



JKR PARTNERS LLC
ARCHITECTS • DESIGNERS

Letter of Transmittal

Date: May 12, 2015

To: Civic Design Review

Philadelphia City Planning Commission

1515 Arch Street

13th Floor

Philadelphia, PA 19102

Phone: (215) 683-4615

Re: Ortlieb Square - 838-52 N. American Street

Via: Paul Knepley

Copies	Item
1	CDR Application including CDR Notification and Civic Design Response Form
10	838-52 N. American Street - Civic Design Review Submission

They are transmitted:

☐ as requested

☒ for your use

☐ for approval

☒ as indicated

☐ for review and comment

☐ for signature and return

☐ resubmit

☐ for bids due

☐ _____

Remarks: _____

Signed: Marissa McMurtrie
Marissa McMurtrie

Copy to: _____



CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER:

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

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

PROJECT LOCATION

Planning District: Central **Council District:** 1

Address: 838-52 N. American Street
Philadelphia, PA

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

CONTACT INFORMATION

Applicant Name: Hercules W. Grigos, Esq. **Primary Phone:** 215-665-3088

Email: Hercules.Grigos@obermayer.com **Address:** 1617 John F. Kennedy Blvd., 19th Fl.
Philadelphia, PA 19103

Property Owner: Poplar East Associates LP **Developer** Akron Capital

Architect: JKR Partners LLC

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 40,344 Sq. Ft.

Existing Zoning: CMX-3 Are Zoning Variances required? Yes ☐ No ☒

SITE USES

Present Use: Vacant Lot

Proposed Use:

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

39 residential units with ground floor commercial space. Total GFA of 124,996 sq. ft.

Proposed # of Parking Units:

36 garage spaces.

COMMUNITY MEETING

Community meeting held: Yes ☐ No ☒

If yes, please provide written documentation as proof.

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

Date: May 18, 2015 Time: 6:30p.m.



CITY OF PHILADELPHIA - DEPARTMENT OF LICENSES AND INSPECTIONS

CDR NOTIFICATION TO PHILA. PLANNING COMMISSION

EXAMINER INFORMATION

NAME: CHELI DAHAL

PHONE NUMBER: (215) 686- 2483

EMAIL: CHELI.R.DAHAL@PHILA.GOV

PROJECT/PROPERTY INFORMATION

DATE OF CIVIC DESIGN REVIEW DETERMINATION: 4/30 /2015

SITE ADDRESS: 838-52 N AMERICAN ST , PHILADELPHIA, PA

SQUARE FOOTAGE BEING ADDED: 169,600 Gross Floor Area

PROPOSED TOTAL# OF DWELLING UNITS 39

APPLICATION DOES NOT CREATE ANY REFUSAL

APPLICANT INFORMATION

NAME: HERCULES W GRIGOS

ADDRESS: 1617 JFK BLVD, 19TH FLOOR, PHILADELPHIA, PA 19103

PLEASE BE ADVISED THAT THIS FORM SHALL BE SENT TO:
Gary Jastrzab, Executive Director of PCPC (Gary.Jastrzab@Phila.Gov
David Schaaf, Director of Urban Design Division (David.Schaaf@Phila.Gov)



CITY OF PHILADELPHIA

CIVIC DESIGN RESPONSE FORM

APPLICATION # 598933

ADDRESS: 838-52 N AMERICAN ST

APPLICANT: HERCULES W. GRIGOS

AS REQUIRED BY 14-304 (3) (e) (.1) FOR REZONING OF ANY LAND IN CERTAIN MASTER PLAN DISTRICTS AS WELL AS TABLE 14-304-2 (CIVIC DESIGN REVIEW TRIGGERS, IDENTIFIED BELOW) OF THE PHILADELPHIA ZONING CODE, THE ABOVE REFERENCED PROPERTY REQUIRES CIVIC DESIGN REVIEW FOR THE FOLLOWING REASON(S):

THE PROPERTY:THE PROPERTY AFFECTED:THE APPLICATION:

THE APPLICANT'S PROPERTY IS
LOCATED IN ANY DISTRICT, EXCEPT AS
PROVIDED IN 14-304 (5)(b)(.1)(.a)(.i)

AND REGARDLESS WHETHER THERE IS
ANY AFFECTED PROPERTY



1) INCLUDES MORE THAN 100,000 SQUARE FEET OF
NEW GROSS FLOOR AREA



2) INCLUDES MORE THAN 100 NEW DWELLING UNITS



1)



2)



3)



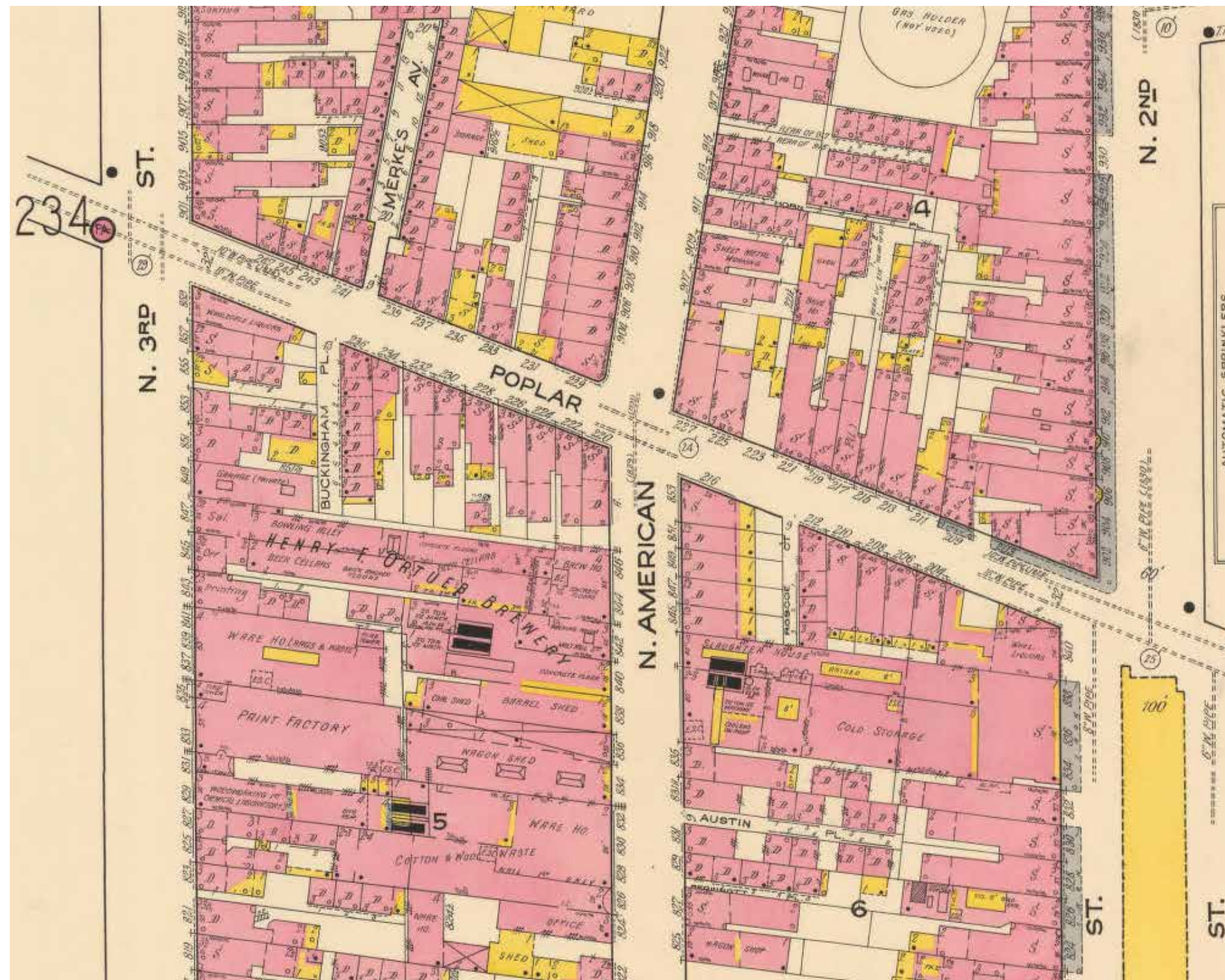
Examiner's Signature:CHELI DAHAL

Examiner's Phone: (215) 686 - 2483

Date: 4/30/2015

Civic Design focuses on reviewing the impact of building and site design on the public realm, particularly streets, sidewalks, trails, public parks and open spaces. Please note that all Civic Design Review recommendations are advisory; The Zoning Board and Planning Commission are not required to abide by the Civic Design Review Committee's recommendations.

The Civic Design Review Committee is located at:
One Parkway, 13th floor
1515 Arch Street, Philadelphia, PA, 19102.
Please contact (215) 683-4615 for more information.



ORTLIEB SQUARE

838-52 N.AMERICAN STREET



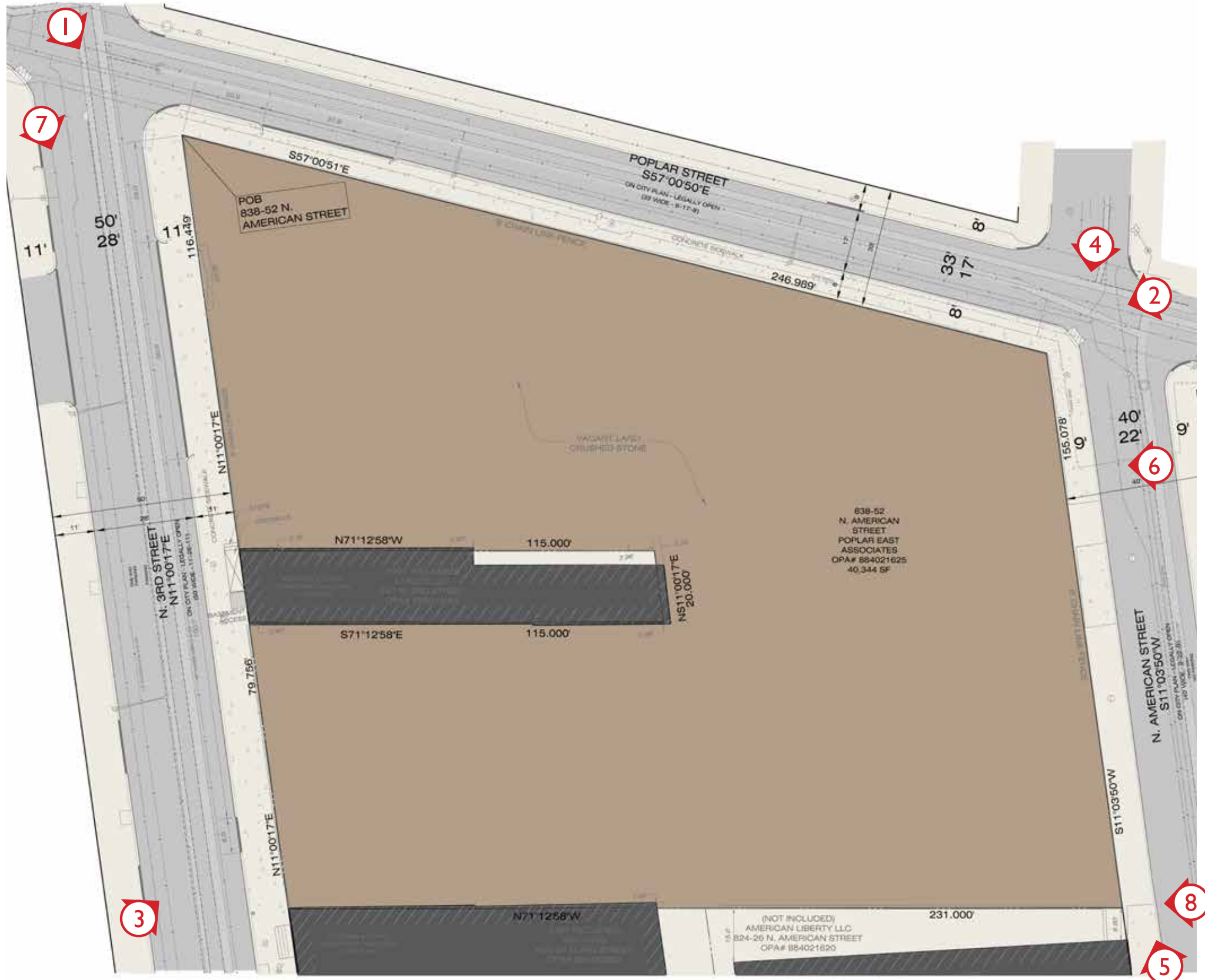


EXISTING SITE



ORTLIEB SQUARE





EXISTING SITE PLAN





PROPOSED AERIAL RENDERING



ORTLIEB SQUARE







CMX-3 COMMERCIAL ZONING CRITERIA

LOT REQUIREMENTS	REQUIRED	PROPOSED
MAX % OCCUPIED AREA	75% (80% OF CORNER LOTS)	57%
MIN % OPEN AREA	25% (20% OF CORNER LOTS)	43%
BUILDING DIMENSIONS		
FRONT YARD SETBACK	NONE REQUIRED	NA
SIDE YARD SETBACK	0' / 8' IF USED	8'
REAR YARD SETBACK	NONE REQUIRED	NA
MAX FAR	500%	315%

FLOOR AREA RATIO CHART

SITE TOTAL	40,344 SF
MAX FAR 500%	201,720 SF
TOTAL PROVIDED GFA	127,056 SF
PROVIDED FAR %	315%

TYPE I

UNIT A
3 BR + 2 FULL BATHS, 1 HALF BATH
FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE

GFA ±2,246 SF

UNIT B
3 BR + 3 FULL BATHS, 1 HALF BATH
PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE

GFA ±3,082 SF

TYPE 2

UNIT A - END UNIT
3 BR + 2 FULL BATHS, 1 HALF BATH
FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE

GFA ±2,241 SF

UNIT B - END UNIT
3 BR + 3 FULL BATHS, 1 HALF BATH
PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE

GFA ±3,084 SF

TYPE 4

UNIT A
3 BR + 2 FULL BATHS, 1 HALF BATH
FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE

GFA ±2,377 SF

UNIT B
3 BR + 3 FULL BATHS, 1 HALF BATH
PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE

GFA ±3,180 SF

TYPE 1A

UNIT A
3 BR + 2 FULL BATHS, 1 HALF BATH
FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE

GFA ±2,246 SF

UNIT B
3 BR + 3 FULL BATHS, 1 HALF BATH
PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE

GFA ±3,070 SF

TYPE 3

UNIT A
3 BR + 2 FULL BATHS, 1 HALF BATH
FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE

GFA ±2,444 SF

UNIT B
3 BR + 3 FULL BATHS, 1 HALF BATH
PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE

GFA ±3,084 SF

TYPE 4A

UNIT A
3 BR + 2 FULL BATHS, 1 HALF BATH
FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE

GFA ±2,371 SF

UNIT B
3 BR + 3 FULL BATHS, 1 HALF BATH
PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE

GFA ±3,197 SF

TYPE 5 - COMMERCIAL & RESIDENTIAL

5A - GROUND FLOOR COMMERCIAL UNIT
COMMERCIAL STORAGE; ADA TOILET ROOM

GFA ±1,469 SF

5B - SECOND FLOOR UNIT
2 BR + 2 FULL BATHS

GFA ±1,541 SF

5C - BI-LEVEL UNIT (FRONT)
2 BR + 2 FULL BATHS, 1 HALF BATH

GFA ±1,965 SF

5D - BI-LEVEL UNIT (REAR)
2 BR + 2 FULL BATHS

GFA ±1,547 SF





TYPE I

UNIT A
3 BR + 2 FULL BATHS, 1 HALF BATH
FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE

GFA ±2,246 SF

UNIT B
3 BR + 3 FULL BATHS, 1 HALF BATH
PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE

GFA ±3,082 SF

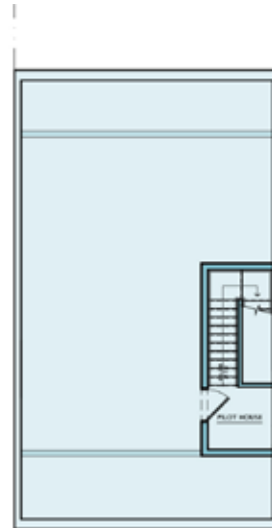
TYPE 4

UNIT A
3 BR + 2 FULL BATHS, 1 HALF BATH
FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE

GFA ±2,377 SF

UNIT B
3 BR + 3 FULL BATHS, 1 HALF BATH
PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE

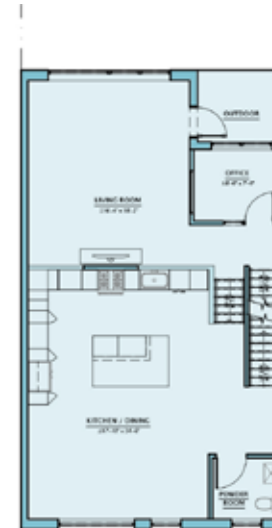
GFA ±3,180 SF



ROOF DECK



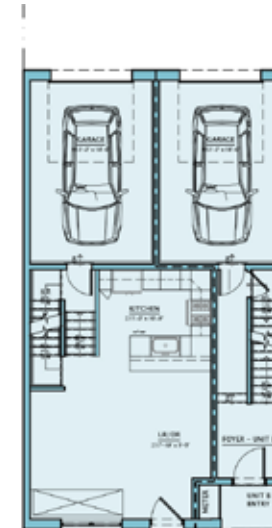
FOURTH FLOOR



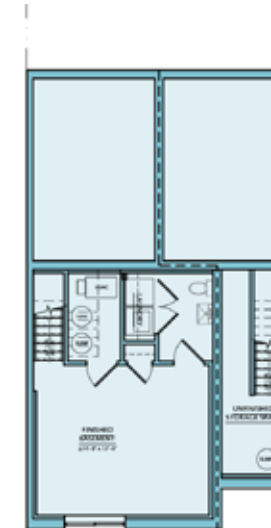
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



BASEMENT



TYPE IA

UNIT A
3 BR + 2 FULL BATHS, 1 HALF BATH
FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE

GFA ±2,246 SF

UNIT B
3 BR + 3 FULL BATHS, 1 HALF BATH
PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE

GFA ±3,070 SF

TYPE 4A

UNIT A
3 BR + 2 FULL BATHS, 1 HALF BATH
FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE

GFA ±2,371 SF

UNIT B
3 BR + 3 FULL BATHS, 1 HALF BATH
PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE

GFA ±3,197 SF



ROOF DECK



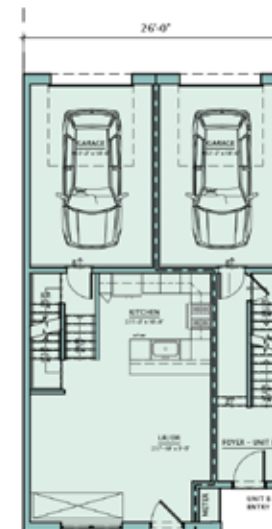
FOURTH FLOOR



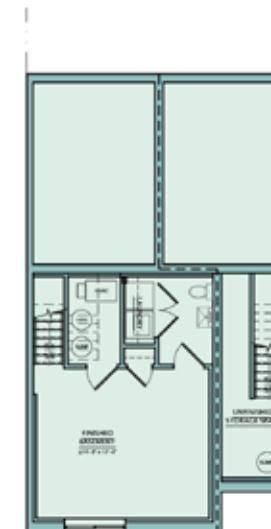
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



BASEMENT



TYPE 2

UNIT A - END UNIT
3 BR + 2 FULL BATHS, 1 HALF BATH
FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE

GFA ±2,241 SF

UNIT B - END UNIT
3 BR + 3 FULL BATHS, 1 HALF BATH
PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE

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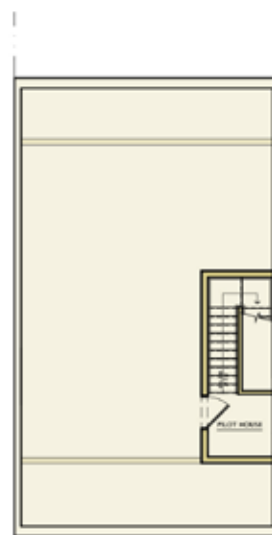
TYPE 3

UNIT A
3 BR + 2 FULL BATHS, 1 HALF BATH
FULL FINISHED BASEMENT; PRIVATE DRIVE AND GARAGE

GFA ±2,444 SF

UNIT B
3 BR + 3 FULL BATHS, 1 HALF BATH
PARTIAL BASEMENT; PILOT HOUSE SUITE; PRIVATE DRIVE AND GARAGE

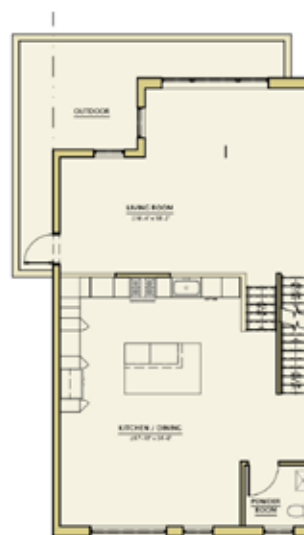
GFA ±3,084 SF



ROOF DECK



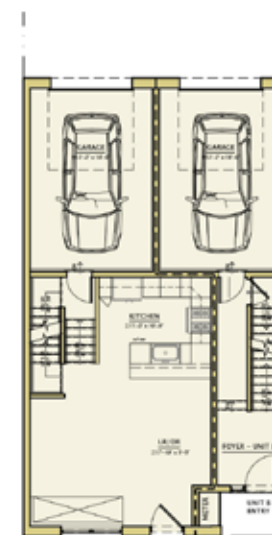
FOURTH FLOOR



THIRD FLOOR



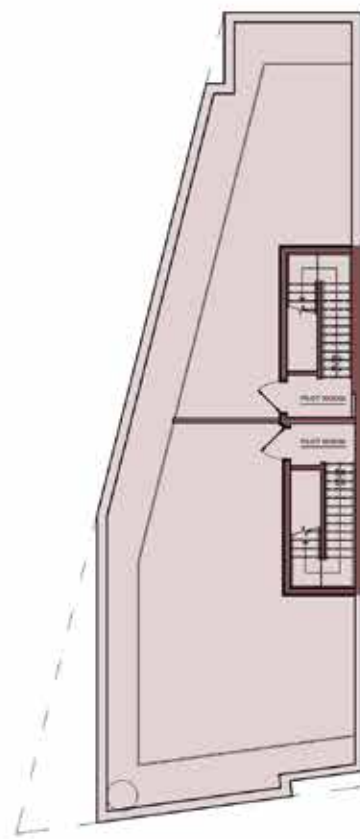
SECOND FLOOR



GROUND FLOOR



BASEMENT



ROOF DECK - UNITS 5C + 5D



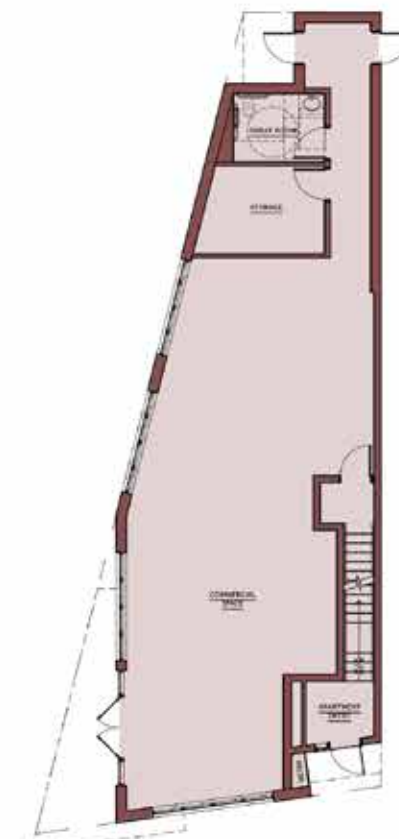
FOURTH FLOOR - UNITS 5C + 5D



THIRD FLOOR - UNITS 5C + 5D



SECOND FLOOR - UNIT 5B



GROUND FLOOR - 5A COMMERCIAL UNIT

TYPE 5 - COMMERCIAL & RESIDENTIAL

5A - GROUND FLOOR
COMMERICAL UNIT
COMMERCIAL STORAGE;
ADA TOILET ROOM

GFA $\pm 1,469$ SF

5B - SECOND FLOOR UNIT
2 BR + 2 FULL BATHS

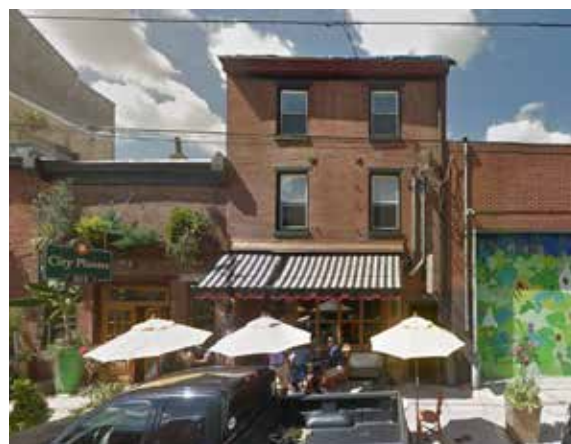
GFA $\pm 1,54$ SF

5C - BI-LEVEL UNIT (FRONT)
2 BR + 2 FULL BATHS, 1 HALF BATH

GFA $\pm 1,965$ SF

5D - BI-LEVEL UNIT (REAR)
2 BR + 2 FULL BATHS

GFA $\pm 1,547$ SF





R TYPICAL ROOF DECK SUITE



2 TYPICAL SECOND FLOOR



4 TYPICAL FOURTH FLOOR



1 TYPICAL GROUND FLOOR



3 TYPICAL THIRD FLOOR



B TYPICAL BASEMENT



TYPICAL UNIT B KITCHEN



TYPICAL UNIT B LIVING ROOM



B PROPOSED SITE SECTION EAST-WEST



A PROPOSED SITE SECTION NORTH-SOUTH



PLANT LIST

TREES			
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
6	STEWARTIA KOREANA	KOREA STERWATIA	2.5-3" CAL. B&B
4	ACER GRISEUM	PAPERBARK MAPLE	2.5-3" CAL. B&B
3	CLADRASTIS KENTUKEA	YELLOWWOOD	2.5-3" CAL. B&B

FLOWERING TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
3	LAGERSTROEMIA INDICA	RED CREPE MYRTLE	5-6', #15 CAN.
	"DYNAMITE"		

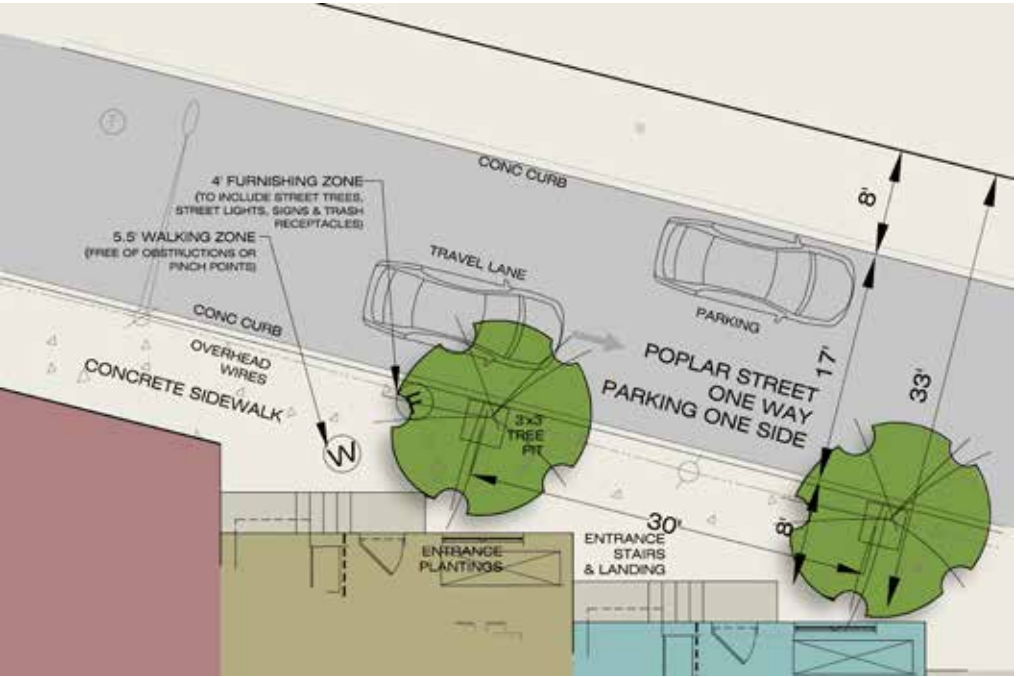
SHRUBS

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
13	ARONIA ARBUTLIFOLIA	RED CHOKEBERRY	#3, 18-24"
14	ILEX GLABRA	INKBERRY	#3, 18-24"
10	VLBURNUM CARLESLL	KOREAN SPICE VIBURNUM	30-36, B&B

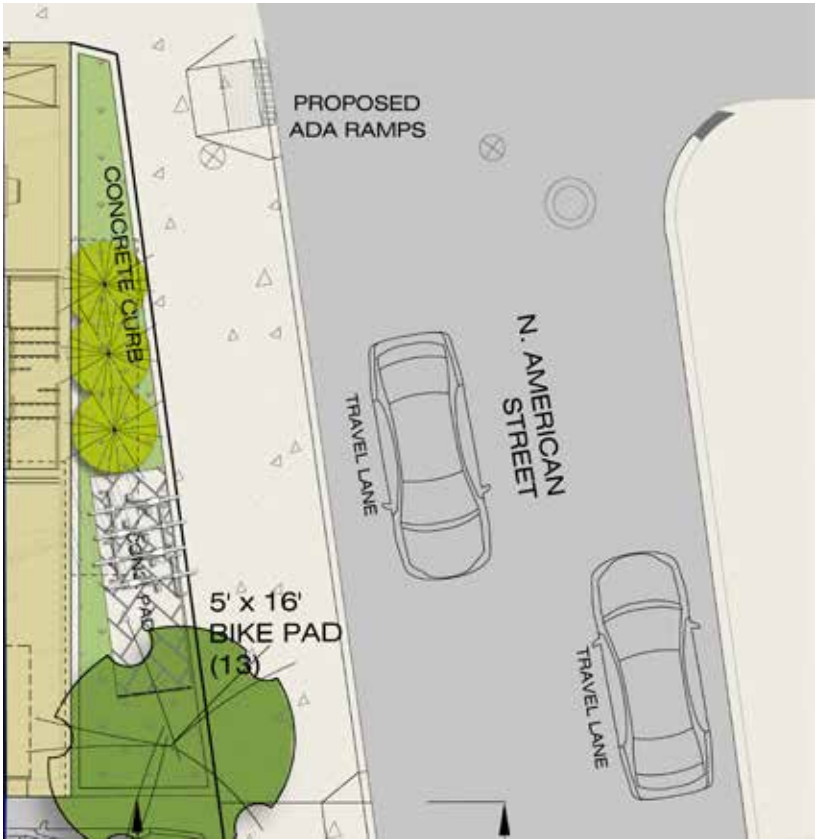
ORNAMENTAL GRASSES

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
11	PENNISETUM	DWARF FOUNTAIN GRASS	#2 CAN
	ALOPECUROLDES "HAMELN"		
10	PHALARIS ARUNDINACEA	RIBBON GRASS	#2 CAN
22	MOLINA ILTORLALLS	PURPLE MOOR GRASS	#2 CAN
8	IMPERATA CYLINDRICA	JAPANESE BLOOD GRASS	#2 CAN
	VAR. KOENIGIL		

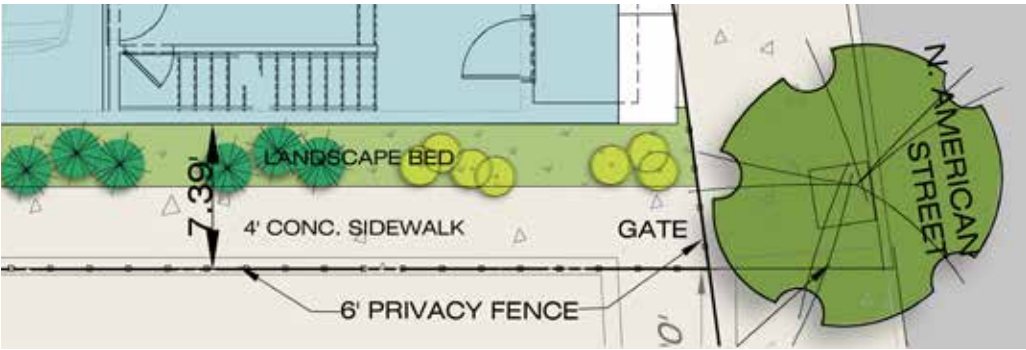




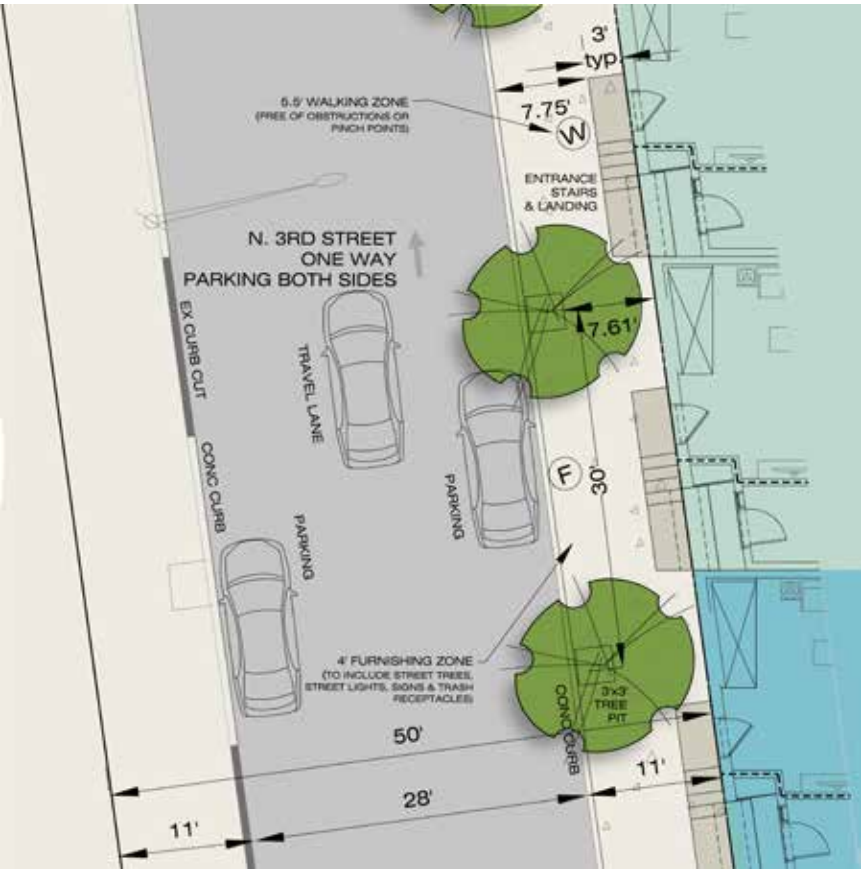
POPLAR STREET — CITY NEIGHBORHOOD STREET



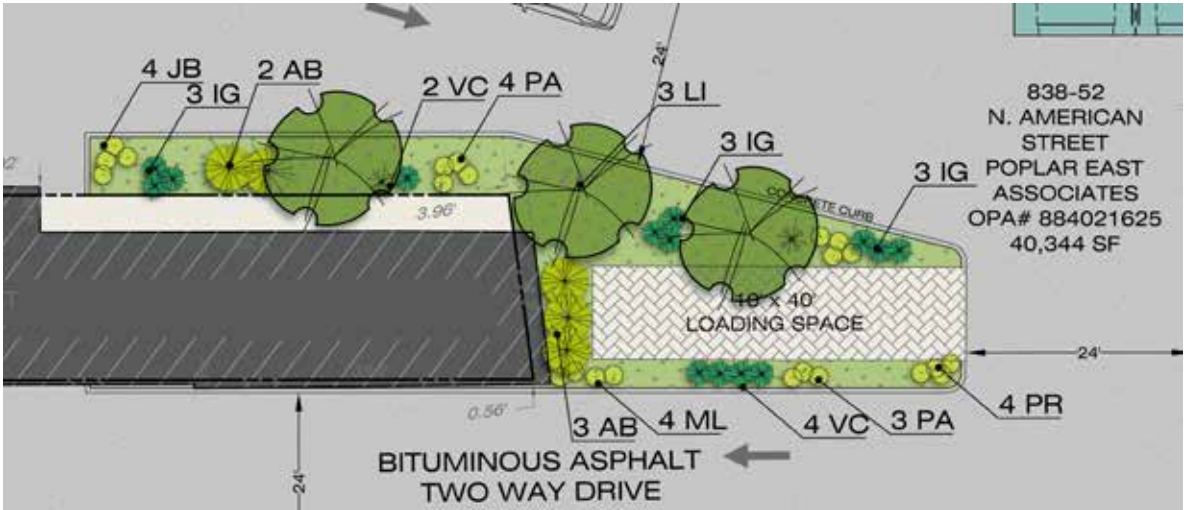
BIKE STORAGE



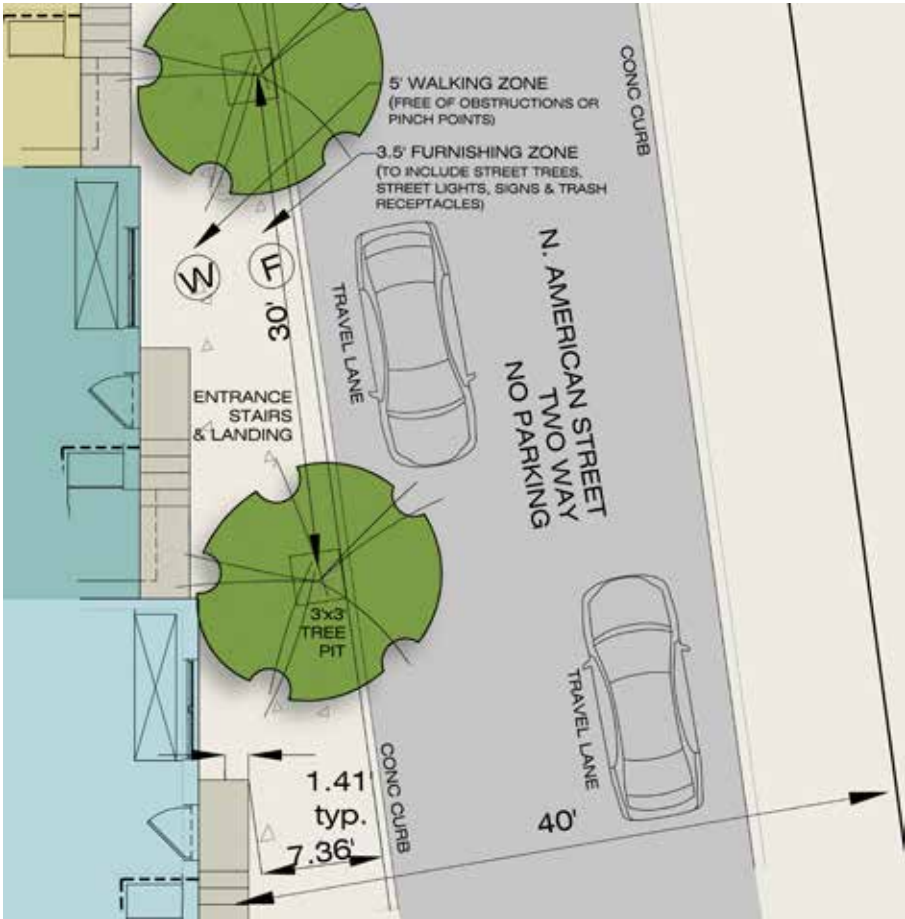
INTERIOR WALKWAY



N. 3RD STREET — CITY NEIGHBORHOOD STREET



INTERIOR ORTLIEB



AMERICAN STREET — LOCAL STREET

PROPOSED SIDEWALK PLANS





A PROPOSED POPLAR STREET ELEVATION



B PROPOSED N. 3RD STREET ELEVATION



C PROPOSED N. AMERICAN STREET ELEVATION



A PROPOSED PARTIAL POPLAR STREET ELEVATION



B PROPOSED PARTIAL N. 3RD STREET ELEVATION


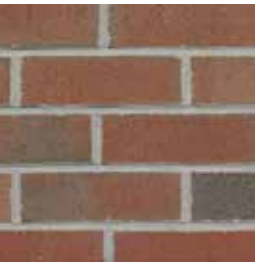
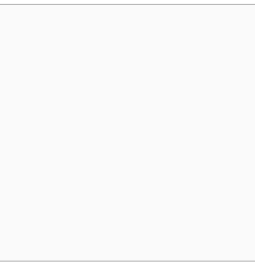

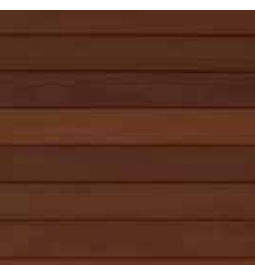


C PROPOSED PARTIAL AMERICAN STREET ELEVATION



PROPOSED PARTIAL INTERIOR DRIVE ELEVATION

MATERIAL KEY

A		BRICK MANUF: GLEN-GERY COLOR: JAMESTOWN
B		BRICK MANUF: GLEN-GERY COLOR: RICHMOND
C		METAL PANEL MANUF: LAMINATORS INC. COLOR: ASCOT WHITE STYLE: PANEL
D		METAL PANEL MANUF: ENGLERT COLOR: CHARCOAL GRAY STYLE: PANEL
E		WOOD SIDING FINISH: MAHOGANY



WALKWAY ON AMERICAN STREET



VIEW OF DRIVEWAY ON AMERICAN STREET



ORTLIEB SQUARE





VIEW ON N. THIRD STREET



ORTLIEB SQUARE



VIEW ALONG POPLAR STREET



ORTLIEB SQUARE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

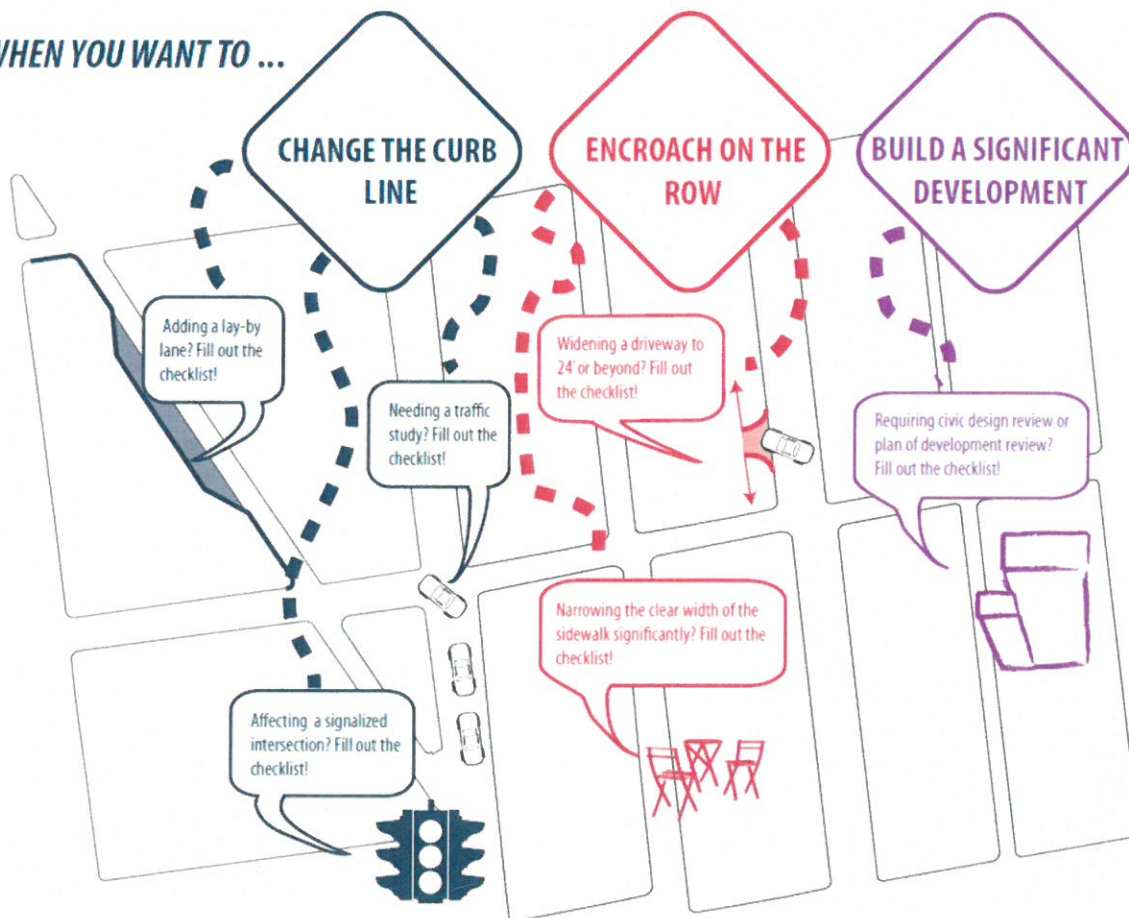
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets during the planning and/or design of projects affecting the public right-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 or Plan of Development Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review.

The Handbook can be accessed at <http://philadelphiastreet.com/complete-streets.aspx>.

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

WHEN YOU WANT TO ...



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS ARE ADVISED TO NOTE:

- This checklist is designed to be filled out electronically. Text fields will expand automatically as you type.
- This checklist is estimated to take 60–90 minutes to complete for applicants familiar with the Handbook.
- Answering “No” or “Not Applicable” (N/A) to questions in this checklist does not result in an automatic denial of approval. Applicants shall provide adequate explanation and comments to justify any such responses in the space provided at the end the checklist.
- 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.
- The coordination of all changes to the placement of street furniture (including but not limited to bus shelters, street signs and hydrants) is the responsibility of the developer throughout all phases of the project, from planning and design to construction management.
- ADA curb-ramp designs must be submitted to the City 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://philadelphiastreet.com/pds/City_Plan_Application.pdf. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
 - Placing of a new street;
 - Removal of an existing street;
 - Changes to roadway grades, curb lines, or widths; or
 - Placing or striking a city utility right-of-way.

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

1. PROJECT NAME
____ Ortlieb's (838-52 N. American St.)
2. DATE
____ May 12, 2015
3. APPLICANT NAME
____ Tina Roberts , President
5. PROJECT AREA: list precise street limits and scope
____ 40,344 SF
4. APPLICANT CONTACT INFORMATION

6. OWNER NAME
____ Poplar East Associates
7. OWNER CONTACT INFORMATION
____ 1033 N. 2nd Street Suite 2A, Philadelphia, PA, 19123, 215-467-4600
8. ENGINEER / ARCHITECT NAME
____ David Plante-Ruggiero Plante Land Design
9. ENGINEER / ARCHITECT CONTACT INFORMATION
____ 4220 Main Street, Phialdelphia, Pa, 19127, 215-508-3900
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
____ Poplar Street	____ N. 3rd Street	____ N. American Street	____ City Neighborhood
____ N. 3rd Street	____ 823 N. 3rd Street	____ Poplar Street	____ City Neighborhood
____ N. American Street	____ 824-26 N. American	____ Poplar Street	____ Local

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: _____

DEPARTMENTAL REVIEW: General Project Information

Reviewer Comments: _____

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
___ Poplar Street	12' / 8' / 8'	8' / 8'
___ N. 3rd Street	12' / 11' / 11'	11' / 11'
___ N. American Street	10' / 9' / 9'	9' / 9'
___	/ /	/

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
___ Poplar Street	6 / 5.5 / 5.5
___ N. 3rd Street	6 / 5.5 / 5.5
___ N. American Street	5 / 5 / 5
___	/ /

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
___ POPLAR	37.8'	DRIVEWAY
___ N. 3 RD	60.9', 9.9'	DRIVEWAY
___ N. AMERICAN		

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
___ DRIVEWAY	24'	N. AMERICAN

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

15. Does the design limit block lengths to 500 feet or less?
16. When considering the overall design, does the design create a pedestrian environment that provides safe and comfortable access for all pedestrians?

YES ☒ NO ☐ N/A ☐
YES ☒ NO ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐
YES ☐ NO ☐

APPLICANT: Pedestrian Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

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
POPLAR	4 / 0
N. 3 RD	4 / 3
N. AMERICAN	3.5 / 1.41
	/

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
POPLAR	4 / - / 4
N. 3 RD	4 / - / 4
N. AMERICAN	3.5 / - / 3.5
	/ /

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

20. Does the design avoid tripping hazards?
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

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: _____

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>

BIKE PARKING

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	OFF-STREET
		Existing / Proposed	Existing / Proposed
838-52 N.AMERICAN	13	0 / 0	0 / 13
		/	/
		/	/
		/	/

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: _____

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

____ PROVIDES MORE PEDESTRIAN FRIENDLY SIDEWALKS

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
POPLAR	N. 3 rd	N. AMERICAN	11 / 11	25
N. 3 rd	BROWN	POPLAR	12 / 12	25
N. AMERICAN	BROWN	POPLAR	11 / 11	25
			1	

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

WB 40

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: _____

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 ☒ NO ☐ N/A ☐ YES ☐ NO ☐

45. Does the proposed project have a Philadelphia Water Department (PWD) Work Number? If so, please provide.

2015-8385-2856
-01

46. List the stormwater management and drainage features incorporated into the design of the Right of Way (see Section 4.8.4).

YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐

47. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?

YES ☒ NO ☐ N/A ☐ YES ☐ NO ☐

48. Does the design provide direct, safe, and accessible connections between transit stops and building access points and destinations within the site?

YES ☒ NO ☐ N/A ☐ YES ☐ NO ☐

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
NA		

50. Does the design minimize the signal cycle length to reduce pedestrian wait time? YES ☐ NO ☐ N/A ☒ DEPARTMENTAL APPROVAL YES ☐ NO ☐
51. Does the design provide adequate clearance time for pedestrians to cross streets? YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐
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 ☐ NO ☐ N/A ☒ YES ☐ NO ☐
- * If yes, City Plan Action may be required.*
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 ☐ NO ☐
- Marked Crosswalks YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐
 - Pedestrian Refuge Islands YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐
 - Signal Timing and Operation YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐
 - Bike Boxes YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐
54. Does the plan simplify complex intersections where possible? YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐
55. Does the design reduce vehicle speeds and increase visibility at intersections? YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐
56. Overall, do intersection designs limit conflicts between modes and promote pedestrian and bicycle safety? YES ☐ NO ☐ N/A ☒ YES ☐ NO ☐

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: _____

May 12, 2015

RE: Ortlieb Square - Sustainable Design Elements
838-52 N. American Street
Philadelphia, Pa 19123

The site design was conceived to promote stormwater infiltration, evapotranspiration, and a reduction of the heat island effect through the following:

1. The design incorporates a subsurface infiltration bed. This feature works to utilize on-site infiltration as well as to treat and regulate runoff from 93% of the site.
2. Interior vegetated areas are employed to infiltrate water runoff from impervious paving, help to clean surface runoff that runs to city sewers and increase the year round aesthetics of the site.
3. Street trees will be installed along N.3rd, Poplar & N. American Streets to provide summer shade, help reduce heat gain and improve air quality.
4. Landscape areas along the perimeter of the site will be installed to work as both a visual and noise buffer.