

CDR Application

Torresdale Logistics Center

8301 Torresdale Ave

Philadelphia, PA

October 1, 2024



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Site Context - Aerial Photographs



Site Context - Aerial Photographs



Aerial Photograph Looking North



Aerial Photograph Looking East



Aerial Photograph Looking West

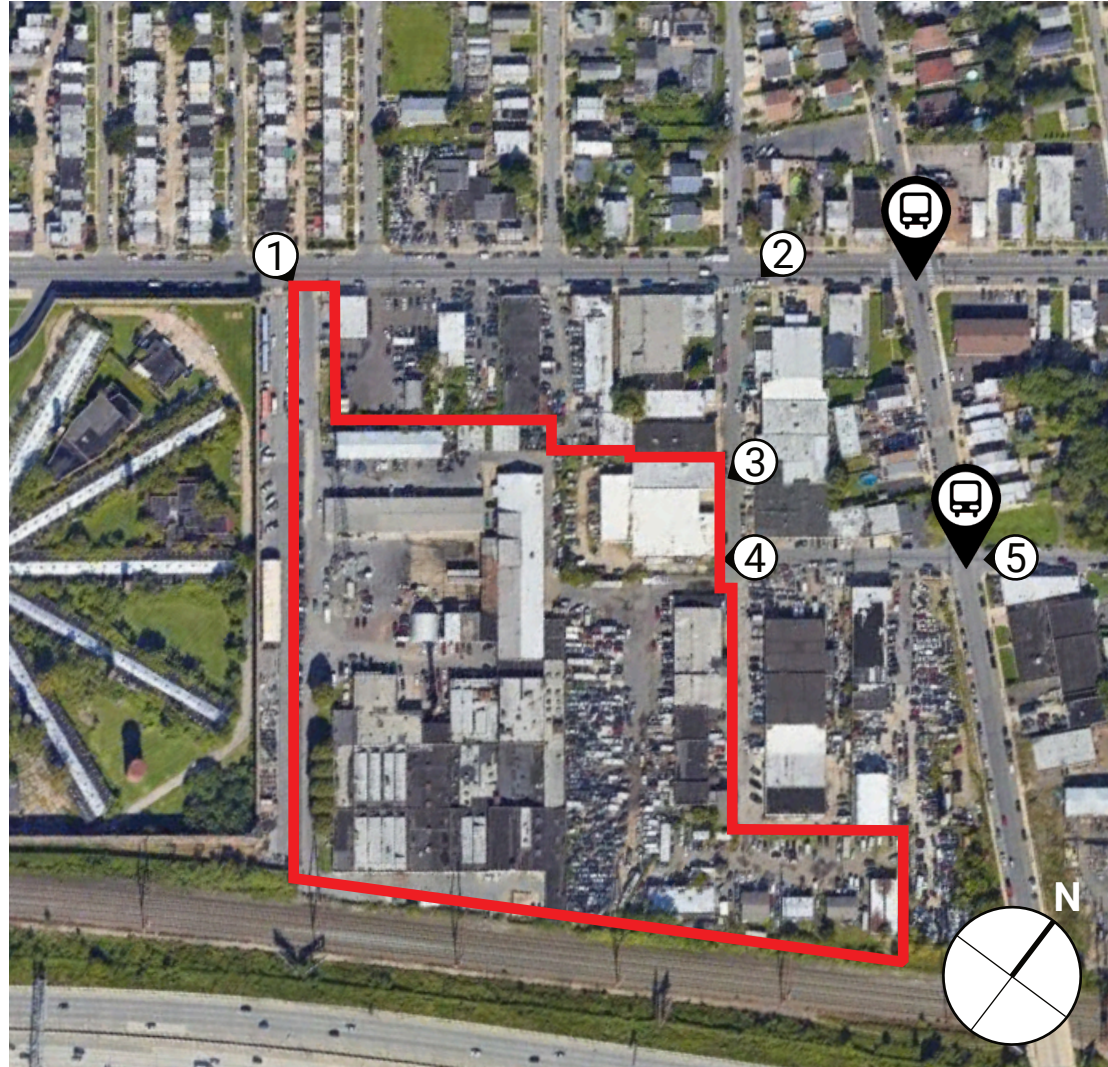


Aerial Photograph Looking South

Site Context - Existing Site Photographs



Site Context - Existing Street View Photographs



(1) Torresdale Ave, Looking Southeast



(2) Torresdale Ave and Wingate St, Looking South



(3) Wingate St, Looking Southwest



(4) Hegerman St, Looking Southwest



(5) Hegerman St and Asburner St, Looking Southwest

Existing Conditions Plan

GENERAL SURVEY NOTES

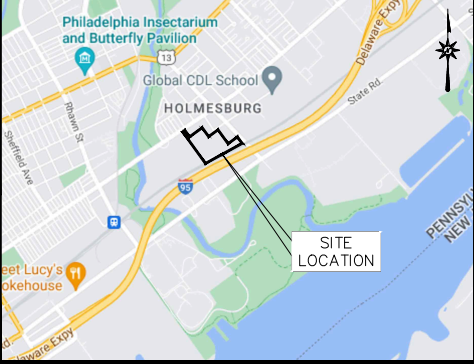
- NORTH ARROW AND BEARINGS BASED ON NAD83 PER GPS READINGS BY BL COMPANIES IN AUGUST, 2022 UTILIZING THE KEYNET VRS NETWORK.
- ELEVATIONS AND CONTOURS ARE BASED ON PHILADELPHIA CITY DATUM.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA COMMUNITY PANEL NUMBER 430750117N, EFFECTIVE ON 11/18/2015.
- THE SURVEYOR WAS SUPPLIED NO ZONING REPORT OR LETTER FOR THE SUBJECT PARCEL SHOWN HEREON.
- THERE WERE NO CLEARLY IDENTIFIABLE PARKING SPACES OBSERVED ON THE SUBJECT PARCEL AT THE TIME OF SURVEY.
- THE PARTY WALL(S) SHOWN HEREON WERE DERIVED FROM DEEDS AND DOCUMENTATION SUPPLIED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.
- THERE WAS NO RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING OR OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES USED FOR THE BASIS OF THIS SURVEY.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WERE NO CEMETERIES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO ADJOINING PROPERTIES, STREETS, OR EASEMENT AREAS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTIES.
- THE SUBJECT PARCEL HAD A SIGNIFICANT NUMBER OF VEHICLES AND STORAGE TRAILERS PARKED AT THE TIME OF THE SURVEY MAKING IT DIFFICULT TO OBSERVE ALL FEATURES.
- THIS SURVEY ASSUMES A SCALE FACTOR OF 100' DS = 100"-3" US.
- PORTIONS OF THE BUILDING, ASPHALT, CONCRETE, AND FENCE EXTEND BEYOND THE SOUTHERLY PROPERTY LINE AND ARE POSSIBLE ENCROACHMENTS.
- THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA TORRESDALE AVENUE, HEGERMAN STREET, AND WINGATE STREET. EACH ROAD IS A PUBLIC RIGHT-OF-WAY.
- THE DEVELOPMENT PROPOSES TO CONSOLIDATE THE THREE (3) PARCELS INTO A SINGLE PARCEL. A LOT CONSOLIDATION APPLICATION IS UNDER REVIEW BY THE CITY OF PHILADELPHIA.
- EXISTING FEATURES AND IMPERVIOUS AREAS ARE SHOWN WITHIN 25' OF PROPOSED EARTH DISTURBANCE LIMITS. ALL REMAINING AREAS TO BE IDENTIFIED AS PVIOUS COVER.

