



CITY OF PHILADELPHIA - DEPARTMENT OF LICENSES AND INSPECTIONS

CDR NOTIFICATION TO PHILA. PLANNING COMMISSION

EXAMINER INFORMATION

NAME: SARAH KAISER

PHONE NUMBER: (215) 686-2417

EMAIL: SARAH.KAISER@PHILA.GOV

PROJECT/PROPERTY INFORMATION

DATE OF CDR DETERMINATION: 03/10/2015

SITE ADDRESS: 3201 RACE STREET

SQUARE FOOTAGE BEING ADDED: 167,935 SQ. FT.

NUMBER OF DWELLING UNITS BEING ADDED: 176

HAS THE APPLICANT REQUESTED AN EARLY REFUSAL/REFERRAL BEFORE COMPLETING A CIVIC DESIGN REVIEW? YES

APPLICANT INFORMATION

NAME: NEIL SKLAROFF

ADDRESS: 1735 MARKET STREET
PHILADELPHIA, PA 19103

PLEASE BE ADVISED THAT THIS FORM SHALL BE SENT TO:
Community Group Notification (rco.notification@phila.gov)
David Schaaf, Director of Urban Design Division (David.Schaaf@Phila.Gov)

<p style="text-align: center;"><u>NOTICE OF:</u></p> <p><input checked="" type="checkbox"/> REFUSAL</p> <p><input checked="" type="checkbox"/> REFERRAL</p>	<p>CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102</p>	<p>DATE OF REFUSAL 3/10/2015</p>	<p>APPLICATION # 591613</p>
<p>ADDRESS/LOCATION: 3201 RACE STREET (THROUGH TO SUMMER STREET, NEC OF NATRONA STREET, NWC OF 32ND STREET)</p>		<p>ZONING DISTRICT(S): RSA-5 (27.7%) AND CMX-3 (72.3%)</p>	
<p>APPLICANT: NEIL SKLAROFF (ATTORNEY)</p>	<p>ADDRESS: 1735 MARKET STREET PHILADELPHIA, PA 19103</p>		
<p>APPLICATION FOR:</p> <p>FOR THE CREATION OF A UNITY OF USE TO CREATE ONE (1) LOT FOR ZONING PURPOSES (TO BE KNOWN AS 3201 RACE STREET) WITH RESPECTIVE COVENANTS, AGREEMENTS AND EASEMENTS TO BE RECORDED BY DEED TO BIND CURRENT AND FUTURE OWNERS OF THE CONTIGUOUS TWELVE (12) DEEDED LOTS (3201 RACE ST, 3203 RACE ST, 3205 RACE ST, 3207 RACE ST, 3209 RACE ST, 3211 RACE ST, 3213-19 RACE ST, 3221 RACE ST, 3200 SUMMER ST, 3202 SUMMER ST, 3204 SUMMER ST AND 3206 SUMMER ST) AND EIGHT (8) OPA ACCOUNTS (3201 RACE ST, 3203-09 RACE ST, 3211 RACE ST, 2313-21 RACE ST, 3200 SUMMER ST, 3202 SUMMER ST, 3204 SUMMER ST AND 3206 SUMMER ST) TO PRESERVE THE UNITY OF USE AND THE LEGALITY OF THE ENTIRE PROJECT THAT STEMS FROM SINGLE ZONING LOT TREATMENT. PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY, PROOF RECORDATION OF EASEMENTS, AGREEMENTS AND RESTRICTIVE COVENANTS MUST BE SUPPLIED.</p> <p>FOR THE COMPLETE DEMOLITION OF ALL STRUCTURES ON THE LOT.</p> <p>FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A ROOF DECK AT LEVEL R00 AND AT ROOF LEVEL. SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION.</p> <p>FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (ONE-HUNDRED AND SEVENTY-SIX (176) DWELLINGS) AND A DAY CARE CENTER WITH A TOTAL OF TWENTY-EIGHT (28) ACCESSORY PARKING SPACES (4 SURFACE SPACES, 24 STRUCTURED SPACES) INCLUDING TWO (2) VAN ACCESSIBLE SPACES; AND TWO (2) RESERVOIR SPACES AND SIXTY-ONE (61) TYPE 1A BICYCLE PARKING SPACES.</p>			
<p>PAGE 1 OF 3</p>			
<p>Cc</p> <p>OWNER: DREXEL UNIVERSITY 3141 CHESTNUT ST PHILADELPHIA, PA 19104</p>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  Sarah Kaiser PLANS EXAMINER </div> <div style="text-align: center;"> 3/10/2015 DATE </div> </div>		
<p><u>NOTICE TO APPLICANT:</u> AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.</p>			

NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input checked="" type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL	APPLICATION #
		3/10/2015	591613
		ZONING DISTRICT(S): RSA-5 (27.7%) AND CMX-3 (72.3%)	

ADDRESS/LOCATION:

3201 RACE STREET (THROUGH TO SUMMER STREET, NEC OF NATRONA STREET, NWC OF 32ND STREET)

APPLICANT:

NEIL SKLAROFF
(ATTORNEY)

ADDRESS:

1735 MARKET STREET
PHILADELPHIA, PA 19103

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
§14-401(4)(a)	NO MORE THAN ONE PRINCIPLE USE IS ALLOWED PER LOT IN RSA ZONING DISTRICTS, WHEREAS THE PROPOSED APPLICATION IS FOR TWO (2) PRINCIPLE USES ON ONE LOT.		
TABLE 14-602-1	THE PROPOSED USE, MULTIFAMILY HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT (RSA-5).		
TABLE 14-602-1	THE PROPOSED USE, DAY CARE CENTER, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT (RSA-5).		
§14-604(5)(a)		REQUIRED	PROPOSED
	ROOF DECK SETBACK FROM EXTREME FRONT BUILDING LINE	5 FT	0 FT
TABLE 14-802-2, §14-803(8)(b) §14-803(8)(e)		REQUIRED (CMX-3)	PROPOSED
	ACCESSORY PARKING	40	28
TABLE 14-803-1, NOTE [4]		ALLOWABLE (RSA-5 AND CMX-3)	PROPOSED
	COMPACT SPACES	7 (25% of 28)	8
§14-803(4)(a)(.5)		ALLOWABLE (RSA-5)	PROPOSED
	CURB CUT WIDTH	24 FT	30 FT
§14-803(5)(c)	WHEN A PARKING LOT OR SURFACE PARKING AREA ASSOCIATED WITH A PARKING GARAGE (INCLUDING BUT NOT LIMITED TO DRIVEWAYS AND AISLES) ABUTS A RESIDENTIAL DISTRICT, A CONTINUOUS SCREENING WALL, BERM, FENCE, OR ROW OF PLANTS AT LEAST FIVE FT. TALL SHALL BE PROVIDED BETWEEN THE SURFACE PARKING LOT OR SURFACE PARKING AREA AND THE RESIDENTIAL DISTRICT; WHEREAS NO SCREENING IS REQUIRED.		
TABLE 14-806-1		REQUIRED (CMX-3)	PROPOSED
	LOADING SPACES	2	1

CODE REFERENCE	PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
§14-701(2)(b)(.3), Table 14-701-1, Note [5]		REQUIRED	PROPOSED
	SETBACK FROM SUMMER ST	0 FT	9 FT
	SETBACK FROM NATRONA ST	0 FT	~ 60 FT
TABLE 14-701-1		ALLOWABLE	PROPOSED
	HEIGHT	38 FT	192 FT

CODE REFERENCE	PROPOSED ZONING IS REFERRED FOR THE FOLLOWING:
§14-705(1)(e)	THE PROPOSED DEVELOPMENT INCLUDES THE REMOVAL OF TWO (2) HERITAGE TREES (ACER SACCHARINUM (SILVER MAPLE) AND ULMUS RUBRA (SLIPPERY ELM))

PAGE 2 OF 3

Cc

OWNER:
DREXEL UNIVERSITY
3141 CHESTNUT ST
PHILADELPHIA, PA 19104

Sarah Kaiser

Sarah Kaiser


3/10/2015

PLANS EXAMINER

DATE

NOTICE TO APPLICANT:

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<p>NINE (9) USE REFUSALS THREE (3) ZONING REFUSALS ONE (1) ZONING REFERRAL</p> <p>FEE TO FILE APPEAL \$250</p> <p><u>NOTES TO THE ZBA:</u></p> <p>3201 RACE STREET SEE A/P NO 16508F, CAL NO P1207, ZBA GRANTED PUBLIC PARKING LOT WITH ACCESSORY SIGNS PROVISIO: SET FORTH IN BOARDS CERTIFICATE EX-245, DATED JUNE 6, 1956 (06/06/56)</p> <p>3213 RACE STREET SEE A/P NO 99380F, CAL NO U-1821, ZBA GRANTED THE ERECTION OF A ONE STORY STRUCTURE FOR A SHOWROOM, OFFICES, SERVICING AND SPRAY BOOTH FOR SAFES AND FILING CABINETS. (09/29/61)</p> <p>SEE A/P NO 97351F, CAL NO U-1449, ZBA REFUSED ERECTION OF STRUCTURE AS AN OFFICE, SHOWROOM AND SPRAY BOOTH FOR FILING CABINETS (09/05/61)</p> <p>3221 RACE STREET SEE A/P NO 45201-B, CAL NO K-2733, ZBA GRANTED PRIVATE INDUSTRIAL PARKING LOT. (1/23/52)</p> <p>3200 SUMMER STREET SEE A/P NO 55353, CAL NO 82-1817. APPLICATION WITHDRAWN – FO USE AS A REAL ESTATE OFFICE (11/24/82)</p> <p>SEE A/P NO 10109, CAL NO 79-1419 , ZBA GRANTED THE LEGALIZATION OF ACCESSORY PARKING SPACE TO A SINGLE FAMILY DWELLING. PERMIT NEVER PICKED UP (10/10/79)</p>			
<p>PAGE 3 OF 3</p>			
<p>Cc</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>OWNER:</p> <p>DREXEL UNIVERSITY 3141 CHESTNUT ST PHILADELPHIA, PA 19104</p> </div> <div style="width: 30%; text-align: center;">  <p>Sarah Kaiser</p> </div> <div style="width: 30%; text-align: right;"> <p>3/10/2015</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div></div> <p>PLANS EXAMINER</p> <p>DATE</p> </div>			
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CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 591613

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

Project includes more than 100,000 square feet of new gross floor area.

PROJECT LOCATION

Planning District: University/Southwest **Council District:** 3

Address: 3201 Race Street

Is this parcel within a Master Plan District? Yes ☐ No ☒

CONTACT INFORMATION

Applicant Name: Radnor Property Group LLC
by Ballard Spahr LLP **Primary Phone:** (215) 864-8514

Email: sklaroffn@ballardspahr.com **Address:** 1735 Market Street
Philadelphia, PA 19103

Property Owner: Drexel University **Developer** Radnor Property Group LLC

Architect: Erdy McHenry Architecture

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 29,613 sf

Existing Zoning: RSA-5 / CMX-3 Are Zoning Variances required? Yes X No

SITE USES

Present Use: Vacant / residential

Proposed Use: Multifamily residential and day care center

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

164 multifamily units totaling 147,498 square feet

12 townhome units totaling 13,200 square feet

Day care center totaling 13,837 square feet

Proposed # of Parking Units:

26 underground spaces, 4 surface spaces

COMMUNITY MEETING

Community meeting held: Yes X No

If yes, please provide written documentation as proof.

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

Date: Time:

RADNOR PROPERTY GROUP LLC

c/o Neil Sklaroff, Esquire
Ballard Spahr LLP
1735 Market Street, 51st Floor
Philadelphia, PA 19103

March 24, 2015

Re: 3201 Race Street, Philadelphia, PA

To Whom It May Concern:

This letter certifies that a public meeting regarding the above-referenced project was convened by the Powelton Village Civic Association, as Coordinating Registered Community Organization, on Monday, March 16, 2015 at 7:30 p.m. at the Metropolitan Baptist Church, 3500 Baring Street, Philadelphia, PA 19104.

Notice of the meeting was provided to the applicable Registered Community Organizations, the local City Councilperson, the Philadelphia City Planning Commission, and the Zoning Board of Adjustment on March 10, 2015, and notice of the meeting was provided to neighbors on March 11, 2015.

Sincerely,

RADNOR PROPERTY GROUP LLC



CIVIC DESIGN REVIEW

PHILADELPHIA PLANNING COMMISSION CIVIC DESIGN REVIEW SUBMISSION



DREXEL UNIVERSITY
NEW CHILDCARE CENTER AND MARKET RATE HOUSING
32ND & RACE STREET
SUBMITTED MARCH 24, 2015

TABLE OF CONTENTS

Radnor Property Group LLC

- **Project Objectives**

- **Civil Documents**

- Existing Conditions Site Plan
 - Zoning Site Plan

Boles, Smyth Associates Inc

- **Design Documents**

- Zoning
- Massing Studies
- Plans
- Materials
- Elevations
- Perspective Views

Erdy McHenry Architecture, LLC

OBJECTIVES

- **Community Based Childcare for 150-164 Children**
Scholarships to Eligible Families)
- **Maximize Community Open Space More**
Costly Underground Parking
- **Provide Market-rate Housing**
Restrict Leasing to Preclude Undergraduate Students
- **Incorporate For-sale Townhomes**
12 to be Marketed to the Community
- **Preserve Community Park Solar Access**
- **Adhere to a Sustainable Approach to Design and Construction**
Although actual certification will not be pursued, environmentally conscientious decisions will consequently increase efficiency and decrease long term cost of the development as a whole.
- **Provide Car Share For The Community**

