



Thomas Holme Elementary

Philadelphia Planning Commission
Civic Design Review - July 02, 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

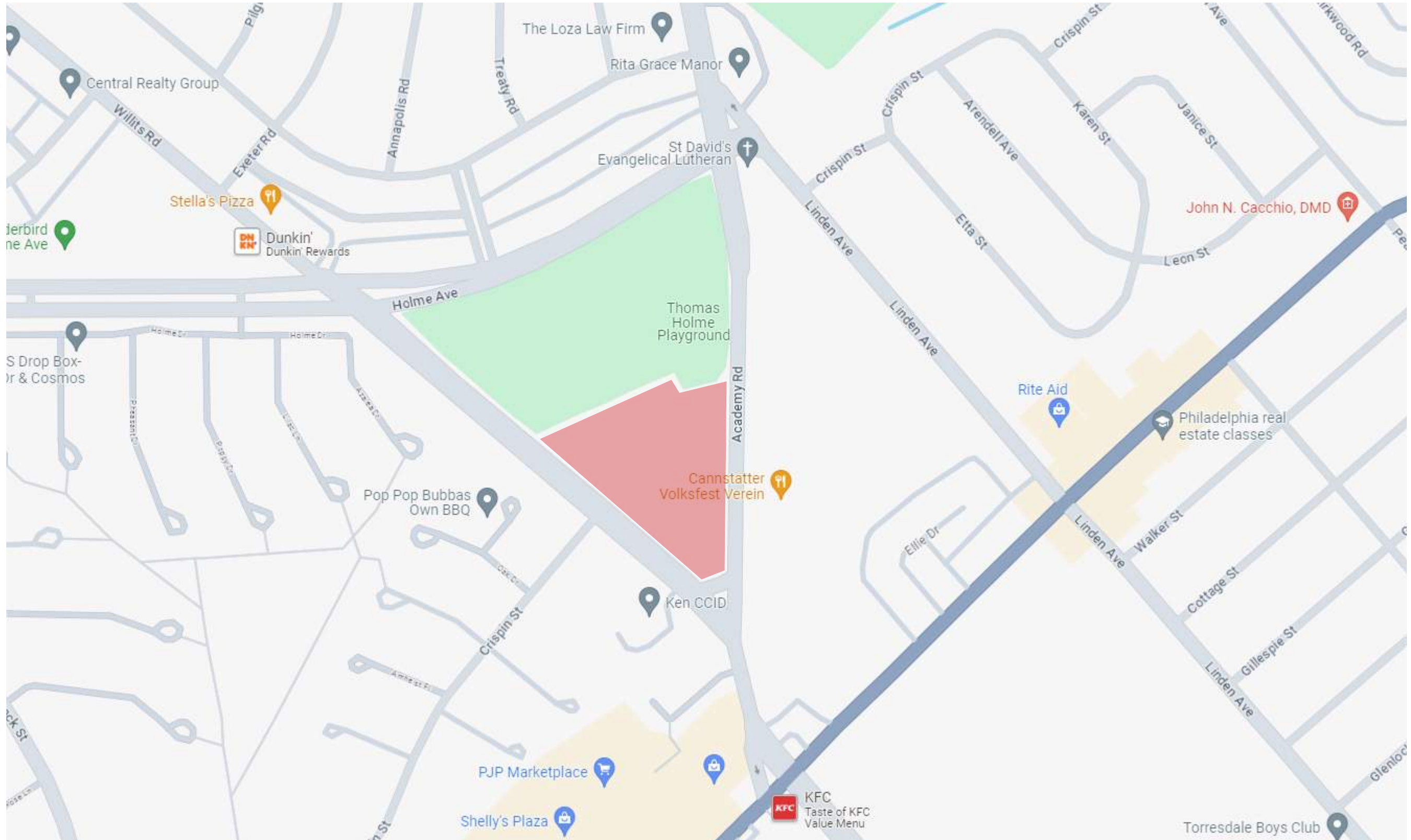
ZONING BOARD OF ADJUSTMENT HEARING

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



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

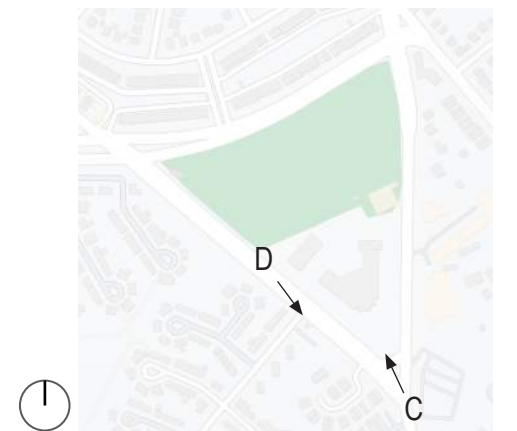


Context Photo D

Context Photos

Blackney Hayes Architects P Z S

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SCHOOL DISTRICT OF PHILADELPHIA & PIDC
 THOMAS HOLME ELEMENTARY SCHOOL



Context Photo E

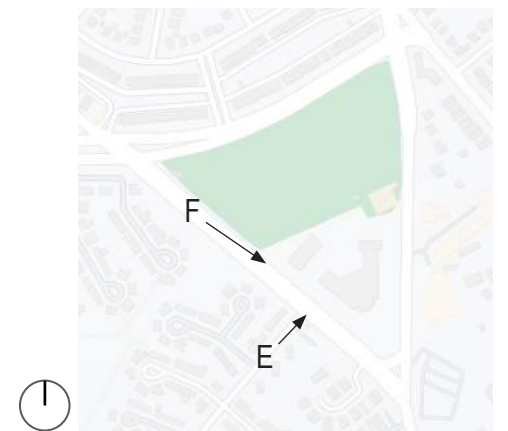


Context Photo F

Context Photos

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Project Proposal

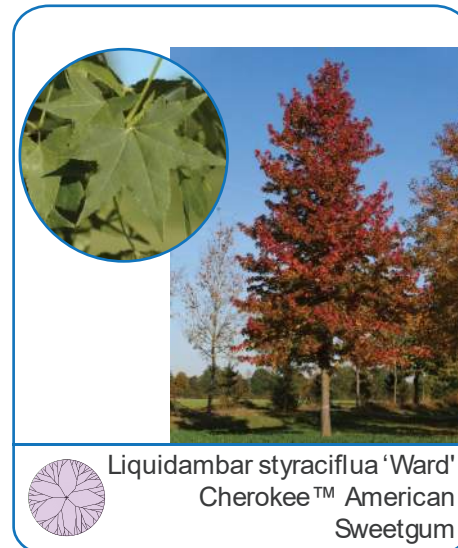
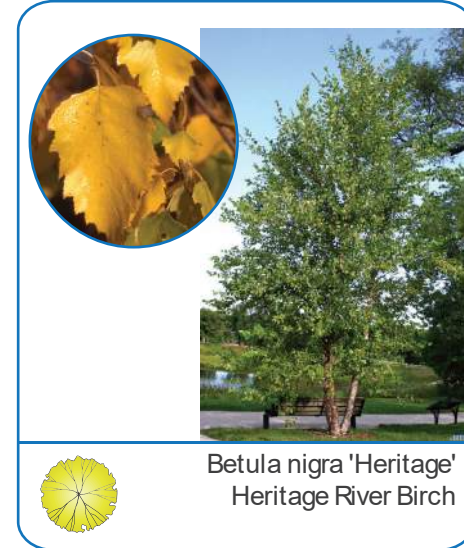
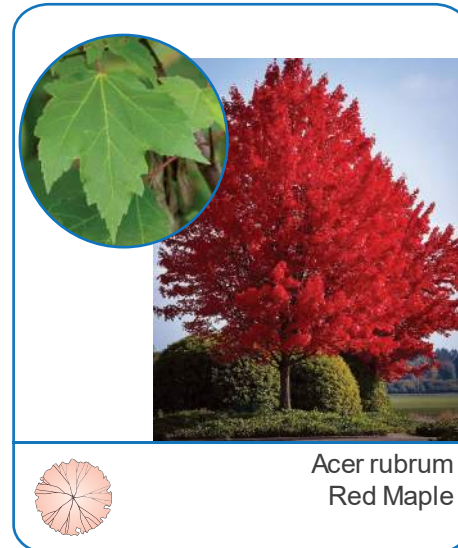


Legend & Key:

- Property Boundary
- Lease Line
- ▶ Public Entrances
- ▶ Play Yard Entrances
- ▶ Non Public Entrances
- # Parking Space Count
- A** Meadow with Rain Garden BMP
- Play Yard Elements:**
- B** Play Equipment
- C** Basketball Court
- D** Outdoor Classroom
- E** Seating Area
- F** Loading Dock & Refuse Area
- G** Open Lawn Area (Typ.)
- H** Proposed Main Entrance with Improved Signal & Crosswalk
- I** Multipurpose Walkway (10' Wide) with Tabled Crosswalk
- J** Staff Parking
- K** Pre-K Drop-off Parking
- L** Bike Racks
- M** Carpool Drop-off Lane
- O** Internal Plantings with Rain Garden BMP
- P** Stairs & ADA Ramp
- Q** Bus Drop-off Area
- R** Improved Sidewalk with Street Trees
- S** Meadow Area
- T** Artifact Heritage Tree & Pathway

