



Civic Design Review Notification to Philadelphia City Planning Commission

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

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

Application Details

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

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

1

ZP- 2 | 0 | | | - | | | | | | | | | |

Address _____

Specific Location or Additional Parcels _____

Applicant Name _____

Applicant's Relationship to property:

Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Date of Notification to PCPC: ____ / ____ / ____

Plans Examiner

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

2

Name _____

Email Address _____

Phone Number _____

CDR Triggers

Provide applicable application details related to the CDR determination.

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

3

Zoning District(s): _____

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

Application includes new construction or an expansion that creates _____ square footage of new GFA.

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

Plan Review Results

Provide details regarding the outcome of the plan review

4

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

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

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

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

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

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



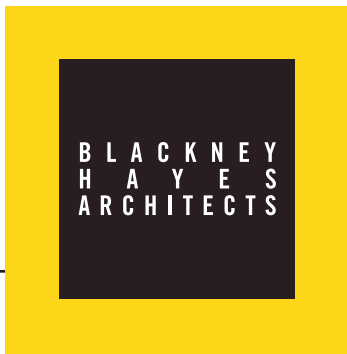
**Plan Review Results
(cont'd)**

Provide details regarding the outcome of the plan review

4

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

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



Thomas Holme Elementary

Philadelphia Planning Commission
Civic Design Review - May 31, 2024

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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-2024-005484**

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

(CDR Case 2) The proposed project will create more than 50,000 sq. ft. of new gross floor area and more than 50 dwelling units on a residentially zoned lot abutting a residential zoning district.

PROJECT LOCATION

Planning District: Lower Far Northeast **Council District:** 6th District

Address: 9125 Academy Road
Philadelphia, PA 19114

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: BSI Construction, LLC; c/o Hercules W. Grigos, Esq.; Klehr Harrison Harvey Branzburg LLP **Primary Phone:** (215) 569-1569

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

Property Owner: School District of Philadelphia **Developer:** BSI Construction, LLC
Architect: Blackney Hayes Architects

SITE CONDITIONS

Site Area: 648,985 sq. ft. (Project Area: 234,489 sq. ft.)

Existing Zoning: SP-CIV **Are Zoning Variances required?** Yes No

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

Educational Facility:

- 141,245 sq. ft. proposed for new 3-story elementary school building.
- 1,556 sq. ft. of existing accessory structures on-site to be maintained.

Proposed # of Parking Units:
Total of 118 accessory surface parking spaces (including 5 ADA parking spaces)

COMMUNITY MEETING

Community meeting held: Yes No

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:
Date: June 20, 2024 **Time:** TBD

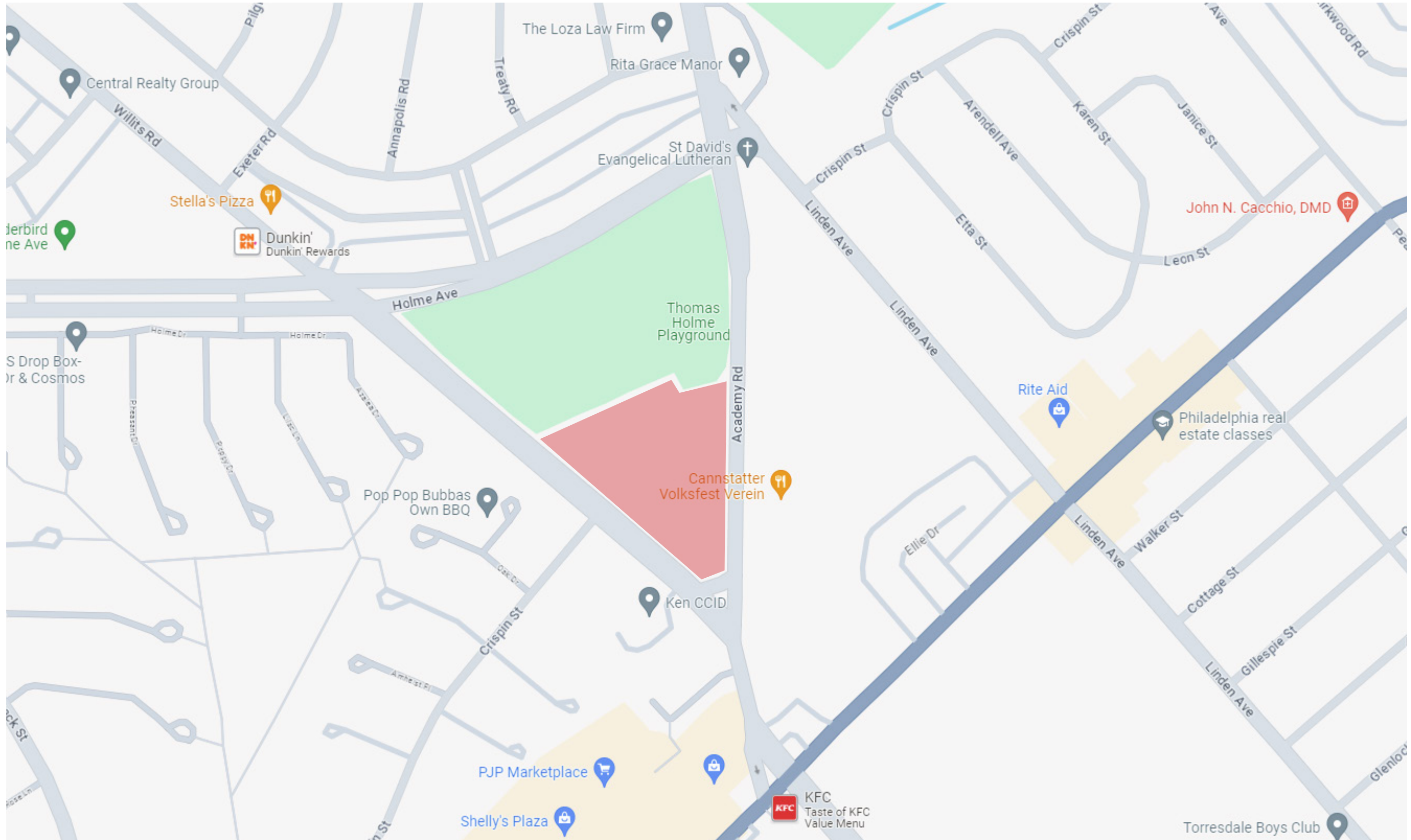
ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No **NA**

If yes, indicate the date hearing will be held:
Date: _____

CDR Application Form

Site Conditions



Location Map





Site Aerial

City of Philadelphia



(Bill No. 240065)

AN ORDINANCE

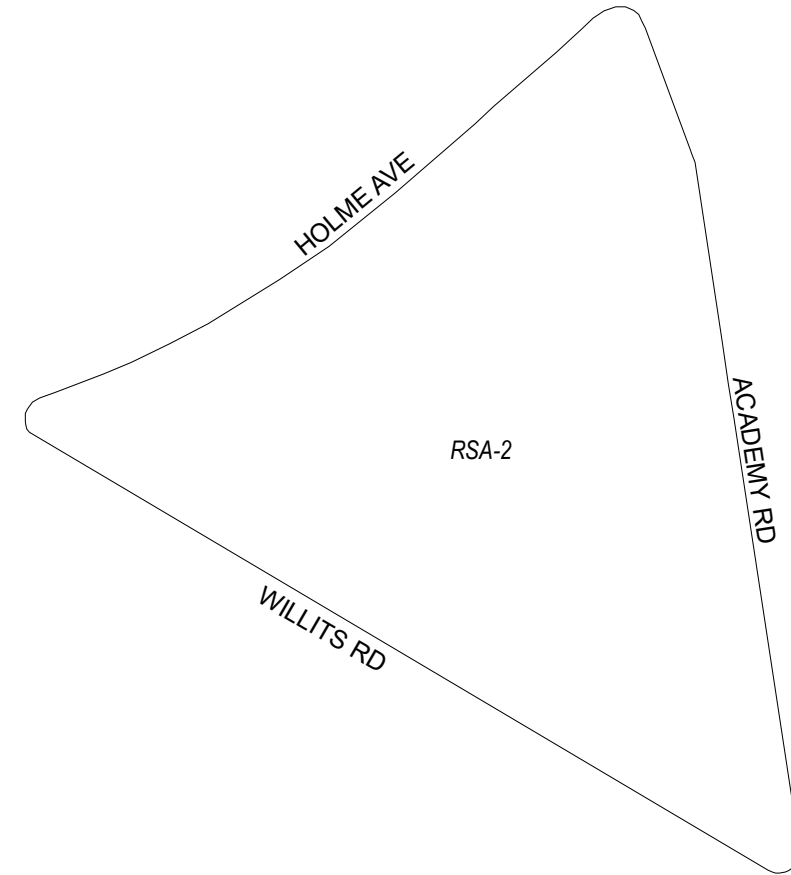
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Holme Avenue, Academy Road, and Willits Road.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Pursuant to Section 14-106 of The Philadelphia Code, The Philadelphia Zoning Maps are hereby amended by changing the zoning designations of certain areas of land within an area bounded by Holme Avenue, Academy Road, and Willits Road from the existing zoning designations indicated on Map "A," set forth below, to the zoning designations indicated on Map "B," set forth below.

SECTION 2. This Ordinance shall become effective immediately.

Map A Existing Zoning



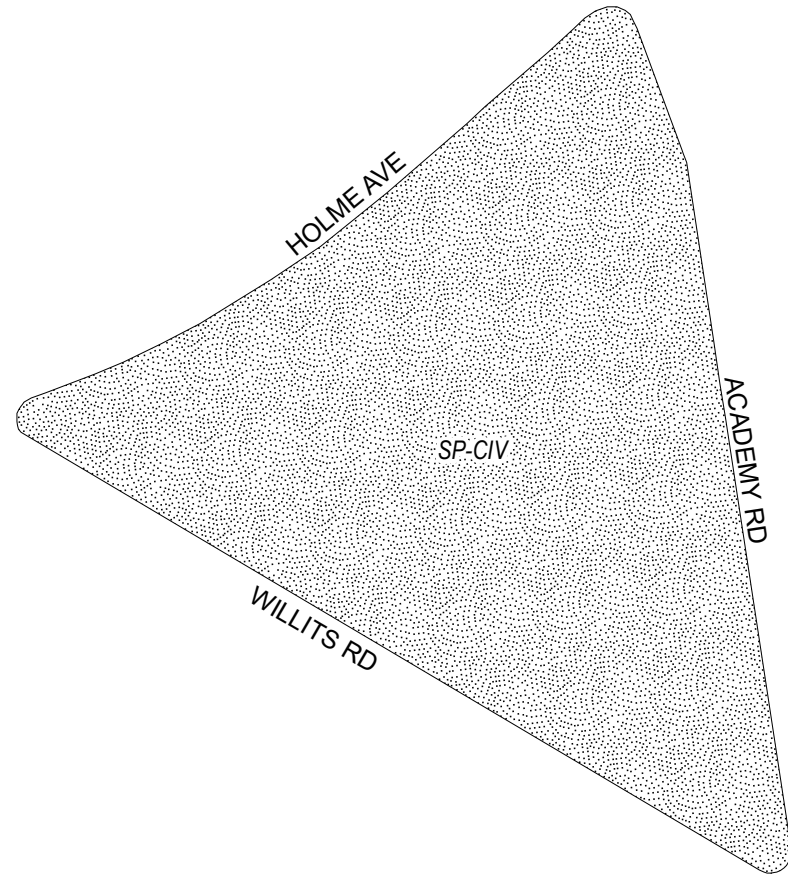
Zoning Districts

□ RSA-2, Residential Single-Family Attached




New Zoning Map

Map B Proposed Zoning



Zoning Districts

 SP-CIV, Civic, Educational, and Medical



City of Philadelphia

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on March 7, 2024. The Bill was Signed by the Mayor on March 20, 2024.

