



Civic Design Review

1900 S Broad

Philadelphia, PA



December 03, 2024

Project Description

Located at 1900 S Broad Street, the proposed project is a 6-story, 54,145 SF mixed-use building with 41 rental apartments and 2,500 SF of commercial space along the building street frontage of S Broad Street. The building benefits from a 5-minute walk to the Snyder Station on the Broad Street Line (approximately 1,000 feet) and a variety of healthcare services, retail services, public parks, and schools within a 10- to 15-minute walk.

The building was designed to maintain a strong presence along S Broad Street while stepping down to relate to the context of the neighborhood along Mifflin Street. The building is massed with distinct articulations: (1) a dominant brick massing, that holds the street front along Broad Street, features a five-story brick facade with detailing; (2) two secondary massings along Mifflin Street, with brick first floors and fiber cement façades for upper floors; and (3) a corrugated metal “over-build” form with a roof deck at the sixth floor. At grade, a commercial space and the lobby screen the parking from view along Broad Street.



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Notice of: **Refusal** **Referral**

Application Number: ZP-2024-008657	Zoning District(s): RSA5	Date of Refusal: 9/9/2024
Address/Location: 1900 S BROAD ST, Philadelphia, PA 19145-2304 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Peter Kelsen, Esq. DBA: Blank Rome LLP	Applicant Address: 130 N 18th Street One Logan Square Philadelphia, PA 19103 USA	Civic Design Review? Y

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Application for:

For the complete demolition of the existing structure.

For the erection of a six-story attached structure that includes a roof deck, an interior parking garage with 12 spaces (including one accessible space), and 13 bicycle parking spaces. Size and location per plans.

For the proposed uses as Multi-Family Household Living (41 units), Retail Sales of Consumer Goods, Group Medical, Dental, and Health Practitioner, and Offices - Business and Professional.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
Section 14-401(4)(a)	Multiple Principal Uses and Buildings	No more than one principal use is allowed per lot in RSD, RSA, and RTA zoning districts, except as otherwise expressly stated in this Zoning Code. Multiple principal uses are allowed on a single lot in RM and RMX districts.
Section 14-803(1)(c)(.1)	Additional Parking Regulations for RSA-5, RSA-6, RM-1, and CMX-2 Districts	In the RSA-5, RSA-6, RM-1, and CMX-2 districts, accessory parking for any single-family, two-family or multi-family use in an attached or semi-detached building shall be prohibited unless it can be accessed from a shared driveway, alley, or rear street on which no on-street parking is permitted on the side of the rear street directly abutting the lot. In making a determination of whether on-street parking is permitted, L&I may rely on certification and documentation from the applicant.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed uses, Multi-Family Household Living (41 units), Retail Sales of Consumer Goods, Group Medical, Dental, and Health Practitioner, and Offices - Business and Professional, are expressly prohibited in the RSA-5 residential zoning district.

	REQUIRED	PROPOSED	
Table 14-701-1	Maximum Occupied Area Corner Lot	80%	98%
	Minimum Rear Yard Depth	9 Feet	0 Feet
	Maximum Building Height	38 Feet	72 Feet

FIVE (5) USE REFUSALS
FOUR (4) ZONING REFUSALS

Fee to File Appeal: \$ 300.00

NOTES TO THE ZBA:

N/A


Parcel Owner:

1900 SOB OWNER LLC

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District


 Andrew DiDonato
 PLANS EXAMINER

9/9/2024
 DATE SIGNED


 Andrew DiDonato
 PLANS EXAMINER

9/9/2024
 DATE SIGNED

CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER: **ZP-2024-008657**

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

While the proposed project is under 50 residential units, it is above 50,000 sf (54,145 sf total).

PROJECT LOCATION

Planning District: South Council District: 2nd

Address: 1900 South Broad Street
Philadelphia, PA 19145

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

CONTACT INFORMATION

Applicant Name: Nando Micale Primary Phone: 609.332.0623

Email: nmicale@lrk.com Address: 1218 Chestnut Street, 5th Floor
Philadelphia, PA 19107

Property Owner: 1900 South Broad Street Owner LLC Developer Maestro Development LLC
Architect: LRK, Inc.

SITE CONDITIONS

Site Area: 9,874 sf

Existing Zoning: RSA-5 Are Zoning Variances required? Yes X No

Proposed Use:

Multifamily Residential: 44,145 sf 41 residential units

Commercial Space: 2,500 sf

Basement (BOH Only): 2,300 sf

Parking: 5,200 sf 12 spaces

COMMUNITY MEETING

Community meeting held: Yes No X

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:

Date: Tuesday, October 15 Time: 7:00-8:30

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No X NA

If yes, indicate the date hearing will be held:

Date:



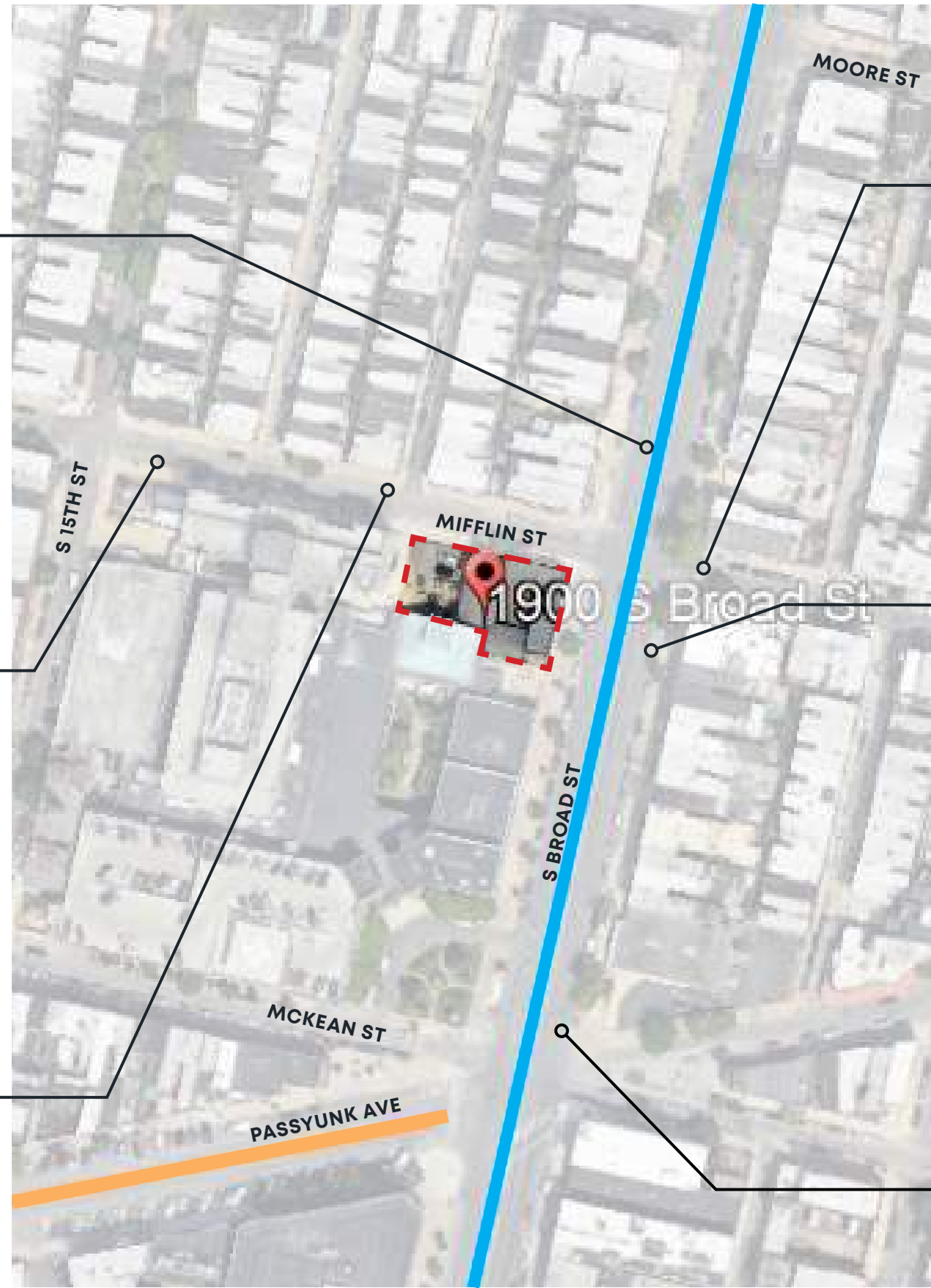
View on S. Broad Street looking South towards site



View on Mifflin Street looking East towards site



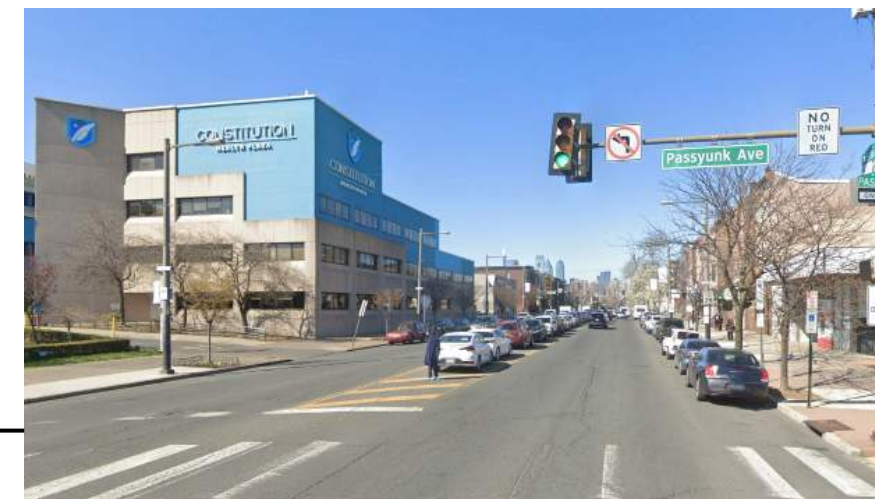
View on S. Rosewood Street looking South-East towards site