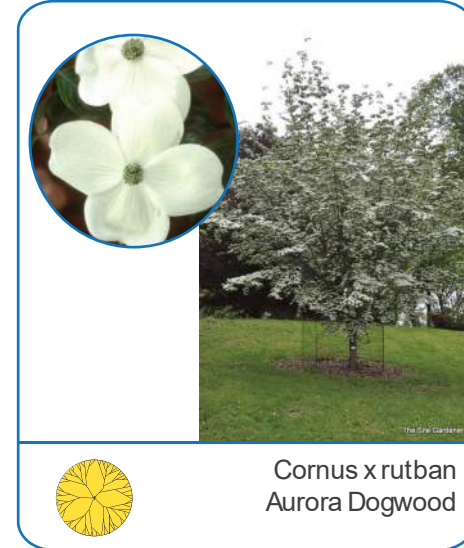
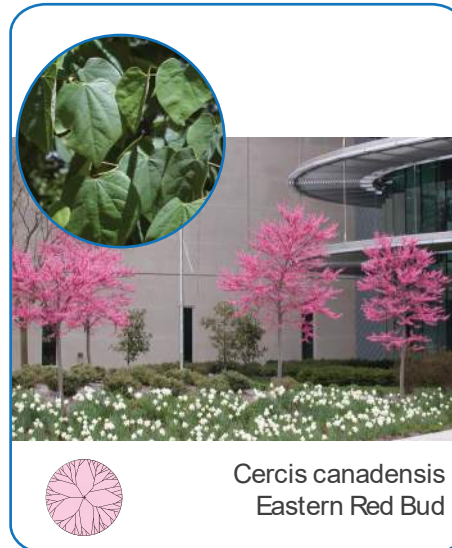