ADDRESS LIST

EXISTING ADDRESSES	OPA #
8301 TORRESDALE AVE	884259500
4748 WINGATE AVE	884258615
4750 WINGATE AVE	884258620
4800 WINGATE AVE	884258625
4820 ASHBURNER ST	884258630
PROPOSED ADDRESS	OPA #
PENDING LOT CONSOLIDATION PLAN APPROVAL	PENDING LOT CONSOLIDATION PLAN APPROVAL

OWNER/DEVELOPER:
 RG TORRESDALE LLC
 92 HEADQUARTERS PLAZA, 9TH FLOOR
 MORRISTOWN, NJ 07960
 CONTACT: JACQUELINE SCHWARTZ
 PH: 973-347-9100
 EMAIL: JSCHWARTZ@ROCKEFELLERGROUP.COM

DESIGNER:
 BL COMPANIES
 1100 FIRST AVENUE, SUITE 104
 KING OF PRUSSIA, PA 19406
 ENGINEER: JOSE LAZO, PE
 PH: 610-994-4612

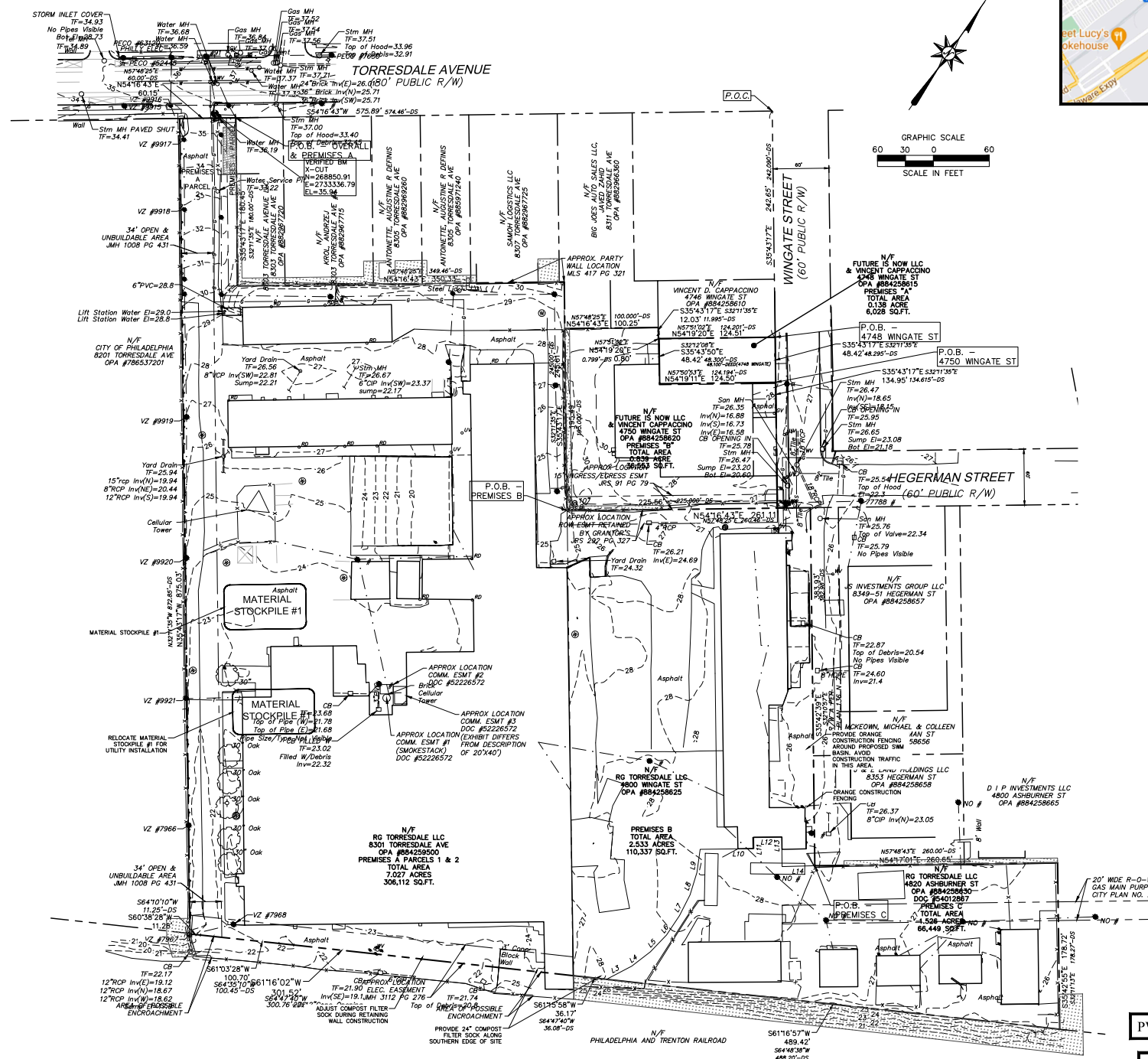


LOCATION MAP

SCALE: N.T.S.
 GRAPHIC SCALE
 60 30 0 30 60
 SCALE IN FEET

LEGEND

- Property Line
- - - Easement Line
- - - Setback Line
- - - Edge of Water
- - - Limit of Wetlands
- - - Treeline
- - - Major Contour
- - - Minor Contour
- - - Retaining Wall
- - - Guide Rail
- - - Fence
- - - Overhead Wires
- - - Underground Electric Line
- - - Gas Line
- - - Sanitary Sewer
- - - Storm Sewer
- - - Underground Telecommunications Line
- - - Underground Traffic Signal Cable
- - - Water Line
- - - Underground Utility - Type Unknown
- Handhole
- Electric Meter
- Utility Pole
- Utility Pole w/ Light
- Light Pole
- Gas Valve
- Gas Meter
- Cleanout
- Catch Basin
- Manhole
- Man Pole
- Fire Hydrant
- Water Valve
- Valve - Utility Type Unknown
- Sign
- Ballast
- Deciduous Tree
- Coniferous Tree
- Record Bearing
- NAD83 Bearing



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 8023163735

PWD TRACKING NO.: FY23-TORR-7167-01

FOR PERMITTING PURPOSES ONLY
 NOT RELEASED FOR CONSTRUCTION



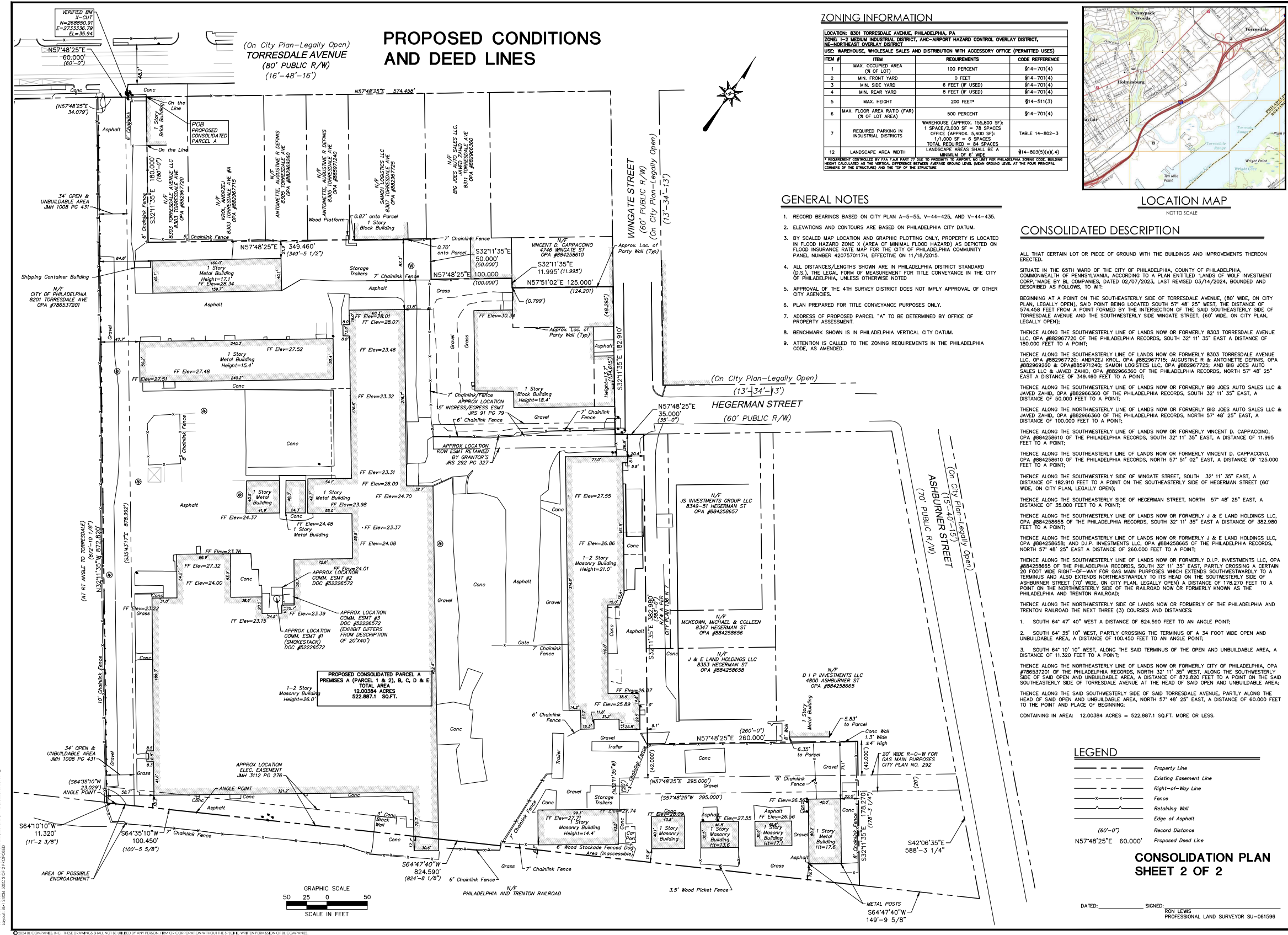
TORRESDALE WAREHOUSE DEVELOPMENT
 8301 TORRESDALE AVENUE, 4748 WINGATE AVE, 4750 WINGATE AVE, 4800 WINGATE AVE, & 4820 ASHBURNER ST
 PHILADELPHIA, PENNSYLVANIA