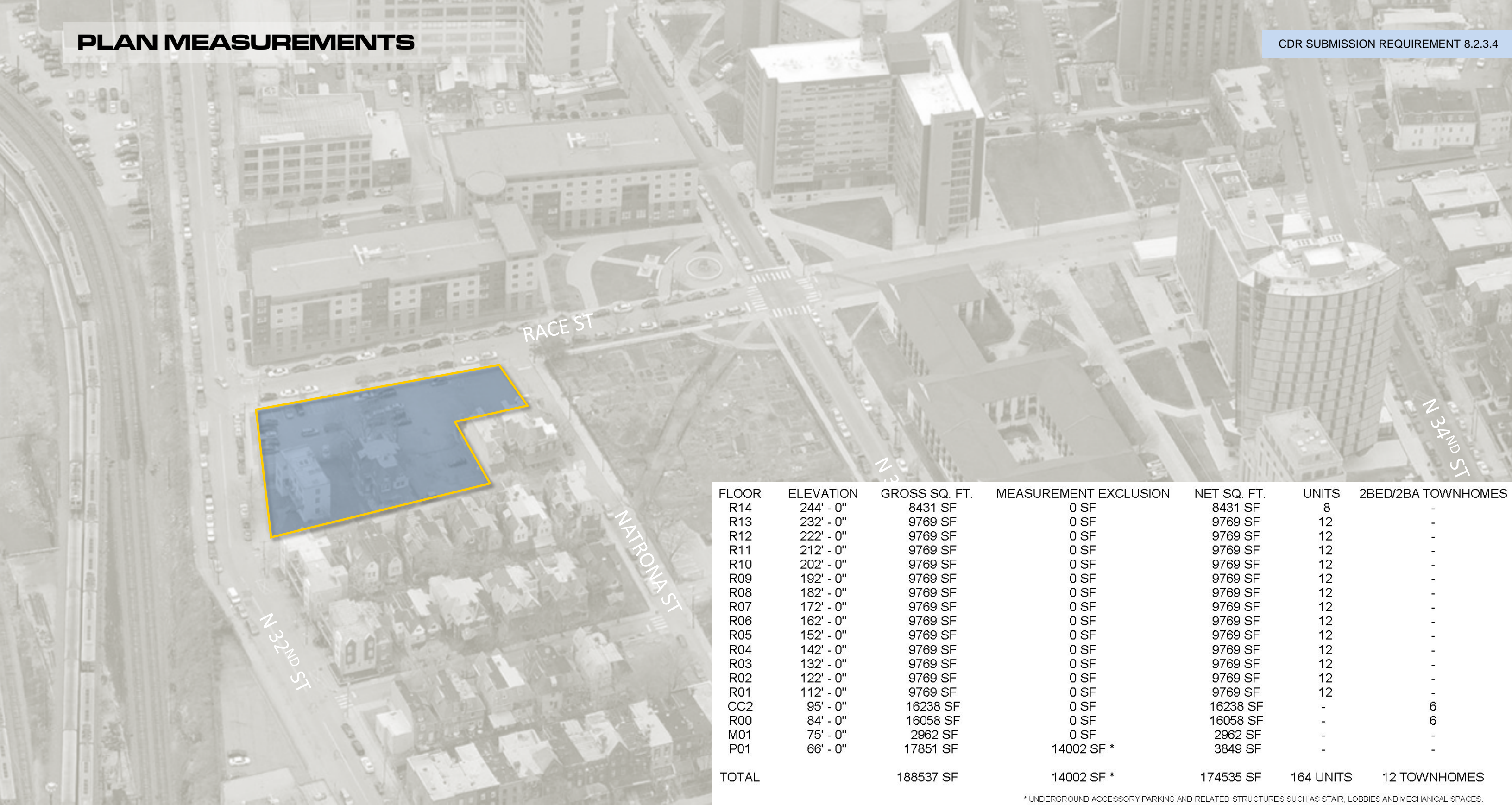
AERIAL

CDR SUBMISSION REQUIREMENT 10.5.1.3



PLAN MEASUREMENTS

CDR SUBMISSION REQUIREMENT 8.2.3.4



FLOOR	ELEVATION	GROSS SQ. FT.	MEASUREMENT EXCLUSION	NET SQ. FT.	UNITS	2BED/2BA TOWNHOMES
R14	244' - 0"	8431 SF	0 SF	8431 SF	8	-
R13	232' - 0"	9769 SF	0 SF	9769 SF	12	-
R12	222' - 0"	9769 SF	0 SF	9769 SF	12	-
R11	212' - 0"	9769 SF	0 SF	9769 SF	12	-
R10	202' - 0"	9769 SF	0 SF	9769 SF	12	-
R09	192' - 0"	9769 SF	0 SF	9769 SF	12	-
R08	182' - 0"	9769 SF	0 SF	9769 SF	12	-
R07	172' - 0"	9769 SF	0 SF	9769 SF	12	-
R06	162' - 0"	9769 SF	0 SF	9769 SF	12	-
R05	152' - 0"	9769 SF	0 SF	9769 SF	12	-
R04	142' - 0"	9769 SF	0 SF	9769 SF	12	-
R03	132' - 0"	9769 SF	0 SF	9769 SF	12	-
R02	122' - 0"	9769 SF	0 SF	9769 SF	12	-
R01	112' - 0"	9769 SF	0 SF	9769 SF	12	-
CC2	95' - 0"	16238 SF	0 SF	16238 SF	-	6
R00	84' - 0"	16058 SF	0 SF	16058 SF	-	6
M01	75' - 0"	2962 SF	0 SF	2962 SF	-	-
P01	66' - 0"	17851 SF	14002 SF *	3849 SF	-	-
TOTAL		188537 SF	14002 SF *	174535 SF	164 UNITS	12 TOWNHOMES

* UNDERGROUND ACCESSORY PARKING AND RELATED STRUCTURES SUCH AS STAIR, LOBBIES AND MECHANICAL SPACES.



207 N Natrona St
Philadelphia, Pennsylvania
Street View - Aug 2014

Copyright Google

207 Natrona Street



Copyright Google

218 N 32nd St



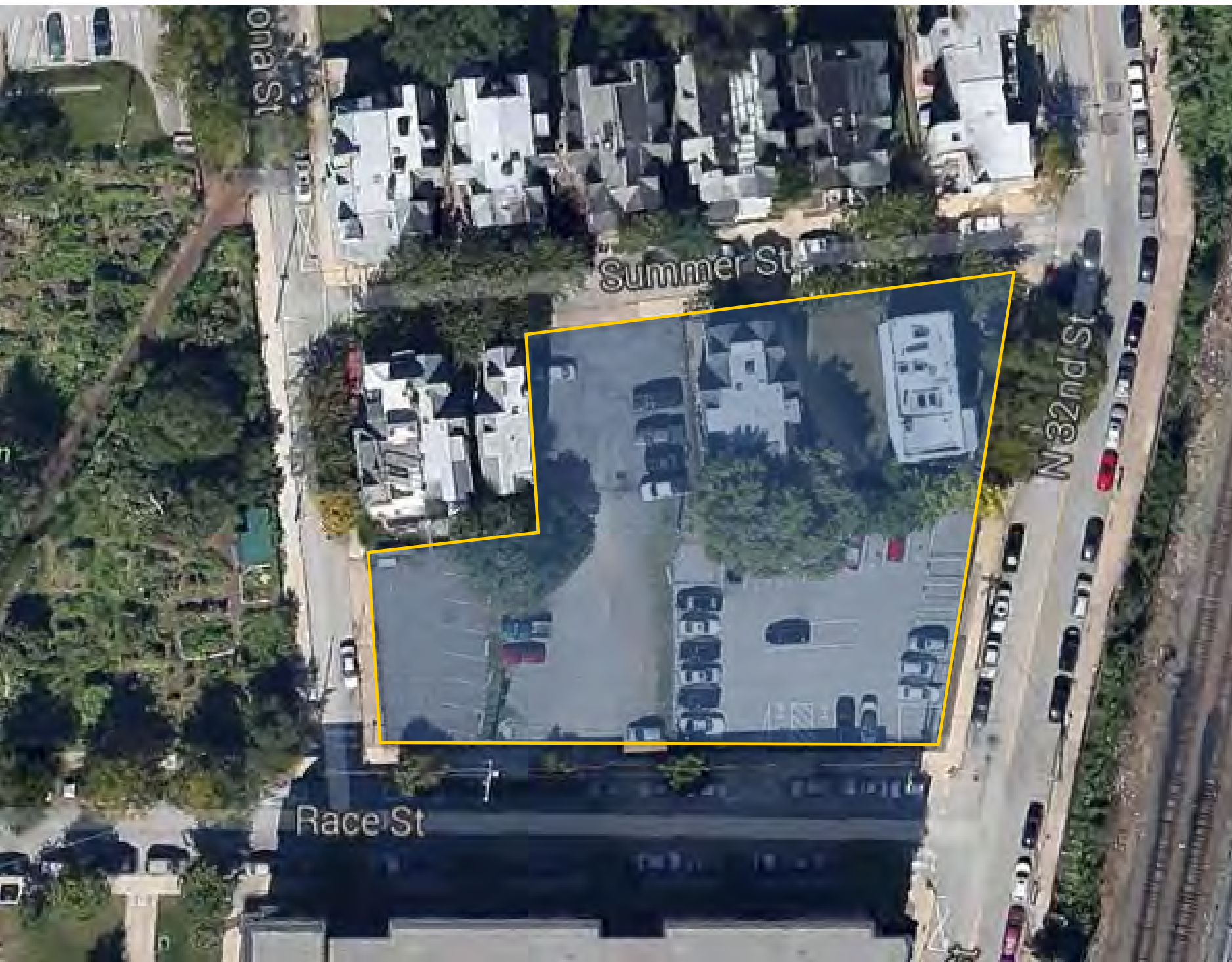
Copyright Google

3206 Summer St



Copyright Google

3218 Summer Street



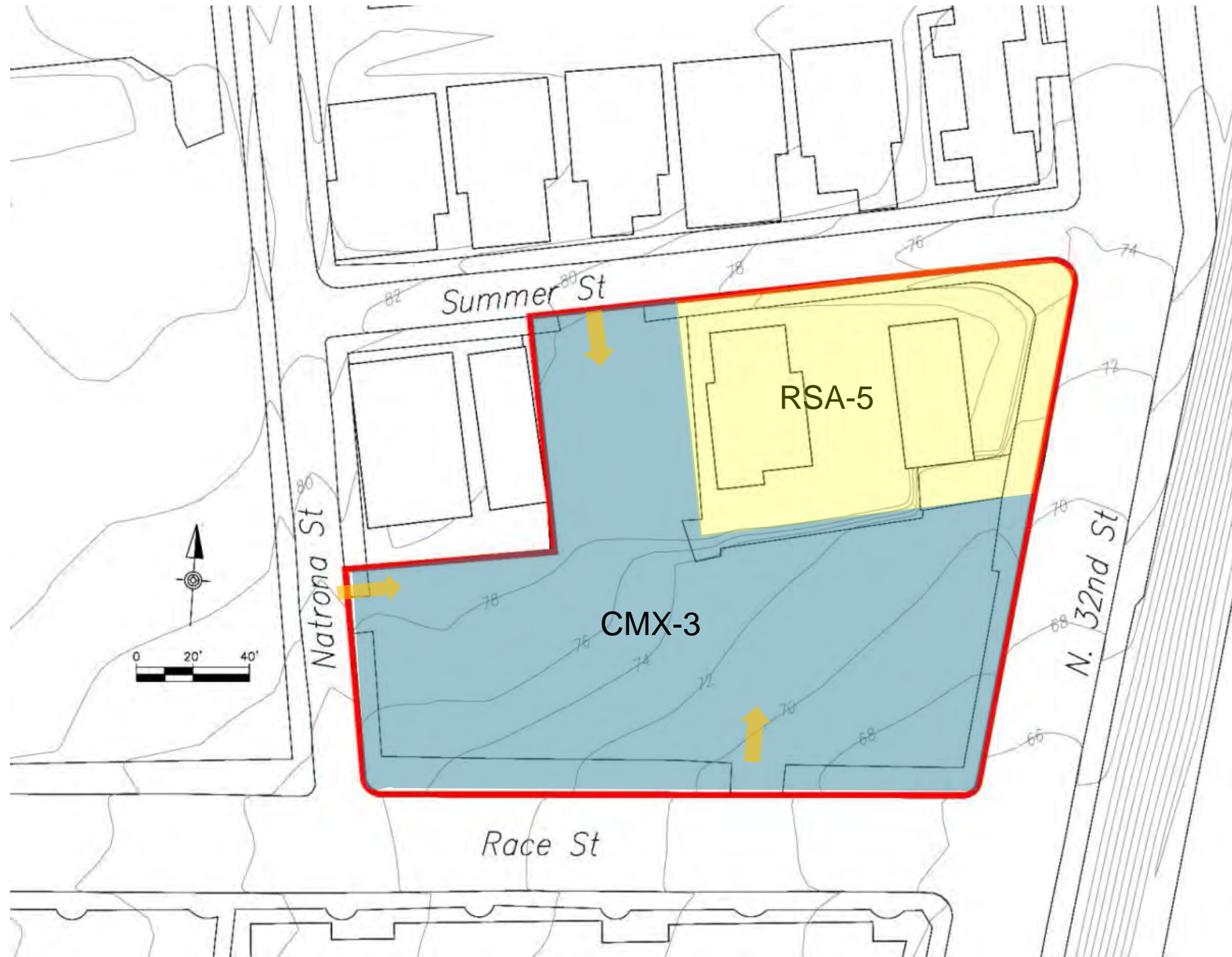
Zoning: **RSA-5** [8,412 SF]

- Use: Single-Family Residential
- Height Limit: 38' Max
- Coverage: 75% (80% for Corner)
- Parking: None
- Min. Lot Width: 16'

Zoning: **CMX-3** [21,201 SF]

- Use: Child Care & Multi-Family Permitted
- Height Limit: None
- FAR: 500%
- Coverage: 80%
- Parking: Residential (3 per 10 un.)
- Loading Requirement:
 - 1 Bay (Res. 100,000-150,000SF)
 - 2 Bays (Res. >150,000SF)

ZONING – EXISTING CONDITIONS



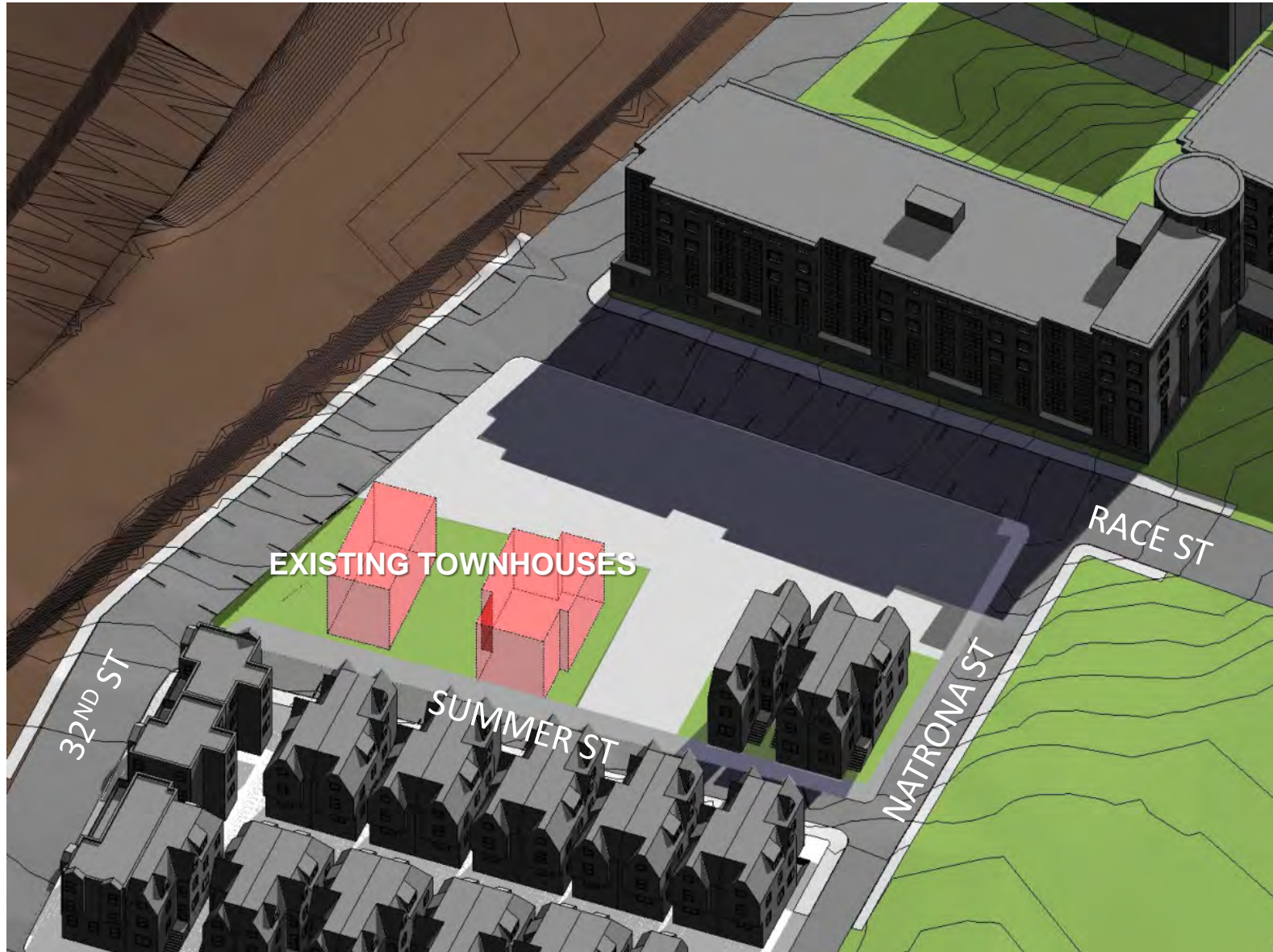
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BUILDING MASS - PROCESS