Canopy Shade Trees & Evergreen Trees





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

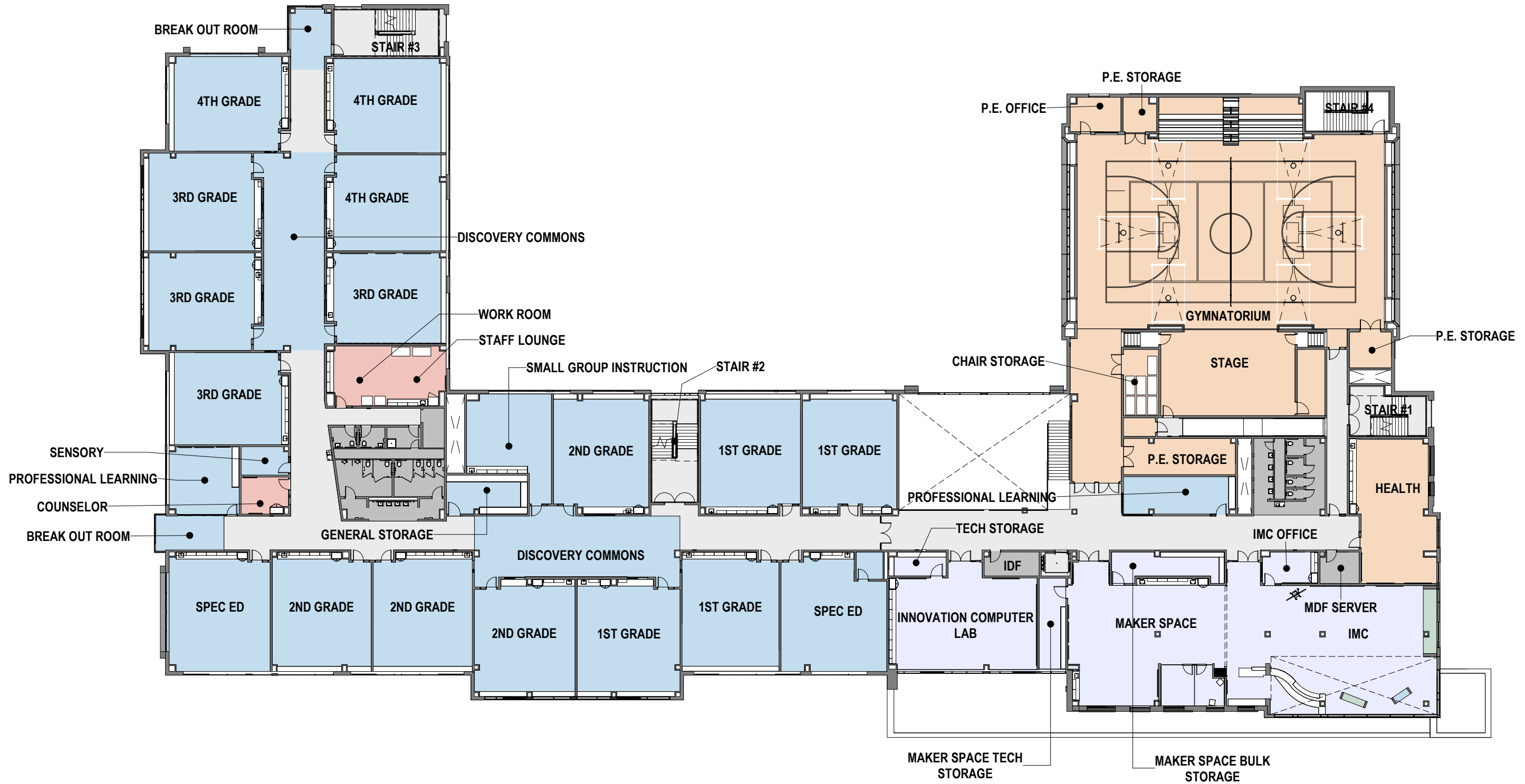


Physostegia virginiana 'Pink Manners'
Obedient Plant



Vernonia lettermannii 'Iron Butterfly'
Iron Weed





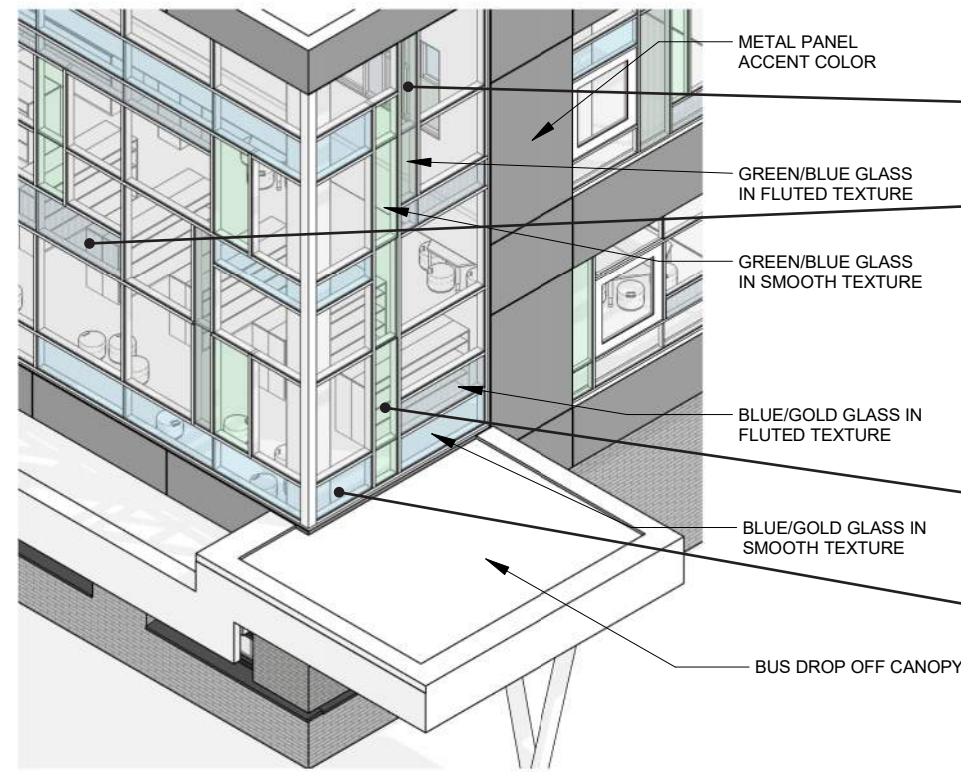
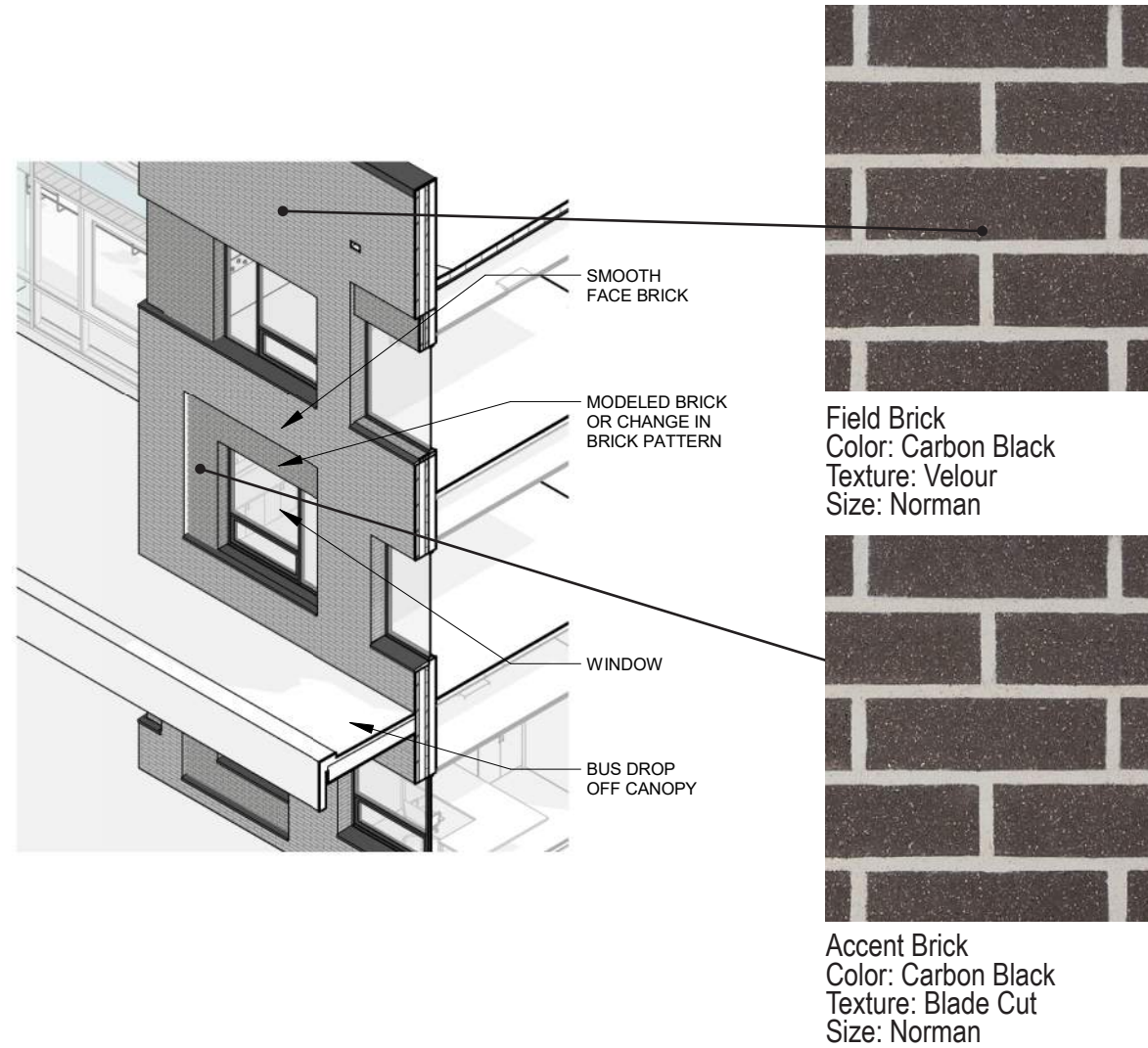
Second Floor Plan

SECOND FLOOR PLAN 1" = 30'-0"

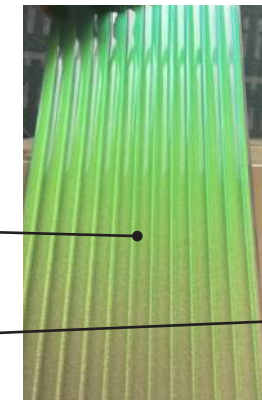


Third Floor Plan

THIRD FLOOR PLAN 1" = 30'-0"

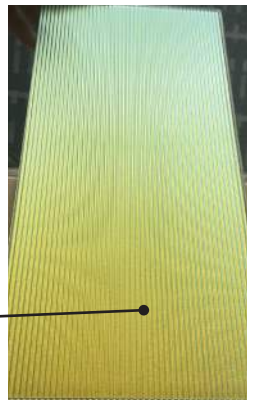


Green / Blue Glass

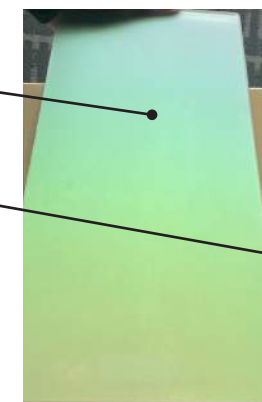


Accent Glass
Color: Brighton Beach
Texture: Large Fluted

Blue / Gold Glass



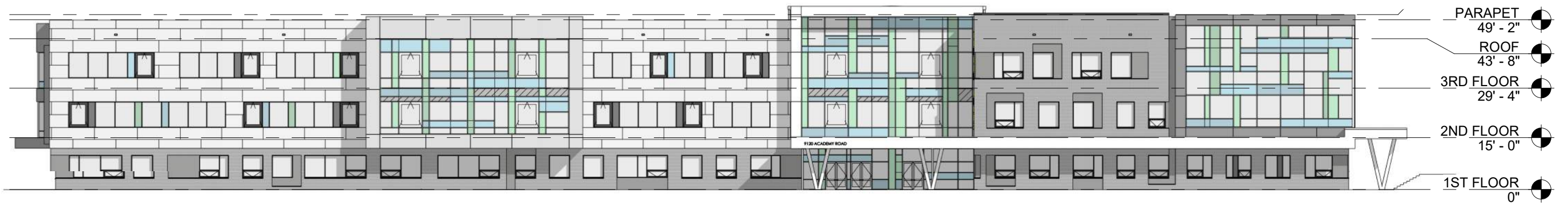
Accent Glass
Color: Gold Coast
Texture: Small Fluted



Accent Glass
Color: Brighton Beach
Texture: Smooth

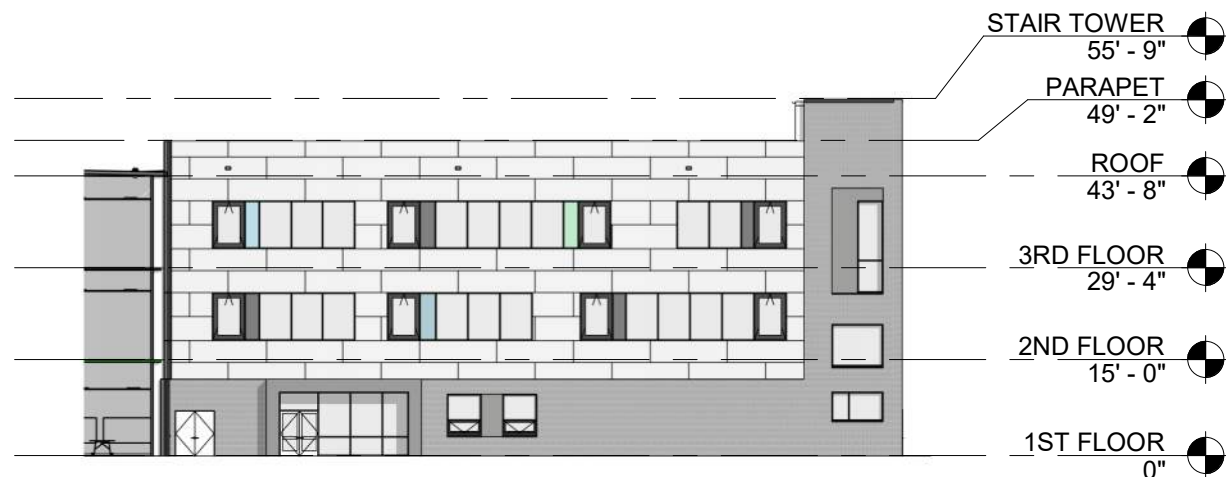


Accent Glass
Color: Gold Coast
Texture: Smooth



SOUTH ELEVATION

Building Elevations

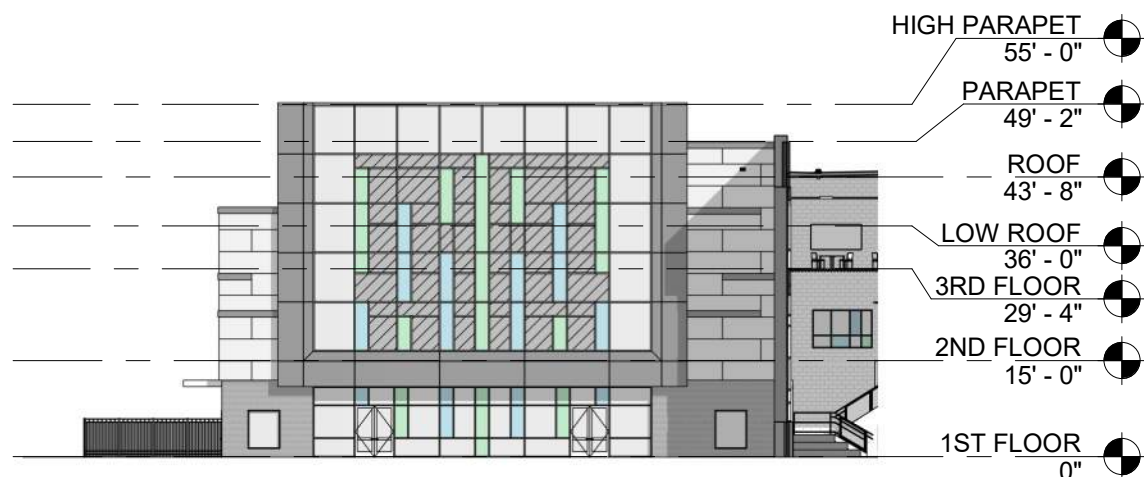


PLAY AREA - EAST ELEVATION

- 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

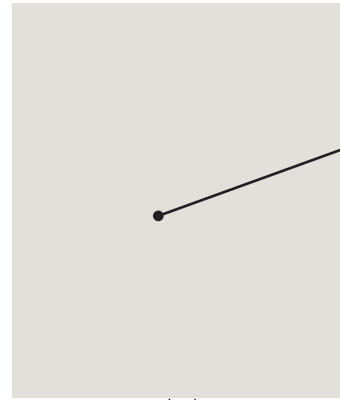
- HIGH PARAPET
55' - 0"
- PARAPET
49' - 2"
- ROOF
43' - 8"
- LOW ROOF
36' - 0"
- 3RD FLOOR
29' - 4"
- 2ND FLOOR
15' - 0"
- 1ST FLOOR
0"



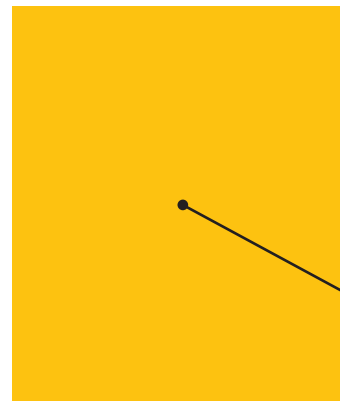
NORTH ELEVATION

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

Building Elevations

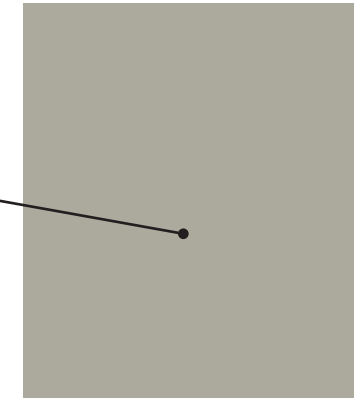


Field Metal Panel
Color: Alabaster
Alucobond



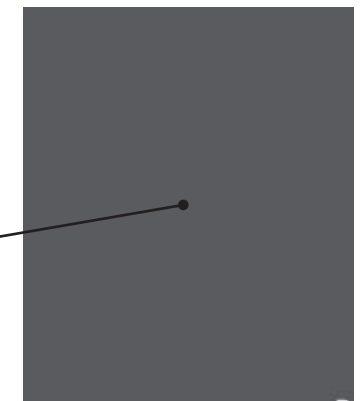
Accent Metal Panel 1
Color: Tuscan Sun
Alucobond

WEST ELEVATION



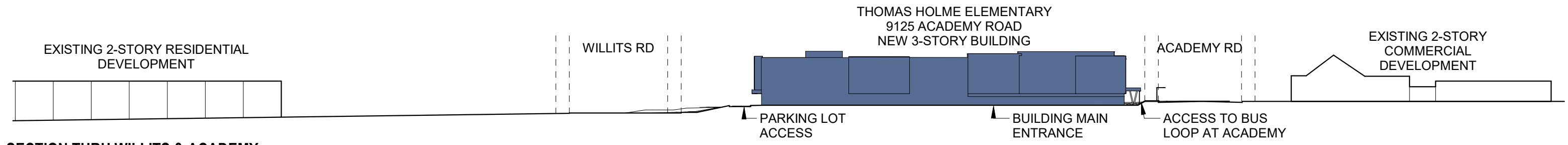
Accent Metal Panel 2
Color: Castle Gray
Alucobond

EAST ELEVATION



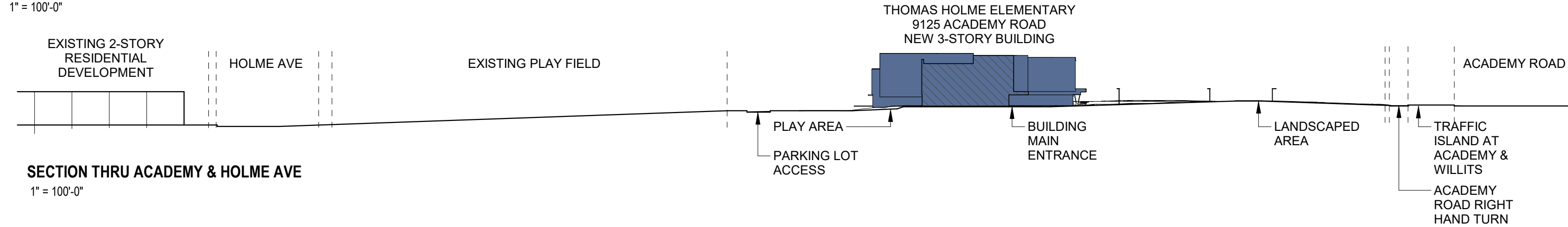
Accent Metal Panel 3
Color: Dusty Charcoal II
Alucobond

Building Elevations



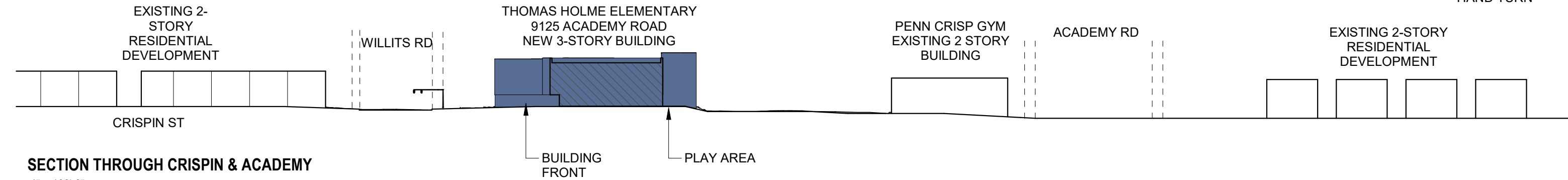
SECTION THRU WILLITS & ACADEMY

1" = 100'-0"



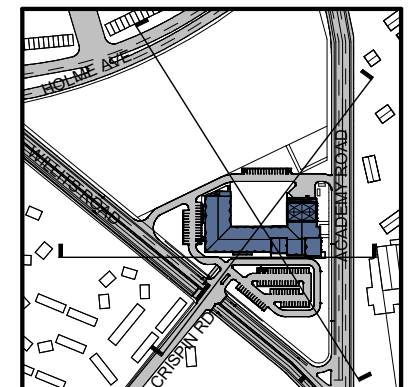
SECTION THRU ACADEMY & HOLME AVE

1" = 100'-0"



SECTION THROUGH CRISPIN & ACADEMY

1" = 100'-0"



Site Sections

CLASSROOM WINGS

DISCOVERY COMMONS ON BAY PROJECTIONS

MAIN ENTRANCE

BUS LOOP CANOPY



CREATIVE LEARNING

GYMNATORIUM

CAFETERIA

IMC

ADMIN AREA

DISCOVERY COMMONS ON BAY PROJECTIONS

CLASSROOM WINGS



GYMNATORIUM

CREATIVE LEARNING

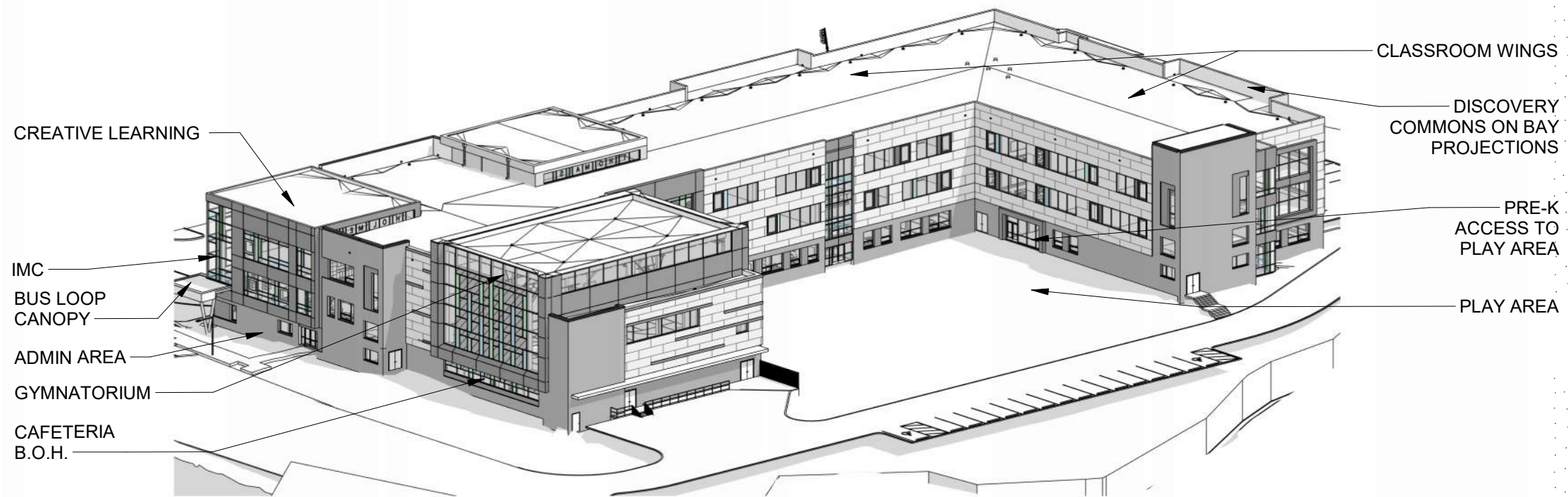
IMC

BUS LOOP CANOPY

ADMIN AREA

MAIN ENTRANCE

Building Massing



Building Massing



Willits Road Rendering

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Academy Road Rendering

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Bus Drop Off at Academy Road