REVISIONS	Date	Desc.
No.		

Designed: M.M.
 Drawn: A.T.D.
 Reviewed: J.L.L.
 Scale: 1"=60'
 Project No.: 2201392
 Date: 06/26/24
 CAD File: EX220139201
 Files:
EXISTING CONDITIONS PLAN
 Sheet No.

V1.00
 No. 3 of 19

Lot Consolidation Plan

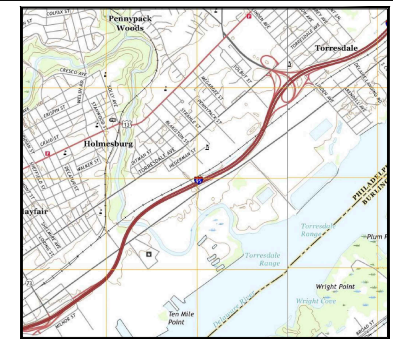


ZONING INFORMATION

LOCATION: 8301 TORRESDALE AVENUE, PHILADELPHIA, PA
 ZONE: T-3 MEDIUM INDUSTRIAL DISTRICT, AIRC-1 AIRPORT HAZARD CONTROL OVERLAY DISTRICT, NE-NORTHEAST OVERLAY DISTRICT
 USE: WAREHOUSE, WHOLESALE SALES AND DISTRIBUTION WITH ACCESSORY OFFICE (PERMITTED USES)

ITEM #	ITEM	REQUIREMENTS	CODE REFERENCE
1	MAX. OCCUPIED AREA (% OF LOT)	100 PERCENT	§14-701(4)
2	MIN. FRONT YARD	0 FEET	§14-701(4)
3	MIN. SIDE YARD	6 FEET (IF USED)	§14-701(4)
4	MIN. REAR YARD	8 FEET (IF USED)	§14-701(4)
5	MAX. HEIGHT	200 FEET*	§14-511(3)
6	MAX. FLOOR AREA RATIO (FAR) (% OF LOT AREA)	500 PERCENT	§14-701(4)
7	REQUIRED PARKING IN INDUSTRIAL DISTRICTS	WAREHOUSE (APPROX. 155,800 SF): 1 SPACE/2,000 SF = 78 SPACES OFFICE (APPROX. 5,400 SF): 1/1,000 SF = 6 SPACES TOTAL REQUIRED = 84 SPACES	TABLE 14-802-3
12	LANDSCAPE AREA WIDTH	LANDSCAPE AREAS SHALL BE A MINIMUM OF 6' WIDE	§14-803(S)(4)

* REQUIREMENT CONTROLLED BY FACTOR PART IV USE TO PREVENT TO EXCEED THE PHILADELPHIA ZONING CODE. HEIGHT MEASURED AS THE VERTICAL DIFFERENCE BETWEEN AVERAGE GRADE LEVEL (MEAN GROUND LEVEL AT THE FOUR CORNERS OF THE STRUCTURE) AND THE TOP OF THE STRUCTURE.



- ### GENERAL NOTES
- RECORD BEARINGS BASED ON CITY PLAN A-5-55, V-44-425, AND V-44-435.
 - ELEVATIONS AND CONTOURS ARE BASED ON PHILADELPHIA CITY DATUM.
 - BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA COMMUNITY PANEL NUMBER 4207570117H, EFFECTIVE ON 11/18/2015.
 - ALL DISTANCES/LENGTHS SHOWN ARE IN PHILADELPHIA DISTRICT STANDARD (D.S.), THE LEGAL FORM OF MEASUREMENT FOR TITLE CONVEYANCE IN THE CITY OF PHILADELPHIA, UNLESS OTHERWISE NOTED.
 - APPROVAL OF THE 4TH SURVEY DISTRICT DOES NOT IMPLY APPROVAL OF OTHER CITY AGENCIES.
 - PLAN PREPARED FOR TITLE CONVEYANCE PURPOSES ONLY.
 - ADDRESS OF PROPOSED PARCEL "A" TO BE DETERMINED BY OFFICE OF PROPERTY ASSESSMENT.
 - BENCHMARK SHOWN IS IN PHILADELPHIA VERTICAL CITY DATUM.
 - ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE, AS AMENDED.

CONSOLIDATED DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED.

SITUATE IN THE 65TH WARD OF THE CITY OF PHILADELPHIA, COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA, ACCORDING TO A PLAN ENTITLED LANDS OF WOLF INVESTMENT CORP. MADE BY BL COMPANIES, DATED 02/07/2023, LAST REVISED 03/14/2024, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF TORRESDALE AVENUE, (60' WIDE, ON CITY PLAN, LEGALLY OPEN), SAID POINT BEING LOCATED SOUTH 57° 48' 25" WEST, THE DISTANCE OF 574.458 FEET FROM A POINT FORMED BY THE INTERSECTION OF THE SAID SOUTHEASTERLY SIDE OF TORRESDALE AVENUE AND THE SOUTHWESTERLY SIDE WINGATE STREET, (60' WIDE, ON CITY PLAN, LEGALLY OPEN);

THENCE ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY 8303 TORRESDALE AVENUE LLC, OPA #882967720 OF THE PHILADELPHIA RECORDS, SOUTH 32° 11' 35" EAST A DISTANCE OF 180.000 FEET TO A POINT;

THENCE ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY 8303 TORRESDALE AVENUE LLC, OPA #882967720; ANDRZEJ KROL, OPA #882967715; AUGUSTINE R & ANTONIETTE DEFINIS, OPA #882969260 & OPA #885971240; SAMOH LOGISTICS LLC, OPA #882967725; AND BIG JOES AUTO SALES LLC & JAVED ZAHID, OPA #882966360 OF THE PHILADELPHIA RECORDS, NORTH 57° 48' 25" EAST A DISTANCE OF 349.460 FEET TO A POINT;

THENCE ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY BIG JOES AUTO SALES LLC & JAVED ZAHID, OPA #882966360 OF THE PHILADELPHIA RECORDS, SOUTH 32° 11' 35" EAST, A DISTANCE OF 100.000 FEET TO A POINT;

THENCE ALONG THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY BIG JOES AUTO SALES LLC & JAVED ZAHID, OPA #882966360 OF THE PHILADELPHIA RECORDS, NORTH 57° 48' 25" EAST, A DISTANCE OF 100.000 FEET TO A POINT;

THENCE ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY VINCENT D. CAPPACINO, OPA #884258610 OF THE PHILADELPHIA RECORDS, SOUTH 32° 11' 35" EAST, A DISTANCE OF 11.995 FEET TO A POINT;

THENCE ALONG THE SOUTHEASTERLY LINE OF LANDS NOW OR FORMERLY VINCENT D. CAPPACINO, OPA #884258610 OF THE PHILADELPHIA RECORDS, NORTH 57° 51' 02" EAST, A DISTANCE OF 125.000 FEET TO A POINT;

THENCE ALONG THE SOUTHWESTERLY SIDE OF WINGATE STREET, SOUTH 32° 11' 35" EAST, A DISTANCE OF 182.910 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF HEGERMAN STREET (60' WIDE, ON CITY PLAN, LEGALLY OPEN);

THENCE ALONG THE SOUTHEASTERLY SIDE OF HEGERMAN STREET, NORTH 57° 48' 25" EAST, A DISTANCE OF 35.000 FEET TO A POINT;

THENCE ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY J & E LAND HOLDINGS LLC, OPA #884258658 OF THE PHILADELPHIA RECORDS, SOUTH 32° 11' 35" EAST A DISTANCE OF 382.980 FEET TO A POINT;

THENCE ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY J & E LAND HOLDINGS LLC, OPA #884258658; AND D.J.P. INVESTMENTS LLC, OPA #884258665 OF THE PHILADELPHIA RECORDS, NORTH 57° 48' 25" EAST A DISTANCE OF 260.000 FEET TO A POINT;

THENCE ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY D.J.P. INVESTMENTS LLC, OPA #884258665 OF THE PHILADELPHIA RECORDS, SOUTH 32° 11' 35" EAST, PARTLY CROSSING A CERTAIN 20 FOOT WIDE RIGHT-OF-WAY FOR GAS MAIN PURPOSES WHICH EXTENDS SOUTHWESTWARDLY TO A TERMINUS AND ALSO EXTENDS NORTHEASTWARDLY TO ITS HEAD ON THE SOUTHWESTERLY SIDE OF ASHBURNER STREET (70' WIDE, ON CITY PLAN, LEGALLY OPEN) A DISTANCE OF 178.270 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF THE RAILROAD NOW OR FORMERLY KNOWN AS THE PHILADELPHIA AND TRENTON RAILROAD;

THENCE ALONG THE NORTHWESTERLY SIDE OF LANDS NOW OR FORMERLY OF THE PHILADELPHIA AND TRENTON RAILROAD THE NEXT THREE (3) COURSES AND DISTANCES:

- SOUTH 64° 47' 40" WEST A DISTANCE OF 824.590 FEET TO AN ANGLE POINT;
- SOUTH 64° 35' 10" WEST, PARTLY CROSSING THE TERMINUS OF A 34 FOOT WIDE OPEN AND UNBUILDABLE AREA, A DISTANCE OF 100.450 FEET TO AN ANGLE POINT;
- SOUTH 64° 10' 10" WEST, ALONG THE SAID TERMINUS OF THE OPEN AND UNBUILDABLE AREA, A DISTANCE OF 11.320 FEET TO A POINT;

THENCE ALONG THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY CITY OF PHILADELPHIA, OPA #78657201 OF THE PHILADELPHIA RECORDS, NORTH 32° 11' 35" WEST, ALONG THE SOUTHWESTERLY SIDE OF SAID OPEN AND UNBUILDABLE AREA, A DISTANCE OF 870.820 FEET TO A POINT ON THE SAID SOUTHEASTERLY SIDE OF TORRESDALE AVENUE AT THE HEAD OF SAID OPEN AND UNBUILDABLE AREA;

THENCE ALONG THE SAID SOUTHWESTERLY SIDE OF SAID TORRESDALE AVENUE, PARTLY ALONG THE HEAD OF SAID OPEN AND UNBUILDABLE AREA, NORTH 57° 48' 25" EAST, A DISTANCE OF 60.000 FEET TO THE POINT AND PLACE OF BEGINNING;

CONTAINING IN AREA: 12.00384 ACRES = 522,887.1 SQ.FT. MORE OR LESS.

LEGEND

---	Property Line
---	Existing Easement Line
---	Right-of-Way Line
---	Fence
---	Retaining Wall
---	Edge of Asphalt
---	Record Distance
---	Proposed Deed Line

(60'-0")
 N57°48'25"E 60.000'

CONSOLIDATION PLAN SHEET 2 OF 2

DATED: _____ SIGNED: _____
 RON LEWIS
 PROFESSIONAL LAND SURVEYOR SU-061596

Architecture
Engineering
Environmental
Land Surveying

1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 331-3630
(610) 337-3642 Fax

LANDS OF WOLF INVESTMENT CORP
 8301 TORRESDALE AVENUE
 CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

REVISIONS

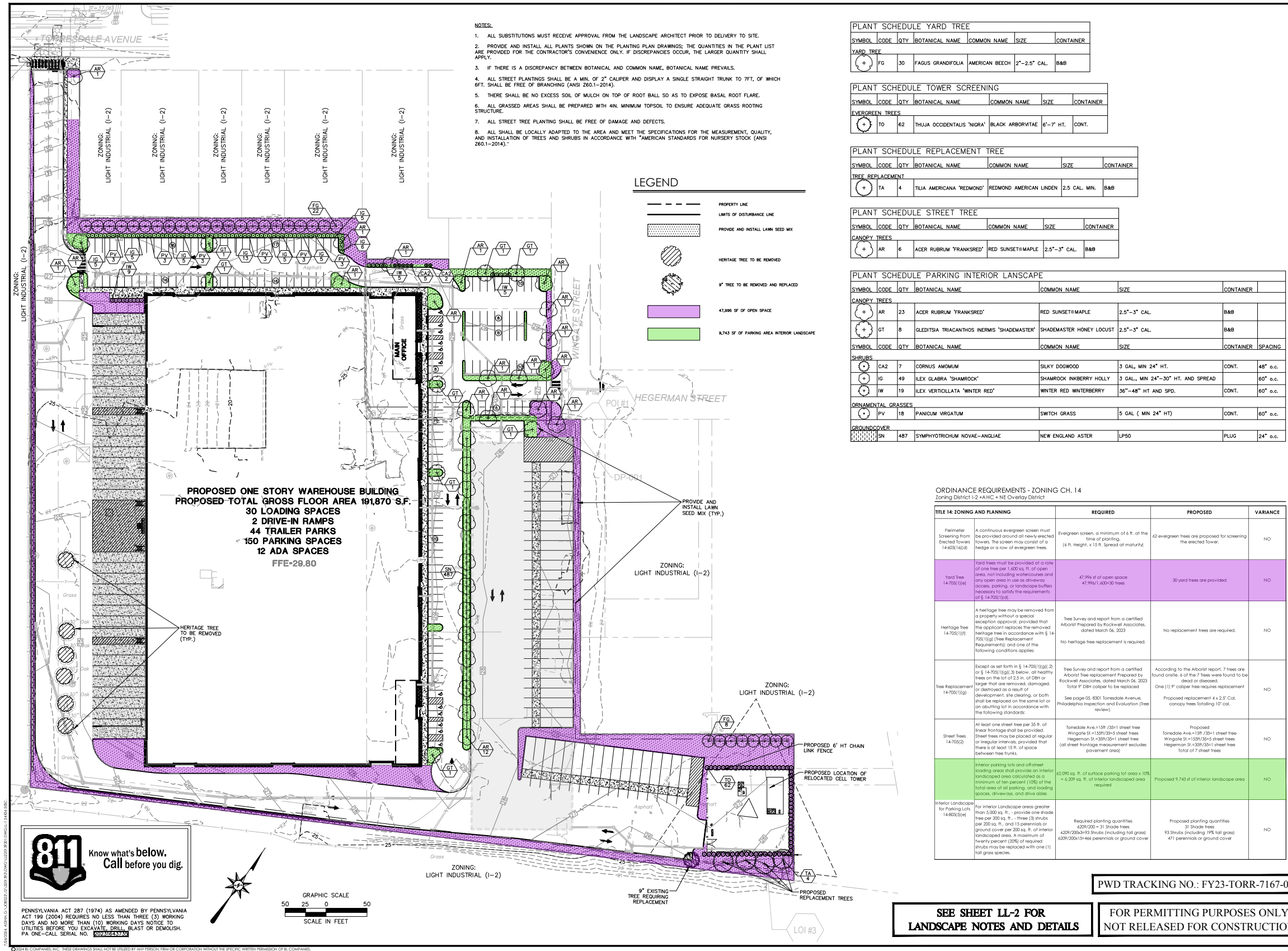
No.	Date	Revised For	By
1	5/17/2023	Revised Per Record Plan V-44-425	TLW
2	8/07/2023	Revised Per City Comments	ESB
3	11/14/2023	Revised Per City Comments	ESB
4	3/14/2024	Include 4750 Wingate St	TLW
5	4/03/2024	Include 4748 Wingate St	TLW

