

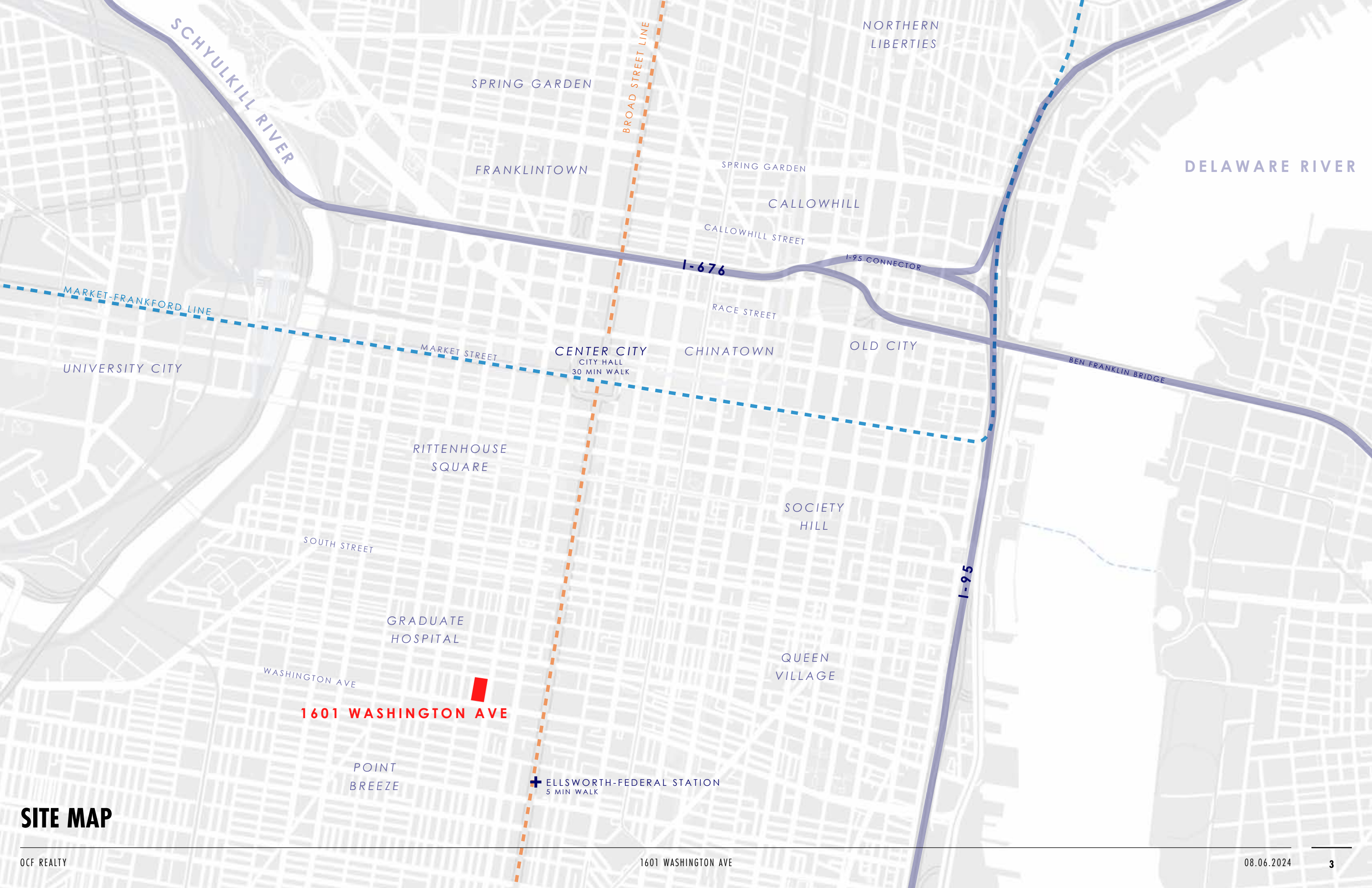


1601 WASHINGTON

**OCF REALTY**  
**1601 WASHINGTON AVE**  
AUGUST 6, 2024

## **TABLE OF CONTENTS**

3	SITE MAP
4	SITE CONTEXT
5	PROPOSED DEVELOPMENT
6	PROPOSED DESIGN
12	LANDSCAPE PLAN
13	FLOOR PLANS
15	SITE SECTIONS
16	ELEVATIONS & MATERIALS
20	CIVIL SITE PLAN
23	APPENDIX



