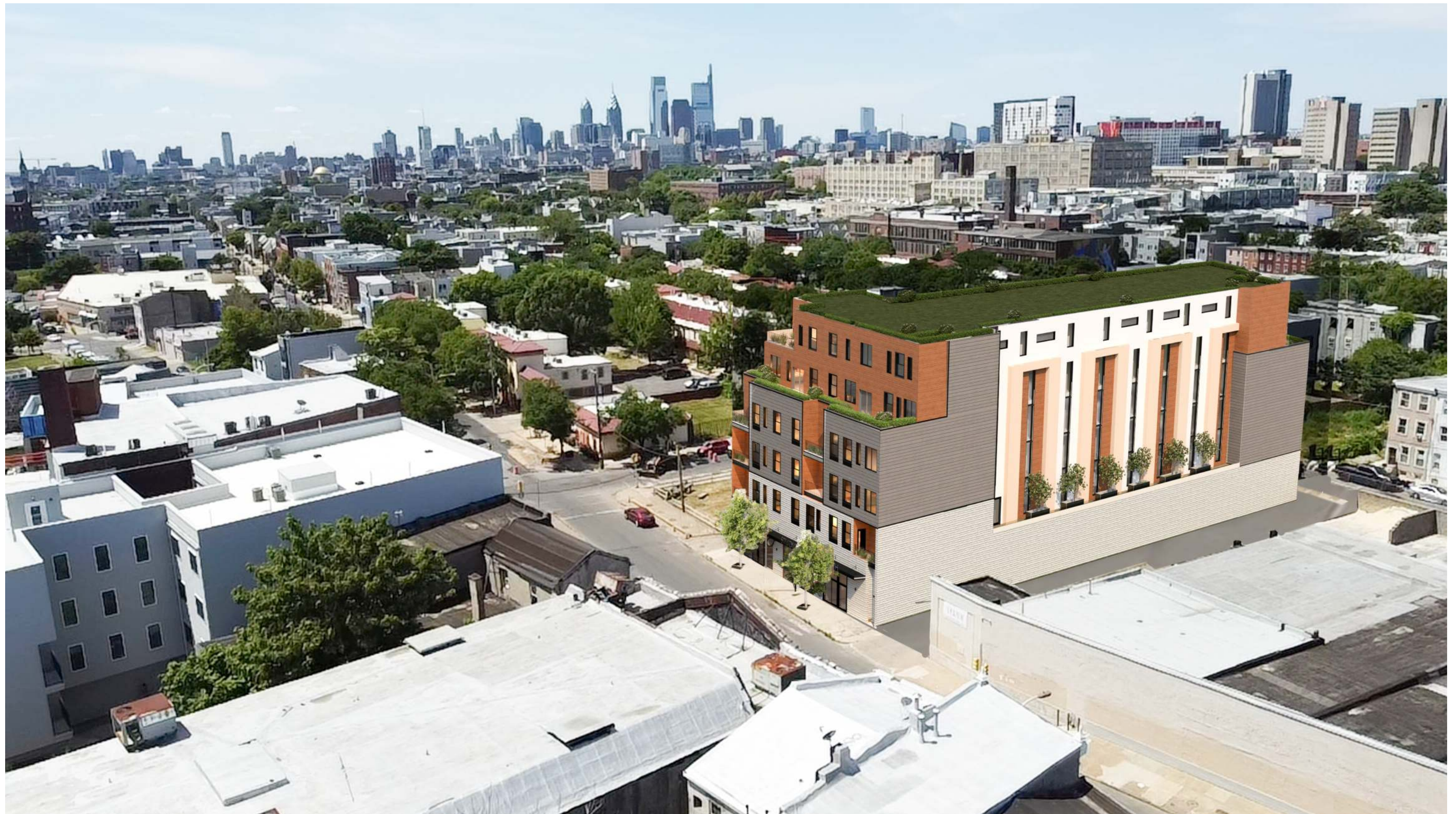




# 22 2108 N 6TH STREET

## STREET SECTION (NORTH MARSHALL)





**23** 2108 N 6TH STREET  
ISOMETRIC PERSPECTIVE







**24** 2108 N 6TH STREET  
RENDERING - (NORTH 6TH STREET VIEW)





**25** 2108 N 6TH STREET  
RENDERING - (MARSHALL STREET VIEW)







## 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-2022-010839

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

The CDR was triggered due to amount of units (75) > 50.