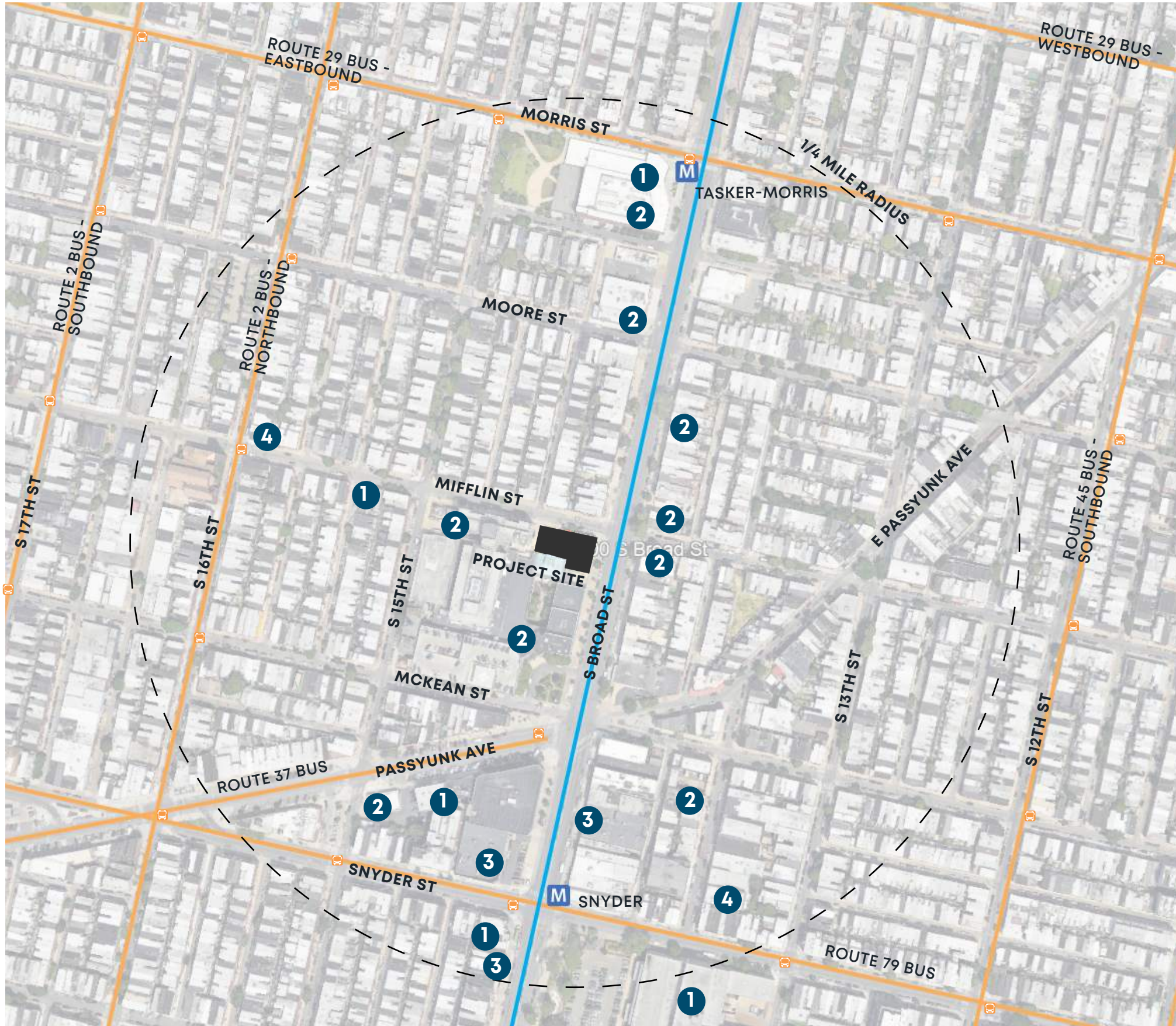
View on Mifflin Street looking West towards site



View on S. Broad Street looking West towards site



View on S. Broad Street looking North towards site



LOCAL AMENITIES

Education

Totally Tots Inc
 Children's Playhouse Early Learning Center
 Mighty Tots on Cots
 South Philadelphia Library + Rec Center
 South Philadelphia High School

0.3 miles

Health

Constitution Health Plaza
 Periodontal Consultants
 Pediatric & Adolescent Medicine Group
 AFC Urgent Care
 Delgasio Pediatric Dentist
 Afton Family Dental
 Broad Street Braces
 Philadelphia Dental
 CHOP Primary Care Center

Pharmacy

Walgreens Pharmacy
 Rite Aid Pharmacy
 Broad and Snyder Pharmacy

Grocery / Markets

South Philly Food Co-op
 Newbold Market

Transit

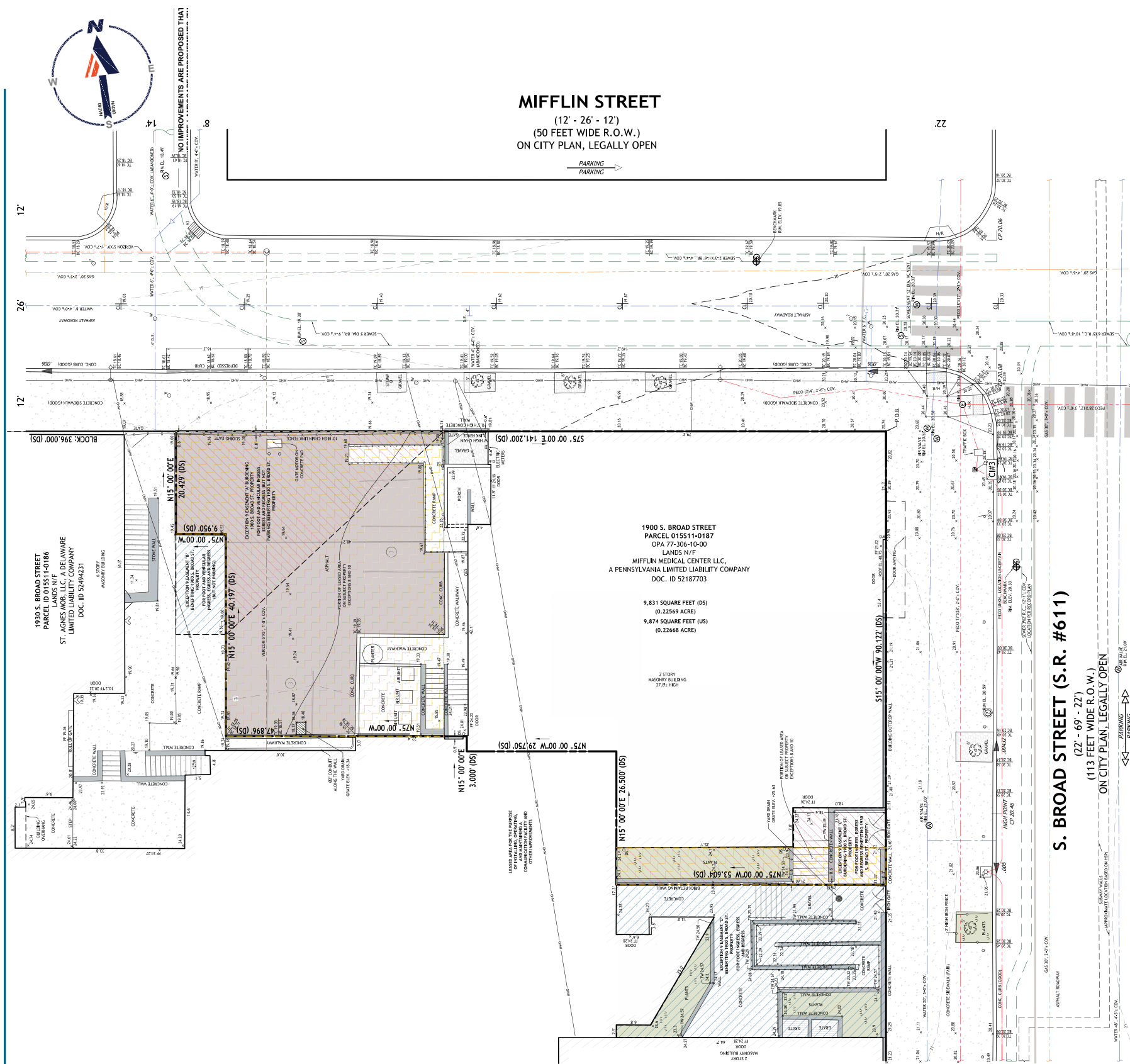
-  BSL Station
-  Bus Stop
-  Bus Line
-  Broad Street Line



NORTHEAST AERIAL VIEW



SOUTHWEST AERIAL VIEW



PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS

- THIS SURVEY WAS PREPARED BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. PH1212931, ORDER NUMBER 9912643, COMMITMENT DATE 08/05/2021. PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS LISTED IN SCHEDULE B:
- POINTS 1 TO 6 - NOT SURVEY RELATED
 - TERMS AND CONDITIONS OF LEASE DATED 6/7/1993, A MEMORANDUM THEREOF BETWEEN SAINT AGNES MEDICAL CENTER, (LESSOR) AND BELL ATLANTIC MOBILE SYSTEMS, INC. (LESSEE) DATED 6/7/1993 AND RECORDED IN DEED BOOK DEED BOOK VCS 420 PAGE 419, AS AFFECTED BY NOTICE OF ASSIGNMENT OF LESSEE'S INTEREST IN LEASES BETWEEN BELL ATLANTIC MOBILE SYSTEMS, INC. AND CELCO PARTNERSHIP, DATED 7/1/1995 AND RECORDED IN DEED BOOK VCS 999 PAGE 365. - LEASE AND BLANKET INGRESS AND EGRESS EASEMENT - NOT PLOTTABLE.
 - TERMS AND CONDITIONS OF LEASE, A MEMORANDUM THEREOF BETWEEN SAINT AGNES MEDICAL CENTER, (LESSOR) AND AMERICAN CELLULAR NETWORK CORP. (LESSEE) RECORDED AS DOCUMENT NO. 50184886, AS AFFECTED BY MEMORANDUM OF SECOND AMENDMENT TO THE LEASE AGREEMENT BETWEEN SAINT AGNES MEDICAL CENTER AND AMERICAN CELLULAR NETWORK COMPANY, L.L.C. D/B/A CELLULAR WIRELESS, SUCCESSOR IN INTEREST TO AWACS, INC., 7/A METROPHONE, DATED 7/16/2001 AND RECORDED 10/3/2001 AS DOCUMENT NO. 50335341. - PORTION OF THE LEASED AREA ON THE SUBJECT PROPERTY PLOTTED.
 - CROSS EASEMENT AGREEMENT WHICH INCLUDES TERMS, CONDITIONS, MAINTENANCE, TERMINATION RIGHTS AND PROVISIONS RECORDED 1/14/2010 IN DOCUMENT ID NO. 52166773. - EASEMENTS 'A', 'B', 'C', AND 'D' PLOTTED.
 - TERMS AND CONDITIONS OF LEASE DATED 11/1/1989, A MEMORANDUM THEREOF BETWEEN ST. AGNES MOB. LLC (LANDLORD) AND NEW CINCINNATI WIRELESS PCS, LLC (TENANT), DATED 10/24/2012 AND RECORDED 1/7/2013 IN DOCUMENT ID NO 52581647, (REFERENCES 1900 AND 1930 SOUTH BROAD STREET AND LEGAL DESCRIPTION DESCRIBES OLD LOT DESCRIPTION OF 1930 SOUTH BROAD STREET WHICH INCLUDES A PORTION OF 1900 SOUTH BROAD STREET) - LEASE AGREEMENT FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING A COMMUNICATION FACILITY AND OTHER IMPROVEMENTS. - PORTION OF THE LEASED AREA ON THE SUBJECT PROPERTY PLOTTED.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL AREA IS LOCATED IN FEMA FLOOD ZONE 'X', AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP NO. 42072019181L PANEL NO. 191 OF 230, LAST REVISED NOVEMBER 18, 2015. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LIST OF IDENTIFIED UTILITIES

