



901 N. PENN ST

CIVIC DESIGN REVIEW

Date: 2024.07.09

Team

Developer



Architect



Consultant



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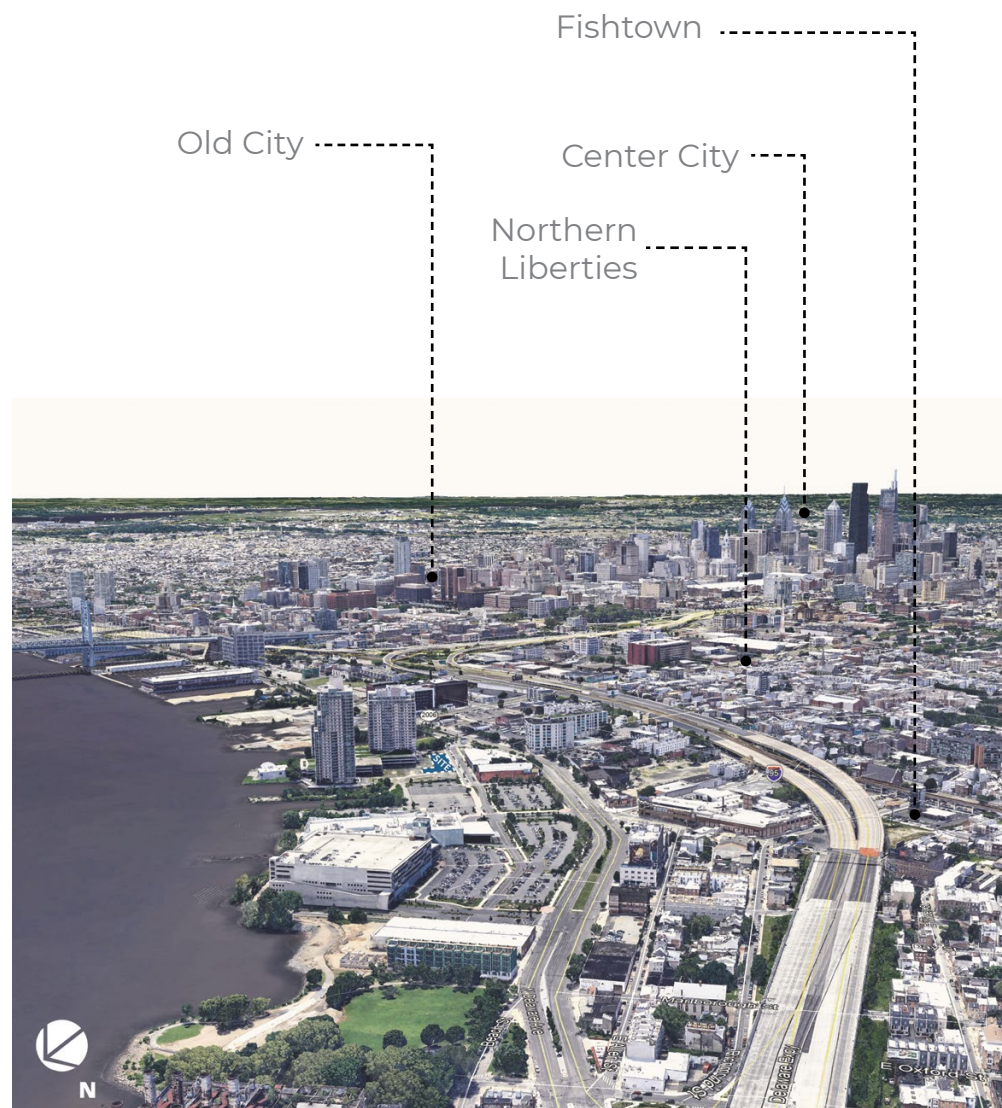


Site

DELAWARE RIVER



- 1 Penn Treaty Park
- 2 Rivers Casino
- 3 Fillmore Philadelphia
- 4 Punch Line Philly
- 5 Philadelphia Distilling
- 6 Tiptop Playground
- 7 The Piazza
- 8 WeWork
- 9 Mainstay Brewery
- 10 Festival Pier
- 11 Dave & Buster's
- 12 Morgan's Pier
- 13 Race Street Pier
- 14 Cherry Street Pier
- 15 Ben Franklin Bridge
- 16 Mid-Atlantic Social Security Center
- 17 Yards Brewery
- 18 Target



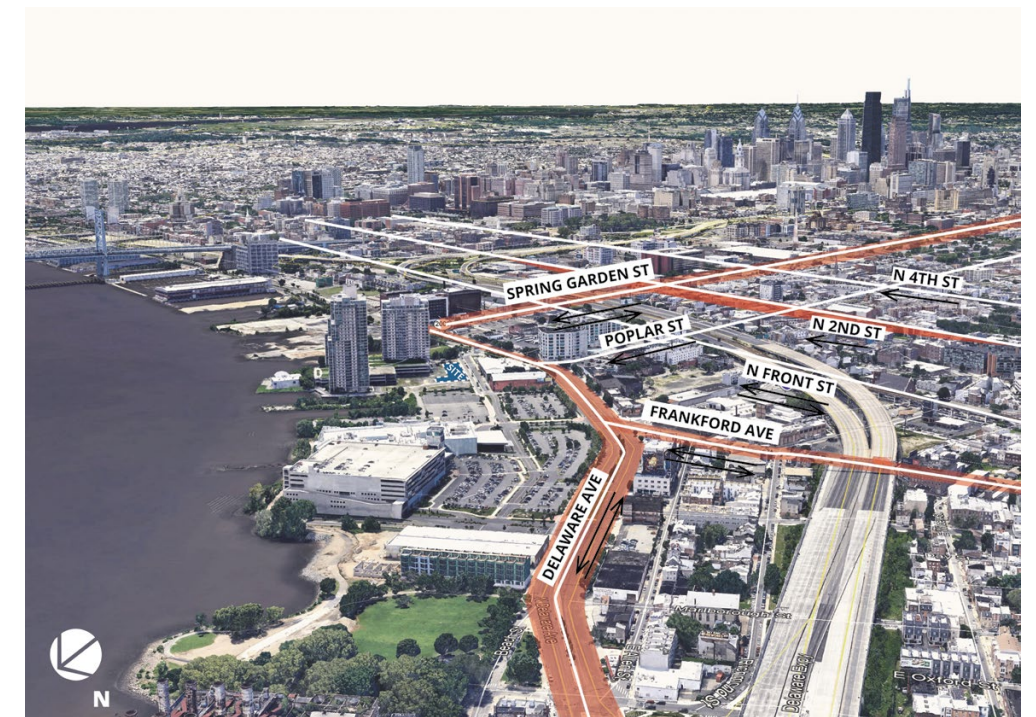
Neighborhood

- Market–Frankford Line
- Light Rail Station
- Septa Public Transportation
- HWY I-95
- HWY 676
- Benjamin Franklin Bridge
- Delaware Ave



Traffic Transportation

- Local Streets
- Major Commercial Streets



City Streets



Looking North Of The Site



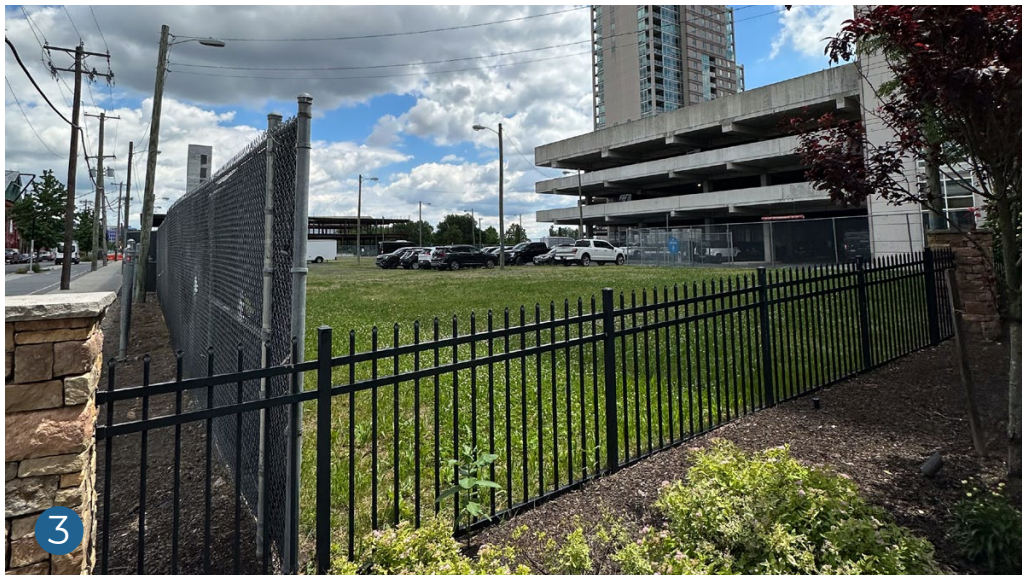
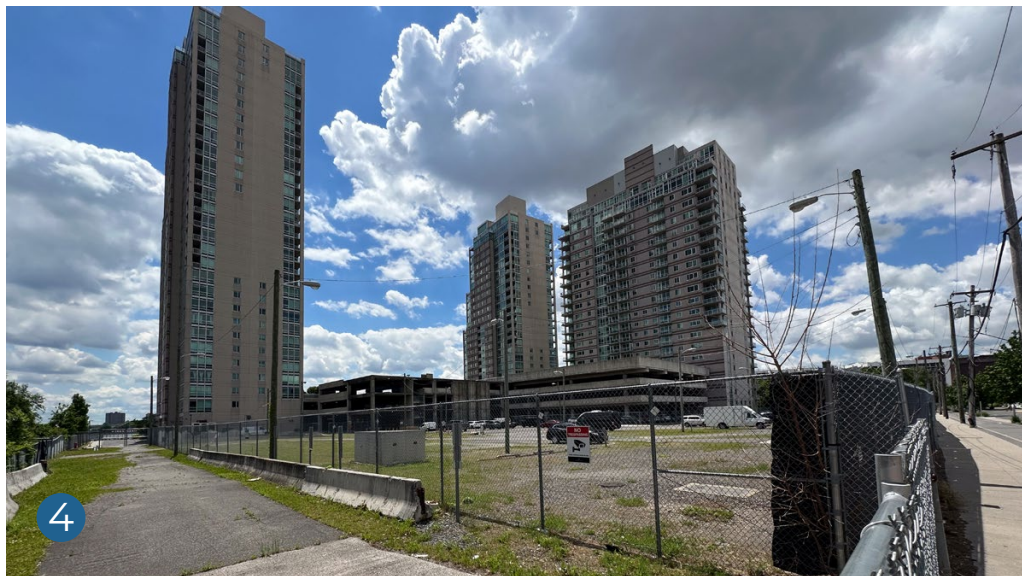
Looking East Of The Site

