

5932-42 GERMANTOWN AVENUE

CIVIC DESIGN REVIEW

[month] [day], 2024

DEVELOPER

IS JAM LLC

ARCHITECT

CANNO DESIGN

CIVIL

COLLIERS ENGINEERS

## PROJECT DESCRIPTION

5932-42 GERMANTOWN AVENUE IS A PROPOSED NEW CONSTRUCTION FIVE STORY BUILDING WITH 75 DWELLING UNITS, 38 MOTOR VEHICLE STORAGE SPACES, AND 2 VACANT COMMERCIAL/RETAIL SPACES. TOTAL BUILDING AREA IS 96,645 SQUARE FEET. A GROUND FLOOR SHARED RESIDENTIAL LOBBY SPACE IS BEING PROVIDED, ALONG WITH A SHARED RESIDENTIAL ROOF DECK, 25 CLASS 1A BICYCLE PARKING SPACES. A PRIVATE COMMON RESIDENTIAL OPEN SPACE IS BEING PROVIDED AT THE REAR OF THE BUILDING.

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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-2022-14368C**

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

The proposed project affects property in a residential district, creates more than 50,000 sq. ft. of floor area and creates more than 50 units.

### PROJECT LOCATION

Planning District: \_\_\_\_\_ Council District: 8<sup>th</sup> Council District

Address: 5932-42 Germantown Avenue  
Philadelphia, PA 19144

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: IS JAM LLC  
(c/o Ballard Spahr LLP)    Primary Phone: 215-864-8771

Email: McClure@ballardspahr.com    Address: 1735 Market Street, 51<sup>st</sup> Floor,  
BeverlyD@ballardspahr.com    Philadelphia, PA 19103

Property Owner: IS JAM LLC    Developer IS JAM LLC  
 Architect: Canno Design

### SITE CONDITIONS

Site Area: 26,5222

Existing Zoning: CMX-2.5    Are Zoning Variances required?    Yes \_\_\_\_\_ No

#### Proposed Use:

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

New 96,645 sq. ft. (gross floor area) mixed use building with multi-family residential (75 units) and ground floor retail/commercial space (3,538 sq. ft.)

Proposed # of Parking Units:

Thirty-eight (38) 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:

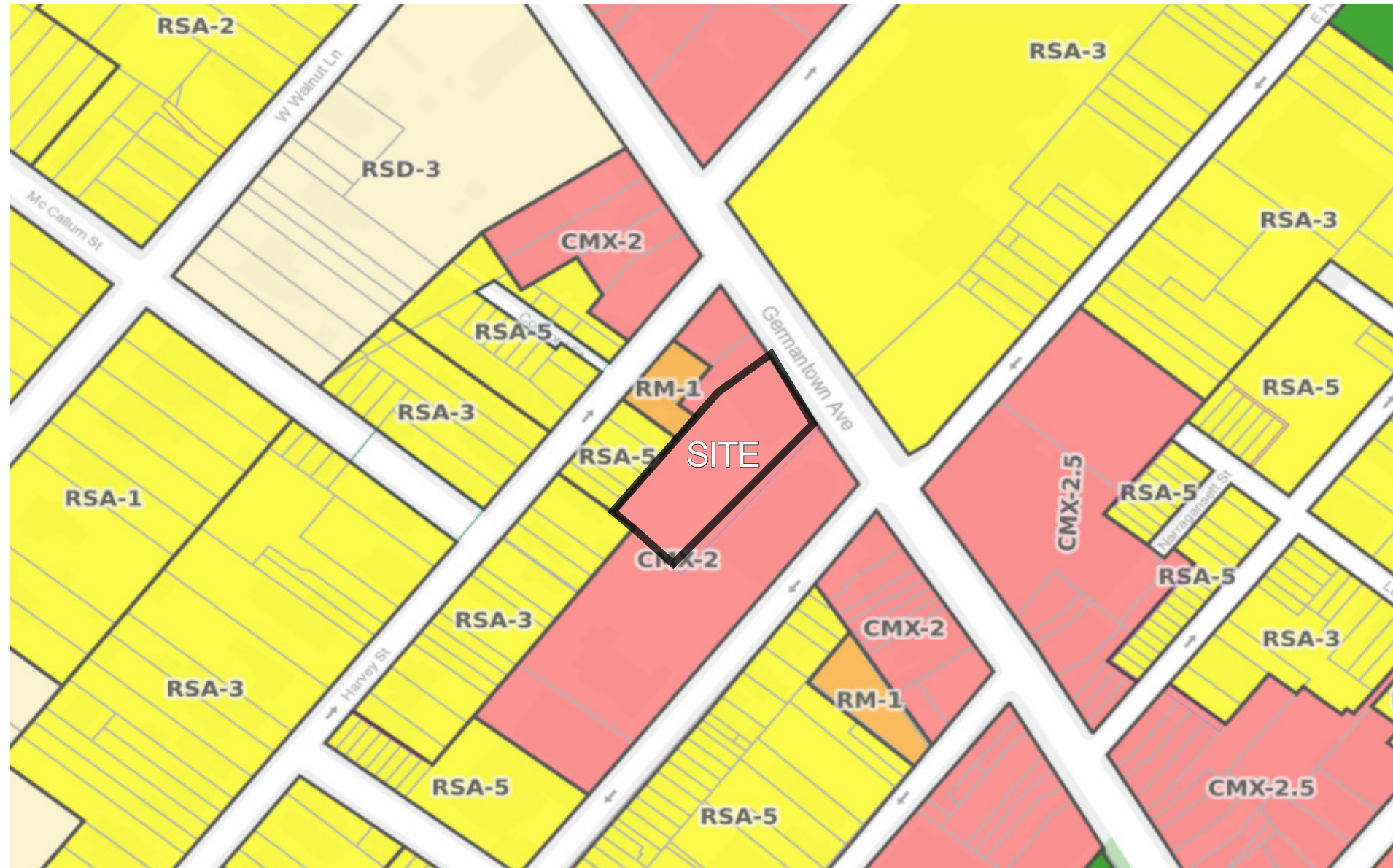
Date: TBD    Time: TBD

### ZONING BOARD OF ADJUSTMENT HEARING

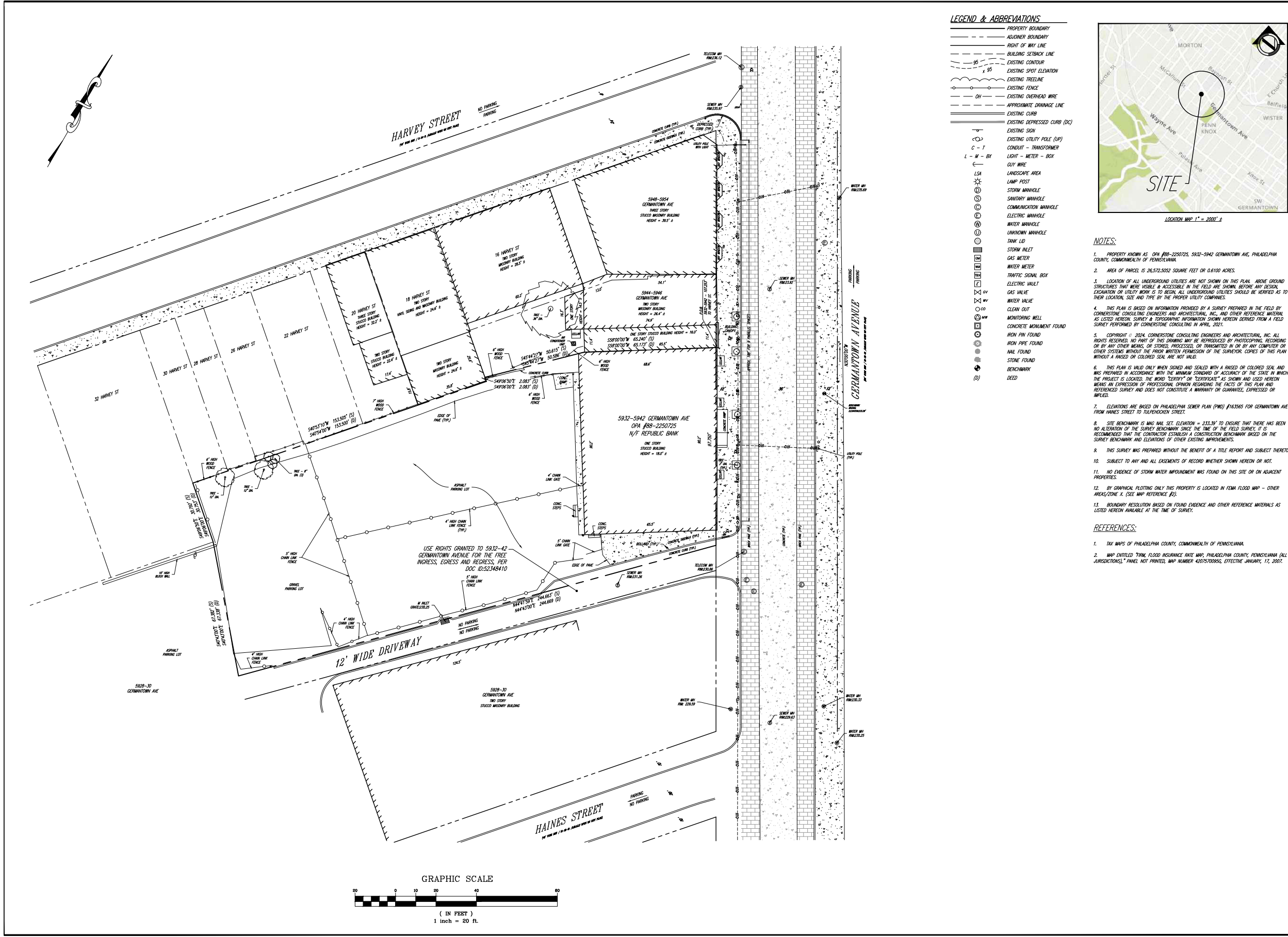
ZBA hearing scheduled:    Yes \_\_\_\_\_ No \_\_\_\_\_ NA

If yes, indicate the date hearing will be held:

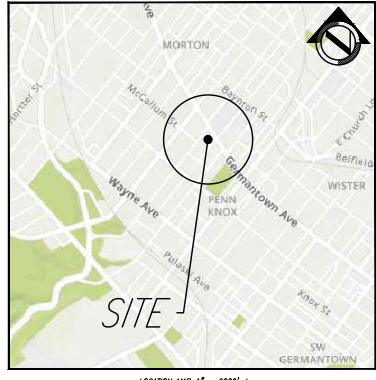
Date: \_\_\_\_\_



The applicant filed this zoning application in 2022 when the zoning for the property was CMX-2.5. As such, the CMX-2.5 controls apply.



- LEGEND & ABBREVIATIONS**
- - - - - PROPERTY BOUNDARY
  - - - - - ADJACENT BOUNDARY
  - - - - - RIGHT OF WAY LINE
  - - - - - BUILDING SETBACK LINE
  - - - - - EXISTING CONTOUR
  - - - - - EXISTING SPOT ELEVATION
  - - - - - EXISTING TREELINE
  - - - - - EXISTING FENCE
  - - - - - EXISTING OVERHEAD WIRE
  - - - - - APPROXIMATE DRAINAGE LINE
  - - - - - EXISTING CURB
  - - - - - EXISTING DEPRESSED CURB (DC)
  - - - - - EXISTING SIGN
  - - - - - EXISTING UTILITY POLE (UP)
  - - - - - CONDUIT - TRANSFORMER
  - - - - - LIGHT - METER - BOX
  - - - - - GUY WIRE
  - - - - - LANDSCAPE AREA
  - - - - - LAMP POST
  - - - - - STORM MANHOLE
  - - - - - SANITARY MANHOLE
  - - - - - COMMUNICATION MANHOLE
  - - - - - ELECTRIC MANHOLE
  - - - - - WATER MANHOLE
  - - - - - UNKNOWN MANHOLE
  - - - - - TANK LID
  - - - - - STORM INLET
  - - - - - GAS METER
  - - - - - WATER METER
  - - - - - TRAFFIC SIGNAL BOX
  - - - - - ELECTRIC VAULT
  - - - - - GAS VALVE
  - - - - - WATER VALVE
  - - - - - CLEAN OUT
  - - - - - MONITORING WELL
  - - - - - CONCRETE MONUMENT FOUND
  - - - - - IRON PIN FOUND
  - - - - - IRON PIPE FOUND
  - - - - - NAIL FOUND
  - - - - - STONE FOUND
  - - - - - BENCHMARK
  - - - - - DEED



- NOTES:**
1. PROPERTY KNOWN AS OPA #88-2250725, 5932-5942 GERMANTOWN AVE, PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA.
  2. AREA OF PARCEL IS 26,572.5052 SQUARE FEET OR 0.6100 ACRES.
  3. LOCATION OF ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS PLAN. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN BEFORE ANY DESIGN, EXCAVATION OR UTILITY WORK IS TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
  4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND OTHER REFERENCE MATERIALS AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING IN APRIL, 2021.
  5. COPYRIGHT © 2024, CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.
  6. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
  7. ELEVATIONS ARE BASED ON PHILADELPHIA SEWER PLAN (P&S) #163565 FOR GERMANTOWN AVE FROM HAINES STREET TO TULPEHOOKEN STREET.
  8. SITE BENCHMARK IS MAG NAIL SET, ELEVATION = 233.19' TO ENSURE THAT THERE HAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY. IT IS RECOMMENDED THAT THE CONTRACTOR ESTABLISH A CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.
  9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.
  10. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
  11. NO EVIDENCE OF STORM WATER IMPROVEMENT WAS FOUND ON THIS SITE OR ON ADJACENT PROPERTIES.
  12. BY GRAPHICAL FLOODING ONLY THIS PROPERTY IS LOCATED IN FEMA FLOOD MAP - OTHER AREAS, ZONE X. (SEE MAP REFERENCE #1).
  13. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

- REFERENCES:**
1. TAX MAPS OF PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA.
  2. MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, PHILADELPHIA COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL NOT PRINTED, MAP NUMBER 42075700955, EFFECTIVE JANUARY, 17, 2007.

CLIENT DATA

**Cornerstone**  
Consulting Engineers & Design Services, Inc.

213 West Main Street, Lansdale, PA 19446  
Phone: 215-362-2600 Fax: 215-362-8400  
WWW.CORNERSTONEINC.COM

Pocmon Region  
570-839-1770  
Lehigh Valley Region  
610-820-8200  
Philadelphia Region  
215-362-2600

NO.	BY	DESCRIPTION	DATE

PENNSYLVANIA  
ONE CALL SYSTEM, INC.  
925 North 8th Ave.  
West Merion, Pennsylvania  
19086  
(610) 663-3333

BEFORE YOU DIG ANYWHERE IN  
PENNSYLVANIA CALL 1-800-242-1776

NON-MEMBERS MUST BE  
CONTACTED DIRECTLY  
PA LAW REQUIRES THREE WORKING DAYS  
NOTICE TO UTILITIES BEFORE YOU EXCAVATE.  
GUESS, RE-SET OR REPAIR.