Drawn: TLW/SH
 Reviewed: ESB
 Scale: 1"=50'
 Project No.: 2201392
 Date: 02/07/2023
 Field Book: TW
 CAD File: LC220139201

Title:
LOT CONSOLIDATION PLAN (PROPOSED)
 Sheet No. 2 of 2

LC-1

Landscape Plan



Architecture
Engineering
Environmental
Land Surveying

Rockefeller Companies

1100 First Avenue
Suite 104
King of Prussia, PA 19406
(610) 994-6808

PHILADELPHIA, PENNSYLVANIA


TORRESDALE WAREHOUSE DEVELOPMENT
8301 TORRESDALE AVENUE, 4748 WINGATE AVE, 4750 WINGATE AVE, 4800 WINGATE AVE, & 4820 ASHBURNER ST
PHILADELPHIA, PENNSYLVANIA


DESIGNED BY: G.A.C.
DRAWN BY: G.A.C.
REVIEWED BY: G.J.Q.
SCALE: 1"=30'
PROJECT NO.: 2301392
DATE: 06/24/24
CAD FILE: LL20139201


LANDSCAPE PLAN


Sheet No. **LL-1**








Plant Schedule

PLANT SCHEDULE YARD TREE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
YARD TREE						
	FG	30	FAGUS GRANDIFOLIA	AMERICAN BEECH	2"-2.5" CAL.	B&B

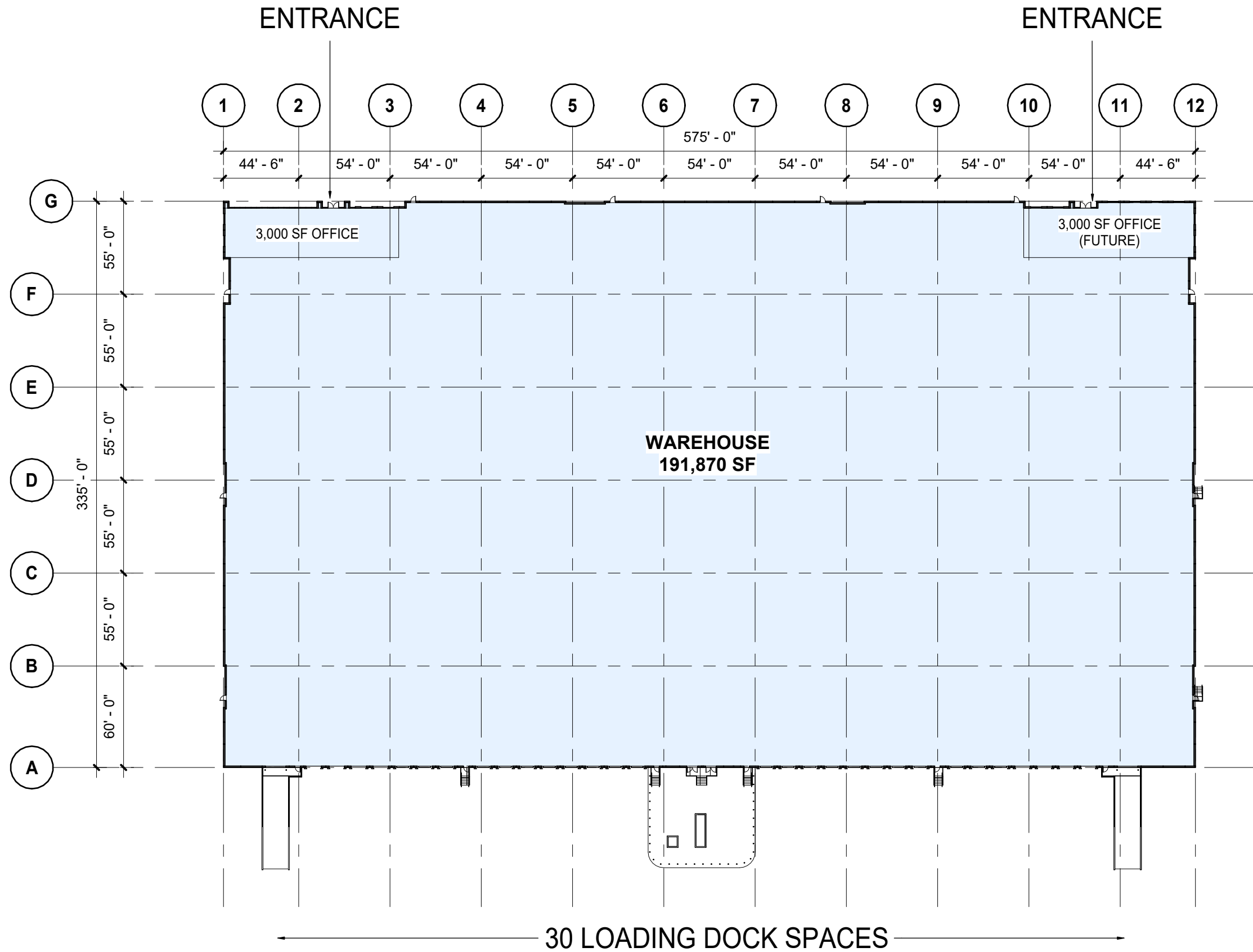
PLANT SCHEDULE TOWER SCREENING						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
EVERGREEN TREES						
	TO	62	THUJA OCCIDENTALIS 'NIGRA'	BLACK ARBORVITAE	6'-7' HT.	CONT.

PLANT SCHEDULE REPLACEMENT TREE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREE REPLACEMENT						
	TA	4	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2.5 CAL. MIN.	B&B







PLANT SCHEDULE STREET TREE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES						
	AR	6	ACER RUBRUM 'FRANKSRED'	RED SUNSET®MAPLE	2.5"-3" CAL.	B&B

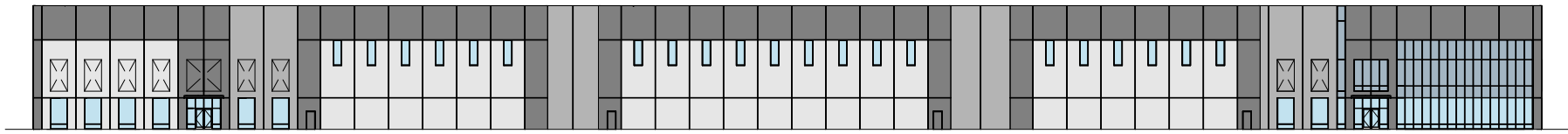
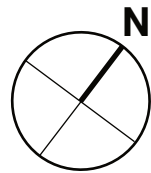
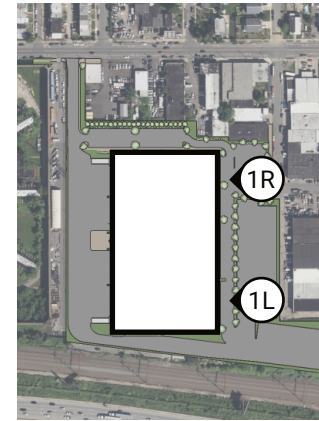
PLANT SCHEDULE PARKING INTERIOR LANDSCAPE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CANOPY TREES							
	AR	23	ACER RUBRUM 'FRANKSRED'	RED SUNSET®MAPLE	2.5"-3" CAL.	B&B	
	GT	8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5"-3" CAL.	B&B	
SHRUBS							
	CA2	7	CORNUS AMOMUM	SILKY DOGWOOD	3 GAL, MIN 24" HT.	CONT.	48" o.c.
	IG	49	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	3 GAL., MIN 24"-30" HT. AND SPREAD		60" o.c.
	IW	19	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	36"-48" HT AND SPD.	CONT.	60" o.c.
ORNAMENTAL GRASSES							
	PV	18	PANICUM VIRGATUM	SWITCH GRASS	5 GAL (MIN 24" HT)	CONT.	60" o.c.
GROUND COVER							
	SN	487	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	LP50	PLUG	24" o.c.

Ground Floor Plan

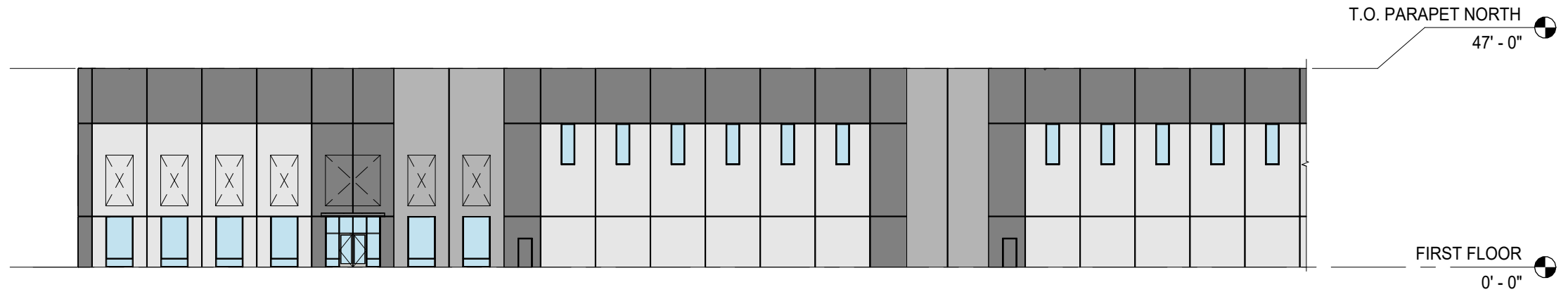


Elevations

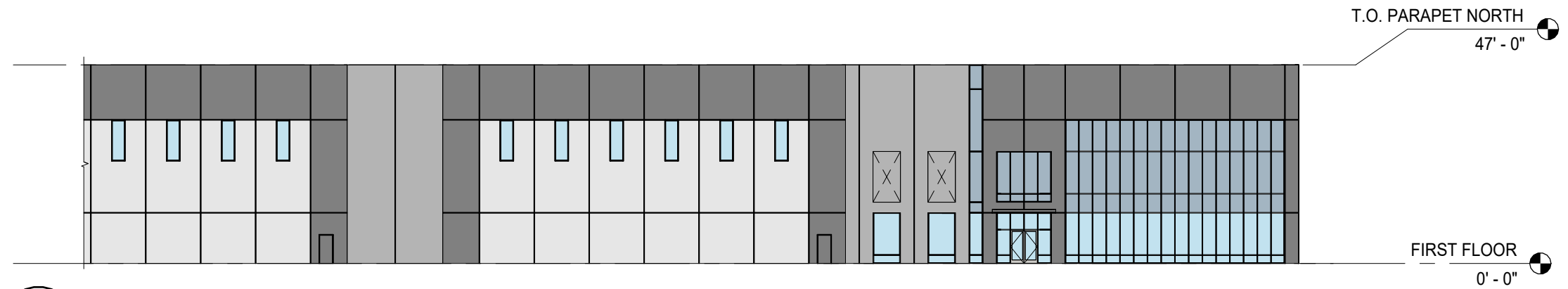
-  DARK GREY PAINTED CONCRETE PANEL
-  MEDIUM GRAY PAINTED CONCRETE PANEL
-  LIGHT GRAY PAINTED CONCRETE PANEL
-  ALUMINUM WINDOW FRAMES
-  GLASS - VISION
-  GLASS - TRANSLUCENT



1 OVERALL NORTH ELEVATION
CDR-02 SCALE: 1/64" = 1'-0"









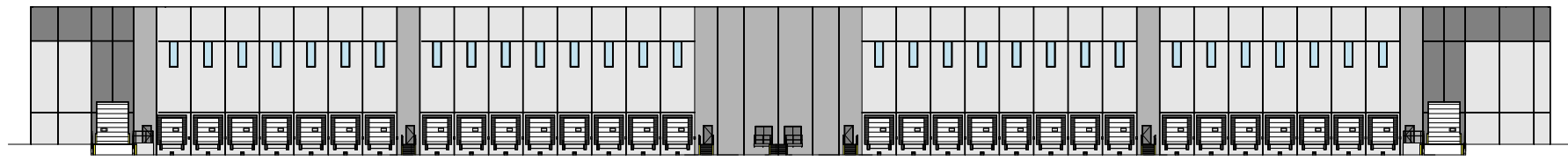
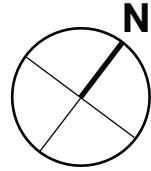
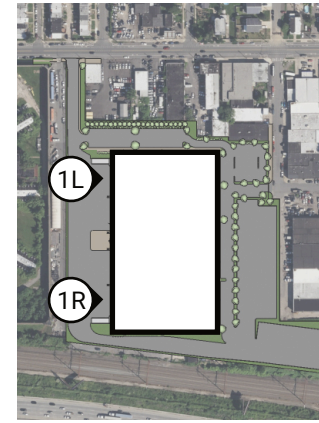
1L NORTH ELEVATION LEFT
CDR-02 SCALE: 1/32" = 1'-0"



1R NORTH ELEVATION RIGHT
CDR-02 SCALE: 1/32" = 1'-0"

Elevations

-  DARK GREY PAINTED CONCRETE PANEL
-  MEDIUM GRAY PAINTED CONCRETE PANEL
-  LIGHT GRAY PAINTED CONCRETE PANEL
-  ALUMINUM WINDOW FRAMES
-  GLASS - VISION
-  GLASS - TRANSLUCENT



1 OVERALL SOUTH ELEVATION
CDR-03/ SCALE: 1/64" = 1'-0"



1L SOUTH ELEVATION LEFT
CDR-03/ SCALE: 1/32" = 1'-0"



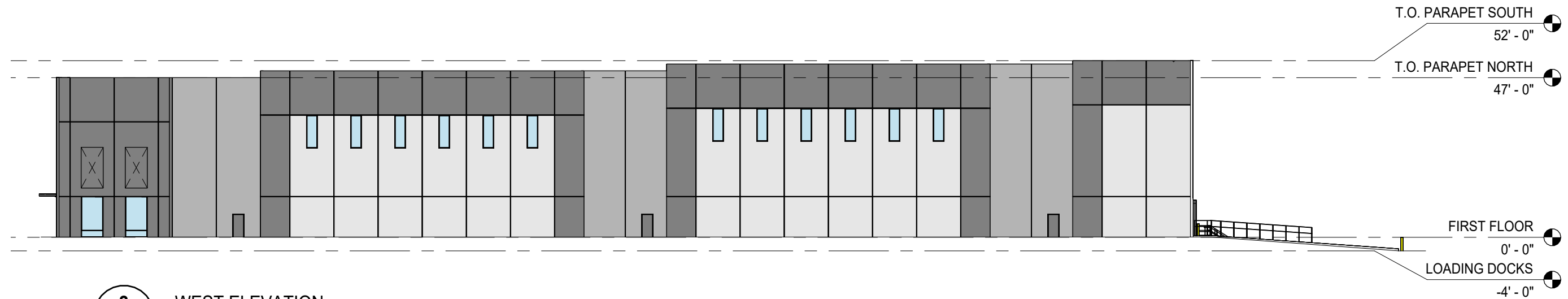
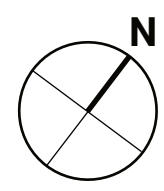
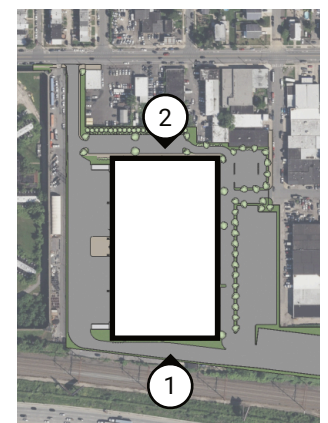
1R SOUTH ELEVATION RIGHT
CDR-03/ SCALE: 1/32" = 1'-0"

Elevations

- DARK GREY PAINTED CONCRETE PANEL
- MEDIUM GRAY PAINTED CONCRETE PANEL
- LIGHT GRAY PAINTED CONCRETE PANEL
- ALUMINUM WINDOW FRAMES
- GLASS - VISION
- GLASS - TRANSLUCENT

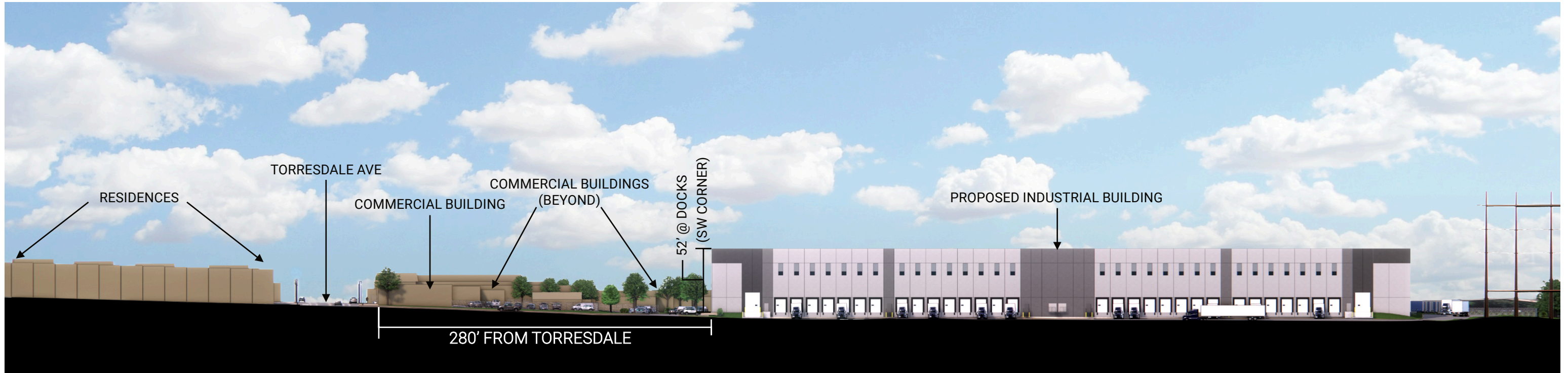


1 EAST ELEVATION
CDR-04 SCALE: 1/32" = 1'-0"

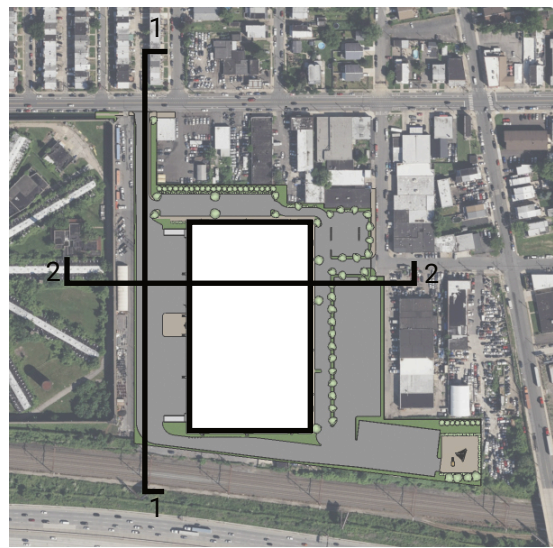


2 WEST ELEVATION
CDR-04 SCALE: 1/32" = 1'-0"

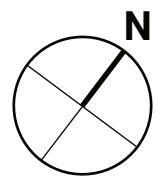
Overall Site Sections



SECTION 1 THROUGH TRUCK DRIVE AISLE AND LOADING DOCKS



KEY PLAN



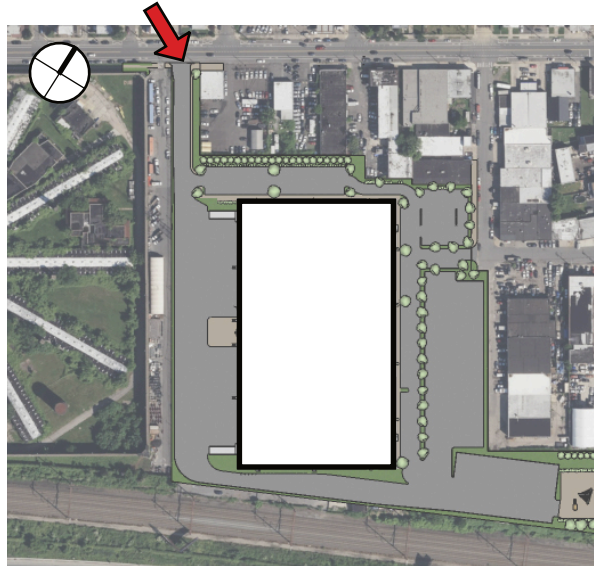
SECTION 2 THROUGH HAGERMAN ST



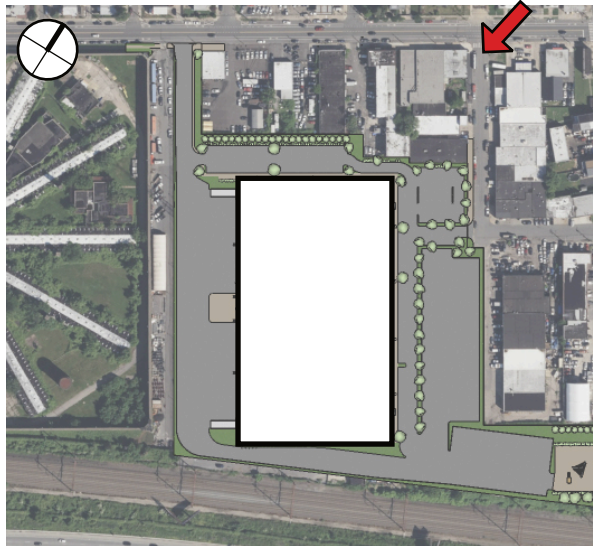
Aerial Rendering Looking East



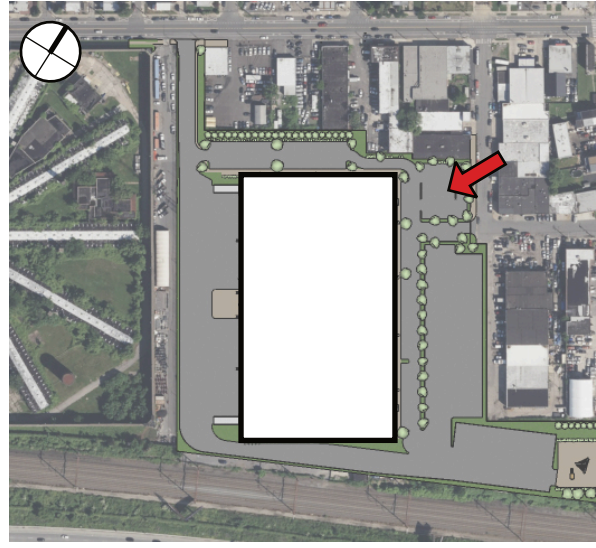
Street View 1 - Torresdale Ave, Looking Southeast



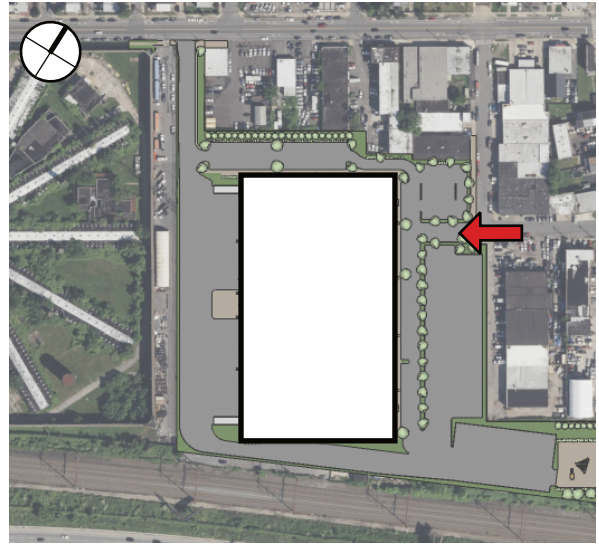
Street View 2 - Torresdale Ave and Wingate St, Looking South



Street View 3 - Wingate St, Looking Southwest



Street View 4 - Hegerman St, Looking Southwest (1)



Street View 5 - Hegerman St, Looking Southwest (2)



Rendering @ Northeast Office



Rendering @ Southeast Office



Sustainability Checklist

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.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, there is a functional entry within 1/4 miles or 400 meters of an existing bus stop located at Ashburn St. and Torresdale Ave.
(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.	Proposed parking is not located in the rear yard. Uncovered parking areas are less than 40% of the site area.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	Yes, conduit is provided to 8 designated electric vehicle parking spaces.
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance)ⁱ	Not applicable. The site is not a residential development.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, this site is not one that facilitates the use of a bike share station.

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Civic Sustainable Design Checklist – Updated September 3, 2019

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	Yes, on-site vegetation will be maintained without irrigation.
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	No, the pervious coverage (proposed landscaping) is approx. 16% of the site's 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	Management of adjacent street stormwater is not proposed.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	No, heat island reduction is not proposed.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	HVAC design will be per ASHRAE 90.1 using the prescriptive method.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	Energy commissioning and energy performance are not proposed.

2

Sustainability Checklist

Civic Sustainable Design Checklist – Updated September 3, 2019

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification 	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	MERV 13 filters will be provided.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	On-site renewable energy is not currently proposed but will be investigated.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Not applicable. The site design will conform to all City Regulations.

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

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

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

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

Complete Streets Handbook Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

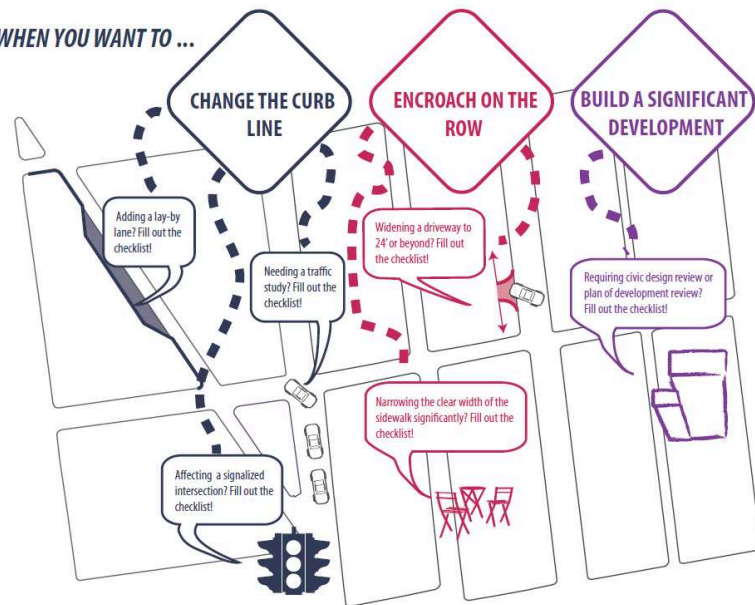
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards 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-swailes and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ADA curb-ramp designs must be submitted to Streets Department for review
- Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
 - o Placing of a new street;
 - o Removal of an existing street;
 - o Changes to roadway grades, curb lines, or widths; or
 - o Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

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

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

Complete Streets Handbook Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|--|--|
| <p>1. PROJECT NAME
<u>Torresdale Warehouse Development</u></p> <p>3. APPLICANT NAME
<u>RG Torresdale, LCC c/o Jacqueline Schwartz</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>jschwartz@rockefellergroup.com</u></p> <p>6. OWNER NAME
<u>RG Torresdale, LCC c/o Jacqueline Schwartz</u></p> <p>7. OWNER CONTACT INFORMATION
<u>jschwartz@rockefellergroup.com</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>BL Companies c/o Jose Lazo</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>jlazo@blcompanies.com</u></p> <p>10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.</p> | <p>2. DATE
<u>7/3/2024</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>The proposed development is 11.92 AC with frontage on Torresdale Avenue and Wingate Street. The site is bounded to the north by Torresdale Avenue and adjacent developments, to the east by Wingate Street and adjacent development, south by a railroad, and west by adjacent development.</u></p> |
|--|--|

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Torresdale Avenue</u>	<u>A point ±90' west of the intersection of Torresdale Avenue and Wilbrock Street</u>	<u>Wingate Street</u>	<u>Urban Arterial</u>
<u>Wingate Street</u>	<u>Torresdale Avenue</u>	<u>Hegerman Street</u>	<u>Local</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

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	CITY PLAN SIDEWALK WIDTH
	(BUILDING LINE TO CURB) Required / Existing / Proposed	
<u>Torresdale Avenue</u>	<u>12' / 16' / 16'</u>	___ / ___
<u>Wingate Street</u>	<u>10' / 13' / 13'</u>	___ / ___
___	___ / ___ / ___	___ / ___
___	___ / ___ / ___	___ / ___

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

STREET FRONTAGE	WALKING ZONE
	Required / Existing / Proposed
<u>Torresdale Avenue</u>	<u>6' / 12' / 12'</u>
<u>Wingate Street</u>	<u>5' / 9.5' / 9.5'</u>
___	___ / ___ / ___
___	___ / ___ / ___

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

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	<u>±35'</u>	<u>Along Torresdale Avenue</u>
<u>Driveway</u>	<u>±13'</u>	<u>Along Wingate Street</u>
<u>Driveway</u>	<u>±20'</u>	<u>Along Wingate Street</u>
___	___	___

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	<u>53'</u>	<u>Along Torresdale Avenue</u>
<u>Driveway</u>	<u>59'</u>	<u>Along Wingate Street</u>
___	___	___
___	___	___

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 proposed development adds additional landscaping along Torresdale Avenue and Wingate Street. A type 1A driveway apron is provided at the driveway crossing, allowing a safe pedestrian route. All sidewalk widths and walking zones requirements have been met per the Philadelphia Complete Street Design Handbook.

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

Complete Streets Handbook Checklist

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

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

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
<u>Torresdale Avenue</u>	<u>0' / 0'</u>
<u>Wingate Street</u>	<u>No requirement / 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>Torresdale Avenue</u>	<u>4' / 4' / 4'</u>
<u>Wingate Street</u>	<u>3.5' / 3.5 / 3.5'</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
- Lighting
- Benches
- Street Trees
- Street Furniture

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

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
 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: The proposed development meets the required building and furnishing zone requirements per the Philadelphia Complete Design Handbook. There are no expected site furnishings to be installed on the sidewalks.

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

Complete Streets Handbook Checklist

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>

The proposed development includes the required sidewalk widths with no expected intrusions.

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
8301 Torresdale Avenue	20	0 / 0	0 / 0	0 / 20
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____

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

<ul style="list-style-type: none"> ▪ Conventional Bike Lane ▪ Buffered Bike Lane ▪ Bicycle-Friendly Street ▪ Indego Bicycle Share Station 	YES <input 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"/>	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 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: Existing bike lanes along Torresdale Avenue will remain.

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>	DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/>
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input 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 checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input 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: The proposed design maintain access to existing sidewalks on Torresdale Avenue and Wingate Street.

DEPARTMENTAL REVIEW: Curbside Management Component
Reviewer Comments:

Complete Streets Handbook Checklist

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
n/a	---	---	---/---	---
---	---	---	---/---	---
---	---	---	---/---	---
---	---	---	---/---	---

- | | | |
|---|--|---|
| 33. What is the maximum AASHTO design vehicle being accommodated by the design? | <u>WB-67</u> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 34. Will the project affect a historically certified street? An inventory of historic streets ⁽¹⁾ is maintained by the Philadelphia Historical Commission. | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 35. Will the public right-of-way be used for loading and unloading activities? | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 36. Does the design maintain emergency vehicle access? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 37. Where new streets are being developed, does the design connect and extend the street grid? | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 38. Does the design support multiple alternative routes to and from destinations as well as within the site? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |

APPLICANT: Vehicle / Cartway Component
 Additional Explanation / Comments: The proposed development provides safe and efficient pedestrian, bike, and vehicular traffic movements. The existing sidewalk connections will remain and only one driveway crossing is proposed per street. The site has been designed to provide sufficient area for truck turning and travel through the site. The development provides adequate parking and loading stalls for the expected activities.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component
 Reviewer Comments:

(1) 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
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |

APPLICANT: Urban Design Component
 Additional Explanation / Comments: The proposed development incorporates windows within the entrance and office space.

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? <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	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Bike Boxes	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <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?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <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?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

APPLICANT: Intersections & Crossings Component
 Additional Explanation / Comments: The proposed development limits intersections and crossing and a safe route is provided for all means of travel.

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: _____