Elizabeth McCollum
Interim Chief Clerk of the City Council

New Zoning Map



Site Photo A



Site Photo B



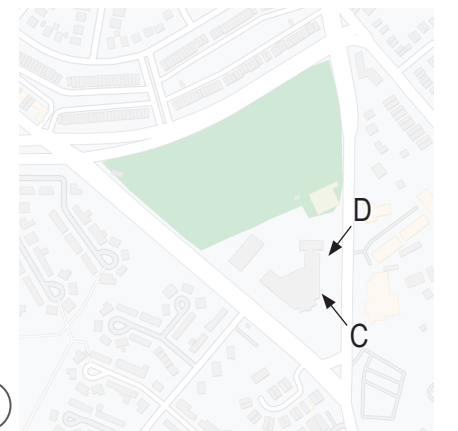
Site Photos



Site Photo C



Site Photo D



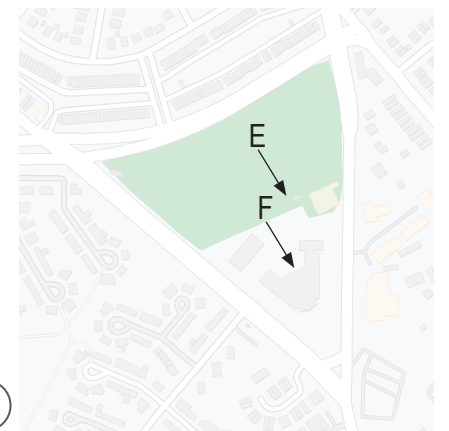
Site Photos



Site Photo E



Site Photo F



Site Photos



Context Photo A



Context Photo B

Context Photos



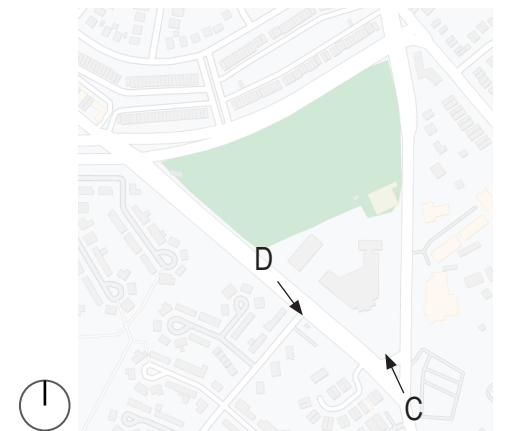


Context Photo C



Context Photo D

Context Photos



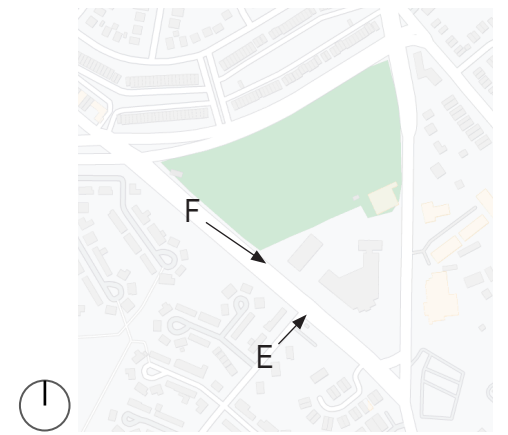


Context Photo E

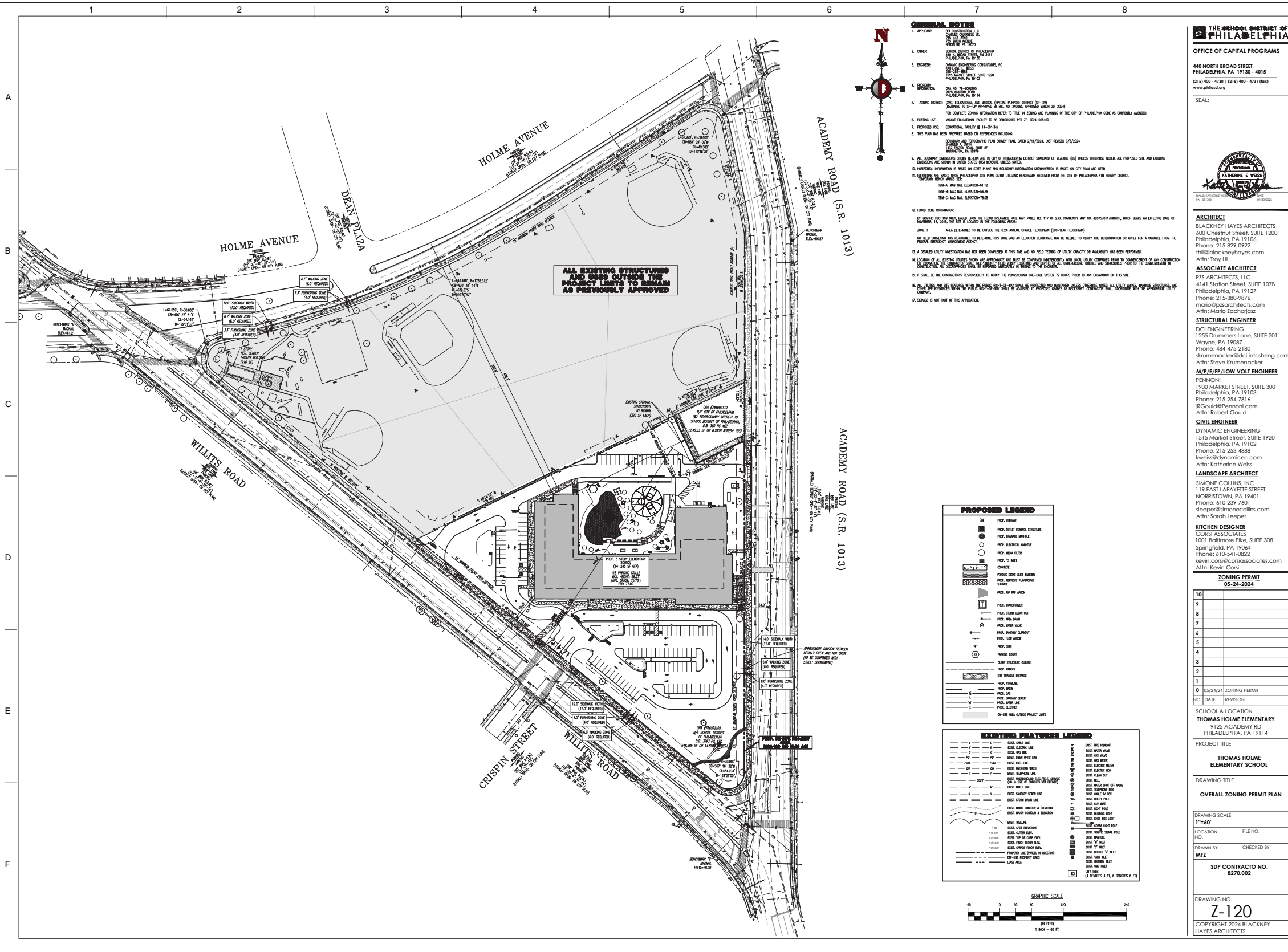


Context Photo F

Context Photos



Project Proposal



- GENERAL NOTES**
1. APPROVAL: BY THE CITY OF PHILADELPHIA, OFFICE OF CAPITAL PROGRAMS, 440 NORTH BROAD STREET, PHILADELPHIA, PA 19130.
 2. OWNER: BLACKNEY HAYES ARCHITECTS, 400 CHESTNUT STREET, SUITE 1200, PHILADELPHIA, PA 19106.
 3. ENGINEER: CORSI ASSOCIATES, 1001 BALTIMORE PIKE, SUITE 308, SPRINGFIELD, PA 19064.
 4. PROPERTY: 9125 ACADEMY ROAD, PHILADELPHIA, PA 19114.
 5. ZONING DISTRICT: R-1 (RESIDENTIAL SINGLE-FAMILY). FOR COMPLETE ZONING INFORMATION REFER TO TITLE 14 ZONING AND PLANNING OF THE CITY OF PHILADELPHIA CODE AS CURRENTLY AMENDED.
 6. EXISTING USE: SCHOOL EDUCATIONAL FACILITY TO BE REDESIGNED PER 21-0000-0000.
 7. PROPOSED USE: EDUCATIONAL FACILITY (R-1A-4000).
 8. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - PHILADELPHIA ZONING MAP, DATED 2/16/2024, LATEST REVISION 3/2/2024.
 - PHILADELPHIA CITY PLAN, DATED 2/16/2024, LATEST REVISION 3/2/2024.
 - PHILADELPHIA CITY PLAN, DATED 2/16/2024, LATEST REVISION 3/2/2024.
 9. ALL EXISTING BUILDINGS SHALL BE DEMOLISHED AND RECONSTRUCTED IN ACCORDANCE WITH THE CITY OF PHILADELPHIA DISTRICT STANDARDS OF MEASUREMENT (DS) UNLESS OTHERWISE NOTED. ALL PROPOSED SITE AND BUILDING FOOTPRINTS SHALL BE SHOWN IN SHEDDING (DS) UNLESS OTHERWISE NOTED.
 10. HORIZONTAL INFORMATION IS BASED ON STATE PLANE AND HORIZONTAL INFORMATION SHOWING DATA IS BASED ON CITY PLAN AND ZONING MAP. VERTICAL INFORMATION IS BASED ON CITY PLAN AND ZONING MAP. VERTICAL INFORMATION IS BASED ON CITY PLAN AND ZONING MAP.
 11. EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN IN ACCORDANCE WITH THE CITY OF PHILADELPHIA CITY PLAN AND ZONING MAP. ALL UTILITIES SHALL BE SHOWN IN ACCORDANCE WITH THE CITY OF PHILADELPHIA CITY PLAN AND ZONING MAP.
 12. FLOOD ZONE INFORMATION:
 - 100-YEAR FLOOD ZONE: SHOWN IN ACCORDANCE WITH THE CITY OF PHILADELPHIA DISTRICT STANDARDS OF MEASUREMENT (DS) UNLESS OTHERWISE NOTED.
 - 100-YEAR FLOOD ZONE: SHOWN IN ACCORDANCE WITH THE CITY OF PHILADELPHIA DISTRICT STANDARDS OF MEASUREMENT (DS) UNLESS OTHERWISE NOTED.
 13. A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR ANALYSIS HAS BEEN PERFORMED.
 14. LOCATION OF ALL UTILITIES SHALL BE SHOWN IN ACCORDANCE WITH THE CITY OF PHILADELPHIA CITY PLAN AND ZONING MAP. ALL UTILITIES SHALL BE SHOWN IN ACCORDANCE WITH THE CITY OF PHILADELPHIA CITY PLAN AND ZONING MAP.
 15. ALL UTILITIES AND SERVICES SHALL BE SHOWN IN ACCORDANCE WITH THE CITY OF PHILADELPHIA CITY PLAN AND ZONING MAP. ALL UTILITIES SHALL BE SHOWN IN ACCORDANCE WITH THE CITY OF PHILADELPHIA CITY PLAN AND ZONING MAP.
 16. THIS PLAN IS NOT PART OF THIS APPLICATION.

THE SCHOOL DISTRICT OF PHILADELPHIA
 OFFICE OF CAPITAL PROGRAMS
 440 NORTH BROAD STREET
 PHILADELPHIA, PA 19130 - 4015
 (215) 400-4730 | (215) 400-4731 (fax)
 www.sdp.org



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 Affn: Troy Hill

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 Affn: Katherine Weiss

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 sleepes@simonecollins.com
 Affn: Sarah Leeper

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 CORSI ASSOCIATES
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 Phone: 610-541-0822
 kevin.corsi@corsiassociates.com
 Affn: Kevin Corsi

ZONING PERMIT
 05-24-2024

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NO. DATE REVISION

SCHOOL & LOCATION
THOMAS HOLME ELEMENTARY
 9125 ACADEMY RD
 PHILADELPHIA, PA 19114

PROJECT TITLE
THOMAS HOLME ELEMENTARY SCHOOL

DRAWING TITLE
OVERALL ZONING PERMIT PLAN

DRAWING SCALE
 1"=40'

LOCATION NO.	FILE NO.
DRAWN BY MFZ	CHECKED BY

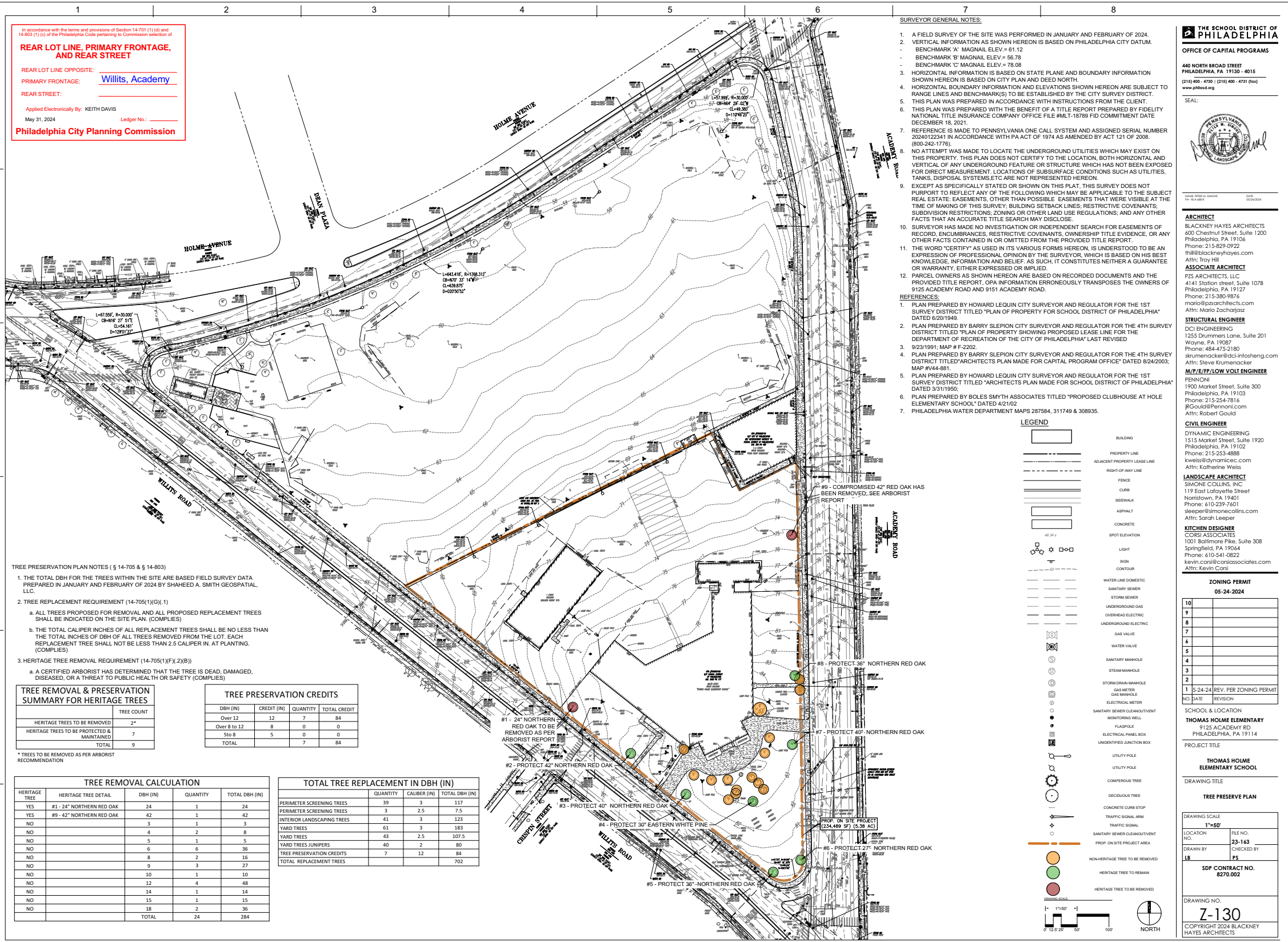
SDP CONTRACT NO.
 8270.002

DRAWING NO.
Z-120
 COPYRIGHT 2024 BLACKNEY HAYES ARCHITECTS

Overall Zoning Permit Plan

Blackney Hayes Architects P Z S ARCHITECTS
 Ideas and concepts represented in this drawing are the intellectual property of Blackney Hayes Architects and are copyrighted © 2024 Blackney Hayes Architects

SCHOOL DISTRICT OF PHILADELPHIA & PIDC
 THOMAS HOLME ELEMENTARY SCHOOL



In accordance with the terms and provisions of Section 14-701 (1)(d) and 14-803 (1)(c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: _____
 PRIMARY FRONTAGE: Willits, Academy
 REAR STREET: _____

Applied Electronically By: KEITH DAVIS
 May 31, 2024 Ledger No.: _____

Philadelphia City Planning Commission

SURVEYOR GENERAL NOTES:

- A FIELD SURVEY OF THE SITE WAS PERFORMED IN JANUARY AND FEBRUARY OF 2024.
- VERTICAL INFORMATION AS SHOWN HEREON IS BASED ON PHILADELPHIA CITY DATUM.
 - BENCHMARK 'A' MAGNAIL ELEV = 61.12
 - BENCHMARK 'B' MAGNAIL ELEV = 56.78
 - BENCHMARK 'C' MAGNAIL ELEV = 78.08
- HORIZONTAL INFORMATION IS BASED ON STATE PLANE AND BOUNDARY INFORMATION SHOWN HEREON IS BASED ON CITY PLAN AND DEED NORTH.
- HORIZONTAL BOUNDARY INFORMATION AND ELEVATIONS SHOWN HEREON ARE SUBJECT TO RANGE LINES AND BENCHMARK(S) TO BE ESTABLISHED BY THE CITY SURVEY DISTRICT.
- THIS PLAN WAS PREPARED IN ACCORDANCE WITH INSTRUCTIONS FROM THE CLIENT.
- THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OFFICE FILE #MLT-19789 FID COMMITMENT DATE DECEMBER 18, 2021.
- REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM AND ASSIGNED SERIAL NUMBER 20240122341 IN ACCORDANCE WITH PA ACT OF 1974 AS AMENDED BY ACT 121 OF 2008. (800-242-1776).
- NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY. THIS PLAN DOES NOT CERTIFY TO THE LOCATION, BOTH HORIZONTAL AND VERTICAL, OF ANY UNDERGROUND FEATURE OR STRUCTURE WHICH HAS NOT BEEN EXPOSED FOR DIRECT MEASUREMENT. LOCATIONS OF SUBSURFACE CONDITIONS SUCH AS UTILITIES, TANKS, DISPOSAL SYSTEMS, ETC ARE NOT REPRESENTED HEREON.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS CONTAINED IN OR OMITTED FROM THE PROVIDED TITLE REPORT.
- THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- PARCEL OWNERS AS SHOWN HEREON ARE BASED ON RECORDED DOCUMENTS AND THE PROVIDED TITLE REPORT. OPA INFORMATION ERRONEOUSLY TRANSMITTED THE OWNERS OF 9125 ACADEMY ROAD AND 9151 ACADEMY ROAD.