**STEVEN J. ROMICH**

PENNSYLVANIA PROFESSIONAL  
LAND SURVEYOR  
PENNSYLVANIA LICENSE NO. 383703E

PROJECT LOCATION

OPA #88-2250725  
5932-5942 GERMANTOWN AVE  
CITY OF PHILADELPHIA  
PHILADELPHIA COUNTY  
COMMONWEALTH OF  
PENNSYLVANIA

TITLE

BOUNDARY AND  
LOCATION SURVEY

PROJ. #	21-099	DATE	07/16/2024
CAD ID	SV-00	DRAWN BY	LDR
SCALE	AS NOTED	CHK BY	SJR
SHEET 1 OF 1			
REVISION 0			





**A** GERMANTOWN AVENUE LOOKING NORTH-WEST



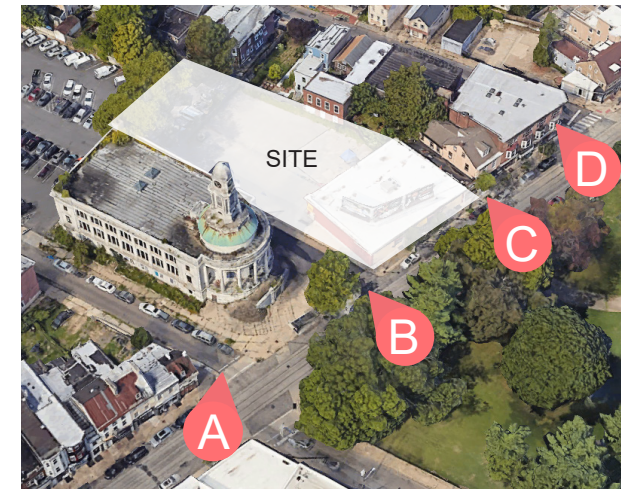
**C** GERMANTOWN AVENUE LOOKING SOUTH-WEST