SCHUYLKILL RIVER

NORTHERN LIBERTIES

SPRING GARDEN

FRANKLINTOWN

SPRING GARDEN

CALLOWHILL

DELAWARE RIVER

BROAD STREET LINE

CALLOWHILL STREET

I-676

I-95 CONNECTOR

RACE STREET

MARKET-FRANKFORD LINE

UNIVERSITY CITY

MARKET STREET

CENTER CITY  
CITY HALL  
30 MIN WALK

CHINATOWN

OLD CITY

BEN FRANKLIN BRIDGE

RITTENHOUSE SQUARE

SOCIETY HILL

SOUTH STREET

GRADUATE HOSPITAL

QUEEN VILLAGE

WASHINGTON AVE

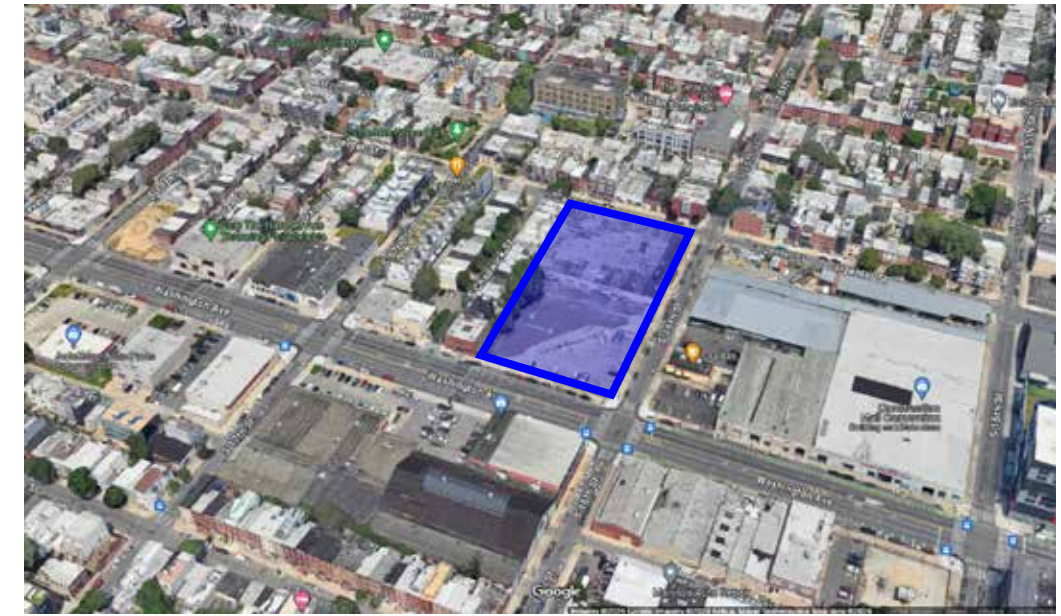
**1601 WASHINGTON AVE**

I-95

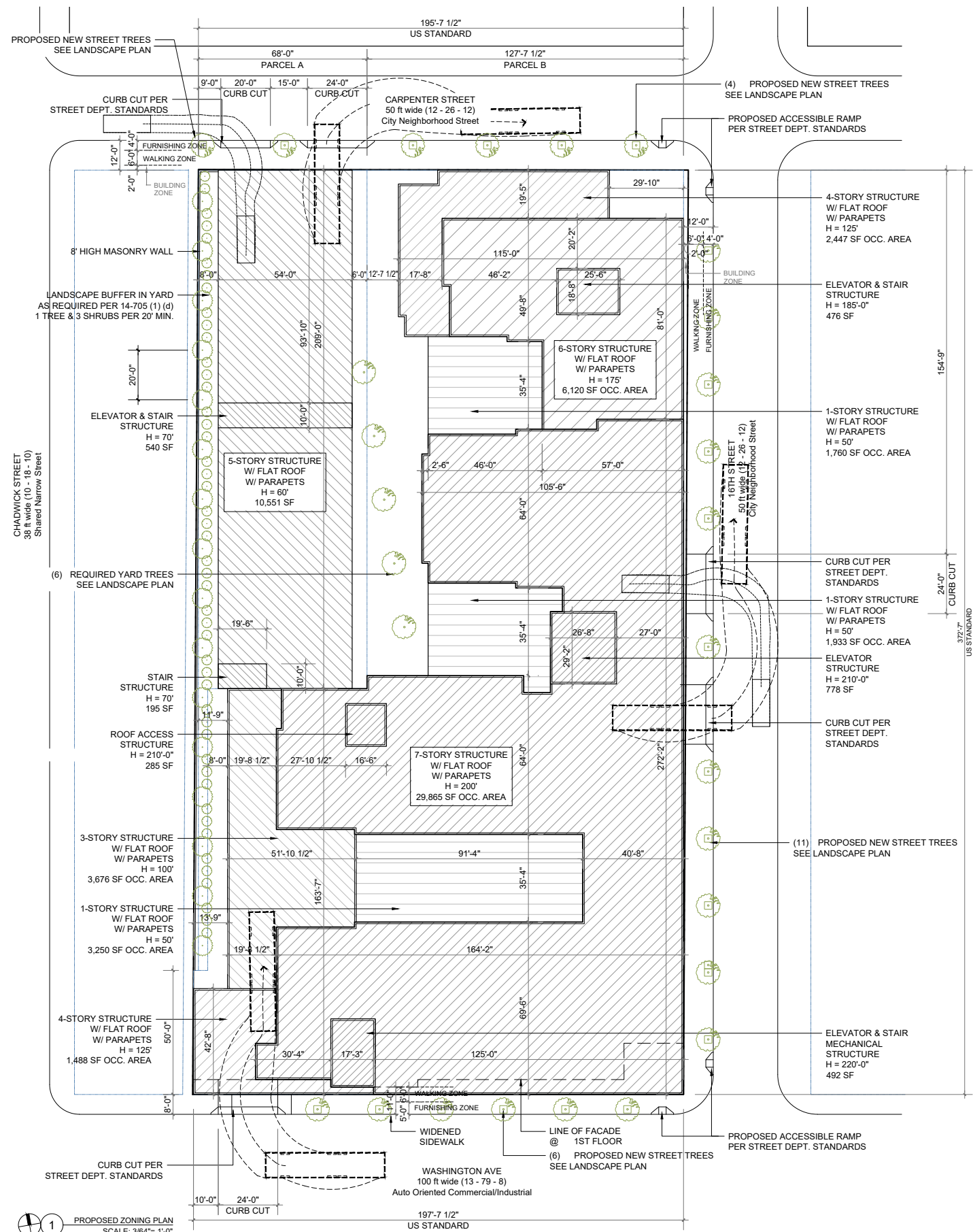
POINT BREEZE

ELLSWORTH-FEDERAL STATION  
5 MIN WALK

# SITE MAP



# SITE CONTEXT



ZONING ANALYSIS					
<b>Project Location:</b>	1601 Washington Avenue & 1600 Carpenter Street				
<b>Owner:</b>	OCF Realty				
<b>Historic Status:</b>	N/A				
<b>Frontage:</b>	Washington Ave. - Auto Oriented Commercial/Industrial / S 16th St. - City Neighborhood Street / Carpenter St. - City Neighborhood Street				
<b>Zoning District:</b>	I-2 (Medium Industrial)				
	/CTR Center City Overlay District - Center City Residential District Control Area				
	/CTR Center City Overlay District - Residential Parking Control Area				
	/WWA West Washington Avenue Overlay District				
	/NIS Narcotics Injection Sites Overlay District				
<b>PROPOSED DEVELOPMENT</b>		<b>PARCEL A</b>		<b>PARCEL B</b>	
	<b>Code Reference</b>	<b>Required/Permitted by Philadelphia Zoning Code</b>	<b>Proposed Development</b>	<b>Required/Permitted by Philadelphia Zoning Code</b>	<b>Proposed Development</b>
<b>Use:</b>	Table 14-602-3 14-518	Medium Industrial	Bsmt = Accessory Parking 1st Flr = Service 2nd Flr = Offices 3rd - 5th Flr = Urban Agriculture	Medium Industrial	Bsmt = Accessory Parking 1st Flr = Retail (Building Supply); Artist & Artisan Studios; Loading 2nd Flr = Offices 3rd - 7th Flr = Urban Agriculture
<b>Number of Off-Street Parking Spaces</b>	Table 14-802-2	25	28	134	155
<b>No. of ADA Accessible Parking Spaces</b>	Table 14-802-4	2	2	6	6
<b>No. of Van-Accessible Spaces</b>	14-802 (5)(a)	1	1	1	1
<b>Electric Vehicle Parking Spaces</b>	Table 14-803-3	1	1	8	8
<b>Bicycle Parking</b>	Table 14-804-1	6	6	30	30
<b>Lot Dimensions:</b>					
<b>Min. Lot Area (sq. ft.)</b>	Table 14-701-4	N/A	14,850.76 (US Standard) 14,776.7 (City Standard)	N/A	58,869.25 (US Standard) 58,576.0 (City Standard)
<b>Max. Occupied Area (% of lot)</b>	Table 14-701-4	100%	76.00%	100%	89.44%
<b>Min. Open Area (% of lot)</b>	Table 14-701-4	0%	24.00%	0%	10.56%
<b>Yards:</b>					
<b>Front Yard Setback</b>	Table 14-701-4	0	0	0	0
<b>Side Yard Width, Each (ft.)</b>	Table 14-701-4	abutting I-2 : 6 if used abutting RSA-5 : 8 if used	6' abutting I-2 8' abutting RSA-5	6 if used, otherwise 0	N/A
<b>Rear Yard Depth (ft.)</b>	Table 14-701-4	8 if used, otherwise 0	0	8 if used, otherwise 0	0
<b>Landscape:</b>					
<b>Street Trees - Washington Ave</b>	14-705 (2) (c)	N/A	N/A	6	6
<b>Street Trees - 16th Street</b>	14-705 (2) (c)	N/A	N/A	11	11
<b>Street Trees - Carpenter Street</b>	14-705 (2) (c)	2	2	4	4
<b>Landscape Buffer</b>	14-705 (1) (d)	Req'd toward RSA-5	provided	N/A	N/A
<b>Yard Trees</b>	14-705 (1) (e)	1	1	4	4
<b>Height:</b>					
<b>Building Height</b>	Table 14-701-4	60	60	no limit	200
<b>FAR:</b>					
<b>% of lot area</b>	Table 14-701-4	500%	384.93%	500%	499.12%

AREA OVERVIEW - PARCEL A				
	urban agriculture: nursery/ greenhouse	business & professional offices	accessory / service	Total
Basement - not incl. in Gross			11,864	11,864
1st Floor		5,257	6,029	11,286
2nd Floor		11,286		11,286
3rd Floor	11,286			11,286
4th Floor	11,286			11,286
5th Floor	11,286			11,286
Pilohouses			735	735
<b>Gross Area per Use</b>	<b>33,858</b>	<b>16,543</b>	<b>6,764</b>	
<b>GROSS BUILDING AREA</b>				57,165
<b>LOT AREA</b>				14850.76
<b>FAR</b>				384.93
<b>OCCUPIED AREA (SF)</b>				11,286
<b>OCCUPIED AREA (PERCENT)</b>				76.00%
<b>Parking Requirements:</b>				
Required Parking	8	17	0	25
Required Bicycle Parking				6

AREA OVERVIEW - PARCEL B						
	urban agriculture: nursery/ greenhouse	retail sales of building supplies	business & professional offices	artist & artisan studios	accessory / service	Total
Basement - not incl. in Gross					56,752	56,752
1st Floor		13,200	1,000	13,920	23,015	51,135
2nd Floor			45,628			45,628
3rd Floor	45,628					45,628
4th Floor	41,952					41,952
5th Floor	38,016					38,016
6th Floor	38,016					38,016
7th Floor	31,896					31,896
Pilohouses					1,555	1,555
<b>Gross Area per Use</b>	<b>195,508</b>	<b>13,200</b>	<b>46,628</b>	<b>13,920</b>	<b>24,570</b>	
<b>GROSS BUILDING AREA</b>						293,826
<b>LOT AREA</b>						58869.25
<b>FAR</b>						499.12
<b>OCCUPIED AREA (SF)</b>						52,650
<b>OCCUPIED AREA (PERCENT)</b>						89.44%
<b>Parking Requirements:</b>						
Required Parking	49	20	47	18	0	134
Required Bicycle Parking						30