THE SCHOOL DISTRICT OF PHILADELPHIA
 OFFICE OF CAPITAL PROGRAMS

440 NORTH BROAD STREET
 PHILADELPHIA, PA 19130-4015
 (215) 400-4700 | (215) 400-4733 (fax)
 www.schooldist.org

SEALED:



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 Springfield, PA 19084
 Phone: 610-541-0822
 kevin.corsi@corsiassociates.com
 Attn: Kevin Corsi

LEGEND

[Symbol]	BUILDING
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LEASE LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	FENCE
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[Symbol]	STORM SEWER
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[Symbol]	OVERHEAD ELECTRIC
[Symbol]	UNDERGROUND ELECTRIC
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[Symbol]	WATER VALVE
[Symbol]	SANITARY MANHOLE
[Symbol]	STEAM MANHOLE
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	GAS METER
[Symbol]	GAS MANHOLE
[Symbol]	ELECTRICAL METER
[Symbol]	SANITARY SEWER CLEANOUT/VENT
[Symbol]	MONITORING WELL
[Symbol]	FLAGPOLE
[Symbol]	ELECTRICAL PANEL BOX
[Symbol]	UNIDENTIFIED JUNCTION BOX
[Symbol]	UTILITY POLE
[Symbol]	UTILITY POLE
[Symbol]	CONIFEROUS TREE
[Symbol]	DECIDUOUS TREE
[Symbol]	CONCRETE CURB STOP
[Symbol]	TRAFFIC SIGNAL ARM
[Symbol]	TRAFFIC SIGNAL
[Symbol]	SANITARY SEWER CLEANOUT/VENT
[Symbol]	PROP. ON SITE PROJECT AREA
[Symbol]	NON-HERITAGE TREE TO BE REMOVED
[Symbol]	HERITAGE TREE TO REMAIN
[Symbol]	HERITAGE TREE TO BE REMOVED

TREE PRESERVATION PLAN NOTES (§ 14-705 & § 14-803)

- THE TOTAL DBH FOR THE TREES WITHIN THE SITE ARE BASED FIELD SURVEY DATA PREPARED IN JANUARY AND FEBRUARY OF 2024 BY SHAHEED A. SMITH GEOSPATIAL, LLC.
- TREE REPLACEMENT REQUIREMENT (14-705(1)(G),1)
 - ALL TREES PROPOSED FOR REMOVAL AND ALL PROPOSED REPLACEMENT TREES SHALL BE INDICATED ON THE SITE PLAN. (COMPLIES)
 - THE TOTAL CALIPER INCHES OF ALL REPLACEMENT TREES SHALL BE NO LESS THAN THE TOTAL INCHES OF DBH OF ALL TREES REMOVED FROM THE LOT. EACH REPLACEMENT TREE SHALL NOT BE LESS THAN 2.5 CALIPER IN. AT PLANTING. (COMPLIES)
- HERITAGE TREE REMOVAL REQUIREMENT (14-705(1)(F),2(B))
 - A CERTIFIED ARBORIST HAS DETERMINED THAT THE TREE IS DEAD, DAMAGED, DISEASED, OR A THREAT TO PUBLIC HEALTH OR SAFETY (COMPLIES)

TREE REMOVAL & PRESERVATION SUMMARY FOR HERITAGE TREES

HERITAGE TREE	TREE COUNT
HERITAGE TREES TO BE REMOVED	2*
HERITAGE TREES TO BE PROTECTED & MAINTAINED	7
TOTAL	9

* TREES TO BE REMOVED AS PER ARBORIST RECOMMENDATION

TREE PRESERVATION CREDITS

DBH (IN)	CREDIT (IN)	QUANTITY	TOTAL CREDIT
Over 12	12	7	84
Over 8 to 12	8	0	0
5 to 8	5	0	0
TOTAL		7	84

TREE REMOVAL CALCULATION

HERITAGE TREE	HERITAGE TREE DETAIL	DBH (IN)	QUANTITY	TOTAL DBH (IN)
YES	#1 - 24" NORTHERN RED OAK	24	1	24
NO	#9 - 42" NORTHERN RED OAK	42	1	42
NO		3	1	3
NO		4	2	8
NO		5	1	5
NO		6	6	36
NO		8	2	16
NO		9	3	27
NO		10	1	10
NO		12	4	48
NO		14	1	14
NO		15	1	15
NO		18	2	36
TOTAL		24		284

TOTAL TREE REPLACEMENT IN DBH (IN)

QUANTITY	CALIBER (IN)	TOTAL DBH (IN)	
PERIMETER SCREENING TREES	39	3	117
PERIMETER SCREENING TREES	3	2.5	7.5
INTERIOR LANDSCAPING TREES	41	3	123
YARD TREES	63	3	189
YARD TREES	43	2.5	107.5
YARD TREES JUNIPERS	40	2	80
TREE PRESERVATION CREDITS	7	12	84
TOTAL REPLACEMENT TREES		702	

ZONING PERMIT
 05-24-2024

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1	5-24-24 REV. PER ZONING PERMIT

NO. DATE REVISION

SCHOOL & LOCATION
THOMAS HOLME ELEMENTARY
 9125 ACADEMY RD
 PHILADELPHIA, PA 19114

PROJECT TITLE
THOMAS HOLME ELEMENTARY SCHOOL

DRAWING TITLE
TREE PRESERVE PLAN

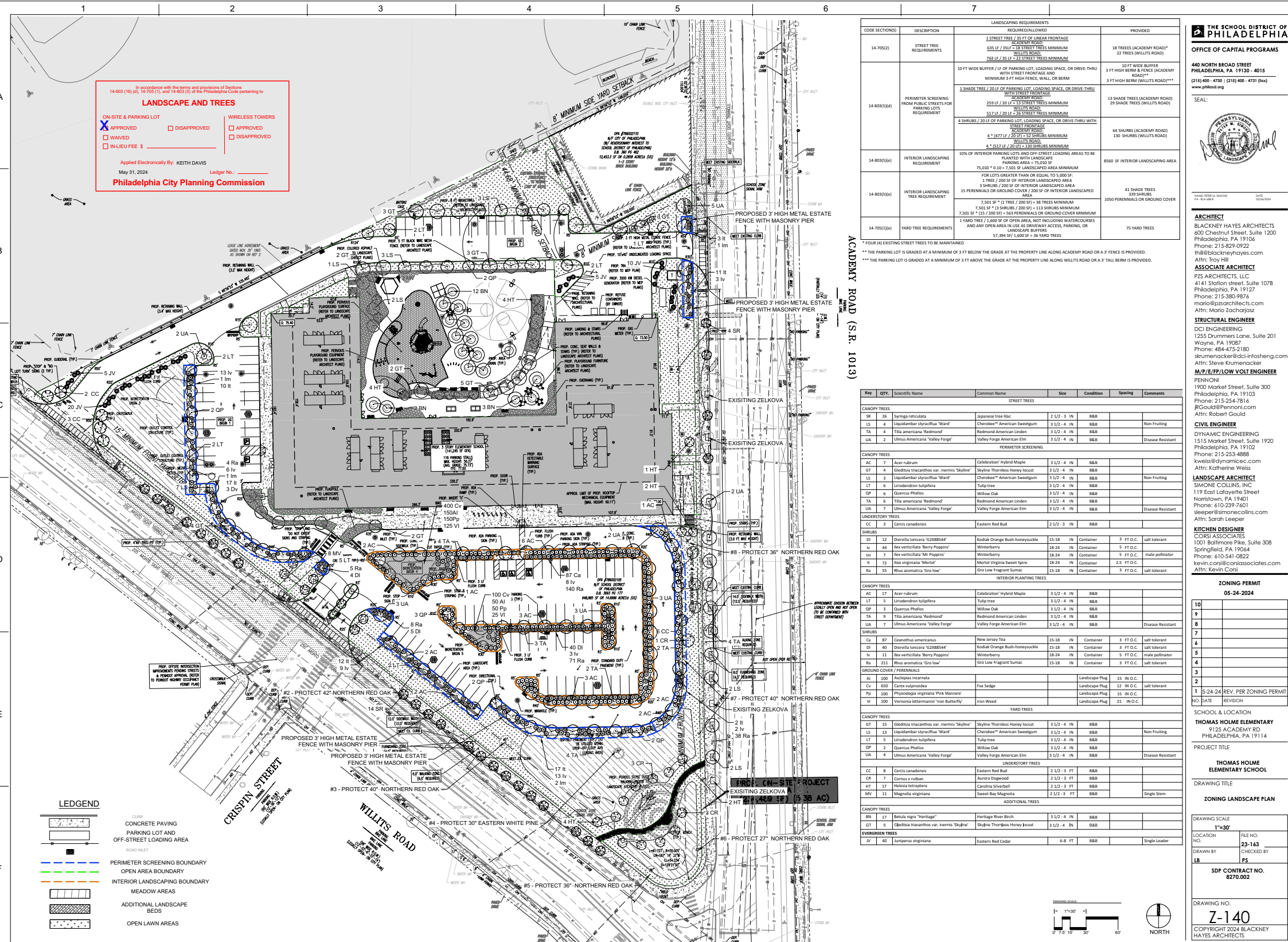
DRAWING SCALE
 1"=50'

LOCATION NO.	FILE NO.
23-163	23-163
DRAWN BY	CHECKED BY
LB	PS

SDP CONTRACT NO.
 6270.002

DRAWING NO.
Z-130
 COPYRIGHT 2024 BLACKNEY HAYES ARCHITECTS

Tree Preservation Plan



In accordance with the terms and provisions of Sections 14-803 (16) (d), 14-705 (1), and 14-803 (5) of the Philadelphia Code pertaining to

LANDSCAPE AND TREES

ON-SITE & PARKING LOT

APPROVED DISAPPROVED WIRELESS TOWERS

MAILED IN-LIEU FEE \$ _____

Applied Electronically By: KEITH DAVIS
 May 31, 2024 Ledger No. _____
Philadelphia City Planning Commission

CODE SECTION(S)	DESCRIPTION	LANDSCAPING REQUIREMENTS	
		REQUIRED/ALLOWED	PROVIDED
14-705(2)	STREET TREE REQUIREMENTS	1 STREET TREE / 35 FT OF LINEAR FRONTAGE ACADEMY ROAD: 625 LF / 35 FT - 13 STREET TREES MINIMUM WILLITS ROAD: 783 LF / 35 FT - 23 STREET TREES MINIMUM	18 TREES (ACADEMY ROAD)* 22 TREES (WILLITS ROAD)
14-803(3)(a)	PERIMETER SCREENING FROM PUBLIC STREETS FOR REQUIREMENT	10 FT WIDE BUFFER / LF OF PARKING LOT, LOADING SPACE, OR DRIVE THRU WITH STREET FRONTAGE AND MINIMUM 8 FT HIGH FENCE, WALL, OR BERM 3 SHADE TREES / 20 LF OF PARKING LOT, LOADING SPACE, OR DRIVE THRU WITH STREET FRONTAGE WITH STREET FRONTAGE: 259 LF / 20 FT - 13 STREET TREES MINIMUM WILLITS ROAD: 517 LF / 20 FT - 26 STREET TREES MINIMUM	33 FT WIDE BUFFER 3 FT HIGH BERM & FENCE (ACADEMY ROAD)** 3 FT HIGH BERM (WILLITS ROAD)** 13 SHADE TREES (ACADEMY ROAD) 29 SHADE TREES (WILLITS ROAD)
14-803(3)(a)	INTERIOR LANDSCAPING REQUIREMENT	10% OF INTERIOR PARKING LOTS AND OFF-STREET LOADING AREAS TO BE PLANTED WITH LANDSCAPE PARKING AREA = 75,000 SF 75,000 SF ± 10% - 7,500 SF LANDSCAPED AREA MINIMUM 1 TREE / 300 SF OF INTERIOR LANDSCAPED AREA 15 PERENNIALS OR GROUND COVER / 200 SF OF INTERIOR LANDSCAPED AREA	8560 SF INTERIOR LANDSCAPING AREA
14-803(3)(a)	INTERIOR LANDSCAPING TREE REQUIREMENT	7,500 SF ± (1 TREE / 300 SF) = 38 TREES MINIMUM 7,500 SF ± (3 SHRUBS / 200 SF) = 113 SHRUBS MINIMUM 7,500 SF ± (12 / 200 SF) = 36 PERENNIALS OR GROUND COVER MINIMUM	41 SHADE TREES 339 SHRUBS 1050 PERENNIALS OR GROUND COVER
14-705(1)(a)	YARD TREE REQUIREMENTS	1 YARD TREE / 1,000 SF OF OPEN AREA, NOT INCLUDING WATERCOURSES AND ANY OPEN AREA IN USE AS DRIVEWAY ACCESS, PARKING, OR LANDSCAPE BUFFERS 57,894 SF / 1,000 SF = 58 YARD TREES	75 YARD TREES

FOUR (4) EXISTING STREET TREES TO BE MAINTAINED

** THE PARKING LOT IS GRADED AT A MINIMUM OF 3 FT BELOW THE GRADE AT THE PROPERTY LINE ALONG ACADEMY ROAD OR A 3' FENCE IS PROVIDED.

*** THE PARKING LOT IS GRADED AT A MINIMUM OF 3 FT ABOVE THE GRADE AT THE PROPERTY LINE ALONG WILLITS ROAD OR A 3' TALL BERM IS PROVIDED.

