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# CIVIC DESIGN REVIEW

10/01/2024  
309-21 W MT PLEASANT AVE  
PHILADELPHIA, PA 19119





PROPOSED BUILDING  
AERIAL VIEW



**PROJECT DESCRIPTION:**

The proposed project is a 62,193 square feet, 5-story mixed-use development at 309-21 W Mt Pleasant Avenue. This building will feature an engaging street-level retail space and an inviting entrance facing W Mt Pleasant Avenue.

The upper residential levels will accommodate 66 apartment units and private terraces. The amenities within the building comprise of a fitness center, indoor bike storage, tenant storage, a roof deck, and a green roof.

| PROJECT ZONING OVERVIEW                   |                       |   |
|---|-----------------------|---|
| USE REGULATIONS                           | FLOOR                 | USE   |
| PROPOSED & PERMITTED USES:                | CELLAR                | MULTI-FAMILY BOH, MECHANICAL, GYM           |
|   | GROUND                | MULTIFAMILY LOBBY & BOH, RETAIL SHELL SPACE |
|   | 2ND THRU 5TH          | MULTI-FAMILY UNITS                          |
| DISTRICT & LOT DIMENSIONS                 |                       |   |
|   | ALLOWED / REQUIRED    | PROPOSED                                    |
| MIN LOT WIDTH (FT)                        | N/A                   | N/A   |
| MIN LOT AREA (SF)                         | N/A                   | N/A   |
| MAX OCCUPIED AREA (% OF LOT)              | 75%                   | 75%   |
| MAX OCCUPIED AREA (SF)                    | 13,886 SF             | 13,833 SF                                   |
| MAX FAR (% OF LOT)                        | N/A                   | N/A   |
| MAX UNITS ALLOWED                         | 66                    | 66  |
| YARDS                                     |                       |   |
| MIN FRONT YARD DEPTH (FT)                 | 1' - 8 1/2"           | 1' - 8 1/2"                                 |
| MIN SIDE YARD WIDTH, EACH (FT)            | 5' - 0", IF USED      | 5' - 0"                                     |
| MIN REAR YARD DEPTH (FT)                  | 11' - 6"              | 11' - 6"                                    |
| HEIGHT                                    |                       |   |
| MAX HEIGHT (FT)                           | 45' - 0"              | 45' - 0"                                    |
| LANDSCAPE AND TREES                       |                       |   |
| STREET TREE REQUIREMENTS                  | 5                     | 5   |
| LANDSCAPE BUFFER BTWN LOTS                | REQUIRED              | PROVIDED                                    |
| YARD TREES                                | REQUIRED              | PROVIDED                                    |
| OFF STREET PARKING & LOADING REQUIREMENTS |                       |   |
| TOTAL CAR PARKING SPACES                  | 0                     | 0   |
| CLASS 1A BICYCLE SPACES                   | 22                    | 24  |
| ROOF DECK REQUIREMENTS                    |                       |   |
| RESIDENTIAL ROOF DECK                     | ALLOWED               | PROVIDED                                    |
| ACCESS STRUCTURE                          | 2 STAIRS & 1 ELEVATOR | COMPLIES                                    |
| ENCROACHMENTS                             |                       |   |
| BAY WINDOWS                               | PERMITTED             | PROVIDED                                    |



**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-2023-012424**

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

The property affects a nearby residential district and creates more than 50,000 SF of new gross floor area and more than 50 dwelling units.

**PROJECT LOCATION**

Planning District: Upper Northwest Council District: 8

Address: 309-21 W Mt Pleasant Ave  
Philadelphia, PA 19119-2904

|  |     |    |   |           |
|--|-----|----|---|-----------|
| Is this parcel within an Opportunity Zone?             | Yes | No | X | Uncertain |
| If yes, is the project using Opportunity Zone Funding? | Yes | No | X |           |

**CONTACT INFORMATION**

Applicant Name: Mike Schutz Primary Phone: 267-209-3178

Email: mike.schutz.42@gmail.com Address: PO Box 265  
Roosevelt, NJ 08555

Property Owner: HP Mount Pleasant Realty LLC Developer HP Mount Pleasant Realty LLC  
Architect: CosciaMoos Architecture

**SITE CONDITIONS**

Site Area: 18,515 SF

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

Proposed Use:

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

**5-story, 62,193 gross square foot mixed-use building split into 4,063 square feet of ground floor commercial space, and 58,130 square feet of residential units and amenity spaces. Building is proposing 1 commercial space and 66 residential units.**

*Proposed # of Parking Units:*

0

**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:

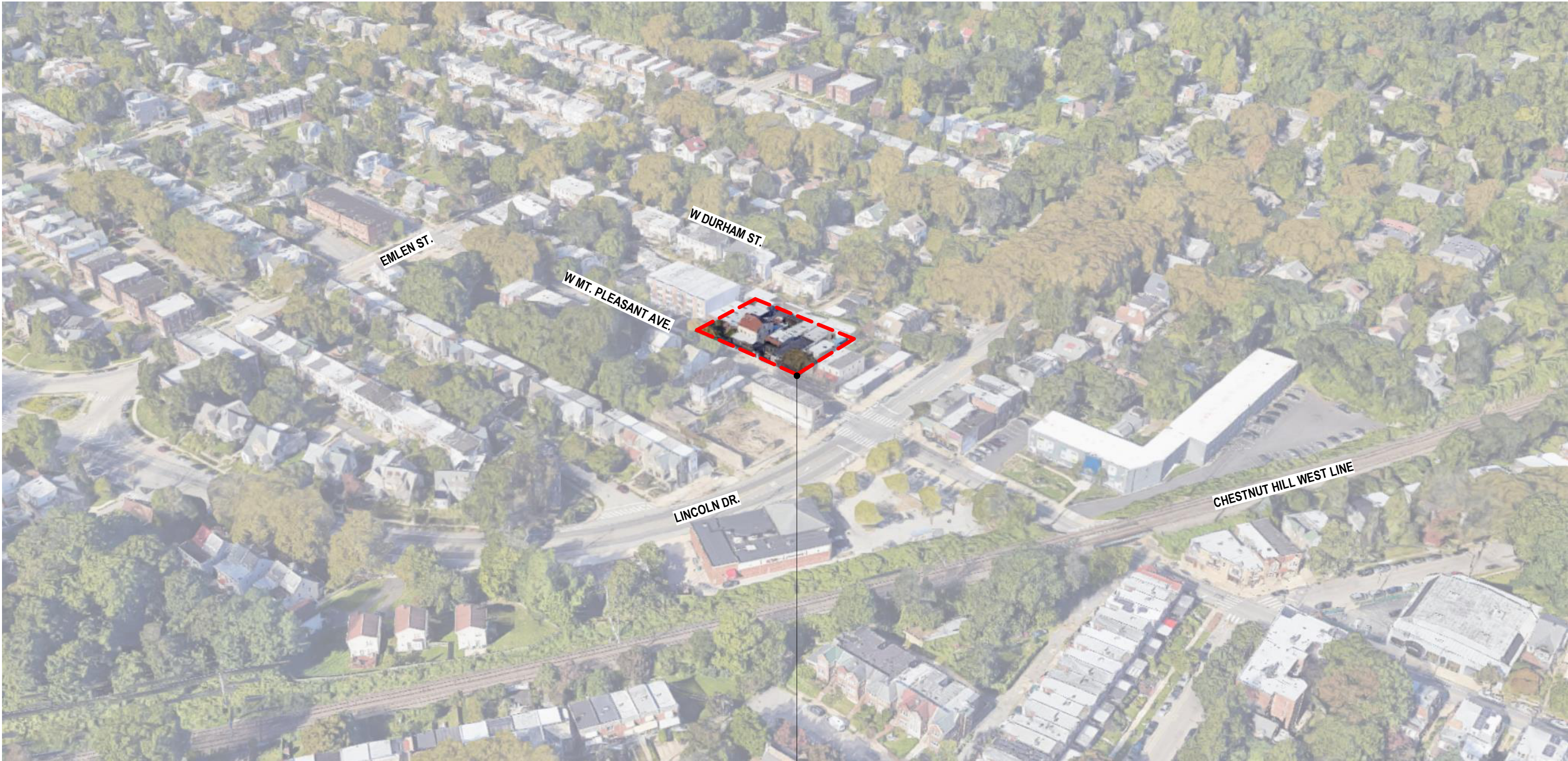
Date: 4 September 2024 Time: 7:00 PM EST