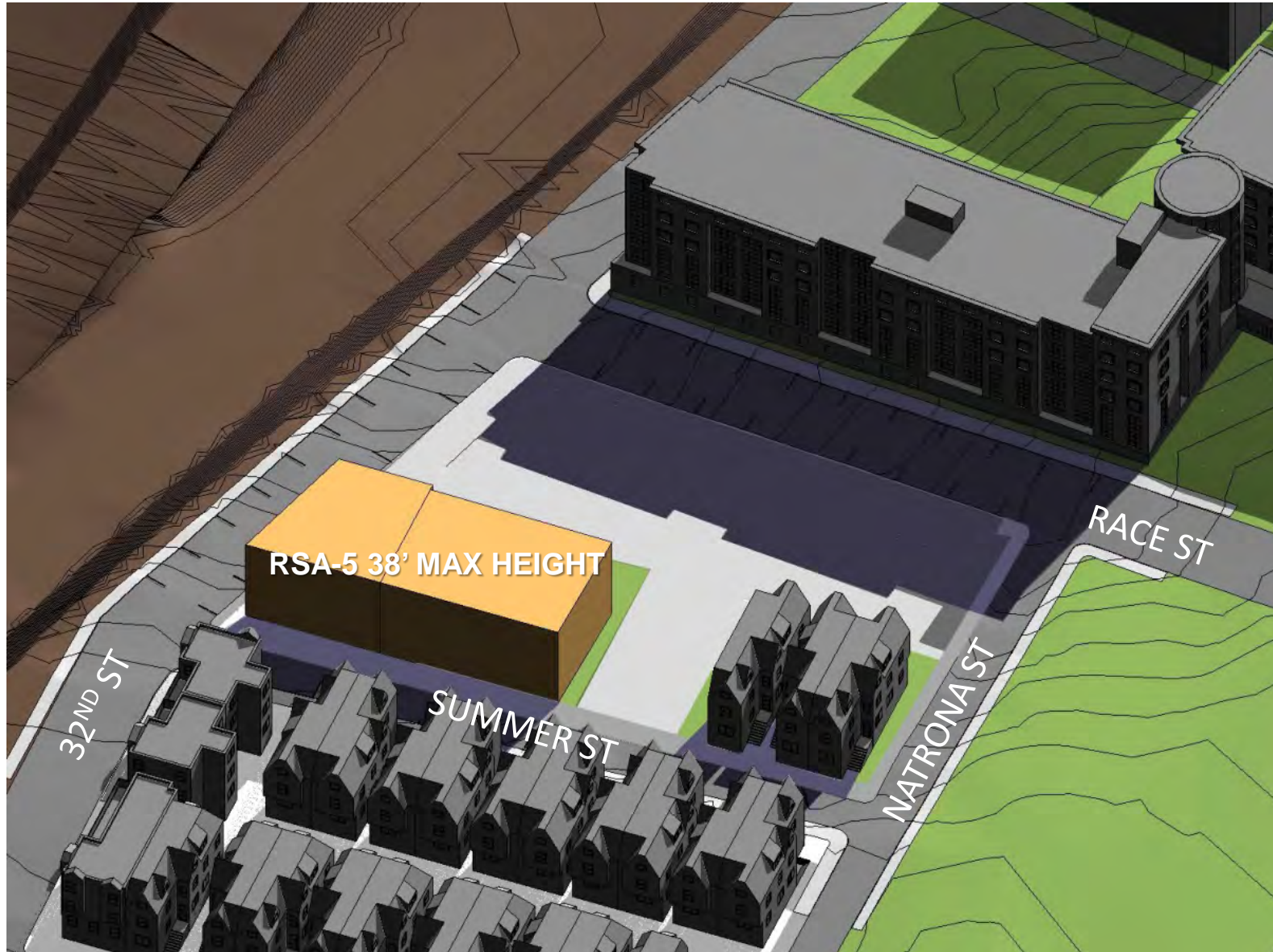
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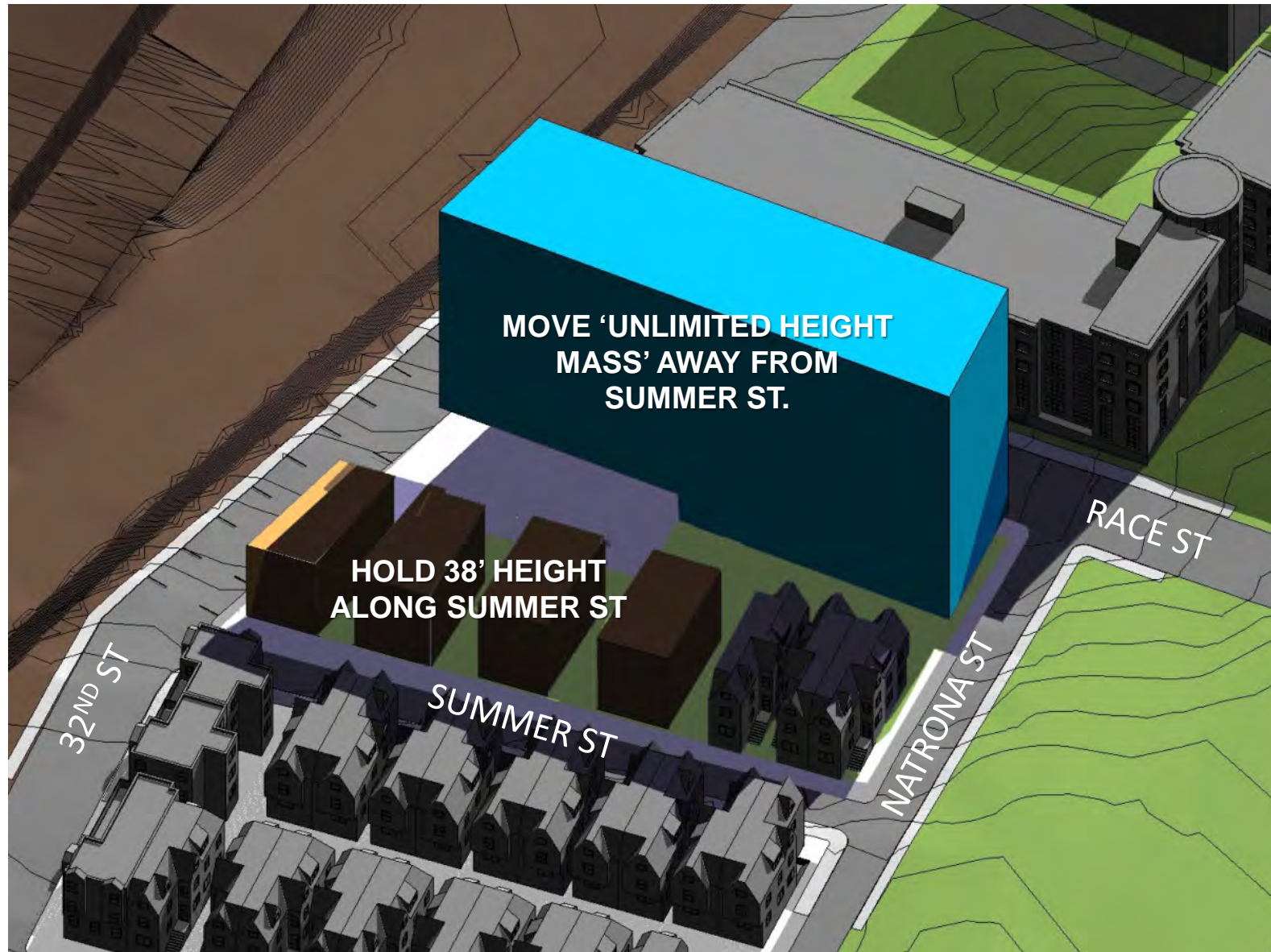
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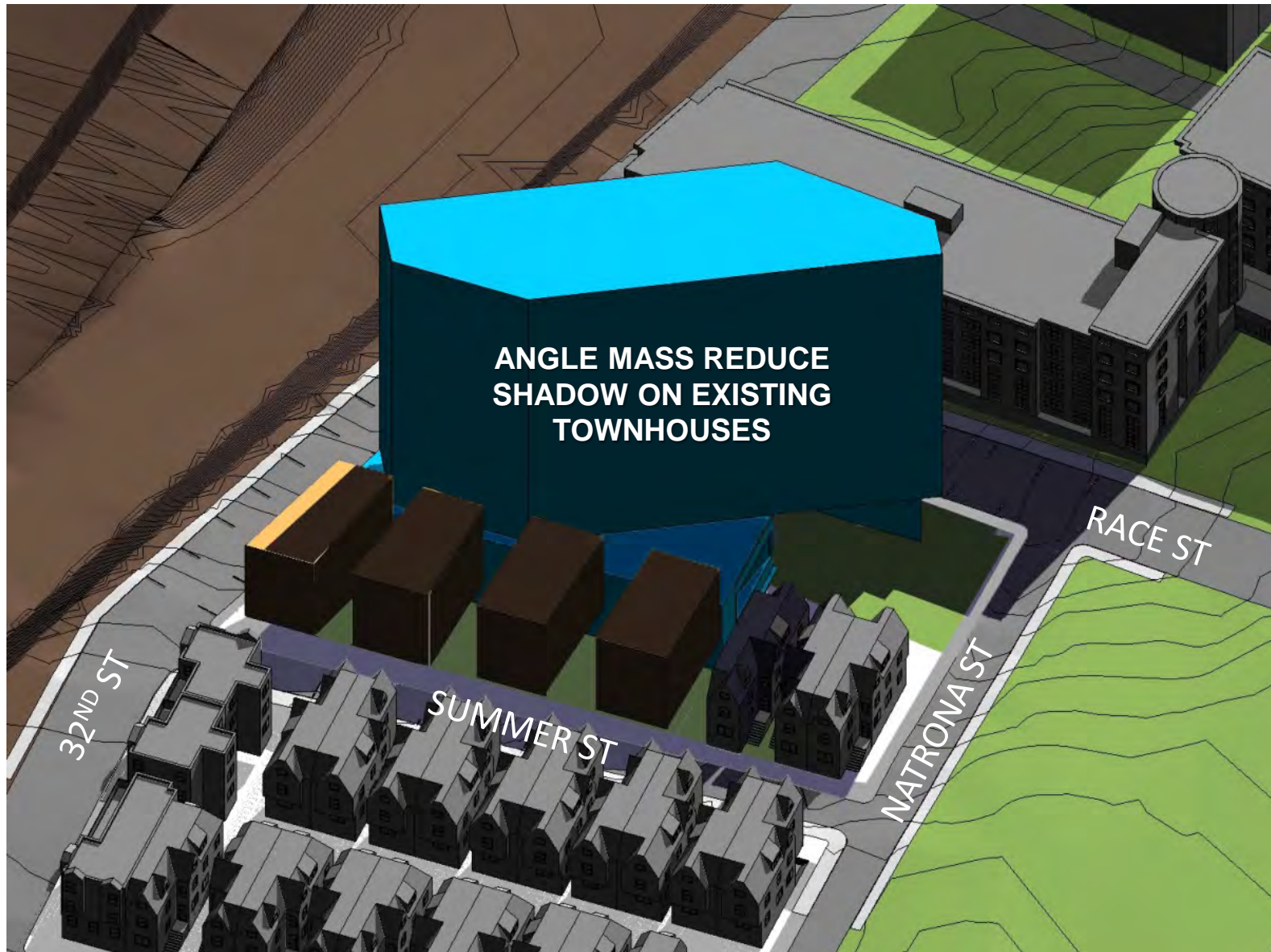
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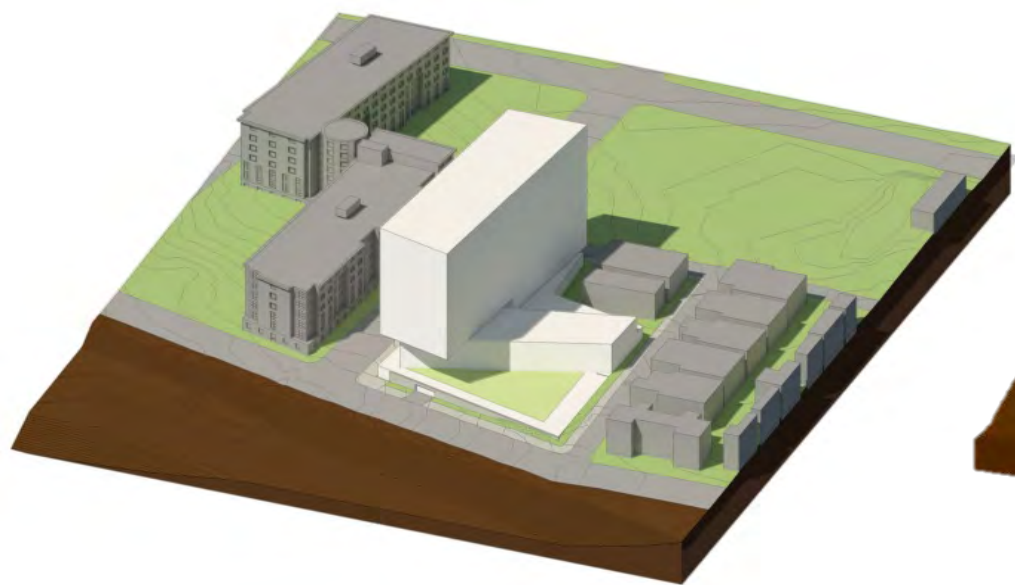
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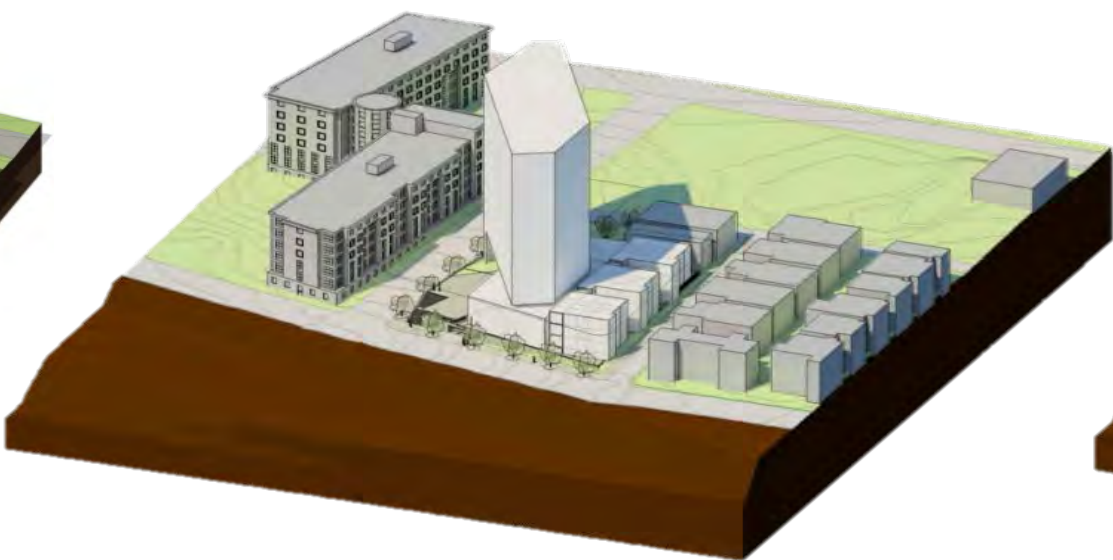
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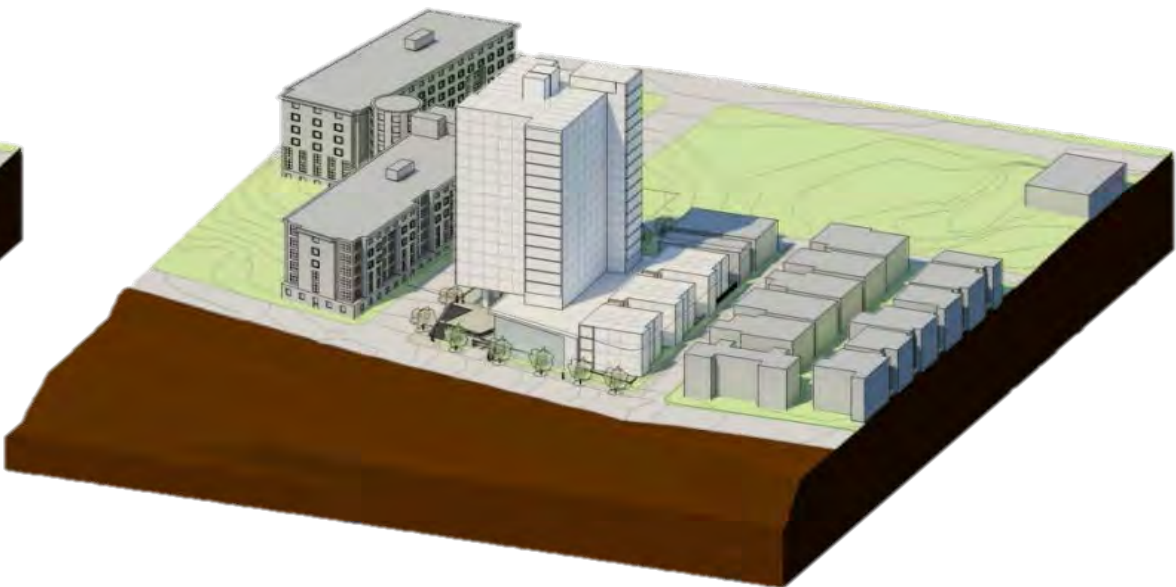
PLANNING ALTERNATES