# PROPOSED DEVELOPMENT



1601 WASHINGTON

# PROPOSED DESIGN



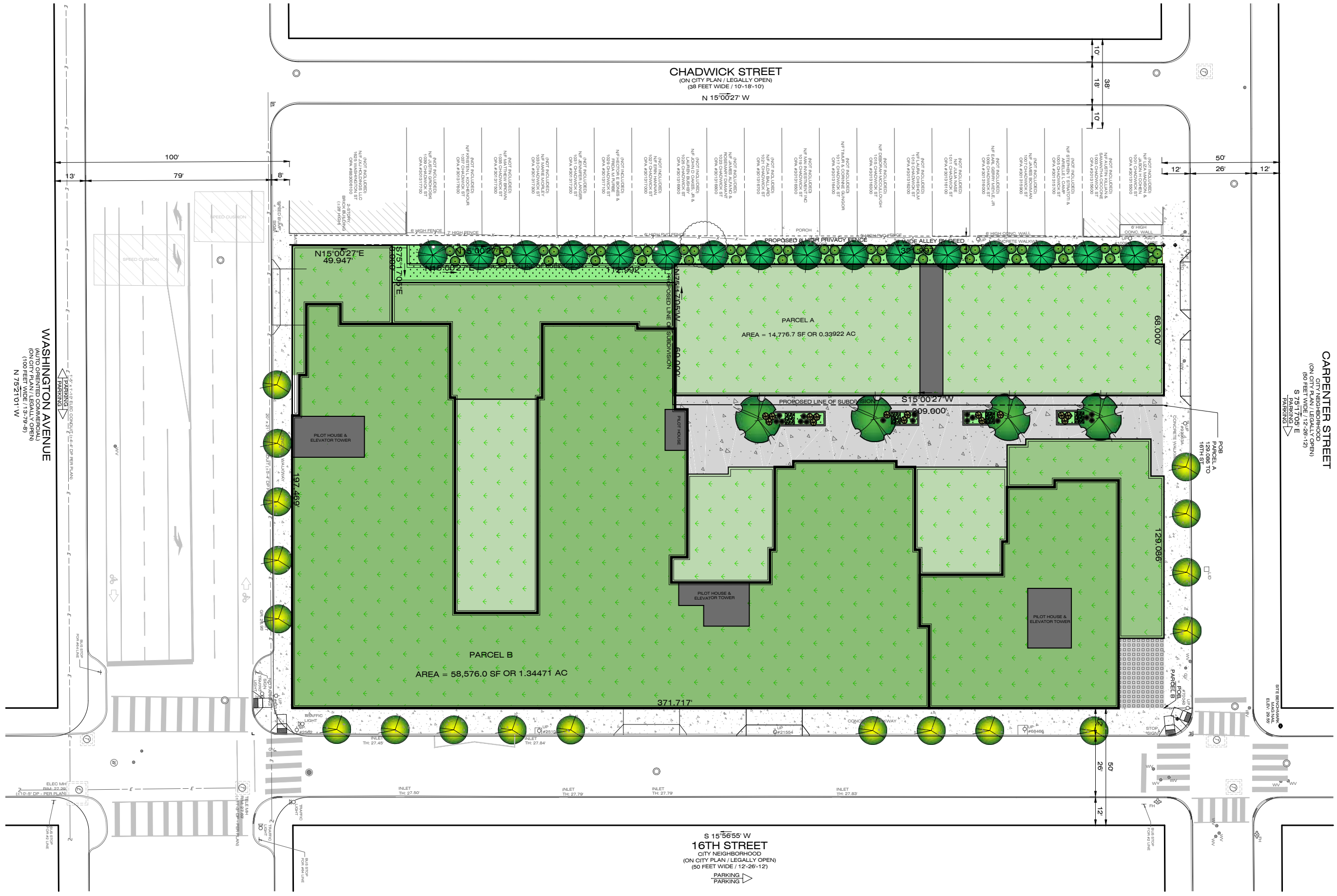








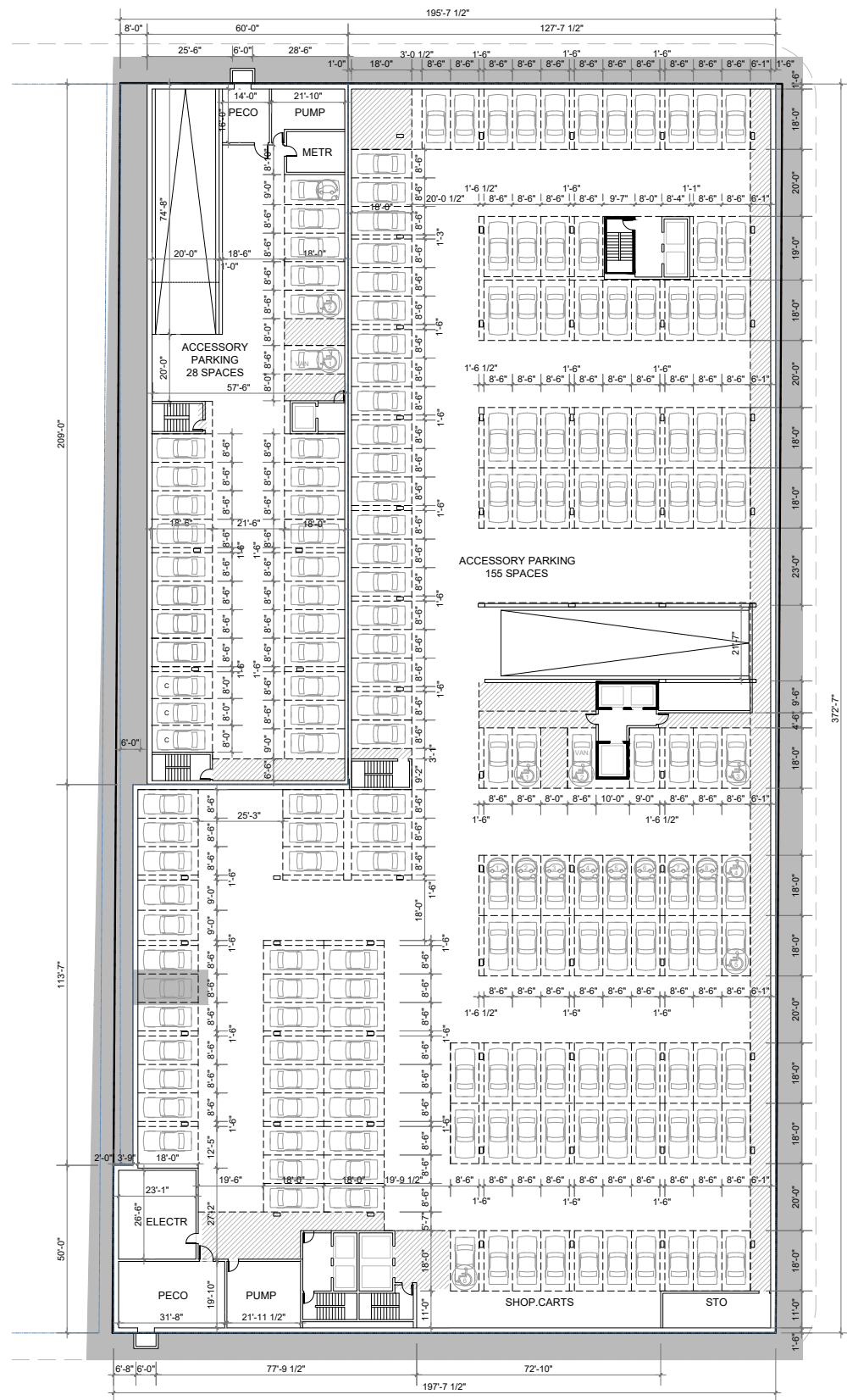




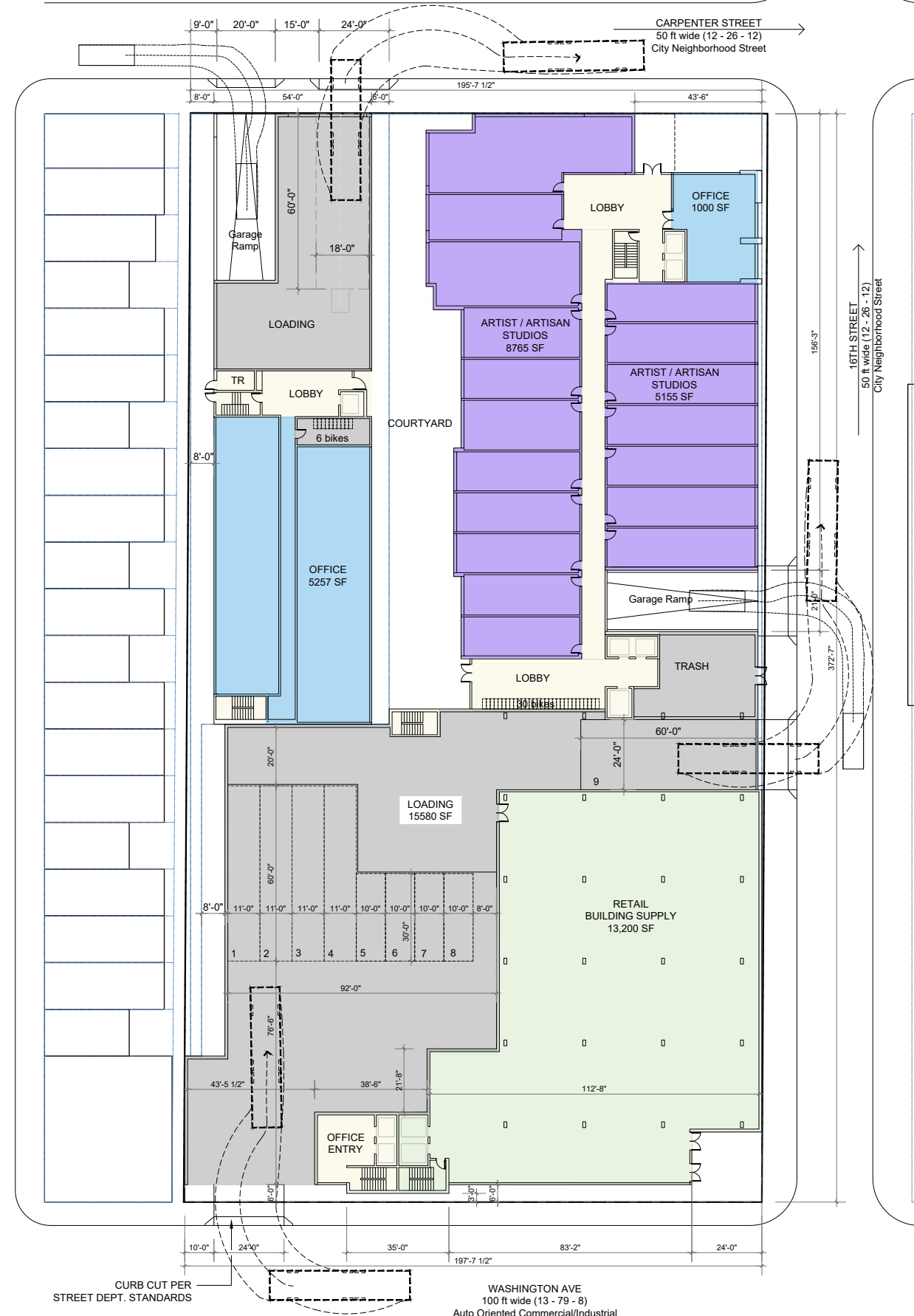
# LANDSCAPE PLAN

# FLOOR PLANS

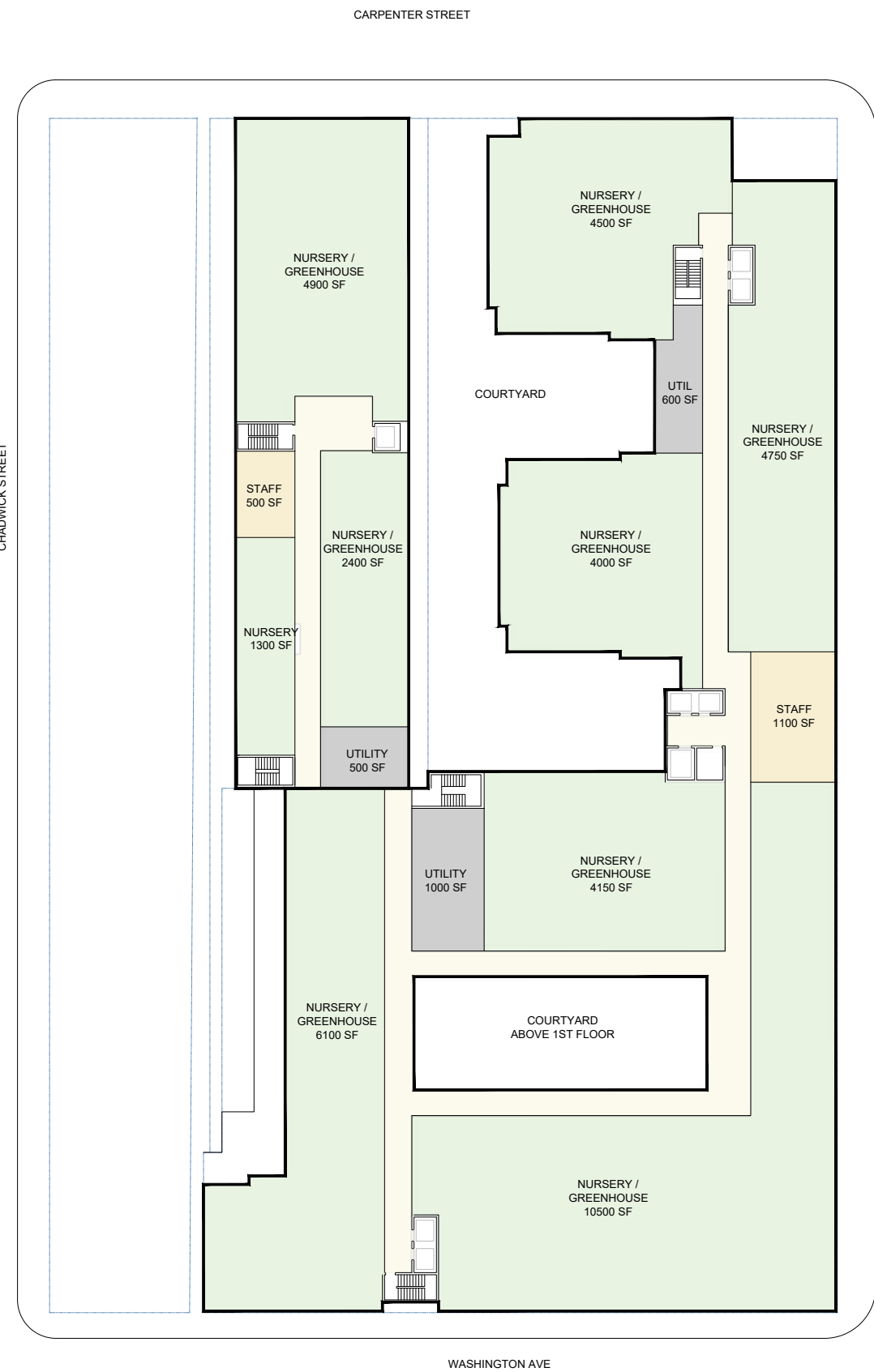
## BASEMENT & FIRST FLOOR



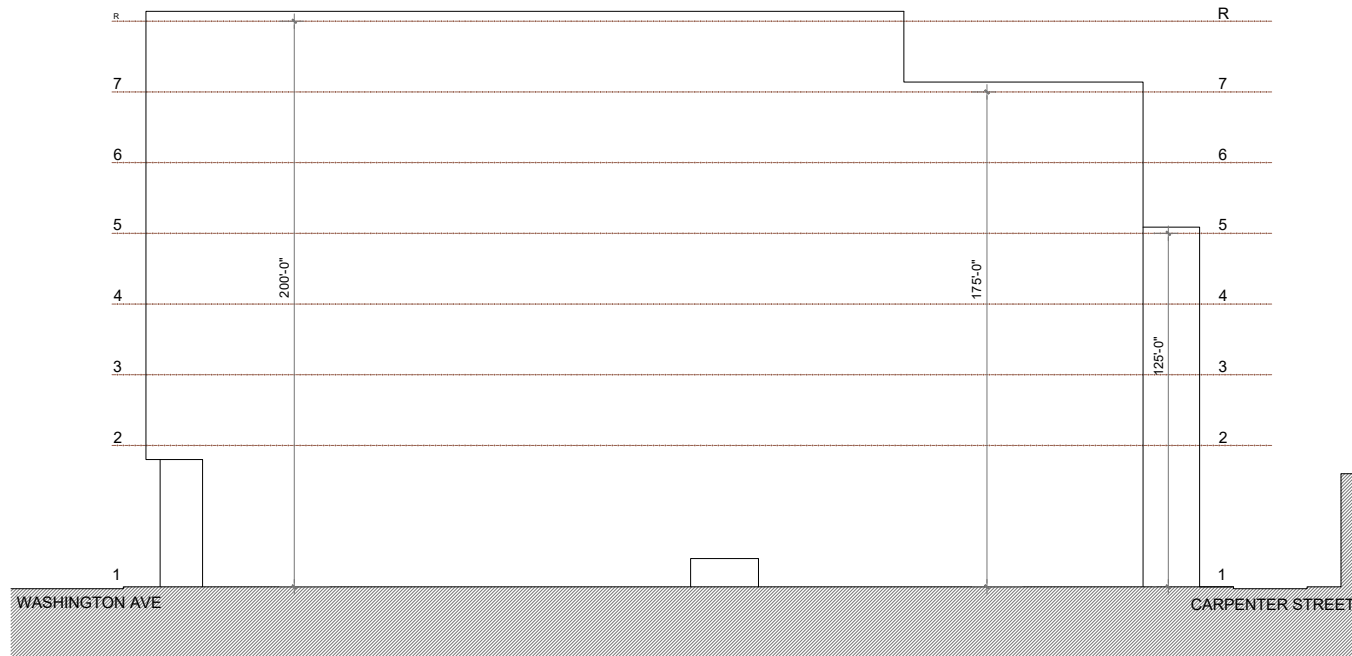
2 PARKING LEVEL PLAN  
SCALE: 3/64" = 1'-0"



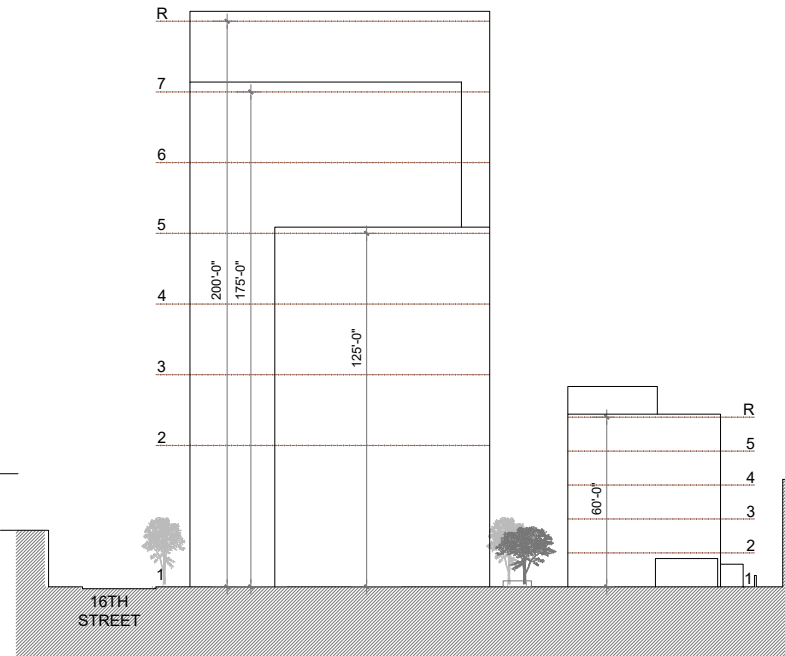
1 1ST FLOOR PLAN W/ LANDSCAPE PLAN  
SCALE: 3/64" = 1'-0"