- | | |
|---|--|
| <p>COMPANY: CROWN CASTLE
ADDRESS: 1500 CORPORATE DR
CANONSBURG, PA 15317
CONTACT: TYLER STEIN
EMAIL: tyler.stein@crowncastle.com</p> <p>COMPANY: AT&T
ADDRESS: 1100 3RD AVE.
ALTOONA, PA 16602
CONTACT: PAT SUTTON
EMAIL: ps4364@att.com</p> <p>COMPANY: COMCAST CABLE
ADDRESS: 400 WADING AVE
PHILADELPHIA, PA 19140
CONTACT: ROBERT HARVEY
EMAIL: bob_harvey@cable.comcast.com</p> <p>COMPANY: INTERSECTION MEDIA LLC
ADDRESS: 2800 BLACK LAKE PLACE SUITE B
PHILADELPHIA, PA 19134
CONTACT: AMY BALAWAJDER
EMAIL: amy.balawajder@intersection.com</p> <p>COMPANY: PECO ENERGY CO USIC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SWINIKS
EMAIL: nikkiaswiniks@usictnc.com</p> <p>COMPANY: CENTURYLINK
ADDRESS: 1025 ELKHORADO BLVD
BROOMFIELD, CO 80021
CONTACT: CENTURY LINK OPERATOR
EMAIL: mlcolacion@centurylink.com</p> <p>COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET STREET
2ND FLOOR A&A TOWER
PHILADELPHIA, PA 19107
CONTACT: ERIC PONENT
EMAIL: eric.ponent@phila.gov</p> <p>COMPANY: ZAYO BANDWIDTH FORMERLY PPL TELECOM LLC
ADDRESS: 1060 HARDEES DR, UNIT H
ABERDEEN, MD 21001
CONTACT: GEORGE HUSS
EMAIL: GEORGE.HUSS@ZAYO.COM</p> | <p>COMPANY: CITY OF PHILADELPHIA
ADDRESS: 400 G STREET
PHILADELPHIA, PA 19120
CONTACT: KEVIN MCGINLEY
EMAIL: kevin.mcginley@phila.gov</p> <p>COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 800 W MONTGOMERY AVE
PHILADELPHIA, PA 19122
CONTACT: JAMES CUMMINGS
EMAIL: JAMES.CUMMINGS@PGWORKS.COM</p> <p>COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1234 MARKET ST 12TH FL
PHILADELPHIA, PA 19107
CONTACT: TYLER LAAD
EMAIL: tlaad@septa.org</p> <p>COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON, PA 19034
CONTACT: DARLINE LEPPERD JOHNSON
EMAIL: dljohnson@verizon.com</p> <p>COMPANY: MOBILITY LLC
ADDRESS: 660 NEWPORT CENTER DR, SUITE 200
NEWPORT BEACH, CA 92660
CONTACT: SCOTT HOLT
EMAIL: networkoperators@mobility.com</p> <p>COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 400 INTERNATIONAL PARKWAY
RICHARDSON, TX 75081
CONTACT: DEAN BOYERS
EMAIL: deanboyers@verizon.com</p> <p>COMPANY: VICINITY ENERGY
ADDRESS: 2600 CHRISTIAN ST.,
PHILADELPHIA, PA 19146
CONTACT: ERIC ELZEY
EMAIL: eric.elzey@vicinityenergy.us</p> |
|---|--|

PA ONE CALL NUMBERS

20212932441, 20212932442, 20212932443, 20212932491, 20212932492, 20212932493, 20212932494

"CALL BEFORE YOU DIG"

PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 150 (2017), THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM 1-800-242-1776, OR 811, 3 TO 10 WORKING DAYS PRIOR TO EXCAVATION.

STOP! CALL!



NOTES

- PLAN MADE AS PER INSTRUCTIONS OF:
- MAESTRO REAL ESTATE DEVELOPMENT, 70 PORTLAND ROAD, WEST CONSHOHOCKEN, PA 19382.
- SITES REGISTERED OWNER:
MIFFLIN MEDICAL CENTER LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY
1900 S. BROAD ST., PHILADELPHIA, PA 19145.
- PARCEL KNOWN AS: 1900 S. BROAD STREET, PHILADELPHIA, PA 19145.
- THE TOTAL AREA OF THE PROPERTY IS 9.831 PHILADELPHIA DISTRICT STANDARD SQUARE FEET (0.22569 ACRES) OR 9,874 US SQUARE FEET (0.22668 ACRES).
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. SUBJECT PROPERTY IS LOCATED WITHIN RSA-5 RESIDENTIAL SINGLE FAMILY ATTACHED-5 DISTRICT.
- THE HORIZONTAL CONTROL NETWORK IS REFERENCED TO THE PENNSYLVANIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83). THE VERTICAL CONTROL NETWORK IS REFERENCED TO CITY OF PHILADELPHIA DATUM. THE CONVERSION FACTOR BETWEEN CITY DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAV83) IS -4.47 FEET. BENCHMARKS ARE SHOWN ON THE PLAN:
• RIM OF SANITARY MANHOLE LOCATED IN MIFFLIN STREET 48' FROM WESTERLY CURB OF SOUTH BROAD STREET.
• CITY DATUM ELEVATION: 19.85.
• RIM OF SANITARY MANHOLE LOCATED IN SOUTH BROAD STREET 38' FROM SOUTHERLY CURB OF MIFFLIN STREET.
• CITY DATUM ELEVATION: 20.30.
- BEARINGS SHOWN ARE BASED ON DEEDS:
PARCEL 015511-0187, DOC. ID 52187703 (SUBJECT PROPERTY),
PARCEL 015511-0186, DOC. ID 52494231 (1930 S. BROAD ST.).
- ACTUAL FIELD SURVEY WAS PERFORMED BY RODRIGUEZ CONSULTING, LLC ON 10/28/2021 AND 10/29/2021.
- ALL DIMENSIONS ARE SHOWN IN UNITED STATES SURVEY FEET UNITS UNLESS DESIGNATED 'DS' TO DENOTE PHILADELPHIA DISTRICT STANDARD FEET UNITS. PHILADELPHIA DISTRICT STANDARD MEASURE IS USED TO DEFINE PARTY LINES AND PROPERTY LINES IN EACH BLOCK.
- UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
A. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
B. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, SUBSURFACE UTILITIES, EASEMENTS OR RIGHTS INCLUDING, BUT NOT LIMITED TO, MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- UTILITIES ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH OF UTILITIES BY SURFACE OBSERVATION OF THE SITE. UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE.
- LOCATIONS OF ON-SITE UTILITIES AS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AND FROM SURFACE OBSERVATION OF THE SITE AT THE TIME THESE PLANS WERE PREPARED. THE LOCATIONS ARE APPROXIMATE, AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
- COMPLETENESS OF LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT OR COMPLETE TITLE REPORT AND IS NOT INTENDED TO GUARANTEE OWNERSHIP. THERE MAY EXIST RIGHT-OF-WAYS, EASEMENTS, CONDEMNATIONS, OR OTHER ISSUES THAT MAY AFFECT THE DEVELOPMENT OF THIS PARCEL.
- WE ARE NOT EXPERTS IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES. THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL SAME.
- VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
- ONLY COPIES FROM THE ORIGINAL OF THIS PLAN, CLEARLY MARKED WITH APPROPRIATE PROFESSIONAL'S SEAL SHALL BE CONSIDERED TO BE VALID COPIES. THIS CORPORATION AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS OR OMISSIONS RESULTING FROM THIS CONDITION.
- THIS PLAN DOES NOT SHOW, OR INTEND TO SHOW, ANY NON-RECORDED EASEMENTS OR RIGHT-OF-WAY.

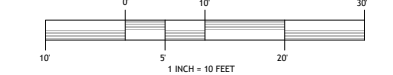
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LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> ⊕ BENCHMARK ○ DOWNSPOUT ⊖ ELECTRIC METER ⊙ BOLLARD ⊖ UTILITY POLE ⊖ UTILITY POLE WITH LIGHT ⊖ FIRE HYDRANT ⊖ SIGN ⊖ TRAFFIC SIGNAL LIGHT ⊖ WATER VALVE ⊖ SEWER VENT ⊖ HANDICAP RAMP ⊖ TREE DECIDUOUS/TRUNK SIZE ⊖ GRATE INLET / YARD DRAIN ⊖ CITY INLET # ⊖ MANHOLE UNKNOWN ⊖ TOP OF CURB ELEVATION ⊖ BOTTOM OF CURB ELEVATION ⊖ SPOT ELEVATION ⊖ FINISH FLOOR ⊖ NOW OR FORMERLY ⊖ NUMBER OF PARKING SPACES | <ul style="list-style-type: none"> — R.O.W. LINE — PROPERTY LINE — EASEMENT — FENCE — BARBED WIRE FENCE — MINOR CONTOUR LINE — MAJOR CONTOUR LINE — OVERHEAD WIRES — VERIZON LINE, MANHOLE — SEWER LINE, MANHOLE — GAS LINE, MANHOLE — ELECTRIC LINE, MANHOLE — WATER LINE, MANHOLE — ASPHALT — GRAVEL — CONCRETE — GREEN AREA — ACCESS EASEMENTS BENEFITING SUBJECT PROPERTY — ACCESS EASEMENTS BENEFITING LEASED AREAS |
|--|---|

GRAPHIC SCALE



NO.	DATE	BY	REVISIONS



DAVID BRETZ, PLS
PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF PA
LICENSE NUMBER SJ-064927-E

David Bretz
SIGNATURE

Land Surveying
Civil Engineering
Land Development
Water Management
Digital Mapping