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### PROJECT LOCATION

<b>Planning District:</b> Lower North	<b>Council District:</b> 5th District		
<b>Address:</b> 2108 N 6th St, Philadelphia, PA 19122			
<hr/>			
<b>Is this parcel within an Opportunity Zone?</b>	<b>Yes</b>	<b>No</b>	<b>Uncertain</b>
<b>If yes, is the project using Opportunity Zone Funding?</b>	<b>Yes</b>	<b>No</b>	
	<hr/>		

### CONTACT INFORMATION

<b>Applicant Name:</b> Bar Levy	<b>Primary Phone:</b> 267-648-3436
<b>Email:</b> bar@sanbardesign.com	<b>Address:</b> 1516 North 5th Street #112 Philadelphia, PA 19122
<hr/>	
<b>Property Owner:</b> Allan Nadav	<b>Developer:</b> Fringe Development, LLC
<b>Architect:</b> Mark C. Paul	





### SITE CONDITIONS

Site Area: 12,176.38 SF

Existing Zoning: CMX-2 Are Zoning Variances required? Yes  No

#### Proposed Use:

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

**Parking: 7,604 SF / Lobby: 990 SF / Gym: 1,278 SF / Residential: 56,360 SF (75 units)**

*Proposed # of Parking Units:*

**25 Parking (4 ADA / 2 Electric Vehicle Parking / 19 Standard)**

### 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: 08-10-2023 Time: 5:00 PM

### ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes  No  NA

If yes, indicate the date hearing will be held:

Date: 10-04-2023



## 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.
<b>Location and Transportation</b>		
(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, there are bus stops 39 & 47 located at the susquehanna & N 6th intersection, continuing to susquehanna/ N 7th & 8th intersection
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes, all parking areas are covered.
(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.	There are 2 EV Parking spaces with EV Charging ports
(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. <b>(If setback used, specify distance)<sup>i</sup></b>	The site is not adjacent to a septa rail way.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No bike share station is being proposed however 56 Type 1A bike spaces are proposed.



Civic Sustainable Design Checklist – Updated September 3, 2019

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	
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.	Grass area is 1,131 sft. Green roof area is 8,373 sft. Which sums up to 9,504 sft. (1,738% of the 546.69 sf open space)
(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	N/A this project does not trigger Storm water management.
(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, shading will be provided by the proposed building and trees. In addition, a green roof is anticipated to reduce substantially the heat island effect.
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. <sup>ii</sup>	The building will conform to requirements of the 2018 IECC
(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? <sup>iii</sup> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	The use of green roofs on the proposed building will reduce the heat load, thereby reducing energy consumption



Civic Sustainable Design Checklist – Updated September 3, 2019

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> <li>●Achieve certification in Energy Star for Multifamily New Construction (MFNC).</li> <li>●Achieve Passive House Certification</li> </ul>	
(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. <sup>iv</sup>	N/A
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	N/A
<b>Innovation</b>		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	N/A

<sup>i</sup> 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.

<sup>ii</sup> 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>

<sup>iii</sup> LEED 4.1, Optimize Energy Performance in LEED v4.1

For Energy Star: [www.Energystar.gov](http://www.Energystar.gov)

For Passive House, see [www.phius.org](http://www.phius.org)

<sup>iv</sup> 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).

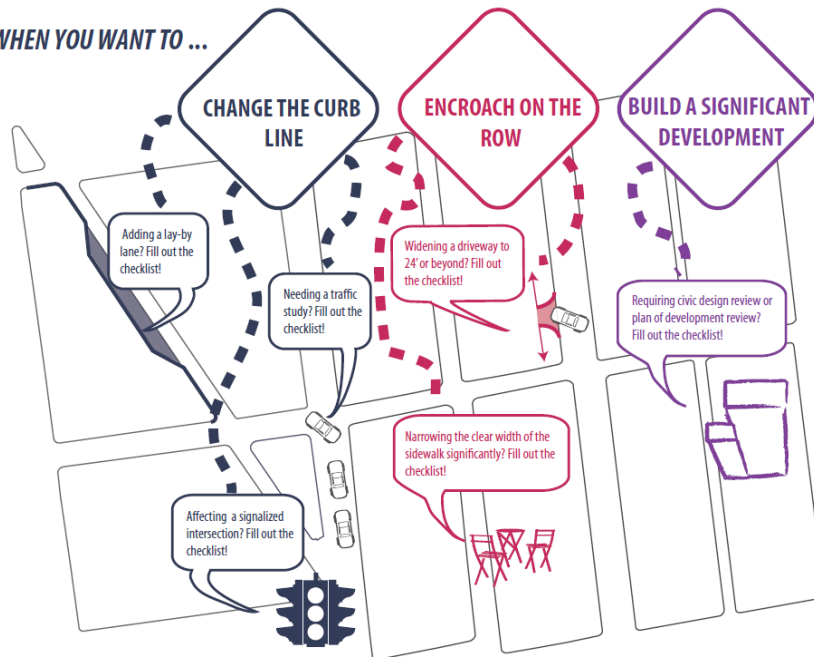
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects 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

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## GENERAL PROJECT INFORMATION

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. PROJECT NAME<br/><u>2108 N 6th Street</u></p> <p>3. APPLICANT NAME<br/><u>ALLAN NADAV</u></p> <p>4. APPLICANT CONTACT INFORMATION<br/><u>ALLANNADAV@GMAIL.COM</u><br/>215-917-1258</p> <p>6. OWNER NAME<br/>2108N6 LLC</p> <p>7. OWNER CONTACT INFORMATION<br/><u>ALLANNADAV@GMAIL.COM; 215-917-1258</u></p> <p>8. ENGINEER / ARCHITECT NAME<br/><u>AquaEconomics, LLC</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION<br/><u>PAUL@AQUAECONOMICS.COM</u></p> <p>10. STREETS: List the streets associated with the project. Complete Streets Types can be found at <a href="http://www.phila.gov/map">www.phila.gov/map</a> under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.</p> | <p>2. DATE<br/><u>8-14-2023</u></p> <p>5. PROJECT AREA: list precise street limits and scope<br/><u>71.777' on Marshall St: ~73.7' from Diamond St.</u><br/><u>70.854' on N 6<sup>th</sup> St: ~78.3' from Diamond St.</u></p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Marshall St</u>	<u>Diamond St</u>	<u>Germantown Ave</u>	<u>Local</u>
<u>N. 6<sup>th</sup> St</u>	<u>Diamond St</u>	<u>Susquehanna Ave</u>	<u>City Neighborhood</u>

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

**APPLICANT: General Project Information**

Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: General Project Information**

# COMPLETE STREETS HANDBOOK CHECKLIST

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# COMPLETE STREETS HANDBOOK CHECKLIST

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## 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
<b>Marshall St</b>	<b>10 / 12 / 12</b>	<b>12 / 12</b>
<b>N. 6<sup>th</sup> St</b>	<b>12 / 12 / 12</b>	<b>13 / 13</b>
_____	____ / ____ / ____	____ / ____

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
<b>Marshall St</b>	<b>5 / 12 / 6</b>
<b>N. 6<sup>th</sup> St</b>	<b>6 / 12 / 6</b>
_____	____ / ____ / ____

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
<b>Curb Cut</b>	<b>24'</b>	<b>Marshall St</b>
_____	_____	_____

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## PEDESTRIAN COMPONENT (continued)

DEPARTMENTAL APPROVAL  
YES  NO

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

**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
<b><u>Marshall St</u></b>	<b><u>0 / 2.5</u></b>
<b><u>N. 6<sup>th</sup> St</u></b>	<b><u>0 / 2.5</u></b>
_____	_____ / _____

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
<b><u>Marshall St</u></b>	<b><u>3.5 / 0 / 3.5</u></b>
<b><u>N. 6<sup>th</sup> St</u></b>	<b><u>4 / 0 / 3.5</u></b>
_____	_____ / _____ / _____

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

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

- |                                         |                                        |                              |
|-----------------------------------------|----------------------------------------|------------------------------|
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            | N/A <input type="checkbox"/> |
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            | N/A <input type="checkbox"/> |
| YES <input type="checkbox"/>            | NO <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            | N/A <input type="checkbox"/> |
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            | N/A <input type="checkbox"/> |
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            | N/A <input type="checkbox"/> |
| YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/>            | N/A <input type="checkbox"/> |

**DEPARTMENTAL APPROVAL**

YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>

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

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## BUILDING & FURNISHING COMPONENT (continued)

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

**APPLICANT: Building & Furnishing Component**

Additional Explanation / Comments:

**DEPARTMENTAL REVIEW: Building & Furnishing Component**

Reviewer Comments:



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## BICYCLE COMPONENT (Handbook Section 4.5)

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

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

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
<b>2108 N 6<sup>th</sup> St</b>	<b>27</b>	<b>0 / 0</b>	<b>0 / 6</b>	<b>0 / 56</b>
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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:

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



**CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)**

- 28. Does the design limit conflict among transportation modes along the curb?      YES     NO
- 29. Does the design connect transit stops to the surrounding pedestrian network and destinations?      YES     NO     N/A
- 30. Does the design provide a buffer between the roadway and pedestrian traffic?      YES     NO     N/A
- 31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? All sidewalk and curbs along the frontage will be replaced thus improving the accessibility, visibility, connectivity, and attractiveness of the site.

**DEPARTMENTAL APPROVAL**

YES     NO

YES     NO

YES     NO

YES     NO

**APPLICANT: Curbside Management Component**

Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Curbside Management Component**

Reviewer Comments:



# COMPLETE STREETS HANDBOOK CHECKLIST

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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?

Passenger Car

### DEPARTMENTAL APPROVAL

YES  NO

34. Will the project affect a historically certified street? An [inventory of historic streets](#)<sup>(1)</sup> 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: \_\_\_\_\_

### DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

(1) [http://www.philadelphiastreet.com/images/uploads/documents/Historical\\_Street\\_Paving.pdf](http://www.philadelphiastreet.com/images/uploads/documents/Historical_Street_Paving.pdf)

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## URBAN DESIGN COMPONENT (Handbook Section 4.8)

- 40. Does the design incorporate windows, storefronts, and other active uses facing the street?
- 41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?
- 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  N/A

YES  NO  N/A

**DEPARTMENTAL APPROVAL**

YES  NO

YES  NO

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

**APPLICANT: Intersections & Crossings Component**  
 Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Intersections & Crossings Component**  
 Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## ADDITIONAL COMMENTS

**APPLICANT**

Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW**

Additional Reviewer Comments: \_\_\_\_\_