SCHEME A

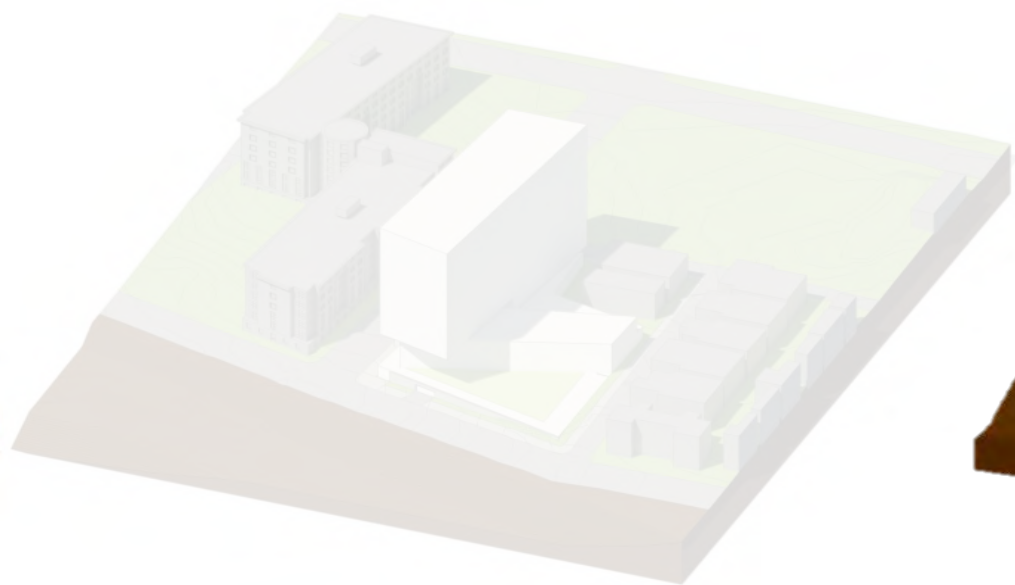


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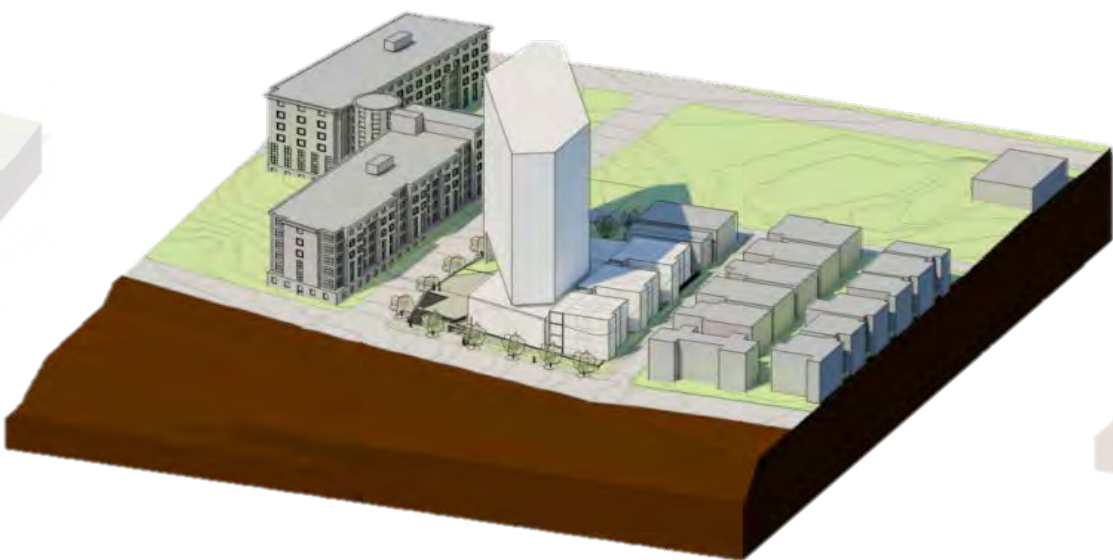


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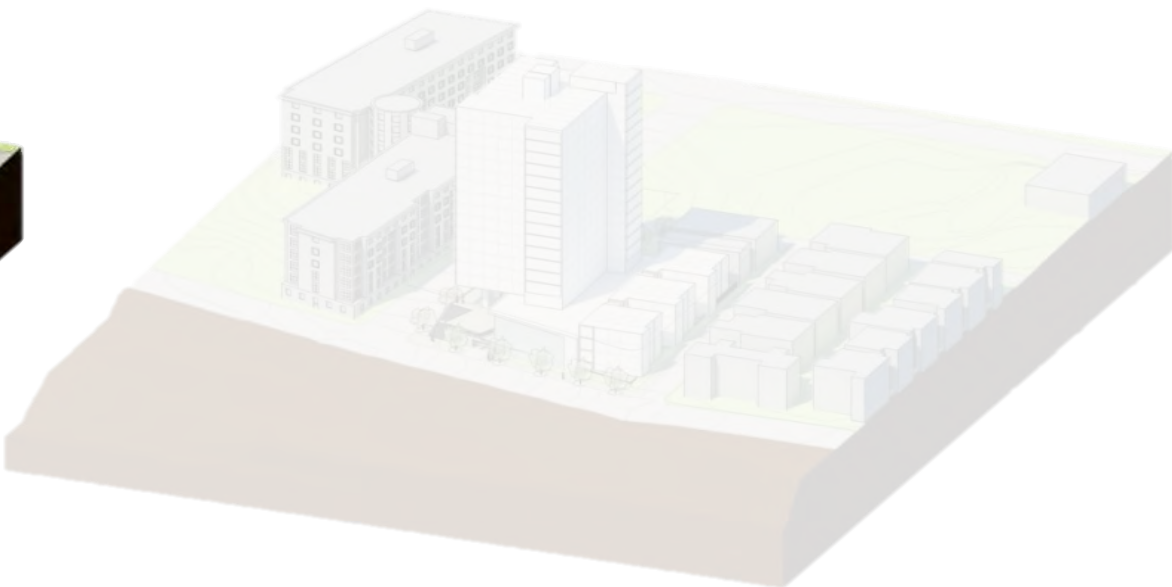
PLANNING ALTERNATES



SCHEME A



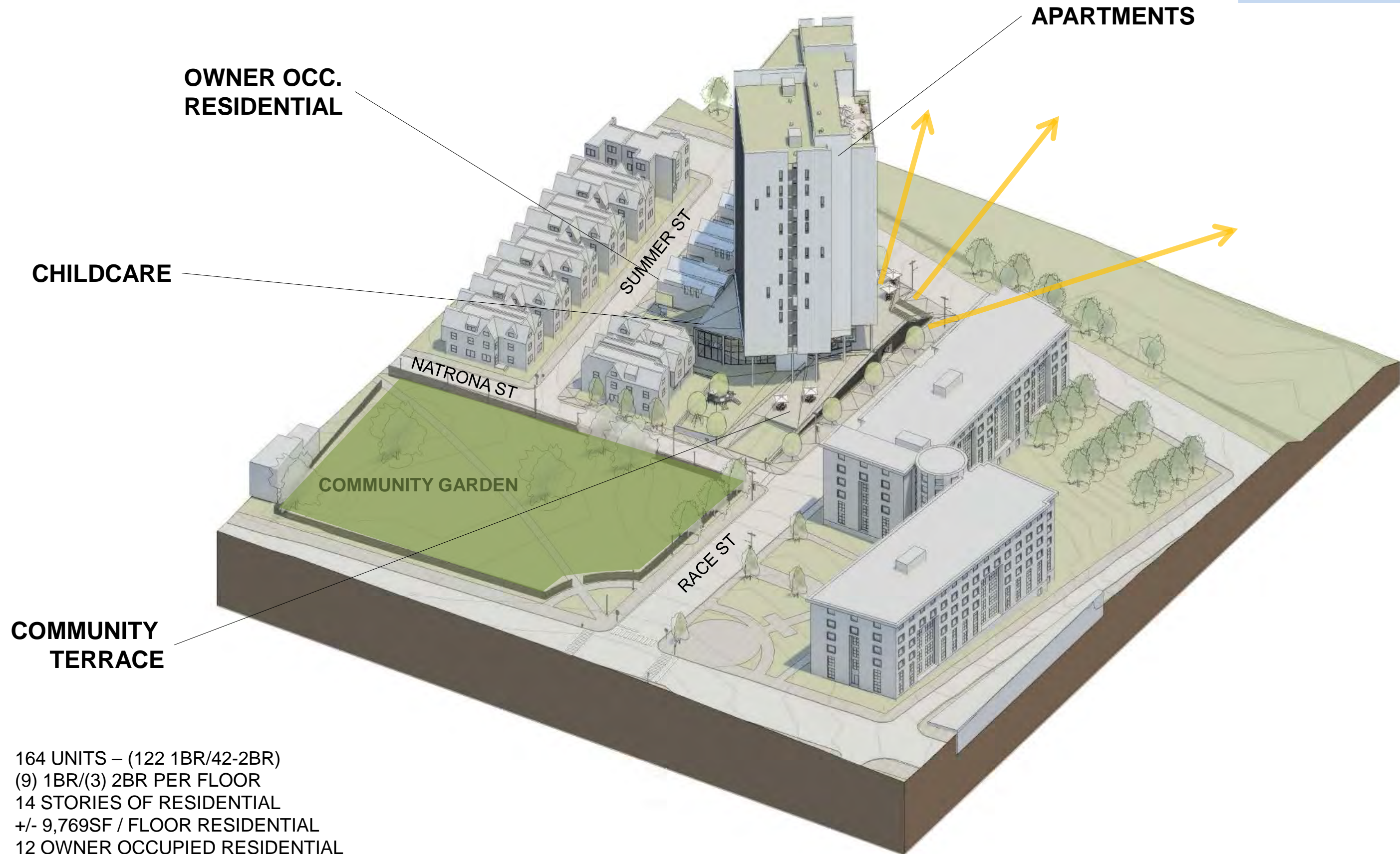
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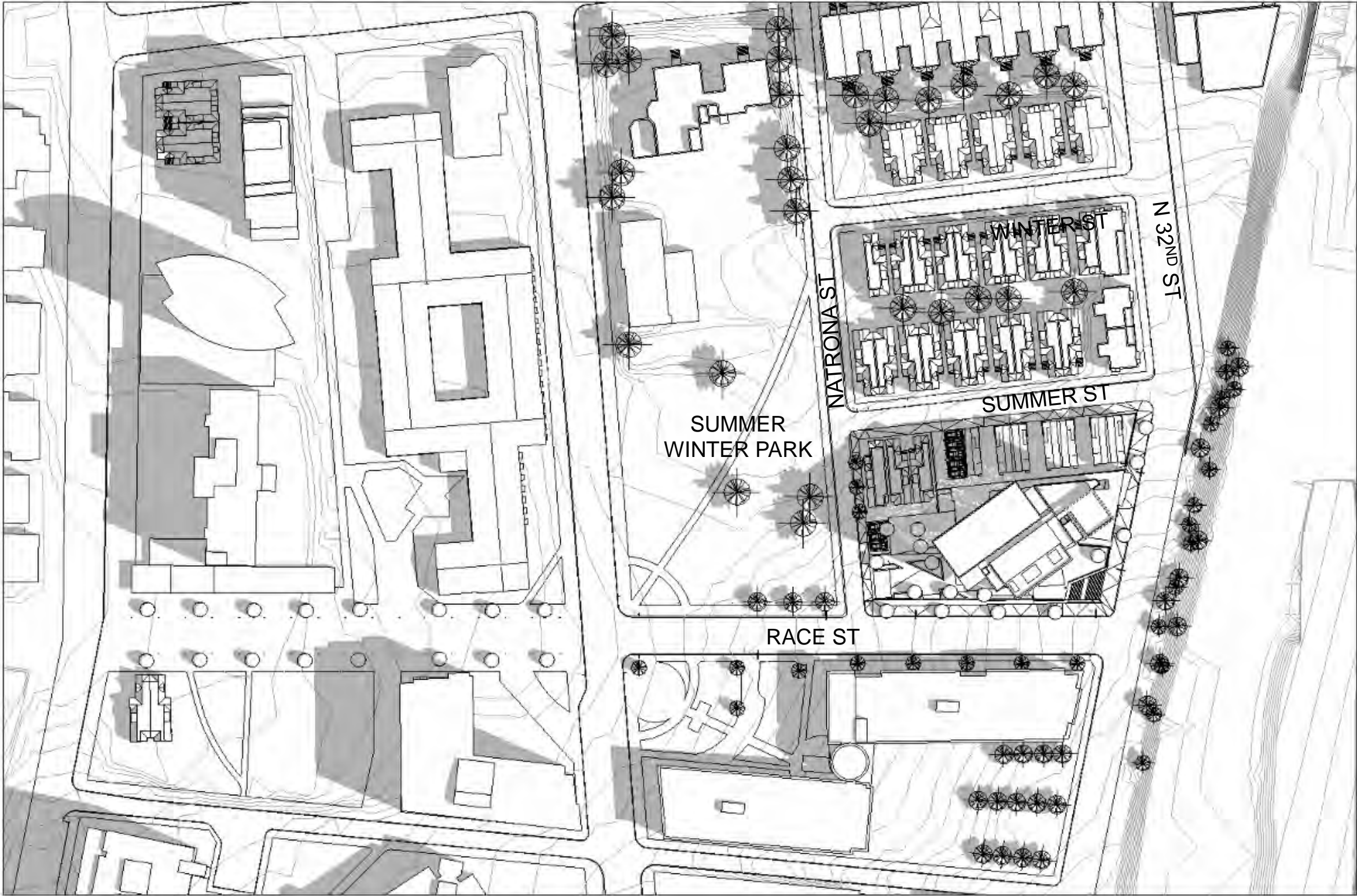


SCHEME C



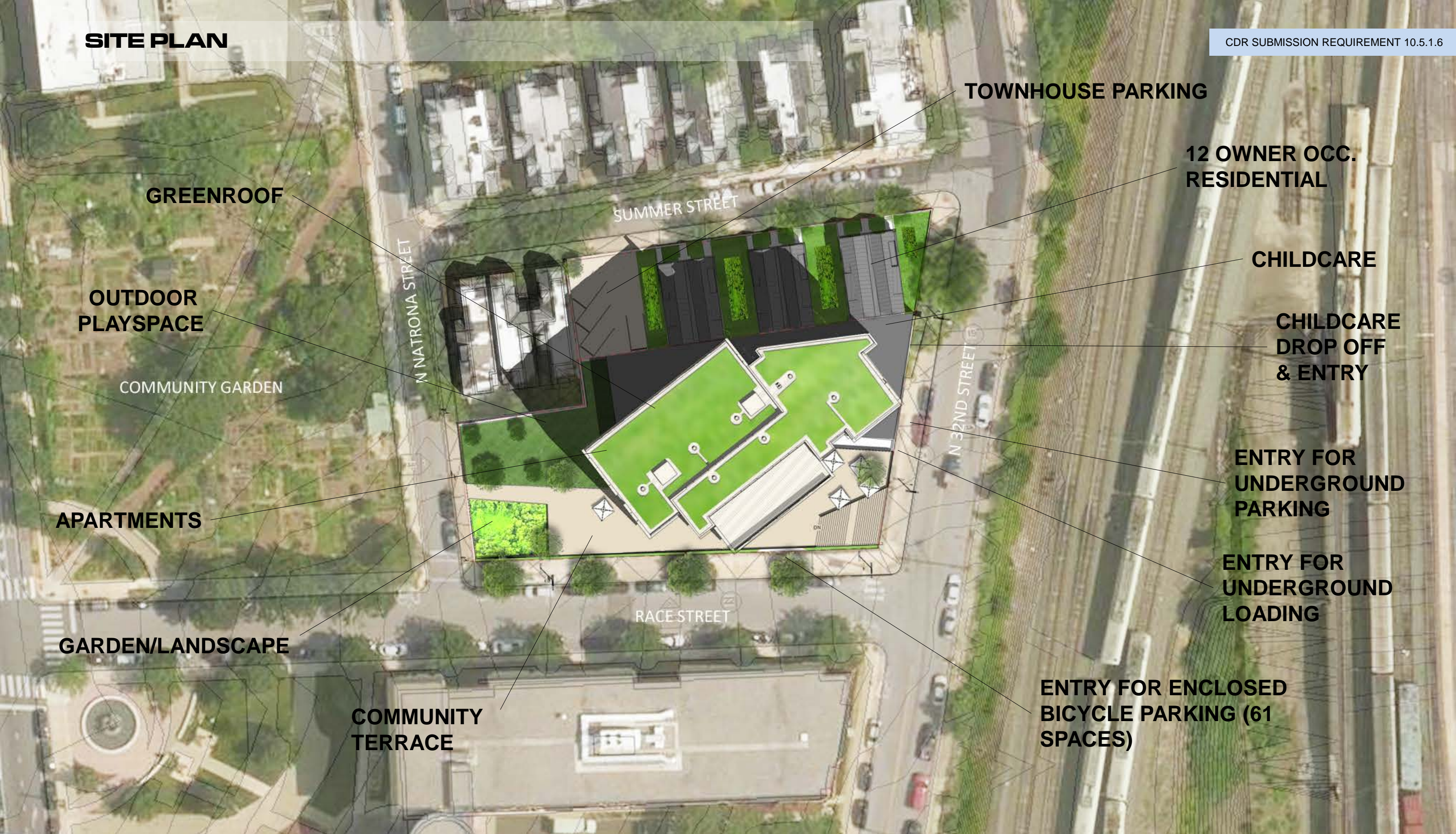
164 UNITS – (122 1BR/42-2BR)
(9) 1BR/(3) 2BR PER FLOOR
14 STORIES OF RESIDENTIAL
+/- 9,769SF / FLOOR RESIDENTIAL
12 OWNER OCCUPIED RESIDENTIAL





SITE PLAN

CDR SUBMISSION REQUIREMENT 10.5.1.6



GREENROOF

OUTDOOR
PLAYSPACE

COMMUNITY GARDEN

APARTMENTS

GARDEN/LANDSCAPE

COMMUNITY
TERRACE

SUMMER STREET

RACE STREET

N NATRONA STREET

N 32ND STREET

TOWNHOUSE PARKING

12 OWNER OCC.
RESIDENTIAL

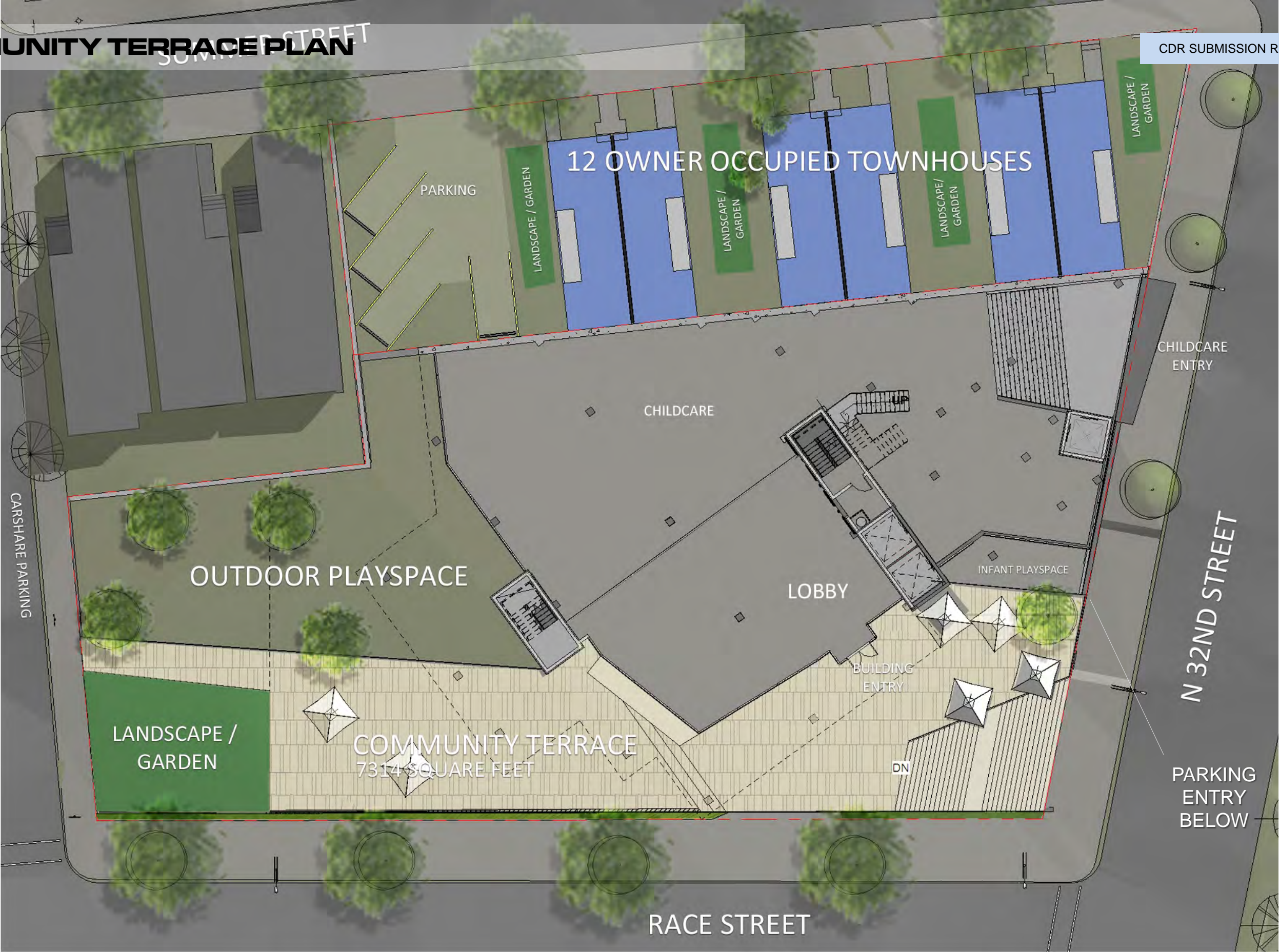
CHILDCARE

CHILDCARE
DROP OFF
& ENTRY

ENTRY FOR
UNDERGROUND
PARKING

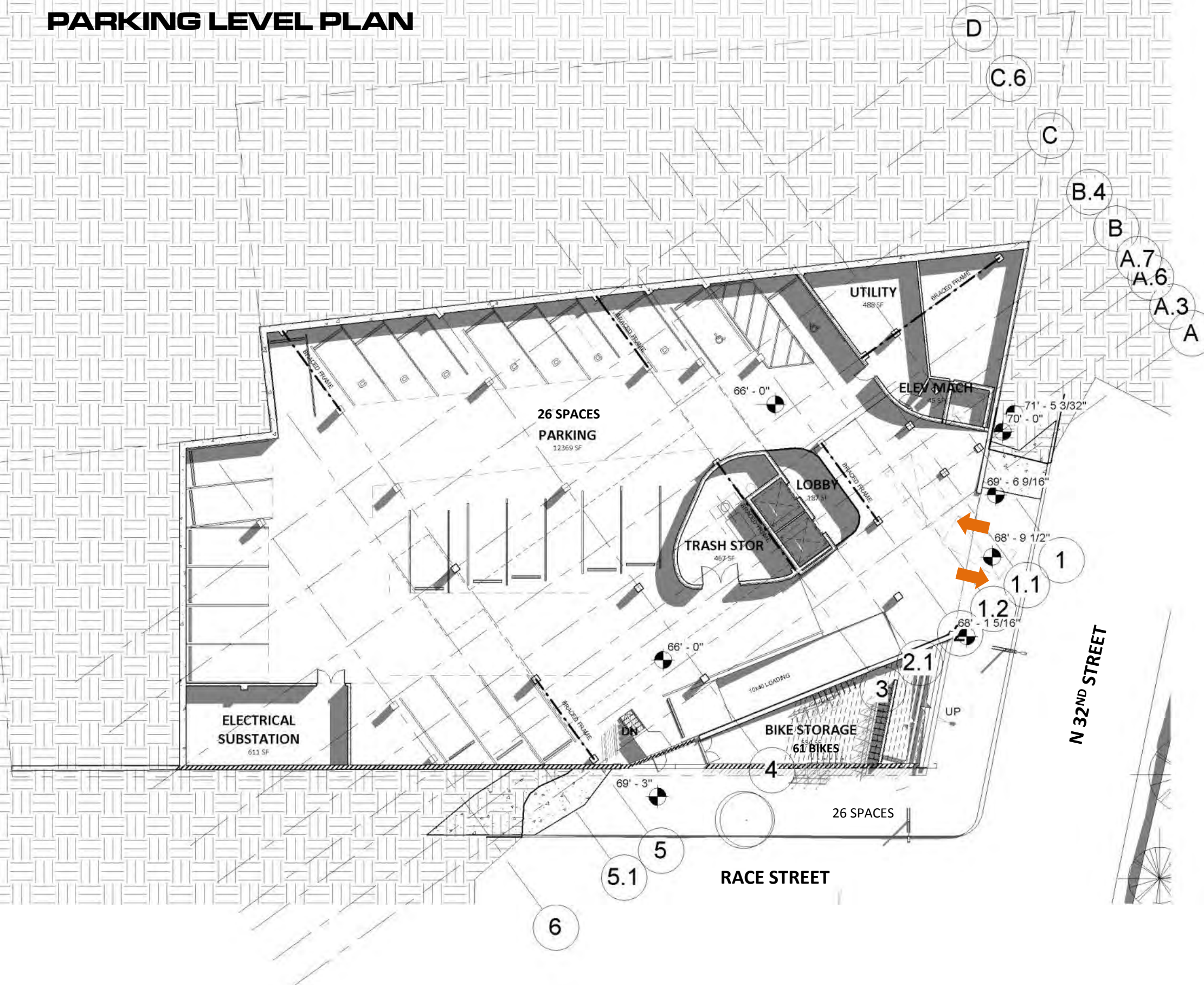
ENTRY FOR
UNDERGROUND
LOADING

ENTRY FOR ENCLOSED
BICYCLE PARKING (61
SPACES)



PARKING LEVEL PLAN

CDR SUBMISSION REQUIREMENT 10.5.1.5



Parking Calculation

Residential Uses: 3 spaces per 10 dwelling units
 176 Units (164 Tower + 12 Townhouse) x .3 = 53

Less 2 carshare spaces x 4 = (8)
Less bike spaces = (5)
 Spaces reduced = (13)

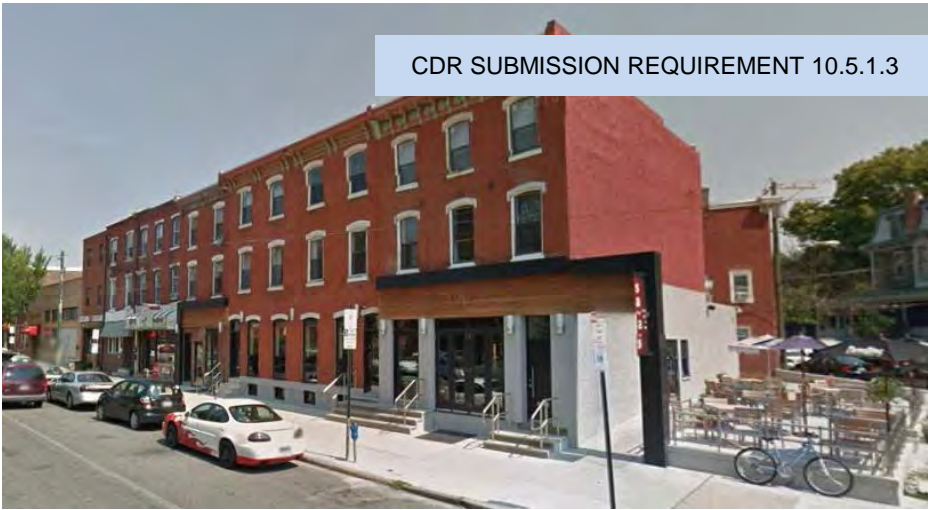
Total parking required = 40

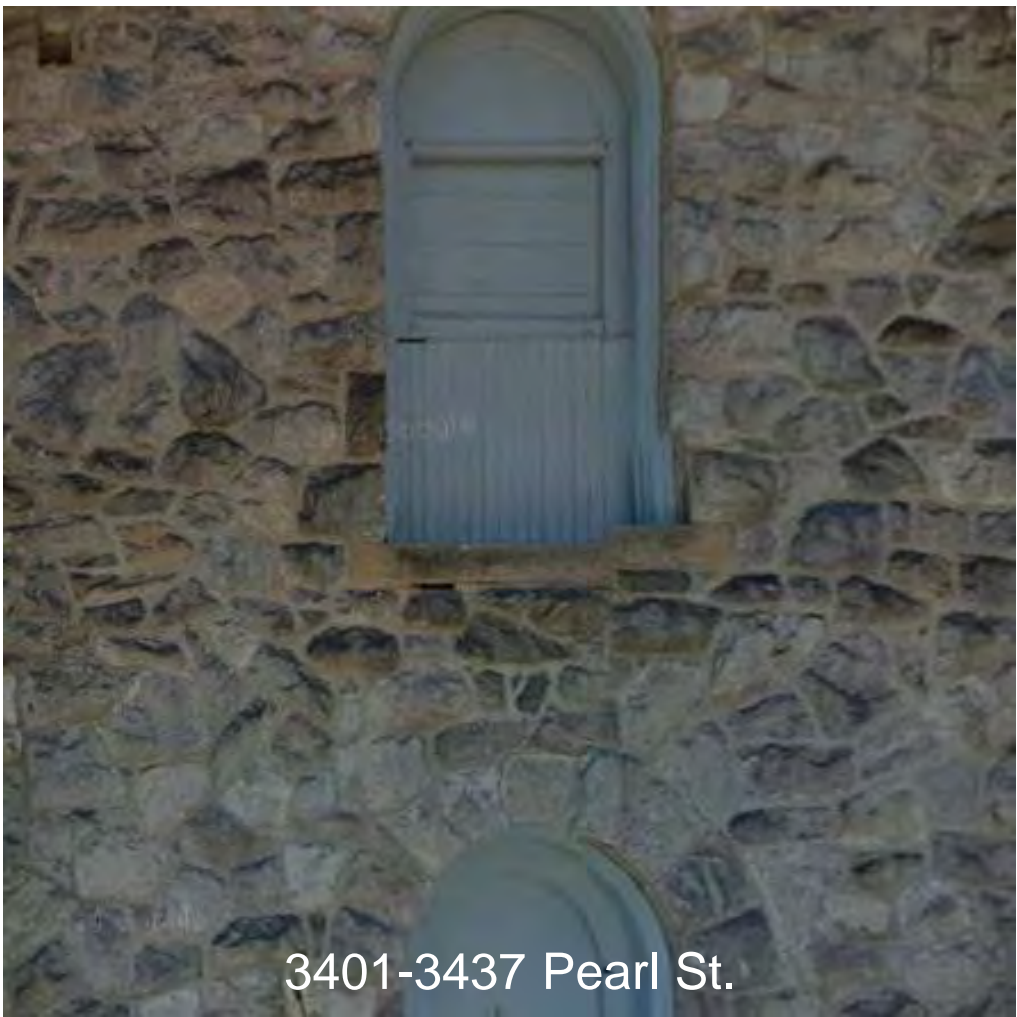
Parking provided @ grade = 4
Parking provided underground = 26

Total parking provided = 30

Total carshare parking provided @ grade = 2

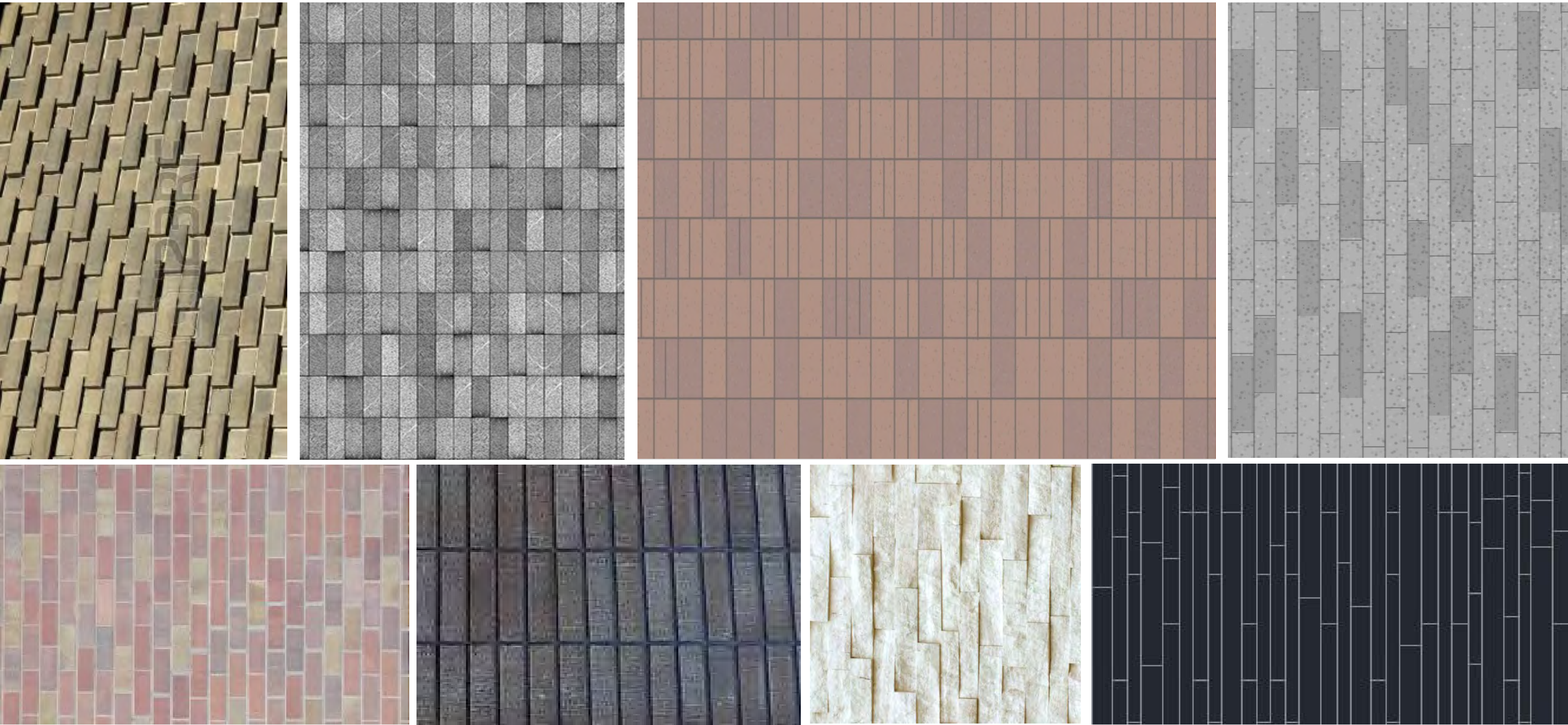
POWELTON VILLAGE – CONTEXT AND MATERIALS

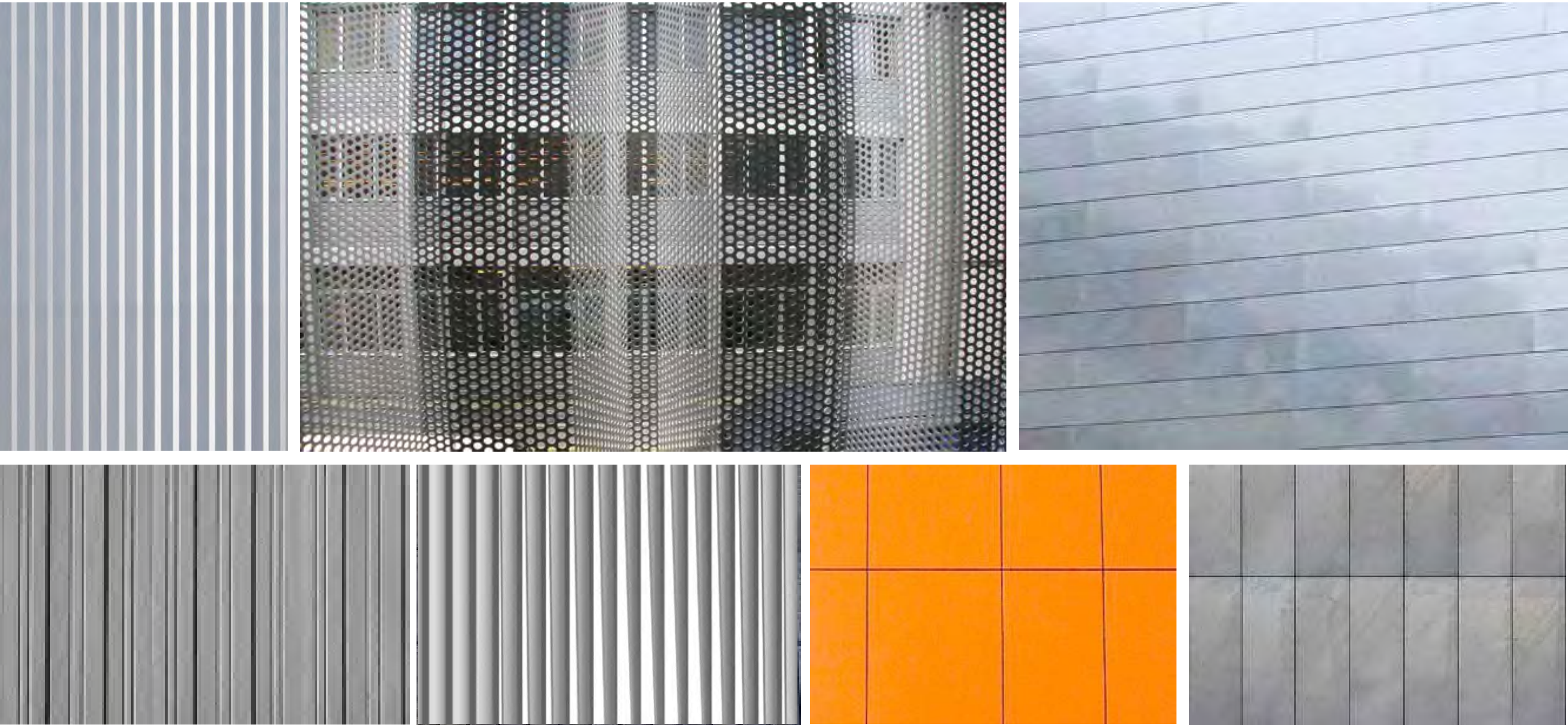












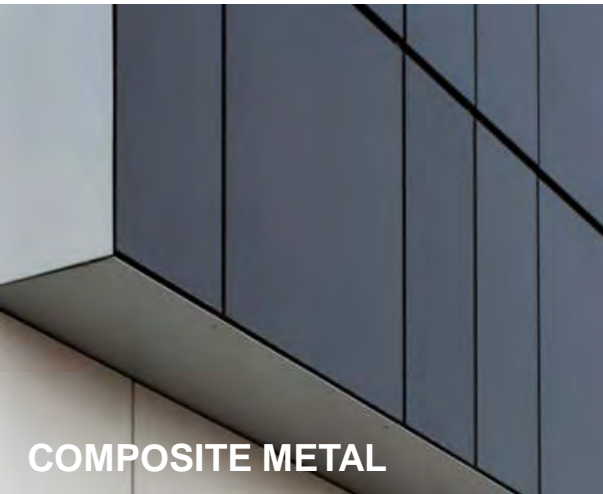


ABOVE 32ND ST LOOKING WEST

CDR SUBMISSION REQUIREMENT 10.5.1.9

MATERIAL 'A' OPTIONS:

THE EAST AND WEST FAÇADE ACTS AS 'SHELL' AND IS LESS OPEN THAN THE NORTH AND SOUTH, WHICH FURTHER BREAKS UP THE PERCEIVED MASS; IT ALSO REDUCES SOLAR GAIN.



COMPOSITE METAL



BRICK TILE VENEER



PRECAST

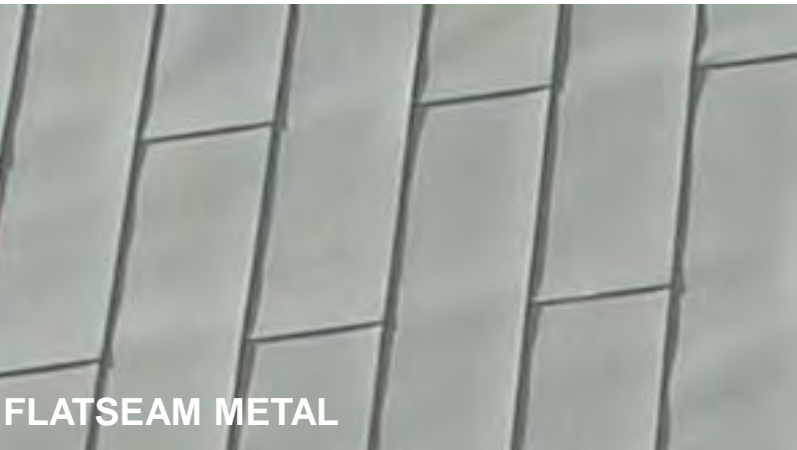


MATERIAL ‘B’ OPTIONS:

THE NORTH & SOUTH FACADES (THE SHORT END OF THE RESIDENTIAL UNITS) CONSISTS OF FLOOR TO CEILING GLASS MIXED WITH A MORE ARTICULATED METAL OR MASONRY TILE; MAXIMIZING THE DAYLIGHTING OPPORTUNITY AND PRESENTING A FEELING OF OPENNESS.



BRICK TILE VENEER



FLATSEAM METAL

MATERIAL ‘C’ :

ALONG RACE ST, A PLANTING STRIP GROWS INDIGENOUS CLIMBING PLANTS. PERFORATED METAL FINS PROVIDE THE VERTICAL CLIMBING SURFACE.



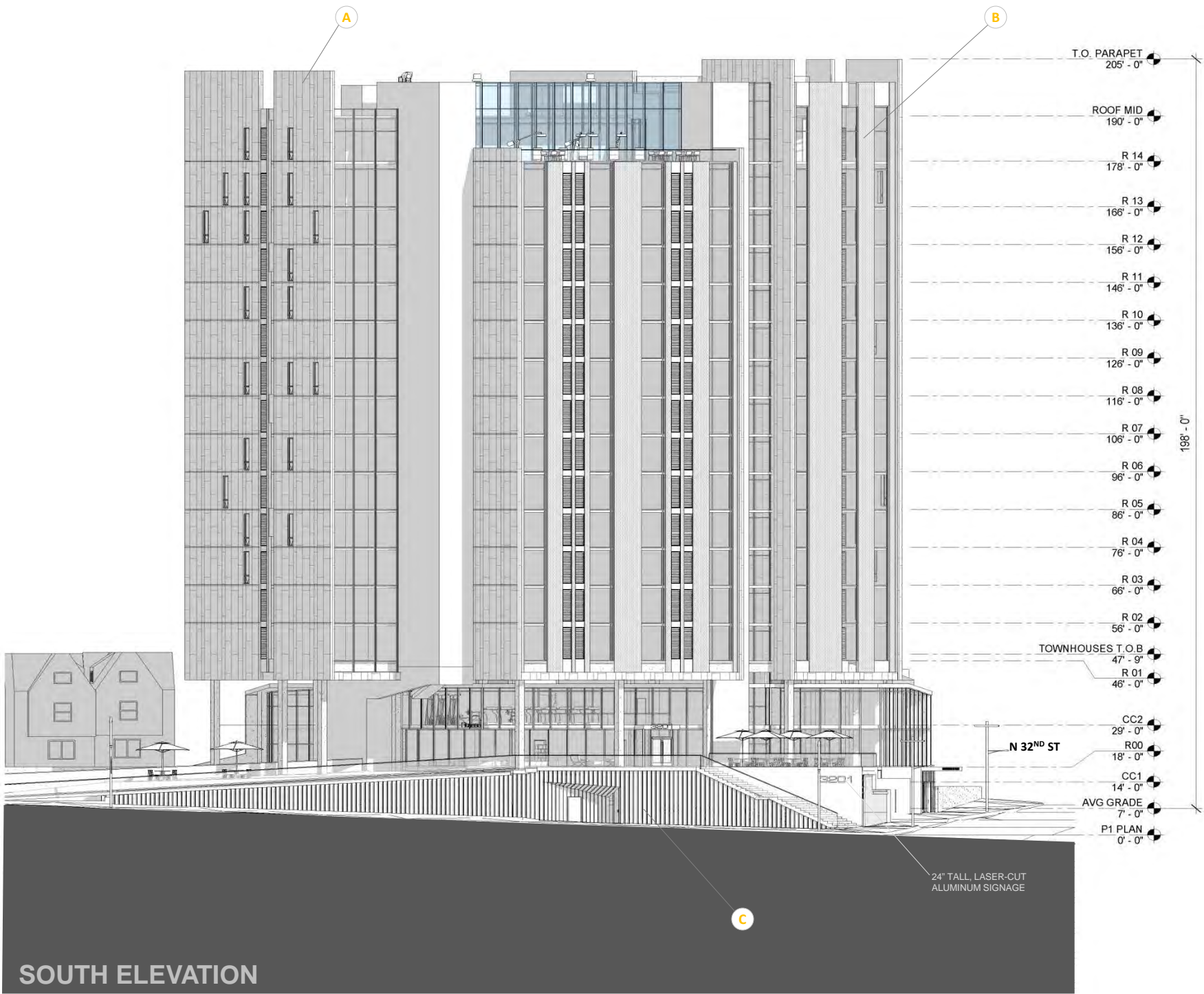
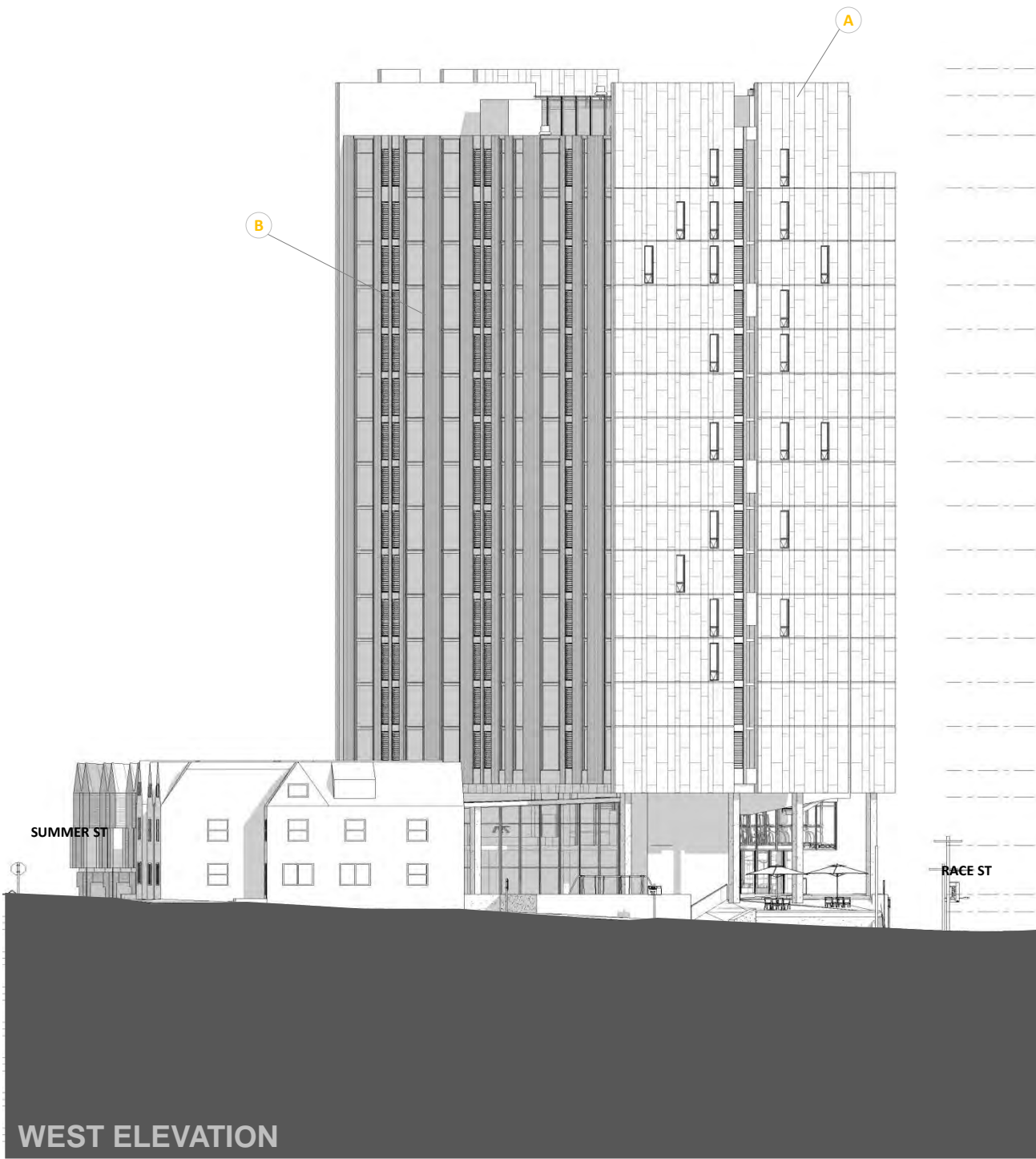
GREEN FACADE