100 W. Oxford Street, Suite E-3100
Philadelphia, PA 19122
Phone: (215) 987-1931
Fax: (877) 839-6975
www.rodriquez.biz

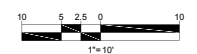
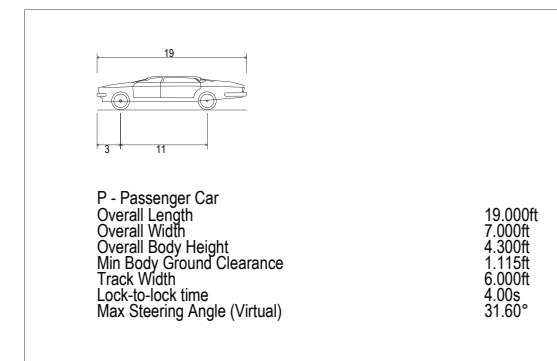
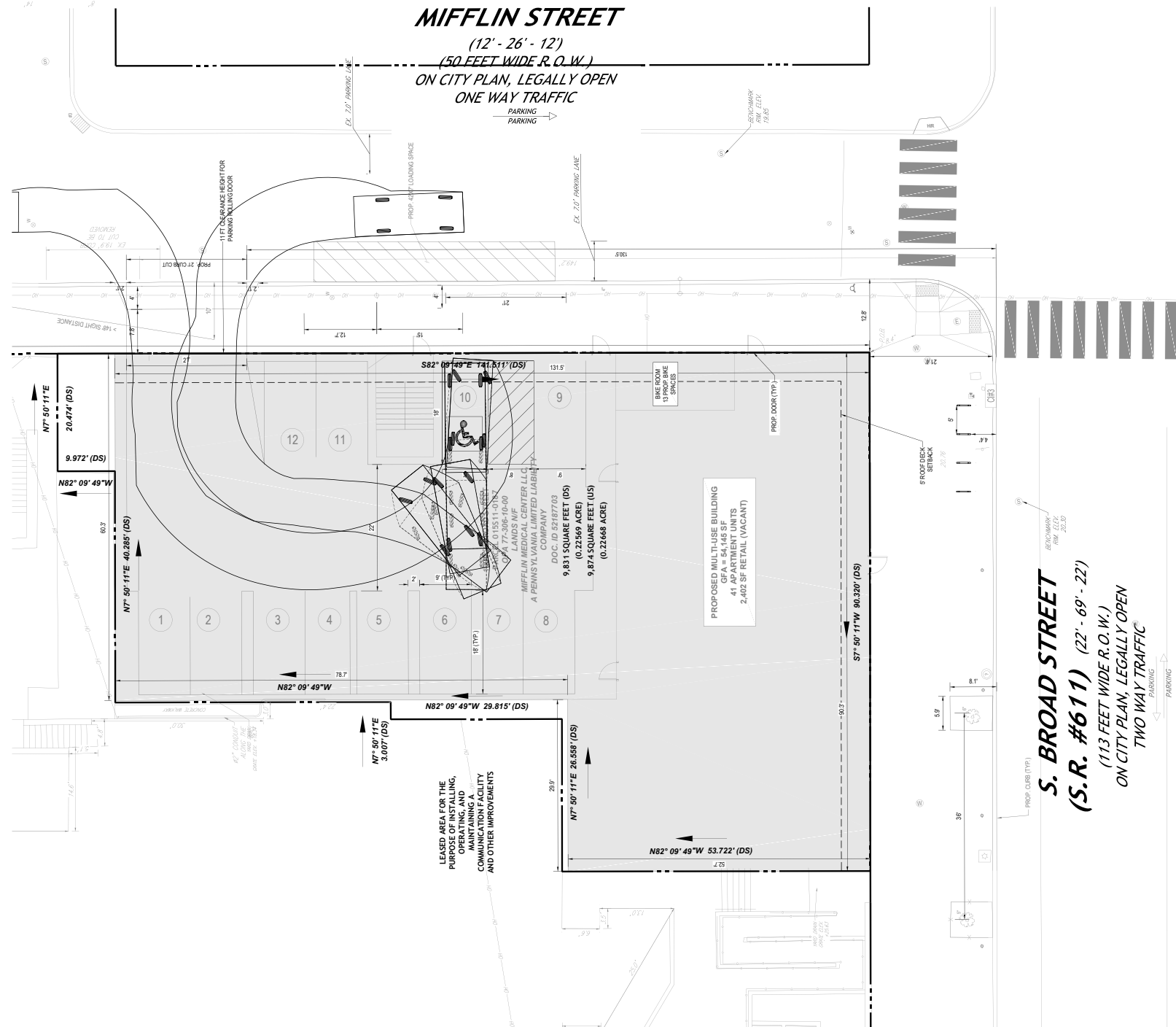
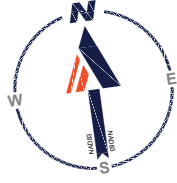
A Certified Minority-Owned (MBE) & Disadvantaged Business Enterprise (DBE)


EXISTING CONDITIONS PLAN

1900 S. BROAD ST. SITE DEVELOPMENT

PREPARED FOR
MAESTRO REAL ESTATE DEVELOPMENT

Drawn/Chk By: M.M./D.B.
Municipality: CITY OF PHILADELPHIA
Ward: 48TH
County: PHILADELPHIA
State: PENNSYLVANIA
Scale: 1"=10'
Project Number: MAESTRO-2021-001
File Name: MAESTRO-2021-001_EX.COND.dwg
Field Date: 10/28/2021 & 10/29/2021
Completed: 11/09/2021
Drawing Number: **V-101**





BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
CONSTRUCTION SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	CHECKED BY
1	09/09/2024	REV. PER STREETS COMMENTS	BM
2	09/30/2024	REV. PER CDR COMMENTS	BM
			AA
			AA

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANIES RECORDS AND/OR ARCHITECTING INFORMATION ON SITE. COMPLETENESS OR ACCURACY OF THIS SITE SURVEY OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR UTILITIES CANNOT BE GUARANTEED PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 87 OF 2014 AS AMENDED BY ACT 86 OF 2017. CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. WWW.PENNSYLVANIA.GOV

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAC240104.00-2A
DRAWN BY: BM
CHECKED BY: AA
DATE: 08/22/2024
CAD ID.: P-ZONE-ZONE


ZONING PLANS

FOR


1900 SOUTH BROAD STREET OWNER LLC

PROPOSED DEVELOPMENT

1900 S. BROAD ST.
CITY & COUNTY OF PHILADELPHIA, PA



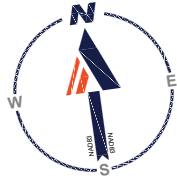
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



SHEET TITLE:
PASSENGER VEHICLE CIRCULATION

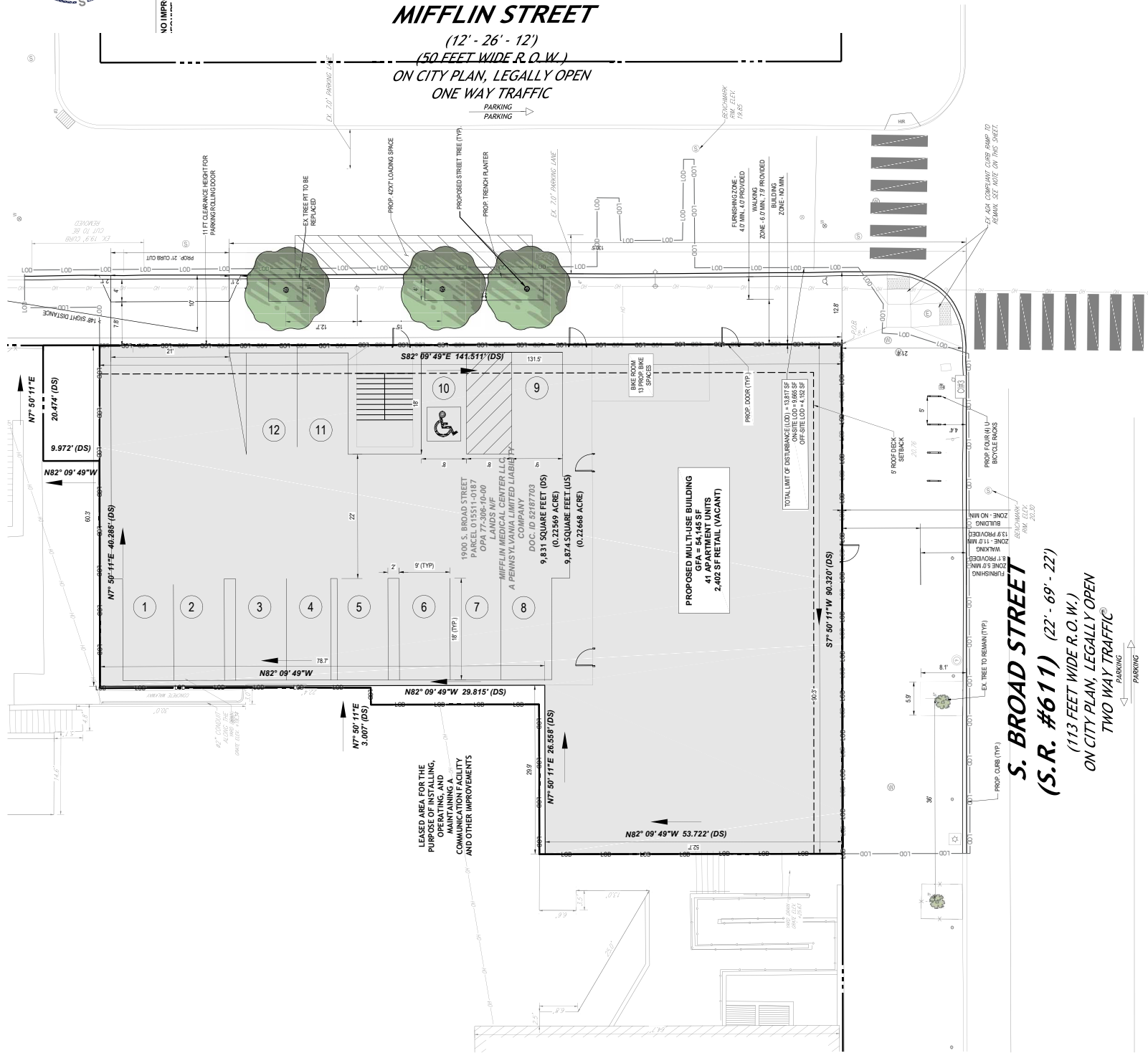
SHEET NUMBER:
Z-104

REVISION 2 - 09/30/2024



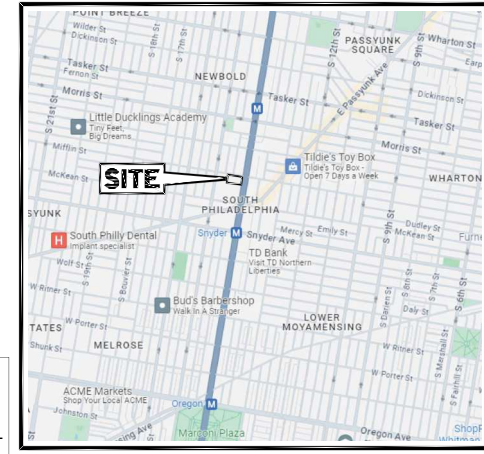
NO IMPROVEMENTS ARE PROPOSED THAT WOULD REQUIRE LANDSCAPE IMPROVEMENTS (THE ENTIRE PROPERTY IS TO BE BUILDING). FURTHER, NO YARD TREES ARE REQUIRED IN RSA-5 PER SECTION 14-705.1(E)(1) OF THE CITY ORDINANCE.

MIFFLIN STREET
(12' - 26' - 12')
(50 FEET WIDE R.O.W.)
ON CITY PLAN, LEGALLY OPEN
ONE WAY TRAFFIC



NO IMPROVEMENTS ARE PROPOSED THAT WOULD REQUIRE LANDSCAPE IMPROVEMENTS (THE ENTIRE PROPERTY IS TO BE BUILDING). FURTHER, NO YARD TREES ARE REQUIRED IN RSA-5 PER SECTION 14-705.1(E)(1) OF THE CITY ORDINANCE.

PROTECT AND MAINTAIN NEWLY CONSTRUCTED EXISTING ADA CURB RAMP THROUGHOUT CONSTRUCTION. IF THE NEWLY CONSTRUCTED EXISTING ADA CURB RAMP ARE DAMAGED IN ANY WAY DURING CONSTRUCTION, THEN THE DEVELOPER/CONTRACTOR/OWNER MUST RECONSTRUCT ALL DAMAGED COMPONENTS ACCORDING TO THE ORIGINAL DESIGN OR ADA STANDARDS AND SUBMIT COMPLETED AS-BUILT PENNDOT CS-4401 FORMS TO THE PHILADELPHIA STREETS DEPARTMENT ADA UNIT WITHIN 30 CALENDAR DAYS OF FINISHING CONSTRUCTION, FOR ALL DAMAGED/RECONSTRUCTED RAMP.