**ZONING BOARD OF ADJUSTMENT HEARING**

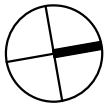
ZBA hearing scheduled: Yes  No  NA

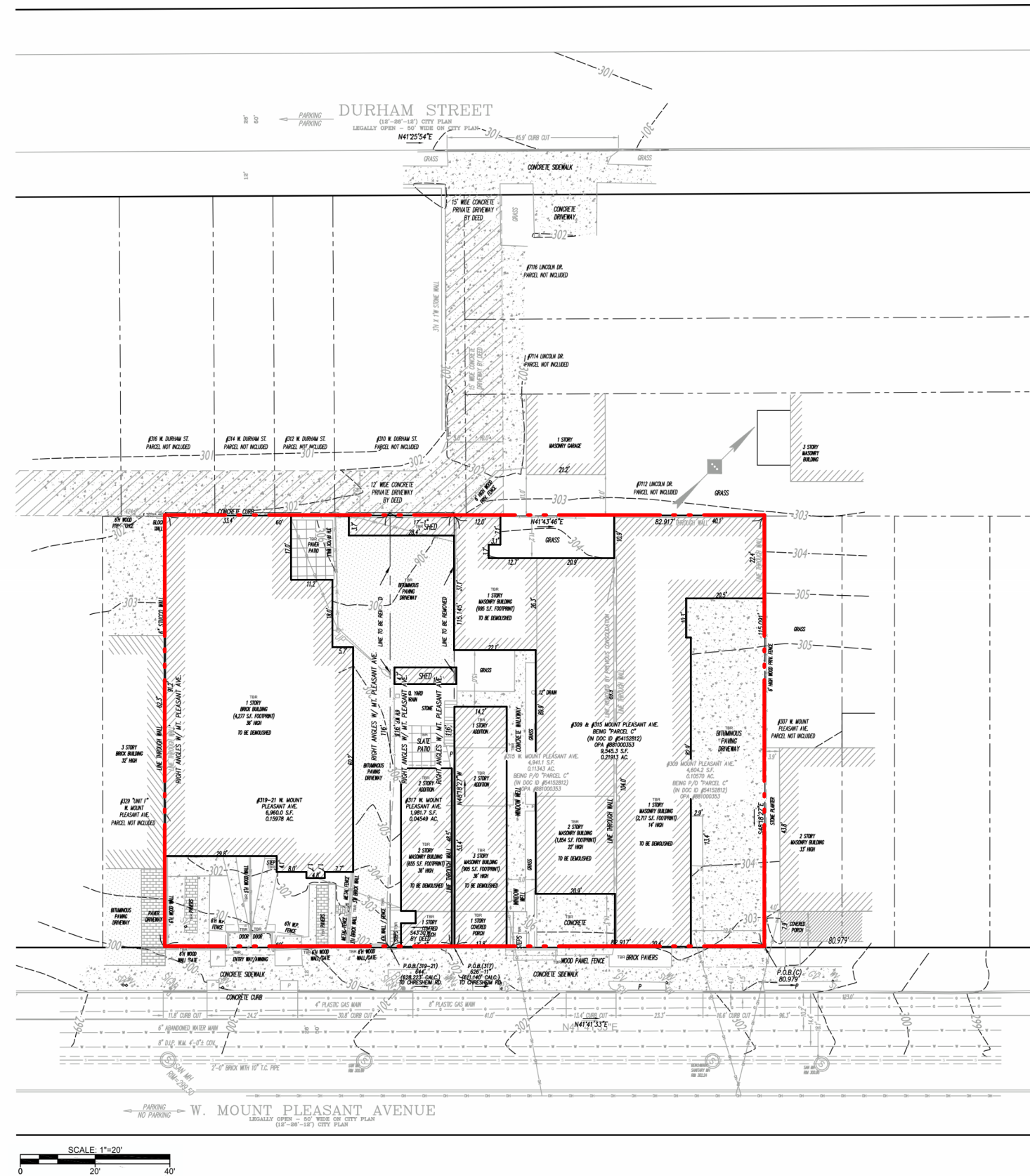
If yes, indicate the date hearing will be held:

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



**PROJECT SITE: 309-321 W MT. PLEASANT AVENUE**







01 - MT PLEASANT AVE LOOKING EAST



02 - MT PLEASANT AVE



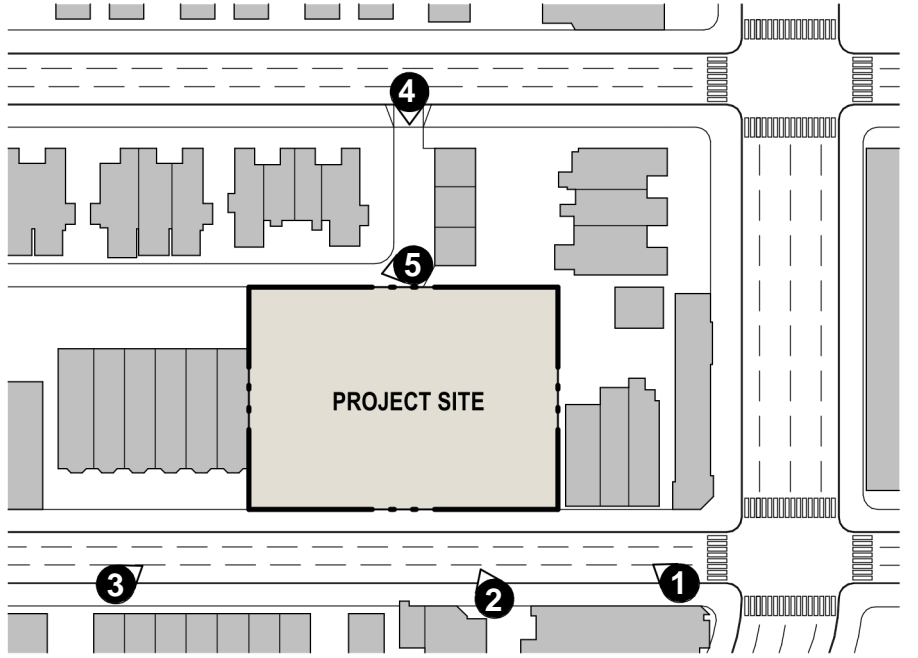
03 - MT PLEASANT AVE LOOKING WEST



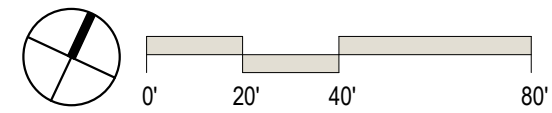
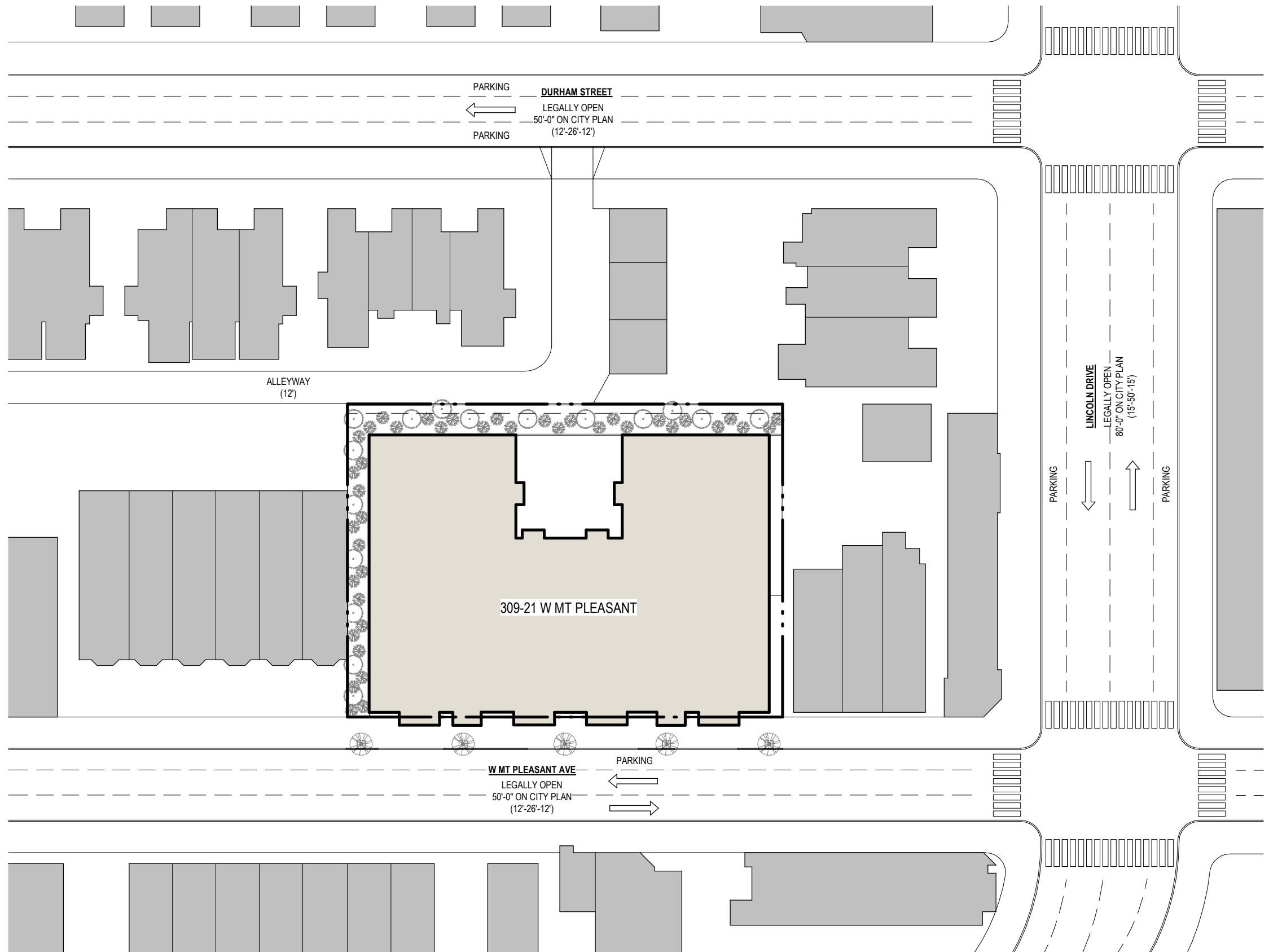
04 DURHAM ST REAR



05 - DURHAM ST ALLEYWAY



SITE PLAN KEY



**LANDSCAPE LEGEND**



**A - TREE:**  
GREEN GIANT ARBORVITAE



**B - SHRUB:**  
WILD HYDRANGEA



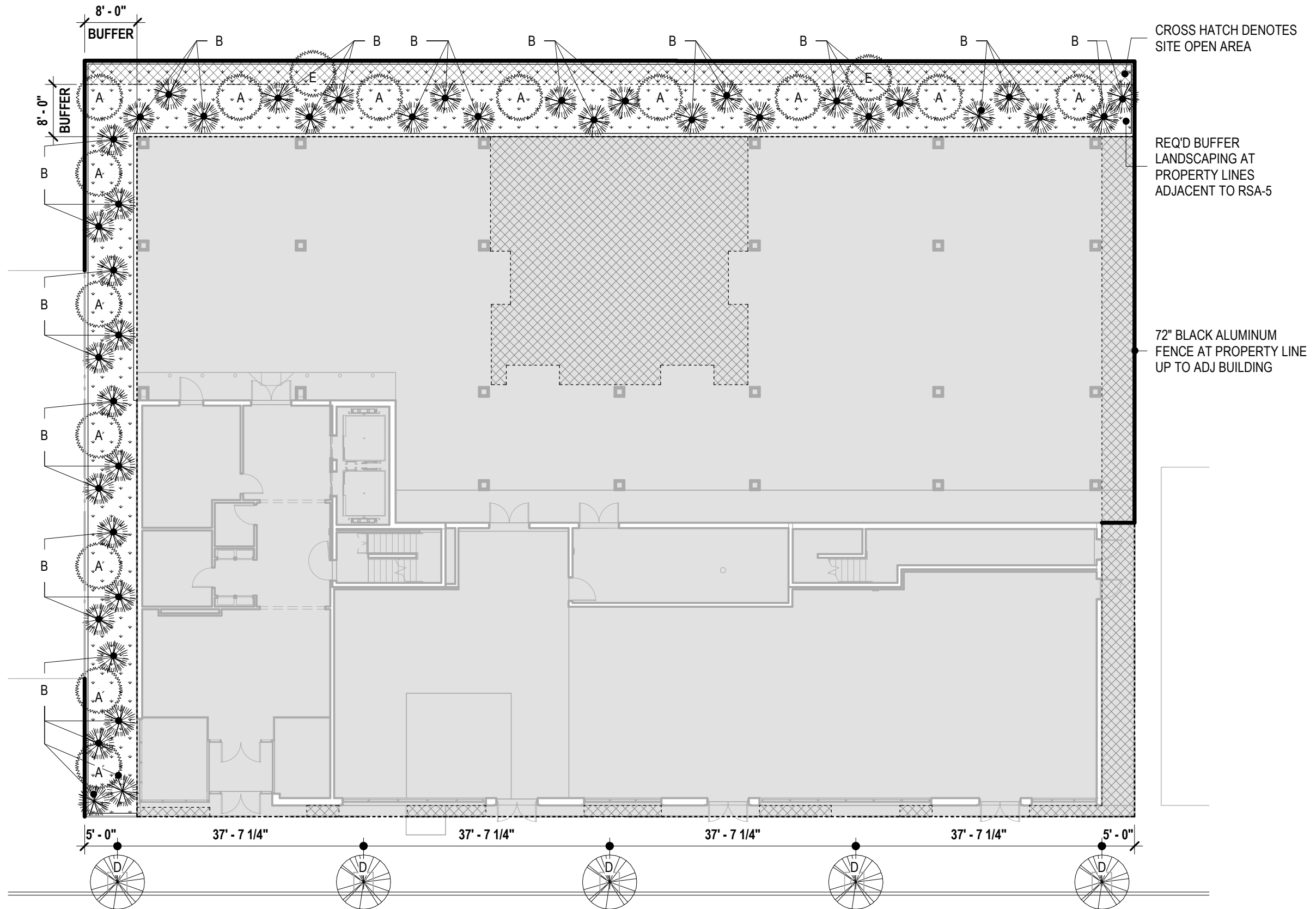
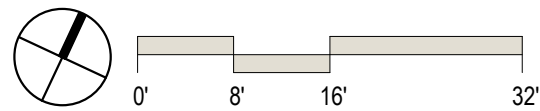
**C - GROUND COVER:**  
WILD GERANIUM



**D - STREET TREE:**  
TBD



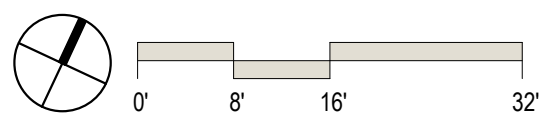
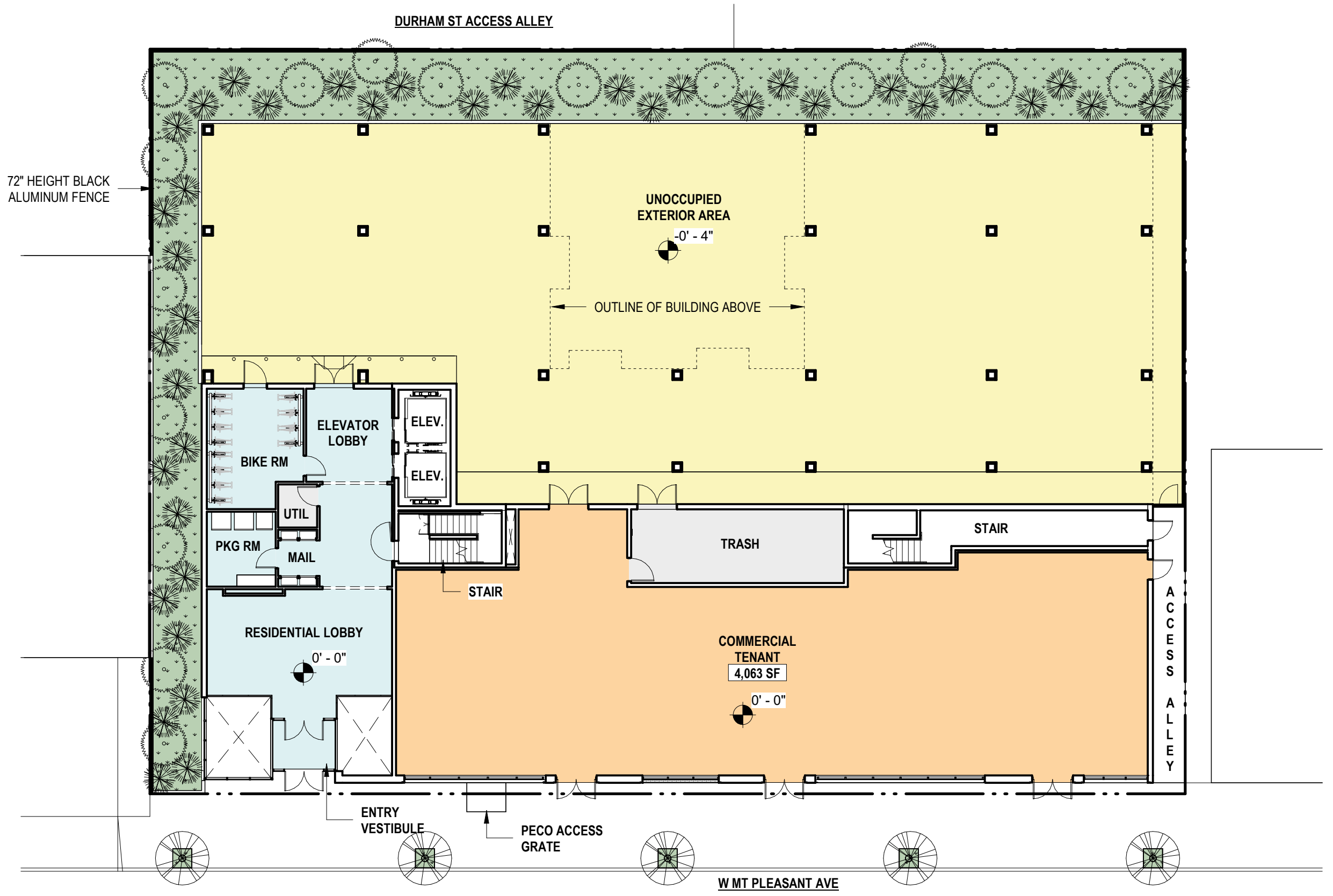
**E - TREE:**  
SWEET BAY MAGNOLIA





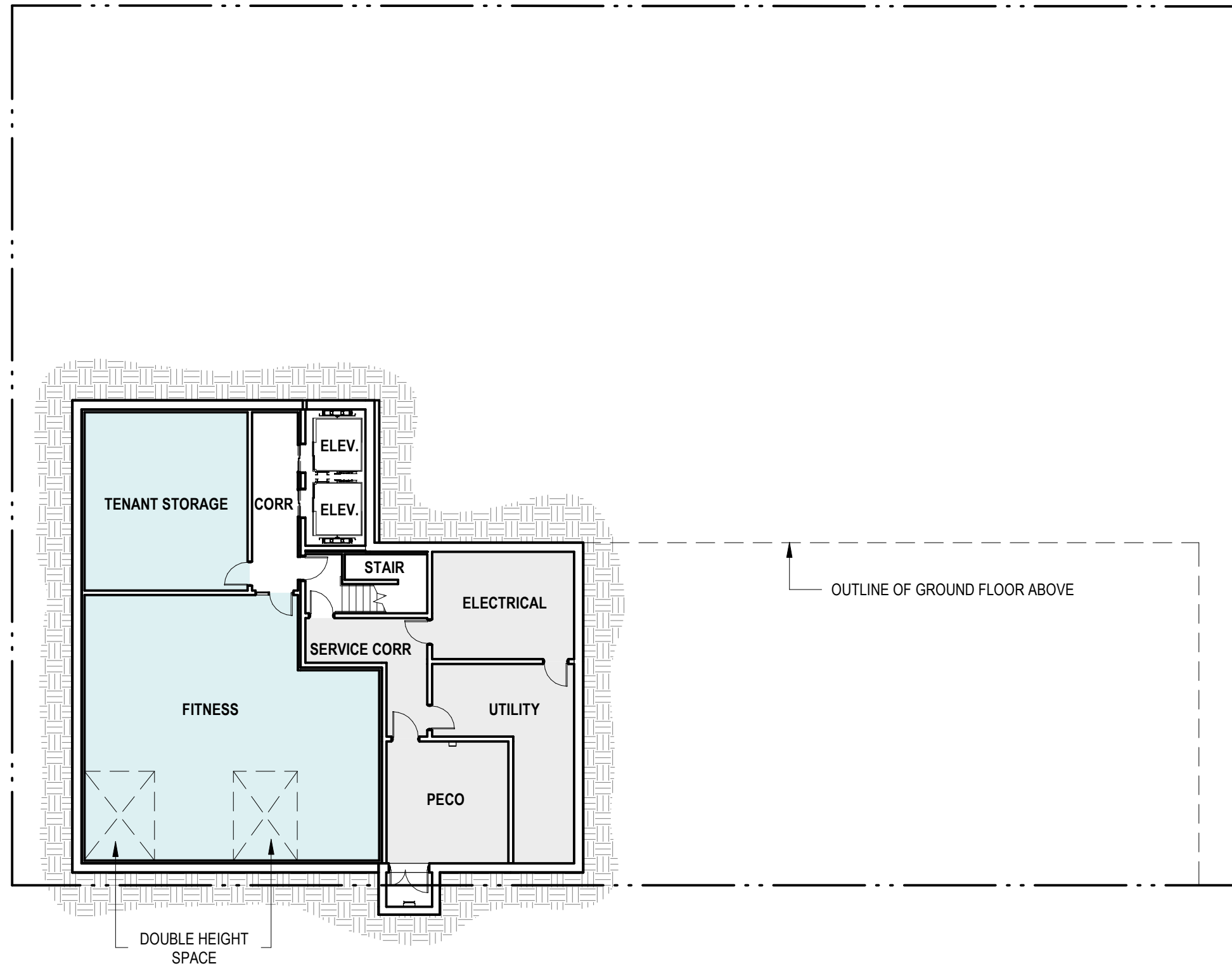
**PLAN LEGEND**

- AMENITY
- CIRCULATION
- COMMERCIAL
- MEP / BOH
- UNOCCUPIED EXTERIOR AREA
- SITE LANDSCAPING



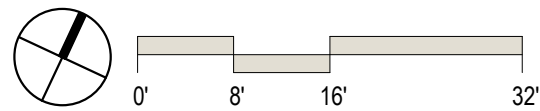
**PLAN LEGEND**

- AMENITY
- CIRCULATION
- MEP / BOH



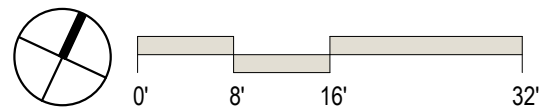
**PLAN LEGEND**

- BALCONY / TERRACE
- CIRCULATION
- MEP / BOH
- RESIDENTIAL UNIT







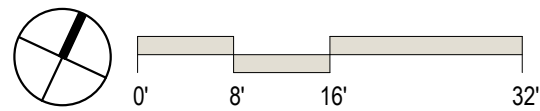
**PLAN LEGEND**

- BALCONY / TERRACE
- CIRCULATION
- MEP / BOH
- RESIDENTIAL UNIT






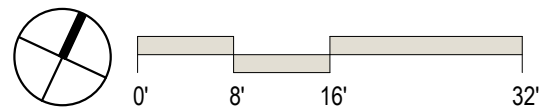
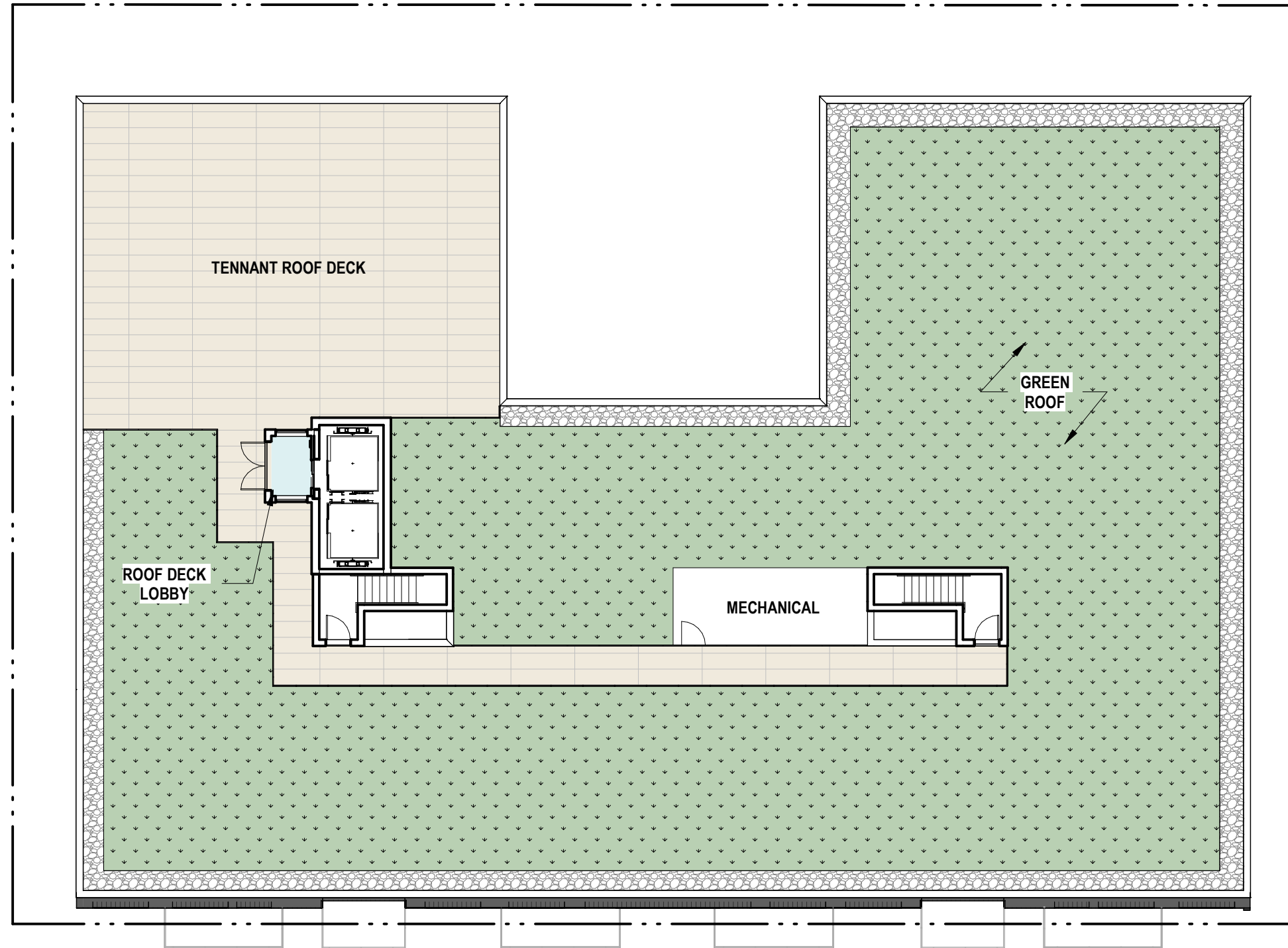
**PLAN LEGEND**

-  BALCONY / TERRACE
-  CIRCULATION
-  MEP / BOH
-  RESIDENTIAL UNIT



**PLAN LEGEND**

-  AMENITY
-  BALCONY / TERRACE
-  GREEN ROOF





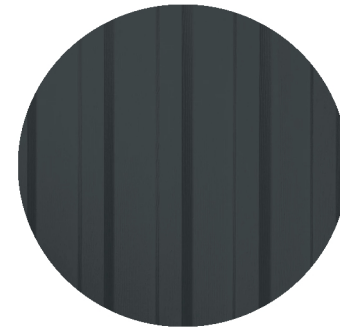
BRICK:  
TITANIUM VELOUR



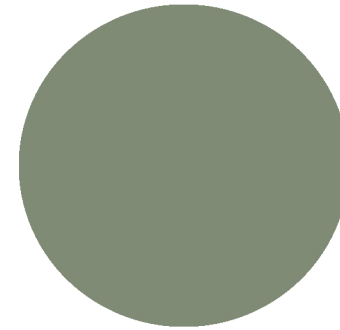
FIBER CEMENT SIDING:  
COBBLESTONE



FIBER CEMENT SIDING:  
IRON GRAY



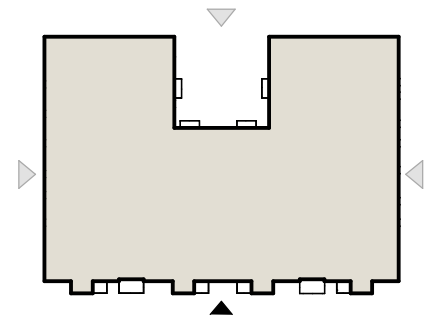
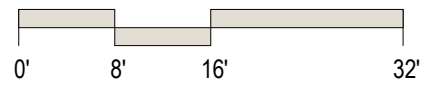
FIBER CEMENT BOARD & BATTEN:  
IRON GRAY



ALUMINUM PANEL:  
PATINA GREEN



ALUMINUM RAILINGS:  
VERTICAL BLACK PICKETS





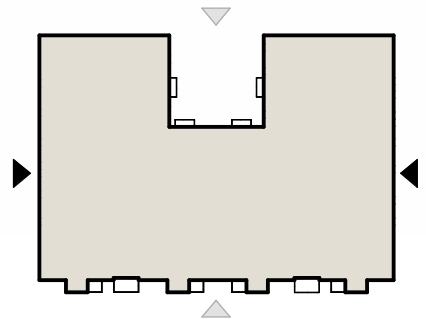
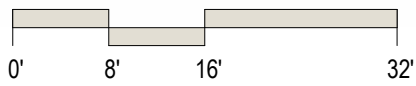
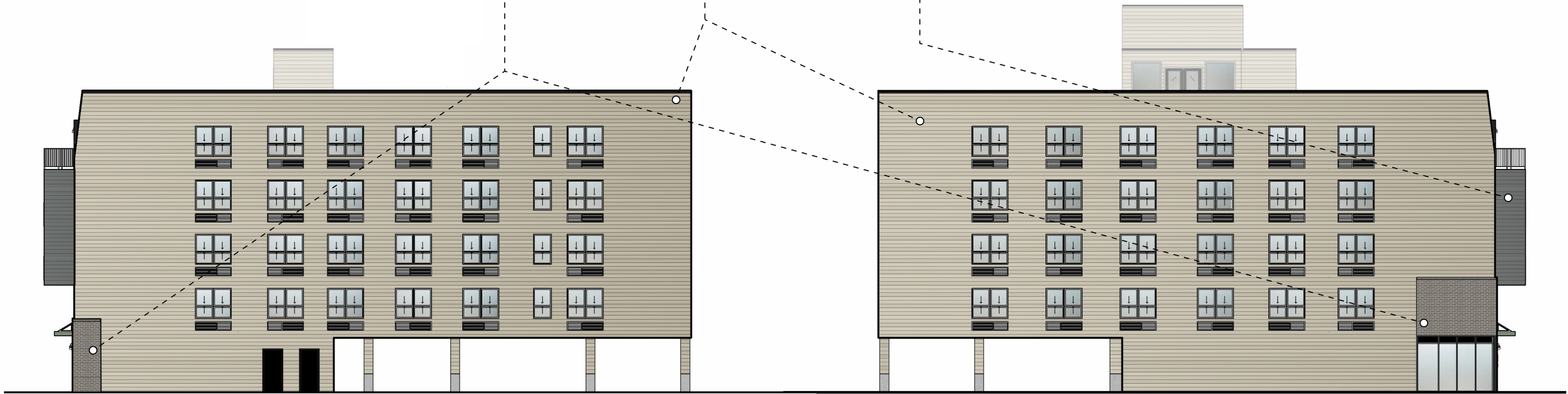
BRICK:  
TITANIUM VELOUR



FIBER CEMENT SIDING:  
COBBLESTONE



FIBER CEMENT SIDING:  
IRON GRAY



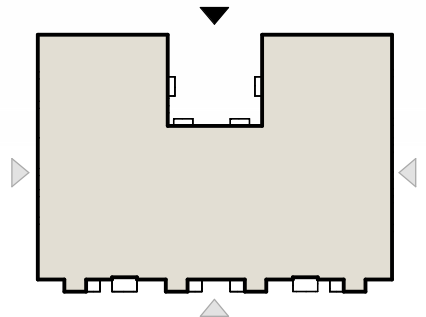
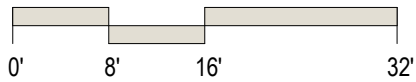




FIBER CEMENT SIDING:  
COBBLESTONE

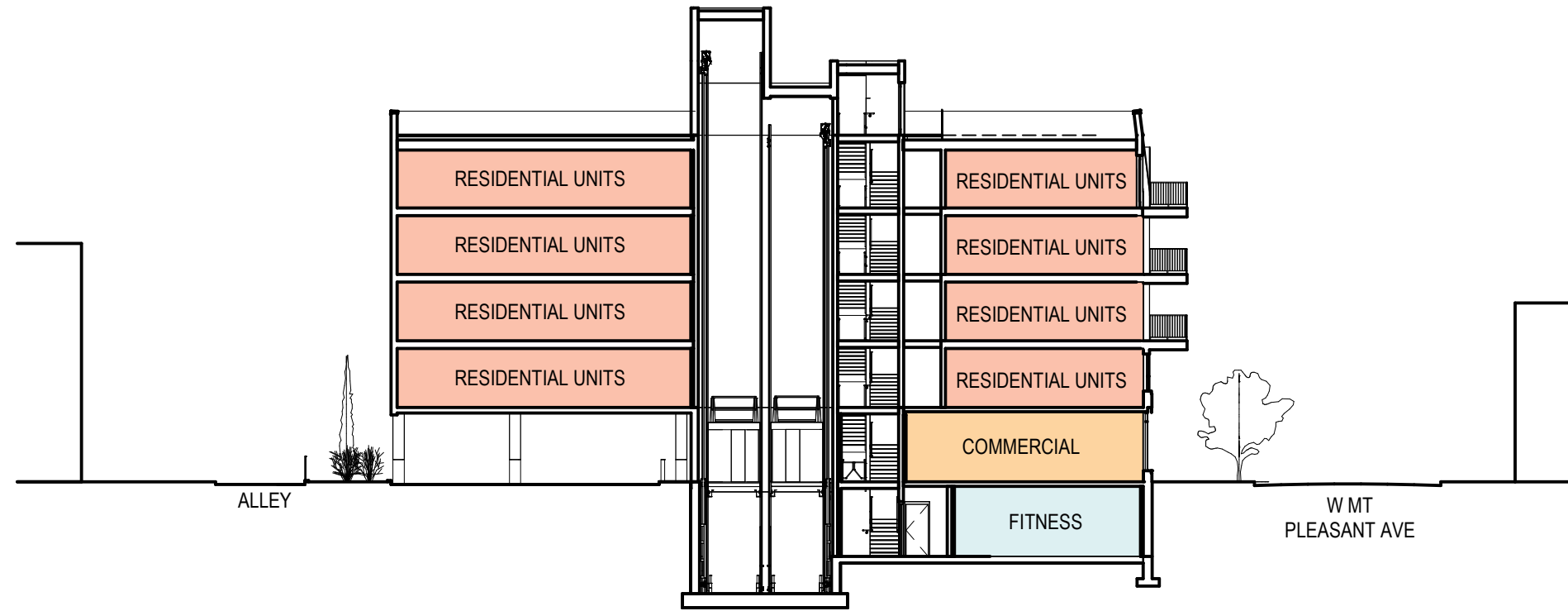


ALUMINUM RAILINGS:  
VERTICAL BLACK PICKETS

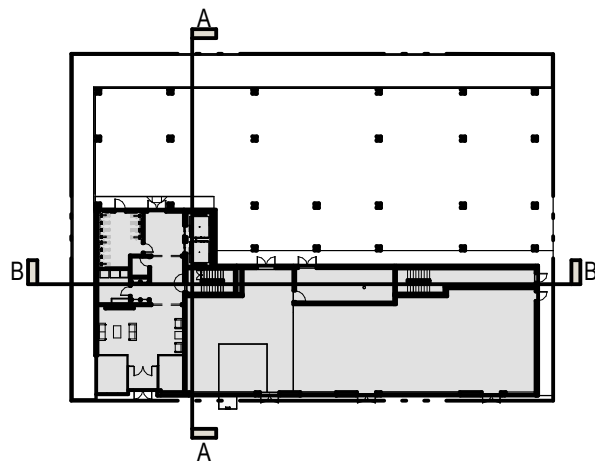


**SECTION LEGEND**

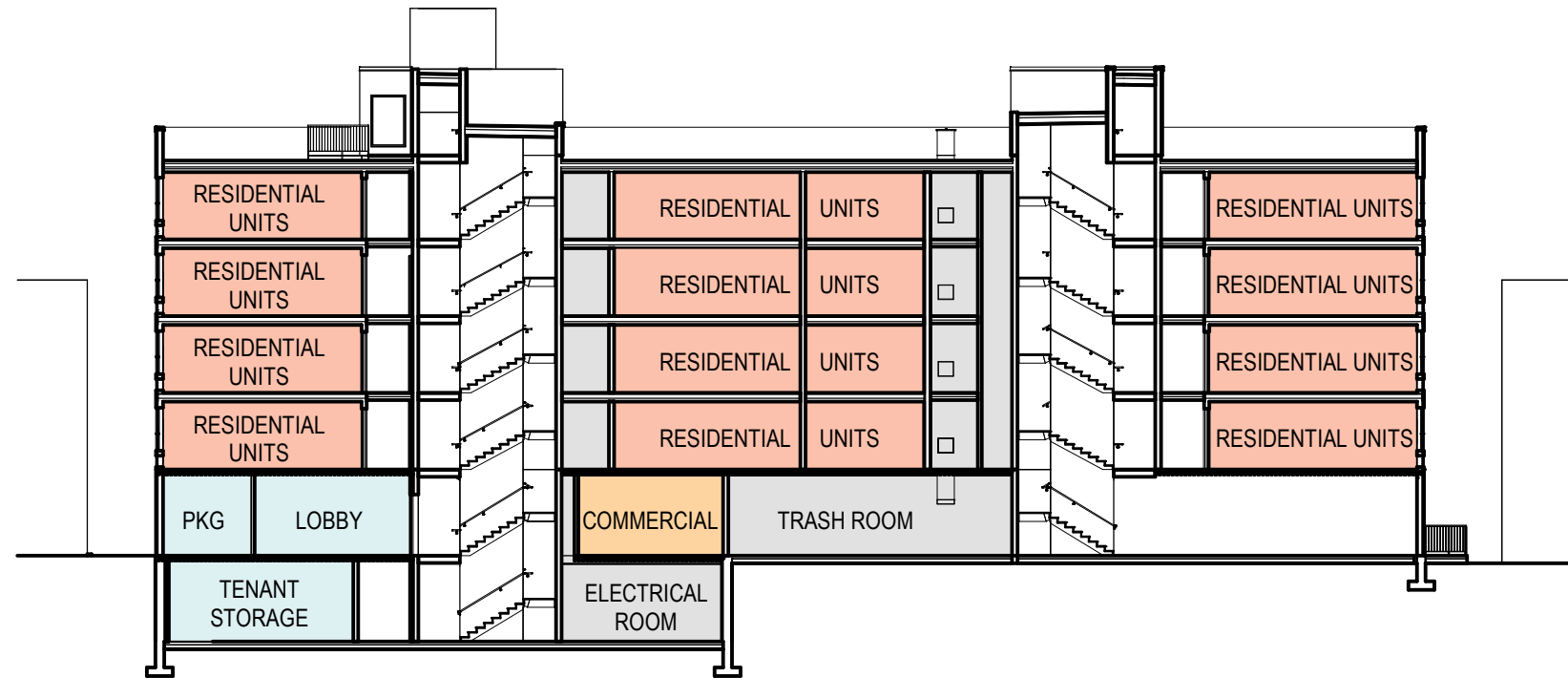
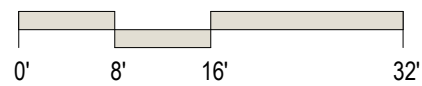
- AMENITY
- CIRCULATION
- COMMERCIAL
- MEP / BOH
- RESIDENTIAL UNIT



**BUILDING SECTION A-A (N/S LOOKING EAST)**



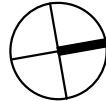
**KEY PLAN**



**BUILDING SECTION B-B (E/W LOOKING NORTH)**



**309-321 W MT. PLEASANT AVENUE**











Civic Sustainable Design Checklist – Updated September 3, 2019

**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. SEPTA H bus stop located at the intersection of W Mt. Pleasant Avenue & Lincoln Drive |
| (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.   | Not applicable to this project.  |
| (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.  | Not applicable to this project.  |
| (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) | Not applicable to this project.  |
| (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 not required or provided.   |

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Civic Sustainable Design Checklist – Updated September 3, 2019

| <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.   | On-site vegetation maintained without irrigation.  |
| <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. 9,250 SF green roof and 2,416 SF ground vegetated space provided. 63% of total open 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           | The project conforms to PWD requirements, however does not conform to options A or B.                                  |
| (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.  | Heat island effect will be reduced due to shading from natural trees on-site and from new structures with green roofs. |
| <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> | Building to comply with Philadelphia Building Code & IECC.   |
| (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><br>•Reduce energy consumption by achieving 10% energy savings or more from an established baseline using  | The use of green roofs on building will reduce the head load of the building, thereby reducing energy consumption.     |

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Civic Sustainable Design Checklist – Updated September 3, 2019

|  | ASHRAE standard 90.1-2016 (LEED v4.1 metric).<br>•Achieve certification in Energy Star for Multifamily New Construction (MFNC).<br>•Achieve Passive House Certification   |                                 |
|--|---|---------------------------------|
| (12) Indoor Air Quality and Transportation | Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. <sup>iv</sup> | Not applicable to this project. |
| (13) On-Site Renewable Energy              | Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.   | Not applicable to this project. |
| <b>Innovation</b>                          |   |                                 |
| (14) Innovation                            | Any other sustainable measures that could positively impact the public realm.   | Not applicable to this project. |

<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

3



## COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



### INSTRUCTIONS

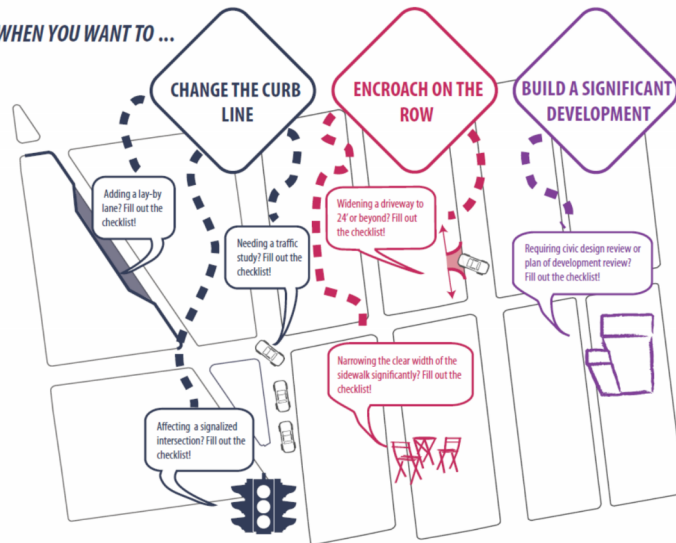
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards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

- |  |  |
|--|--|
| 1. PROJECT NAME<br>309 W Mt Pleasant Ave   | 2. DATE<br>X/XX/2024   |
| 3. APPLICANT NAME<br>Mike Schutz   | 5. PROJECT AREA: list precise street limits and scope<br>13,833 SF |
| 4. APPLICANT CONTACT INFORMATION<br>Mike.schutz.42@gmail.com   |  |
| 6. OWNER NAME<br>HP Mount Pleasant Realty LLC  |  |
| 7. OWNER CONTACT INFORMATION<br>hmconcophl@gmail.com   |  |
| 8. ENGINEER / ARCHITECT NAME<br>Sergio Coscia  |  |
| 9. ENGINEER / ARCHITECT CONTACT INFORMATION<br>scoscia@cosciamoos.com  |  |
| 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> |  |

| STREET            | FROM       | TO       | COMPLETE STREET TYPE     |
|-------------------|------------|----------|--------------------------|
| W Mt Pleasant Ave | Lincoln Dr | Emlen St | City Neighborhood Street |
| _____             | _____      | _____    | _____                    |
| _____             | _____      | _____    | _____                    |
| _____             | _____      | _____    | _____                    |

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

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

**DEPARTMENTAL REVIEW: General Project Information**

## COMPLETE STREETS HANDBOOK CHECKLIST

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### PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

| STREET FRONTAGE   | TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)<br>Required / Existing / Proposed | CITY PLAN SIDEWALK WIDTH<br>Existing / Proposed |
|-------------------|--|---|
| W Mt Pleasant Ave | 12' / 12' / 12'  | 12' / 12'                                       |
| _____             | ___ / ___ / ___  | ___ / ___                                       |
| _____             | ___ / ___ / ___  | ___ / ___                                       |
| _____             | ___ / ___ / ___  | ___ / ___                                       |

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<br>Required / Existing / Proposed |
|-------------------|--|
| W Mt Pleasant Ave | 6' / 8' / 8'                                   |
| _____             | ___ / ___ / ___                                |
| _____             | ___ / ___ / ___                                |
| _____             | ___ / ___ / ___                                |

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 |
|----------------|-----------------|-----------|
| N/A            | _____           | _____     |
| _____          | _____           | _____     |
| _____          | _____           | _____     |
| _____          | _____           | _____     |

#### PROPOSED VEHICULAR INTRUSIONS

| INTRUSION TYPE | INTRUSION WIDTH | PLACEMENT |
|----------------|-----------------|-----------|
| N/A            | _____           | _____     |
| _____          | _____           | _____     |
| _____          | _____           | _____     |
| _____          | _____           | _____     |

### COMPLETE STREETS HANDBOOK CHECKLIST

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#### PEDESTRIAN COMPONENT (continued)

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

DEPARTMENTAL APPROVAL  
YES  NO

APPLICANT: Pedestrian Component  
Additional Explanation / Comments: \_\_\_\_\_

DEPARTMENTAL REVIEW: Pedestrian Component  
Reviewer Comments: \_\_\_\_\_

### COMPLETE STREETS HANDBOOK CHECKLIST

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#### BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

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

| STREET FRONTAGE              | MAXIMUM BUILDING ZONE WIDTH<br>Existing / Proposed |
|------------------------------|--|
| <b>309 W Mt Pleasant Ave</b> | <b>0' / 1'-8 3/8"</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<br>Recommended / Existing / Proposed |
|------------------------------|--|
| <b>309 W Mt Pleasant Ave</b> | <b>4' / 4' / 4'</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?

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

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

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

### COMPLETE STREETS HANDBOOK CHECKLIST

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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  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  |
| <b>309 W Mt Pleasant</b> | <b>22</b>       | <b>0</b>  | <b>0</b>  | <b>0</b>    | <b>0</b>  | <b>0</b>   | <b>24</b> |
| _____                    | _____           | ____/____ | ____/____ | ____/____   | ____/____ | ____/____  | ____/____ |
| _____                    | _____           | ____/____ | ____/____ | ____/____   | ____/____ | ____/____  | ____/____ |
| _____                    | _____           | ____/____ | ____/____ | ____/____   | ____/____ | ____/____  | ____/____ |

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

**APPLICANT: Bicycle Component**  
Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Bicycle Component**  
Reviewer Comments:

### COMPLETE STREETS HANDBOOK CHECKLIST

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#### CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

|     |   |  | DEPARTMENTAL APPROVAL        |                             |
|-----|---|--|------------------------------|-----------------------------|
|     |   |  | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 28. | Does the design limit conflict among transportation modes along the curb?   | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>                              | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 29. | Does the design connect transit stops to the surrounding pedestrian network and destinations?                           | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 30. | Does the design provide a buffer between the roadway and pedestrian traffic?  | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 31. | How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? |  | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

**APPLICANT: Curbside Management Component**  
Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Curbside Management Component**  
Reviewer Comments:

### COMPLETE STREETS HANDBOOK CHECKLIST

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#### VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

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

| STREET | FROM | TO  | LANE WIDTHS<br>Existing / Proposed | DESIGN SPEED |
|--------|------|-----|------------------------------------|--------------|
| N/A    | ---  | --- | --- / ---                          | ---          |
| ---    | ---  | --- | --- / ---                          | ---          |
| ---    | ---  | --- | --- / ---                          | ---          |
| ---    | ---  | --- | --- / ---                          | ---          |

|     |  |  | DEPARTMENTAL APPROVAL        |                             |
|-----|--|--|------------------------------|-----------------------------|
|     |  |  | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 33. | What is the maximum AASHTO design vehicle being accommodated by the design?  | SU-30  | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 34. | Will the project affect a historically certified street? An <a href="#">inventory of historic streets<sup>(1)</sup></a> 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](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)

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

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

**APPLICANT: Intersections & Crossings Component**  
Additional Explanation / Comments: \_\_\_\_\_

**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: \_\_\_\_\_