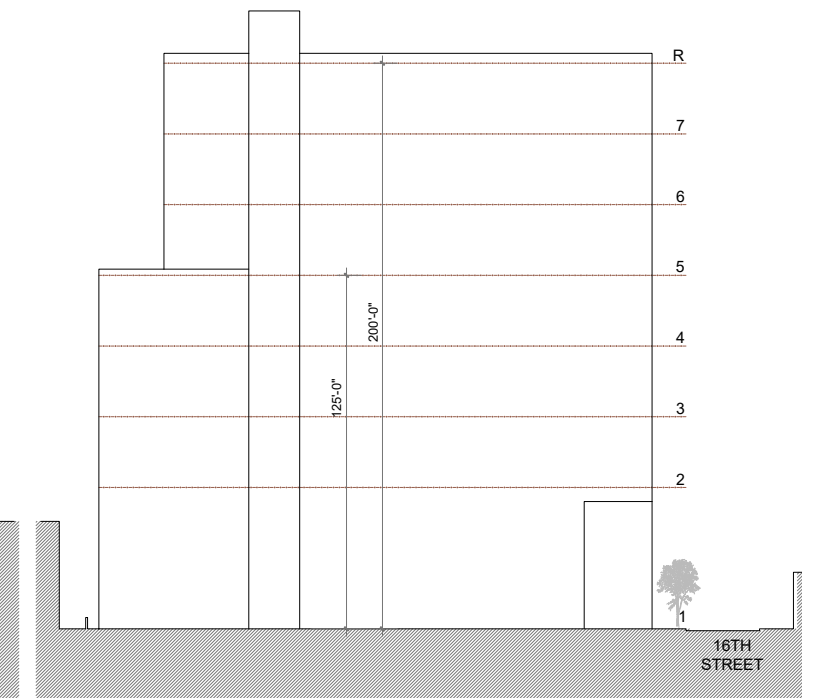
**TYPICAL FLOOR PLAN**



4 S 16TH STREET ELEVATION  
SCALE: 1/32" = 1'-0"



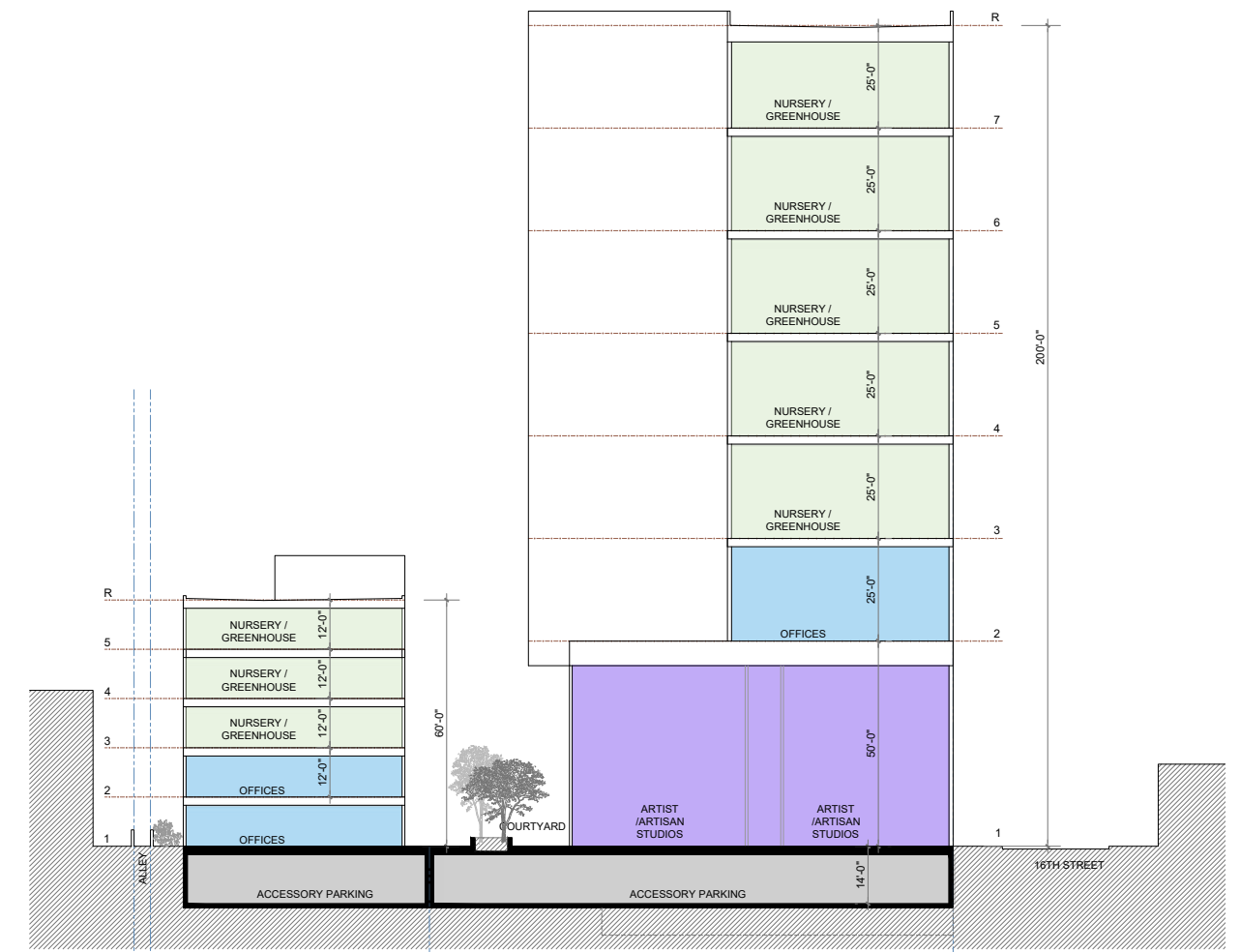
3 CARPENTER STREET ELEVATION  
SCALE: 1/32" = 1'-0"



2 WASHINGTON AVENUE ELEVATION  
SCALE: 1/32" = 1'-0"

AREA OVERVIEW - PARCEL A				
	urban agriculture: nursery/ greenhouse	business & professional offices	accessory / service	Total
Basement - not incl. in Gross			11,864	11,864
1st Floor		5,257	6,029	11,286
2nd Floor		11,286		11,286
3rd Floor	11,286			11,286
4th Floor	11,286			11,286
5th Floor	11,286			11,286
Pilothouses			735	735
Gross Area per Use	33,858	16,543	6,764	
<b>GROSS BUILDING AREA</b>				57,165
LOT AREA				14850.76
FAR				384.93
<b>OCCUPIED AREA (SF)</b>				11,286
<b>OCCUPIED AREA (PERCENT)</b>				76.09%
<b>Parking Requirements:</b>				
Required Parking	8	17	0	25
Required Bicycle Parking				6

AREA OVERVIEW - PARCEL B						
	urban agriculture: nursery/ greenhouse	retail sales of building supplies	business & professional offices	artist & artisan studios	accessory / service	Total
Basement - not incl. in Gross					56,732	56,732
1st Floor		13,200	1,000	13,920	23,015	51,135
2nd Floor			45,628			45,628
3rd Floor	45,628					45,628
4th Floor	41,952					41,952
5th Floor	38,016					38,016
6th Floor	38,016					38,016
7th Floor	31,896					31,896
Pilothouses					1,555	1,555
Gross Area per Use	195,508	13,200	46,628	13,920	24,570	
<b>GROSS BUILDING AREA</b>						293,826
LOT AREA						58669.25
FAR						499.12
<b>OCCUPIED AREA (SF)</b>						52,650
<b>OCCUPIED AREA (PERCENT)</b>						89.44%
<b>Parking Requirements:</b>						
Required Parking	49	20	47	18	0	134
Required Bicycle Parking						30