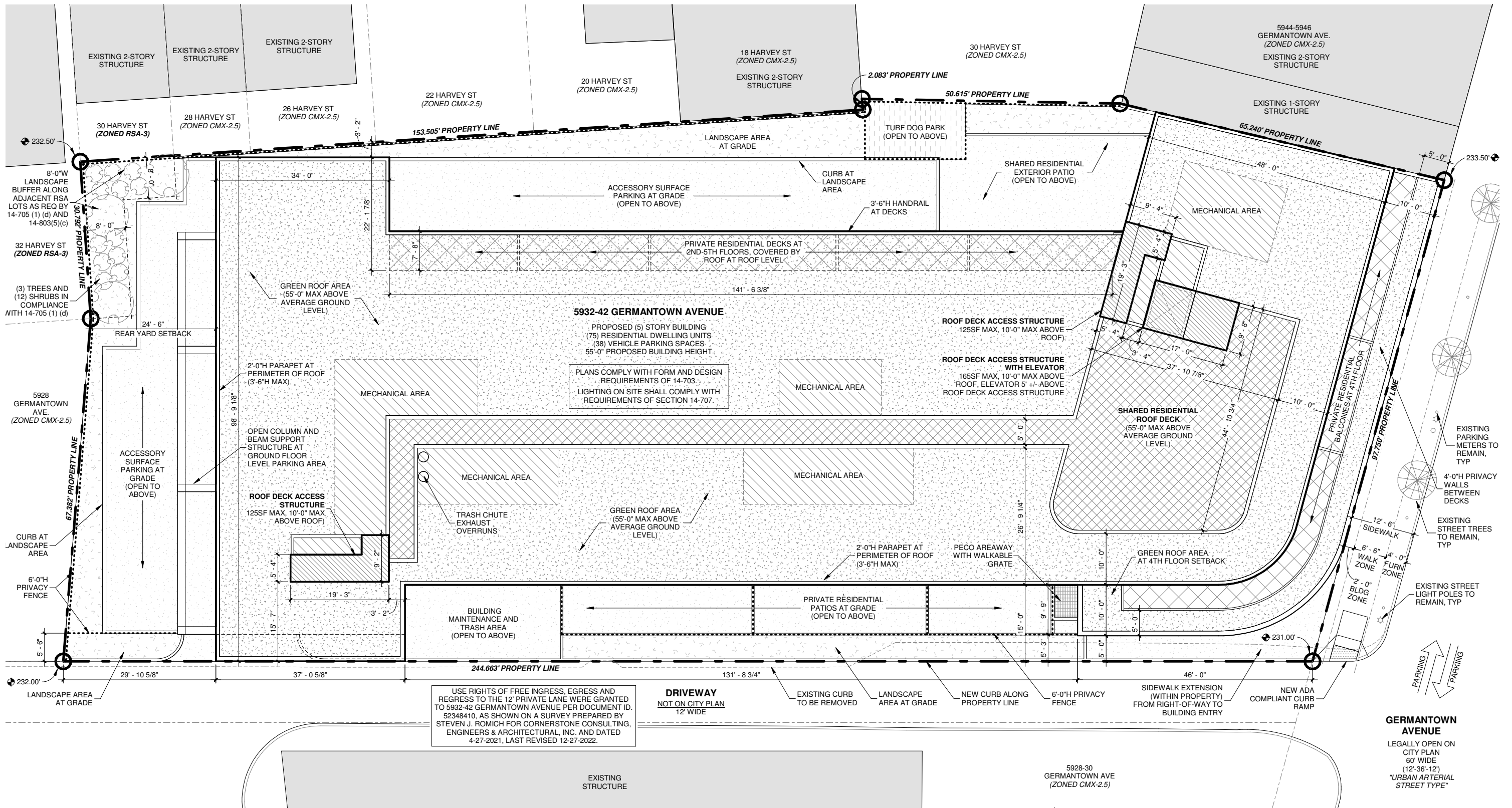


**B** GERMANTOWN AVENUE LOOKING SOUTH-WEST

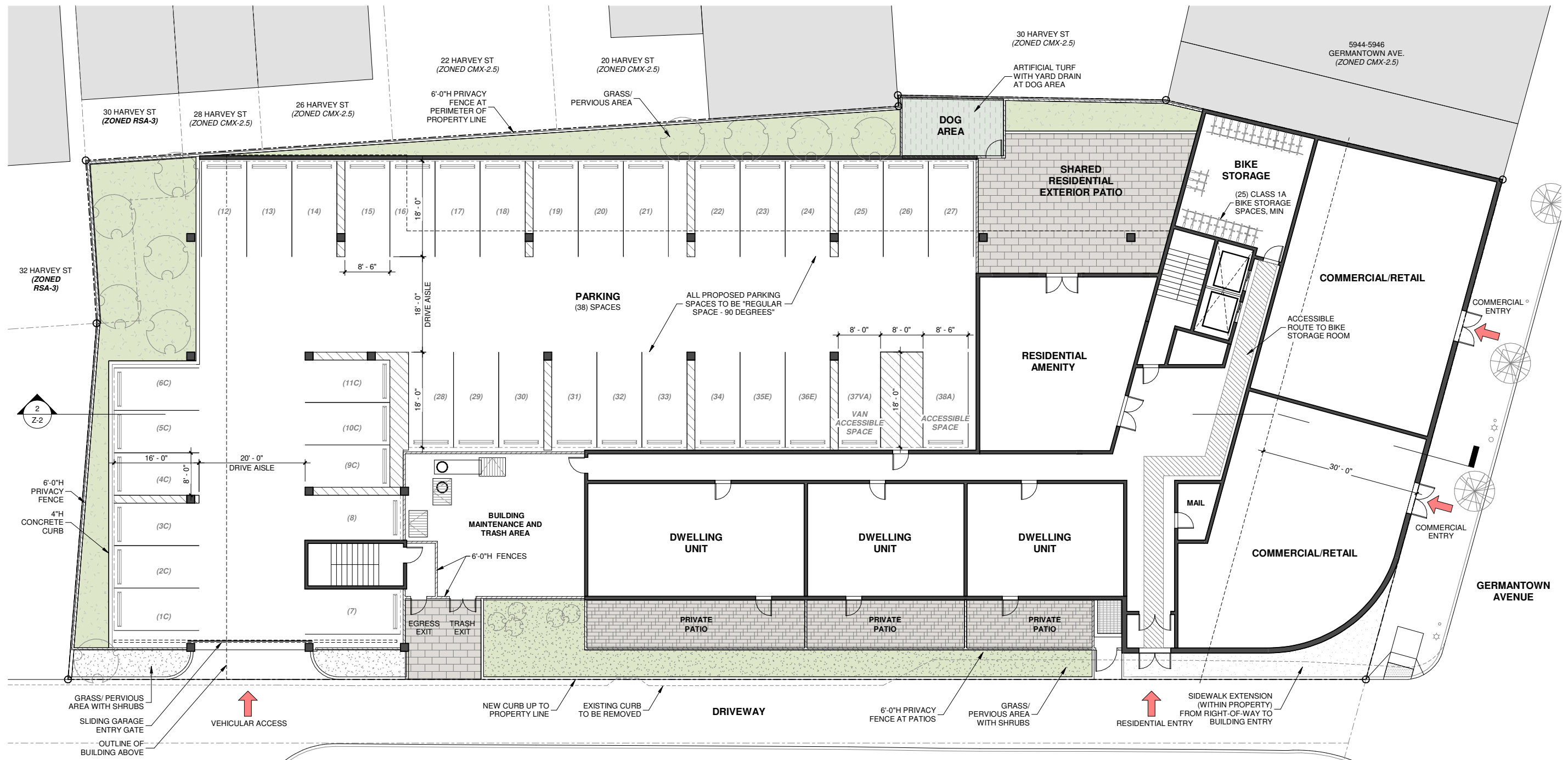


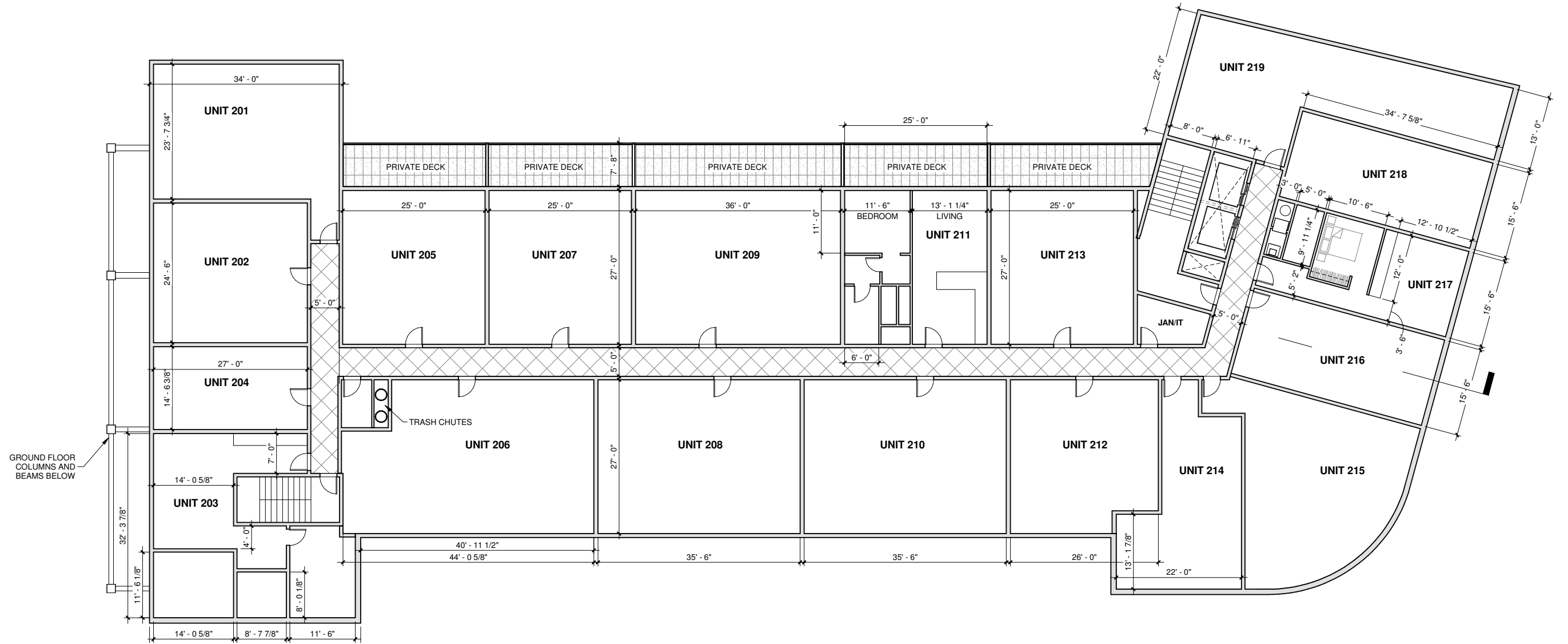
**D** GERMANTOWN AVENUE LOOKING SOUTH-EAST