Key	QTY.	Scientific Name	Common Name	Size	Condition	Spacing	Comments
STREET TREES							
CANOPY TREES							
ST	28	<i>Syringa viticarpa</i>	Common Lilac	2 1/2 - 3 IN	B&B		
LS	4	<i>Liquidambar styraciflua 'Ward'</i>	Cherokee American Sweetgum	3 1/2 - 4 IN	B&B		Non Fruiting
TA	4	<i>Tilia americana 'Redmond'</i>	Redmond American Linden	3 1/2 - 4 IN	B&B		
UA	2	<i>Ulmus americana 'Valley Forge'</i>	Valley Forge American Elm	3 1/2 - 4 IN	B&B		Disease Resistant
PERIMETER SCREENING							
CANOPY TREES							
AC	7	<i>Acer rubrum</i>	Celebration Hybrid Maple	3 1/2 - 4 IN	B&B		
GT	4	<i>Gleditsia trucata</i> var. <i>inermis</i> 'Skyline'	Skyline Thornless Honey Locust	3 1/2 - 4 IN	B&B		
LS	3	<i>Liquidambar styraciflua 'Ward'</i>	Cherokee American Sweetgum	3 1/2 - 4 IN	B&B		Non Fruiting
LT	6	<i>Liriodendron tulipifera</i>	Tulip tree	3 1/2 - 4 IN	B&B		
OP	6	<i>Quercus phellos</i>	Willow Oak	3 1/2 - 4 IN	B&B		
TA	6	<i>Tilia americana 'Redmond'</i>	Redmond American Linden	3 1/2 - 4 IN	B&B		
UA	7	<i>Ulmus americana 'Valley Forge'</i>	Valley Forge American Elm	3 1/2 - 4 IN	B&B		Disease Resistant
UNDERSTORY TREES							
CC	3	<i>Cercis canadensis</i>	Eastern Red Bud	2 1/2 - 3 IN	B&B		
SHRUBS							
DI	12	<i>Dierilla lonicera 'ICEBERG44'</i>	Koolha Orange Bush-honeysuckle	15-18 IN	Container	3 FT O.C.	Salt tolerant
IV	44	<i>Ilex verticillata 'Berm Poppins'</i>	Winterberry	18-24 IN	Container	5 FT O.C.	
IV	7	<i>Ilex verticillata 'Berm Poppins'</i>	Winterberry	18-24 IN	Container	5 FT O.C.	male pollinator
R	72	<i>Rosa virginiana 'Merlot'</i>	Merlot Virginia Sweet Rose	18-24 IN	Container	2.5 FT O.C.	
RA	33	<i>Rhus aromatica 'Sens low'</i>	Sens Low Fragrant Sumac	15-18 IN	Container	3 FT O.C.	Salt tolerant
INTERIOR PLANTING TREES							
CANOPY TREES							
AC	17	<i>Acer rubrum</i>	Celebration Hybrid Maple	3 1/2 - 4 IN	B&B		
LT	5	<i>Liriodendron tulipifera</i>	Tulip tree	3 1/2 - 4 IN	B&B		
OP	3	<i>Quercus phellos</i>	Willow Oak	3 1/2 - 4 IN	B&B		
TA	6	<i>Tilia americana 'Redmond'</i>	Redmond American Linden	3 1/2 - 4 IN	B&B		
UA	7	<i>Ulmus americana 'Valley Forge'</i>	Valley Forge American Elm	3 1/2 - 4 IN	B&B		Disease Resistant
SHRUBS							
Ca	87	<i>Caeanothus americanus</i>	New Jersey Tea	15-18 IN	Container	3 FT O.C.	Salt tolerant
DI	40	<i>Dierilla lonicera 'ICEBERG44'</i>	Koolha Orange Bush-honeysuckle	15-18 IN	Container	3 FT O.C.	Salt tolerant
IV	11	<i>Ilex verticillata 'Berm Poppins'</i>	Winterberry	18-24 IN	Container	5 FT O.C.	male pollinator
RA	211	<i>Rhus aromatica 'Sens low'</i>	Sens Low Fragrant Sumac	15-18 IN	Container	3 FT O.C.	Salt tolerant
GROUND COVER / PERENNIALS							
AI	100	<i>Asclepias incarnata</i>	Van Sedge	Landscaping Plug	15 IN O.C.		Salt tolerant
Ca	800	<i>Cornus virginiana</i>	Van Sedge	Landscaping Plug	12 IN O.C.		Salt tolerant
Ph	100	<i>Physocarpus virginiana 'Pink Marlene'</i>	Van Sedge	Landscaping Plug	15 IN O.C.		
VI	100	<i>Veronica luteomarginata 'Iron Butterfly'</i>	Iron Weed	Landscaping Plug	21 IN O.C.		
YARD TREES							
CANOPY TREES							
GT	13	<i>Gleditsia trucata</i> var. <i>inermis</i> 'Skyline'	Skyline Thornless Honey Locust	3 1/2 - 4 IN	B&B		Non Fruiting
LS	13	<i>Liquidambar styraciflua 'Ward'</i>	Cherokee American Sweetgum	3 1/2 - 4 IN	B&B		
LT	5	<i>Liriodendron tulipifera</i>	Tulip tree	3 1/2 - 4 IN	B&B		
OP	2	<i>Quercus phellos</i>	Willow Oak	3 1/2 - 4 IN	B&B		
UA	4	<i>Ulmus americana 'Valley Forge'</i>	Valley Forge American Elm	3 1/2 - 4 IN	B&B		Disease Resistant
UNDERSTORY TREES							
CC	8	<i>Cercis canadensis</i>	Eastern Red Bud	2 1/2 - 3 FT	B&B		
CR	7	<i>Cornus x rubra</i>	Anura Dogwood	2 1/2 - 3 FT	B&B		
HT	17	<i>Halesia tetrapetala</i>	Carolina Silverbell	2 1/2 - 3 FT	B&B		
MV	11	<i>Magnolia virginiana</i>	Sweet Bay Magnolia	2 1/2 - 3 FT	B&B		Single Stem
ADDITIONAL TREES							
CANOPY TREES							
BN	17	<i>Betula nigra 'Heritage'</i>	Heritage River Birch	3 1/2 - 4 IN	B&B		
GT	5	<i>Gleditsia trucata</i> var. <i>inermis</i> 'Skyline'	Skyline Thornless Honey Locust	3 1/2 - 4 IN	B&B		
EVERGREEN TREES							
IV	40	<i>Juniperus virginiana</i>	Eastern Red Cedar	6-8 FT	B&B		Single Leader

THE SCHOOL DISTRICT OF PHILADELPHIA
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 Aftn: Kevin Corsi

ZONING PERMIT
 05-24-2024

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SCHOOL & LOCATION
THOMAS HOLME ELEMENTARY
 9125 ACADEMY RD
 PHILADELPHIA, PA 19114

PROJECT TITLE
THOMAS HOLME ELEMENTARY SCHOOL

DRAWING TITLE
ZONING LANDSCAPE PLAN

DRAWING SCALE
 1"=30'

LOCATION NO.
 23-163

DRAWN BY
 PS

CHECKED BY
 PS

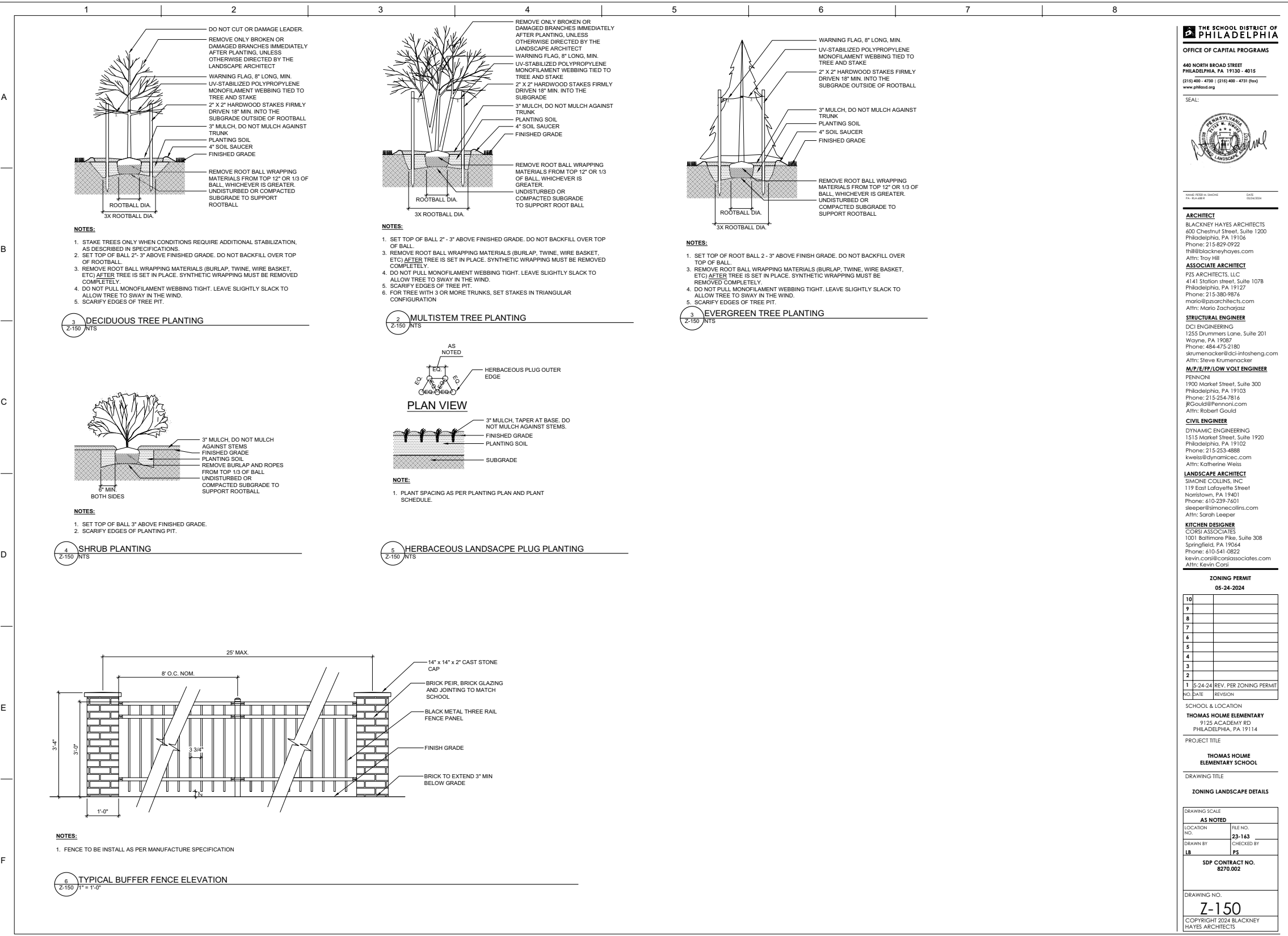
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 6270.002

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Z-140
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Zoning Landscape Plan

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SCHOOL DISTRICT OF PHILADELPHIA & PIDC
 THOMAS HOLME ELEMENTARY SCHOOL



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ZONING PERMIT
05-24-2024

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1	5-24-24 REV. PER ZONING PERMIT
NO. DATE	REVISION

SCHOOL & LOCATION
THOMAS HOLME ELEMENTARY
9125 ACADEMY RD
PHILADELPHIA, PA 19114

PROJECT TITLE
THOMAS HOLME ELEMENTARY SCHOOL

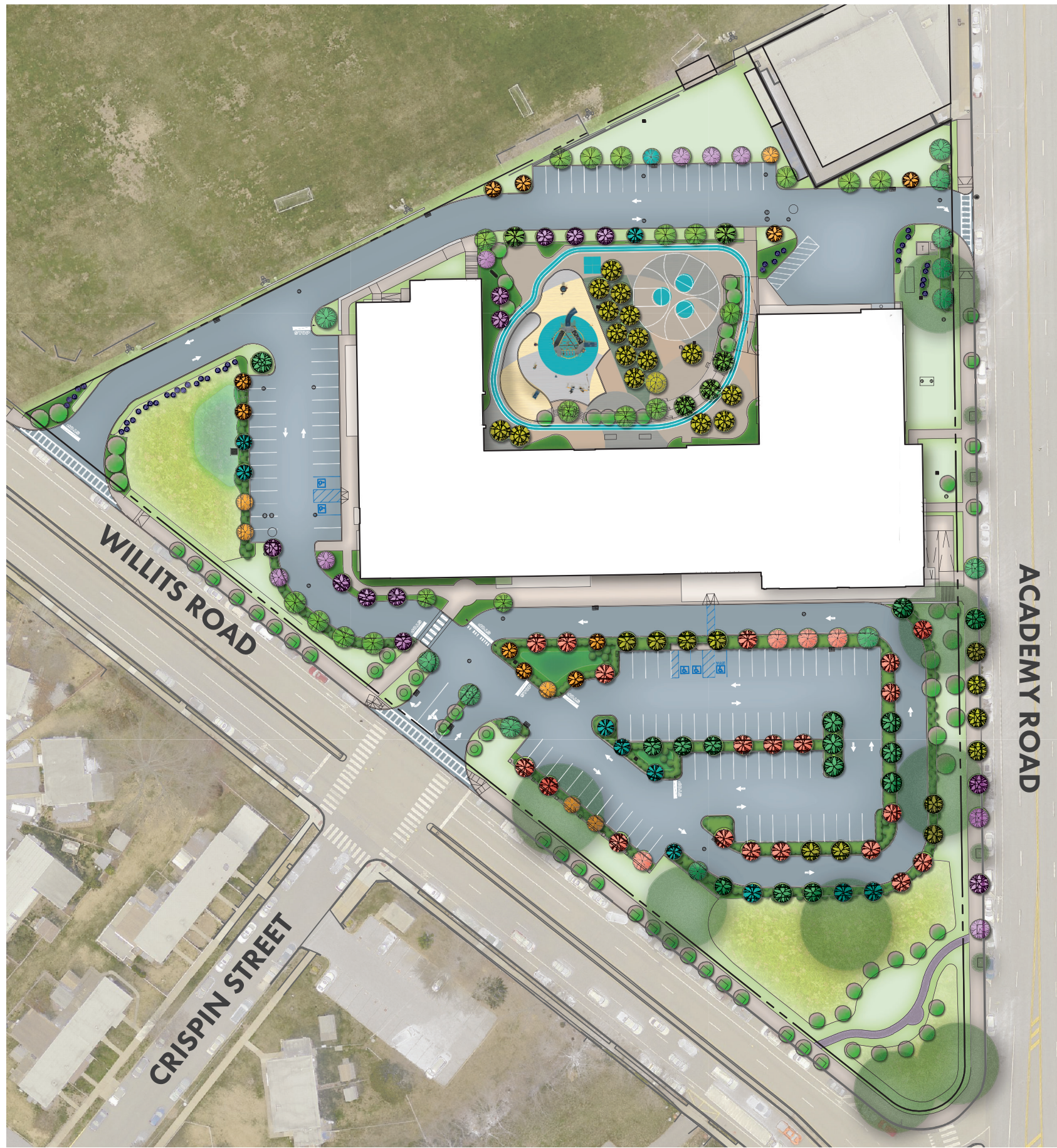
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ZONING LANDSCAPE DETAILS