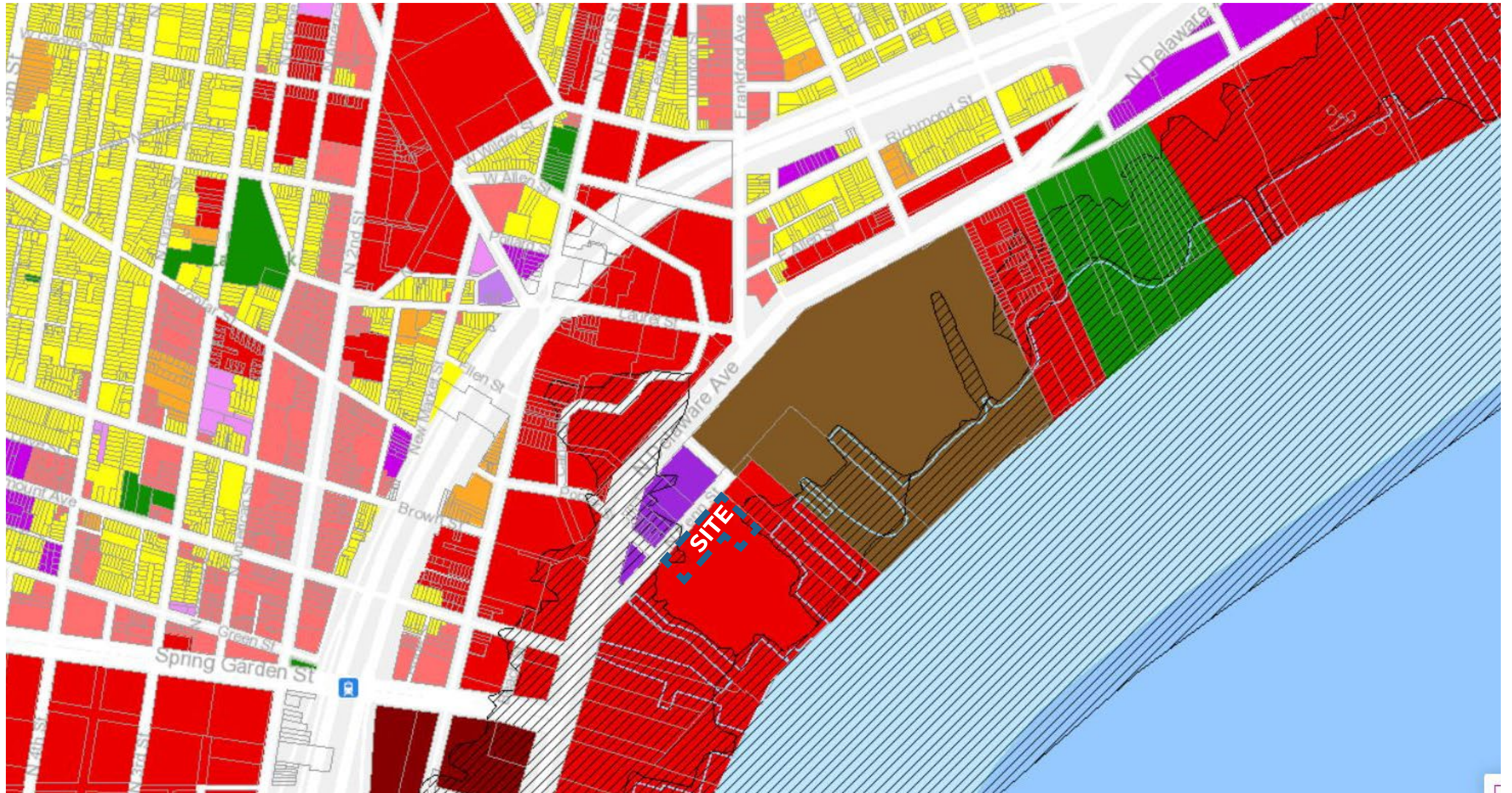


Looking South Of The Site

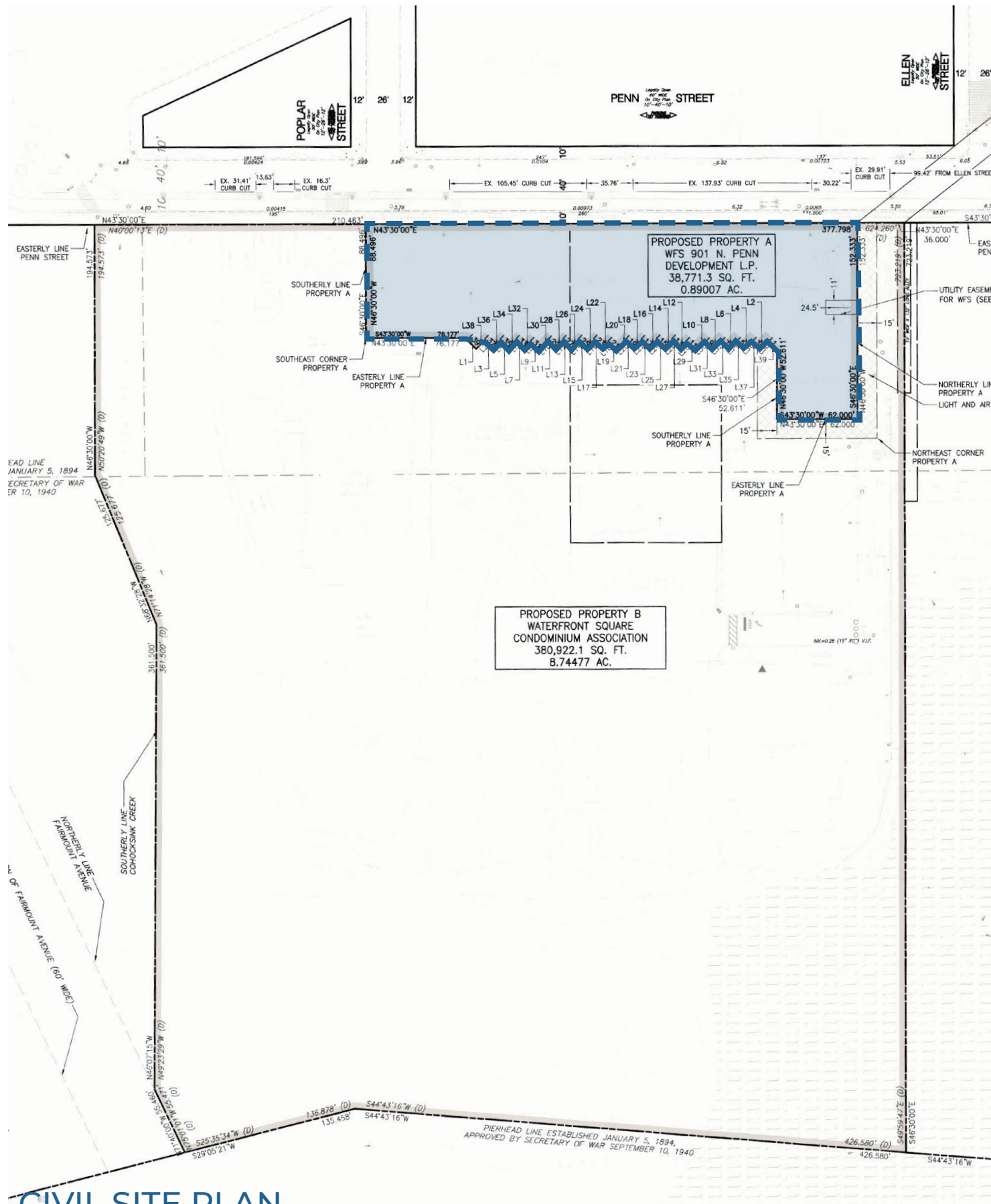


Looking West Of The Site

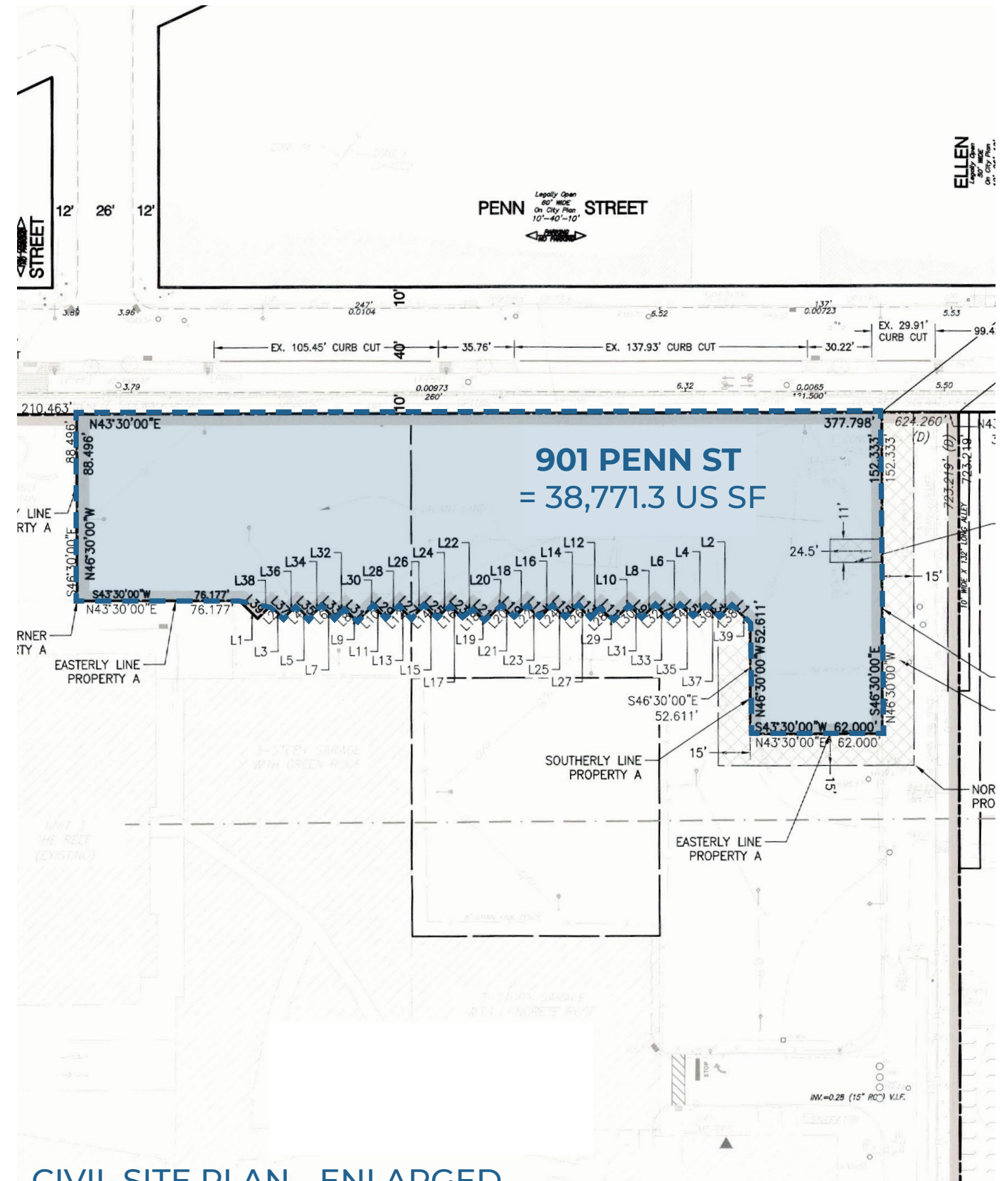




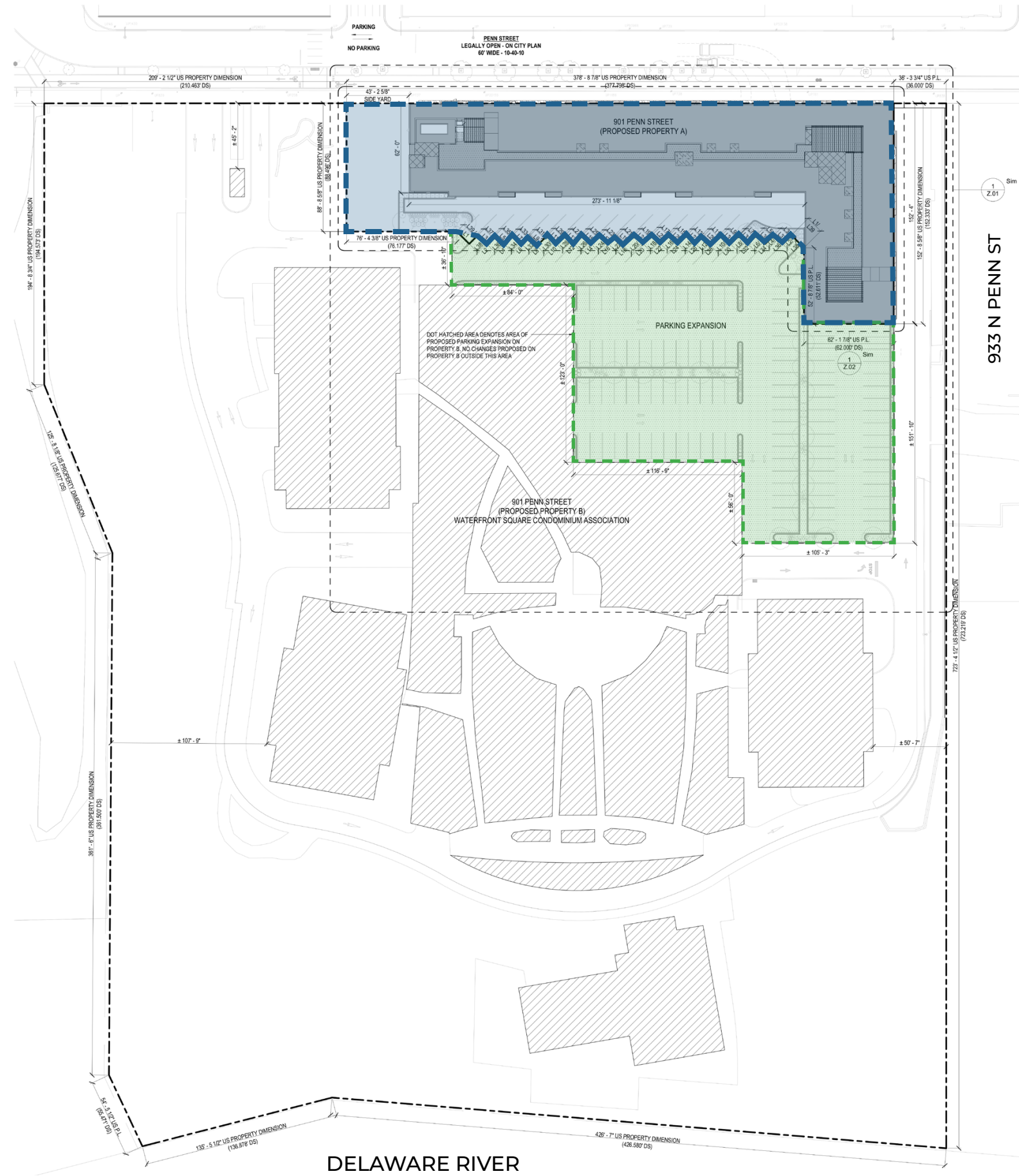
- NEIGHBORHOOD COMMERCIAL MIX-USE-1 CMX-1 ●
- NEIGHBORHOOD COMMERCIAL MIX-USE-2 CMX-2 ●
- COMMUNITY COMMERCIAL MIXED-USE CMX-3 ●