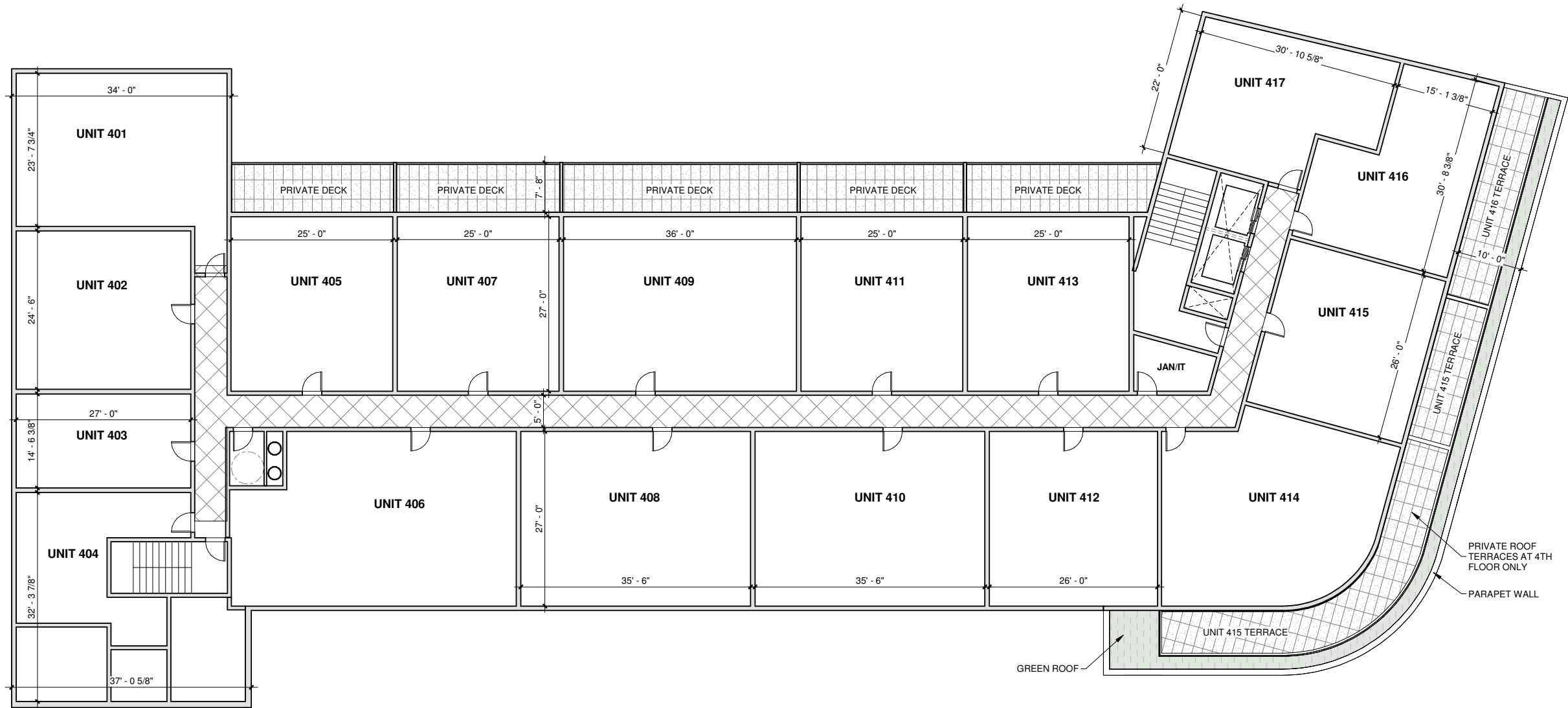


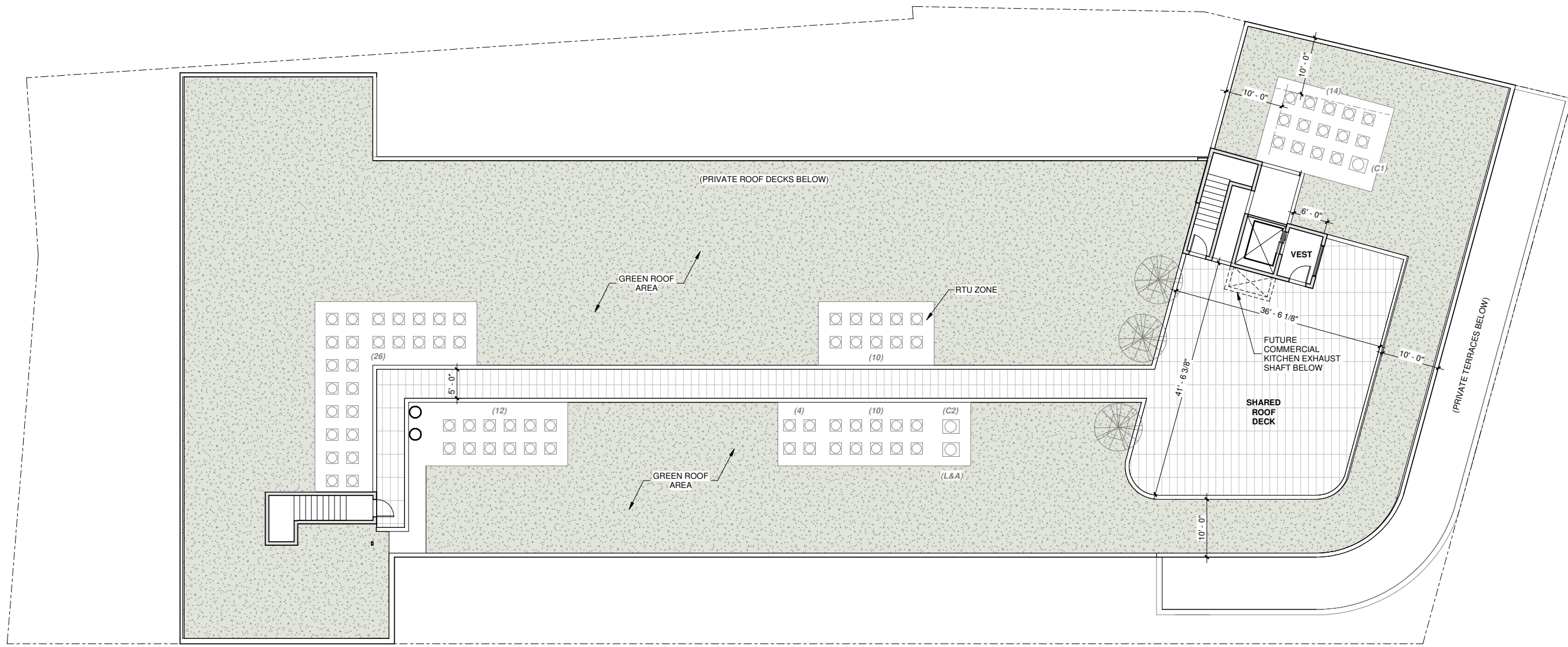






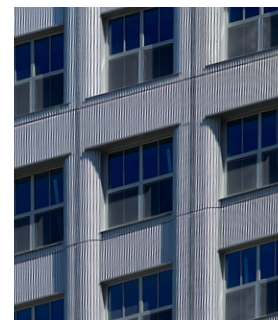








BOX RIB  
CORRUGATED METAL



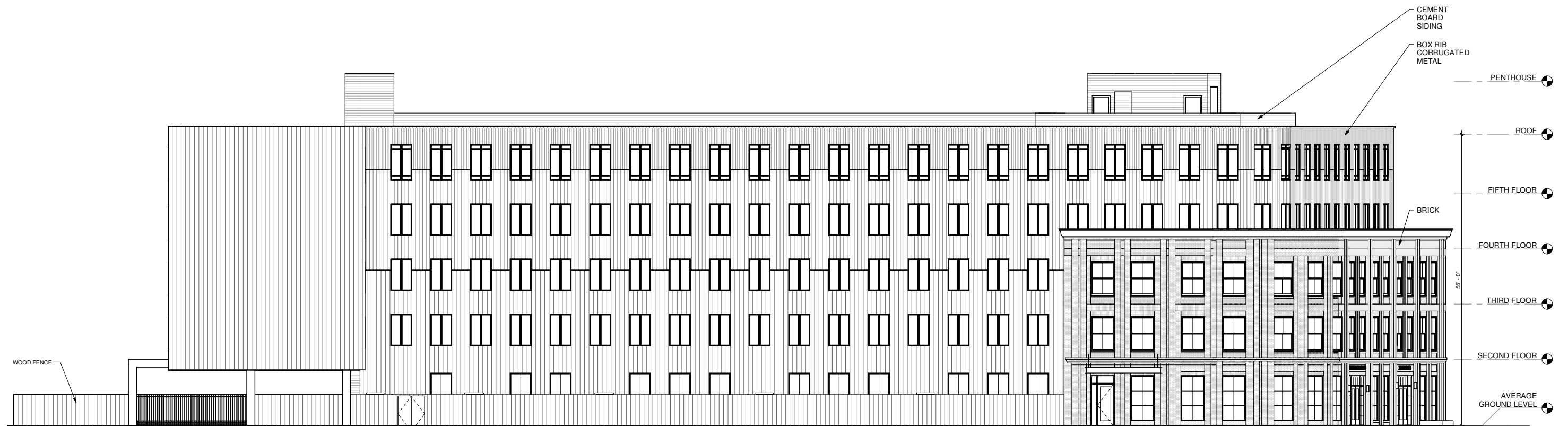
ALUMINUM FINISH  
EXTERIOR WINDOWS



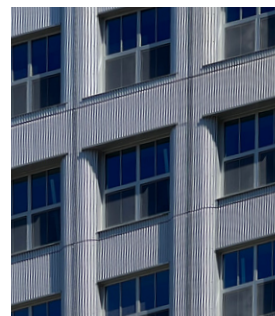
GRAY CEMENT  
BOARD SIDING



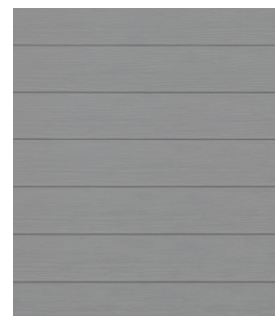
BRICK



BOX RIB CORRUGATED METAL



ALUMINUM FINISH EXTERIOR WINDOWS



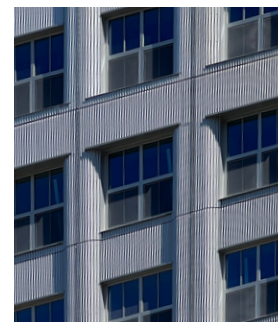
GRAY CEMENT BOARD SIDING



BRICK



BOX RIB CORRUGATED METAL



ALUMINUM FINISH EXTERIOR WINDOWS



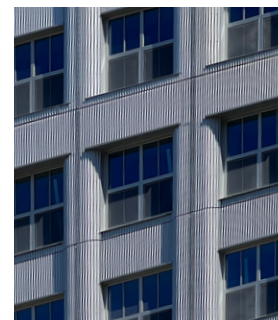
GRAY CEMENT BOARD SIDING



BRICK



BOX RIB CORRUGATED METAL



ALUMINUM FINISH EXTERIOR WINDOWS

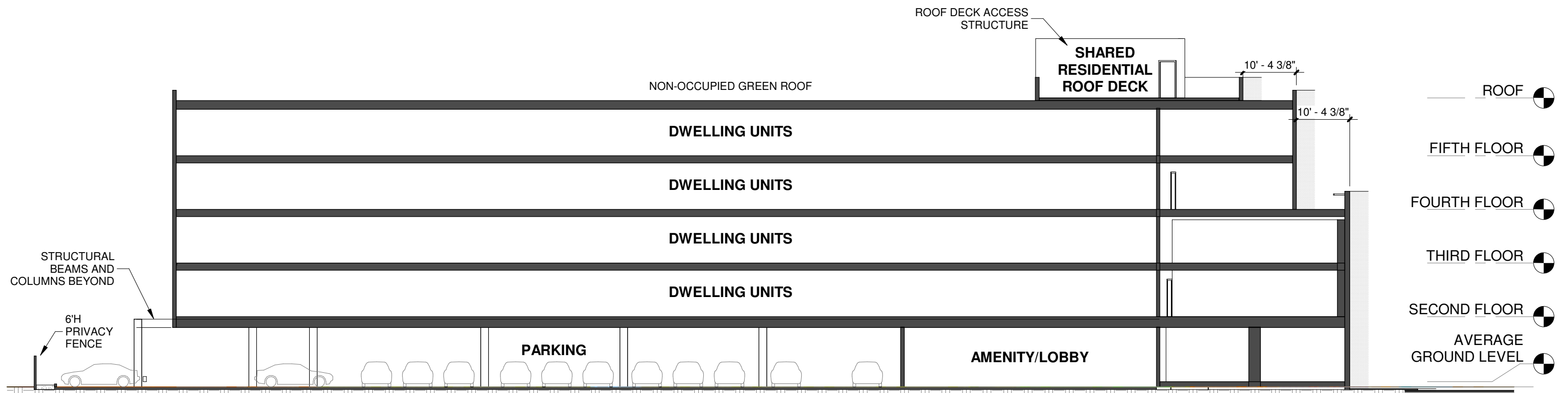


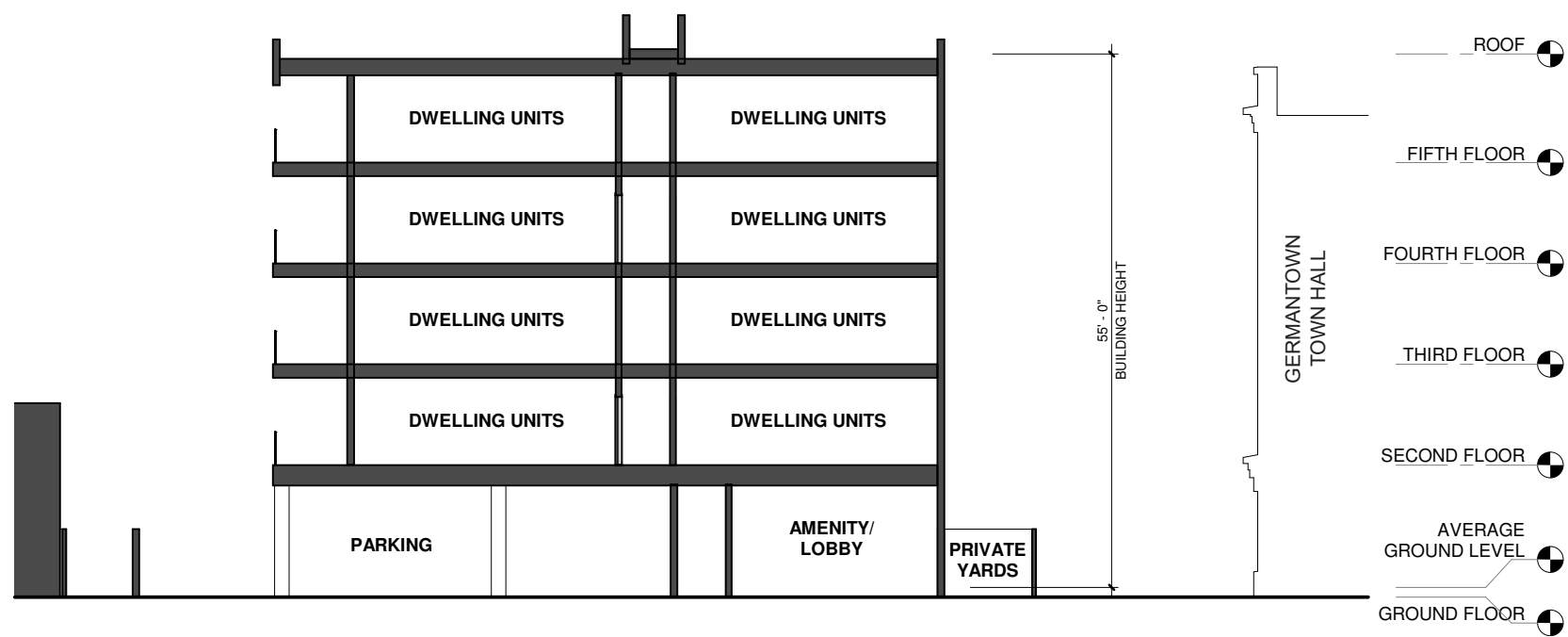
GRAY CEMENT BOARD SIDING

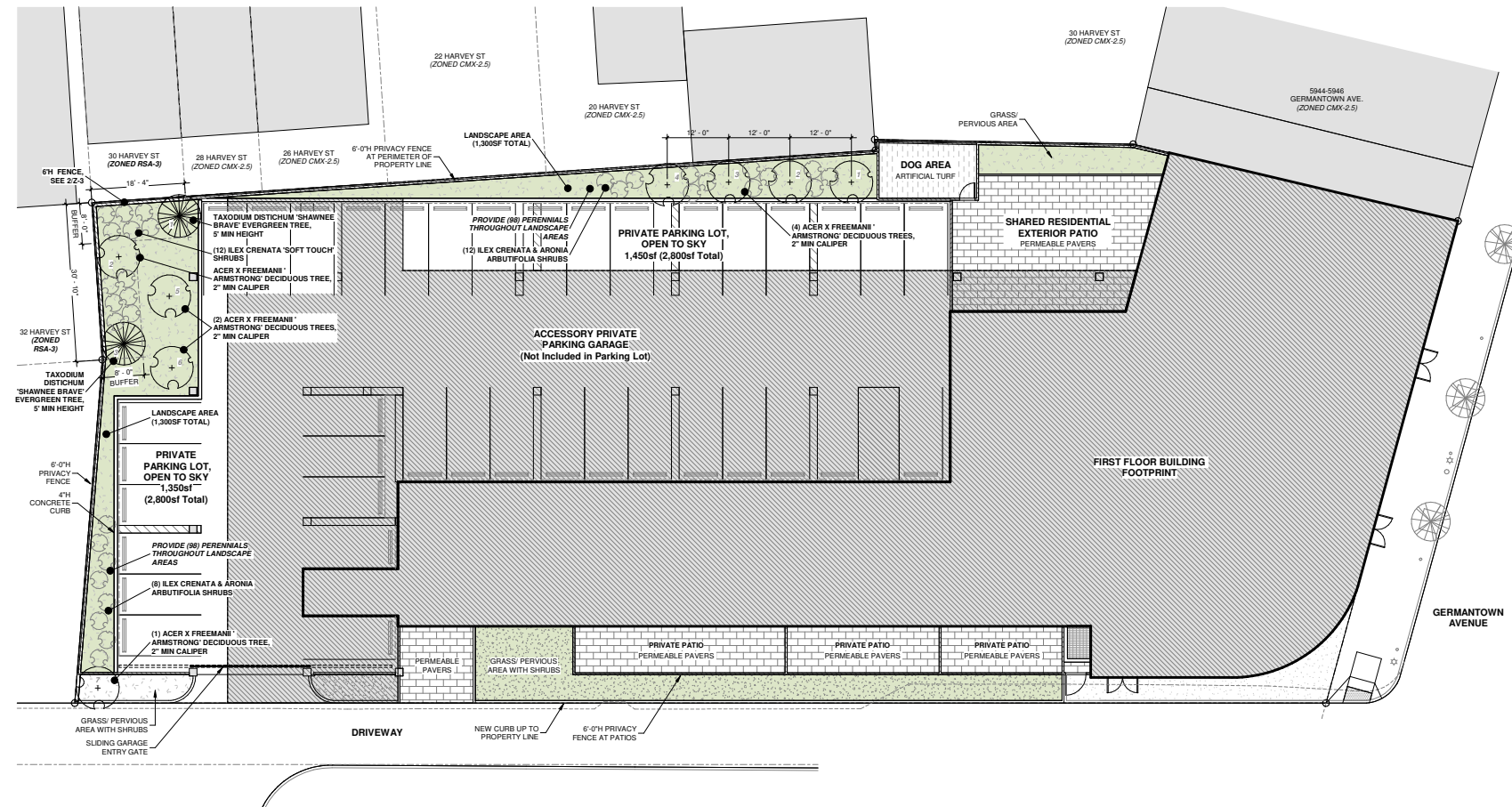


BRICK

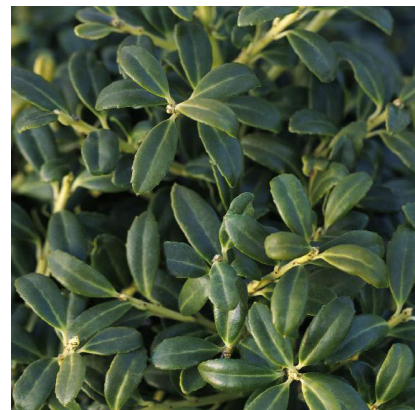








TREES  
 LOCATION: Sidewalk, rear yard  
 SPECIES:  
 Acer x Freemanii 'Armstrong'



SHRUBS  
 LOCATION: Rear yard  
 SPECIES:  
 Ilex Crenata 'Soft Touch'



TREES  
 LOCATION: Rear yard  
 SPECIES:  
 Taxodium Distichum 'Shawnee Brave'



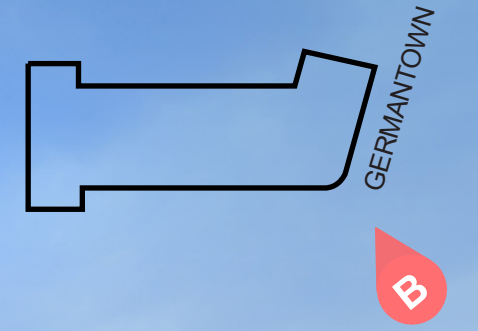
TREES  
 LOCATION: Second Floor Green Roof  
 SPECIES:  
 Crepe Myrtle 'Pink Velour'



GREEN ROOF  
 LOCATION: Roof  
 SEDUM SPECIES:  
 • Sedum spurium 'Fuldaglut', 'John Creech', 'Red Carpet'  
 • Sedum kamtschaticum  
 • Sedum takesimensis 'Golden Carpet'









**Civic Design Review Sustainable Design Checklist**

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

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

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

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
<b>Location and Transportation</b>		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, a bus stop is located on the immediate corner of Germantown and W. Haines Street. Note that SEPTA Germantown regional rail station is approximately one half mile away.
(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, parking is approximately 37% of the site area, and a majority is located underneath 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.	(3) of (38) spaces or 7.9% of all spaces provided are electric vehicle spaces that will be provided with suitable equipment and clear markings.
(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 bike share station is incorporated in the current design. Note that (25) class 1A bicycle spaces are provided.

<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.	Landscaped areas and vegetation are outlined on landscape plan; this project also includes a green roof.
<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.	Vegetated areas at rear of site, green roof, and pervious surfaces provided at private yards exceed this threshold.
(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	Vegetated areas at rear of site, green roof, and pervious surfaces contribute to the project's rainwater management strategy; though no further strategies are being proposed at this time.
(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.	This project proposes landscaped areas at the rear of the site, and street trees per the streets department standards at all applicable locations.
<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>	COMCHECK is the design team's preferred method of demonstrating energy compliance.
(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	Not at this time.

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	Not at this time.
(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>	Confirmed. Germantown Avenue is a state route.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	Not at this time.
<b>Innovation</b>		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Not at this time.

<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

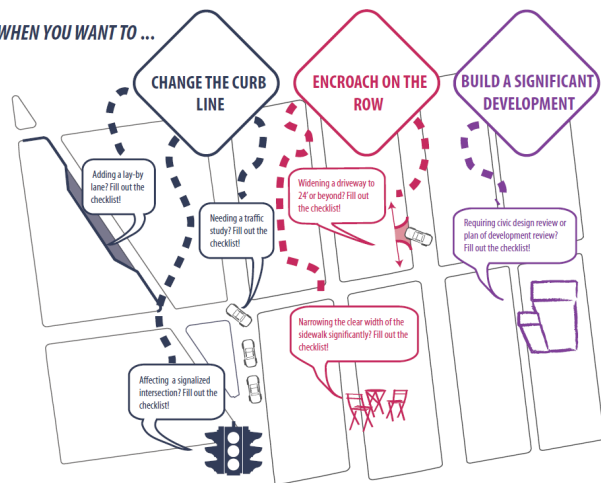
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

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**

2

## COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



### GENERAL PROJECT INFORMATION

- |  |  |
|--|--|
| 1. PROJECT NAME<br><u>5932-42 Germantown Avenue</u>  | 2. DATE<br><u>2024.06.12</u>   |
| 3. APPLICANT NAME<br><u>Ballard Spahr</u>  | 5. PROJECT AREA: list precise street limits and scope<br><u>18, 285 SF</u> |
| 4. APPLICANT CONTACT INFORMATION<br><u>(215)-864-8394</u>  |  |
| 6. OWNER NAME<br><u>IS JAM, LLC</u>  |  |
| 7. OWNER CONTACT INFORMATION<br><u>(215)-508-2210</u>  |  |
| 8. ENGINEER / ARCHITECT NAME<br><u>Gabrielle Canno</u>   |  |
| 9. ENGINEER / ARCHITECT CONTACT INFORMATION<br><u>(215)-977-7075</u>   |  |
| 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. |  |

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Germantown Avenue</u>	<u>W. Haines Street</u>	<u>Harvey Street</u>	<u>Major 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 | x | NO | <input type="checkbox"/>                              |
| b. Street Furniture such as bus shelters, honor boxes, etc.   | YES | x | NO | <input type="checkbox"/> N/A <input type="checkbox"/> |
| c. Street Direction   | YES | x | NO | <input type="checkbox"/>                              |
| d. Curb Cuts  | YES | x | NO | <input type="checkbox"/> N/A <input type="checkbox"/> |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES | x | NO | <input type="checkbox"/> N/A <input type="checkbox"/> |
| f. Building Extensions into the sidewalk, such as stairs and stoops                                     | YES | x | NO | <input type="checkbox"/> N/A <input type="checkbox"/> |

**APPLICANT: General Project Information**

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

**DEPARTMENTAL REVIEW: General Project Information**

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## 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) <small>Required / Existing / Proposed</small>	CITY PLAN SIDEWALK WIDTH <small>Existing / Proposed</small>
<b>Germantown Avenue</b>	<b>12 / 12 / 12</b>	<b>12 / 12</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 <small>Required / Existing / Proposed</small>
<b>Germantown Avenue</b>	<b>6'-0" / 6'-0" / 6'-6"</b>
_____	___ / ___ / ___
_____	___ / ___ / ___
_____	___ / ___ / ___

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

#### EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<b>Driveway</b>	<b>12'-0"</b>	<b>SE Corner</b>
_____	___	___
_____	___	___
_____	___	___

#### 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 <small>Existing / Proposed</small>
<b>Germantown Avenue</b>	<b>3'-0" / 2'-0"</b>
_____	___ / ___
_____	___ / ___
_____	___ / ___

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

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH <small>Recommended / Existing / Proposed</small>
<b>Germantown Avenue</b>	<b>4'-0" / 3'-0" / 4'-0"</b>
_____	___ / ___ / ___
_____	___ / ___ / ___
_____	___ / ___ / ___

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

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

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

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

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## 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>  
Class 1A bicycle parking spaces provided within the building  
Bicycle racks provided along Germantown Avenue where allowable, TBD
24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
<u>5932 Germantown Avenue</u>	<u>25</u>	<u>___ / ___</u>	<u>0 / 0</u>	<u>0 / 25</u>
___	___	___ / ___	___ / ___	___ / ___
___	___	___ / ___	___ / ___	___ / ___
___	___	___ / ___	___ / ___	___ / ___

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"> <li>▪ Conventional Bike Lane</li> <li>▪ Buffered Bike Lane</li> <li>▪ Bicycle-Friendly Street</li> <li>▪ Indego Bicycle Share Station</li> </ul> | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A X <input type="checkbox"/><br>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A X <input type="checkbox"/><br>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A X <input type="checkbox"/><br>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A X <input type="checkbox"/> | DEPARTMENTAL APPROVAL<br>YES <input type="checkbox"/> NO <input type="checkbox"/><br>YES <input type="checkbox"/> NO <input type="checkbox"/><br>YES <input type="checkbox"/> NO <input type="checkbox"/><br>YES <input type="checkbox"/> NO <input type="checkbox"/> |
|---|--|---|
26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES X NO  N/A  YES  NO
27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES X NO  N/A  YES  NO

APPLICANT: Bicycle Component

Additional Explanation / Comments: The project team is open to suggestion(s).

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

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## 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 X NO
29. Does the design connect transit stops to the surrounding pedestrian network and destinations? YES  NO  N/A X
30. Does the design provide a buffer between the roadway and pedestrian traffic? YES X NO  N/A
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? It does not, in any way, negatively impact these aspects of the existing public transit system. YES  NO

DEPARTMENTAL APPROVAL

YES  NO

YES  NO

YES  NO

YES  NO

APPLICANT: Curbside Management Component

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

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

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## 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		DESIGN SPEED
			Existing	Proposed	
_____	_____	_____	____/____	_____	_____
_____	_____	_____	____/____	_____	_____
_____	_____	_____	____/____	_____	_____
_____	_____	_____	____/____	_____	_____

- |   |  |   |
|---|--|---|
| 33. What is the maximum AASHTO design vehicle being accommodated by the design?   | <u>SEDAN</u>   | DEPARTMENTAL APPROVAL<br>YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 34. Will the project affect a historically certified street? An inventory of historic streets <sup>(1)</sup> is maintained by the Philadelphia Historical Commission. | YES <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 type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" 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](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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> | DEPARTMENTAL APPROVAL<br>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

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

- |   |  |   |
|---|--|---|
| 44. Does the design minimize the signal cycle length to reduce pedestrian wait time?  | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>            | DEPARTMENTAL APPROVAL<br>YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 45. Does the design provide adequate clearance time for pedestrians to cross streets?   | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <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?<br><i>If yes, City Plan Action may be required.</i>   | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <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   | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>            | YES <input type="checkbox"/> NO <input type="checkbox"/>                          |
| ▪ Pedestrian Refuge Islands   | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>            | YES <input type="checkbox"/> NO <input type="checkbox"/>                          |
| ▪ Signal Timing and Operation   | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/>            | YES <input type="checkbox"/> NO <input type="checkbox"/>                          |
| ▪ Bike Boxes  | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <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?   | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <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?   | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/>                          |

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: Driveway is existing.

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: \_\_\_\_\_