DRAWING SCALE
AS NOTED

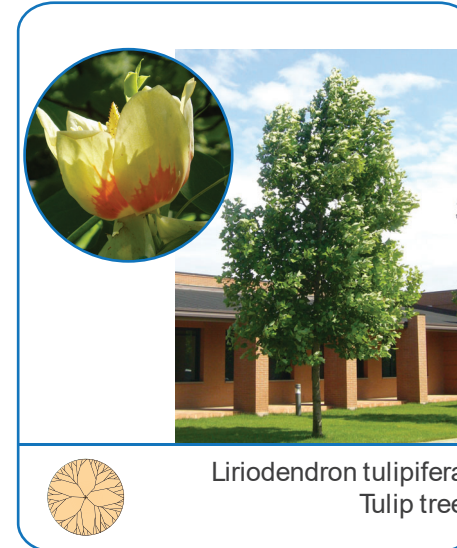
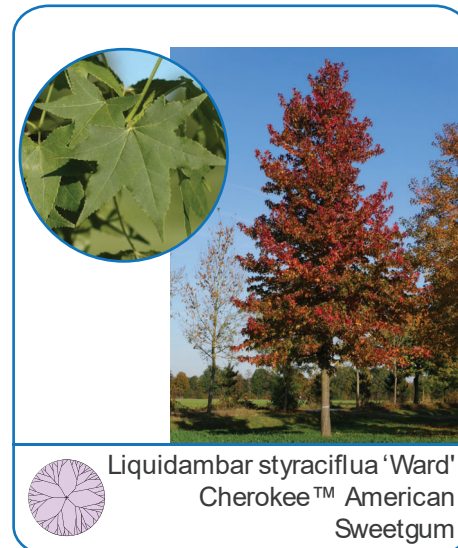
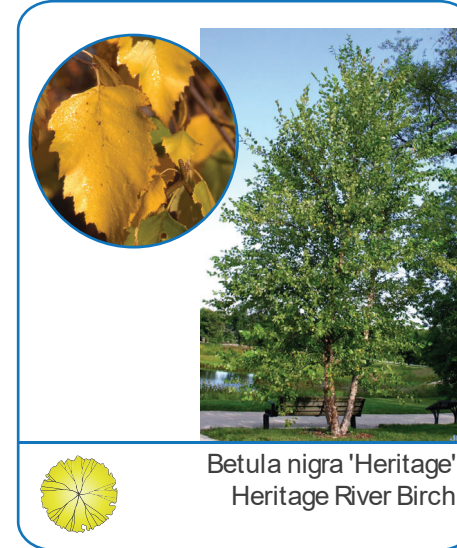
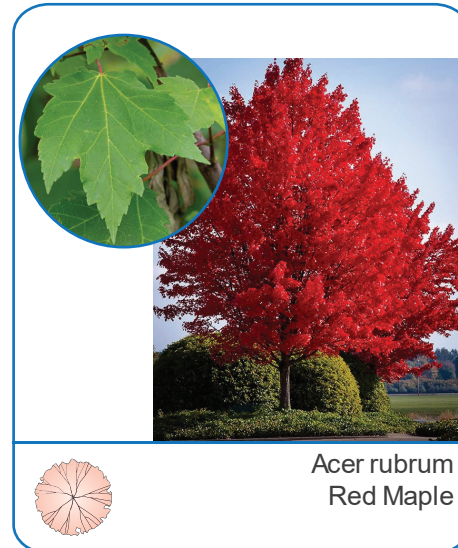
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23-163	
DRAWN BY	CHECKED BY
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SDP CONTRACT NO. 6270.002	
DRAWING NO. Z-150	
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Zoning Landscape Details



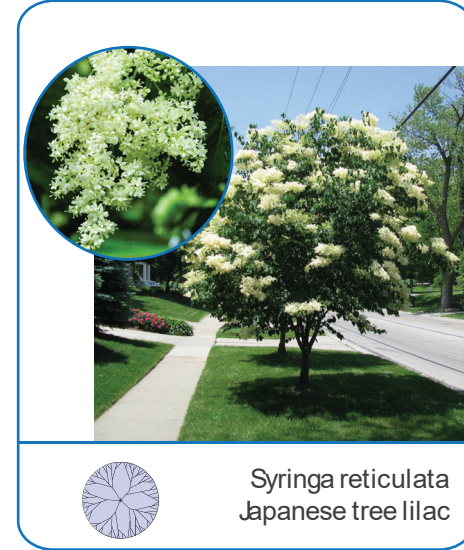
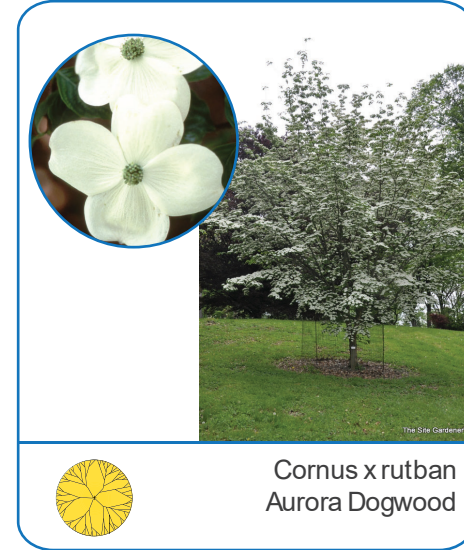
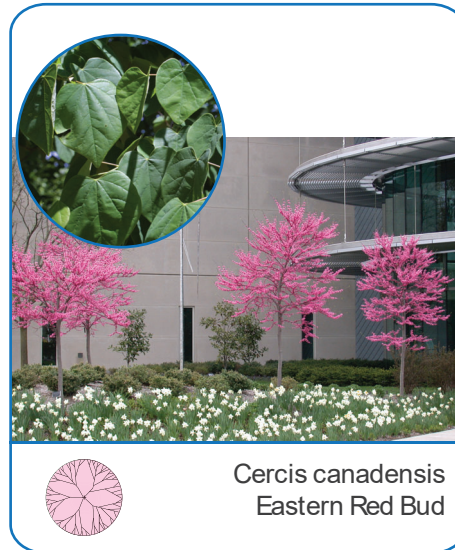


Canopy Shade Trees & Evergreen Trees





Understory Trees





Shrubs, Grasses & Perennials



Ceanothus americanus
New Jersey Tea



Diervilla lonicera 'G2X88544'
Kodiak Orange Bush-honeysuckle



Ilex verticillata 'Berry Poppins'
Winterberry



Itea virginiana 'Merlot'
Merlot Virginia Sweet Spire



Rhus aromatica 'Gro low'
Gro Low Fragrant Sumac



Carex vulpinoidea
Fox Sedge



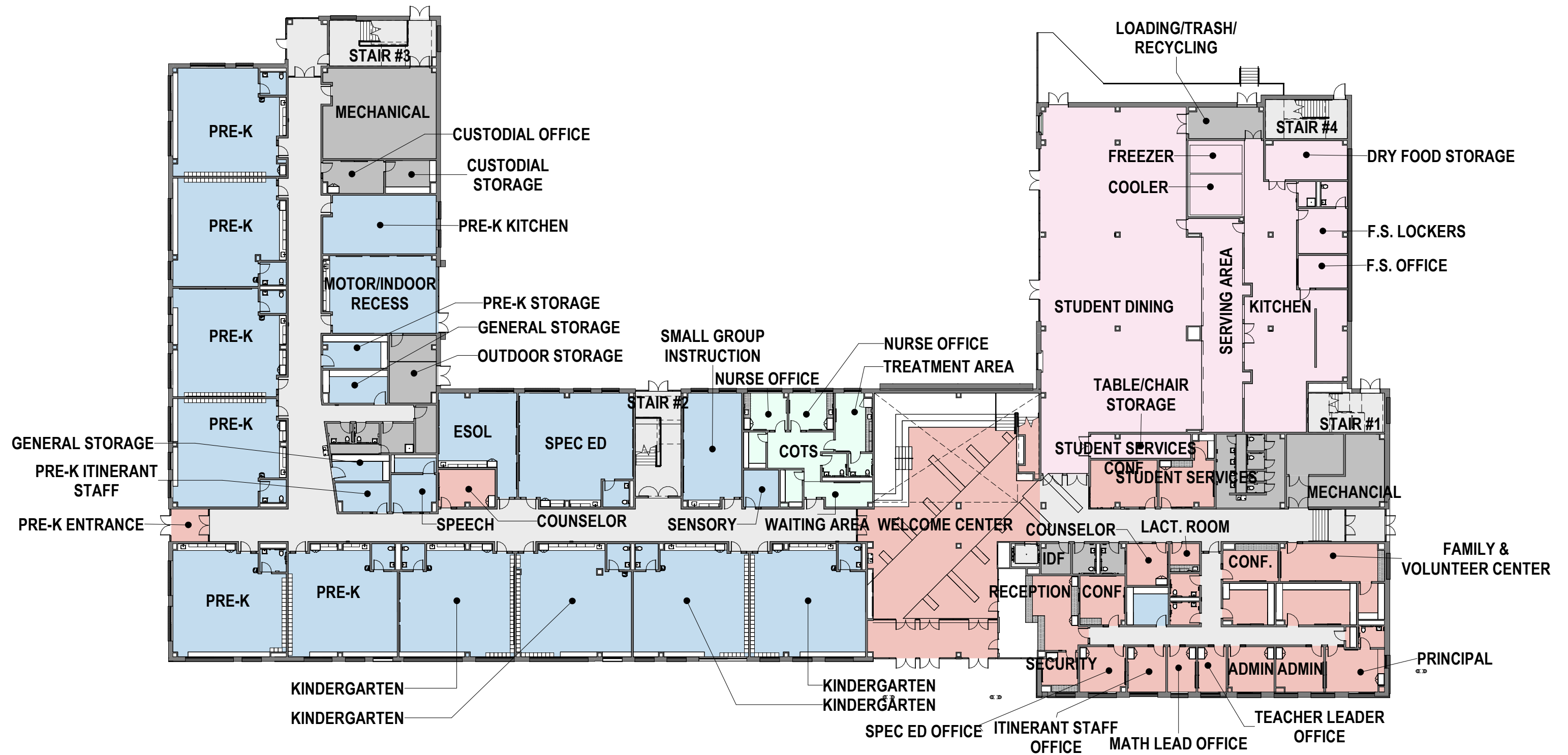
Asclepias incarnata
Butterfly Weed



Physostegia virginiana 'Pink Manners'
Obedient Plant

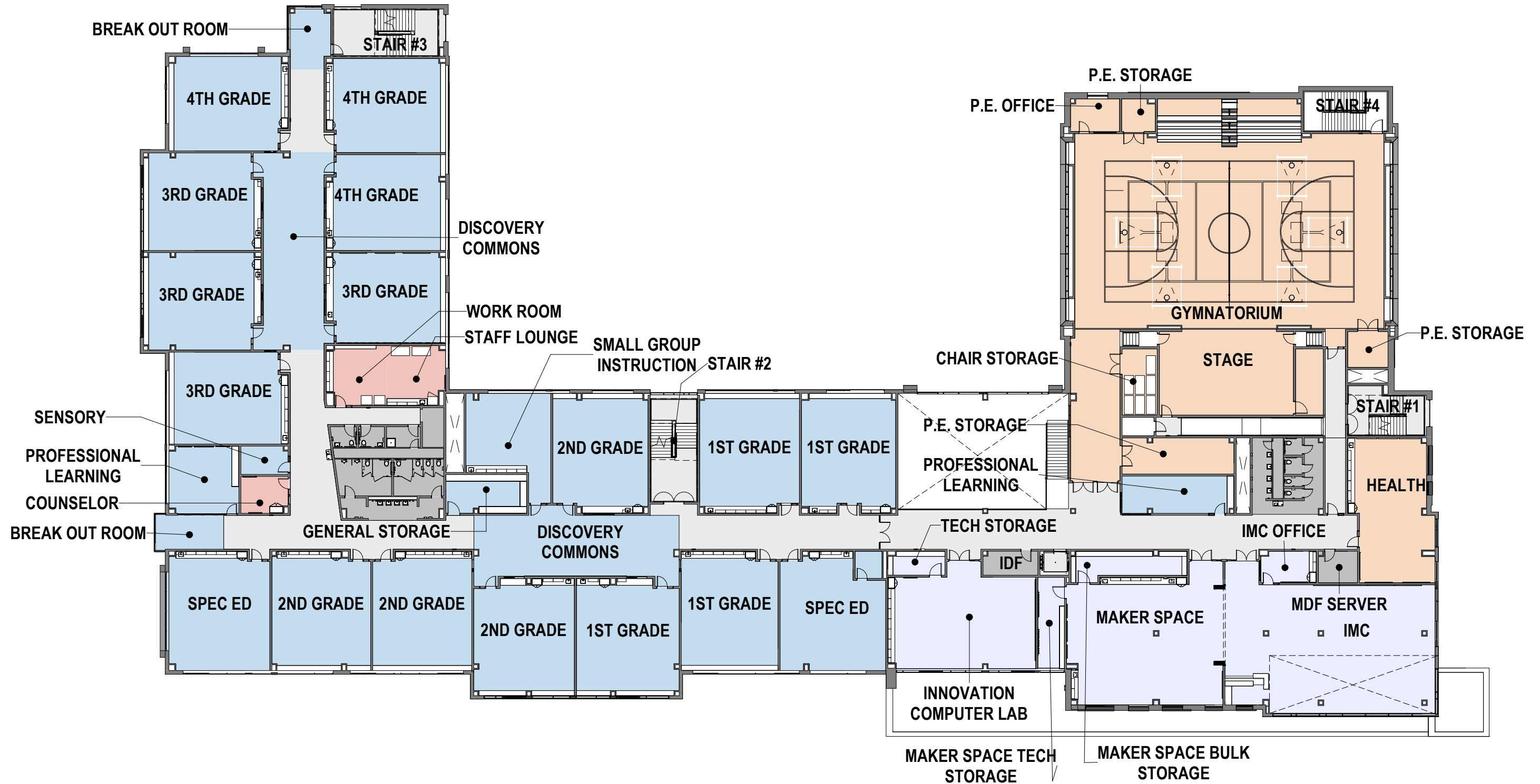


Vernonia lettermannii 'Iron Butterfly'
Iron Weed



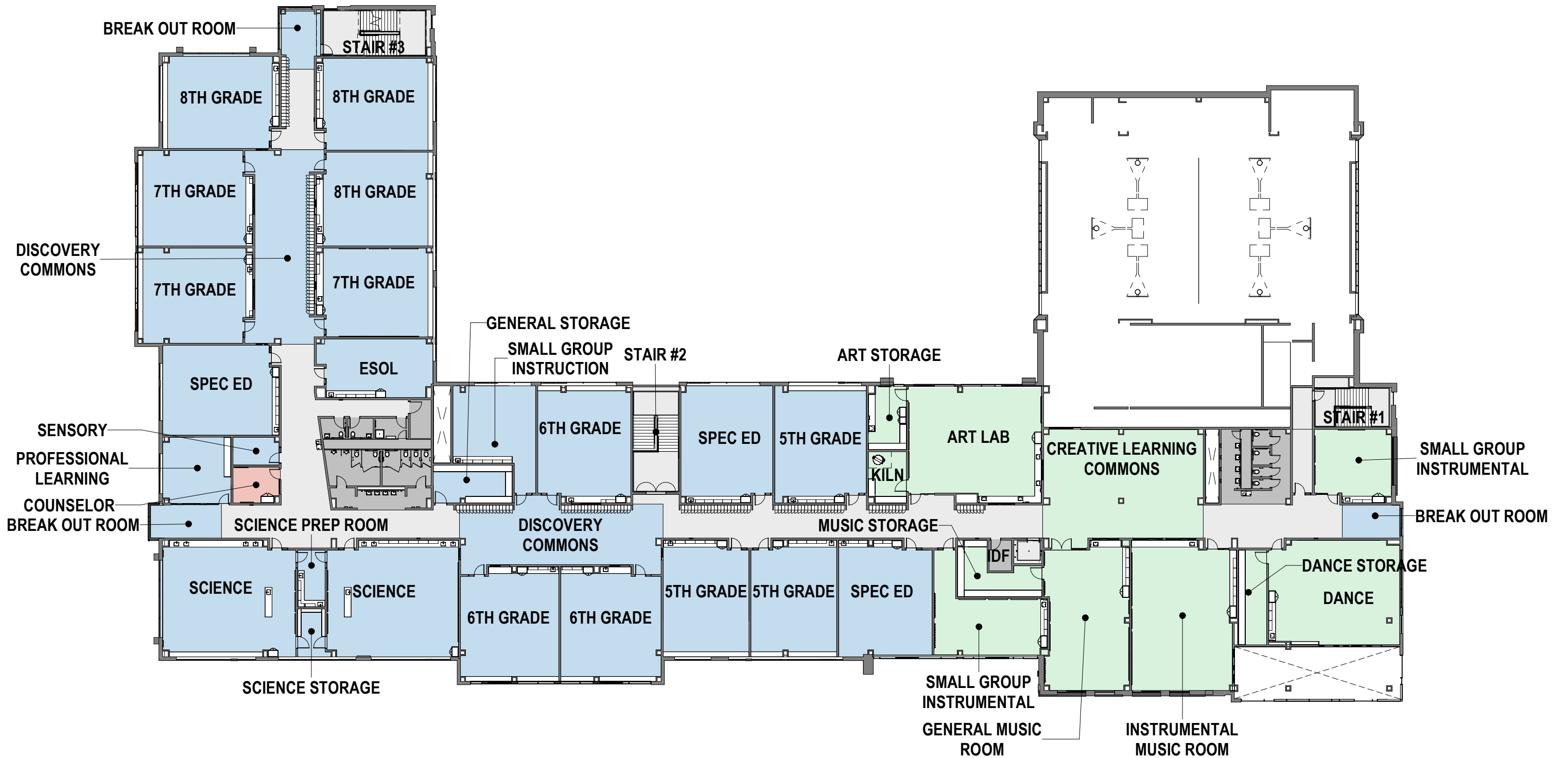
First Floor Plan

1" = 30'-0"



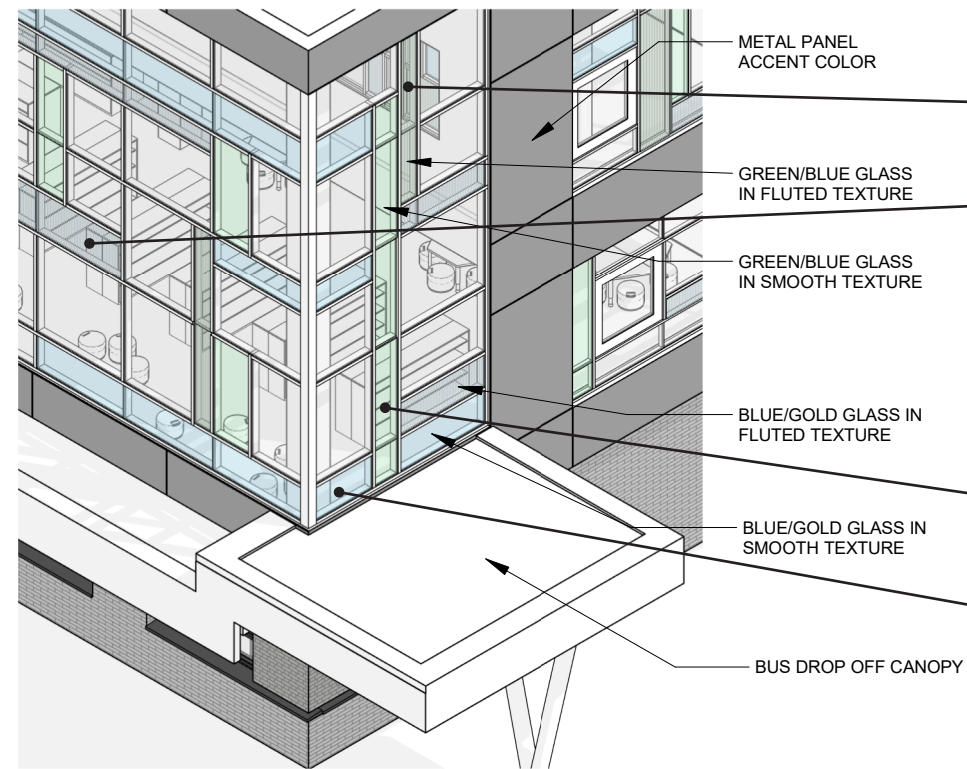
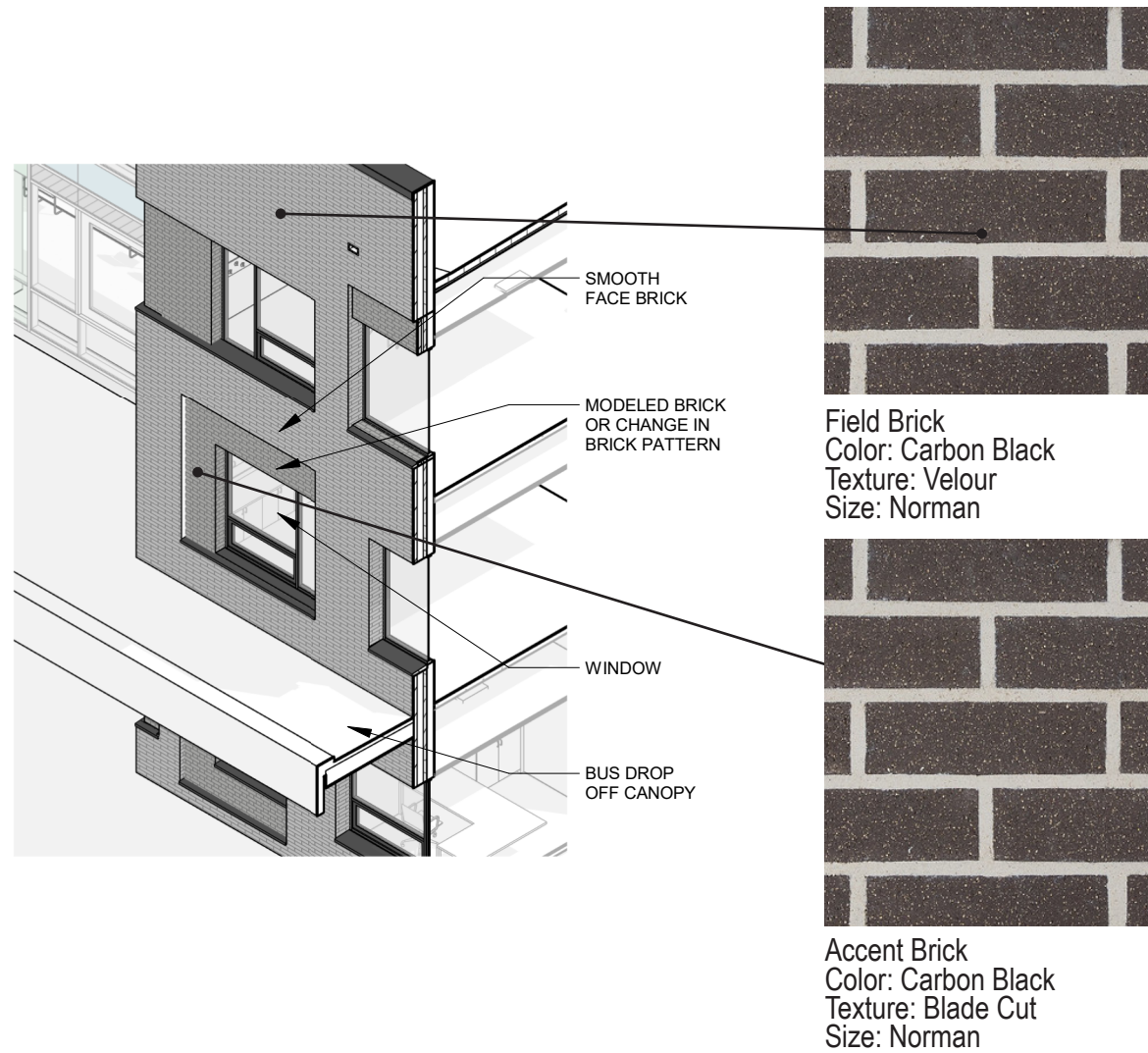
Second Floor Plan

1" = 30'-0"

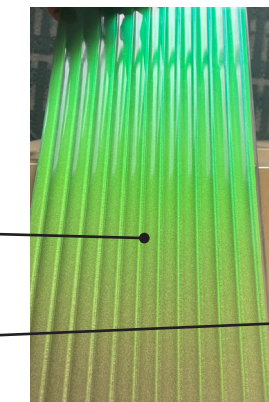


Third Floor Plan

1" = 30'-0"

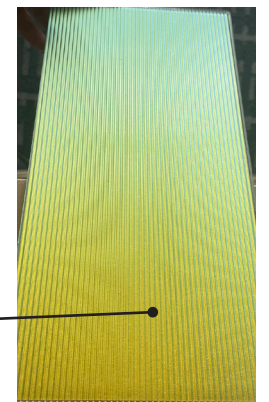


Green / Blue Glass

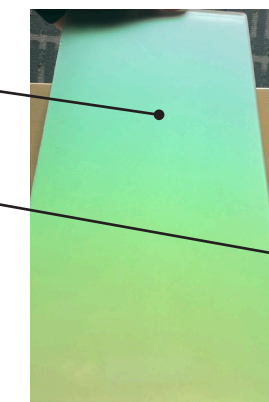


Accent Glass
Color: Brighton Beach
Texture: Large Fluted

Blue / Gold Glass



Accent Glass
Color: Gold Coast
Texture: Small Fluted



Accent Glass
Color: Brighton Beach
Texture: Smooth

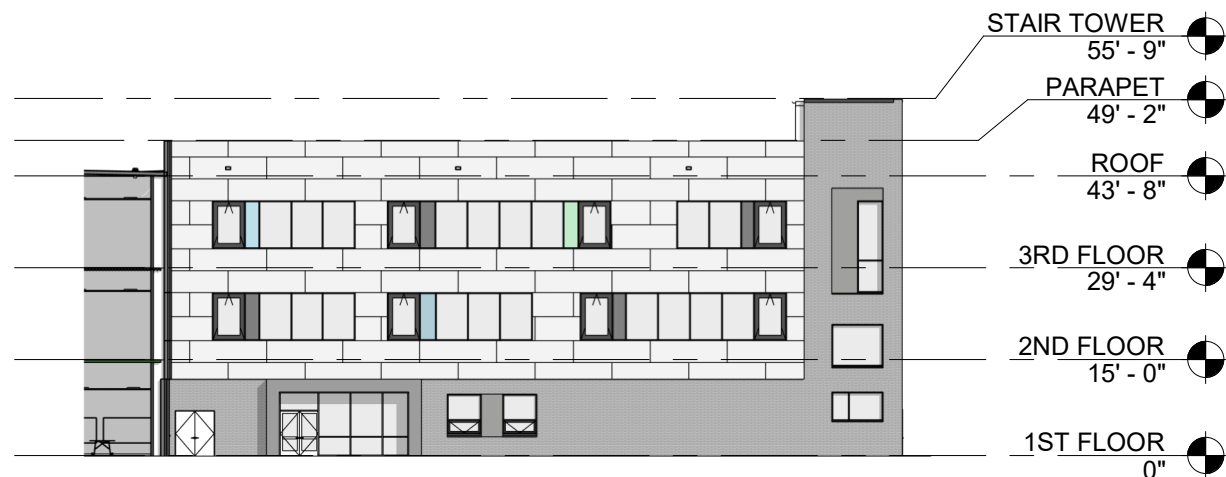


Accent Glass
Color: Gold Coast
Texture: Smooth



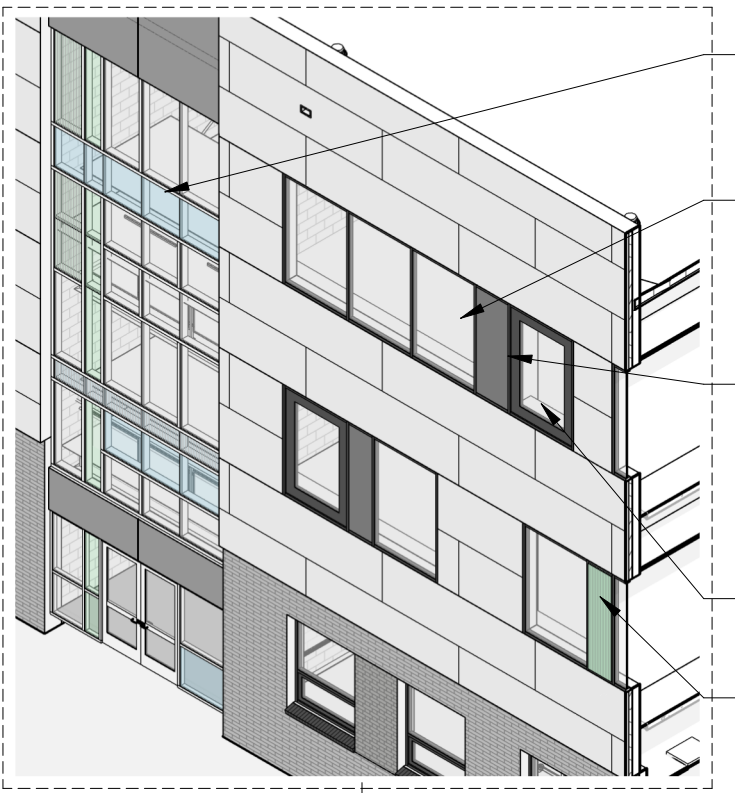
SOUTH ELEVATION

Building Elevations

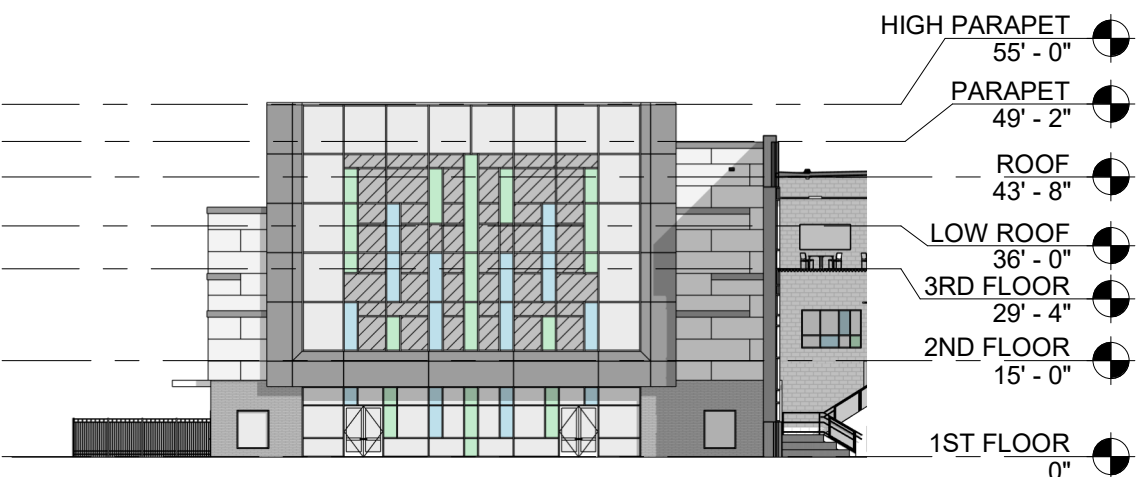


PLAY AREA - EAST ELEVATION

- STAIR TOWER
55' - 9"
- PARAPET
49' - 2"
- ROOF
43' - 8"
- 3RD FLOOR
29' - 4"
- 2ND FLOOR
15' - 0"
- 1ST FLOOR
0"

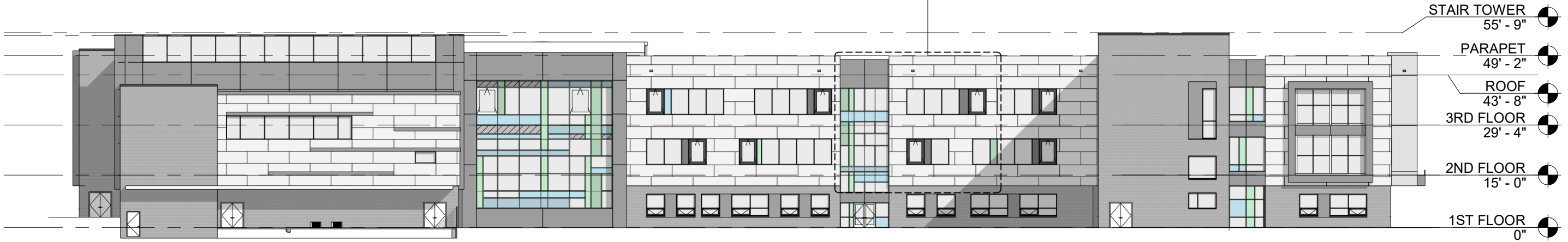


- CURTAIN WALL ACCENT
AT MAIN STAIR
- TYPICAL RIBBON WINDOW
AT CLASSROOMS
- SPANDREL PANEL AT
DEMISING WALLS
- WINDOW
- ACCENT SPANDREL PANEL



PLAY AREA - WEST ELEVATION

- HIGH PARAPET
55' - 0"
- PARAPET
49' - 2"
- ROOF
43' - 8"
- LOW ROOF
36' - 0"
- 3RD FLOOR
29' - 4"
- 2ND FLOOR
15' - 0"
- 1ST FLOOR
0"



NORTH ELEVATION

- STAIR TOWER
55' - 9"
- PARAPET
49' - 2"
- ROOF
43' - 8"
- 3RD FLOOR
29' - 4"
- 2ND FLOOR
15' - 0"
- 1ST FLOOR
0"

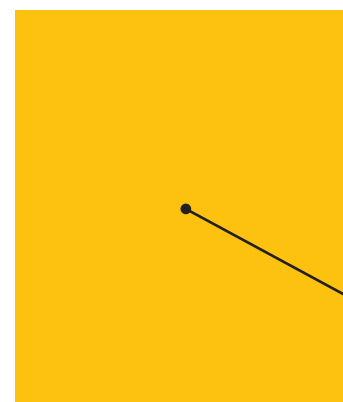
Building Elevations



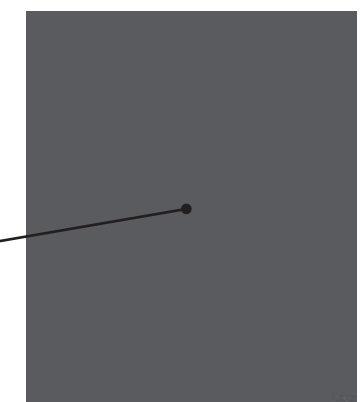
WEST ELEVATION

Field Metal Panel
Color: Alabaster
Alucobond

Accent Metal Panel 2
Color: Castle Gray
Alucobond



Accent Metal Panel 1
Color: Tuscan Sun
Alucobond

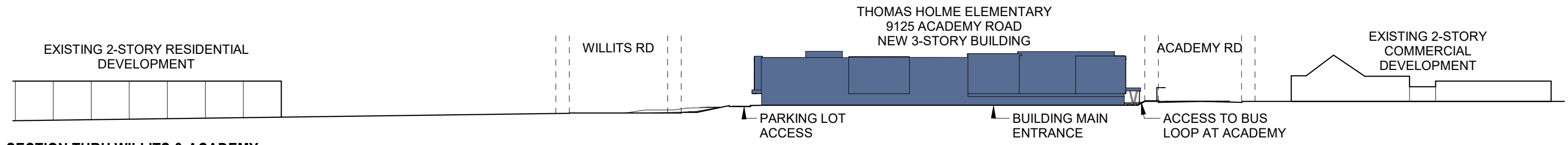


Accent Metal Panel 3
Color: Dusty Charcoal II
Alucobond



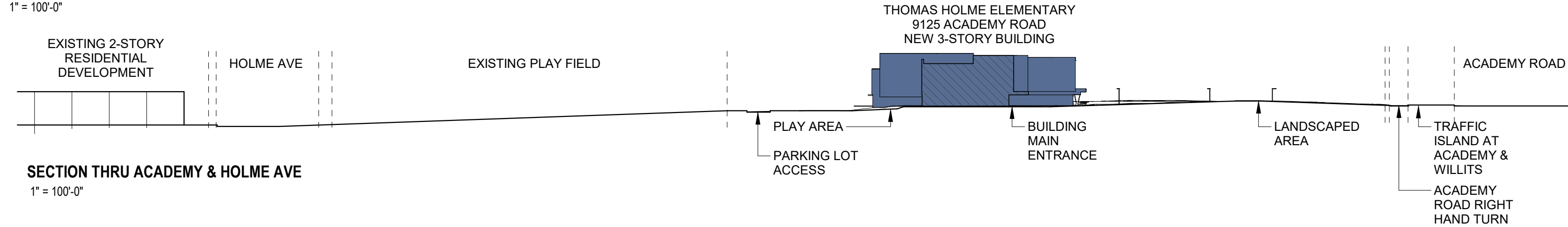
EAST ELEVATION

Building Elevations



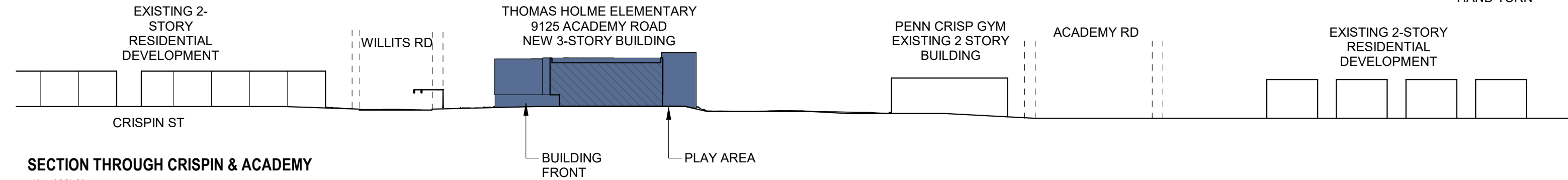
SECTION THRU WILLITS & ACADEMY

1" = 100'-0"



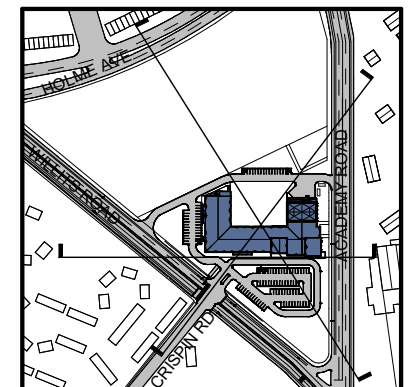
SECTION THRU ACADEMY & HOLME AVE

1" = 100'-0"

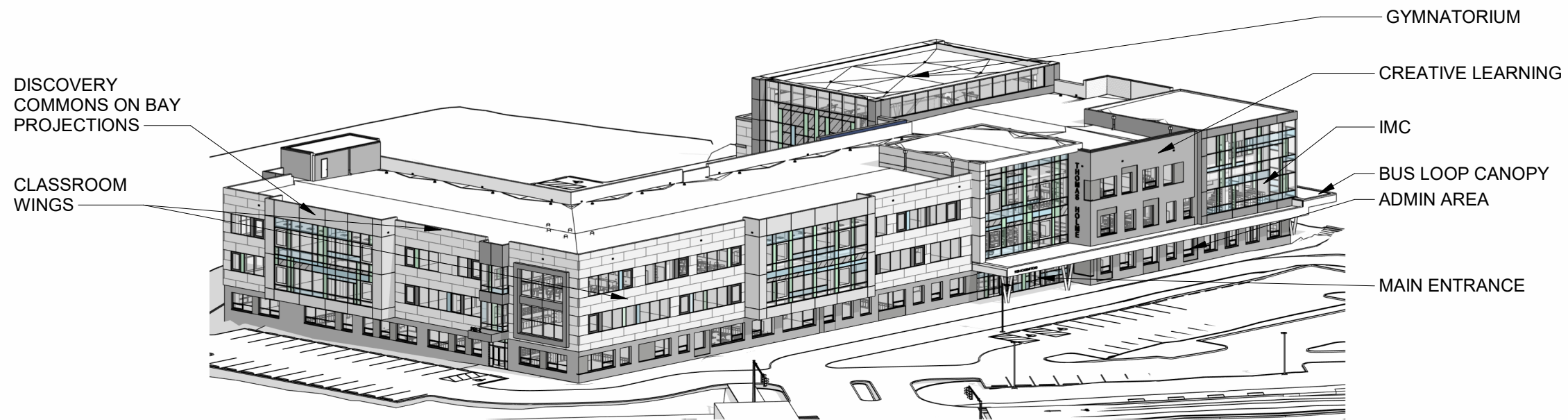
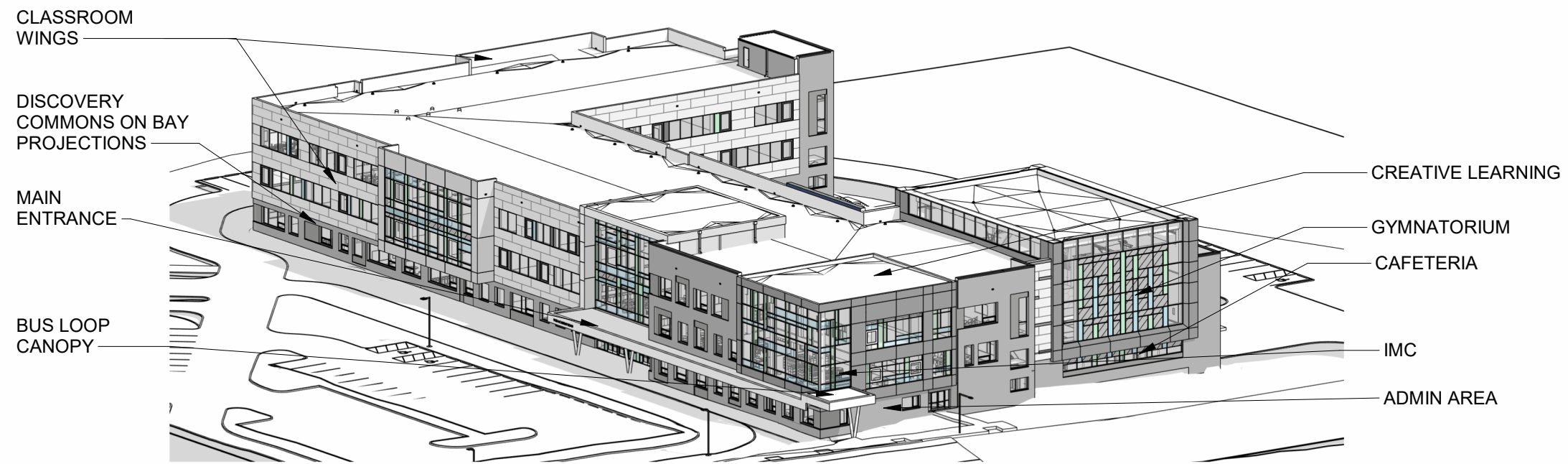


SECTION THROUGH CRISPIN & ACADEMY

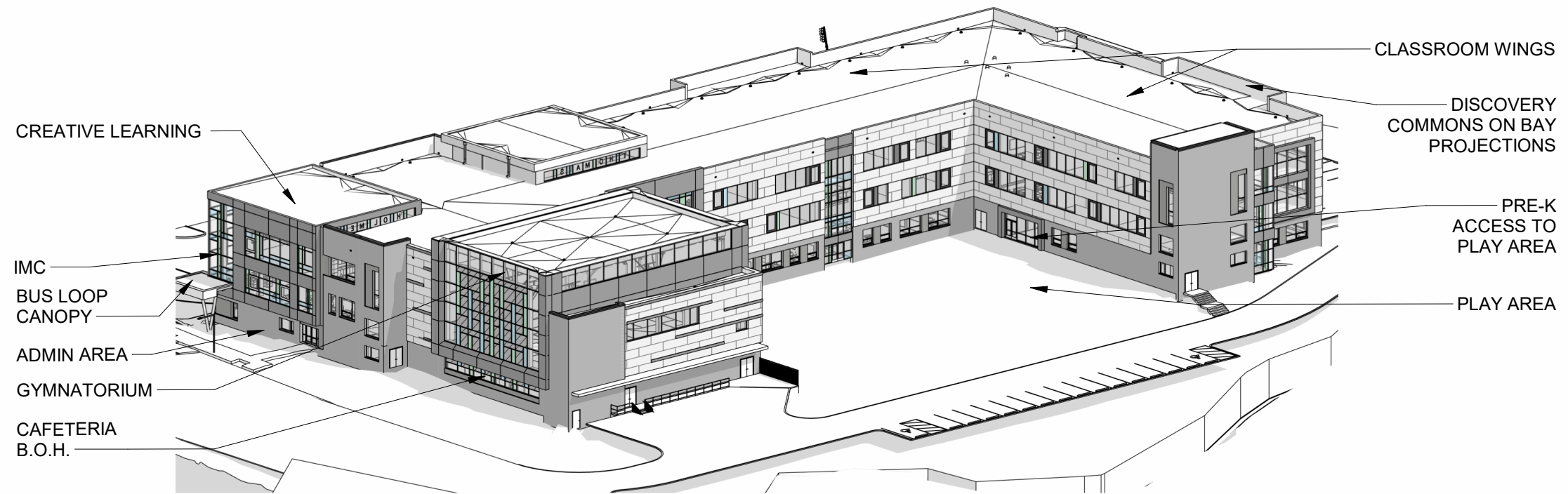
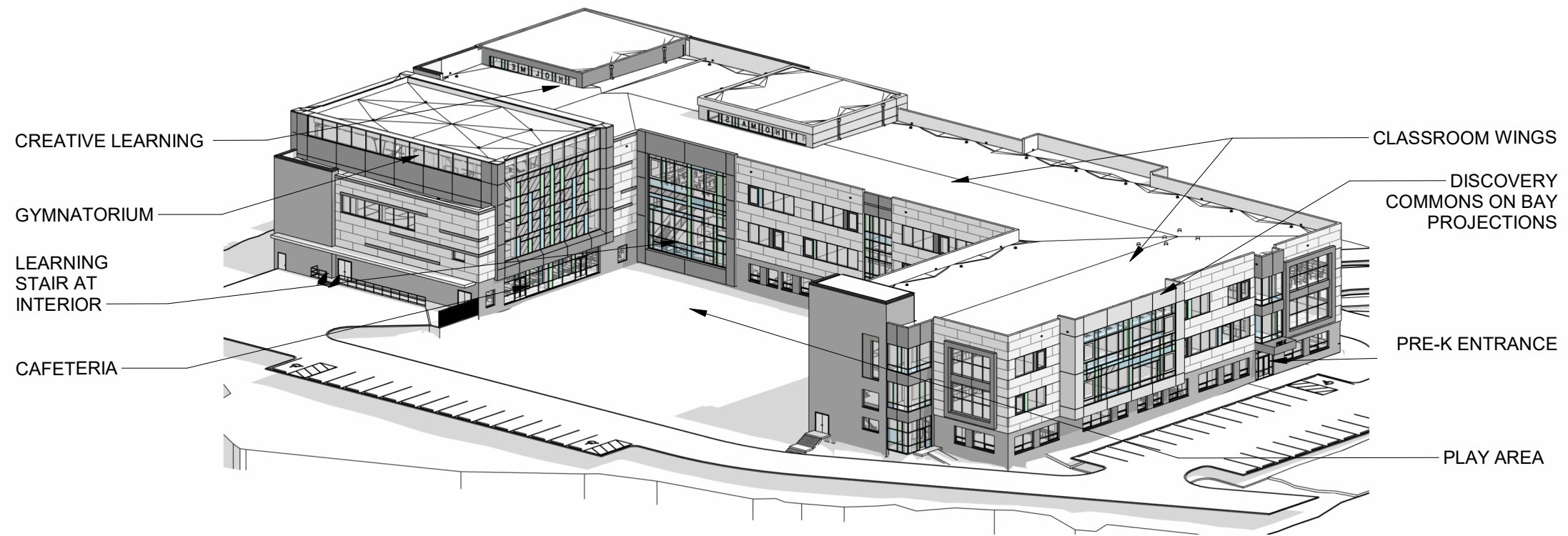
1" = 100'-0"



Site Sections



Building Massing



Building Massing



Academy Road Rendering

 Blackney Hayes Architects P Z S

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SCHOOL DISTRICT OF PHILADELPHIA & PIDC
THOMAS HOLME ELEMENTARY SCHOOL



Willits Road Rendering

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: Proposed Project has access to 4 existing transit routes (bus lines 19, 20, 88, and 66) within 1/4-mile that provide a total of 182 trips for 2 LEED points.
(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.	The site being surrounded by right-of-way (ROW) and having 3 front yards make parking in the rear yard infeasible. Parking areas are less than 40% of the site area.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	NO: Project is not pursuing this strategy.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) ⁱ	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	NO: Indego network not available in Torresdale area yet. Bike racks are provided onsite per City requirements.

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. Native plantings and other low maintenance vegetation are planned for the site. Irrigation is not currently 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: Meets criteria when including entire existing site comprised of ball and playing fields.
(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. The project is designed to meet PWD's stormwater management 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.	No. The project proposes color surfacing for the play yard pavements and concrete sidewalks that have a SRI>29. The project proposes a significant amount of tree disconnection to reduce 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. ⁱⁱ	YES: The Proposed Project will incorporate the findings from Integrative Energy Modeling analysis to determine the best approach for optimizing energy savings. The energy codes for the project are: • LEED Energy Code - ASHRAE 90.1-2010 • Philadelphia Energy Code - ASHRAE 90.1-2016
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	NO: the Proposed Project currently shows 27.4% energy cost savings compared with an ASHRAE 90.1-2010 Appendix G baseline model meeting the LEED v4 prerequisite as well as up to 12 additional points.

Sustainability Checklist

Civic Sustainable Design Checklist – Updated September 3, 2019

	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}	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.	NO: however, the School District is investigating the viability to pursue offsite renewable energy to meet LEED v4.1 Tier 2 requirements for a portion of total energy usage.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Project looking to pursue the following LEED Innovation credits: <ul style="list-style-type: none"> - Innovation in Design, Education & Outreach Program - Designing with Nature, Biophilic Design for the Indoor Environment - Bird Collision Prevention - Integrative Analysis of Materials

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

Sustainability Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

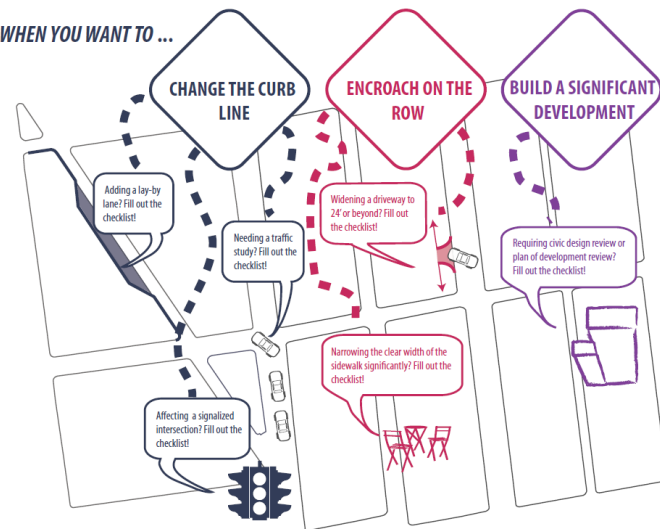
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|---|--|
| <p>1. PROJECT NAME
<u>THOMAS HOLME ELEMENTARY SCHOOL</u></p> <p>3. APPLICANT NAME
<u>BSI CONSTRUCTION, LLC</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>CHARLES CALVANESE JR 215-447-3140 CHUCK@BSICONST.COM</u></p> <p>6. OWNER NAME
<u>FRANCIS MATEJIK 440 N BROAD ST, SUITE 371, PHILADELPHIA, PA 19130</u></p> <p>7. OWNER CONTACT INFORMATION
<u>215-400-6268</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>KATHERINE E. WEISS</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>KWEISS@DYNAMICCEC.COM 215-253-4888</u></p> <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.</p> | <p>2. DATE
<u>5/29/2024</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>SITE BOUNDED BY ACADEMY ROAD, WILLITS ROAD, AND HOLME AVENUE; THE PROJECT PROPOSES A 3-STORY 141,125 SF ELEMENTARY SCHOOL WITHIN THE SOUTHERN PORTION OF THE PROPERTY WITH ASSOCIATED SITE IMPROVEMENTS.</u></p> |
|---|--|

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>ACADEMY ROAD</u>	<u>HOLME AVENUE</u>	<u>WILLITS ROAD</u>	<u>URBAN ARTERIAL</u>
<u>WILLITS ROAD</u>	<u>HOLME AVENUE</u>	<u>ACADEMY ROAD</u>	<u>URBAN ARTERIAL</u>
<u>HOLME AVENUE</u>	<u>ACADEMY ROAD</u>	<u>WILLITS ROAD</u>	<u>URBAN ARTERIAL</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 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: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



DEPARTMENTAL REVIEW: General Project Information

Complete Streets Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>ACADEMY ROAD</u>	<u>>12'</u> / <u>12.0'</u> / <u>12.0'</u>	<u>12.0'</u> / <u>12.0'</u>
<u>WILLITS ROAD</u>	<u>>12'</u> / <u>14.0'</u> / <u>14.0'</u>	<u>14.0'</u> / <u>14.0'</u>
<u>HOLME AVENUE</u>	<u>>12'</u> / <u>12.0'</u> / <u>12.0'</u>	<u>12.0'</u> / <u>12.0'</u>
_____	____ / ____ / ____	____ / ____

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE
	Required / Existing / Proposed
<u>ACADEMY ROAD</u>	<u>≥6'</u> / <u>4.0'</u> / <u>6.0'</u>
<u>WILLITS ROAD</u>	<u>≥6'</u> / <u>3.0'</u> / <u>6.0'</u>
<u>HOLME AVENUE</u>	<u>>6'</u> / <u>4.7'</u> / <u>4.7'</u>
_____	____ / ____ / ____

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

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>DRIVEWAY</u>	<u>75.6'</u>	<u>WILLITS ROAD</u> <u>(NORTHERLY)</u>
<u>DRIVEWAY</u>	<u>26.5'</u>	<u>WILLITS ROAD</u> <u>(SOUTHERLY)</u>
<u>DRIVEWAY</u>	<u>29.8'</u>	<u>ACADEMY ROAD</u>
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>DRIVEWAY</u>	<u>109.0'</u>	<u>WILLITS ROAD</u> <u>(NORTHERLY)</u>
<u>DRIVEWAY</u>	<u>105.9'</u>	<u>WILLITS ROAD</u> <u>(SOUTHERLY)</u>
<u>DRIVEWAY</u>	<u>53.8'</u>	<u>ACADEMY ROAD</u>
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

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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: The project maintains the existing overall sidewalk widths per City Plan. The walking zones along Academy Road and Willits Road are increased to 6 ft wide for pedestrian access. The relocated driveways are to be reconstructed with crosswalk striping and adhere to ADA standards.

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

Complete Streets Checklist

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BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

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

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH <small>Existing / Proposed</small>
<u>ACADEMY ROAD</u>	<u>0.0'</u> / <u>0.0'</u>
<u>WILLITS ROAD</u>	<u>0.0'</u> / <u>0.0'</u>
<u>HOLME ROAD</u>	<u>0.0'</u> / <u>0.0'</u>
_____	_____ / _____

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

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH <small>Recommended / Existing / Proposed</small>
<u>ACADEMY ROAD</u>	<u>>4.0'</u> / <u>10.0'</u> / <u>8.0'</u>
<u>WILLITS ROAD</u>	<u>>4.0'</u> / <u>9.0'</u> / <u>6.0'</u>
<u>HOLME ROAD</u>	<u>>4.0'</u> / <u>7.3'</u> / <u>7.3'</u>
_____	_____ / _____ / _____

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

- | | | | | | |
|---|---|-----------------------------|---|------------------------------|-----------------------------|
| <input checked="" type="checkbox"/> Bicycle Parking | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> Lighting | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> Benches | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input checked="" type="checkbox"/> Street Trees | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input type="checkbox"/> N/A | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> Street Furniture | <input type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

DEPARTMENTAL APPROVAL

19. Does the design avoid tripping hazards? YES NO N/A YES NO

20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception YES NO N/A YES NO

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: The redevelopment proposes a building with sufficient setback from the right-of-way (ROW) and no building zones are proposed. The furnishing zone meets the minimum width requirements and provides adequate space for street trees along Academy Road and Willits Road. The walking zone width has been increased adjacent to the project frontage to eliminate existing pinch points.

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

Complete Streets Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

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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>
Sidewalk walking zone, furnishing zone, utilities, traffic signals, ADA curb ramps, crosswalks.

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
9125 ACADEMY ROAD	15	___	___	___	___	0	16
___	___	___	___	___	___	___	___
___	___	___	___	___	___	___	___
___	___	___	___	___	___	___	___

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?

<ul style="list-style-type: none"> ▪ Conventional Bike Lane ▪ Buffered Bike Lane ▪ Bicycle-Friendly Street ▪ Indego Bicycle Share Station 	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" 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"/>
---	--	---

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES NO N/A DEPARTMENTAL APPROVAL YES NO

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES NO N/A DEPARTMENTAL APPROVAL YES NO

APPLICANT: Bicycle Component
 Additional Explanation / Comments: Bicycle racks are provided to meet the minimum required spaces and located within 50 ft of the entrance per City Code. The existing bike lanes within the ROW are proposed to be maintained. The project proposes 10 ft wide shared use paths to connect the onsite improvements to the public ROW.

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 DEPARTMENTAL APPROVAL YES NO

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

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

31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? YES NO

The proposed plan provides accessibility within the public right-of-way (ROW) by increasing the walking zone from 4.0' to the 6.0' minimum width along Academy Road and 3.0' to the minimum 6.0' along Willits Road. The existing pinch points along Willits Road and Academy Road are overall being improved along the frontage of the proposed onsite improvement in order to meet minimum Complete Streets standards and provide adequate access for pedestrian maneuverability. ADA ramps with detectable warning surfaces are proposed at each driveway.

APPLICANT: Curbside Management Component
 Additional Explanation / Comments: The project proposed a 4 ft wide furnishing zone with street trees to provide a buffer between the roadway and pedestrian traffic.

DEPARTMENTAL REVIEW: Curbside Management Component
 Reviewer Comments:

Complete Streets Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

STREET	FROM	TO	LANE WIDTHS <small>Existing / Proposed</small>	DESIGN SPEED
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____

- | | | |
|---|----------------------------------|---|
| <p>33. What is the maximum AASHTO design vehicle being accommodated by the design? <u>WB-50</u></p> <p>34. Will the project affect a historically certified street? An inventory of historic streets⁽¹⁾ is maintained by the Philadelphia Historical Commission.</p> <p>35. Will the public right-of-way be used for loading and unloading activities? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>36. Does the design maintain emergency vehicle access? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>37. Where new streets are being developed, does the design connect and extend the street grid? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>38. Does the design support multiple alternative routes to and from destinations as well as within the site? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> | <p>DEPARTMENTAL
APPROVAL</p> | <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> |
|---|----------------------------------|---|

APPLICANT: Vehicle / Cartway Component
 Additional Explanation / Comments: A dedicated loading dock is proposed onsite. The applicant is proposing to convert a portion of the existing parking lane within Academy Road to be a drop-off and pickup lane for bus loading and unloading.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component
 Reviewer Comments:

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

APPLICANT: Urban Design Component
 Additional Explanation / Comments: The proposed building frontage faces Willits Road along with the main driveway. The main site entrance leads to the front parking lot and one-way car drop-off and pickup loop along the front of the building. A 10 ft wide shared use path is proposed to connect onsite improvements to the public ROW. The proposed sidewalks meet existing connections to nearby transit stops and access points to the site.

DEPARTMENTAL REVIEW: Urban Design Component
 Reviewer Comments: _____

Complete Streets Checklist