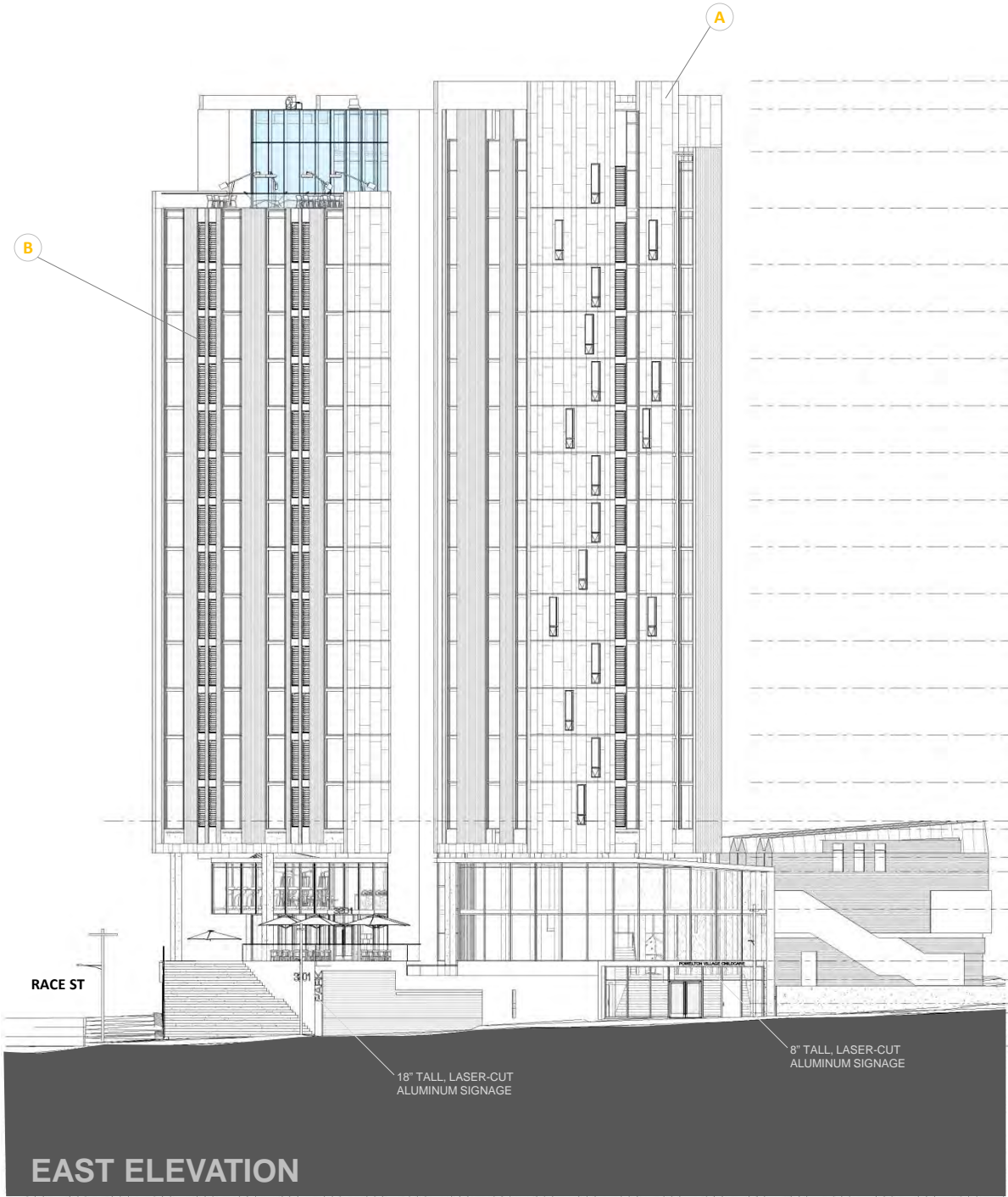
32ND ST LOOKING WEST

CDR SUBMISSION REQUIREMENT 10.5.1.9



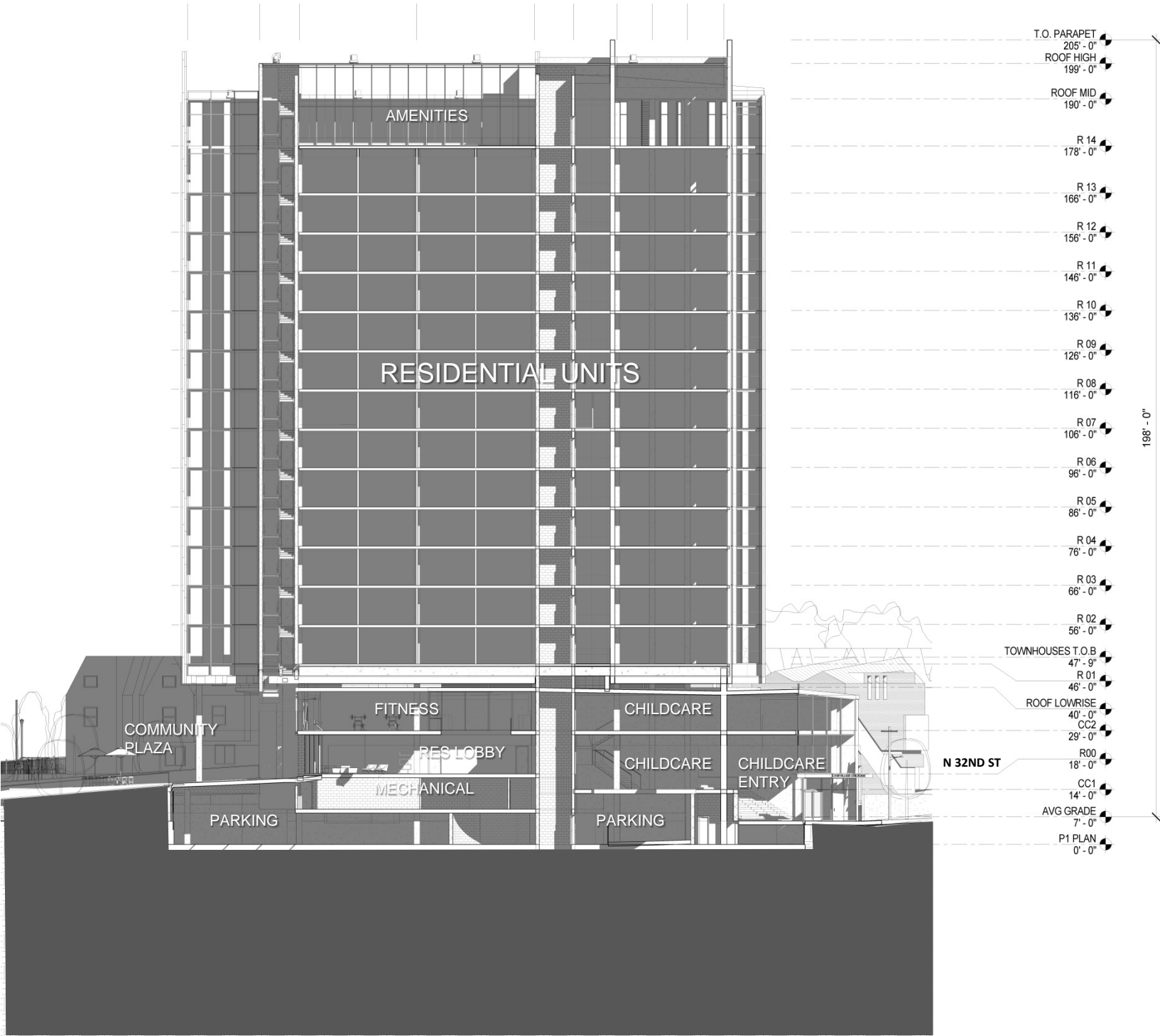






LATERAL SITE SECTION

CDR SUBMISSION REQUIREMENT 8.2.3.8 & 10.5.1.7

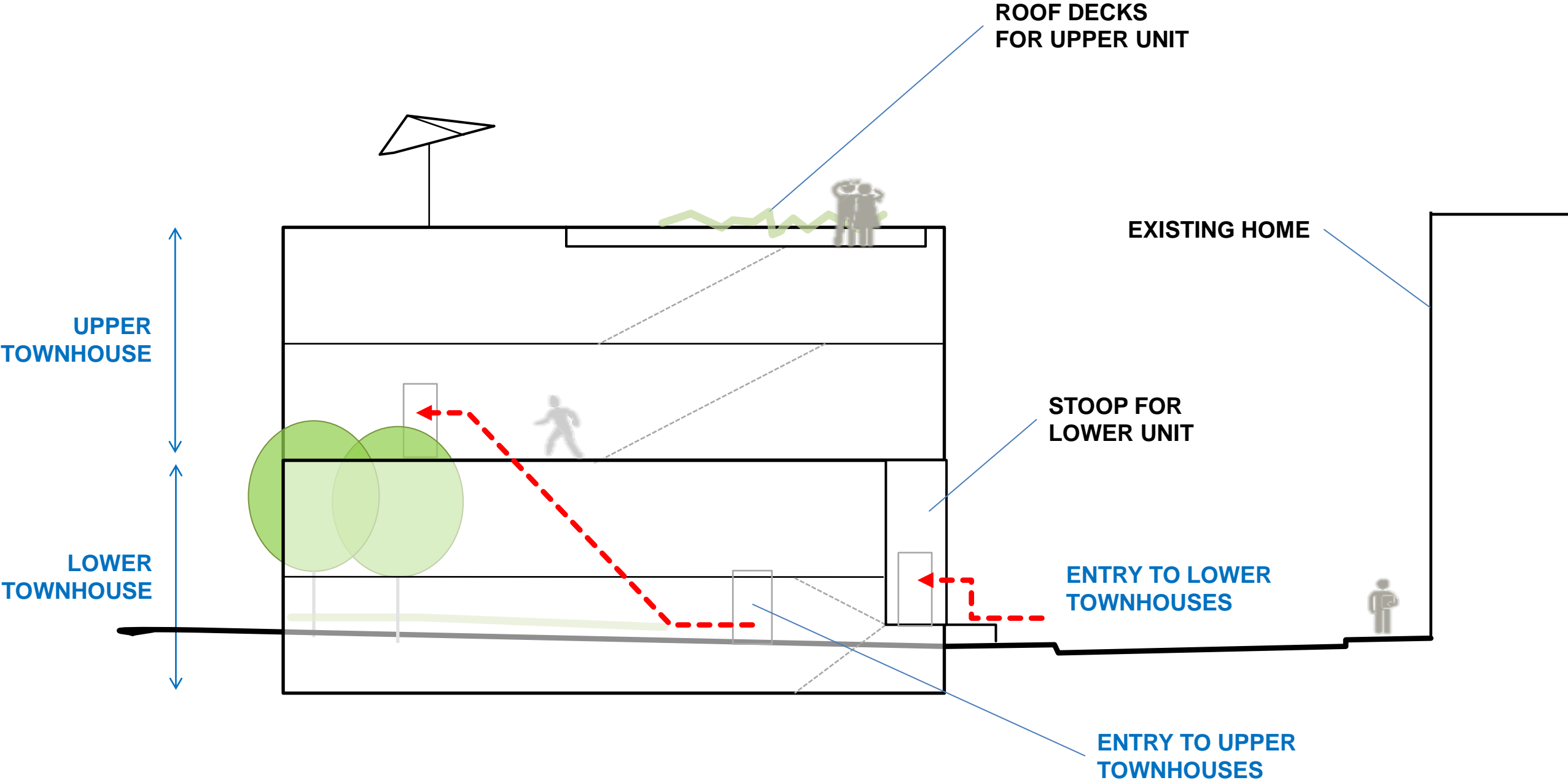






164 UNITS – (122 1BR/42-2BR)
(9) 1BR/(3) 2BR PER FLOOR
14 STORIES OF RESIDENTIAL
+/- 9,769SF / FLOOR RESIDENTIAL
12 OWNER OCCUPIED RESIDENTIAL

**OWNER OCC.
TOWNHOMES**



TOWNHOME SECTIONAL DIAGRAM



Re4a.com

FIBER CEMENT PANEL



MASONRY



VIEW LOOKING WEST ON SUMMER STREET

OBJECTIVES

- **Community Based Childcare for 150-164 Children**
Scholarships to Eligible Families)
- **Maximize Community Open Space More**
Costly Underground Parking
- **Provide Market-rate Housing**
Restrict Leasing to Preclude Undergraduate Students
- **Incorporate For-sale Townhomes**
12 to be Marketed to the Community
- **Preserve Community Park Solar Access**
- **Adhere to a Sustainable Approach to Design and Construction**
Although actual certification will not be pursued, environmentally conscientious decisions will consequently increase efficiency and decrease long term cost of the development as a whole.
- **Provide Car Share For The Community**



emArchitecture

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

1. PROJECT NAME
3201 Race Street
2. DATE
3/16/15
3. APPLICANT NAME
Radnor Property Group LLC
5. PROJECT AREA: list precise street limits and scope
North of Race Street between 32nd St and Natrona St.
4. APPLICANT CONTACT INFORMATION
100 W Lancaster Ave., Suite 100 Wayne PA 19087
6. OWNER NAME
Drexel University c/o Radnor Property Group LLC
7. OWNER CONTACT INFORMATION
100 W Lancaster Ave., Suite 100 Wayne PA 19087
8. ENGINEER / ARCHITECT NAME
Boles, Smyth Associates, Inc.
9. ENGINEER / ARCHITECT CONTACT INFORMATION
Tim Boles, 2400 Chestnut Street, Philadelphia, PA 19103 215-561-2644, tfboles@bolessmyth.com
10. 10. STREETS: List the streets associated with the project. Complete Street Types can be found at www.phila.gov/map under the "Transportation and Utilities" field. Complete Street Types are also identified in Section 3 of the Handbook.

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Race Street</u>	<u>32nd Street</u>	<u>Natrona Street</u>	<u>Local</u>
<u>32nd Street</u>	<u>Race Street</u>	<u>Summer Street</u>	<u>City Neighborhood</u>
<u>Natrona Street</u>	<u>Race Street</u>	<u>Summer Street</u>	<u>Local</u>
<u>Summer Street</u>	<u>Natrona Street</u>	<u>32nd Street</u>	<u>Local</u>

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

APPLICANT: General Project Information

Additional Explanation / Comments: This project involves the construction of a high-rise residential tower with an underground parking garage and 4 story townhomes.

DEPARTMENTAL REVIEW: General Project Information

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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>Race Street</u>	<u>10' / 13' / 13'</u>	<u>13' / 13'</u>
<u>32nd Street</u>	<u>12' / 13' / 13'</u>	<u>13' / 13'</u>
<u>Natrona Street</u>	<u>10' / 7' / 7'</u>	<u>7' / 7'</u>
<u>Summer Street</u>	<u>10' / 12' / 12'</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>Race Street</u>	<u>5' / 8' / 9'</u>
<u>32nd Street</u>	<u>6' / 9' / 9'</u>
<u>Natrona Street</u>	<u>5' / 5' / 5'</u>
<u>Summer Street</u>	<u>5' / 3' / 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>10'</u>	<u>Race St 75'W of 32nd</u>
<u>Driveway</u>	<u>20'</u>	<u>32nd St. 105' N of Race</u>
<u>Driveway</u>	<u>16</u>	<u>Natrona 75'N of Race</u>
<u>Driveway</u>	<u>31'</u>	<u>Summer St.170'W of 32nd</u>

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	<u>30'</u>	<u>32nd St. 43.5' N of Race</u>
<u>Canopy</u>	<u>31</u>	<u>32nd St. 110' N of Race</u>
<u>Driveway</u>	<u>18</u>	<u>Summer 175'W of 32nd</u>

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

15. Does the design limit block lengths to 500 feet or less?

YES ☒ NO ☐ N/A ☐

16. When considering the overall design, does the design create a pedestrian environment that provides safe and comfortable access for all pedestrians?

YES ☒ NO ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Pedestrian Component

Additional Explanation / Comments: Curb ramps will be constructed where needed.

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

17. 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>Race Street</u>	<u>0 / 0</u>
<u>32nd Street</u>	<u>0 / 0</u>
<u>Natrona Street</u>	<u>0 / 0</u>
<u>Summer Street</u>	<u>0 / 0</u>

18. 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>Race Street</u>	<u>3.5' / 3.5' / 4'</u>
<u>32nd Street</u>	<u>4' / 3.5' / 4'</u>
<u>Natrona Street</u>	<u>3.5' / 2' / 2'</u>
<u>Summer Street</u>	<u>3.5' / 3' / 3.5'</u>

19. 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 ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐
 YES ☐ NO ☐
 YES ☐ NO ☐
 YES ☐ NO ☐
 YES ☐ NO ☐

20. Does the design avoid tripping hazards?

YES ☒ NO ☐ N/A ☐

YES ☐ NO ☐

21. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception

YES ☒ NO ☐ N/A ☐

YES ☐ NO ☐

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

- | | | |
|---|--|--|
| 22. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8) | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 23. Does the design maintain adequate visibility for all roadway users at intersections? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 24. When considering the overall design of the Building & Furnishing Component, does the design enhance the pedestrian environment? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: Project complies with requirements.

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

25. 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>

26. 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 SIDEWALK OR STREET Existing / Proposed	OFF-STREET Existing / Proposed
3201 Race Street	61	N/A / 0	N/A / 61
_____	_____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____

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

- Conventional Bike Lane
- Buffered Bike Lane
- Bicycle-Friendly Street

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

28. Does the design provide bicycle connections to local bicycle, trail, and transit networks?

YES ☐ NO ☒

YES ☐ NO ☐

29. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

YES ☐ NO ☒

YES ☐ NO ☐

APPLICANT: Bicycle Component

Additional Explanation / Comments: No existing bike lanes in the project area

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

				DEPARTMENTAL APPROVAL
30. Does the design limit conflict among transportation modes along the curb?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>		YES <input type="checkbox"/> NO <input type="checkbox"/>
31. 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"/>
32. 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"/>
33. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?				YES <input type="checkbox"/> NO <input type="checkbox"/>
<u>There are no transit routes on in the project area.</u>				

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

34. For each street frontage, identify existing and proposed lane widths and the design speed.

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
<u>Race Street</u>	_____	_____	<u>10' / 10'</u>	<u>25</u>
<u>32nd Street</u>	_____	_____	<u>10' / 10'</u>	<u>25</u>
<u>Natrona Street</u>	_____	_____	<u>9' / 9'</u>	<u>25</u>
<u>Summer Street</u>	_____	_____	<u>10' / 10'</u>	<u>25</u>

35. What is the maximum AASHTO design vehicle being accommodated by the design?

N/A

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

36. Will the project affect a historically certified street? An inventory of historic streets⁽¹⁾ is maintained by the Philadelphia Historical Commission.

YES ☐ NO ☒

YES ☐ NO ☐

37. Does the design plan incorporate roadway medians (a "high priority" vehicle / cartway design treatment for some street types)?

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

**Any proposed median may require a maintenance agreement with the Streets Department.*

38. Does the design facilitate safe and accessible, deliveries to local industries and businesses?

YES ☒ NO ☐

YES ☐ NO ☐

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

YES ☐ NO ☒

YES ☐ NO ☐

40. Does the design maintain emergency vehicle access?

YES ☒ NO ☐

YES ☐ NO ☐

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

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

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

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

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

YES ☒ NO ☐

YES ☐ NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: Existing cartway geometry is not affected.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments: _____

(1) <http://www.phila.gov/historical/PDF/Historic%20Street%20Paving%20District%20Inventory.pdf>

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

			DEPARTMENTAL APPROVAL
44. Does the design incorporate windows, storefronts, and other active uses facing the street?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>
45. Does the proposed project have a Philadelphia Water Department (PWD) Work Number? If so, please provide.	N/A		
46. List the stormwater management and drainage features incorporated into the design of the Right of Way (see Section 4.8.4).	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/>
47. 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"/>
48. Does the design provide direct, safe, and accessible connections between transit stops and building access points and destinations 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"/>

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

49. Identify Existing and Proposed Signal Cycle lengths

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
No Signals in the area	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

			DEPARTMENTAL APPROVAL	
50. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
51. Does the design provide adequate clearance time for pedestrians to cross streets?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
52. 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?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
<i>* If yes, City Plan Action may be required.</i>				
53. 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 checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input 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"/>
54. Does the plan simplify complex intersections where possible?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
55. Does the design reduce vehicle speeds and increase visibility at intersections?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
56. Overall, do intersection designs limit conflicts between modes and promote pedestrian and bicycle safety?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____