- INDUSTRIAL COMMERCIAL MIX-USE ICMX ●
- INDUSTRIAL RESIDENTIAL MIX-USE IRMX ●
- RESIDENTIAL MIX-USE-1 RM-1 ●
- RESIDENTIAL SINGLE-FAMILY ATTACHED-5 RSA-5 ●
- ACTIVE PARKS AND OPEN SPACE SP-PO-A ●



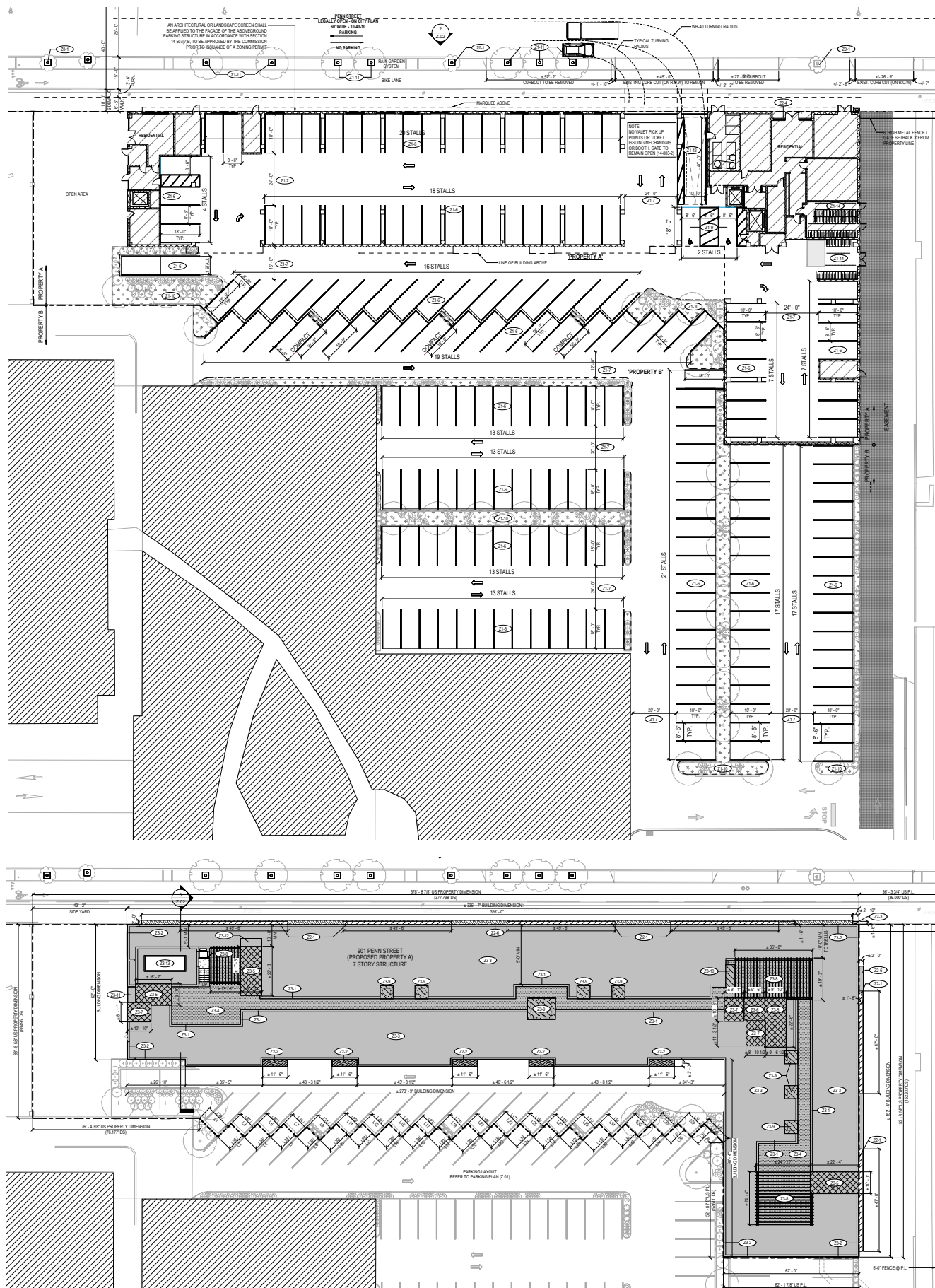
CIVIL SITE PLAN



CIVIL SITE PLAN - ENLARGED



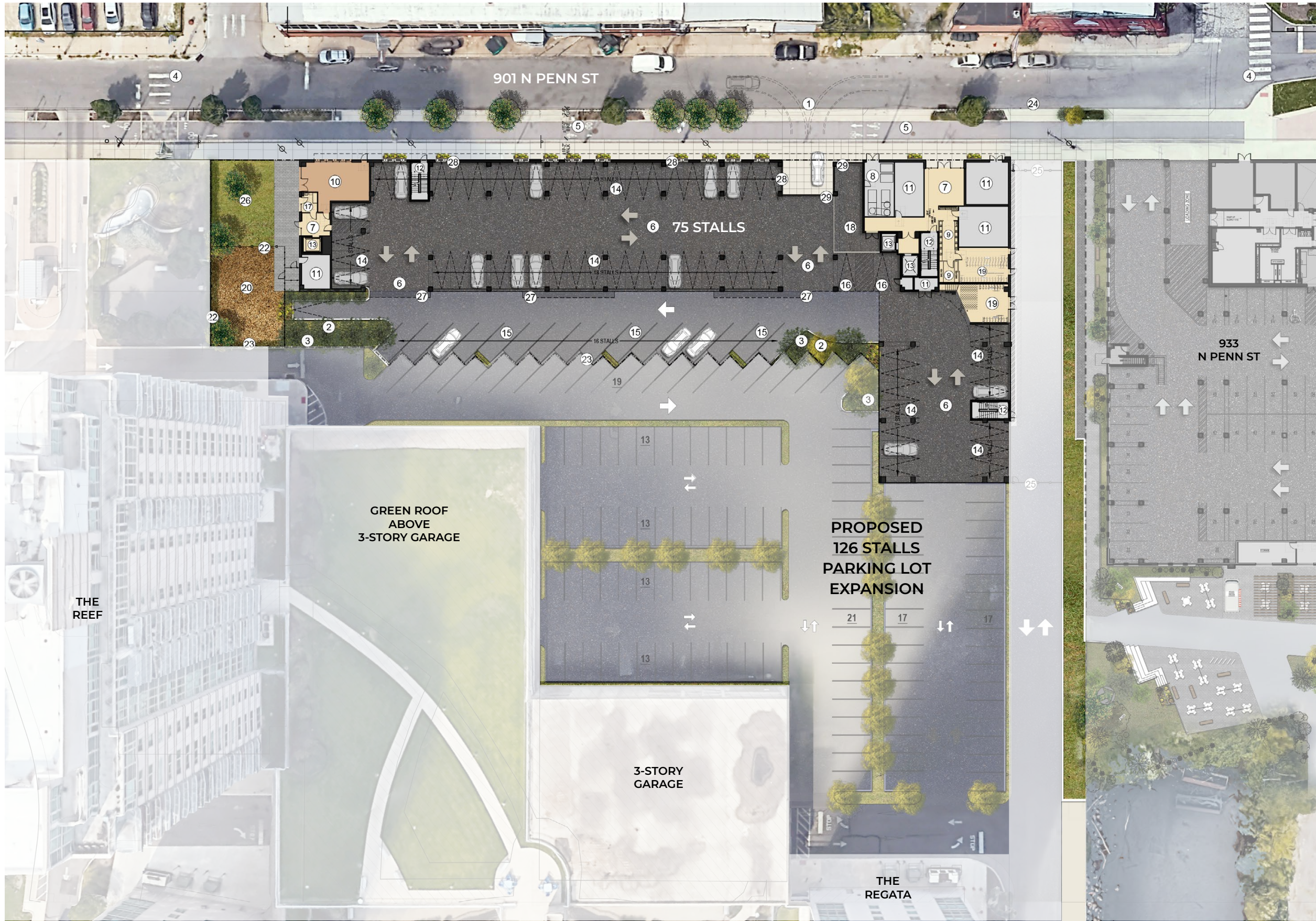
- 901 N PENN ST
PROPERTY A
- 901 N PENN ST
PROPERTY B