MAP
SCALE: 1" = 50'
SOURCE: GOOGLE MAPS

PENNSYLVANIA GENERAL NOTES

- PROPERTY OWNER: 1900 SOUTH BROAD STREET OWNER LLC, 70 PORTLAND ROAD, WEST CONSHOHOCKEN, PA 19428
- EXISTING PROPERTY INFORMATION: OPA 77-306-10-00, 1900 S. BROAD STREET, CITY & COUNTY OF PHILADELPHIA, PA ZONED RSA-5
- APPLICANT/EQUITABLE OWNER: 1900 SOUTH BROAD STREET OWNER LLC, 70 PORTLAND ROAD, WEST CONSHOHOCKEN, PA 19428
- THE HORIZONTAL CONTROL NETWORK IS REFERENCED TO THE PENNSYLVANIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83). THE VERTICAL CONTROL NETWORK IS REFERENCED TO THE CITY OF PHILADELPHIA DATUM. THE CONVERSION FACTOR BETWEEN CITY DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) IS +4.47 FEET. BENCHMARKS ARE AS FOLLOWS:
RIM OF SANITARY MANHOLE LOCATED IN MIFFLIN STREET 48' +/- FROM WESTERLY CURB OF SOUTH BROAD STREET, CITY DATUM ELEVATION: 19.85'
RIM OF SANITARY MANHOLE LOCATED IN SOUTH BROAD STREET 38' +/- FROM SOUTHERLY CURB OF MIFFLIN STREET, CITY DATUM ELEVATION: 20.30'
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 4207570194, PANEL NO. 191 OF 230 (FRM) NUMBER, EFFECTIVE.
- ALL CURB AND PAVEMENT RAMP ARE S, UNLESS OTHERWISE NOTED.
- PWD ERA# FV25-SOUT-7838-01
- STREET CLASSIFICATIONS:
BROAD STREET: CIVILICEREMONIAL
WALKING ZONE: ± 11.0'
FURNISHING ZONE: ± 5.0'
MIFFLIN STREET: CITY NEIGHBORHOOD
WALKING ZONE: ± 6.0'
FURNISHING ZONE: ± 4.0'

REFERENCES AND CONTACTS

REFERENCES
• EXISTING CONDITIONS PLAN:
RODRIGUEZ ENGINEERS
100 W. OXFORD STREET, SUITE E-3100
PHILADELPHIA, PA 19122
DATED: 11/09/2021
ELEVATIONS: NAVD 1988

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

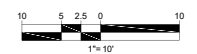
LEGEND
PROPOSED

LIMIT OF DISTURBANCE (ON SITE)	— 0.00 —
LIMIT OF DISTURBANCE (OFF SITE)	— 0.00 —
SETBACK LINE	— — — — —
CURB	— — — — —
DEPRESSED CURB	— — — — —
BUILDING	▭
TYPICAL SIGN	⊗
PARKING COUNT	⊗

LEGEND
EXISTING

PROPERTY LINE	— — — — —
SETBACK LINE	— — — — —
CURB	— — — — —
PAVEMENT STRIPING	▨
UTILITY POLE	⊙
TYPICAL SIGN	⊗
HYDRANT	⊕
SANITARY MANHOLE	⊙
STORM MANHOLE	⊙
WATER VALVE	⊕
WATER METER	⊕
GAS VALVE	⊕
CURB INLET	⊕

ZONING TABLE			
ZONE: RSA-5 RESIDENTIAL SINGLE-FAMILY ATTACHED-S USE, PROPOSED 6 STORY, MULTI-USE DEVELOPMENT			
APPLICANT / OWNER INFORMATION			
APPLICANT:	1900 S. BROAD ST OWNER, LLC 70 PORTLAND ROAD WEST CONSHOHOCKEN, PA 19428		
PROPERTY OWNER:	1900 SOUTH BROAD STREET OWNER LLC 70 PORTLAND ROAD WEST CONSHOHOCKEN, PA 19428		
BULK REQUIREMENTS			
ITEM	CODE	REQUIRED	PROPOSED
MIN LOT AREA	§ 14-701-1	960 SF	9,874 SF
MAX OCCUPIED AREA	§ 14-701-1	INTERMEDIATE: 75% OF LOT CORNER: 80% OF LOT	98%
MIN LOT WIDTH	§ 14-701-1	16 FT	60.2 FT
MIN YARD SETBACKS			
MIN. FRONT YARD DEPTH	§ 14-701-1	0 FT	0 FT
MIN. SIDE YARD DEPTH	§ 14-701-1	5 FT	0 FT
MIN. REAR YARD DEPTH	§ 14-701-1	9 FT	0 FT
MAX HEIGHT	§ 14-701-1	38 FT	72 FT
REQ. VEHICLE PARKING SPACES	§ 14-803-1	NONE FOR THE FIRST 2,500 SF, THEN 1 PER 1,000 SF (0 REQUIRED FOR RESIDENTIAL, 5 REQUIRED FOR COMMERCIAL)	12 (1 VAN ACCESSIBLE ADA SPACES)
BICYCLE PARKING SPACES	§ 14-803-1	1 PER EVERY 10,000 SF OR FRACTION THEREOF (0 SPACES)	13



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	09/30/2024	REV. PER CDR COMMENTS	MW AA

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR AERIAL PHOTOGRAPHS OF THE SITE. COMPLETION OF ANY OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR UTILITIES CANNOT BE GUARANTEED PURSUANT TO REQUIREMENTS OF PENNSYLVANIA STATUTE TITLE 58, CHAPTER 37 OF 2014 AS AMENDED BY ACT 56 OF 2017. CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PENNSYLVANIA.GOV

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAC240104-00-1A
DRAWN BY: BM
CHECKED BY: AA
DATE: 08/22/2024
CAD ID: P-RNDP-REND

CDR EXHIBIT

FOR

1900 SOUTH BROAD STREET OWNER LLC

PROPOSED DEVELOPMENT

1900 S. BROAD ST.
CITY & COUNTY OF PHILADELPHIA, PA

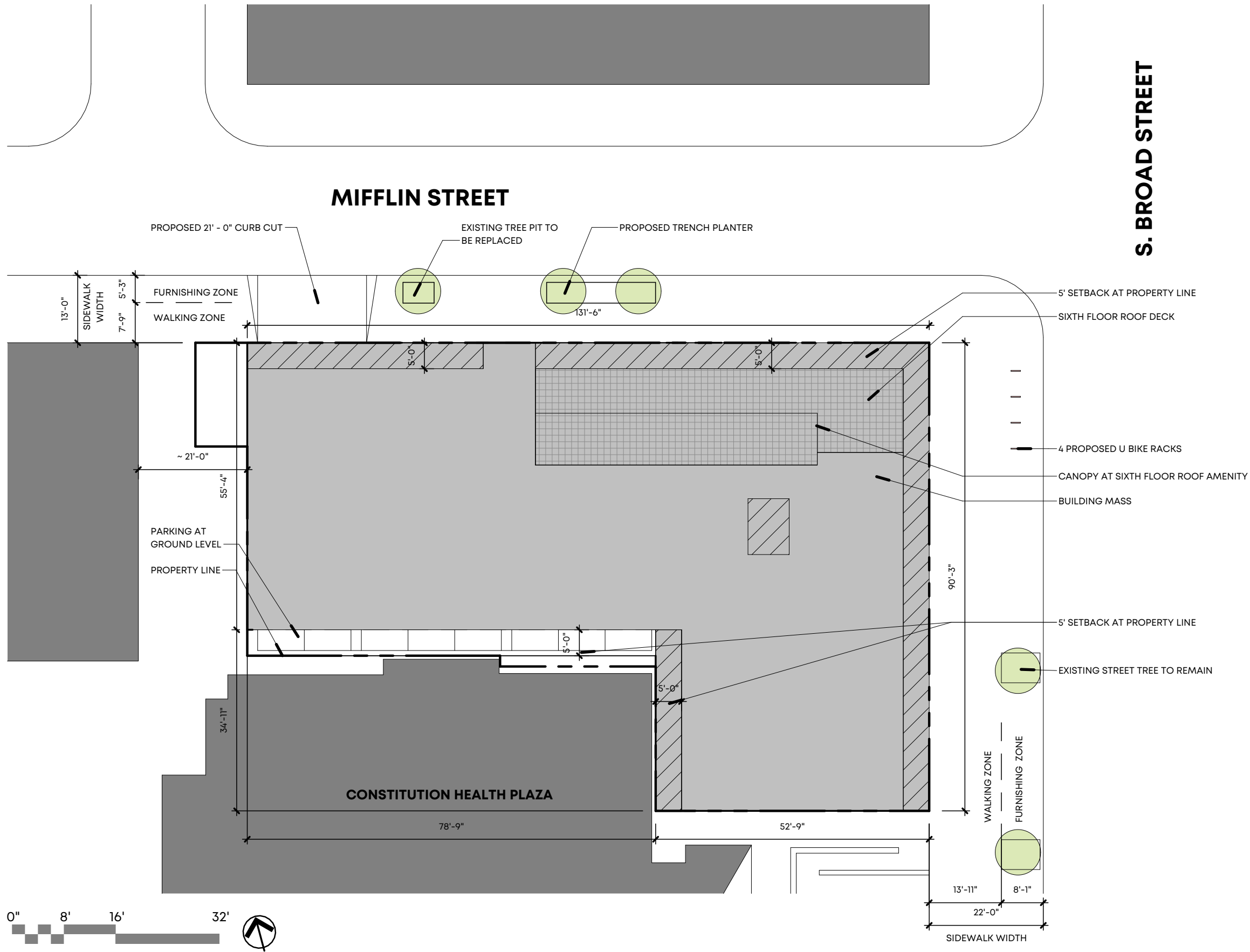
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

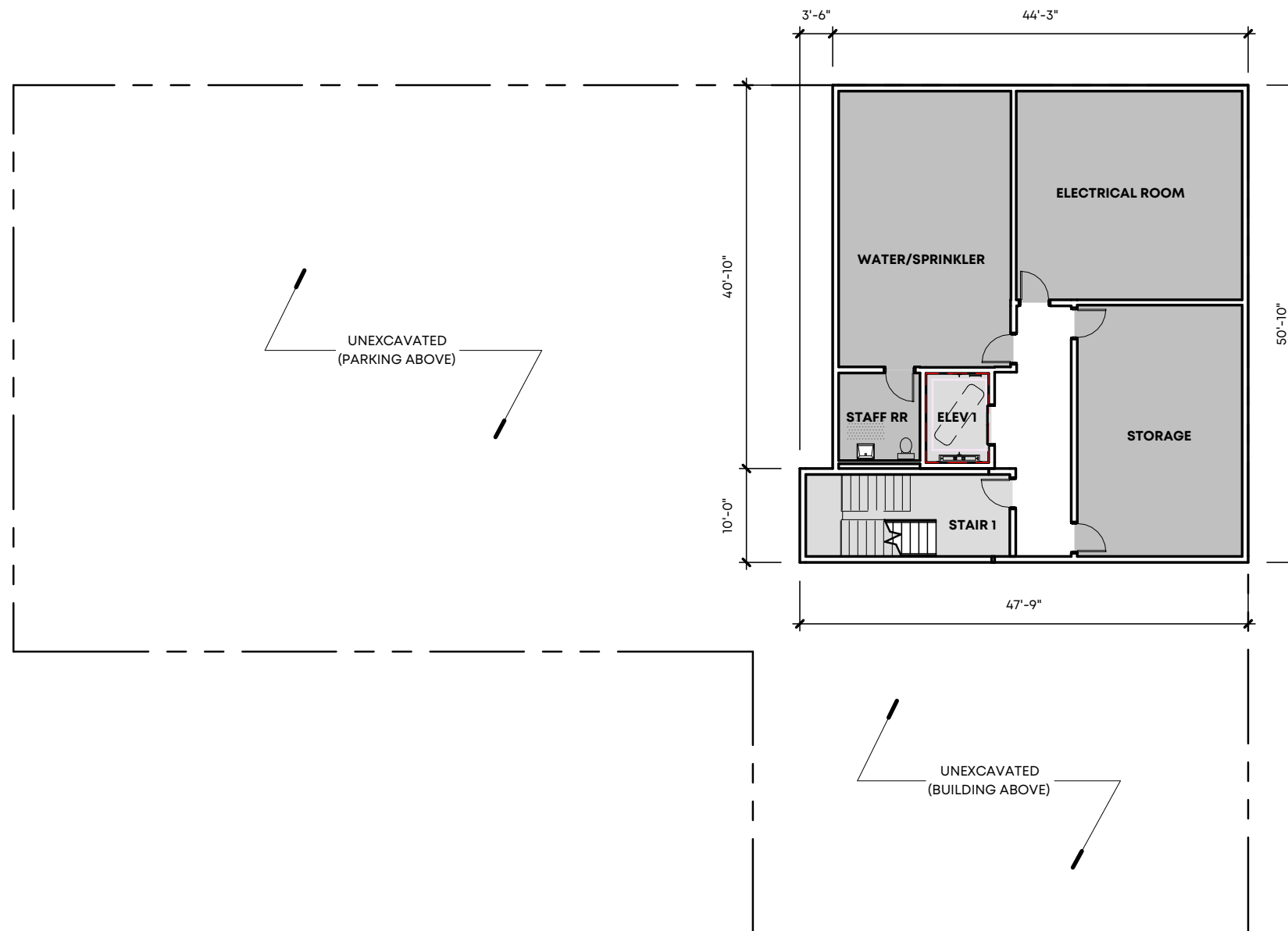
M. KEARSE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE029588