1 SITE SECTION EAST-WEST  
SCALE: 3/64" = 1'-0"

# SITE SECTIONS



**1 ARCHITECTURAL CONCRETE**  
PRE-CAST CONCRETE WALL PANELS WITH NATURAL FINISH

**2 CHARCOAL METAL PANEL**  
CHARCOAL GRAY ALUMINUM COMPOSITE PANEL WITH SMOOTH FINISH

**3 CORRUGATED METAL PANEL**  
LIGHT GRAY ALUMINUM COMPOSITE PANEL WITH CORRUGATED FINISH, VERTICAL APPLICATION

**4 WEATHERED STEEL PANEL**  
WEATHERED CORTEN STEEL PANELS WITH SMOOTH FINISH AND EXPOSED FASTENERS



# ELEVATIONS & MATERIALS





**1 ARCHITECTURAL CONCRETE**  
PRE-CAST CONCRETE WALL PANELS WITH NATURAL FINISH

**2 CHARCOAL METAL PANEL**  
CHARCOAL GRAY ALUMINUM COMPOSITE PANEL WITH SMOOTH FINISH

**3 LIGHT CORRUGATED METAL PANEL**  
LIGHT GRAY ALUMINUM COMPOSITE PANEL WITH CORRUGATED FINISH, VERTICAL APPLICATION

**4 WEATHERED STEEL PANEL**  
WEATHERED CORTEN STEEL PANELS WITH SMOOTH FINISH AND EXPOSED FASTENERS

**5 DARK CORRUGATED METAL PANEL**  
CHARCOAL GRAY ALUMINUM COMPOSITE PANEL WITH CORRUGATED FINISH, VERTICAL APPLICATION





**1 ARCHITECTURAL CONCRETE**  
PRE-CAST CONCRETE WALL PANELS WITH NATURAL FINISH

**2 CHARCOAL METAL PANEL**  
CHARCOAL GRAY ALUMINUM COMPOSITE PANEL WITH SMOOTH FINISH

**3 LIGHT CORRUGATED METAL PANEL**  
LIGHT GRAY ALUMINUM COMPOSITE PANEL WITH CORRUGATED FINISH, VERTICAL APPLICATION

**4 WEATHERED STEEL PANEL**  
WEATHERED CORTEN STEEL PANELS WITH SMOOTH FINISH AND EXPOSED FASTENERS

**5 DARK CORRUGATED METAL PANEL**  
CHARCOAL GRAY ALUMINUM COMPOSITE PANEL WITH CORRUGATED FINISH, VERTICAL APPLICATION





**1 ARCHITECTURAL CONCRETE**  
PRE-CAST CONCRETE WALL PANELS WITH NATURAL FINISH

**2 CHARCOAL METAL PANEL**  
CHARCOAL GRAY ALUMINUM COMPOSITE PANEL WITH SMOOTH FINISH

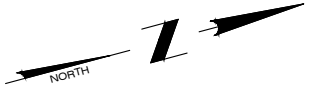
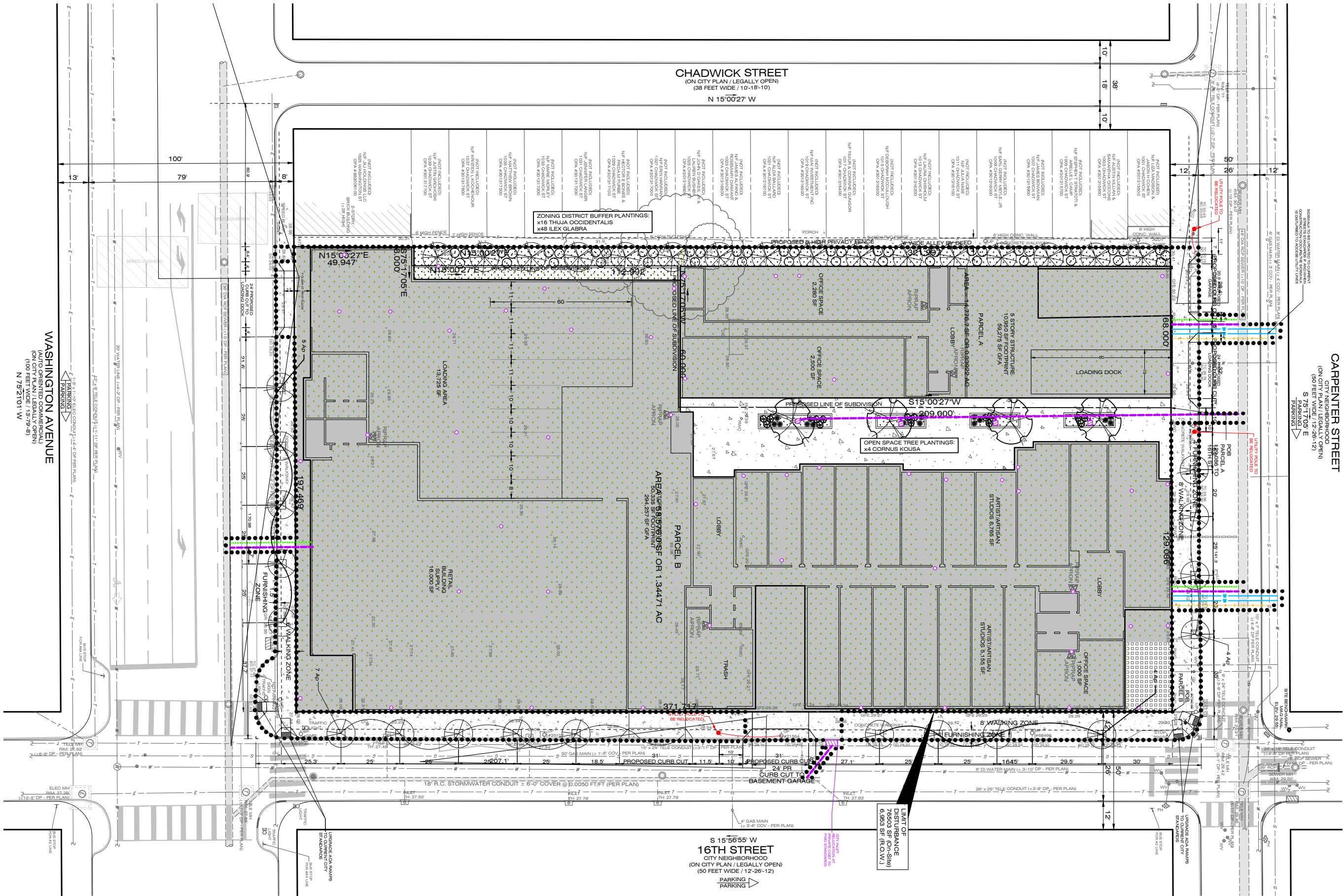
**3 LIGHT CORRUGATED METAL PANEL**  
LIGHT GRAY ALUMINUM COMPOSITE PANEL WITH CORRUGATED FINISH, VERTICAL APPLICATION

**4 WEATHERED STEEL PANEL**  
WEATHERED CORTEN STEEL PANELS WITH SMOOTH FINISH AND EXPOSED FASTENERS

**5 DARK CORRUGATED METAL PANEL**  
CHARCOAL GRAY ALUMINUM COMPOSITE PANEL WITH CORRUGATED FINISH, VERTICAL APPLICATION



# CIVIL SITE PLAN







**APPENDIX**

CDR APPLICATION

SITE SURVEY

SUSTAINABILITY QUESTIONNAIRE

COMPLETE STREETS

## 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-2024-005030**

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

Property in I-2 Zoning District affects property in a residential District.

Square footage of new GFA: 59,275 (Parcel A) & 294,257 (Parcel B)

### PROJECT LOCATION

Planning District: Central Council District: 2

Address: 1601 Washington Ave & 1600 Carpenter St.

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: Shimshon Zakin Primary Phone: 215.768.8225

Email: shimi@atriumdesigngroup.com Address: 305 N 15<sup>th</sup> Street  
Philadelphia, PA 19102

Property Owner: OCF Realty Developer OCF Realty  
Architect: Atrium Design Group

## SITE CONDITIONS

Site Area: 14,850.76 (Parcel A) + 58,869.25 (Parcel B) = 73,720.01 (US Standard)

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

Present Use: Vacant

Proposed Use:

AREA OVERVIEW - PARCEL A				
	urban agriculture: nursery/ greenhouse	business & professional offices	accessory / service	Total
Basement - not incl. in Gross			11,864	11,864
1st Floor		5,257	6,029	11,286
2nd Floor		11,286		11,286
3rd Floor	11,286			11,286
4th Floor	11,286			11,286
5th Floor	11,286			11,286
Pilothouses			735	735
Gross Area per Use	33,858	16,543	6,764	
GROSS BUILDING AREA				57,165
LOT AREA				14850.76
FAR				384.93
OCCUPIED AREA (SF)				11,286
OCCUPIED AREA (PERCENT)				76.00%
Parking Requirements:				
Required Parking	8	17	0	25
Required Bicycle Parking				6

AREA OVERVIEW - PARCEL B						
	urban agriculture: nursery/ greenhouse	retail sales of building supplies	business & professional offices	artist & artisan studios	accessory / service	Total
Basement - not incl. in Gross					56,752	56,752
1st Floor		13,200	1,000	13,920	23,015	51,135
2nd Floor			45,628			45,628
3rd Floor	45,628					45,628
4th Floor	41,952					41,952
5th Floor	38,016					38,016
6th Floor	38,016					38,016
7th Floor	31,896					31,896
Pilothouses					1,555	1,555
Gross Area per Use	195,508	13,200	46,628	13,920	24,570	
GROSS BUILDING AREA						293,826
LOT AREA						58869.25
FAR						499.12
OCCUPIED AREA (SF)						52,650
OCCUPIED AREA (PERCENT)						89.44%
Parking Requirements:						
Required Parking	49	20	47	18	0	134
Required Bicycle Parking						30



**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:

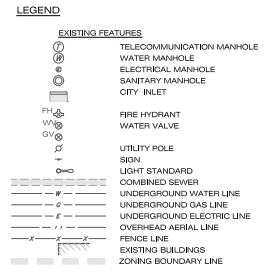
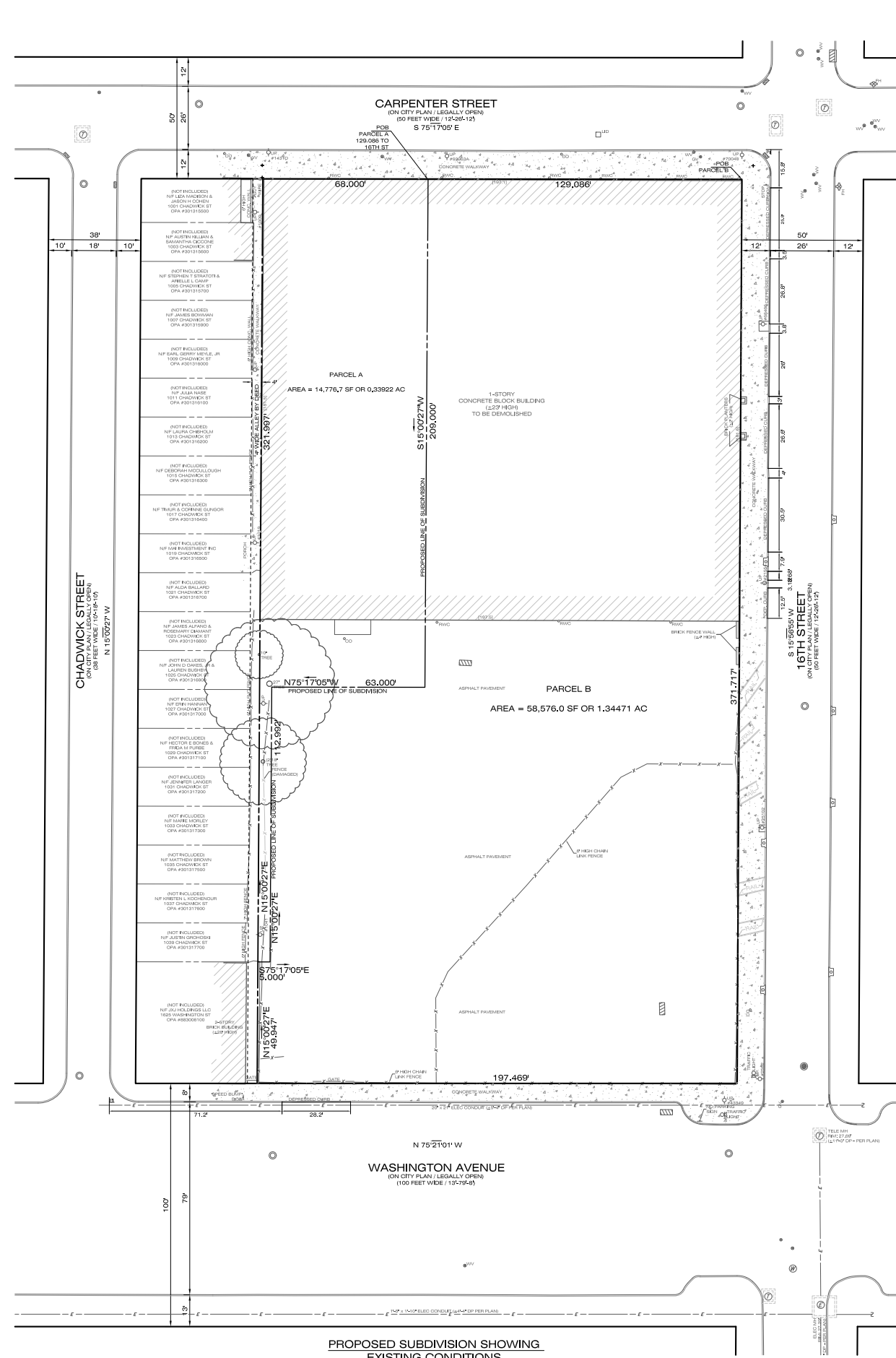
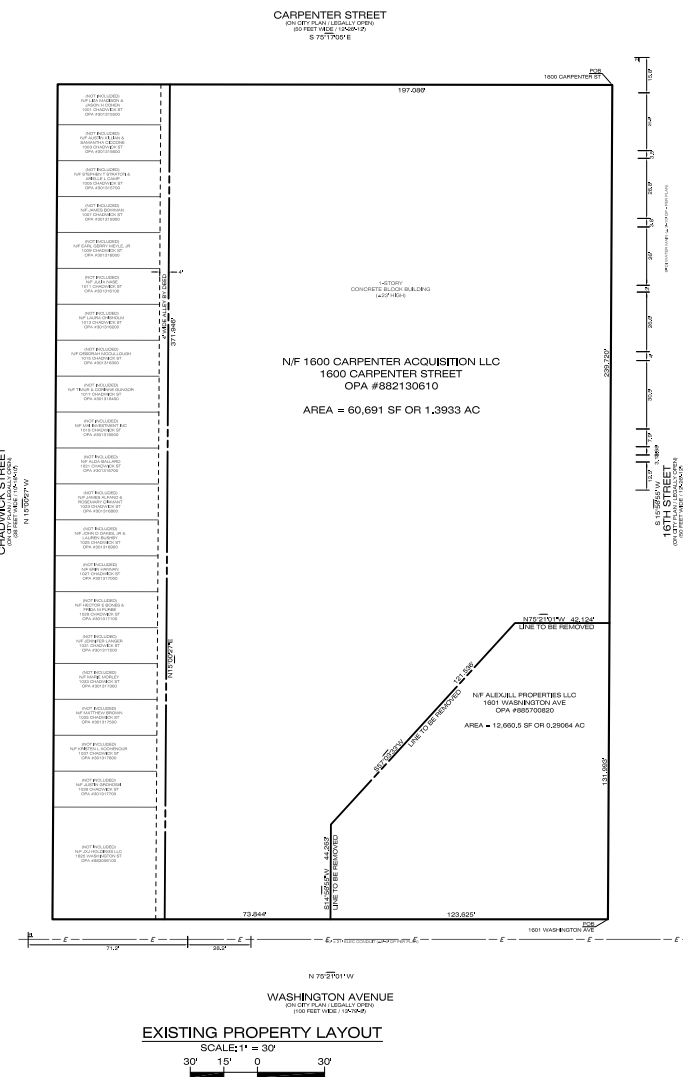
Date: July 10, 2024 Time: 7:00 PM

**ZONING BOARD OF ADJUSTMENT HEARING**

ZBA hearing scheduled: Yes  No   NA

If yes, indicate the date hearing will be held:

Date: NA



**I-2 MEDIUM INDUSTRIAL DISTRICT REQUIREMENTS**

LOT DIMENSIONS	Minimum Occupied Area (% of lot)	Required
YARDS		
Minimum Front Yard Depth		0 ft (3)
Minimum Side Yard Width, each		6 ft (3)
Minimum Rear Yard Depth		8 ft (3)
HEIGHT		
Maximum Height		60 ft, abutting a residential or SF_PD district otherwise no limit
FLOOR AREA RATIO (FAR)		500%

- NOTES**
- Boundary and Location information is based on a field survey performed by Ruggiero Plante Land Design on February 24, 2024.
  - Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
  - The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or omissions but more precise values.
  - The bearings shown herein are referenced from a SURVEY & PLAN OF PROPERTY made for Norman Welgh and Peter A. Elvea (Bastick) by Evans Sparks, Surveyor & Regulator of the 2nd Survey District of Philadelphia, dated October 27, 1998.
  - FEMA FIRP map #42075701830 map revised January 17, 2007 designates the site as Zone X, areas designated to be outside the 0.2% annual floodplain.
  - Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
  - Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
  - The property is identified as within the I-2 Medium Industrial Zoning District and is within the (CTR) Center City - Residential Parking Control (14-500-1) - Center City Residential District Control Area (14-500-1), (MVA) West Washington Avenue (14-515) Overlay Districts and the (NS) Hierarchical Station Sites Overlay District (14-540).
  - Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
  - A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
  - This survey does not address the presence or absence of freshwater wetlands.



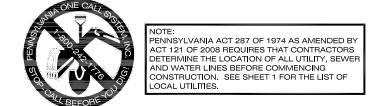
LOCATION MAP SCALE 1"=500'

**UTILITY OWNERS**

DATE CONTACTED: March 14, 2024

COMPANY	ADDRESS	CONTACT	PHONE
COMCAST	1250 HADDONFIELD-REPLIN RD CHERRY HILL, NJ 08034	WYATT PARDI WYATT.PARDI@comcast.com	484-958-4291
VECO AN EXELON COMPANY C/O USDC	450 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406	MARCUS BURNIS m848am@psps@usdc.com	484-681-0720
VERIZON BUSINESS FORMERLY MCI	450 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406	DEAN BOYER dboyer@verizon.com	484-984-4238
PHILADELPHIA CITY WATER DEPARTMENT	1101 MARKET ST 2ND FLOOR, JEFFERSON TOWER PHILADELPHIA, PA 19111	ERIC POMERT eric.pomert@phila.gov	215-680-6333
PHILADELPHIA CITY DEPARTMENT OF STREETS	4501 G STREET PHILADELPHIA, PA 19120	NICHOLS KULP nichols.kulp@phila.gov	215-301-2725
PHILADELPHIA GAS WORKS	5000 SUMMERDALE AVE PHILADELPHIA, PA 19120	JAMES CUMMINGS james.cummings@pgworks.com	215-684-6415
VICINITY ENERGY	2600 CHRISTIAN ST PHILADELPHIA, PA 19146	ERIC ELZEY eric.elzey@vicinityenergy.com	267-950-5846
VERIZON BUSINESS FORMERLY MCI	1000 WESTON PKWY CARY, NC 27513	MICHAEL WOOD michael.wood@verizon.com	919-414-2782

OWNER OF RECORD	OWNER OF RECORD
1600 CARPENTER STREET 1600 Carpenter St Philadelphia, PA 19146	1601 WASHINGTON AVENUE Apex Properties, LLC 2401 Pennellville Ave, 1A5 Philadelphia, PA 19146



REVISIONS

**1600 CARPENTER STREET & 1601 WASHINGTON AVENUE**  
Philadelphia, PA 19146  
30TH WARD - OPA #882130610, 885700820

prepared for  
OCF Realty c/o Ori Felbush  
1936 Washington Ave  
Philadelphia, PA 19146  
emlat; orf@ocfrealty.com  
ph: 215-735-7368

**Ruggiero Plante Land Design**  
5900 Ridge Avenue Philadelphia, PA 19128  
phone 215.505.8900 fax 215.505.8900 www.ruggieroplanteltd.com

Plan Date: April 2, 2024  
Scale: 1" = 20'-0"  
20' 10' 0' 20'

Sheet Title: PROPOSED SUBDIVISION PLAN  
Sheet 1 of 1

JAMES F. HENRY, PLS  
PA Registered Professional Land Surveyor No. SU056807

### Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
<b>Location and Transportation</b>		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	The local #2 and #64 bus lines both have stops along the street frontage for the site. The Broad Street Metro is has a stop 3 blocks away at Elsworth
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	YES All new parking is under the building.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	YES 5% of all parking spaces (8 out of 155) are designated for electric vehicles and provided with charging stations.
(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) <sup>i</sup>	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	NO A bike share station is not included in the plan.

<b>Water Efficiency</b>		
(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 - Green roof vegetation will consist of drought resistant sedums & plantings to significantly reduce necessary waterings.
<b>Sustainable Sites</b>		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	Yes - Vegetated green roof will encompass more than 30% of the open area, as the green roof covers the entire roof area.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	No, due to constraints on site including the subgrade parking garage, on-lot management of additional stormwater is not feasible. The subgrade parking garage also limits the available space to perform stormwater management in the immediately surrounding streets.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	YES Light colored stone pavers with high reflectance will be used for all on-site hardscapes.
<b>Energy and Atmosphere</b>		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. <sup>ii</sup>	TBD
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? <sup>iii</sup> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	The project is not at the level of development at which these energy performance measures are considered.

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> <li>•Achieve certification in Energy Star for Multifamily New Construction (MFNC).</li> <li>•Achieve Passive House Certification</li> </ul>	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. <sup>iv</sup>	N/A
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	NO
<b>Innovation</b>		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	

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

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

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

<sup>iii</sup> LEED 4.1, Optimize Energy Performance in LEED v4.1  
 For Energy Star: [www.Energystar.gov](http://www.Energystar.gov)  
 For Passive House, see [www.phius.org](http://www.phius.org)

<sup>iv</sup> Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## INSTRUCTIONS

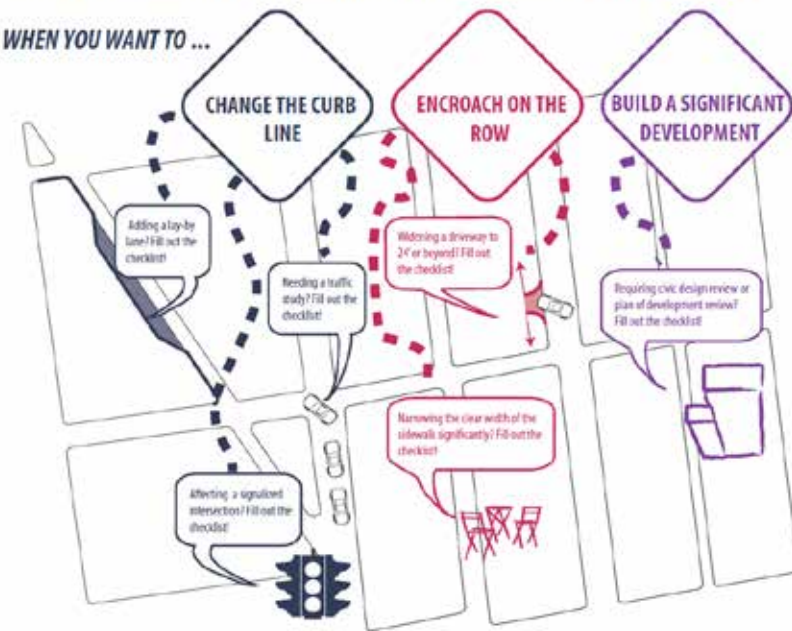
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards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

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

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

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

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

Complete Streets Review Submission Requirement\*:

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

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

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## GENERAL PROJECT INFORMATION

- |  |   |
|--|---|
| <p>1. PROJECT NAME<br/><u>1601 Washinton Ave &amp; 1600 Carpenter St</u></p> <p>3. APPLICANT NAME<br/><u>Atrium Design Group</u></p> <p>4. APPLICANT CONTACT INFORMATION<br/>Shimi@atriumdesigngroup.com</p> <p>6. OWNER NAME<br/>OCF Realty</p> <p>7. OWNER CONTACT INFORMATION<br/><u>ori@ocfrealty.com</u></p> <p>8. ENGINEER / ARCHITECT NAME<br/><u>Ruggiero Plante Land Design</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION<br/><u>5900 Ridge Avenue</u><br/><u>Philadelphia PA, 19128</u><br/><u>kyle@ruggieroplante.com</u></p> <p>10. STREETS: List the streets associated with the project. Complete Streets Types can be found at <a href="http://www.phila.gov/map">www.phila.gov/map</a> under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.<br/>Also available here: <a href="http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/">http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/</a></p> | <p>2. DATE<br/><u>2024-6-24</u></p> <p>5. PROJECT AREA: list precise street limits and scope<br/><u>197 Lf along Carpenter Street</u><br/><u>327 Lf along 16<sup>th</sup> Street</u><br/><u>197 Lf along Washington Ave</u></p> |
|--|---|

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Carpenter St</u>	<u>Chadwick St</u>	<u>16<sup>th</sup> St</u>	<u>City Neighborhood</u>
<u>16<sup>th</sup> Street</u>	<u>Carpenter St</u>	<u>Washington Ave</u>	<u>City Neighborhood</u>
<u>Washington Ave</u>	<u>Chadwick St</u>	<u>16<sup>th</sup> St</u>	<u>Auto Oriented</u>

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

**APPLICANT: General Project Information**  
Additional Explanation / Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## DEPARTMENTAL REVIEW: General Project Information

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<b>Carpenter Street</b>	<b>12 / 12 / 12</b>	<b>12 / 12</b>
<b>16<sup>th</sup> Street</b>	<b>12 / 12 / 12</b>	<b>12 / 12</b>
<b>Washington Avenue</b>	<b>12 / 8 / 8</b>	<b>8 / 8</b>

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

STREET FRONTAGE	WALKING ZONE
	Required / Existing / Proposed
<b>Carpenter St</b>	<b>6 / 6 / 8</b>
<b>16<sup>th</sup> St</b>	<b>6 / 6 / 8</b>
<b>Washington Ave</b>	<b>6 / 5 / 5</b>

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

### EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<b>Curb Cut on Carpenter St</b>	<b>16 ft</b>	<b>72 ft from Chadwick St</b>
<b>Curb Cut on Carpenter St</b>	<b>18 ft</b>	<b>46' from 16<sup>th</sup> St</b>
<b>Curb Cut on Washington Ave</b>	<b>28 ft</b>	<b>71 ft from Chadwick St</b>
<b>Curb cut on 16<sup>th</sup> St</b>	<b>26 ft</b>	<b>16 ft from Carpenter St</b>
<b>Curb cut on 16<sup>th</sup> St</b>	<b>27 ft</b>	<b>45 ft from Carpenter St</b>
<b>Curb cut on 16<sup>th</sup> St</b>	<b>26 ft</b>	<b>76 ft from Carpenter St</b>
<b>Curb cut on 16<sup>th</sup> St</b>	<b>27 ft</b>	<b>105 ft from Carpenter St</b>
<b>Curb cut on 16<sup>th</sup> St</b>	<b>31 ft</b>	<b>135 ft from Carpenter St</b>
<b>Curb cut on 16<sup>th</sup> St</b>	<b>13 ft</b>	<b>186 ft from Carpenter St</b>

### PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<b>Curb Cut on Carpenter St</b>	<b>20.5 ft</b>	<b>182 ft from 16<sup>th</sup> St</b>
<b>Curb Cut on Carpenter St</b>	<b>24 ft</b>	<b>145 ft from 16<sup>th</sup> St</b>
<b>Curb cut on 16<sup>th</sup> St</b>	<b>24 ft</b>	<b>211 ft from Washington</b>
<b>Curb cut on Washington Ave</b>	<b>24 ft</b>	<b>80 ft from Chadwick St</b>

# 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 building façade at the first floor is set back from the property line along Washington Ave to provide additional walking space for pedestrians. The corner of 16<sup>th</sup> Street and Carpenter St also has a setback of the building to provide expanded view lines while providing gathering space for pedestrians.

### DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

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

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH	
	Existing	Proposed
<u>Carpenter St</u>	<u>0</u>	<u>0</u>
<u>16<sup>th</sup> St</u>	<u>0</u>	<u>0</u>
<u>Washington Ave</u>	<u>0</u>	<u>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>Carpenter St</u>	<u>4</u>	<u>4</u>	<u>4</u>
<u>16<sup>th</sup> St</u>	<u>4</u>	<u>4</u>	<u>4</u>
<u>Washington Ave</u>	<u>4</u>	<u>2</u>	<u>1.5</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  NO  N/A
- Lighting YES  NO  N/A
- Benches YES  NO  N/A
- Street Trees YES  NO  N/A
- Street Furniture YES  NO  N/A

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

### DEPARTMENTAL APPROVAL

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

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## BUILDING & FURNISHING COMPONENT (continued)

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:



# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## BICYCLE COMPONENT (Handbook Section 4.5)

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

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

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET		ON SIDEWALK		OFF-STREET	
		Existing	Proposed	Existing	Proposed	Existing	Proposed
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____

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

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

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

DEPARTMENTAL APPROVAL

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

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: The bike lane along Washington Avenue provides access for bike riders to and from the site. Bus stops along Washington also provide bicycle access to broad street and upwards to the city center. The commercial and industrial use of this design will provide convenient connections for bicycle riders on site.

### 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? DEPARTMENTAL APPROVAL YES  NO

### APPLICANT: Curbside Management Component

Additional Explanation / Comments: The 2 & 64 Bus line go along the front of the site with stops at both intersections along 16<sup>th</sup> Street. The building is recessed at both corners to help provide areas for pedestrians to wait, and avoid traffic congestion.

### 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? WB-40

34. Will the project affect a historically certified street? An [inventory of historic streets](#)<sup>(1)</sup> is maintained by the Philadelphia Historical Commission.

35. Will the public right-of-way be used for loading and unloading activities?

36. Does the design maintain emergency vehicle access?

37. Where new streets are being developed, does the design connect and extend the street grid?

38. Does the design support multiple alternative routes to and from destinations as well as within the site?

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?

WB-40

YES  NO

YES  NO

YES  NO

YES  NO  N/A

YES  NO  N/A

YES  NO

DEPARTMENTAL  
APPROVAL

YES  NO

YES  NO

YES  NO

YES  NO

YES  NO

YES  NO

YES  NO

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: With bike, bus, & car access, multiple forms of access are possible to this site.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## URBAN DESIGN COMPONENT (Handbook Section 4.8)

40. Does the design incorporate windows, storefronts, and other active uses facing the street?

YES  NO  N/A

41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?

YES  NO  N/A

42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?

YES  NO  N/A

DEPARTMENTAL  
APPROVAL

YES  NO

YES  NO

YES  NO

APPLICANT: Urban Design Component

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

DEPARTMENTAL REVIEW: Urban Design Component

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

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

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

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

### APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: The building façade is set back at the first floor for both intersections to provide increased fields of view. The Carpenter St intersection is stop controlled with the Washington Avenue intersection being stop light controlled.

### DEPARTMENTAL REVIEW: Intersections & Crossings Component

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

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## ADDITIONAL COMMENTS

### APPLICANT

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

### DEPARTMENTAL REVIEW

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