ZONING CHART

BASE DISTRICT:	CMX-3
ABUTTING DISTRICT:	CMX-3 / SP-ENT
DISTRICT ACROSS STREET:	I-2
LOT AREA:	38,965.39 US SF / 38,771.3 DS SF
USE:	193 DWELLING UNITS
<hr/>	
DIM. STANDARDS:	ALLOWED/REQUIRED PROPOSED
OPEN AREA:	9,741.39 SF (25%) 14,997.39 (30.8%)
OCCUPIED AREA:	29,224 SF (75%) 26,968 SF (69.2%)
FRONT YARD SETBACK:	0' 0'-0"
SIDE YARD:	8' IF USED +/- 43'-2"
REAR YARD:	N/A N/A
HEIGHT:	NO LIMIT +/- 84'-0"
GFA:	194,862.95 SF (500%) +/-189,229 SF (485%)
STREET TREES:	7 7
<hr/>	
PARKING:	ALLOWED/REQUIRED PROPOSED
AUTO PARKING:	58 SP 75 SP (2) ADA (4) ELECTRIC
LOADING SPACE:	0 1
BICYCLE RACKS (CLASS 1A)	65 STALLS 65 TYPE 1A STALLS
<hr/>	
RIGHT-OF-WAY COMPONENTS:	N PENN ST (CITY NEIGHBORHOOD) (10'-40'-10')
FURNISHING ZONE:	3'-6"
PEDESTRIAN ZONE:	6'-6"
BUILDING ZONE:	0'-0"
<hr/>	
STAIR :	0'-0"
EGRESS WELLS:	0'-0"





SITE PLAN

GROUND FLOOR

- GARAGE PARKING
- AMENITY
- UTILITY

KEYED NOTES:

- 1 PROPOSED CURBCUT
- 2 PROPOSED LANDSCAPED AREA
- 3 PROPOSED SITE TREE
- 4 PEDESTRIAN CROSS WALK
- 5 BIKE LANE
- 6 24' WIDE 2-WAY DRIVE AISLE
- 7 RESIDENTIAL LOBBY
- 8 TRASH ROOM
- 9 MAIL & PACKAGE ROOM
- 10 COWORKING SPACE
POTENTIAL COMMERCIAL
- 11 UTILITY SPACE
- 12 STAIR TOWER
- 13 ELEVATOR
- 14 8.5' X 18' PARKING STALL
- 15 8.5' X 16" COMPACT PARKING
- 16 ADA PARKING STALL
- 17 DOG WASH ROOM
- 18 LOADING SPACE
- 19 BICYCLE STORAGE
- 20 DOG PARK
- 21 HIGH ESTATE FENCE
- 22 5' HIGH METAL ESTATE FENCE
- 23 6' HIGH PRIVACY FENCE
- 24 EXISTING FIRE TRUCK ACCESS
CURBCUT TO REMAIN
- 25 8' HIGH METAL ESTATE FENCE
W/ FIRE TRUCK ACCESS GATE
- 26 AMENITY COURTYARD
- 27 LINE OF BUILDING ABOVE
- 28 METAL GARAGE SCREENS
W/ PLANTER
- 29 SECURITY SCREEN
OVERHEAD DOOR







SITE PLAN

ROOF PLAN

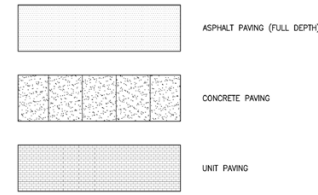
KEYED NOTES:

- ① GREEN ROOF
- ② ROOF DECK
- ③ WALK WAY
- ④ SKY LIGHTS
- ⑤ TRELLIS WITH PV CELLS
- ⑥ CONDENSORS
- ⑦ LIGHTWELL TO 3RD FLOOR
- ⑧ ELEVATOR
- ⑨ ELEVATOR LOBBY
- ⑩ STAIR TOWER
- ⑪ ELEVATOR OVERRUN
- ⑫ VENT

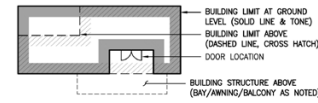
SEDUM GREEN ROOF CUTTING MIX

-  SEDUM 'A'
SEDUM ACRE
-  SEDUM 'B'
SEDUM ALBUM
-  SEDUM 'C'
SEDUM PURLUM
-  SEDUM 'D'
'JOHN CREECH'

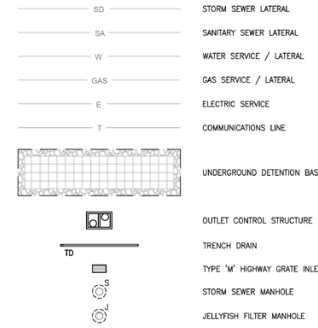
PROPOSED FEATURES



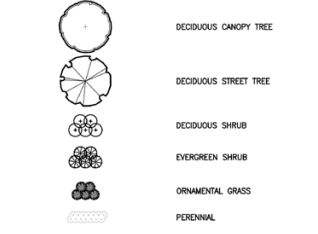
PROPOSED BUILDING FEATURES



UTILITY FEATURES



PLANTING LEGEND



INTERIOR LANDSCAPE REQUIREMENTS per Sec. 14-803(5)(e)

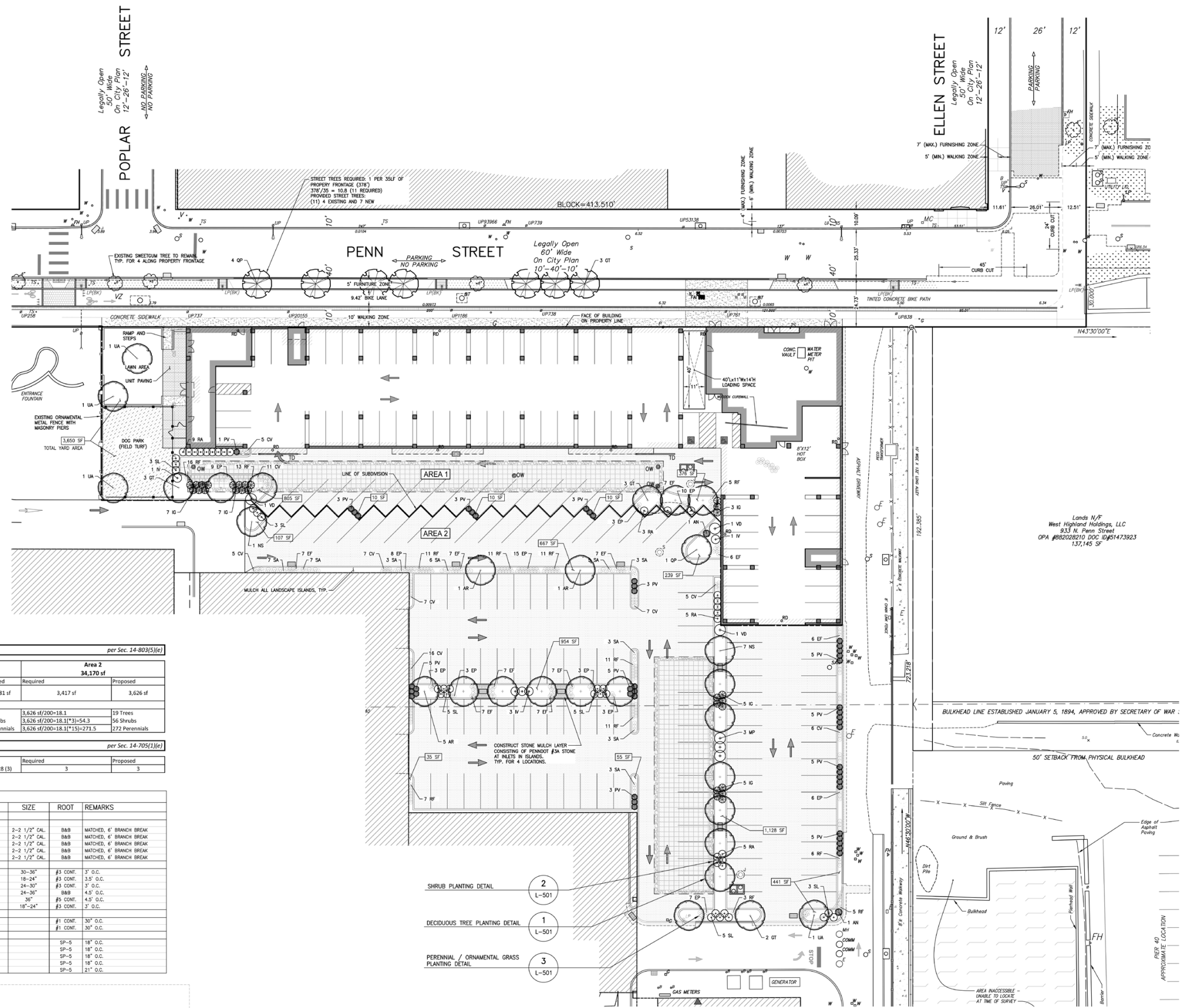
Total Parking Area	41,570 sf	Area 1		Area 2	
		Required	Proposed	Required	Proposed
Interior Landscape Area (10% of total parking area)		4,152 sf	4,716 sf	740 sf	3,417 sf
Plantings (1 shade tree, 3 shrubs, & 15 perennials per 200 SF of interior landscape area)		1,181 sf/200=5.9	1,181 sf/200=5.9(*3)=17.7	6 Trees	3,626 sf/200=18.1
				28 Shrubs	3,626 sf/200=18.1(*3)=54.3
				89 Perennials	3,626 sf/200=18.1(*15)=271.5

YARD TREES per Sec. 14-705(1)(e)

Total Yard Area	3,650 sf	Required	Proposed
(Area 1)		Required 1 Tree per 1,600 sf → 3,650 sf / 1,600 = 2.28 (3)	3

PLANT MATERIALS LIST - 901 PENN STREET

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	
1	2	CANOPY TREES					
7	AR	ACER RUBRUM 'RED SUNSET'	OCTOBER GLORY RED MAPLE	2-2 1/2" CAL.	B&B	MATCHED, 6' BRANCH BREAK	
6	2	3	GT	GLEDISIA TRICANTHOS 'SKYLINE'	2-2 1/2" CAL.	B&B	MATCHED, 6' BRANCH BREAK
8	NS	NYSSA SYLVATICA	BLACK GUM	2-2 1/2" CAL.	B&B	MATCHED, 6' BRANCH BREAK	
1	4	QP	QUERCUS PHELLOS	2-2 1/2" CAL.	B&B	MATCHED, 6' BRANCH BREAK	
3	1	UA	ULMUS AMERICANA 'PRINCETON'	2-2 1/2" CAL.	B&B	MATCHED, 6' BRANCH BREAK	
17	10	IG	ILEX GLABRA	30-36"	#3 CONT.	3' O.C.	
1	4	IV	IRIDA VIRGINIANA	18-24"	#3 CONT.	3.5' O.C.	
6	16	RA	RHIZO ARIMATICA 'GRD LOW'	24-30"	#3 CONT.	3' O.C.	
3	3	MP	MYRTICA PENNSYLVANICA	24-36"	B&B	4.5' O.C.	
1	2	VD	VIORNIUM DENTATUM	36"	#5 CONT.	4.5' O.C.	
3	21	SL	SPIRUA LATIFOLIA	18"-24"	#3 CONT.	3' O.C.	
2	AN	ANDROPOGON GERARDI	BIG BLUESTEM	#1 CONT.	30" O.C.		
10	36	PV	PANICUM VIRGATUM	#1 CONT.	30" O.C.		
16	53	CV	COREOPSIS VERTICILLATA	SP-5	18" O.C.		
22	48	EP	ECHINACIA PURPUREA	SP-5	18" O.C.		
7	55	RF	RUFEA PUMILA	SP-5	18" O.C.		
44	76	RF	RUEBICHA FULGIDA 'GOLDSTURM'	SP-5	18" O.C.		
40		SA	SEDUM X AUTUMN JOY	SP-5	21" O.C.		