SHEET TITLE:
CDR EXHIBIT

SHEET NUMBER:
01

REVISION 1 - 09/30/2024





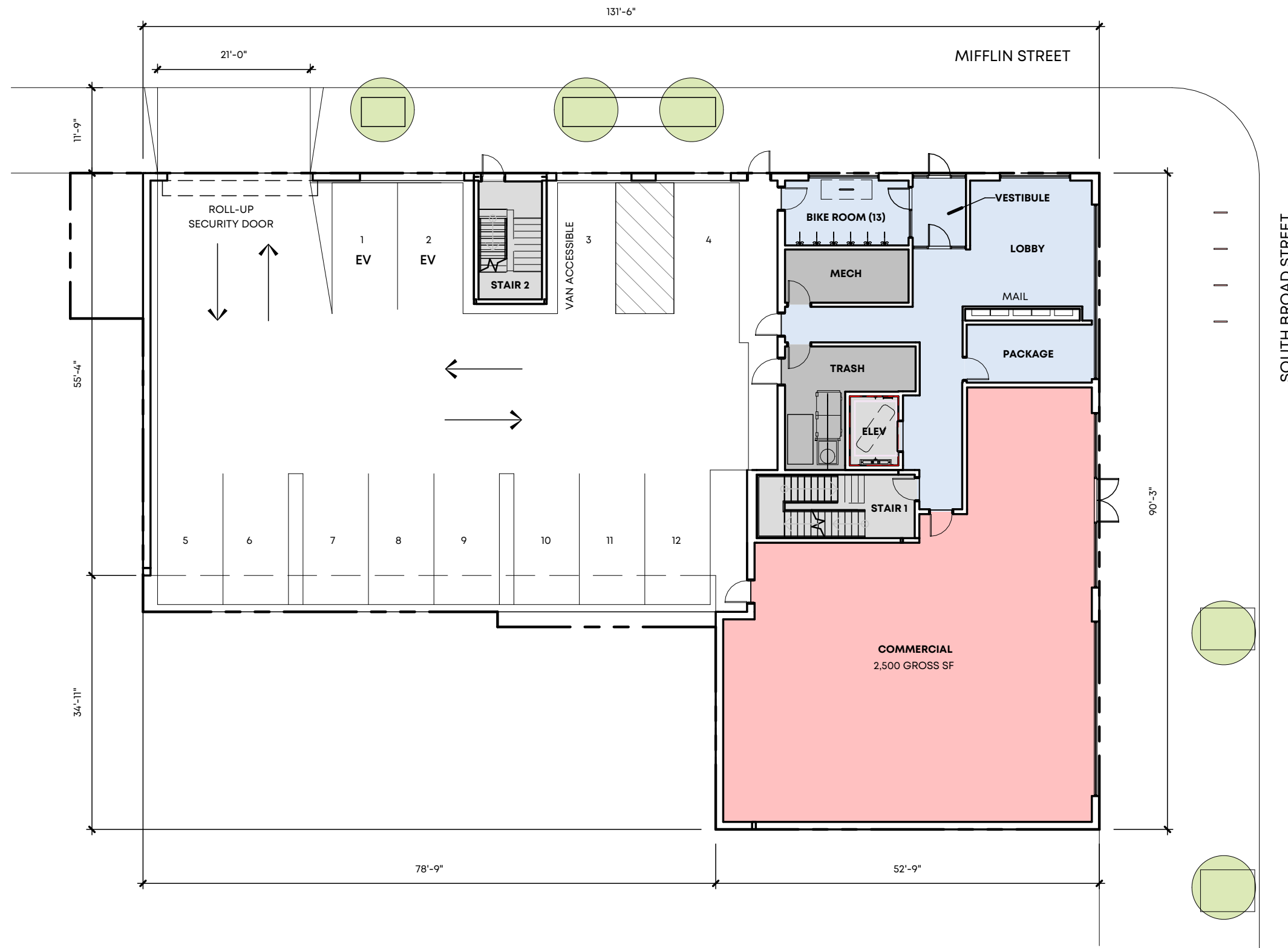
KEY

- COMMERCIAL
- AMENITY
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- UTILITY
- VERTICAL CIRCULATION



Basement Plan

Scale: 1/16" = 1'-0"



- KEY**
- COMMERCIAL
 - AMENITY
 - ONE BEDROOM UNITS
 - TWO BEDROOM UNITS
 - UTILITY
 - VERTICAL CIRCULATION





KEY

- COMMERCIAL
- AMENITY
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Second - Fifth Floor Plan

Scale: 1/16" = 1'-0"



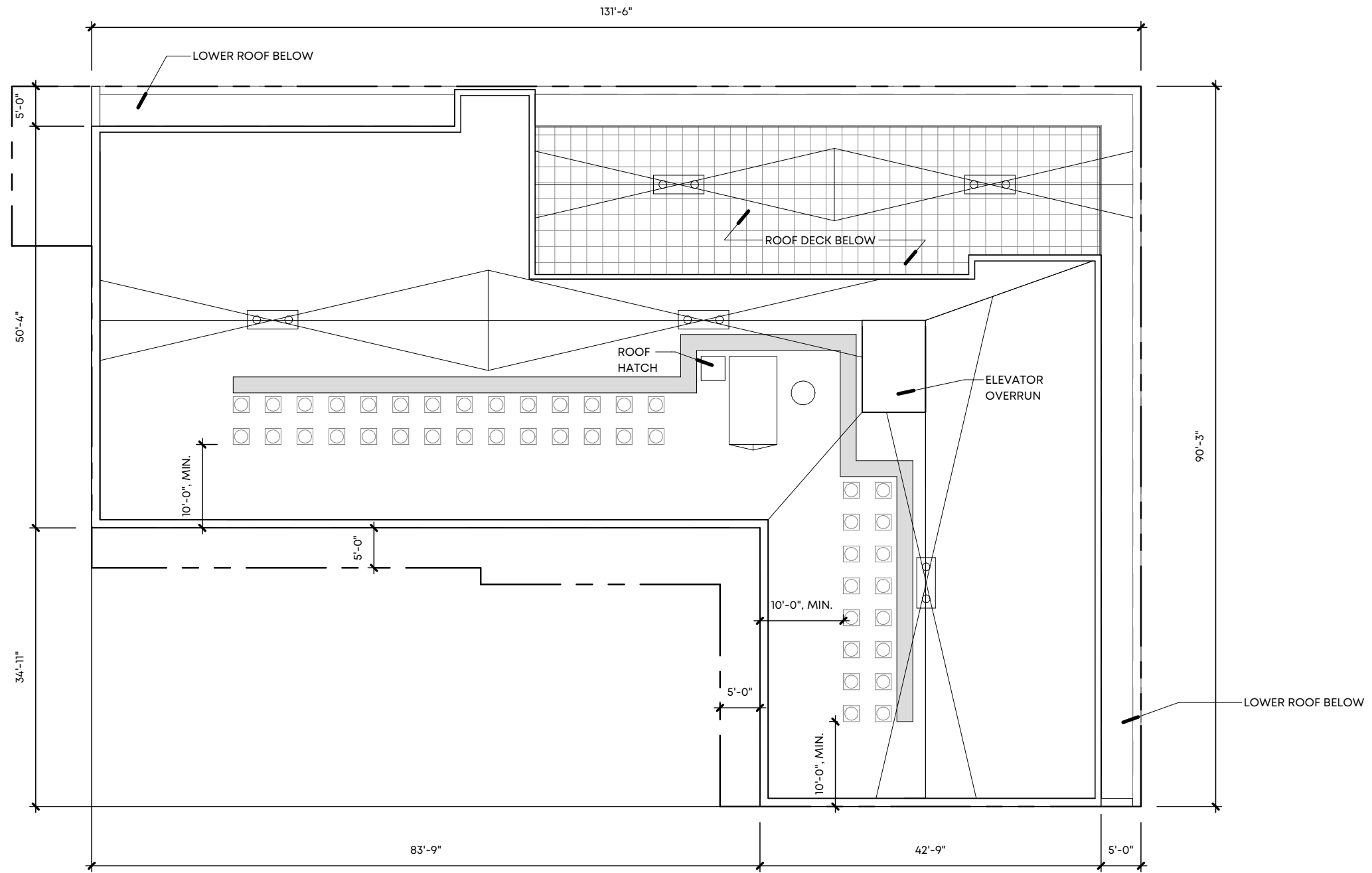
KEY

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- TWO BEDROOM UNITS
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Sixth Floor Plan

Scale: 1/16" = 1'-0"





KEY PLAN



MIFFLIN STREET



KEY PLAN



WEST ELEVATION



KEY PLAN



1900 S Broad

Civic Design Review | 12.03.24

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West Elevation

Scale: 1/16" = 1'-0"