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Main Entrance from Parking Lot

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Main Entrance from Pedestrian Walkway



ON SITE - PARKING & DROP-OFF

Legend:

- - - Property Boundary
- - - Lease Line
- ▶ Public Entrances
- ▶ Play Yard Entrances
- ▶ Non Public Entrances
- # Parking Space Count
- Off-Site Bus Loading Zone
- Staff Parking
- Pre-K Drop-Off Parking
- Student Drop-Off Zone
- Loading Zone
- ← Vehicular Circulation
- ← Pre-K Drop-Off Circulation
- ← Loading Circulation
- ⋯ Pedestrian Circulation

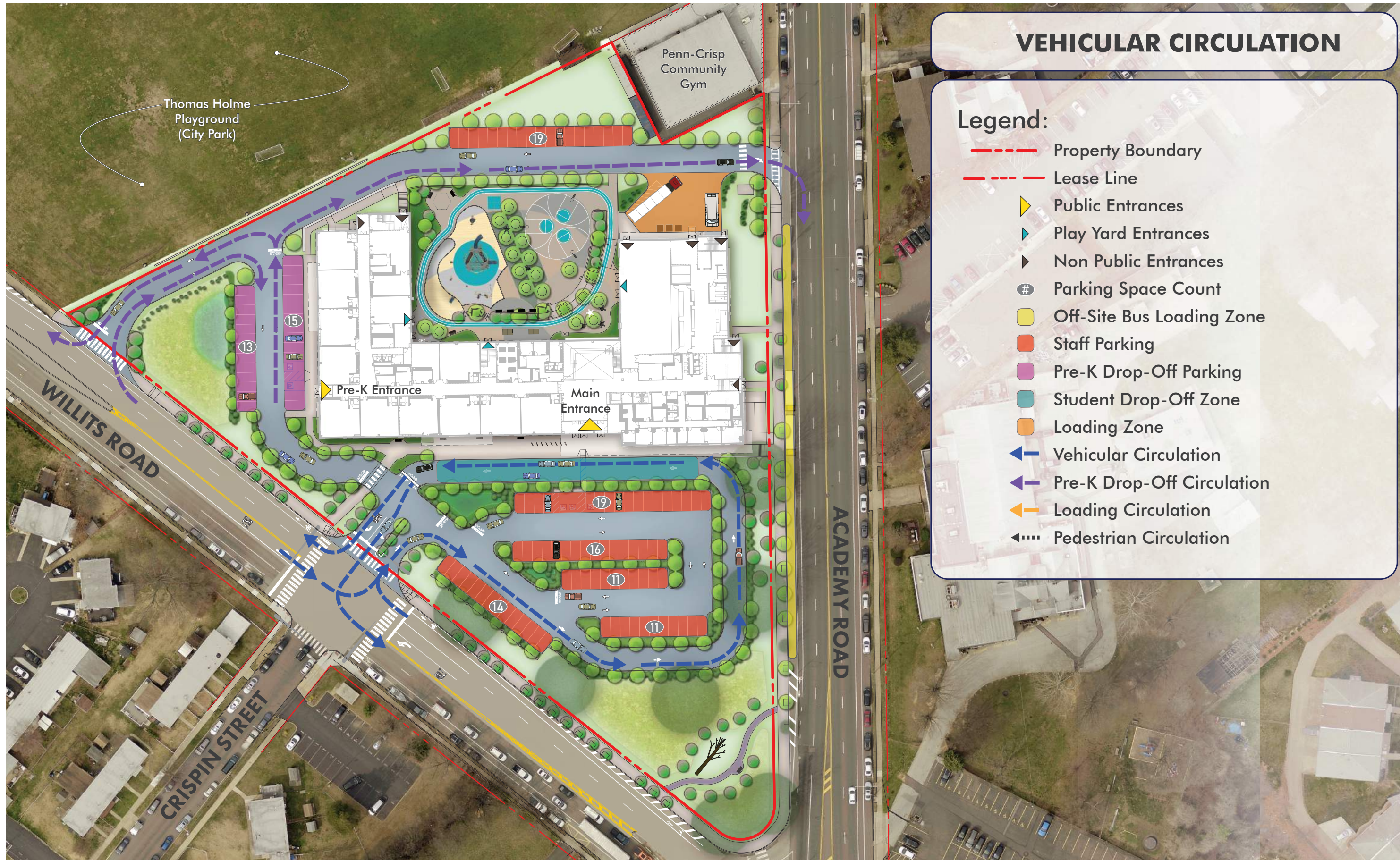




PEDESTRIAN CIRCULATION

Legend:

- - - Property Boundary
- - - Lease Line
- ▶ Public Entrances
- ▶ Play Yard Entrances
- ▶ Non Public Entrances
- # Parking Space Count
- Off-Site Bus Loading Zone
- Staff Parking
- Pre-K Drop-Off Parking
- Student Drop-Off Zone
- Loading Zone
- ← Vehicular Circulation
- ← Pre-K Drop-Off Circulation
- ← Loading Circulation
- ⋯ Pedestrian Circulation





LOADING CIRCULATION

Legend:

- - - Property Boundary
- - - Lease Line
- ▶ Public Entrances
- ▶ Play Yard Entrances
- ▶ Non Public Entrances
- # Parking Space Count
- Off-Site Bus Loading Zone
- Staff Parking
- Pre-K Drop-Off Parking
- Student Drop-Off Zone
- Loading Zone
- ← Vehicular Circulation
- ← Pre-K Drop-Off Circulation
- ← Loading Circulation
- ⋯⋯ Pedestrian Circulation

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).

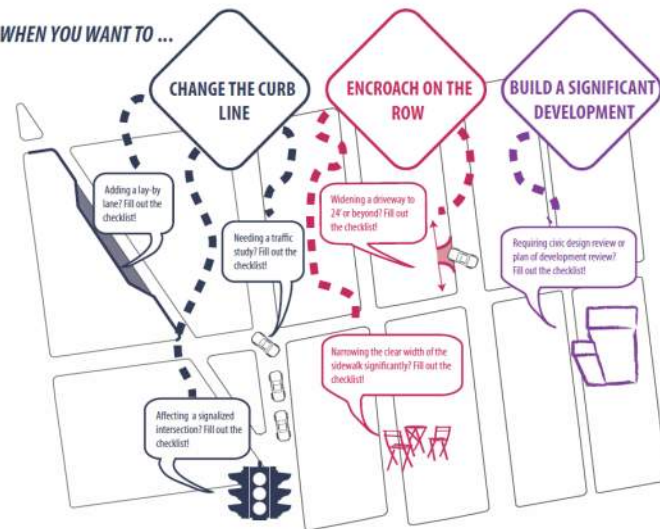
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects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

1

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

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

Complete Streets Review Submission Requirement*:

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

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

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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

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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
<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>
_____	_____	_____

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

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

DEPARTMENTAL
APPROVAL

YES NO

APPLICANT: Pedestrian Component

Additional Explanation / Comments: 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:

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Complete Streets Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

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

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
<u>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 Recommended / Existing / Proposed
<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?

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

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

22. Does the design maintain adequate visibility for all roadway users at intersections? YES NO N/A DEPARTMENTAL APPROVAL YES NO

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: 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:

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CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

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

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

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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? | WB-50 | | DEPARTMENTAL
APPROVAL |
| | | | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 34. Will the project affect a historically certified street? An inventory of historic streets ⁽¹⁾ is maintained by the Philadelphia Historical Commission. | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 35. Will the public right-of-way be used for loading and unloading activities? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 36. Does the design maintain emergency vehicle access? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 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"/> | | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 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"/> | | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 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"/> | | YES <input type="checkbox"/> NO <input type="checkbox"/> |

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

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URBAN DESIGN COMPONENT (Handbook Section 4.8)

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

APPLICANT: Urban Design Component
 Additional Explanation / Comments: 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

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INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

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

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

APPLICANT: Intersections & Crossings Component
 Additional Explanation / Comments: Offsite intersection improvements are proposed at the intersection of Willits Road and Crispin Street and subject to Streets Department and PennDOT approval.

DEPARTMENTAL REVIEW: Intersections & Crossings Component
 Reviewer Comments: _____

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ADDITIONAL COMMENTS

APPLICANT
 Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW
 Additional Reviewer Comments: _____

Complete Streets Checklist

Appendix

City of Philadelphia



(Bill No. 240065)

AN ORDINANCE

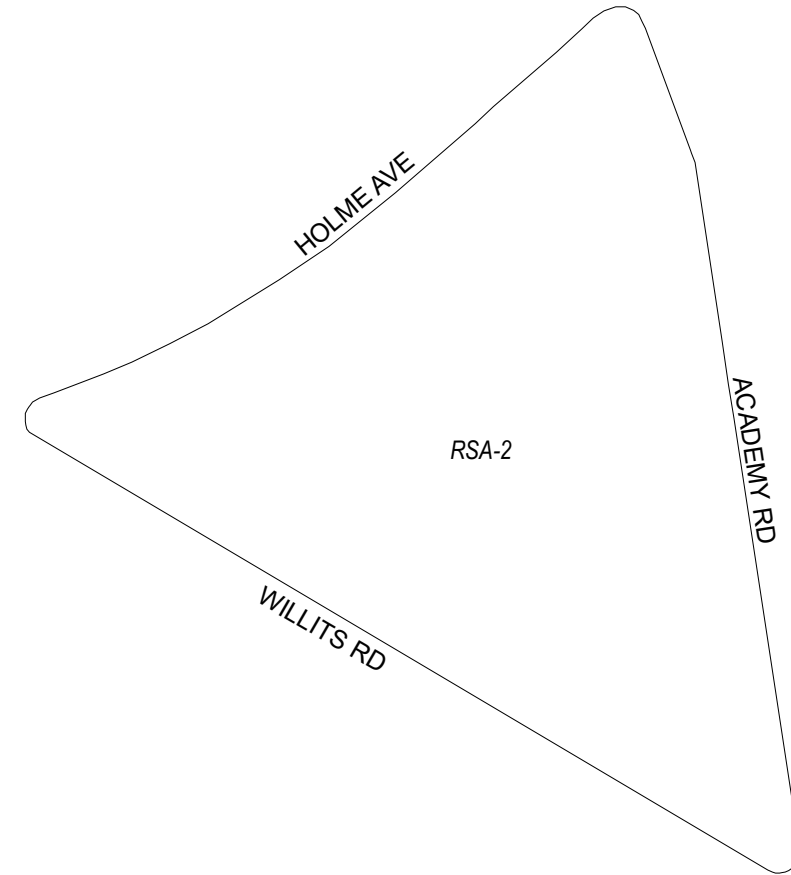
To amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Holme Avenue, Academy Road, and Willits Road.

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



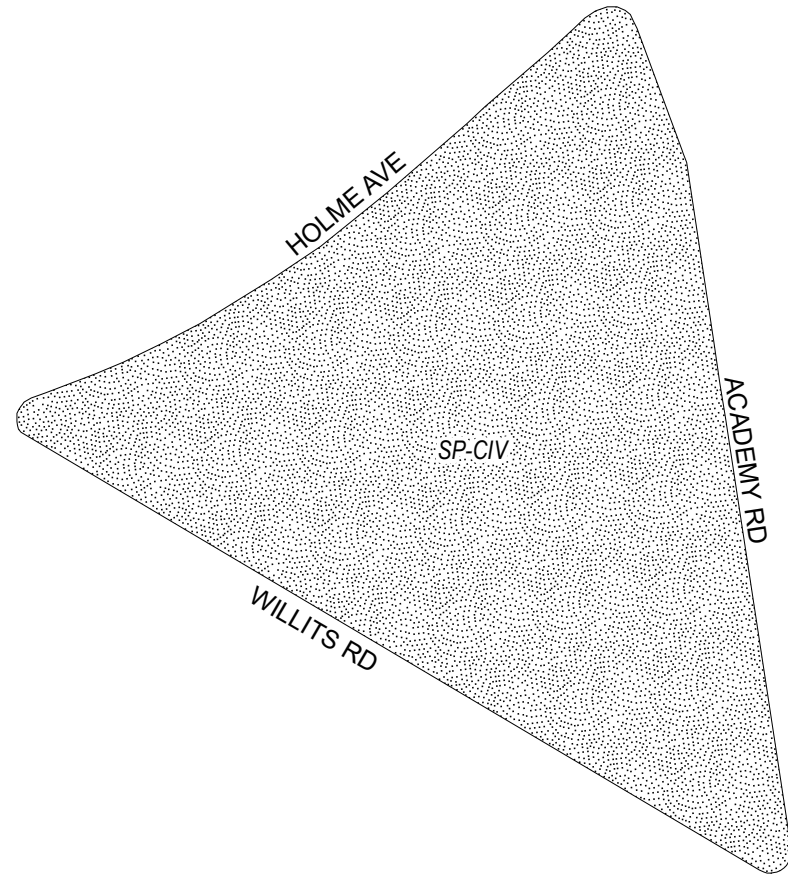
Zoning Districts

□ RSA-2, Residential Single-Family Attached




New Zoning Map

Map B Proposed Zoning



Zoning Districts

 SP-CIV, Civic, Educational, and Medical



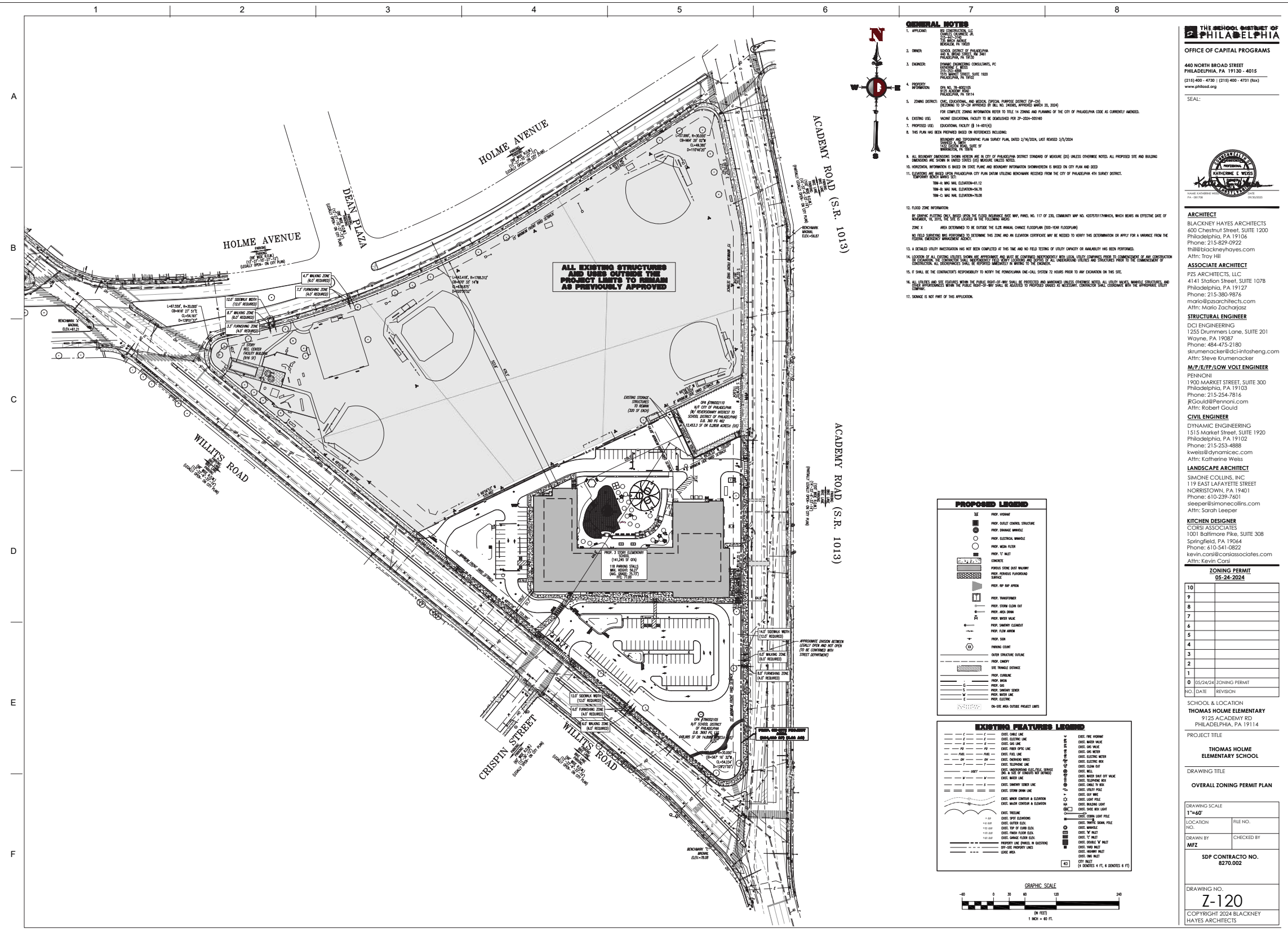
City of Philadelphia

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



- GENERAL NOTES**
1. APPROVAL: BY THE CITY OF PHILADELPHIA, OFFICE OF CAPITAL PROGRAMS, 440 NORTH BROAD STREET, PHILADELPHIA, PA 19130-4015.
 2. OWNER: SCHOOL DISTRICT OF PHILADELPHIA, 440 NORTH BROAD STREET, PHILADELPHIA, PA 19130.
 3. ENGINEER: BLACKNEY HAYES ARCHITECTS, 450 CHESTNUT STREET, SUITE 1200, PHILADELPHIA, PA 19106.
 4. PROPERTY: 9125 ACADEMY ROAD, PHILADELPHIA, PA 19114.
 5. ZONING DISTRICT: COMMERCIAL, EDUCATIONAL AND MEDICAL SPECIAL PURPOSE DISTRICT (CP-CM) BEING USED TO PROVIDE FOR THE SCHOOL DISTRICT OF PHILADELPHIA 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 REDEVELOPED PER 2P-2000-2004S.
 7. PROPOSED USE: EDUCATIONAL FACILITY (E-1A-4000S).
 8. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - PHILADELPHIA ZONING MAP, DATED 2/16/2024, LATEST REVISED 3/2/2024
 - PHILADELPHIA ZONING MAP, DATED 2/16/2024, LATEST REVISED 3/2/2024
 - PHILADELPHIA ZONING MAP, DATED 2/16/2024, LATEST REVISED 3/2/2024
 9. ALL EXISTING BUILDINGS SHALL BE DEMOLISHED AND THE CITY OF PHILADELPHIA DISTRICT STANDARDS OF MEASUREMENT (SOM) UNLESS OTHERWISE NOTED. ALL PROPOSED SITE AND BUILDING INFORMATION IS SHOWN AS SHOWN UNLESS OTHERWISE NOTED.
 10. HORIZONTAL INFORMATION IS BASED ON STATE PLANE AND HORIZONTAL INFORMATION SHOWN HEREON IS BASED ON CITY PLAN AND ZONING MAP. HORIZONTAL INFORMATION IS BASED ON STATE PLANE AND HORIZONTAL INFORMATION SHOWN HEREON IS BASED ON CITY PLAN AND ZONING MAP. HORIZONTAL INFORMATION IS BASED ON STATE PLANE AND HORIZONTAL INFORMATION SHOWN HEREON IS BASED ON CITY PLAN AND ZONING MAP.
 11. ELEVATIONS ARE SHOWN IN FEET UNLESS OTHERWISE NOTED. ELEVATIONS ARE SHOWN IN FEET UNLESS OTHERWISE NOTED. ELEVATIONS ARE SHOWN IN FEET UNLESS OTHERWISE NOTED.
 12. FLOOD ZONE INFORMATION:
 - AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN (100-YEAR FLOODPLAIN)
 - AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN (100-YEAR FLOODPLAIN)
 - AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN (100-YEAR FLOODPLAIN)
 13. A DETAILED UTILITY INVESTIGATION HAS BEEN COMPLETED AT THIS SITE AND NO FIELD TESTING OF UTILITY CAPACITY OR ANALYSIS HAS BEEN PERFORMED.
 14. LOCATION OF ALL UTILITIES SHALL BE APPROXIMATE AND NOT BE CONSIDERED AS A GUARANTEE OF ANY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION ON THIS SITE.
 15. ALL UTILITIES AND SERVICES SHALL BE MAINTAINED AND NOT BE INTERRUPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION ON THIS SITE.
 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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A/E: Troy Hill

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ZONING PERMIT	
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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

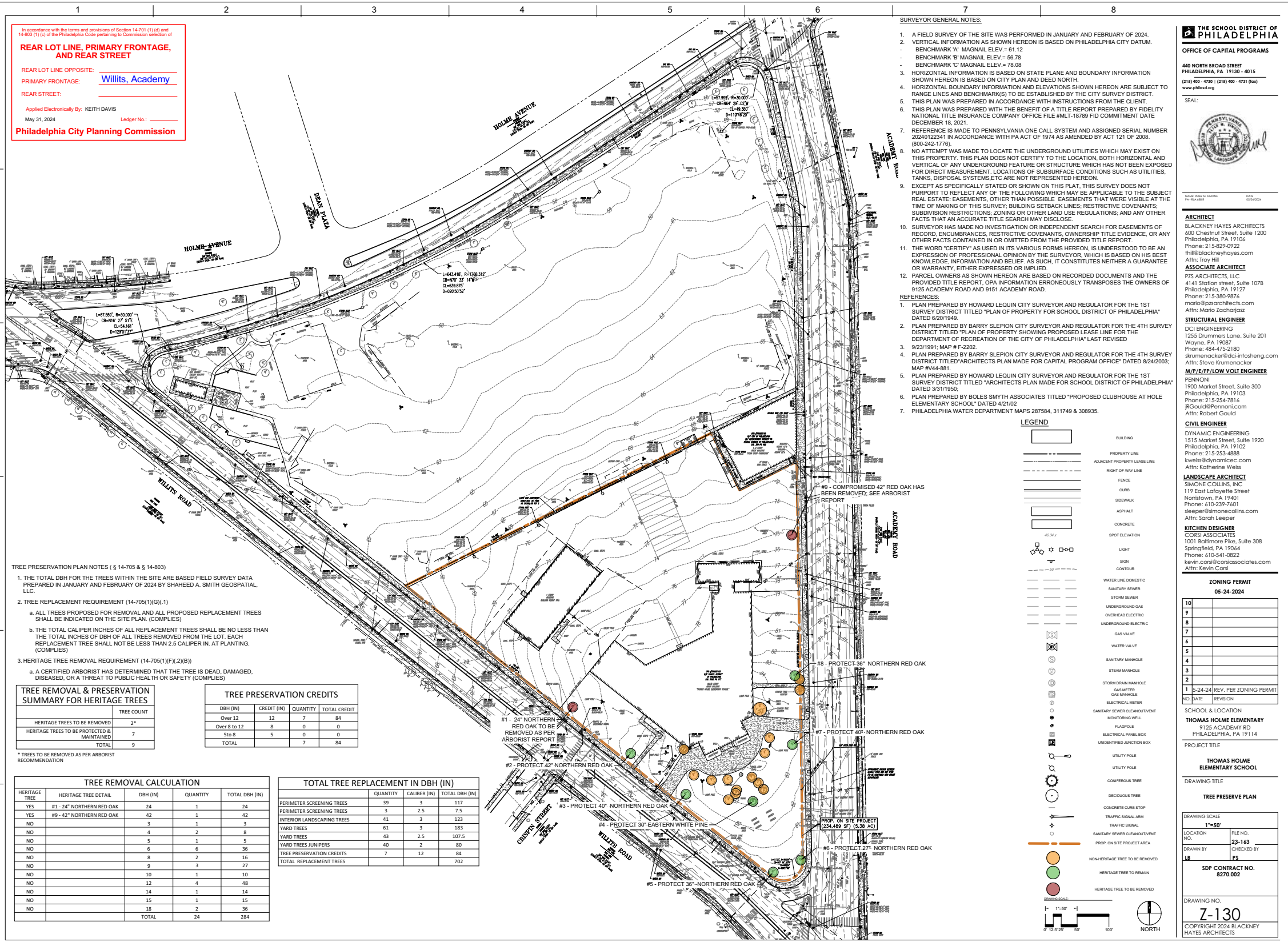
DRAWING SCALE
1"=40'

LOCATION NO.	FILE NO.
DRAWN BY MFZ	CHECKED BY

SDP CONTRACT NO.
8270.002

DRAWING NO.
Z-120
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Overall Zoning Permit Plan



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
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LEGEND

- BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LEASE LINE
- RIGHT-OF-WAY LINE
- FENCE
- CURB
- SIDEWALK
- ASPHALT
- CONCRETE
- SPOT ELEVATION
- LIGHT
- SIGN
- CONTOUR
- WATER LINE DOMESTIC
- SEWAGE SEWER
- STORM SEWER
- UNDERGROUND GAS
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GAS VALVE
- WATER VALVE
- SANITARY MANHOLE
- STEAM MANHOLE
- STORM DRAIN MANHOLE
- GAS METER
- GAS MANHOLE
- ELECTRICAL METER
- SANITARY SEWER CLEANOUT/VENT
- MONITORING WELL
- FLAGPOLE
- ELECTRICAL PANEL BOX
- UNIDENTIFIED JUNCTION BOX
- UTILITY POLE
- UTILITY POLE
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONCRETE CURB STOP
- TRAFFIC SIGNAL ARM
- TRAFFIC SIGNAL
- SANITARY SEWER CLEANOUT/VENT
- PROP. ON SITE PROJECT AREA
- NON-HERITAGE TREE TO BE REMOVED
- HERITAGE TREE TO REMAIN
- 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)
39	3	117
3	2.5	7.5
41	3	123
63	3	189
43	2.5	107.5
40	2	80
7	12	84
TOTAL REPLACEMENT TREES		702

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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
TREE PRESERVE PLAN

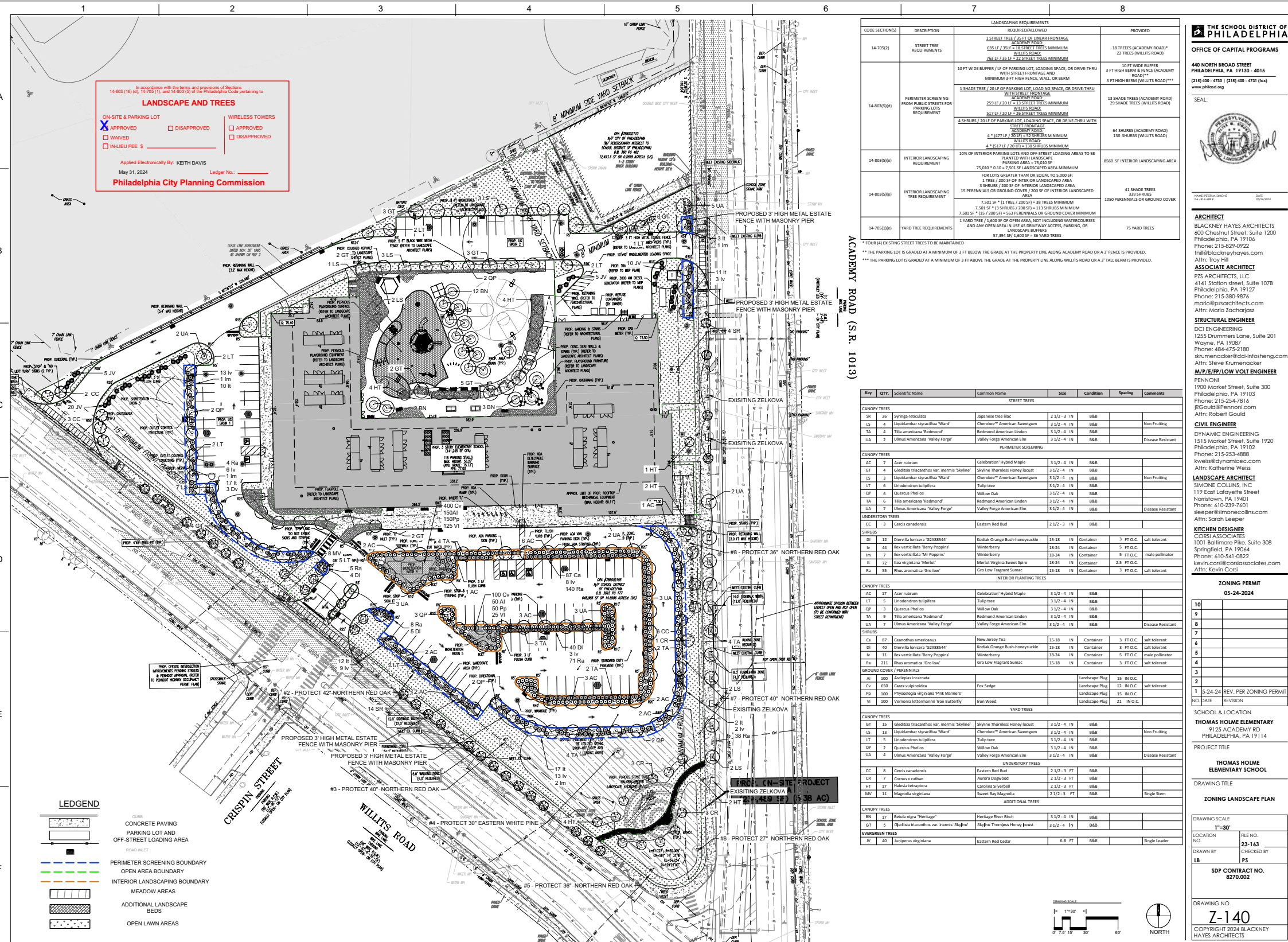
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 1"=50'

LOCATION NO.	FILE NO.
1B	23-143
DRAWN BY	CHECKED BY
LB	PS

SDP CONTRACT NO.
 6270.002

DRAWING NO.
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Tree Preservation Plan



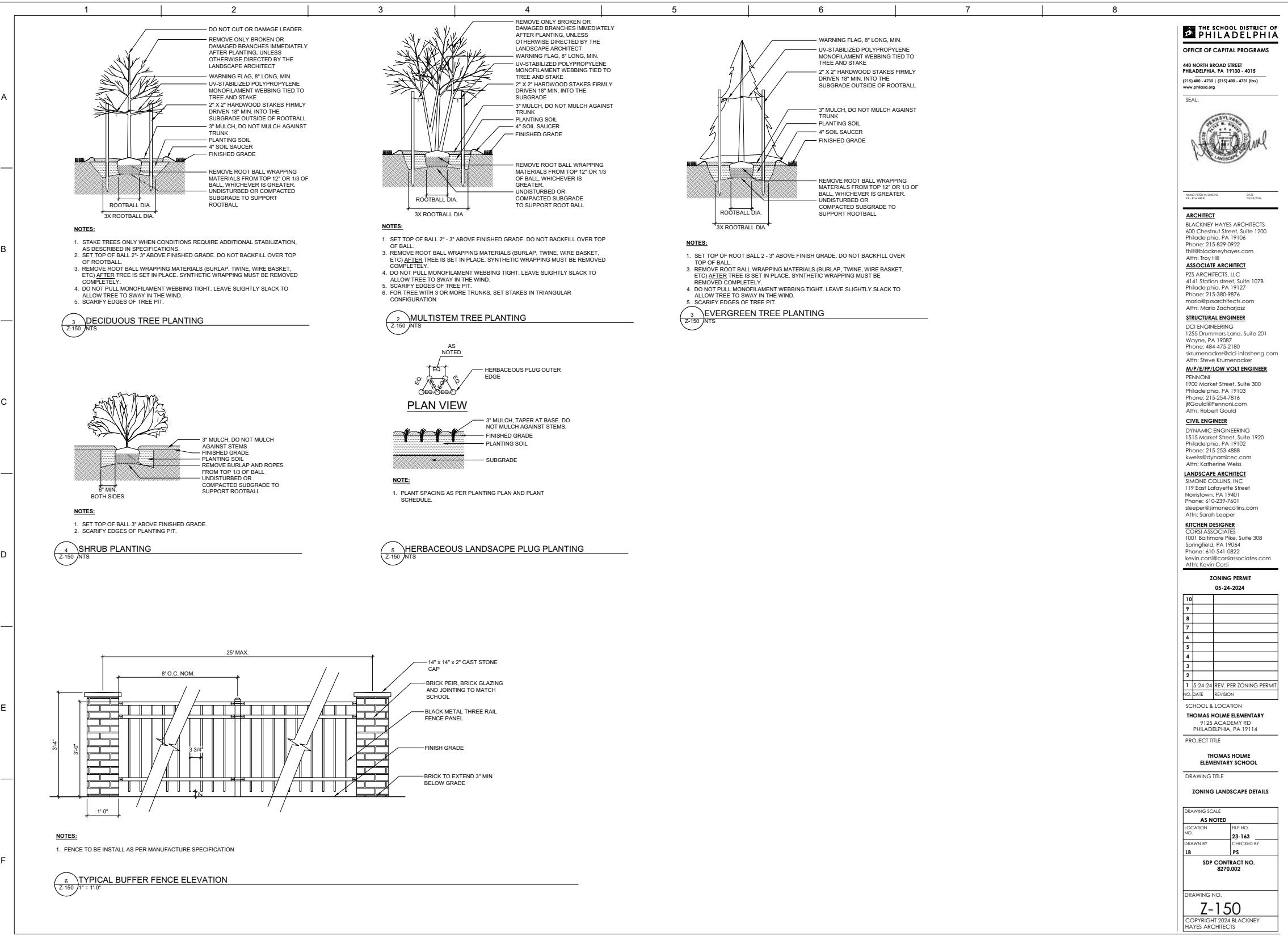
Zoning Landscape Plan

Blackney Hayes Architects P Z S

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SCHOOL DISTRICT OF PHILADELPHIA & PIDC

THOMAS HOLME ELEMENTARY SCHOOL



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05-24-2024

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NO. DATE REVISION

SCHOOL & LOCATION
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9125 ACADEMY RD
PHILADELPHIA, PA 19114

PROJECT TITLE
THOMAS HOLME ELEMENTARY SCHOOL

DRAWING TITLE
ZONING LANDSCAPE DETAILS

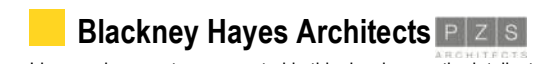
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AS NOTED

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6270.002

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Zoning Landscape Details



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SCHOOL DISTRICT OF PHILADELPHIA & PIDC
THOMAS HOLME ELEMENTARY SCHOOL