Lands N/F
West Highland Holdings, LLC
833 N. Penn Street
OPA #BSC02020210 DOC #061473923
137,145 SF

901 N PENN STREET





Acer rubrum



Gleditsia triacanthos inermis 'Skyline'



Nyssa sylvatica



Quercus phellos



Ulmus americana 'Princeton'

CANOPY TREES



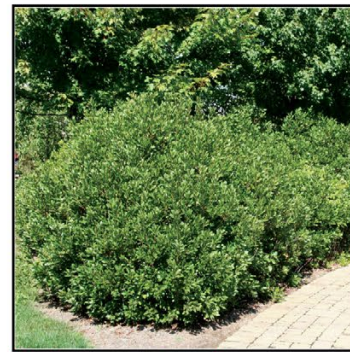
Ilex glabra



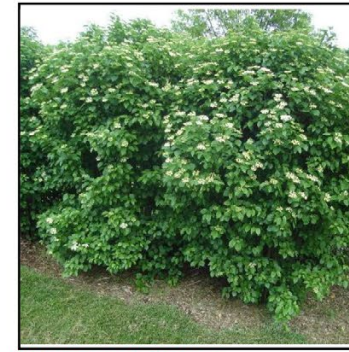
Itea virginica



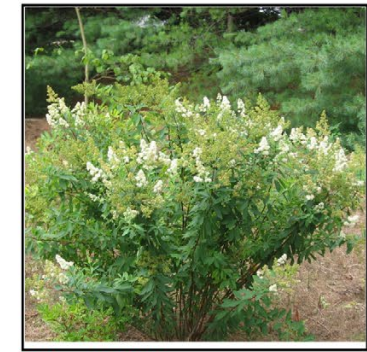
Rhus aromatica 'Gro Low'



Myrica pennsylvanica



Viburnum dentatum



Spirea latifolia

SHRUBS



Andropogon gerardii



Panicum virgatum

GRASSES



Coreopsis vericillata



Echinacea purpurea



Eupatorium fistulosum



Rudbeckia fulgida 'Goldstrum'



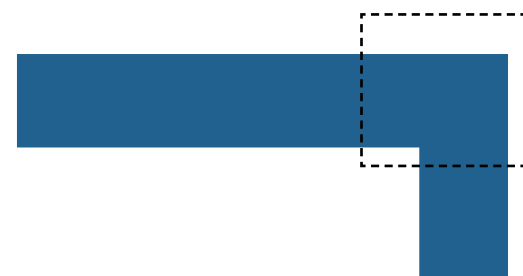
Sedum x Autumn Joy

GROUND COVER / PERENNIALS



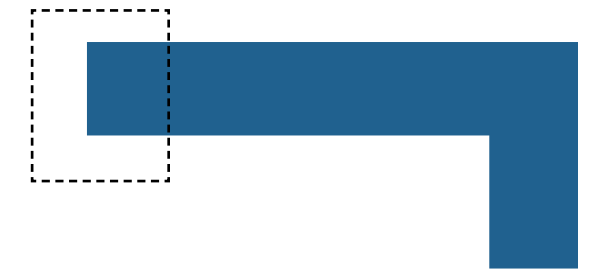


- A** CONCRETE SIDEWALK
- B** PERMEABLE PAVERS
- C** LANDSCAPED AREA
- D** PARKING SCREEN W/ PLANTERS
- E** LINE OF BUILDING ABOVE
- F** LINE OF AWNING ABOVE
- G** ASPHALT PAVING
- H** SITE TREE
- I** EXISTING FIRE ACCESS LANE
- J** EGRESS PATHWAY
- K** EXISTING BIKE LANE
- L** EXISTING UTILITY POLE
- M** 8' HIGH METAL ESTATE FENCE
- N** 5' HIGH ESTATE FENCE
- O** WOOD CHIPS
- P** STREET TREE

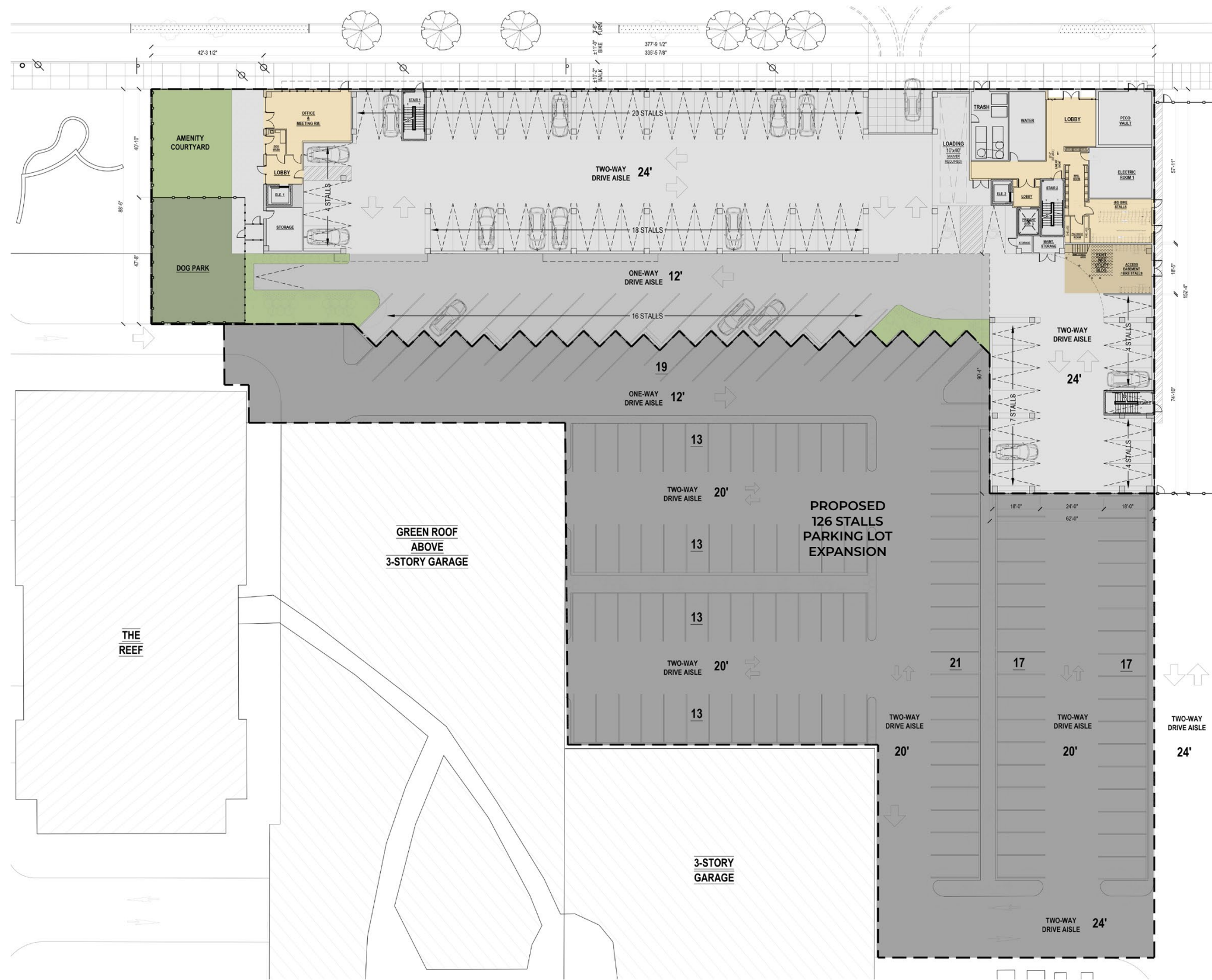




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- B** PERMEABLE PAVERS
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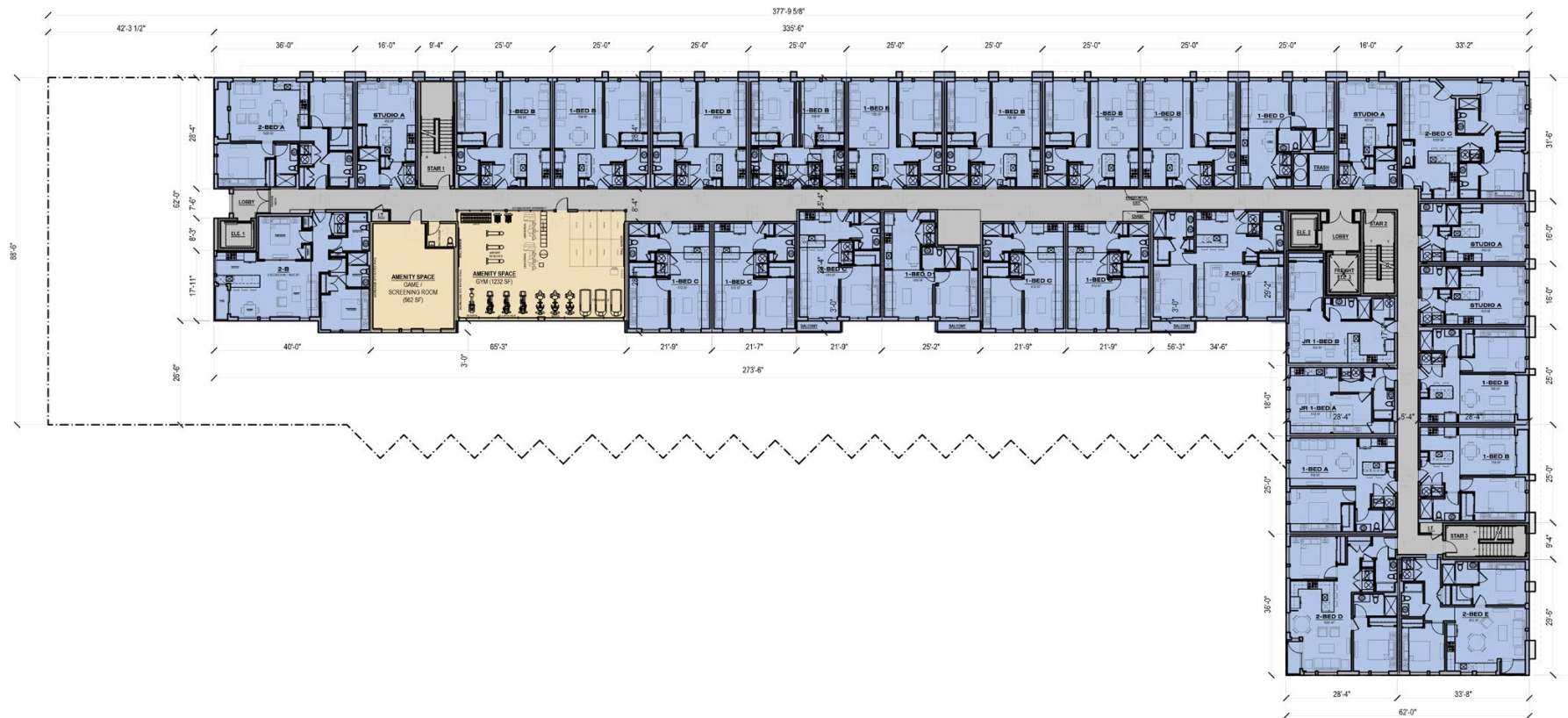




BLDG

- RESIDENTIAL
- AMENITY
- UTILITY & CIRCULATION
- PARKING
- GREEN SPACE

- 7-STORIES
- 189,229 SF GFA
- (193) DWELLING UNITS
- (75) PARKING STALLS
- (65) BICYCLE STALLS

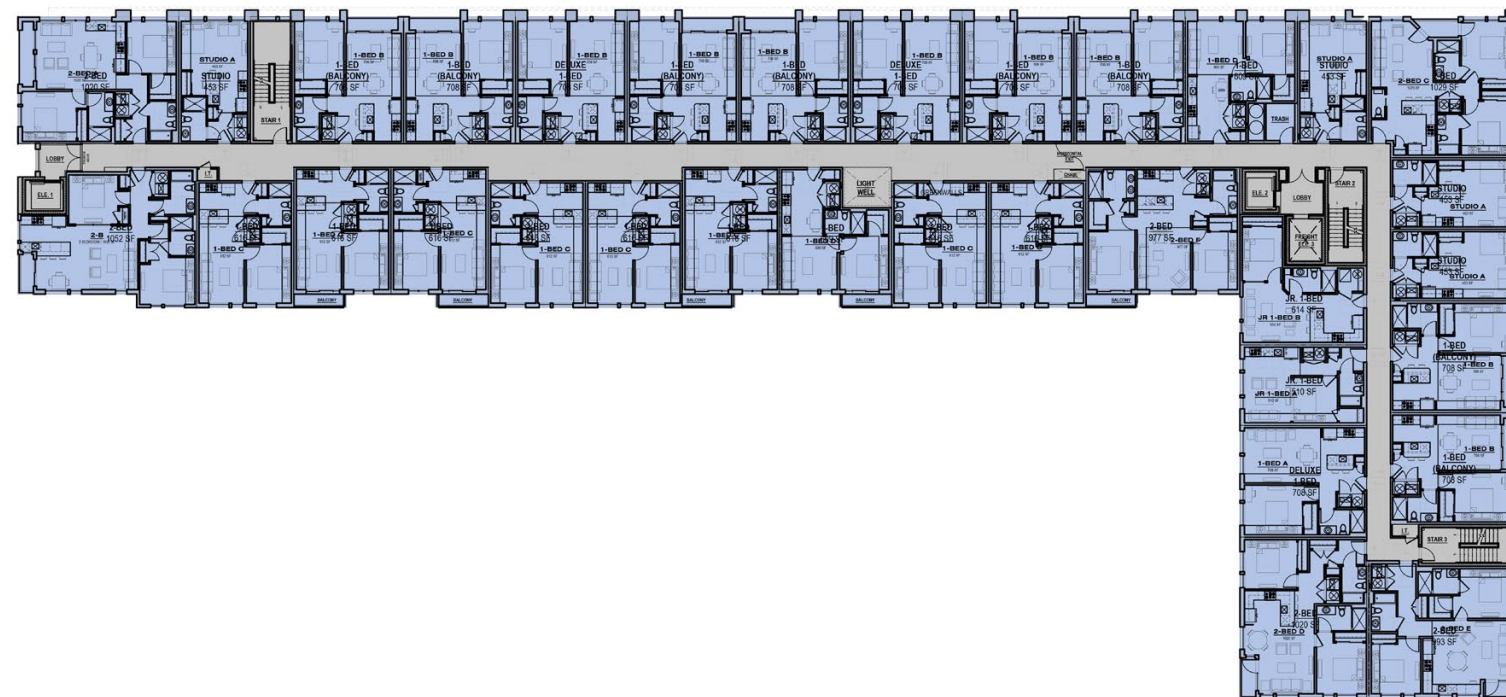


2ND FLOOR PLAN

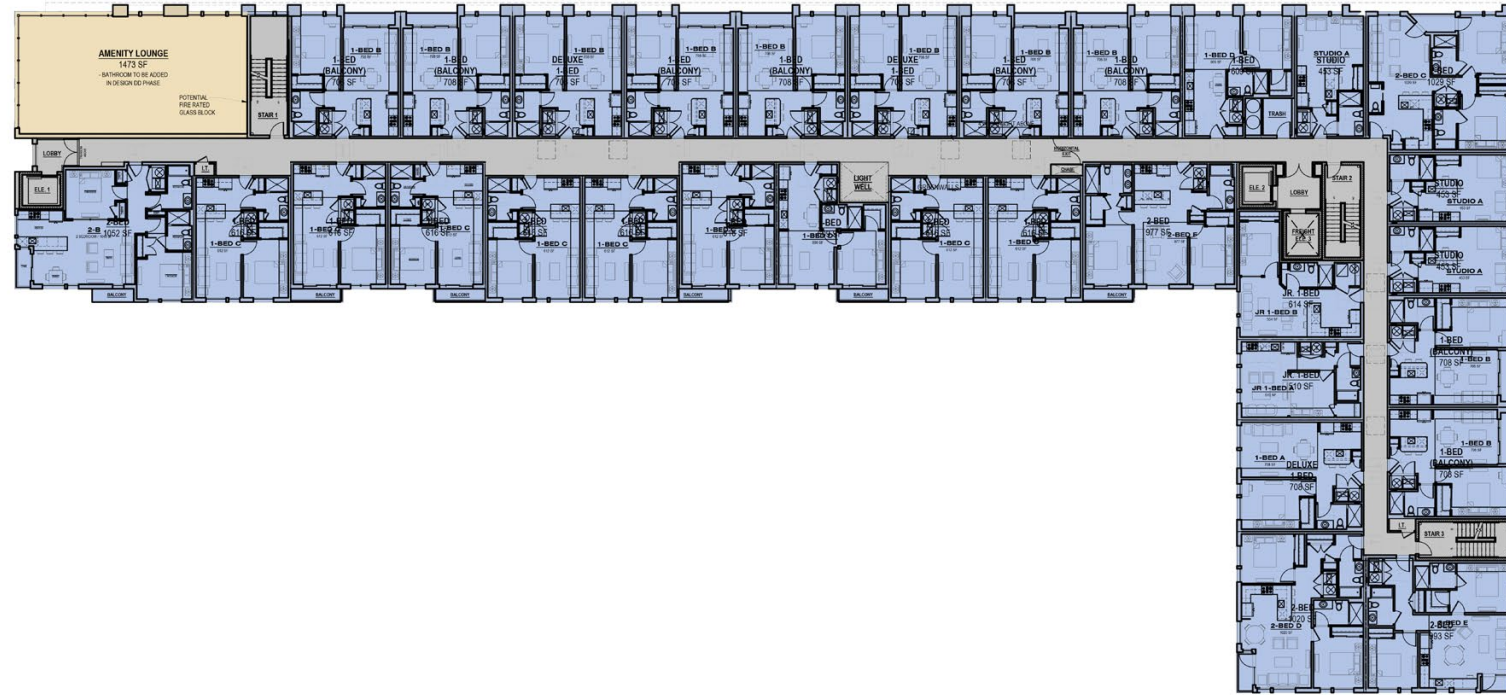
BLDG

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- (193) DWELLING UNITS
- (75) PARKING STALLS
- (65) BICYCLE STALLS



3RD-6TH FLOOR PLAN



7TH FLOOR PLAN

BLDG

- RESIDENTIAL
- AMENITY
- UTILITY & CIRCULATION
- GREEN SPACE

- 7-STORIES
- 189,229 SF GFA
- (193) DWELLING UNITS
- (75) PARKING STALLS
- (65) BICYCLE STALLS



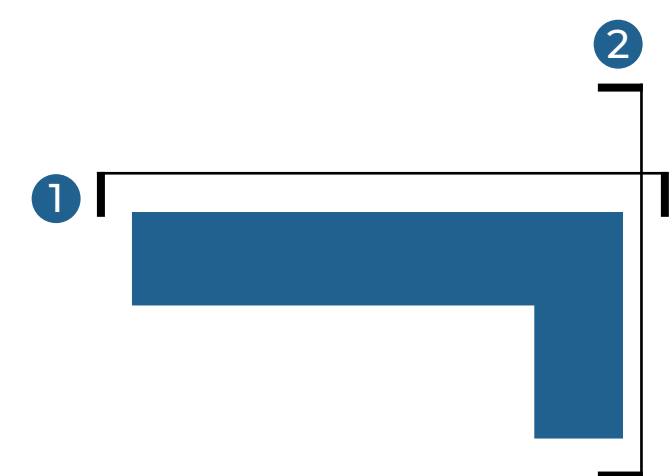
ROOF PLAN



1 | ELEVATION: N PENN ST



2 | ELEVATION: NORTH

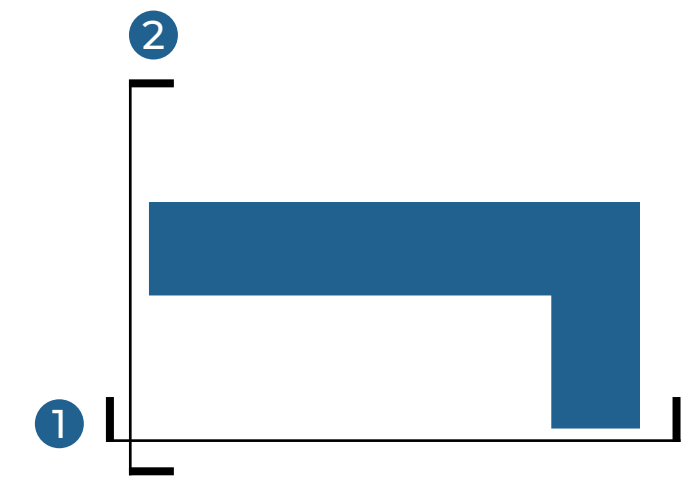




1 | ELEVATION: REAR



2 | ELEVATION: SOUTH





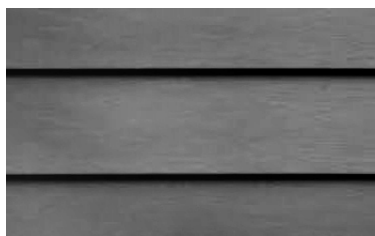
MATERIALS



1 ATAS COMPOSITE METAL PANEL
Clear Aluminium



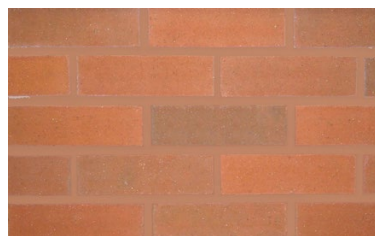
2 HARDIE PLANK LAP SIDING
Black Walnut
7" Exposure



3 HARDIE PLANK LAP SIDING
Dark Grey
7" Exposure



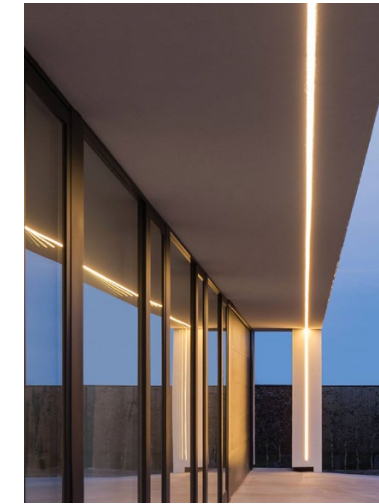
4 STOREFRONT SYSTEM
Black



5 BRICK
Glen Gery Autumn Leaves
(Grout to color match brick)



6 PLY-GEM VINYL WINDOWS
Black/Bronze



7 RECESSED LIGHTING IN AWING



8 METAL PLANTER
Black



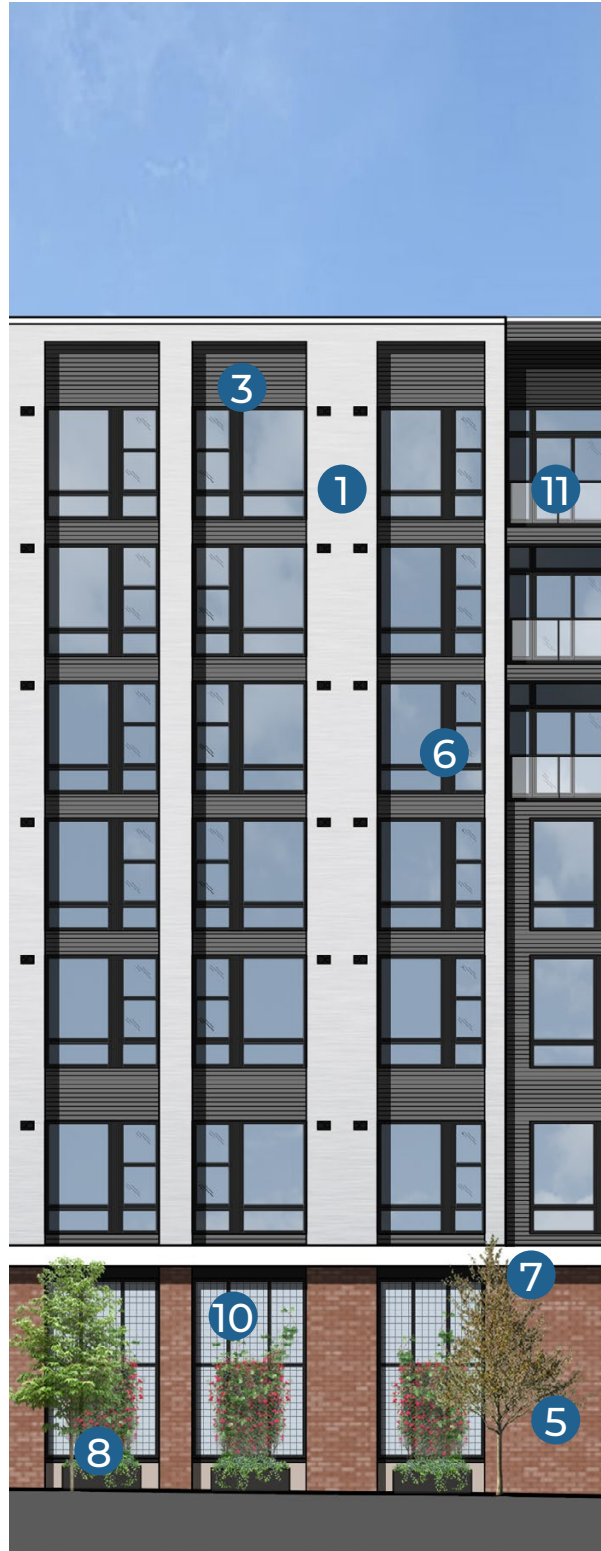
9 COIL OVERHEAD GATE



10 GARAGE SCREENING
Powder Coated Steel



11 GLASS RAILING
Black



PRIMARY FACADES



SECONDARY FACADES

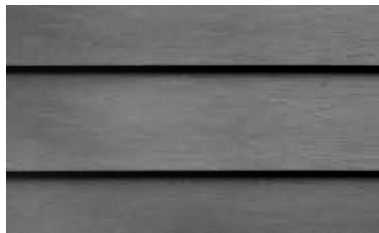
MATERIALS



1 ATAS COMPOSITE METAL PANEL
Clear Aluminium



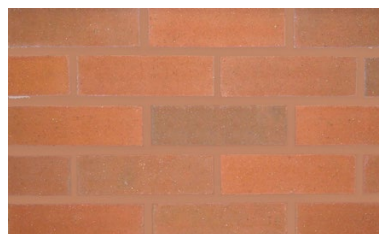
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Dark Grey
7" Exposure



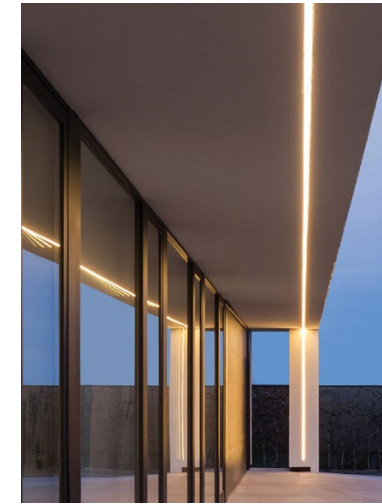
4 STOREFRONT SYSTEM
Black



5 BRICK
Glen Gery Autumn Leaves
(Grout to color match brick)



6 PLY-GEM VINYL WINDOWS
Black/Bronze



7 RECESSED LIGHTING IN AWING



8 METAL PLANTER
Black



9 COIL OVERHEAD GATE

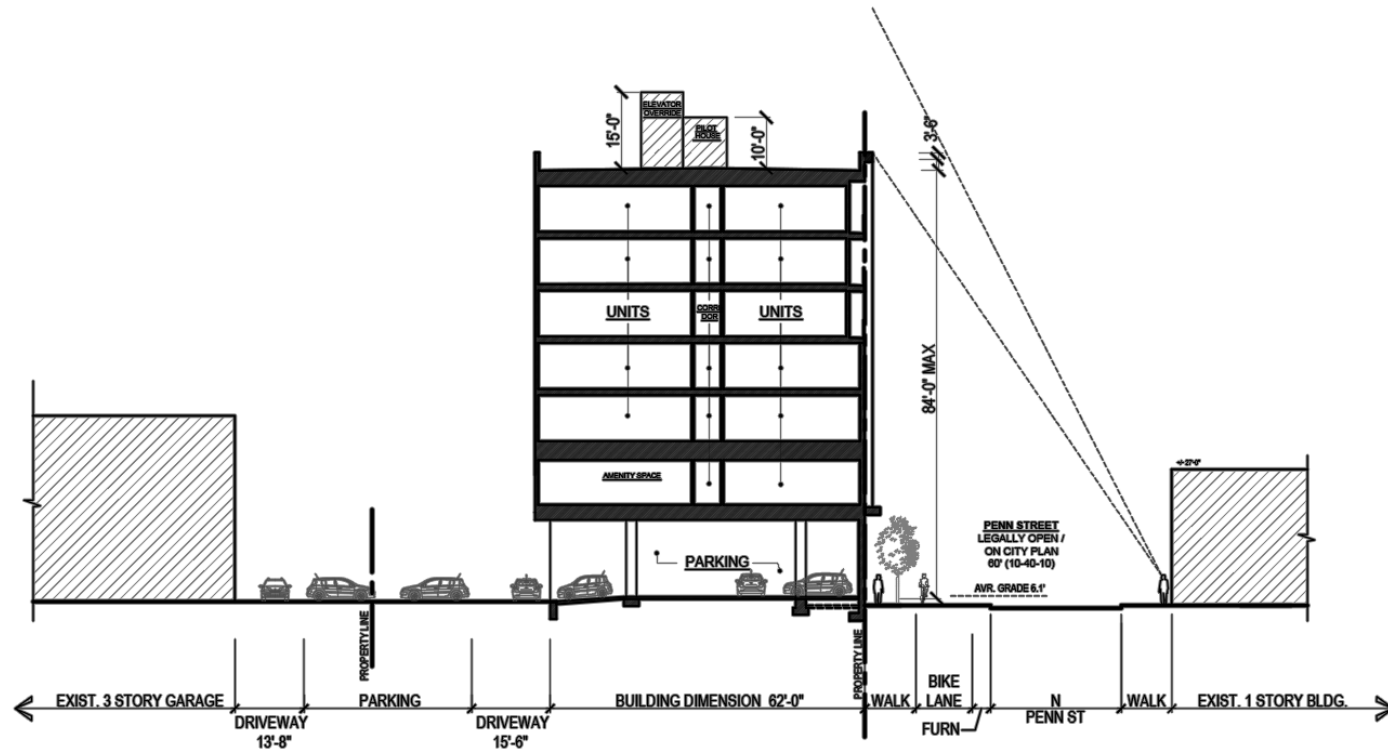


10 GARAGE SCREENING
Powder Coated Steel

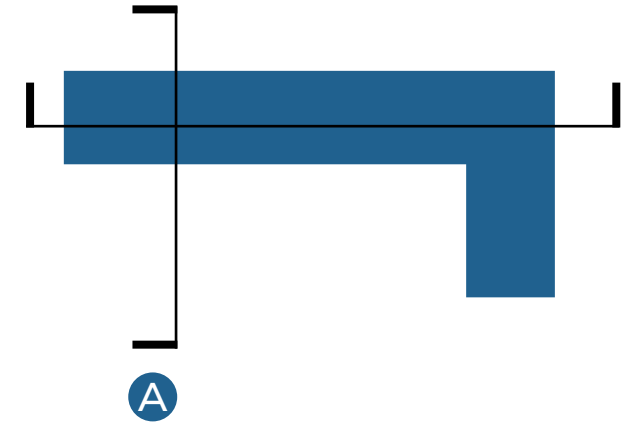


11 GLASS RAILING
Black

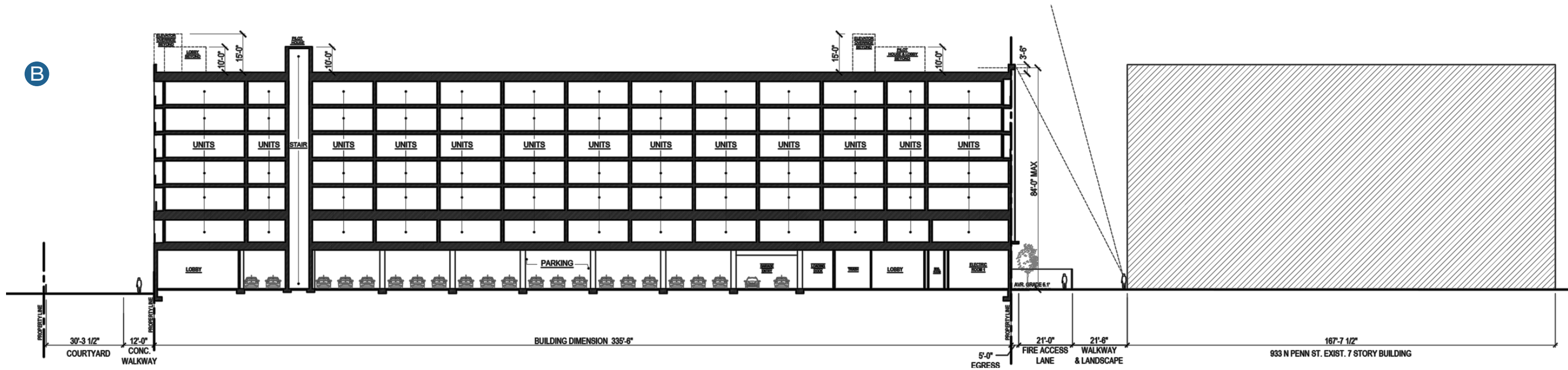
A

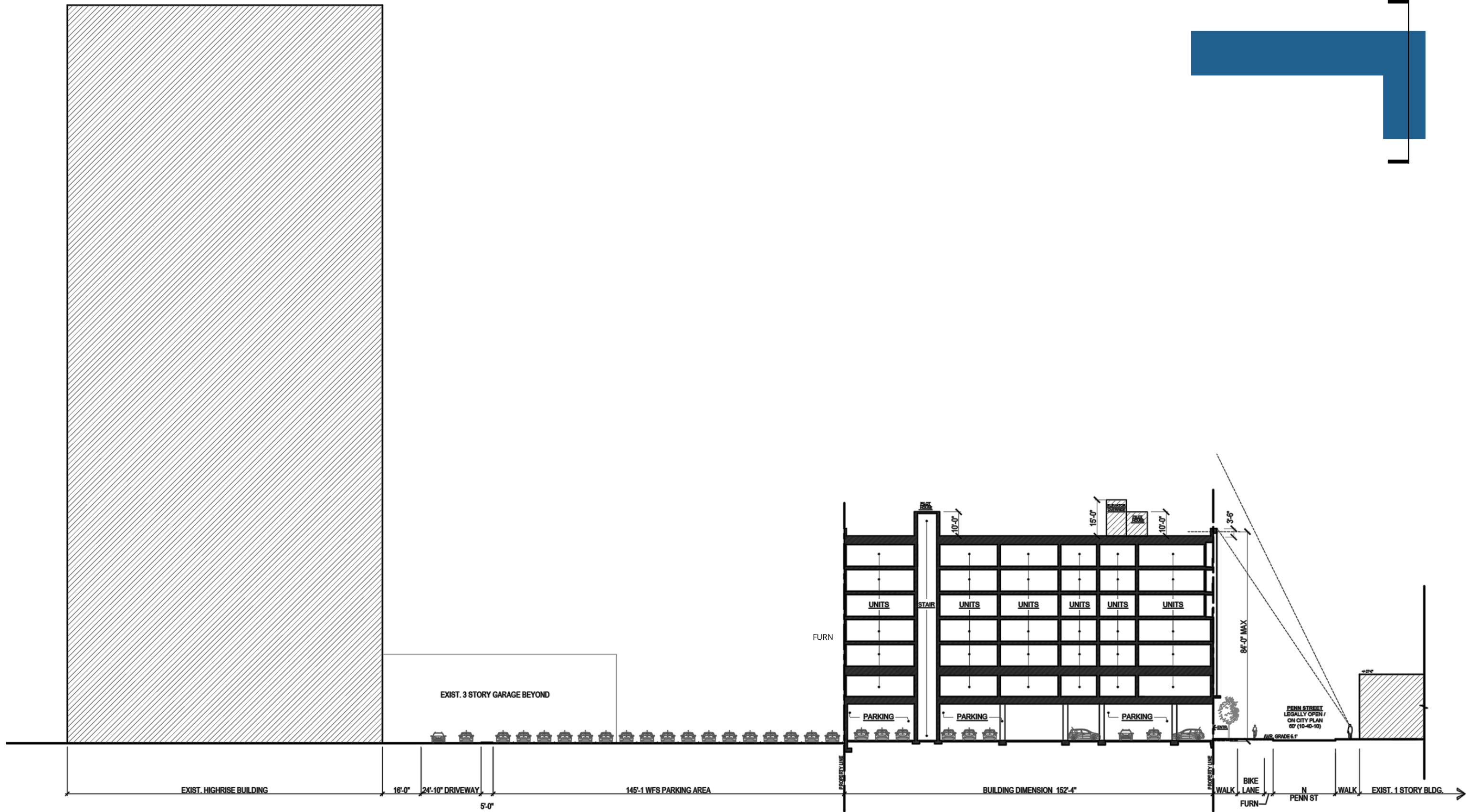
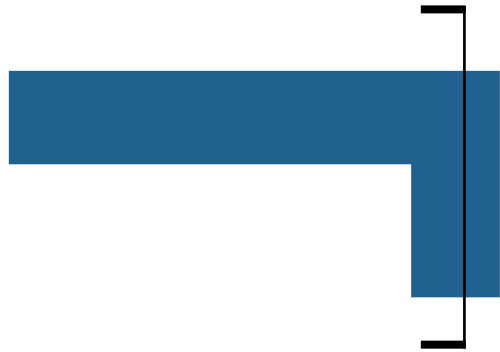


B



B













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. - Bus 25&43 @ Delaware & Penn - Light Rail 15 & 25 @ Delaware & Frankford
(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.	All parking is located either under our building or in the rear yard. The open air parking is 7,806 sf which is 20% of the site.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	4 EV Stalls / 75 Totals Stalls = 5% All interior vehicle stalls will be pre-wired for future EV stalls if / when required.
(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	The section does not apply to our proposed project however, we are proposing windows along N. Penn St to be triple pane to mitigate the effects of Delaware Ave.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, no bike share stations are Proposed

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.	The landscaping will take 3 years to establish, during which time it will need irrigation. After this period the on-site vegetation will be managed without irrigation.
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.	89% of the site will be pervious. The green roof will manage the building's footprint. The open air parking portion will be collected via underground basin, the remaining portions of the site will be landscape or utilize pervious pavers.
(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	Yes, our green roof will manage the stormwater for our site.
(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.	All hardscapes will have a high reflectance of SRI>29. We are also proposing several site trees.
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	2018 IECC (RE) + PRESCRIPTIVE
(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 <input checked="" type="checkbox"/> Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	No Additional Measurements

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <input checked="" type="checkbox"/> Achieve certification in Energy Star for Multifamily New Construction (MFNC). <input checked="" type="checkbox"/> Achieve Passive House Certification	Yes to energy star appliances + light fixtures Not Energy Star Cert. Not Passive House
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	Yes, compliant filters will be installed
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	PV cells are proposed on the roof deck pergolas.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	a bike storage room has been provided, as well additional overflow bike storage in the vehicle garage.

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

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

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

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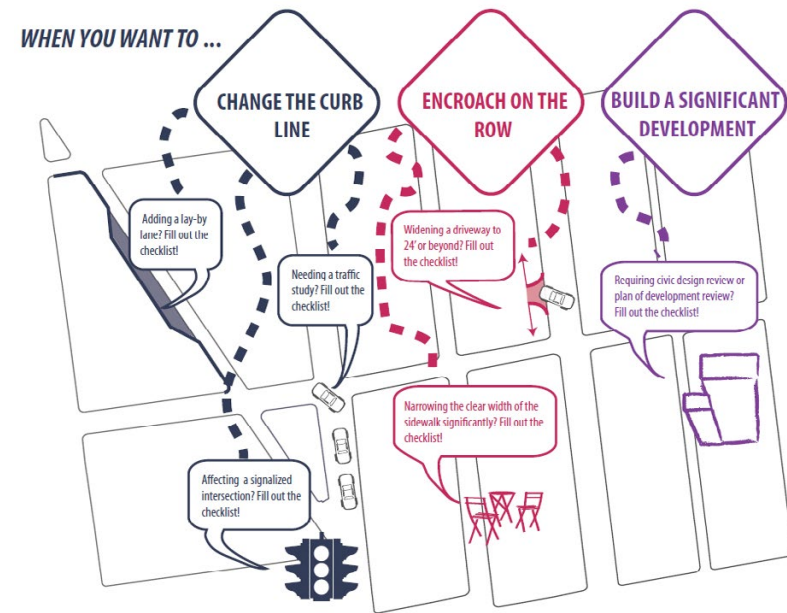
INSTRUCTIONS

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?



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:
 - o Placing of a new street;
 - o Removal of an existing street;
 - o Changes to roadway grades, curb lines, or widths; or
 - o 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
 - o FULLY DIMENSIONED
 - o CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - o FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - o PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o PROPOSED TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS

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

COMPLETE STREETS HANDBOOK CHECKLIST

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GENERAL PROJECT INFORMATION

1. PROJECT NAME
901 N. Penn St.
2. DATE
07.09.2024
3. APPLICANT NAME
Rustin Ohler [HarmanDeutschOhler Architecture]
5. PROJECT AREA: list precise street limits and scope
38,965.39 SF
4. APPLICANT CONTACT INFORMATION
1225 N. 7th Street, 267-324-3601
6. OWNER NAME
Amos Dikenstein
7. OWNER CONTACT INFORMATION
901 N. Penn St. Reef Tower, Phila PA, 19123
8. ENGINEER / ARCHITECT NAME
Rustin Ohler [HarmanDeutschOhler Architecture]
9. ENGINEER / ARCHITECT CONTACT INFORMATION
1225 N. 7th Street, 267-324-3601
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>N. Penn St.</u>	<u>Poplar St.</u>	<u>Ellen</u>	<u>City Neighborhood</u>

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

APPLICANT: General Project Information
Additional Explanation / Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

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DEPARTMENTAL REVIEW: General Project Information

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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) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
<u>N. Penn St.</u>	<u>12' / 10' / 10'</u>	<u>10' / 10'</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>N. Penn St.</u>	<u>6' / 6'-6" / 6'-6"</u>

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

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curbscut (to be infilled)</u>	<u>57'-2"</u>	<u>N. Penn St.</u>
<u>Curbscut (garage & loading entrance, to remain)</u>	<u>45'-0"</u>	<u>N. Penn St.</u>
<u>Curbscut (to be infilled)</u>	<u>27'-9"</u>	<u>N. Penn St.</u>
<u>Curbscut (firelane access, to remain)</u>	<u>26'-9"</u>	<u>N. Penn St.</u>

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
----------------	-----------------	-----------

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

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

DEPARTMENTAL
APPROVAL

YES NO

APPLICANT: Pedestrian Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

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

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH	
	Existing / Proposed	
N. Penn St.	0' / 0'	

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

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH		
	Recommended / Existing / Proposed		
N. Penn St.	3'-6" / 3'-6" / 3'-6"		

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

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

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

DEPARTMENTAL APPROVAL

YES NO
 YES NO
 YES NO
 YES NO
 YES NO
 YES NO
 YES NO

19. Does the design avoid tripping hazards?

YES NO N/A

20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception

YES NO N/A

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

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BICYCLE COMPONENT (Handbook Section 4.5)

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

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

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET		ON SIDEWALK		OFF-STREET	
		Existing	Proposed	Existing	Proposed	Existing	Proposed
901 N. Penn St.	65	0	0	0	0	0	65
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____

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

- Conventional Bike Lane YES NO N/A DEPARTMENTAL APPROVAL YES NO
- Buffered Bike Lane YES NO N/A YES NO
- Bicycle-Friendly Street YES NO N/A YES NO
- Indego Bicycle Share Station YES NO N/A YES NO

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

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? N/A DEPARTMENTAL APPROVAL YES NO

APPLICANT: Curbside Management Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component
Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

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

- | | | |
|---|--|---|
| 33. What is the maximum AASHTO design vehicle being accommodated by the design? | <u>P, WB60</u> | 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 type="checkbox"/> NO <input checked="" 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: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component
Reviewer Comments: _____

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

COMPLETE STREETS HANDBOOK CHECKLIST

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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: _____

DEPARTMENTAL REVIEW: Urban Design Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings? <i>If yes, City Plan Action may be required.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

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

DEPARTMENTAL REVIEW: Intersections & Crossings Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

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ADDITIONAL COMMENTS

APPLICANT
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW
Additional Reviewer Comments: _____