SOUTH ELEVATION

KEY PLAN



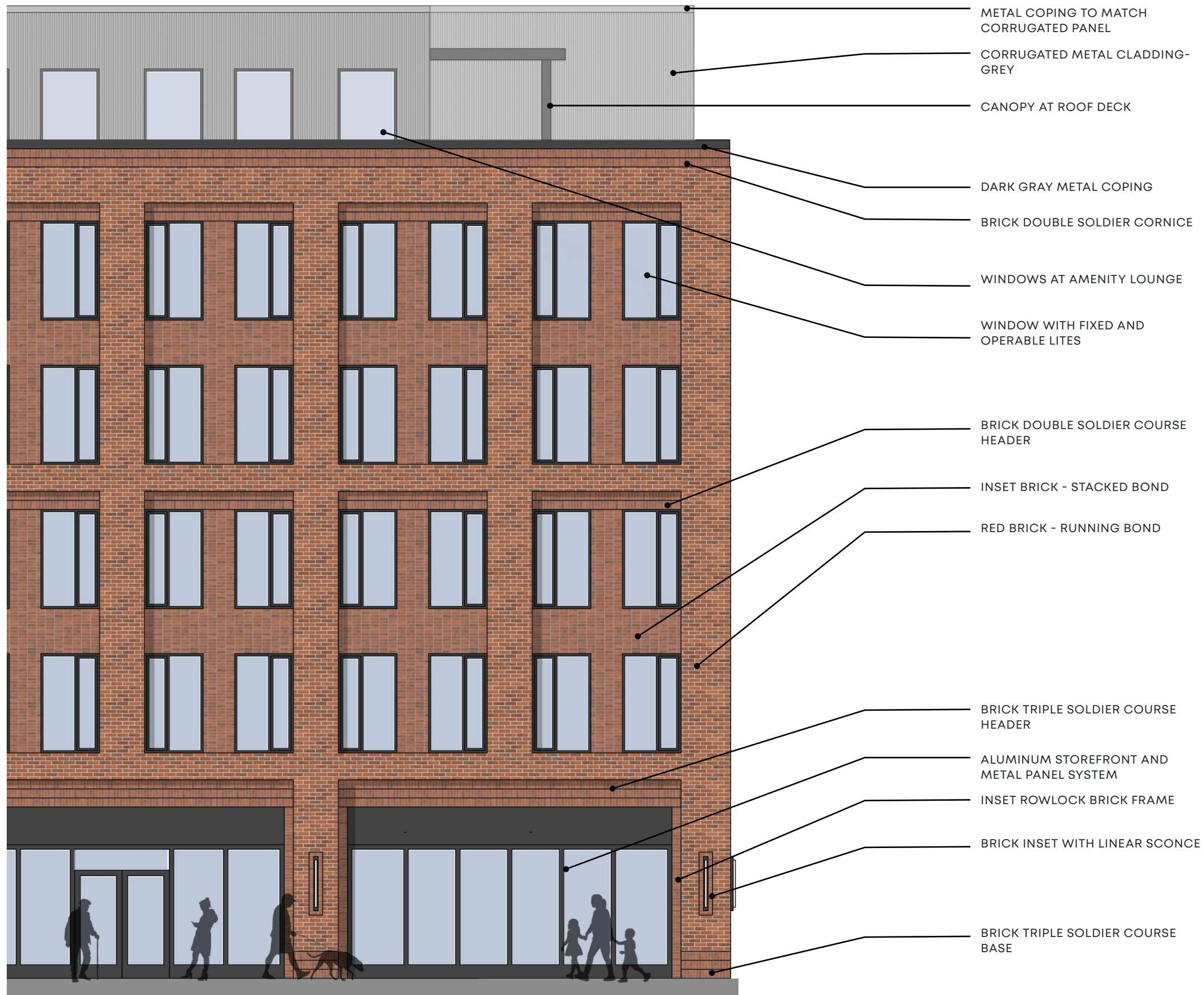
1900 S Broad

Civic Design Review | 12.03.24

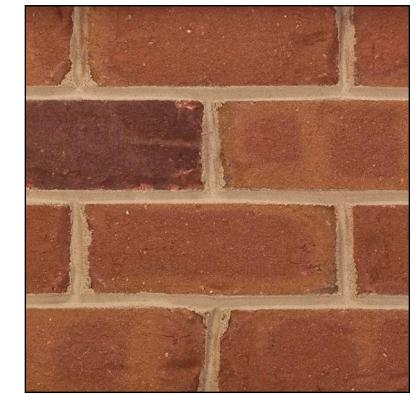
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South Elevation

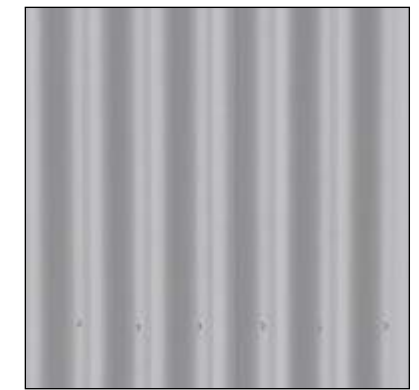
Scale: 1/16" = 1'-0"



MATERIAL KEY



FULL DEPTH RED BRICK



CORRUGATED METAL- GREY

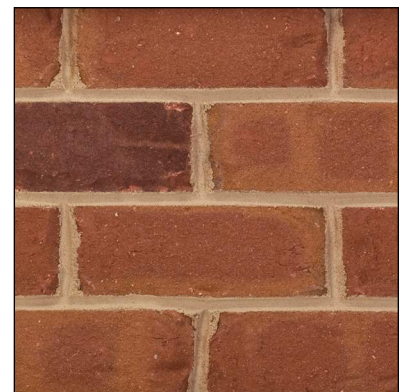


FIBER CEMENT PANEL - GREY



- METAL CLADDING TO MATCH CORRUGATED PANEL
- CORRUGATED METAL CLADDING- GREY
- CANOPY AT ROOFDECK
- WINDOW AT CORRIDOR
- GUARDRAIL SYSTEM
- METAL COPING TO MATCH FIBER CEMENT
- WINDOW WITH FIXED AND OPERABLE LITES
- FIBER CEMENT WITH TRIM - DARK GREY
- BRICK DOUBLE SOLDIER CORNICE
- FIXED WINDOW
- FIBER CEMENT WITH TRIM - DARK GREY
- BRICK DOUBLE SOLDIER COURSE HEADER
- PERFORATED METAL SCREEN AT PARKING GARAGE
- HOLLOW METAL DOOR
- BRICK TRIPLE SOLDIER COURSE BASE

MATERIAL KEY



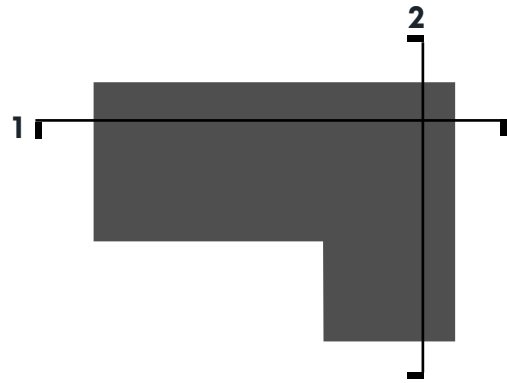
FULL DEPTH RED BRICK



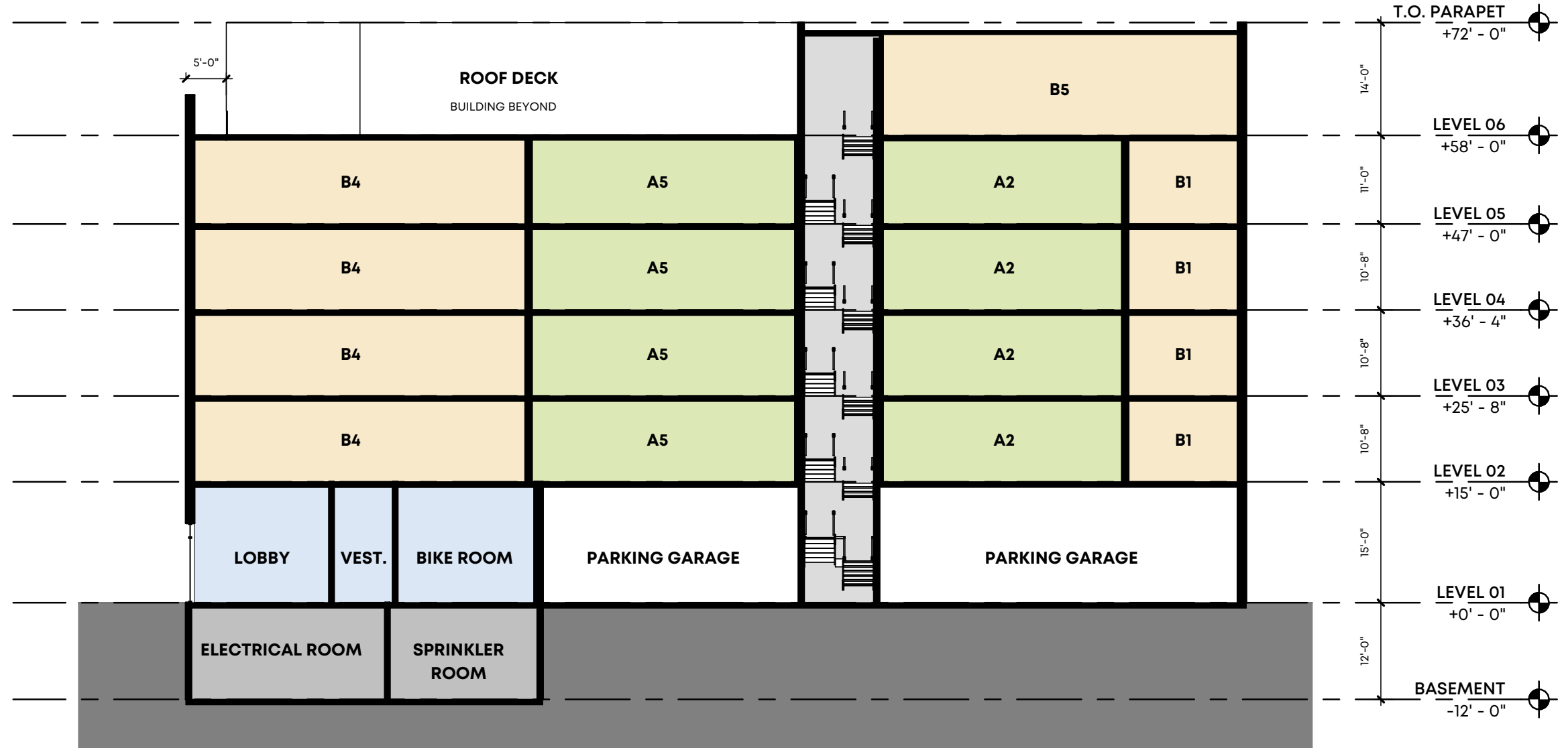
CORRUGATED METAL- GREY



FIBER CEMENT PANEL - GREY



KEY PLAN



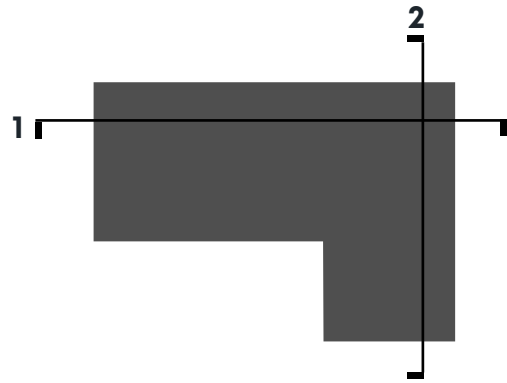
KEY

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Building Section 1

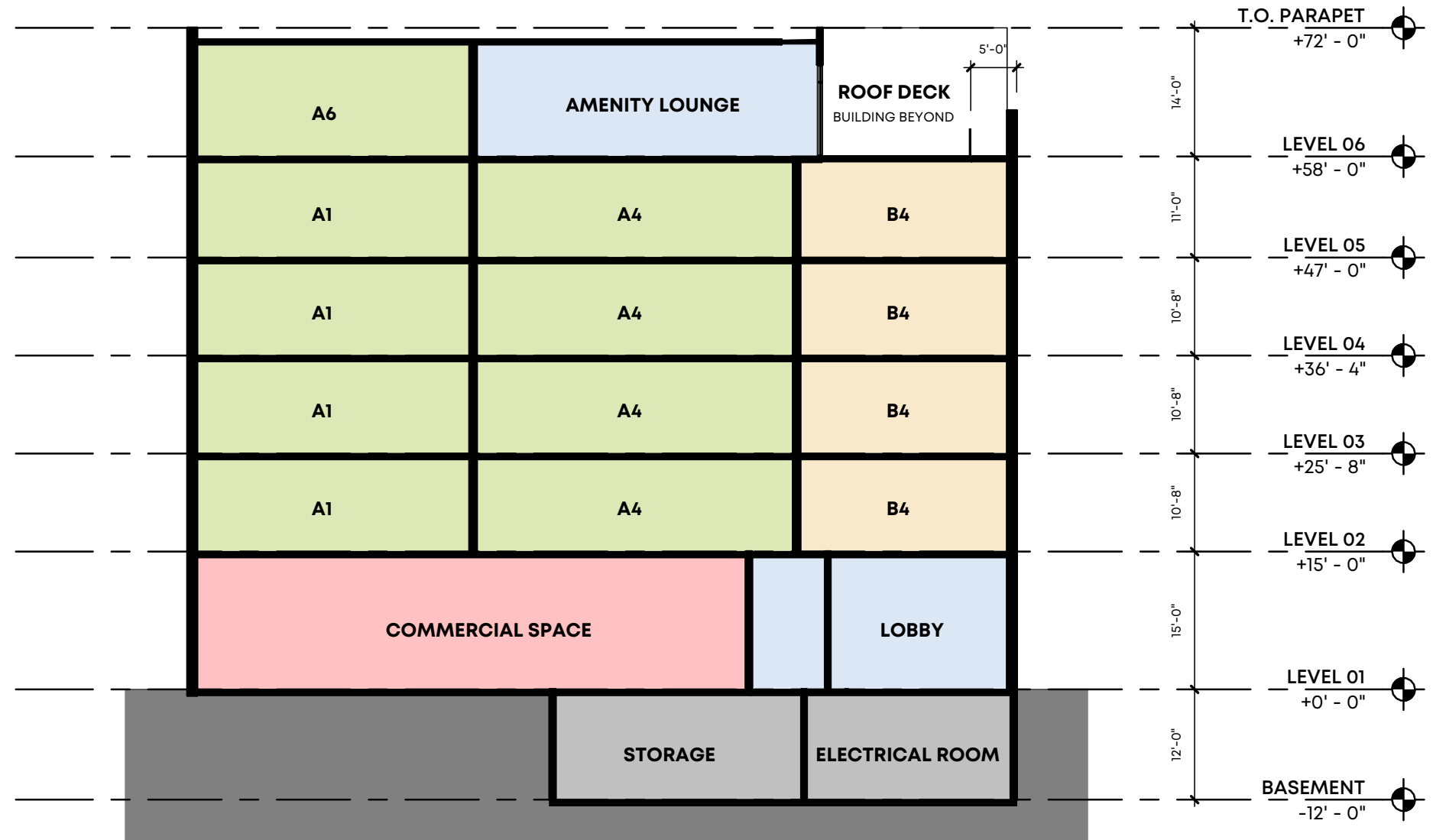
Scale: 1/16" = 1'-0"



KEY PLAN

KEY

- COMMERCIAL
- AMENITY
- ONE BEDROOM UNITS
- TWO BEDROOM UNITS
- UTILITY
- VERTICAL CIRCULATION









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, project is located on South Broad Street and is a two-block walk to both the Tasker-Morris and Snyder stations of the B Street Line. The project is also well located near a number of bus routes.
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes, all 12 parking spaces are under the building (on grade).
(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.	2 spaces for EV charging will be provided.
(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	N/A. Project has no railway frontages.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No new bike share stations are being proposed. Two existing bike share stations are located within three blocks (15th and Castle, 12th and Pierce).

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.	Given the infill nature of the site, landscaping is limited to street trees.
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.	The site is infill and has no open area. Roofing will be high albedo to reduce heat island effect. Green roof is not proposed for this project.
(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 will meet stormwater requirements but will not participate in 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.	The site is infill and has no open area. Roofing will be high albedo to reduce heat island effect. Five street trees are 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	Project will meet or exceed the requirements of ASHRAE 90.01-2016 via Prescriptive Compliance Path.
(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	No to all.

	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}	Given proximity to Broad Street, MERV 13 air filters will be specified and installed.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No on-site renewable energy.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	No additional measures.

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

Philadelphia City Planning Commission



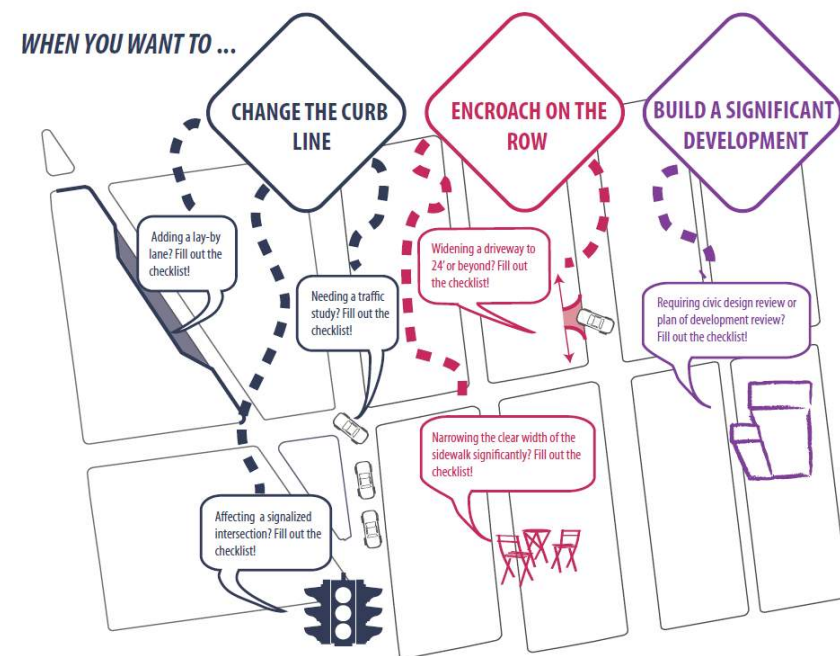
INSTRUCTIONS

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?



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

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

Complete Streets Review Submission Requirement*:

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|--|--|
| <p>1. PROJECT NAME
<u>1900 S Broad</u></p> <p>3. APPLICANT NAME
<u>1900 S Broad Street Owner LLC</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>Max@maestroredev.com</u></p> <p>6. OWNER NAME
<u>Maxwell Silverstein</u></p> <p>7. OWNER CONTACT INFORMATION
<u>Max@maestroredev.com</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>Bohler (Matthew Kears)</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>mkearse@bohlereng.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>09-18-2024</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>The property is a corner lot with frontage along Broad Street and Mifflin Street.</u></p> |
|--|--|

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

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Broad Street</u>	<u>Mifflin Street</u>	<u>McKean Street</u>	<u>Civil/Ceremonial</u>
<u>Mifflin Street</u>	<u>Broad Street</u>	<u>S 15th Street</u>	<u>City Neighborhood</u>

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
- | | | | |
|---|---|-----------------------------|---|
| a. Parking and loading regulations in curb lanes adjacent to the site | YES <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 type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

APPLICANT: General Project Information

Additional Explanation / Comments: The project proposes demolition of the existing building and construction of a multi-use development with 41 apartment units and 2,402 SF retail (vacant). The project proposes 13 bicycle spaces and 12 car parking spaces.

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

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

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>Broad Street</u>	<u>16' / 22' / 22'</u>	<u>22' / 22'</u>
<u>Mifflin Street</u>	<u>10' / 11.9' / 11.9'</u>	<u>12' / 12'</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>Broad Street</u>	<u>11' / 13.9' / 13.9'</u>
<u>Mifflin Street</u>	<u>6' / 9.9' / 7.9'</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>Curb Cut (to be removed)</u>	<u>19.9'</u>	<u>Mifflin Street</u>

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Curb Cut</u>	<u>21'</u>	<u>Mifflin Street</u>

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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: The proposed development will replace the existing sidewalk along the frontage to provide safe and comfortable access for pedestrians

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

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
Broad Street	0' / 0'
Mifflin Street	0' / 0'

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

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH
	Recommended / Existing / Proposed
Broad Street	5' / 8.1' / 8.1'
Mifflin Street	4' / 2.7' / 4'

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?

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

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

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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:

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BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>
24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET	ON SIDEWALK	OFF-STREET
		Existing / Proposed	Existing / Proposed	Existing / Proposed
1900 S Broad	6	0 / 0	0 / 0	0 / 13

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 type="checkbox"/> N/A <input checked="" type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/>
YES <input type="checkbox"/> NO <input type="checkbox"/> |
|---|--|--|
26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES NO N/A 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:

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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 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 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: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

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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		DESIGN SPEED
			Existing	Proposed	
_____	_____	_____	_____ / _____	_____	_____
_____	_____	_____	_____ / _____	_____	_____
_____	_____	_____	_____ / _____	_____	_____
_____	_____	_____	_____ / _____	_____	_____

- | | | |
|---|--|---|
| 33. What is the maximum AASHTO design vehicle being accommodated by the design? | <u>Passenger Vehicle</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 checked="" type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 36. Does the design maintain emergency vehicle access? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 37. Where new streets are being developed, does the design connect and extend the street grid? | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 38. Does the design support multiple alternative routes to and from destinations as well as within the site? | YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

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

APPLICANT: Urban Design Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component
Reviewer Comments: _____

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INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

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

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

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

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ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

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INSTRUCTIONS

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

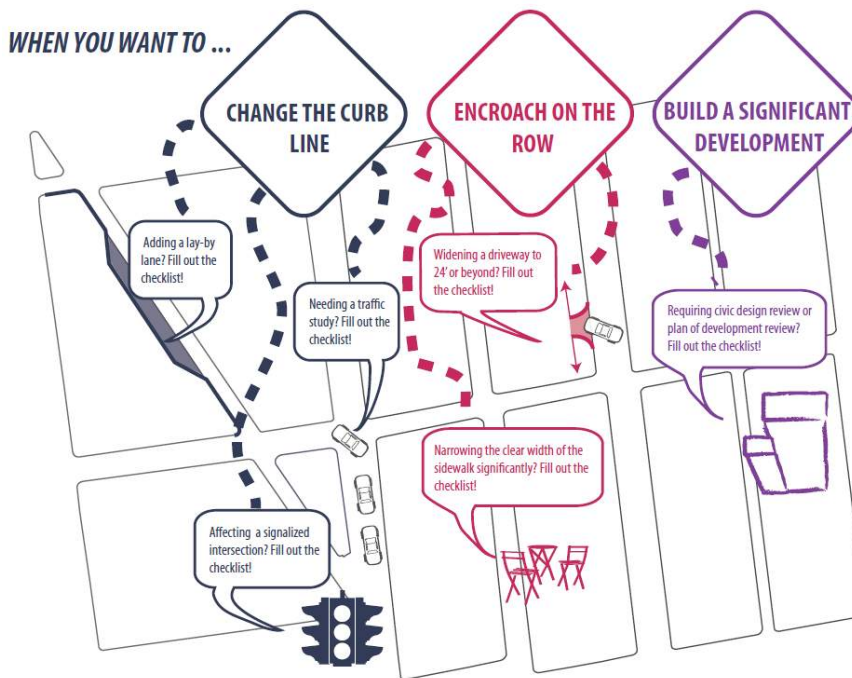
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects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

The Handbook and the checklist can be accessed at

<http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx>

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE