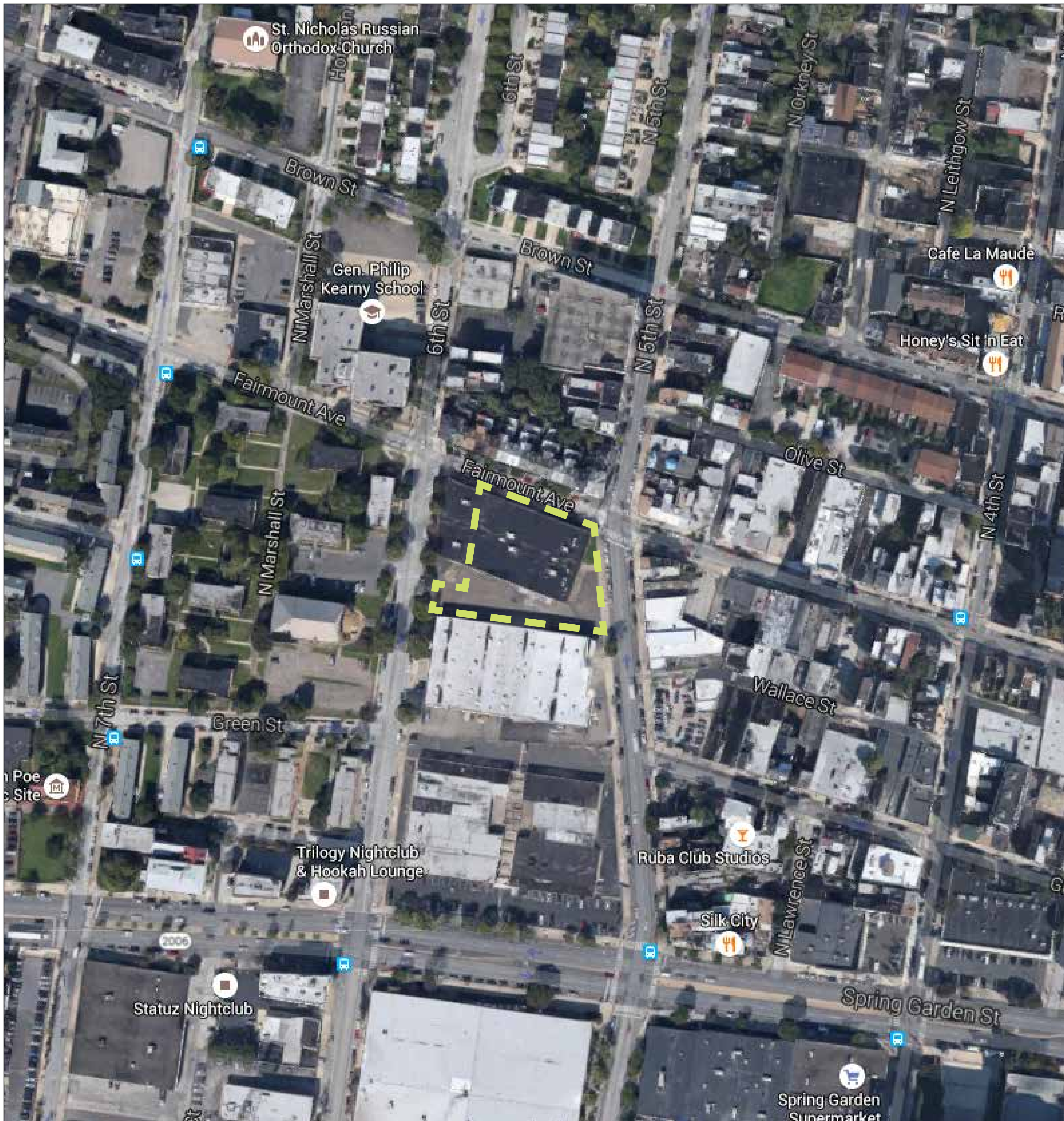


626-36 N. 5TH STREET





EXISTING CONDITIONS
626-36 N. 5TH STREET



ZONING MAP

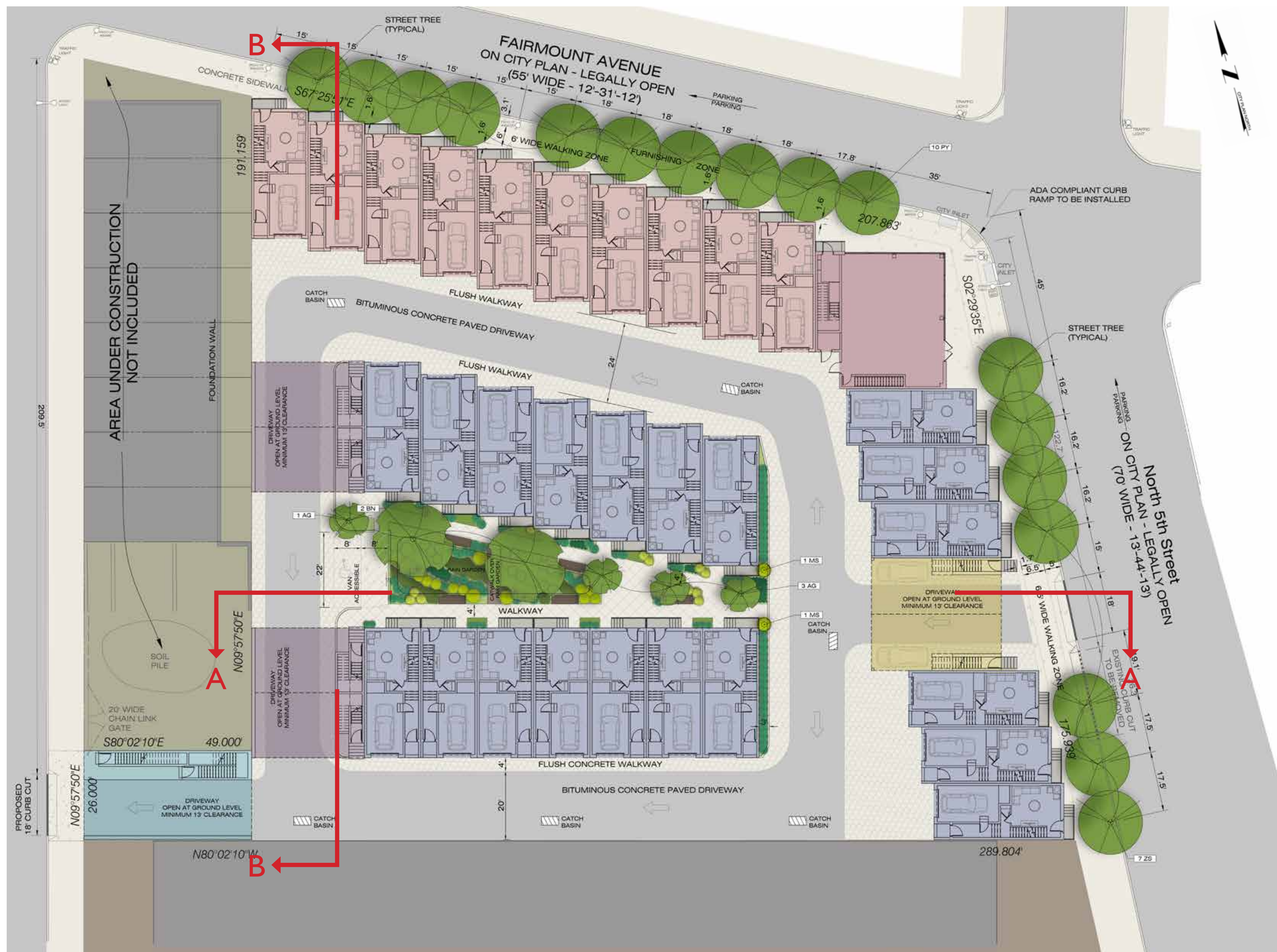
RSA-5	RM-1	CMX-2*	ICMX
DIMENSIONAL STANDARDS	DIMENSIONAL STANDARDS	DIMENSIONAL STANDARDS	DIMENSIONAL STANDARDS
MIN. LOT WIDTH 16 FT.	MIN. LOT WIDTH 16 FT.	MAX. OCCUPIED AREA IMMEDIATE: 75% CORNER: 80%	MAX. OCCUPIED 100%
MIN. LOT AREA 1,440 SQ. FT.	MIN. LOT AREA 1,440 SQ. FT.	MIN. FRONT YARD DEPTH NA	MIN. FRONT YARD DEPTH 0 FT.**
MIN. OPEN AREA INTERMEDIATE: 30% CORNER LOT: 20%	MIN. OPEN AREA INTERMEDIATE: 30% CORNER LOT: 20%	MIN. SIDE YARD WIDTH 5 FT. IF USED	MIN. SIDE YARD WIDTH 8 FT. IF USED*
MIN. FRONT SETBACK BASED ON SETBACK OF ABUTTING LOTS	MIN. FRONT SETBACK BASED ON SETBACK OF ABUTTING LOTS	MIN. REAR YARD DEPTH THE GREATER OF 9 FT. OR 10% OF LOT DEPTH	MIN. REAR YARD DEPTH 8 FT. IF USED*
MIN. SIDE YARD WIDTH 5 FT. PER YARD	MIN. SIDE YARD WIDTH 5 FT. PER YARD	MAX. HEIGHT 38 FT.	MAX. HEIGHT 60 FT.
MIN. REAR YARD DEPTH THE GREATER OF 9 FT. OR 20% OF LOT DEPTH	MIN. REAR YARD DEPTH THE GREATER OF 9 FT. OR 20% OF LOT DEPTH		MAX. FAR 500%
MAX. HEIGHT 38 FT.	MAX. HEIGHT 38 FT.	<p>*An attached building in CMX-2 that is occupied by household living must also contain an office, retail sales, or commercial services along the ground floor frontage.</p> <p>**Min. of 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area; and 480 sq. ft. of lot area is required per dwelling thereafter.</p> <p>*Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential district.</p>	
<p>If abutting lots on both sides of an attached house contain only two stories, the stories above the second story of the attached house shall be set back an additional 8 ft. from the minimum setback, except this requirement shall not apply to corner lots.</p>	<p>SINGLE OR TWO-FAM. DETACHED: 5 FT. PER YARD OR 8 FT. CORNER LOT MULTI-FAM. SEMI-DETACHED: 12 FT.</p>		
	MIN. REAR YARD DEPTH THE GREATER OF 9 FT. OR 20% OF LOT DEPTH		
	MAX. HEIGHT 38 FT.		
	<p>*Min. of 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area, and 480 sq. ft. of lot area per dwelling unit thereafter.</p>		



NEIGHBORHOOD CONTEXT



EXISTING AERIAL



PROPOSED SITE PLAN

TYPE A **TYPE B (CARRIAGE UNIT)** **TYPE D (CARRIAGE UNIT)**

<p>16'-6" X 38'-0" BLDG FOOTPRINT 627 SF</p> <p>FINISHED BASEMENT PILOT HOUSE AND ROOF DECK GARAGE</p> <p>3BR + 3 FULL BATHS, 2 HALF BATHS MEDIA ROOM</p> <p>GFA ± 2,921 SF</p> <p>± 243 SF GARAGE ± 427 SF ROOF DECK ± 3,591 SF TUA</p>	<p>16'-6" X 38'-0" BLDG FOOTPRINT 627 SF</p> <p>PILOT HOUSE AND ROOF DECK PARKING SPACE</p> <p>3BR + 2 FULL BATHS, 1 HALF BATHS</p> <p>GFA ± 2,000 SF</p> <p>± 455 SF ROOF DECK ± 2,455 SF TUA</p>	<p>33'-0" X 19'-0" BLDG FOOTPRINT 627 SF</p> <p>PILOT HOUSE AND ROOF DECK</p> <p>3BR + 2 FULL BATHS, 1 HALF BATHS</p> <p>GFA ± 1,990 SF</p> <p>± 420 SF ROOF DECK ± 2,410 SF TUA</p>
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TYPE E (CARRIAGE UNIT) **TYPE G**

<p>26'-0" X 49'-1" BLDG FOOTPRINT ± 1,277 SF</p> <p>APARTMENT 1 3BR + 2 FULL BATHS, 1 HALF BATHS GFA ± 1,915 SF</p> <p>APARTMENT 2 3BR + 2 FULL BATHS PILOT HOUSE & ROOF DECK GFA ± 2,236 SF</p> <p>± 1,034 SF ROOF DECK ± 3,270 SF TUA</p>	<p>16'-6" X 38'-0" BLDG FOOTPRINT 627 SF</p> <p>PILOT HOUSE AND ROOF DECK FINISHED BASEMENT GARAGE</p> <p>3BR + 3 FULL BATHS, 2 HALF BATHS MEDIA ROOM</p> <p>GFA ± 2,848 SF</p> <p>± 243 SF GARAGE ± 365 SF ROOF DECK ± 3,456 SF TUA</p>
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COMMERCIAL

<p>38'-4" X 40'-2" BLDG FOOTPRINT 1,467 SF</p> <p>RETAIL FINISHED BASEMENT ADA TOILET ROOM GFA ± 2,717 SF</p> <p>APARTMENT 1, 3 1 BR + 1 FULL BATH GFA ± 667 SF</p>	<p>APARTMENT 2, 4 1 BR + 1 FULL BATH GFA ± 626 SF</p> <p>APARTMENT 5 2 BR + 2 FULL BATHS GFA ± 1,639 SF</p> <p>± 887 SF ROOF DECK ± 2,526 SF TUA</p>
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ICMX - INDUSTRIAL COMMERCIAL MIXED-USE ZONING CRITERIA

LOT REQUIREMENTS	REQUIRED	PROVIDED
MAX % OCCUPIED AREA	100%	57.9%
MIN % OPEN AREA	0%	42.1%
LOT AREA	NO LIMIT	43,984 SF

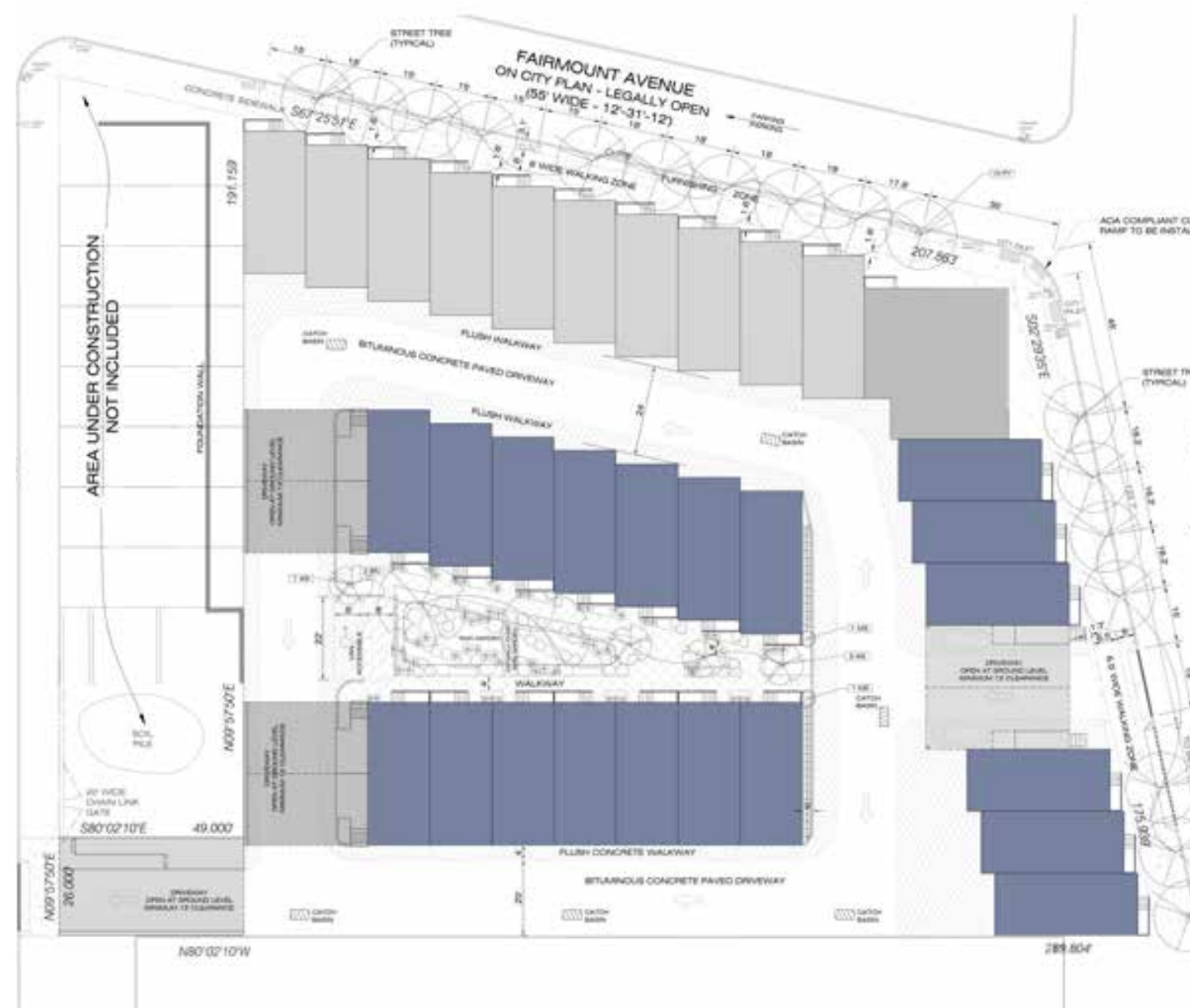
BUILDING DIMENSIONS	REQUIRED	PROVIDED
FRONT YARD SETBACK	NONE REQUIRED	NONE
SIDE YARD SETBACK	0' / 8' IF USED	0'
REAR YARD SETBACK	0' / 8' IF USED	0'
BUILDING HEIGHT	60'	47'-2"
MAX FAR	500%	242.9%

PARKING REQUIREMENTS	REQUIRED	PROVIDED
1 SPACE PER 2 UNITS	22 SPACES	33 SPACES

BICYCLE REQUIREMENTS	REQUIRED	PROVIDED
1 SPACE PER 3 UNITS	15 SPACES	32 SPACES

PROJECT UNIT COUNT
 36 SINGLE FAMILY TOWNHOUSES
 1 INTERLOCKING TOWNHOUSE
 5 APARTMENTS (IN UNIT 39)

43 DWELLING UNITS
 1 COMMERCIAL UNIT (IN GROUND LEVEL OF UNIT 39)



TYPE A

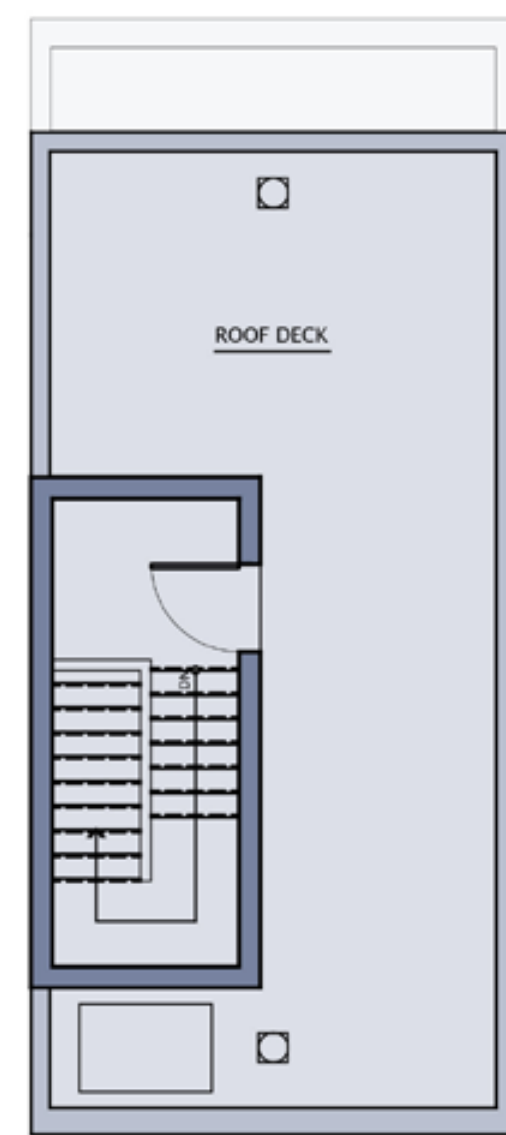
16'-6" X 38'-0"
BLDG FOOTPRINT 627 SF

FINISHED BASEMENT
PILOT HOUSE AND ROOF DECK
GARAGE

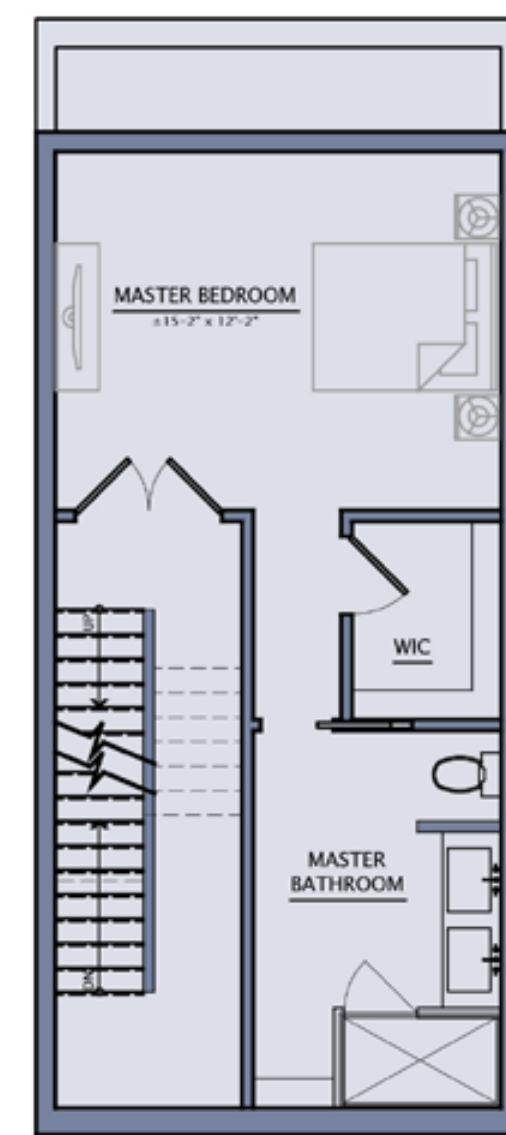
3BR + 3 FULL BATHS, 2 HALF BATHS
MEDIA ROOM

GFA ± 2,921 SF

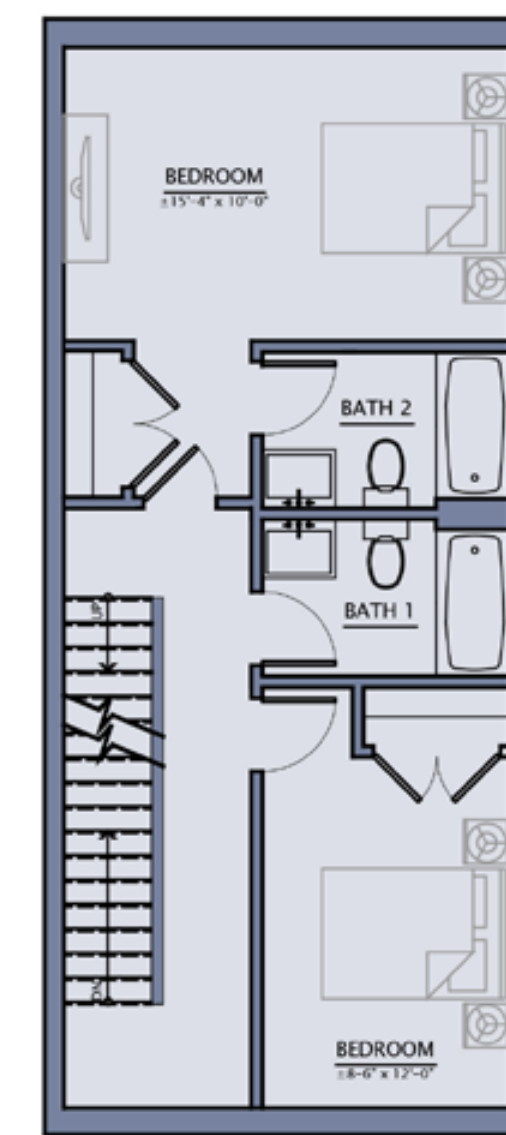
± 243 SF GARAGE
± 427 SF ROOF DECK
± 3,591 SFTUA



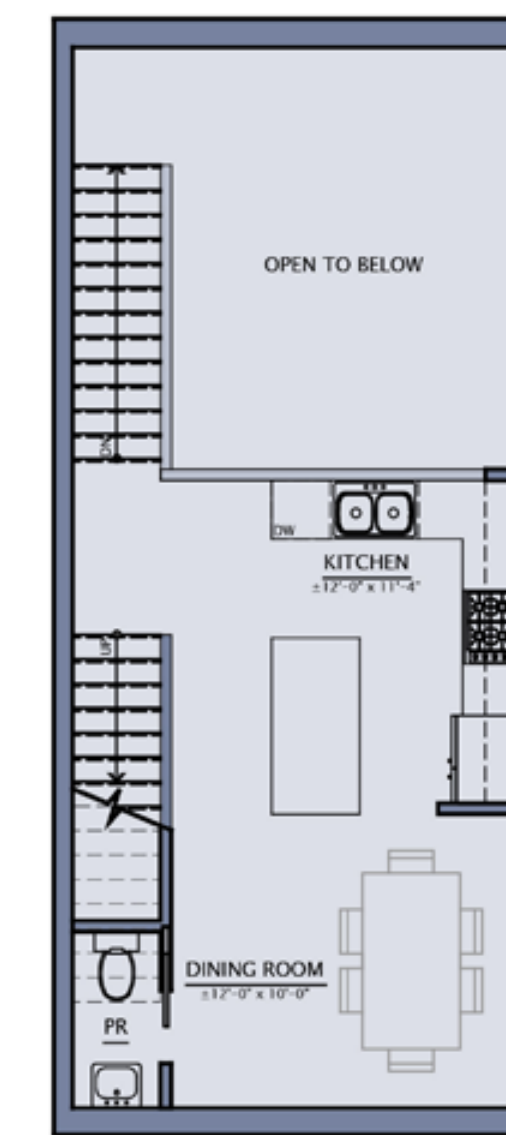
PILOT HOUSE AND ROOF DECK
± 136 GFA



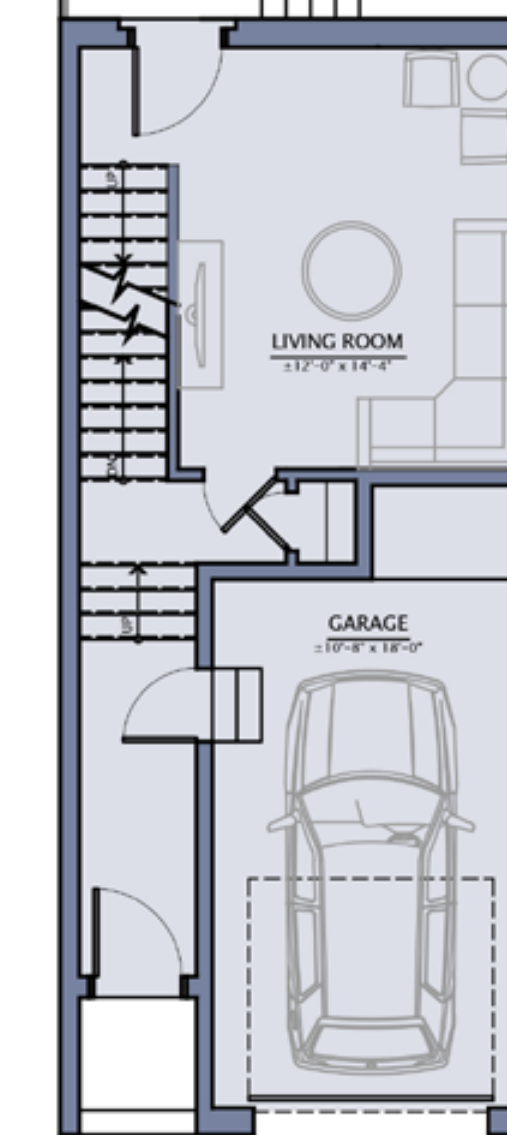
FOURTH FLOOR
± 564 GFA



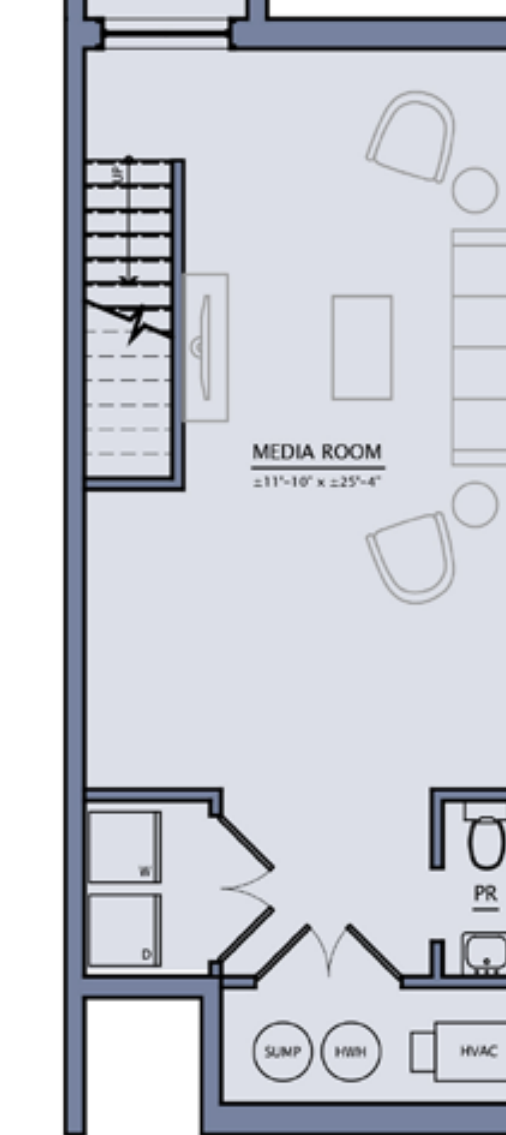
THIRD FLOOR
± 627 GFA



SECOND FLOOR
± 627 GFA



FIRST FLOOR
± 362 GFA



BASEMENT
± 605 GFA



TYPE B (CARRIAGE UNIT)

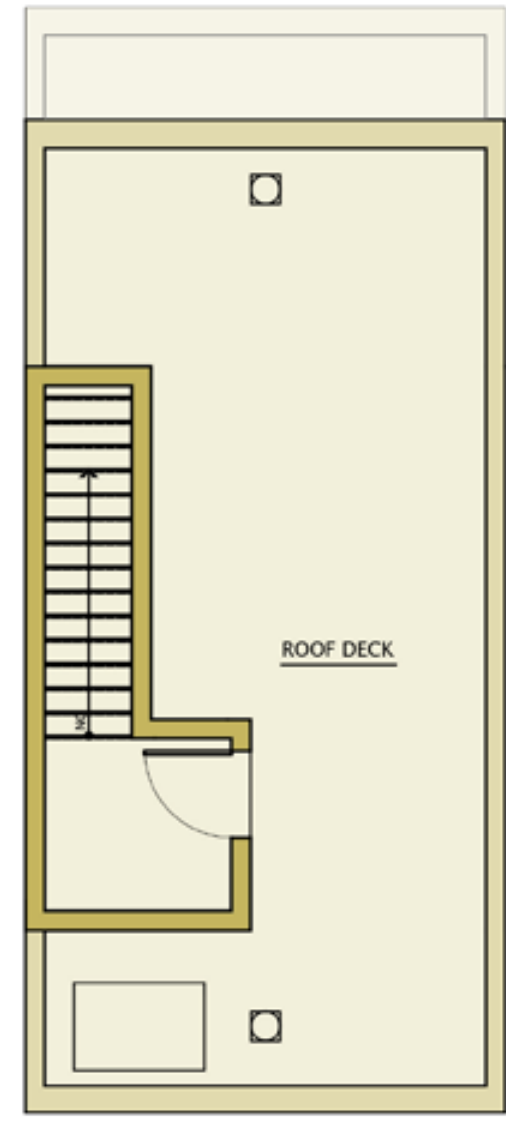
16'-6" X 38'-0"
BLDG FOOTPRINT 627 SF

PILOT HOUSE AND ROOF DECK
PARKING SPACE

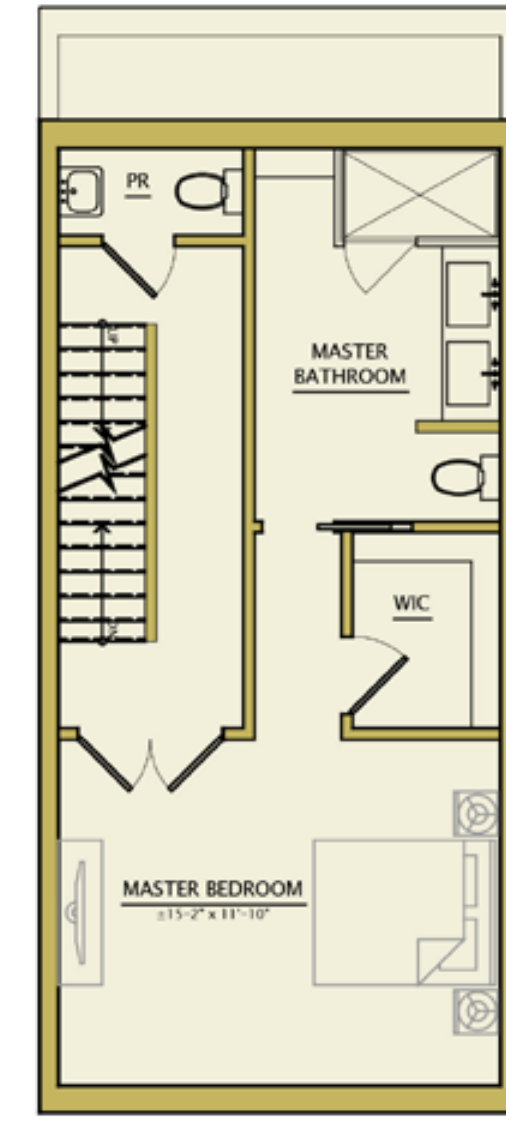
3BR + 2 FULL BATHS, 1 HALF BATHS

GFA ± 2,000 SF

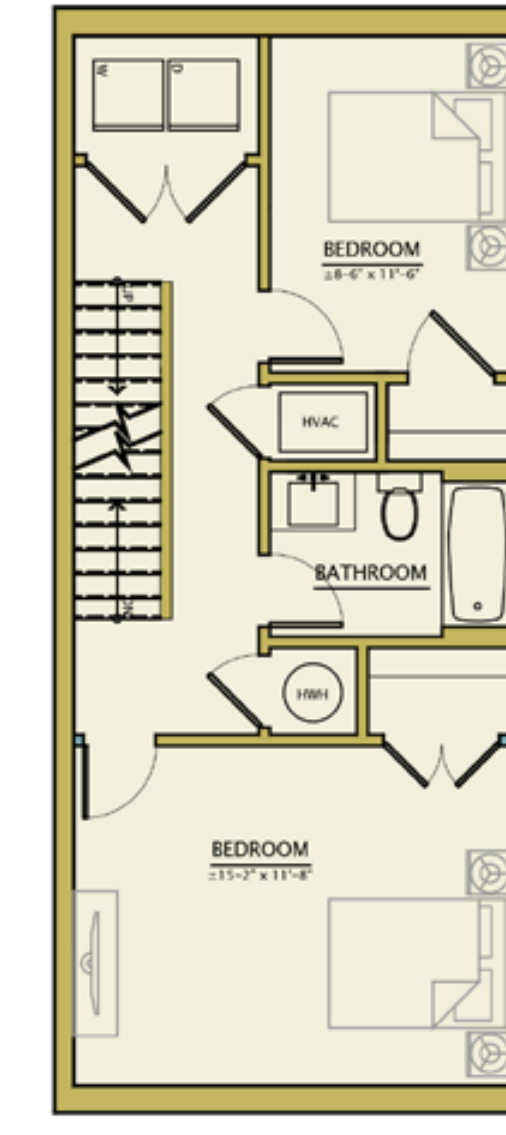
± 455 SF ROOF DECK
± 2,455 SFTUA



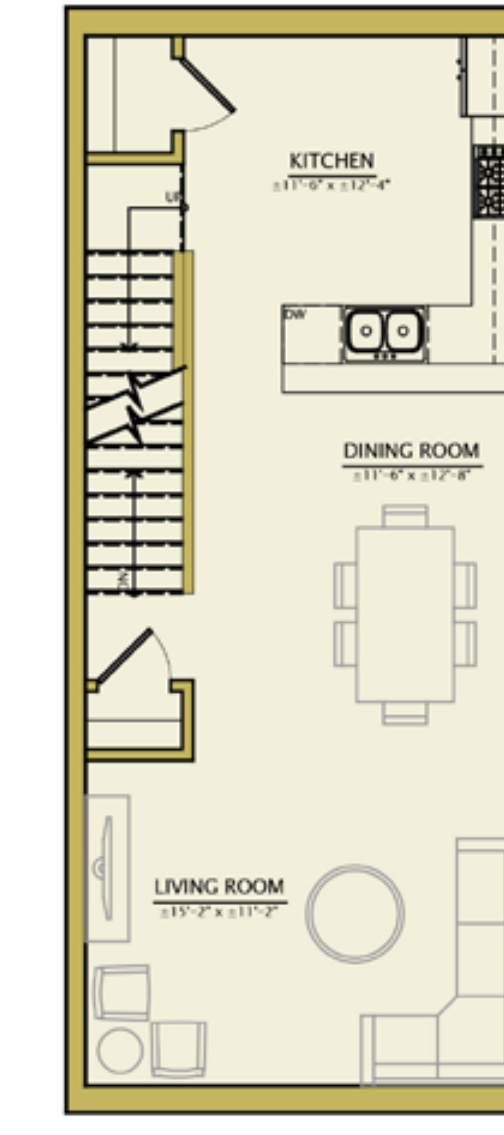
PILOT HOUSE AND ROOF DECK
± 108 GFA



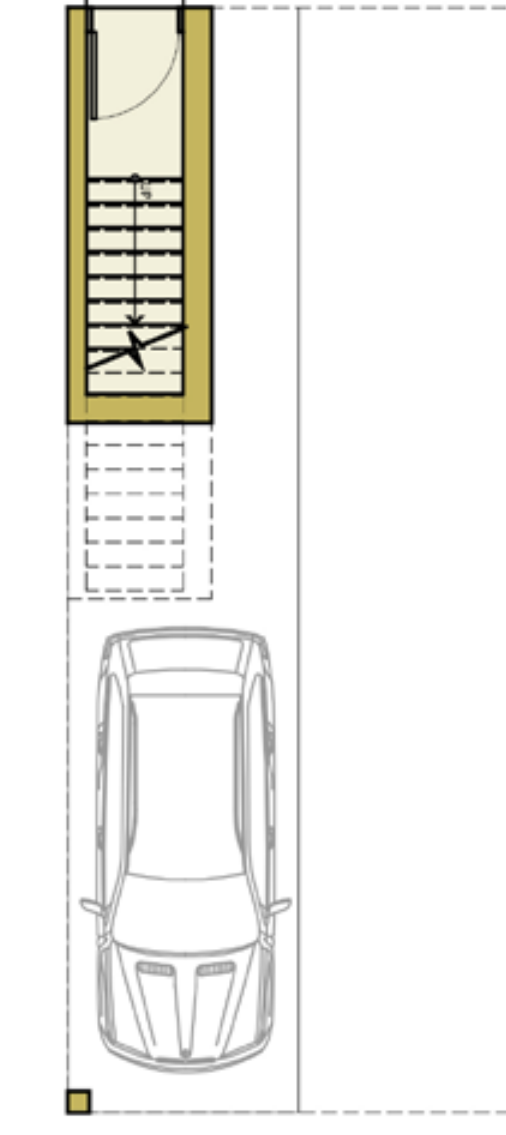
FOURTH FLOOR
± 563 GFA



THIRD FLOOR
± 627 GFA



SECOND FLOOR
± 627 GFA



FIRST FLOOR
± 70 GFA



TYPE D (CARRIAGE UNIT)

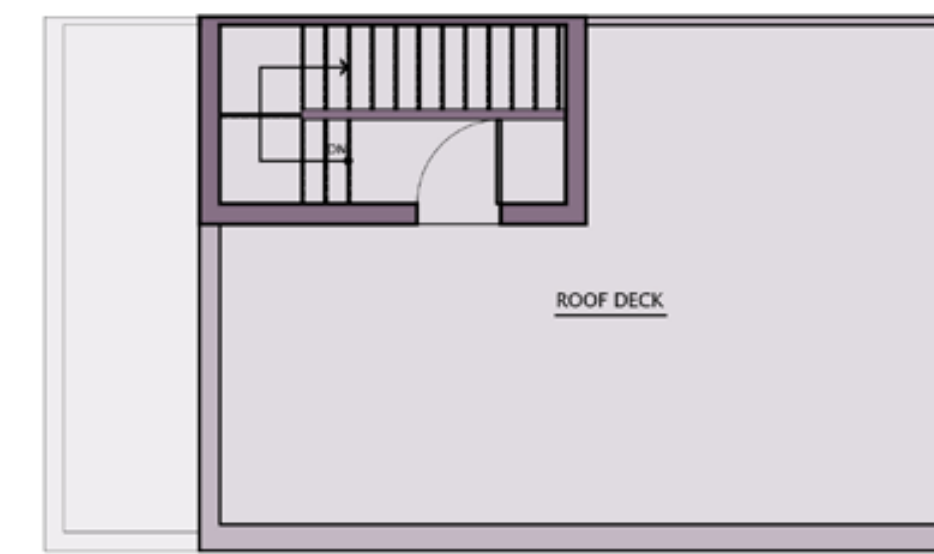
33'-0" X 19'-0"
BLDG FOOTPRINT 627 SF

PILOT HOUSE AND ROOF DECK

3BR + 2 FULL BATHS, 1 HALF BATHS

GFA ± 1,990 SF

± 420 SF ROOF DECK
± 2,410 SFTUA



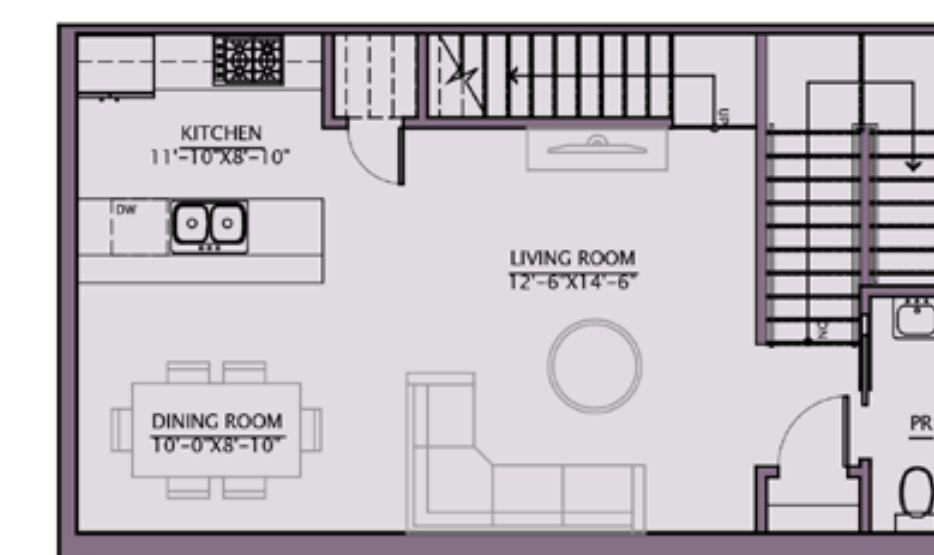
PILOT HOUSE AND ROOF DECK
± 102 GFA



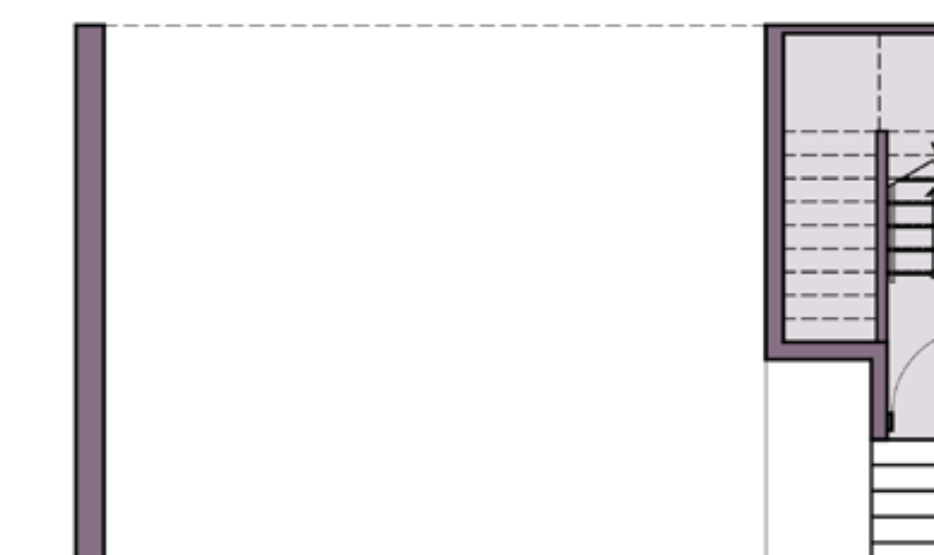
FOURTH FLOOR
± 522 GFA



THIRD FLOOR
± 627 GFA



SECOND FLOOR
± 627 GFA



FIRST FLOOR
± 112 GFA



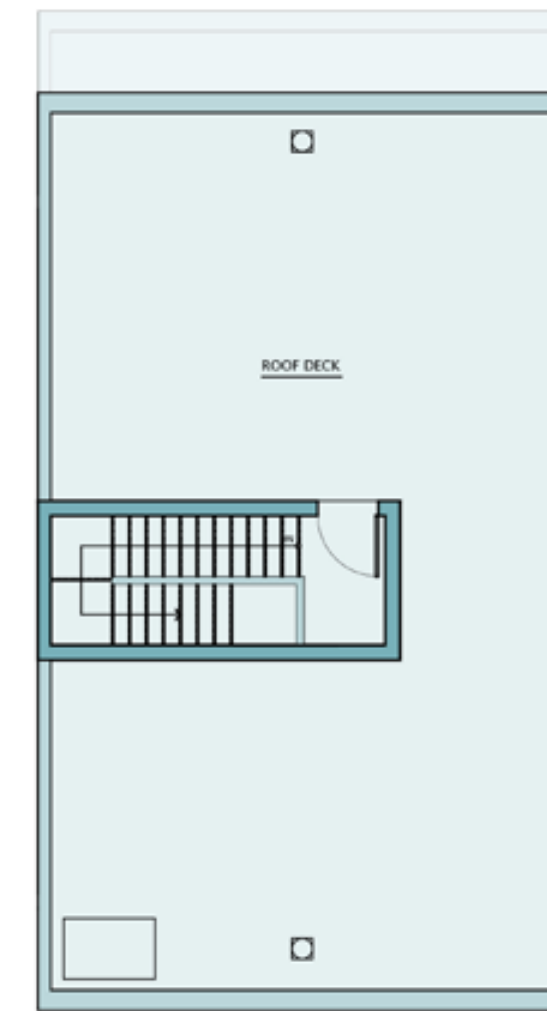
TYPE E (CARRIAGE UNIT)

26'-0" X 49'-1"
BLDG FOOTPRINT ± 1,277 SF

APARTMENT 1
3BR + 2 FULL BATHS, 1 HALF BATHS
GFA ± 1,915 SF

APARTMENT 2
3BR + 2 FULL BATHS
PILOT HOUSE & ROOF DECK
GFA ± 2,236 SF

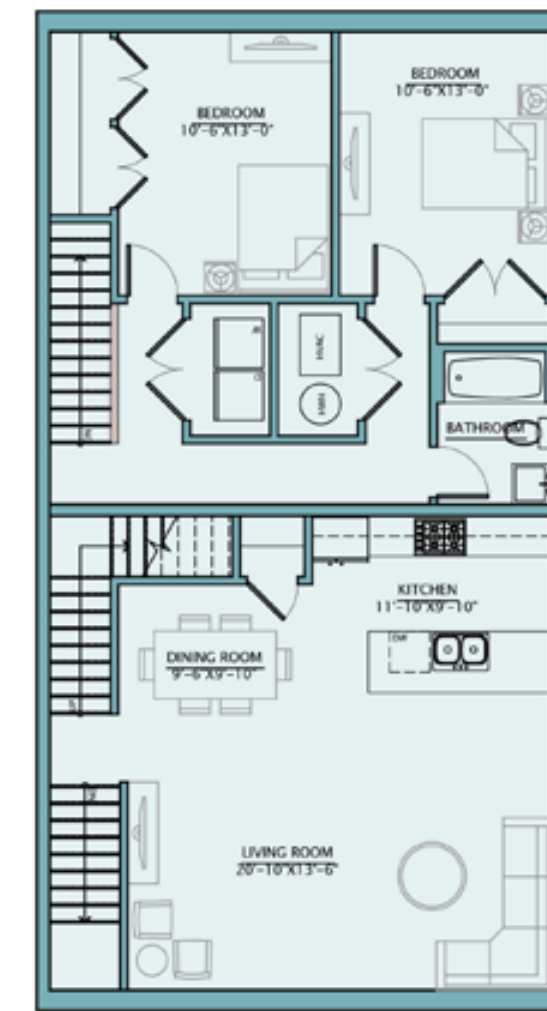
± 1,034 SF ROOF DECK
± 3,270 SF TUA



PILOT HOUSE AND ROOF DECK
± 139 GFA (APARTMENT 2 ± 139 SF)



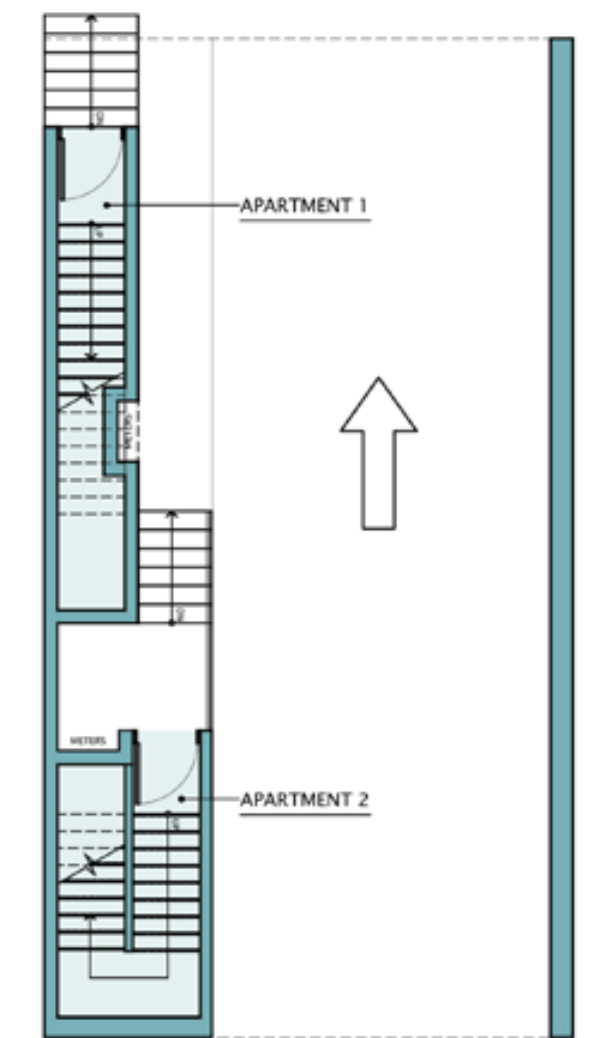
FOURTH FLOOR
± 1,173 GFA (APARTMENT 2 ± 1,173 SF)



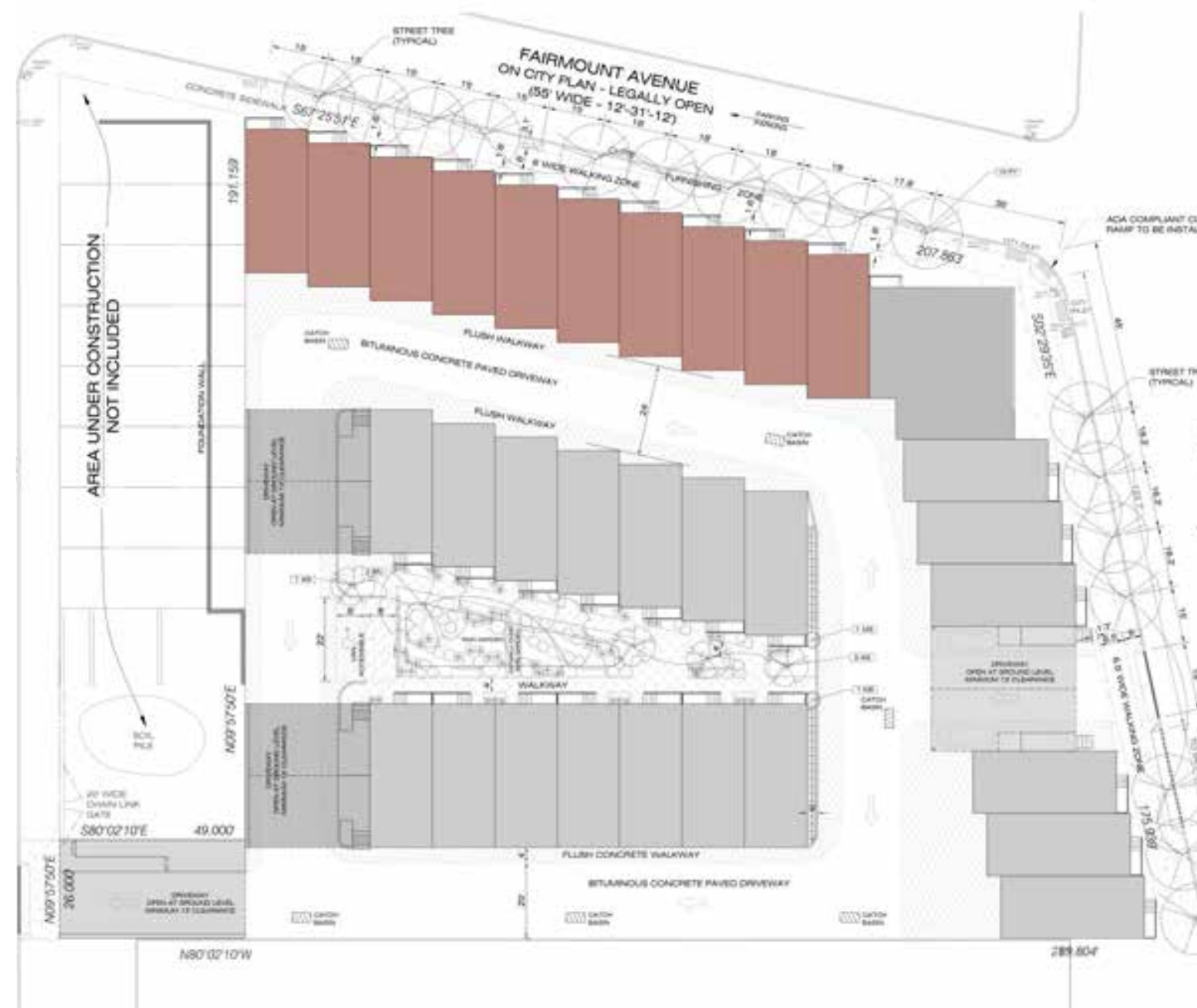
THIRD FLOOR
± 1,277 GFA (APARTMENT 1 ± 638 SF)
(APARTMENT 2 ± 638 SF)



SECOND FLOOR
± 286 GFA (APARTMENT 1 ± 1,157 SF)
(APARTMENT 2 ± 120 SF)



FIRST FLOOR
± 286 GFA (APARTMENT 1 ± 120 SF)
(APARTMENT 2 ± 166 SF)



TYPE G

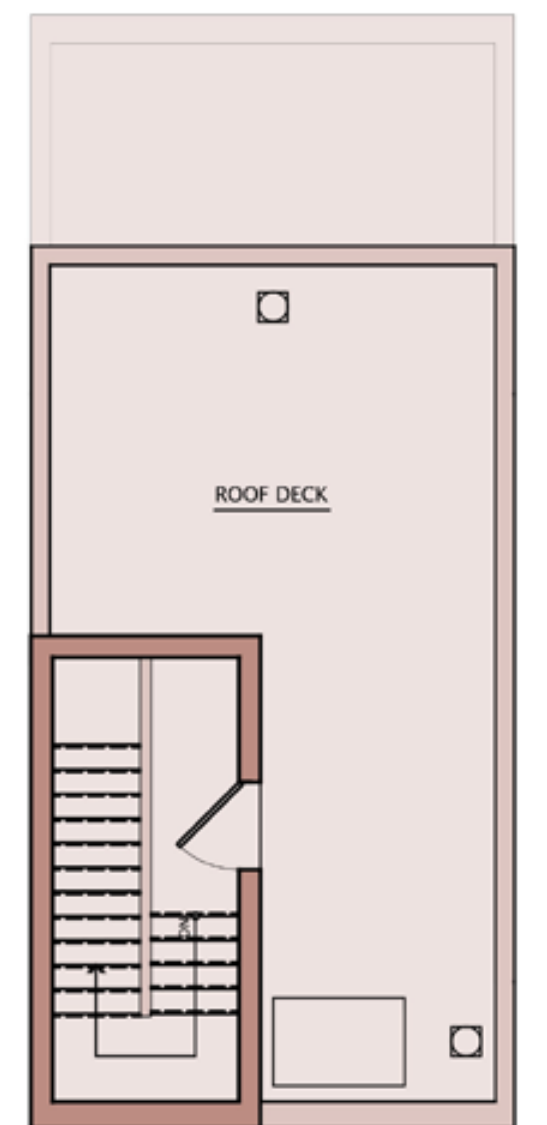
16'-6" X 38'-0"
BLDG FOOTPRINT 627 SF

PILOT HOUSE AND ROOF DECK
FINISHED BASEMENT
GARAGE

3BR + 3 FULL BATHS, 2 HALF BATHS
MEDIA ROOM

GFA ± 2,848 SF

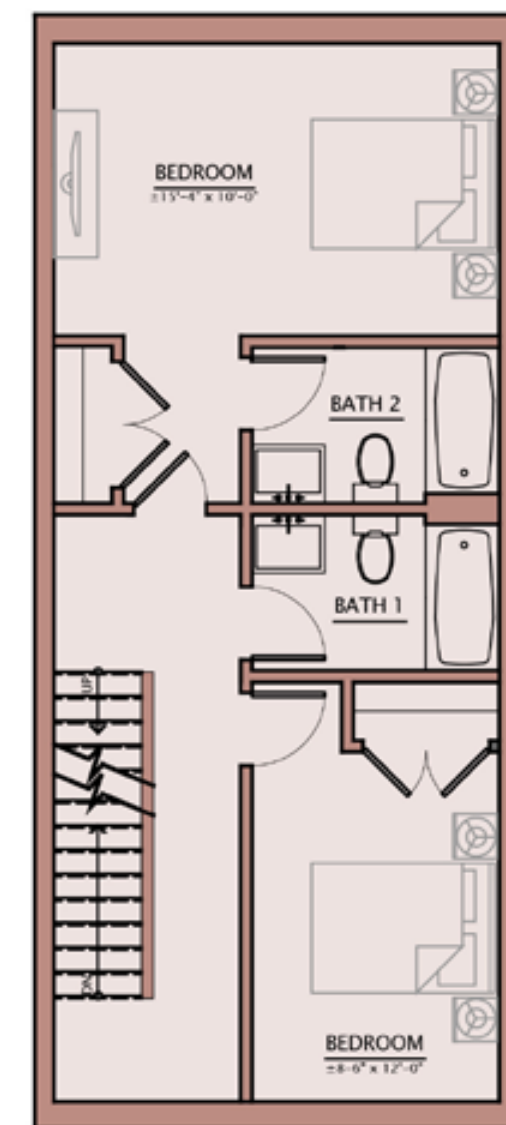
± 243 SF GARAGE
± 365 SF ROOF DECK
± 3,456 SF TUA



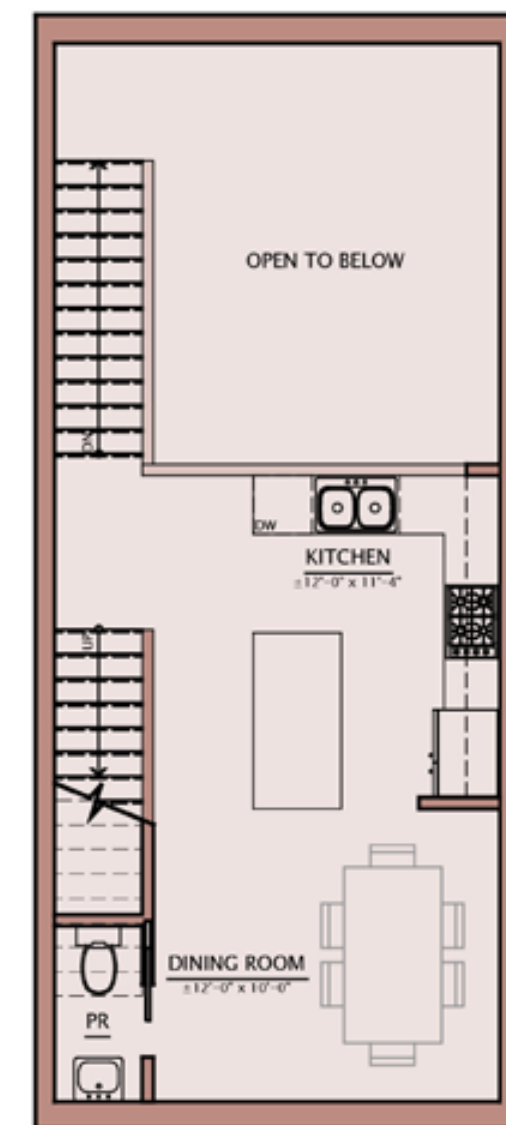
PILOT HOUSE AND ROOF DECK
± 131 GFA



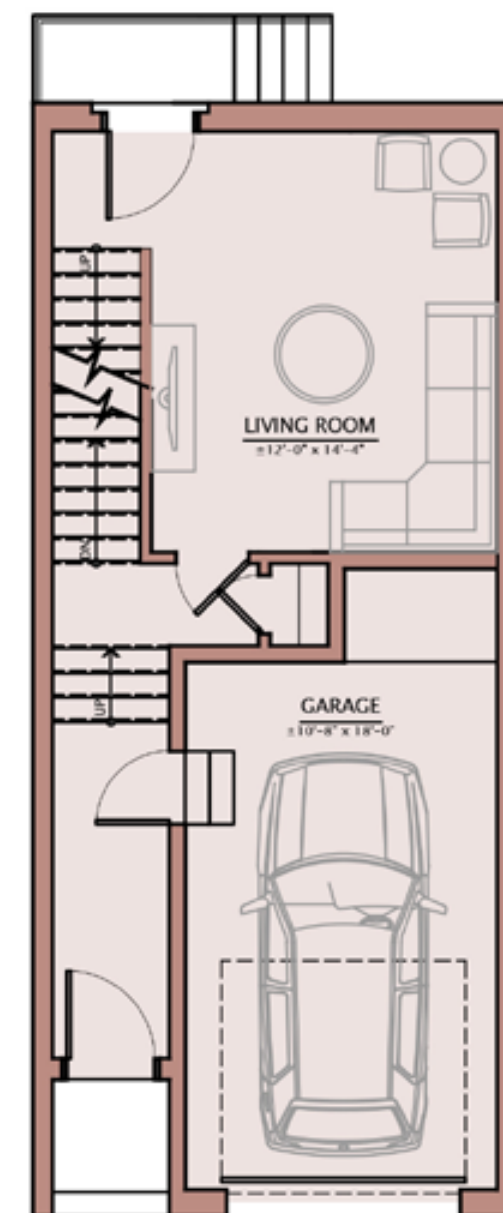
FOURTH FLOOR
± 496 GFA



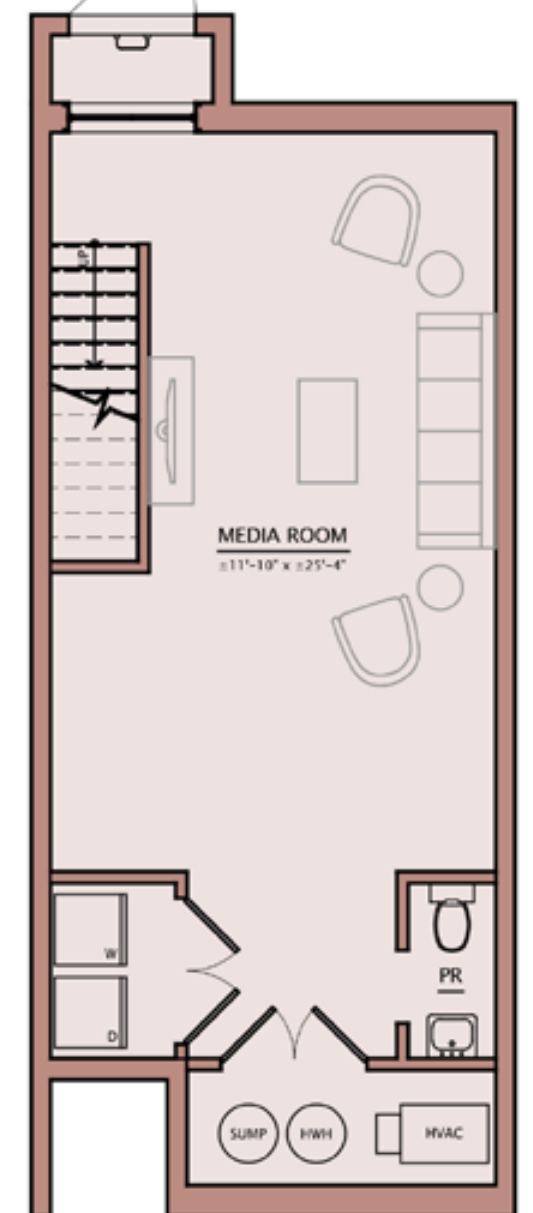
THIRD FLOOR
± 627 GFA



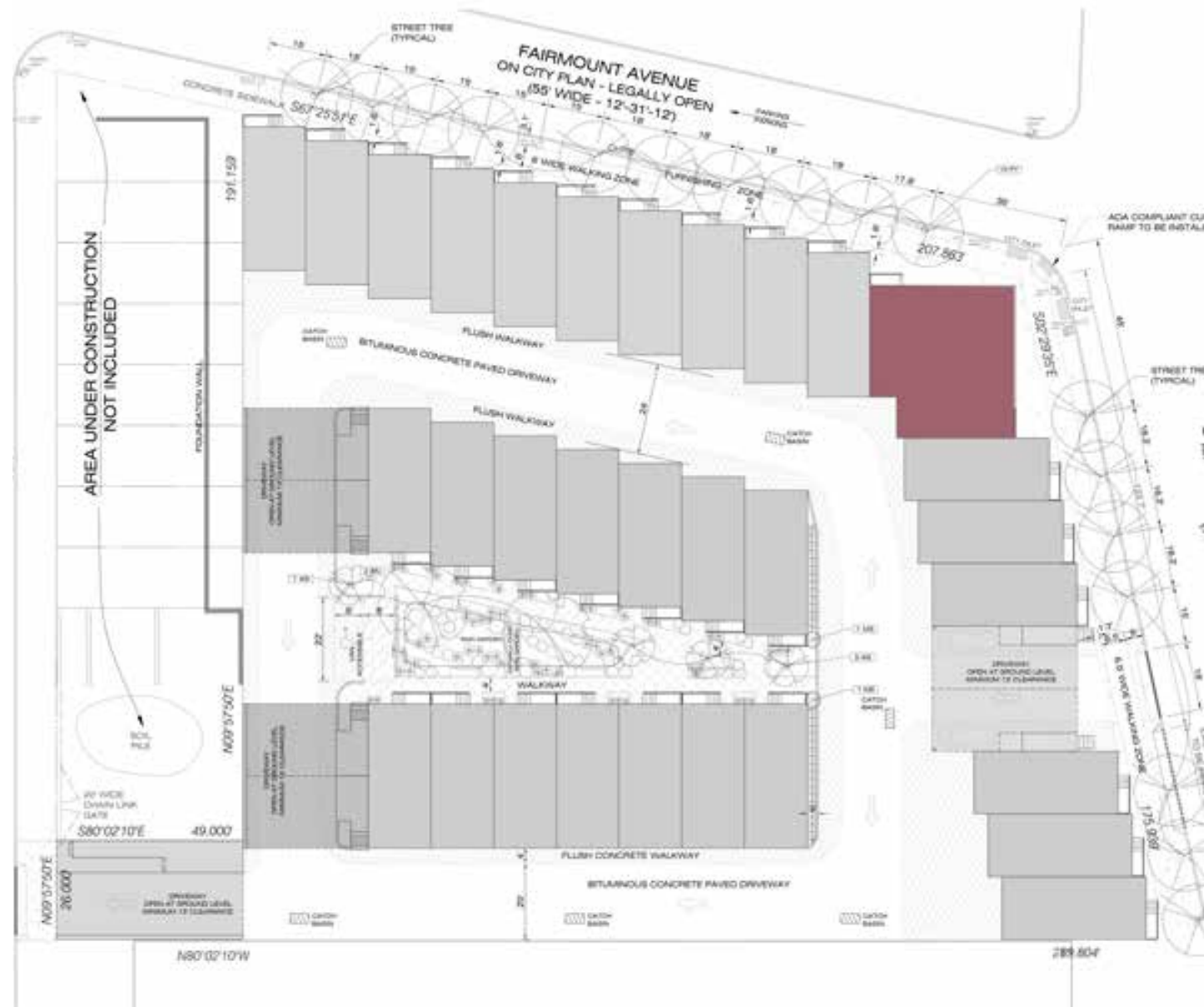
SECOND FLOOR
± 627 GFA



FIRST FLOOR
± 362 GFA



BASEMENT
± 605 GFA



COMMERICAL

38'-4" X 40'-2"
BLDG FOOTPRINT 1,467 SF

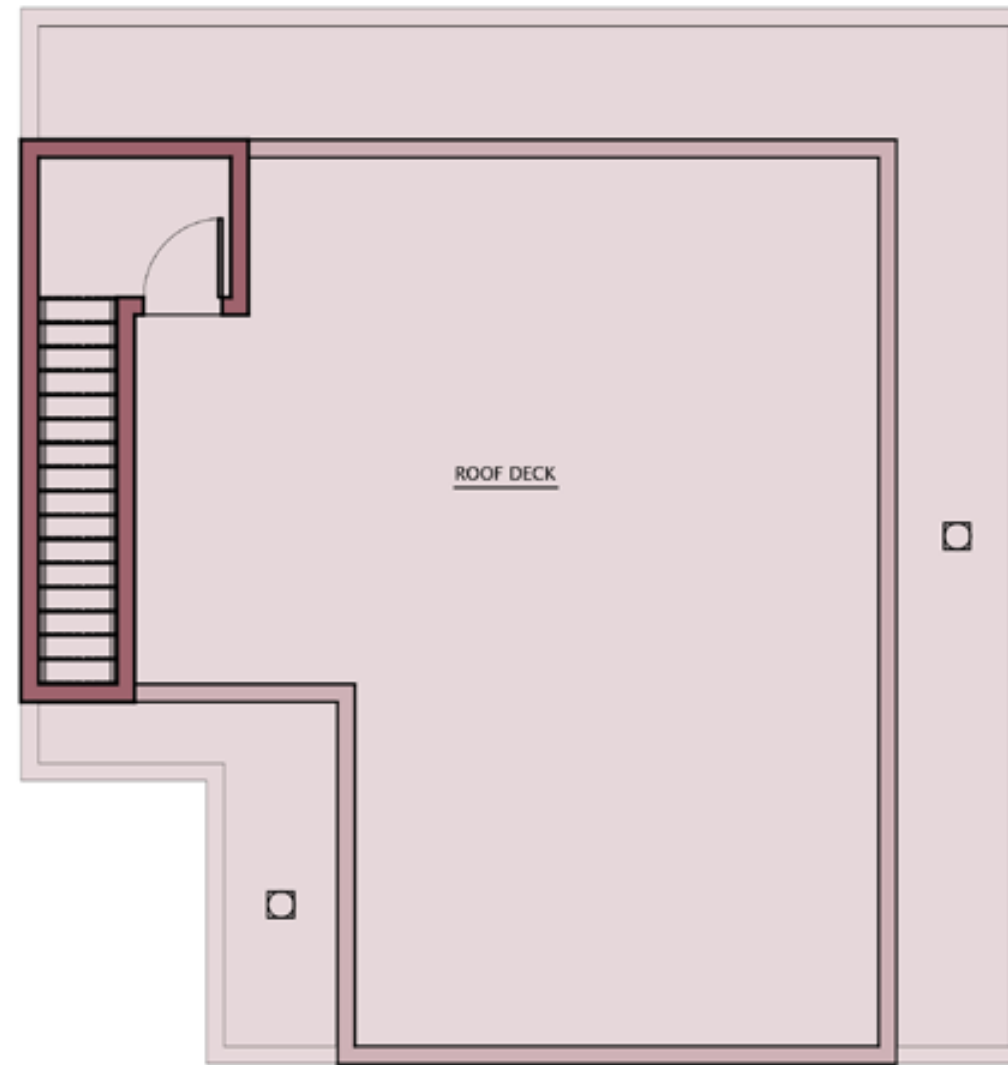
RETAIL
FINISHED BASEMENT
ADA TOILET ROOM
GFA ± 2,717 SF

APARTMENT 1, 3
1 BR + 1 FULL BATH
GFA ± 667 SF

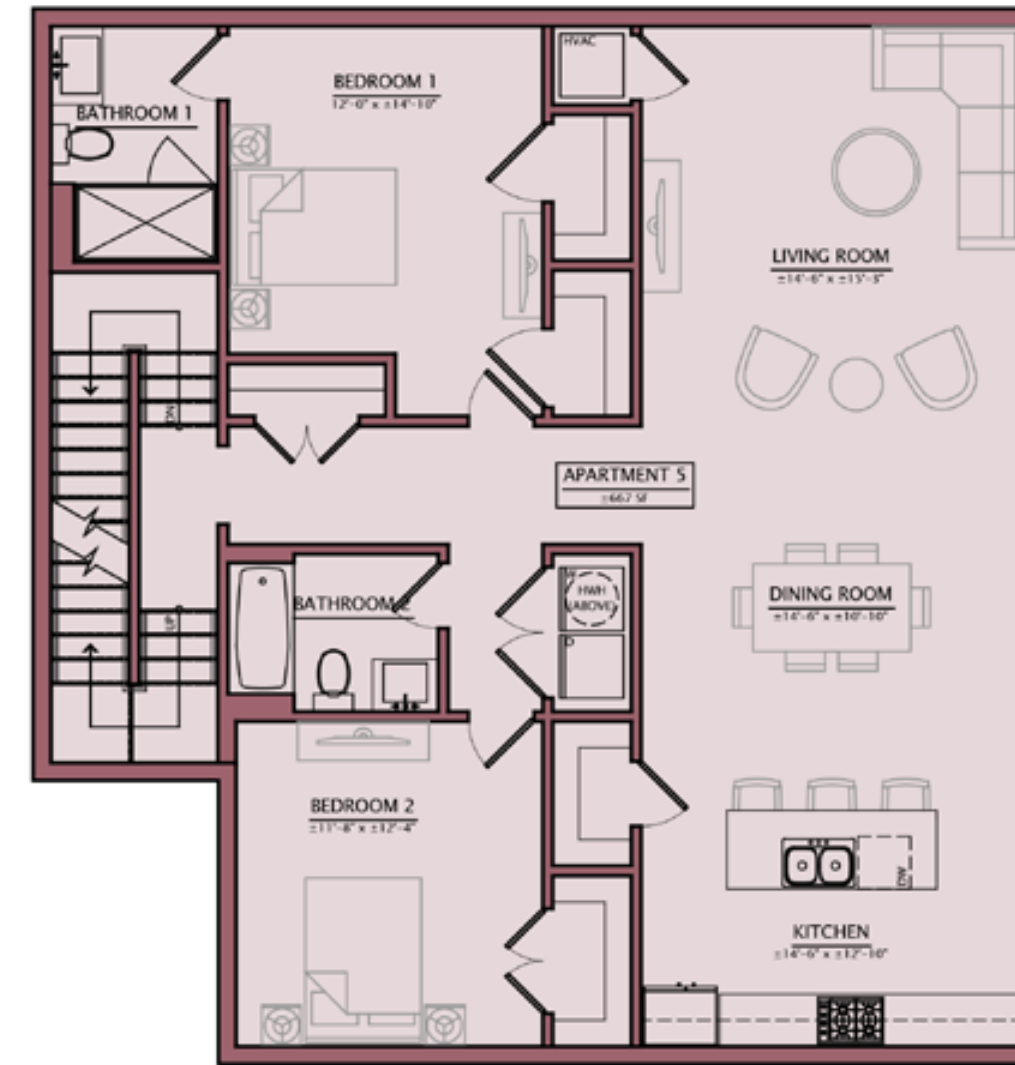
APARTMENT 2, 4
1 BR + 1 FULL BATH
GFA ± 626 SF

APARTMENT 5
2 BR + 2 FULL BATHS
GFA ± 1,639 SF

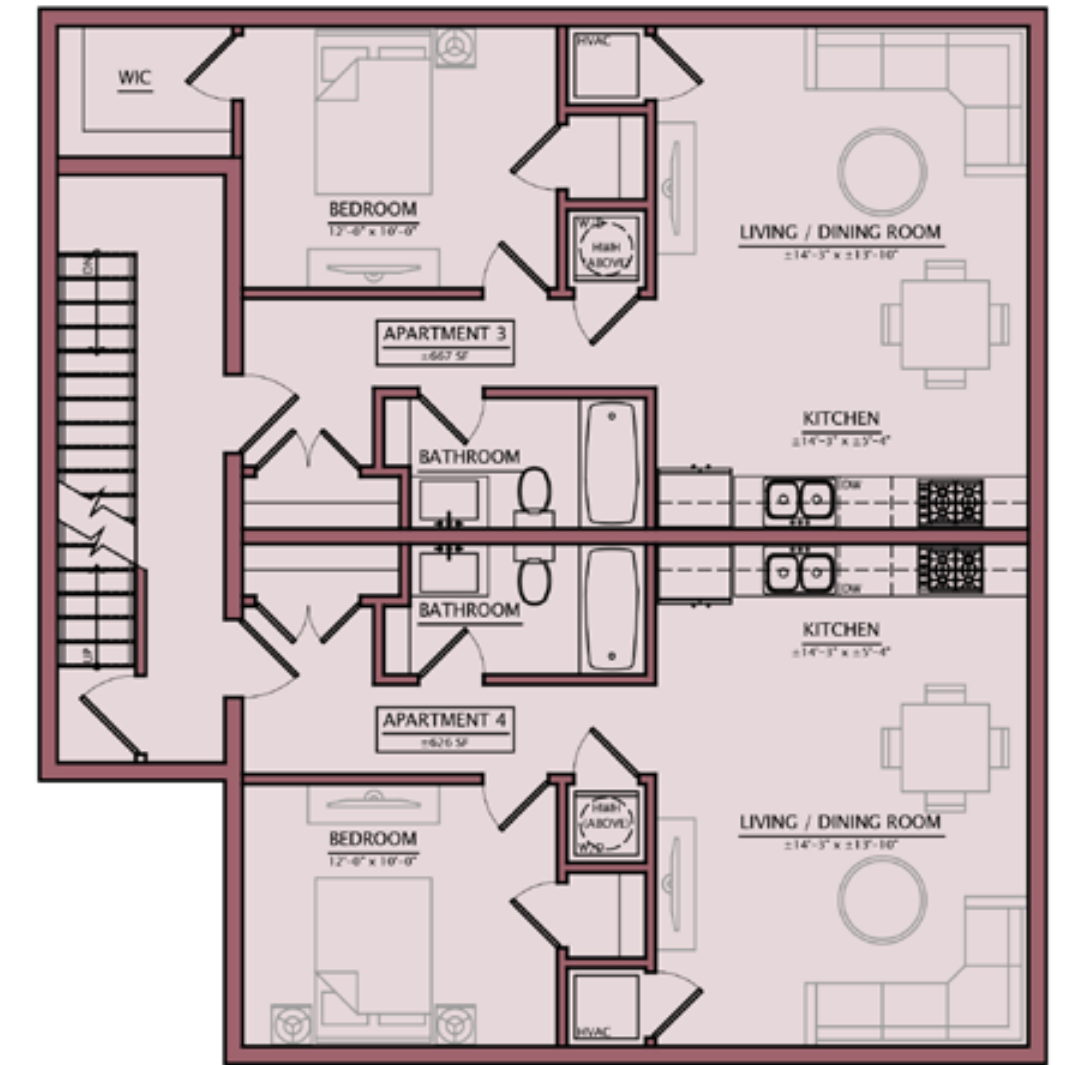
± 887 SF ROOF DECK
± 2,526 SF TUA



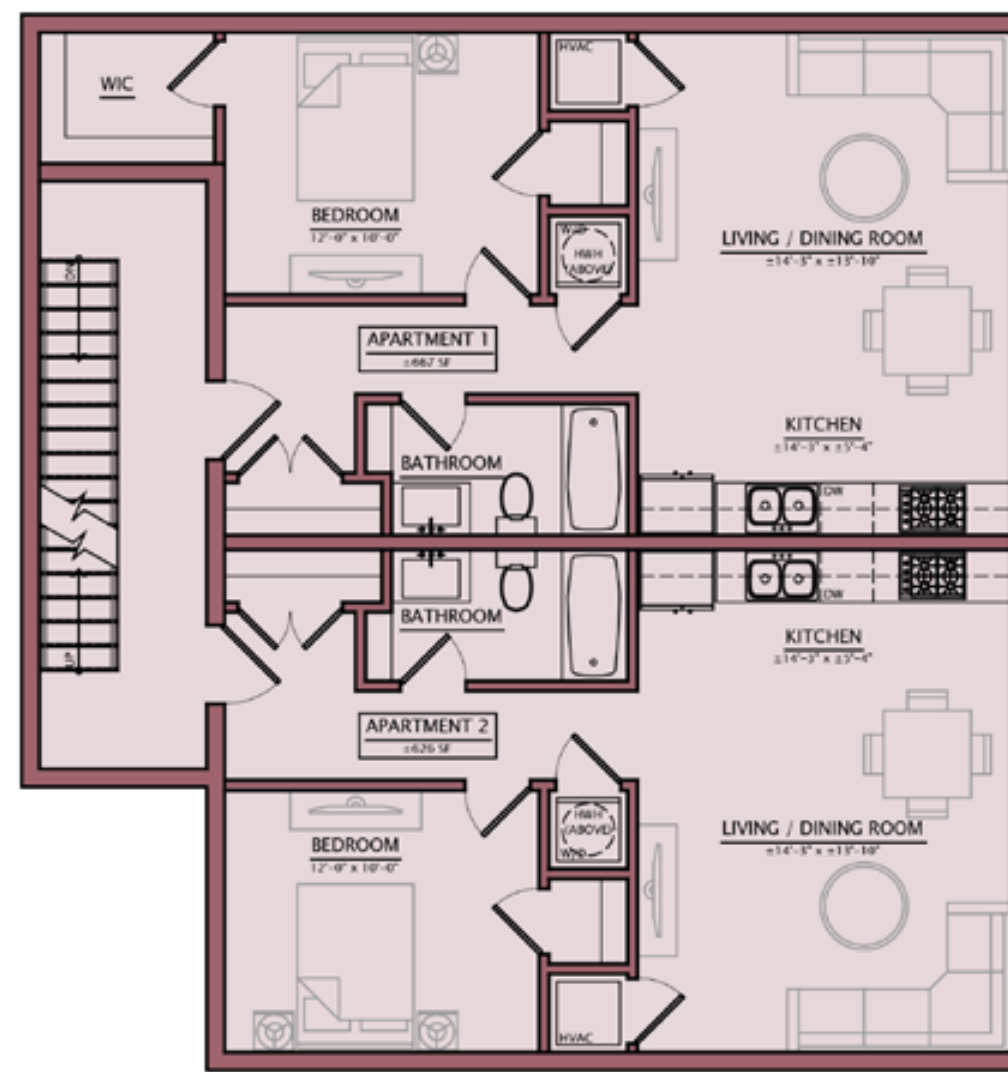
PILOT HOUSE AND ROOF DECK
±122 GFA (APARTMENT 5: ±122 SF)



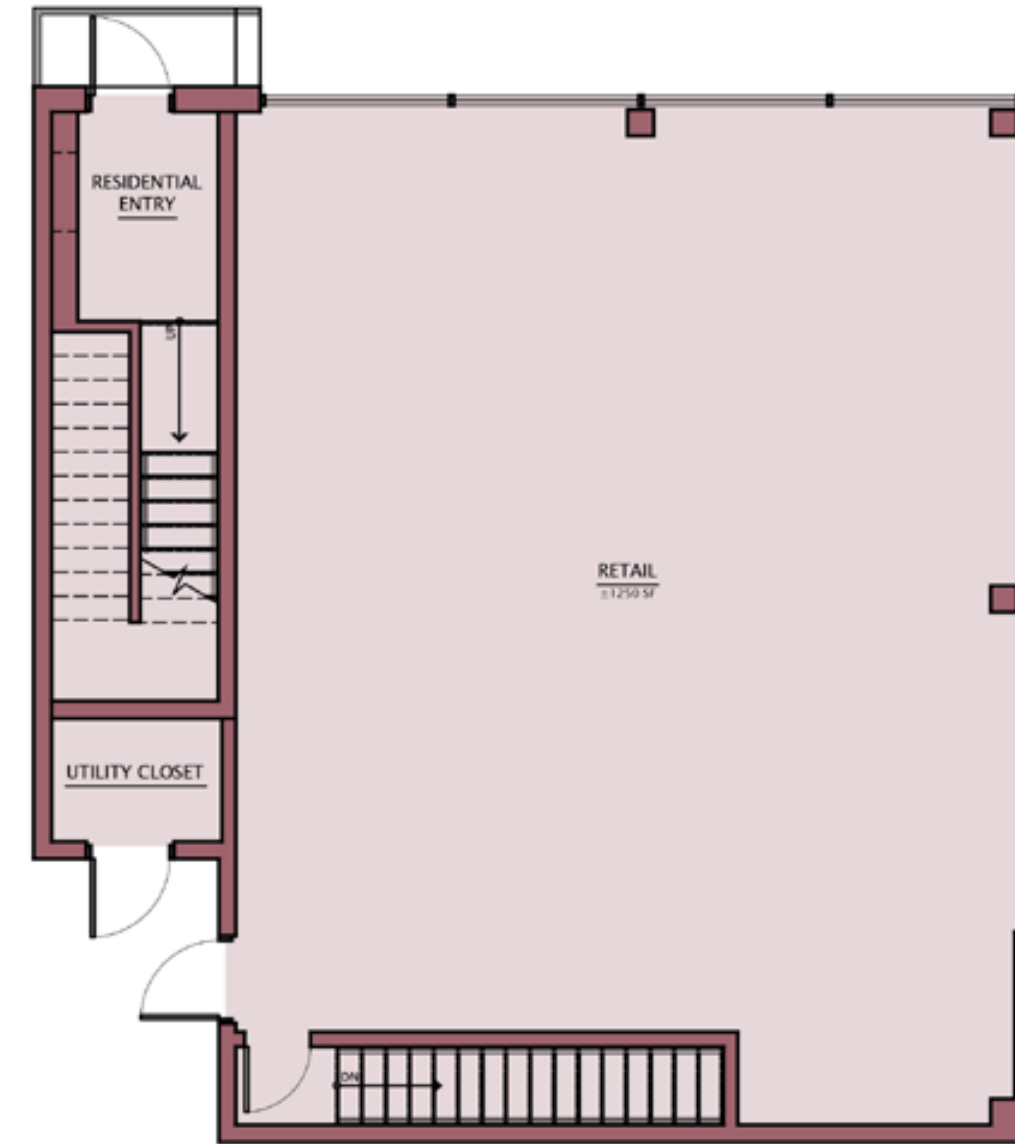
FOURTH FLOOR
±1467 GFA (APARTMENT 5: ±1467 SF)



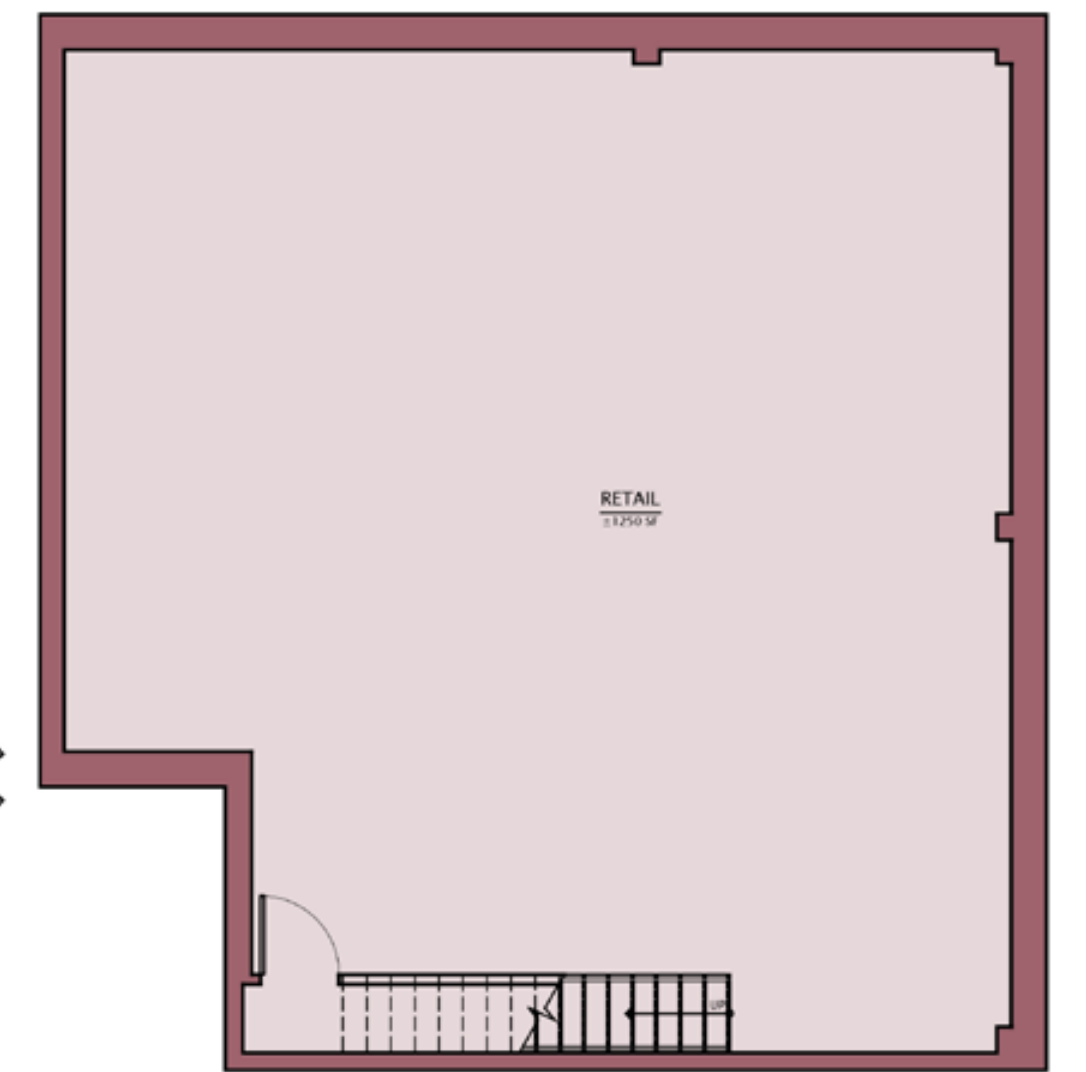
THIRD FLOOR
±1467 GFA (APARTMENT 3: ±667 SF)
(APARTMENT 4: ±626 SF)
(APARTMENT 5: ±50 SF)



SECOND FLOOR
±1467 GFA (APARTMENT 1: ±667 SF)
(APARTMENT 2: ±626 SF)



FIRST FLOOR
±1467 GFA (RETAIL ±1250 SF)
(RESIDENTIAL ENTRY ±175 SF)
(UTILITY CLOSET ±42 SF)

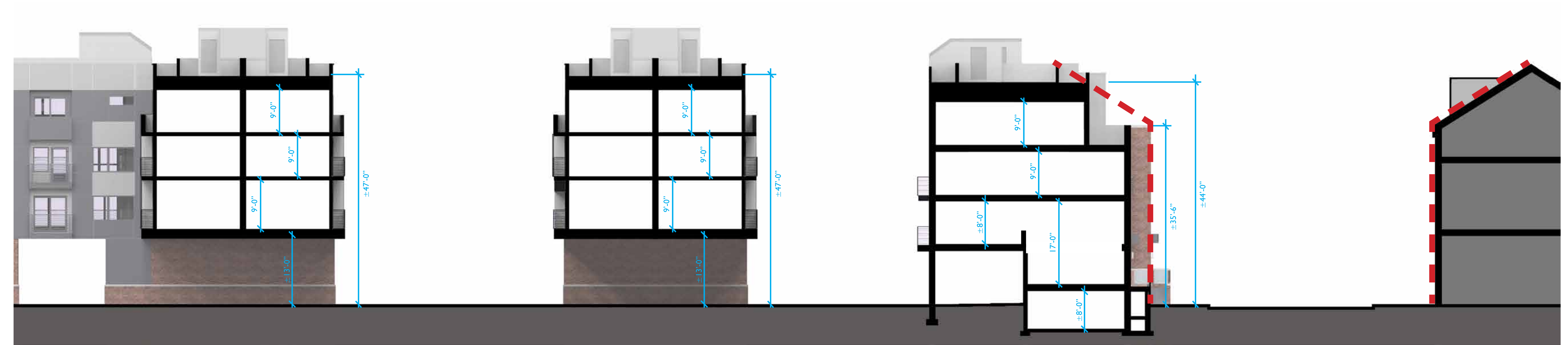


BASEMENT
±1467 GFA (RETAIL ±1467 SF)





SECTION A-A



SECTION B-B



PLANT LIST

DECIDUOUS TREES

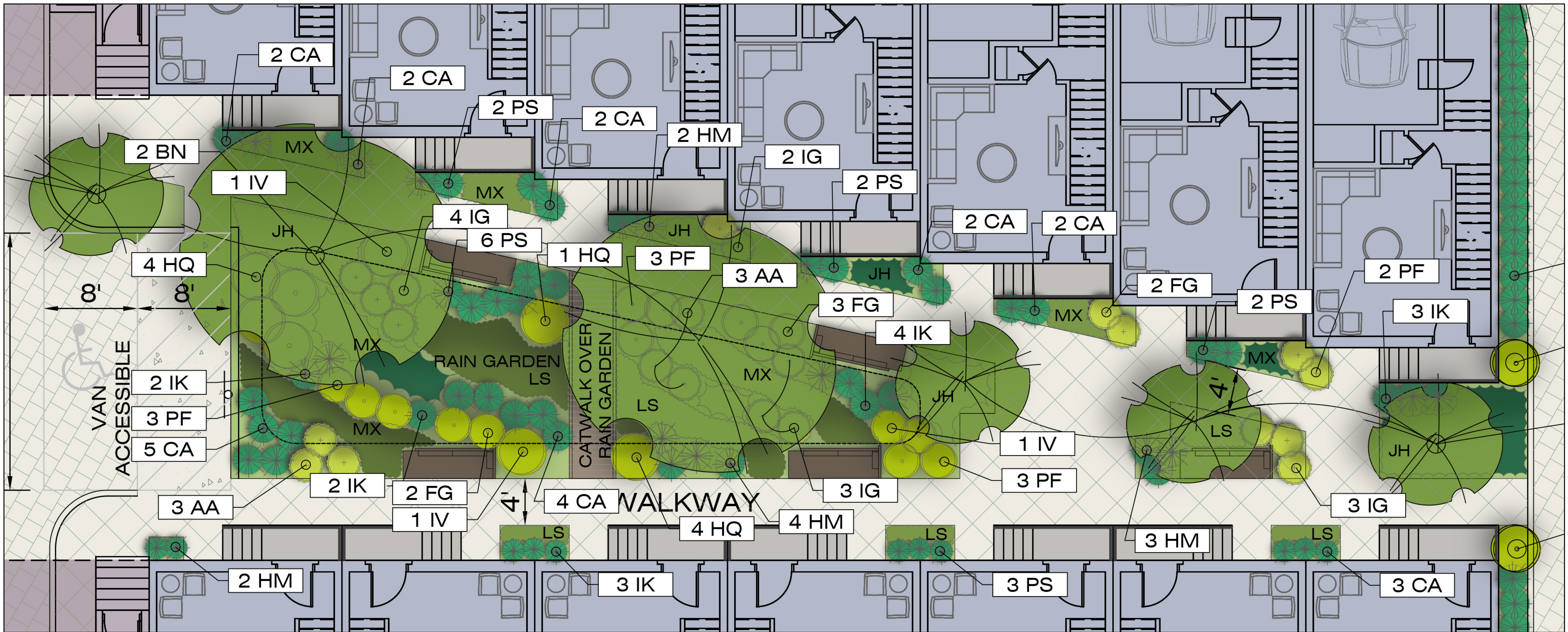
QUANTITY	CODE	BOTANICAL NAME	COMMON NAME	SIZE
3	AG	ACER GRISEUM	PAPERBARK MAPLE	2.5-3" CAL. B&B
2	BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2.5-3" CAL. B&B
7	PY	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2.5-3" CAL. B&B
10	ZS	ZELKOVA SERRATA 'GREEN VASE'	JAPANESE ZELKOVA	2.5-3" CAL. B&B

SHRUBS

QUANTITY	CODE	BOTANICAL NAME	COMMON NAME	SIZE
6	AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	#3 CAN, 18-24"
9	HQ	HYDRANGEA QUERCIFOLIA 'AMETHYST'	AMETHYST OAKLEAF HYDRANGEA	2-3', B&B
7	FG	FOTHERGILLA GARDENII 'BLUE MIST'	DWARF FOTHERGILLA	2-3', B&B
12	IG	ILEX GLABRA 'SHAMROCK'	INKBERRY HOLLY	2-3', B&B
3	IV	ILEX VERTICILLATA 'RED SPRITE'	DWARF WINTERBERRY HOLLY	#3 CAN
2	MS	MAGNOLIA STELLATA	STAR MAGNOLIA	2-3', B&B
11	PF	POTENTILLA FRUTICOSA 'RED ACE'	SHRUBBU CINQUEFOIL	18-24" #3

GROUNDCOVER / ORNAMENTAL GRASSES

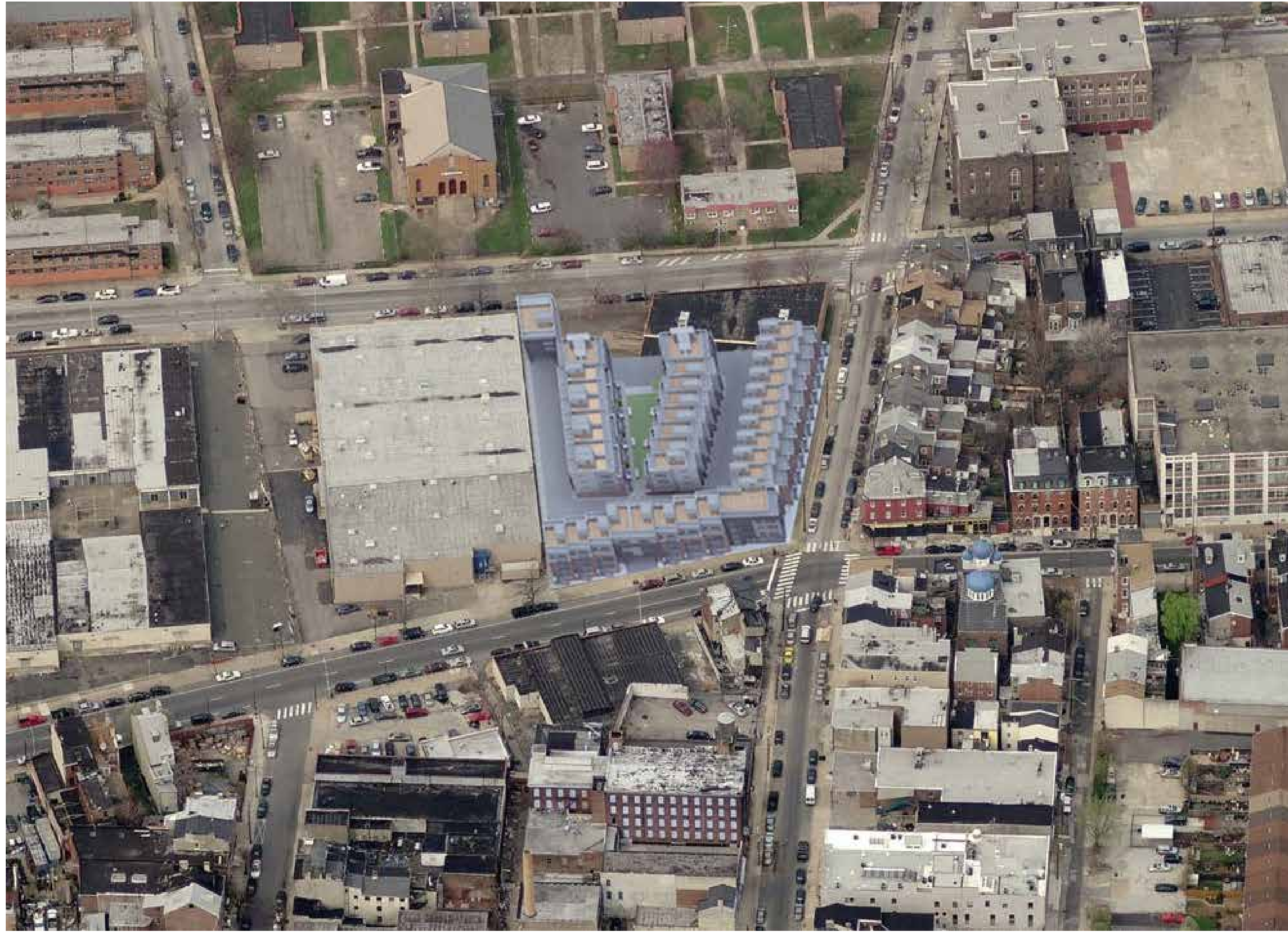
QUANTITY	CODE	BOTANICAL NAME	COMMON NAME	SIZE
22	CA	CALAMAGROSTIS ACUTIFLORA X 'KARL FOERSTER'	FEATHER REED GRASS	#2 CAN
11	HM	HAKONECHLOA MACRA 'AUREA'	JAPANESE FOREST GRASS	#2 CAN
14	IK	IMPERATA CYLINDRICA VAR KOENIGII	JAPANESE BLOOD GRASS	#2 CAN
47	PS	PENNISETUM ALOPECUROIDES 'AUTUMN MAGIC'	FOUNTAIN GRASS	#23
	LIR	LIRIOPE SPICATA	LILY TURF	
	JH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	CREeping JUNIPER	
	MX		MIXED PERENNIALS	



SUSTAINABILITY SUMMARY

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

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 the site.
2. Interior vegetated areas and a landscaped rain garden 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.5th Street & Fairmount Avenue to provide summer shade, help reduce heat gain and improve air quality.



AERIAL PERSPECTIVE - 5TH STREET



AERIAL PERSPECTIVE - FAIRMOUNT AVENUE



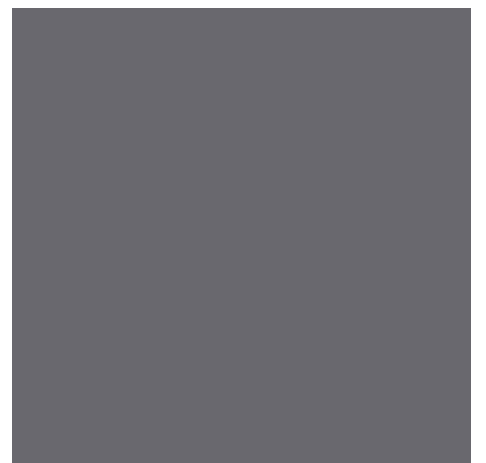






FAIRMOUNT STREET ELEVATION



5TH STREET ELEVATION

MATERIAL KEY

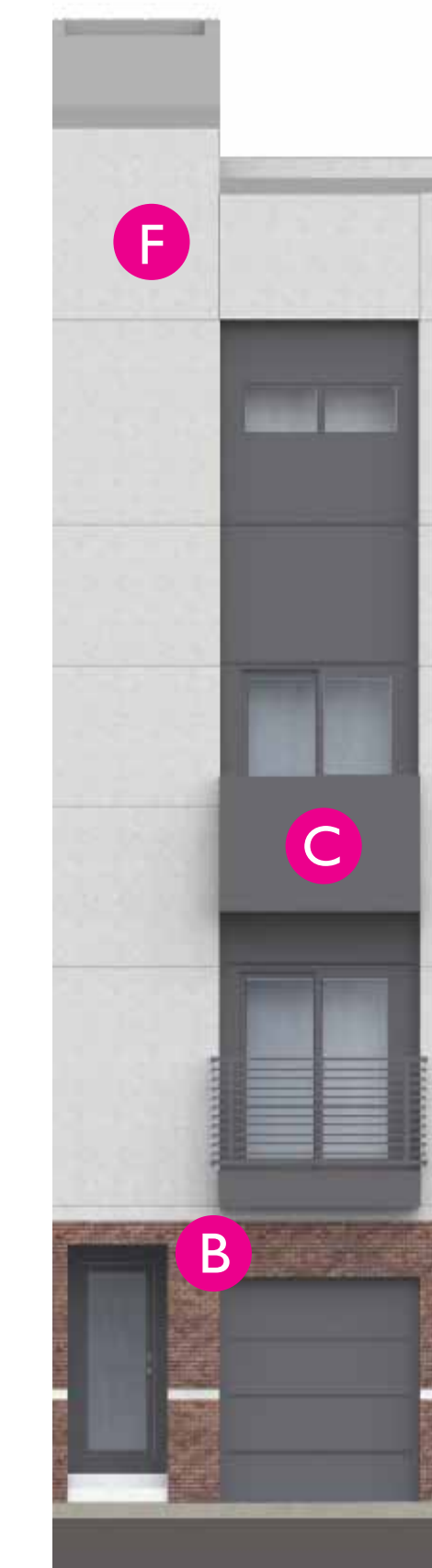
A		BRICK MANUF: GLEN-GARY COLOR: FORT MIAMI
B		BRICK MANUF: GLEN-GARY COLOR: DEARBORN
C		METAL PANEL MANUF: ENGLERT COLOR: CHARCOAL GREY STYLE: PANEL
D		METAL PANEL MANUF: ENGLERT COLOR: DOVE GRAY STYLE: PANEL
E		METAL PANEL MANUF: ENGLERT COLOR: SLAT GRAY STYLE: RIBBED PANEL
F		STUCCO MANUF: TOTAL WALL COLOR: SILVER
G		WINDOW MANUF: PELLA COLOR: BLACK



COMMERICAL SPACE ON FAIRMOUNT STREET ELEVATION



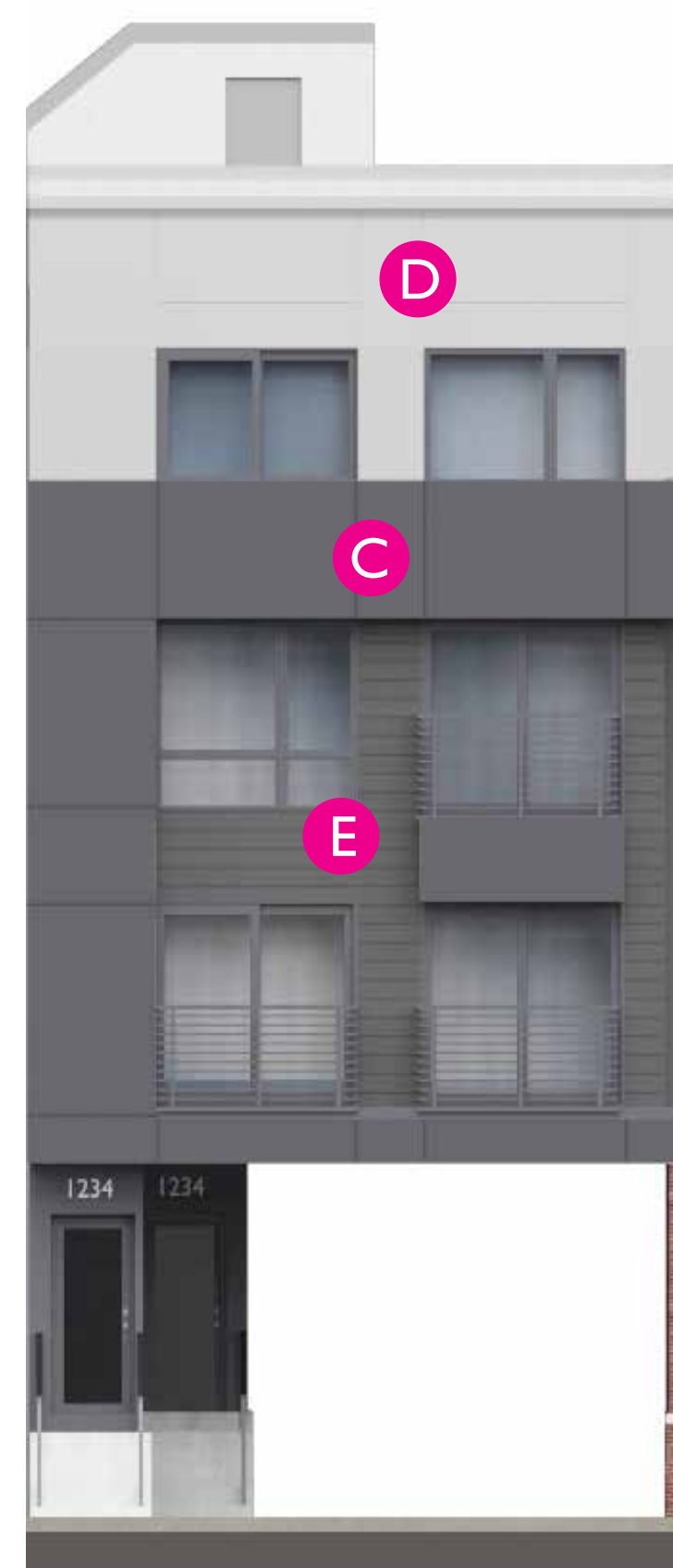
COMMERICAL SPACE ON 5TH STREET ELEVATION



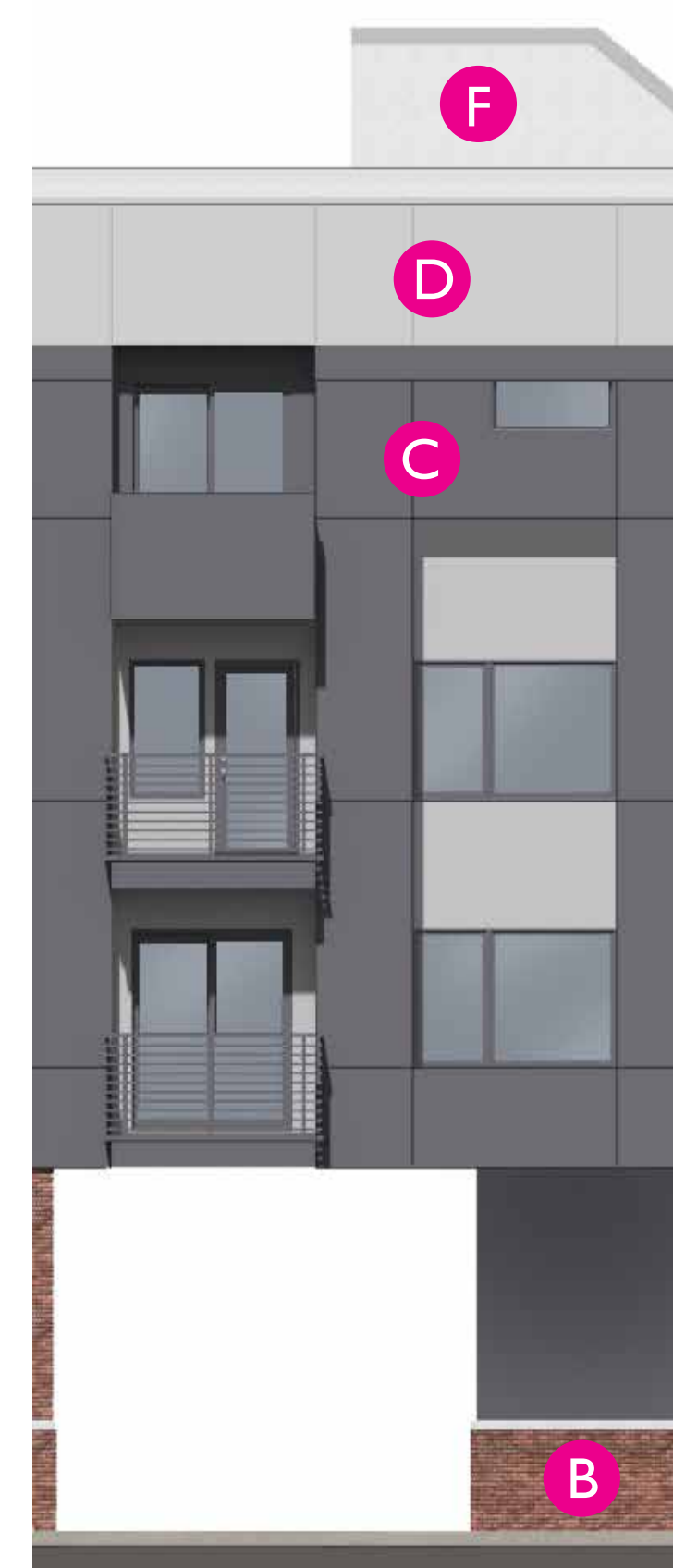
TYPICAL REAR ELEVATION



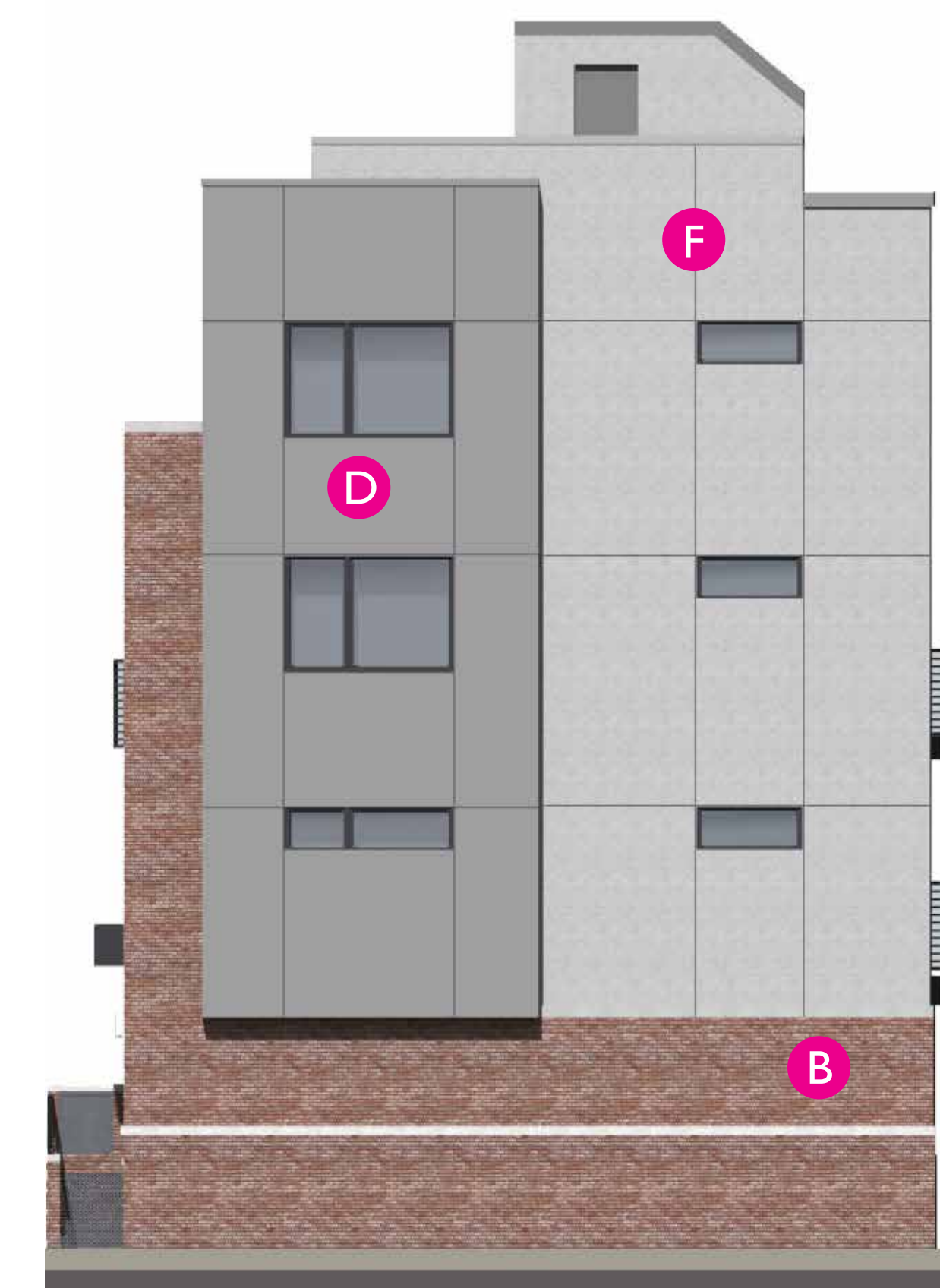
CARRIAGE UNIT ENTRANCE ON 5TH STREET ELEVATION



CARRIAGE UNIT ON 6TH STREET ELEVATION



REAR OF CARRIAGE UNIT ON 6TH STREET ELEVATION



UNIT 27/28 SIDE ELEVATION



VIEW LOOKING SOUTH ON 5TH STREET



INTERIOR COURTYARD



VIEW LOOKING EAST ON FAIRMOUNT STREET



VIEW LOOKING NORTH ON 5TH STREET



CDR NOTIFICATION TO PHILA. PLANNING COMMISSION

EXAMINER INFORMATION

NAME: SARAH H KAISER

PHONE NUMBER: (215) 686-2417

EMAIL: SARAH.H.KAISER@PHILA.GOV

PROJECT/PROPERTY INFORMATION

DATE OF CDR DETERMINATION: 6/16/2015

SITE ADDRESS: 626-36 N 05TH STREET

SQUARE FOOTAGE BEING ADDED: 98,065 SQ. FT.

NUMBER OF DWELLING UNITS BEING ADDED: 43

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

APPLICANT INFORMATION

NAME: HERCULES W GRIGOS

ADDRESS: OBERMAYER REBMANN MAXWELL & HIPPEL, LLP
1617 JOHN F KENNEDY BOULEVARD
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)
Mason Austin (mason.austin@phila.gov)

NOTICE OF:

REFUSAL
 REFERRAL

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
Municipal Services Building, Concourse Level
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

DATE OF REFUSAL
6/16/2015

APPLICATION #
609388

ZONING DISTRICT(S):
ICMX (INDUSTRIAL COMMERCIAL MIXED-USE)

ZONING OVERLAY(S):
N/A

ADDRESS/LOCATION:

**626-36 N 05TH STREET (THROUGH TO N 6TH STREET, SOUTH-WEST CORNER OF FAIRMOUNT AVE)
OPA ACCOUNT NO 88-4-0290-85**

APPLICANT:

**HERCULES GRIGOS
(ATTORNEY)**

ADDRESS:

**1617 JOHN F KENNEDY BLVD, 19TH FLOOR
PHILADELPHIA, PA 19103**

APPLICATION FOR:

**FOR THE COMPLETE DEMOLITION OF EXISTING STRUCTURE(S) AND FOR THE ERECTION OF FOUR (4) STRUCTURES: BUILDING #1 AND BUILDING #4 ATTACHED, BUILDING #2 AND BUILDING #3 DETACHED. STRUCTURES TO HAVE ROOF DECKS ABOVE THE 4TH FLOOR LEVEL, EACH ACCESSED BY A SEPARATE PILOT HOUSE (TO ENCLOSE ACCESS STAIRS ONLY). SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION.
FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (FORTY-THREE (43) FAMILIES) AND COMMERCIAL USES AS PERMITTED IN CMX-2 (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) AND THIRTY-TWO (32) INTERIOR, ACCESSORY PARKING SPACES (INCLUDING TWO (2) COMPACT SPACES), ONE (1) VAN ACCESSIBLE SURFACE PARKING SPACE AND THIRTY (30) CLASS 1A BICYCLE PARKING SPACES, LOCATED ON AN ACCESSIBLE ROUTE. BUILDING #1 FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (TWENTY-THREE (23) FAMILIES) AND USES AS PERMITTED IN CMX-2 (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY), BUILDINGS #2 AND #3 TO BE USED AS MULTI-FAMILY HOUSEHOLD LIVING (NINE (9) FAMILIES EACH), BUILDING #4 TO BE USED AS TWO (2) FAMILY HOUSEHOLD LIVING. NO SIGNS ON THIS APPLICATION.**

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:
<i>TABLE 14-602-3</i>	THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT.
<i>TABLE 14-602-3</i>	THE PROPOSED USE, COMMERCIAL USES AS PERMITTED IN CMX-2, IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT.

TWO (2) USE REFUSALS

FEE TO FILE APPEAL \$250

NOTES TO THE ZBA:

SEE A/P NO 503992, CAL NO 19013, ZBA GRANTED FOR THE LOT ADJUSTMENT TO THE PROPOSED CREATION OF TWO(2) LOTS FROM TWO(2) LOTS (627 N 06TH STREET AND LOT 626-36 N 05TH STREET) ; FOR THE ERECTION OF AN ATTACHED STRUCTURE AND FOR THE CREATION OF PARKING GARAGE FOR FIVE(5) CARS ON FIRST FLOOR IN THE SAME BUILDING WITH TWO(2) APARTMENTS ABOVE (ONE APARTMENT EACH ON 2ND AND 3RD FLOOR) AND TWO(2) GARAGE PARKING SPACES ACCESSORY TO TWO(2) DWELLING UNITS IN THE SAME LOT CREATION OF FIVE(5) NON-ACCESSORY PRIVATE PARKING SPACES (FOR A TOTAL OF 8 NON-ACCESSORY PARKING SPACES ON LOT) . FOR THE CREATION OF THREE(3) GARAGE SPACES AND FIVE(5) SURFACE SPACES FOR ONE(1) CAR PARKING SPACE ON LOT 629. 631, 633, 635, 637, 639, 641 AND 643 N 6TH ST. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

Cc

OWNER:
626 N FIFTH PARTNERS
1033 N 02ND STREET
PHILADELPHIA, PA 19123



Sarah Kaiser
PLANS EXAMINER

6/16/2015

DATE

NOTICE TO APPLICANT:

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.

COMPLETE STREETS CHECKLIST

City of Philadelphia



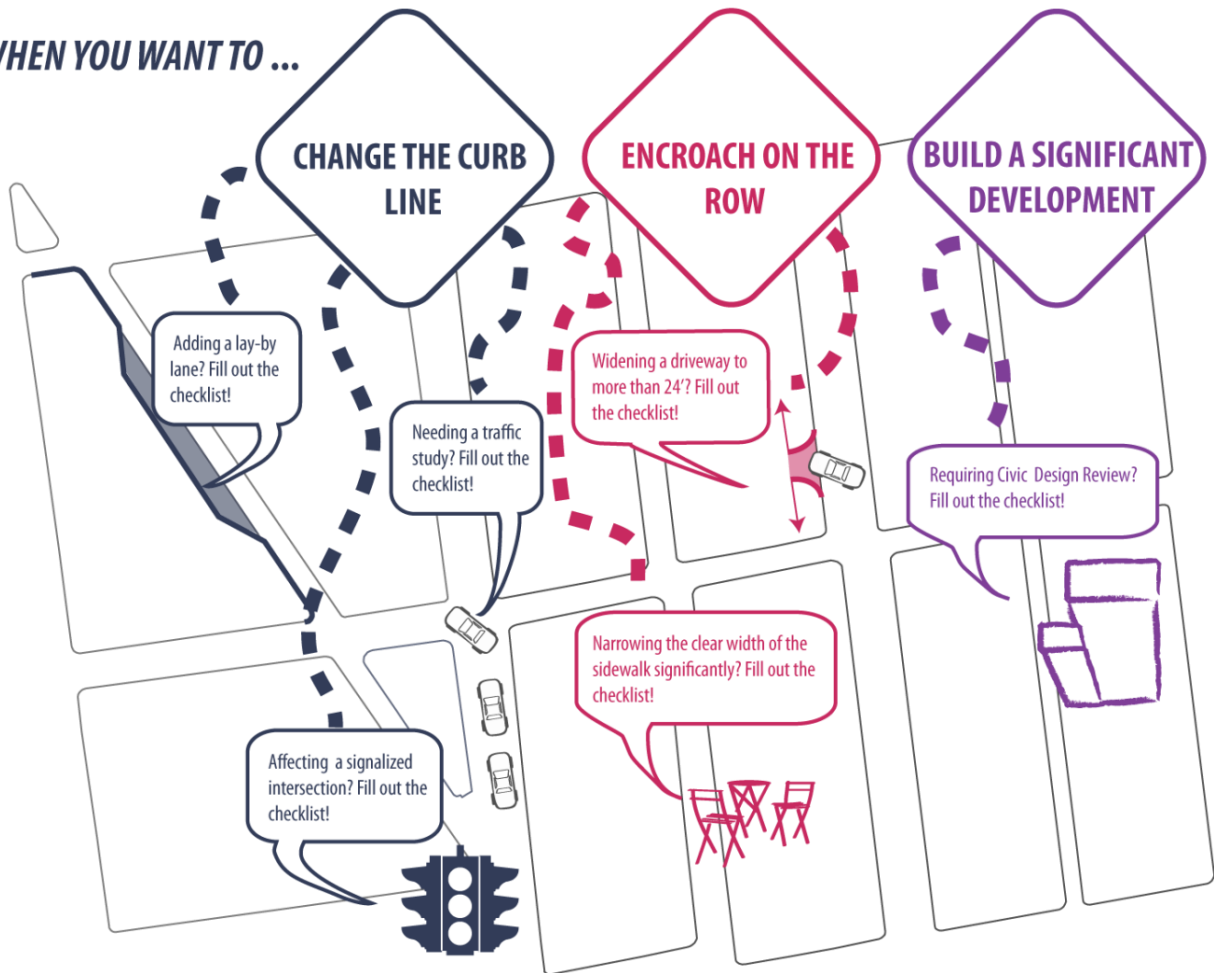
The City of Philadelphia's Complete Streets policies are designed to ensure that city streets are safe, comfortable and convenient for people of all ages and abilities, whether they travel by car, bus, train, bike, or foot (see §11-901 of The Philadelphia Code).

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

The Philadelphia City Planning Commission reviews and comments on preliminary Complete Streets Checklists as part of the Civic Design Review (CDR) process. The Philadelphia Streets Department must then approve a final Complete Streets Checklist, during final review, prior to the issuance of a building permit by the Department of Licenses and Inspections. Approval of Complete Streets checklists occurs concurrently with approval of design plans. The Complete Streets Checklists required of projects *not* going through CRD are reviewed solely by the Streets Department as part of Plan and/or Project Review.

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

WHEN YOU WANT TO ...



Preliminary Planning Commission Review and Comment

Comments: _____ Date: _____

Final Streets Department Review and Approval

Approval: _____ Date: _____

COMPLETE STREETS CHECKLIST

City of Philadelphia



PROJECT INFORMATION (PLEASE PRINT)			
Project Name: 626 N 5 th Street			
Contact Person: <i>First</i> Natalie	<i>Middle</i> Click here to enter text.	<i>Last</i> Drozda	<i>Suffix</i> Click here to enter text.
Address (include State Route Numbers): 626 N 5 th Street			
Additional Street Frontages (include State Route Numbers): Fairmount Avenue & N 6 th Street			
Project Limits: <i>On Street</i> N 5 th Street	<i>From Street</i> Wallace Street	<i>To Street</i> Fairmount Avenue	
OWNER INFORMATION (PLEASE PRINT)			
<i>First</i> Tina	<i>Middle</i> Click here to enter text.	<i>Last</i> Roberts	<i>Suffix</i> Click here to enter text.
Company or Agency Name: Tower Investments, Inc			
Address: 1033 N 2 nd Street, 2 nd Floor, Philadelphia, PA 19123			
Phone#: (215) 467 - 4600 ext. 105		Fax#: (215) 755 - 8666	
Company: Tower Investments, Inc		Email: tinaroberts@towerdev.com	
DESIGN PROFESSIONAL OF RECORD (PLEASE PRINT)			
<i>First</i> David	<i>Middle</i> J	<i>Last</i> Plante	<i>Suffix</i> Click here to enter text.
Company or Agency Name: Ruggiero Plante Land Design, LLC			
Address: 4220 Main Street, Philadelphia, PA 19127			
Phone#: (215) 508 - 3900 ext.		Fax#: (215) 508 - 3800	
Company: Ruggiero Plante Land Design, LLC		Email: David@ruggieroplante.com	
Relationship to Owner: Site Designer		Pennsylvania License Number: PE-043820-E	
Profession: Engineer			

COMPLETE STREETS CHECKLIST

City of Philadelphia



COMPLETE STREETS TRIGGERS <i>Trigger names are in italics for later reference</i>	
Are you proposing “ <i>Large</i> ” Curb Cuts (greater than 24 feet wide)?	No
Does this project propose the creation of a <i>Lay-by Lane</i> ?	No
Does the project propose “ <i>Narrow Walking Zones</i> ” (does not meet minimum walking zone requirements)?	No
Is project subject to <i>Civic Design Review</i> , as required by the Zoning Code?	Yes
Have you been requested, or are you required, to submit a <i>Traffic Impact Study</i> per PennDOT thresholds? <i>Answer yes for all sites expected to generate any of the following: 3,000 trips/day (1,500 vehicles/day), 100 trips/peak hour (entering), 100 trips/peak hour (exiting), 100 additional trips/peak hour (entering and exiting a redevelopment site), or as required by the Streets Department or other City agencies (applies to all city and state routes).</i>	No
Does this project impact a <i>Signalized Intersection</i> ?	No
Is this a <i>Capital Project</i> (City of Philadelphia) involving a City Plan Action?	No
Is this a Philadelphia <i>Streets Department Project</i> ?	No

PLAN REQUIREMENTS

CDR Projects Only: Planning Commission Review

- Submit separate Existing Features Survey and Currently Proposed Features Site Plans
 - Full sized plans, dimensioned at an identified standard engineering scale
 - Curb cut/driveways/lay-by lanes
 - Tree pits, landscaping
 - Bicycle racks/bike share stations/bike storage areas
 - Transit shelters/stairways
- Include additional sheets or plans, as may be required

All Projects: Final Streets Department Submission Requirements

- All plans submitted to the Streets Department, Right of Way Unit, will conform to the current plan review standards, as published separately on the customer service page: <http://www.philadelphiastreet.com/customer-service/downloads-and-links>
- Any project that changes the curb line may require a City Plan Action. An application to the Streets Department for a City Plan Action is required when a project plan proposes to create a new street/utility right of way, or remove an existing street/utility right of way, change the roadway grades, curb lines, or widths.

STREETS

List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map

COMPLETE STREETS CHECKLIST

City of Philadelphia



under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook. Attach additional sheets as needed.

Street	From Street	To Street	Complete Street Type
N 5 th Street	Wallace Street	Fairmount Avenue	City Neighborhood
Fairmount Avenue	N 5 th Street	N 6 th Street	City Neighborhood
N 6 th Street	Fairmount Ave	Green Street	City Neighborhood
Click here to enter text.	Click here to enter text.	Click here to enter text.	

EXISTING CONDITIONS

Do the plans clearly identify the following EXISTING conditions, with dimensions?

Parking and loading regulations in curb lanes adjacent to the site?	Yes
Street Direction	Yes
Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc.	Yes
Building Extensions into the sidewalk, such as stairs and stoops	Yes
Street Furniture such as bus shelters, honor boxes, etc.	Not applicable

Curb Cuts/Driveways and Lay-By Lanes (List All Below)			Yes
Type (Curb Cut or Lay-By)	Width	Location	
Curb Cut	26.3'	122.7' south of Fairmount on N 5 th Street	
Click here to enter text.	Click here to enter text.	Click here to enter text.	
Click here to enter text.	Click here to enter text.	Click here to enter text.	

COMPLETE STREETS CHECKLIST

City of Philadelphia



PROPOSED CONDITIONS (General)	
Do the plans clearly identify the following PROPOSED conditions, with dimensions?	
Parking lanes and loading zones	Yes
Street Direction	Yes
Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc.	Yes
Building extensions into the sidewalk, such as stairs and stoops	Yes
Sidewalks and corner curb ramps, complying with current City, PennDOT, and Americans with Disabilities Act (ADA) standards (<i>subject to separate Streets Department approval</i>).	Yes
Does the design avoid pinch points? Pinch points are locations where the Minimum Walking Zone width (next page) is less than required, or requires an exception.	Yes
Do street trees and/or plants comply with street installation requirements? See sections 4.4.7 & 4.4.8 for guidance.	Yes
Does the design maintain adequate visibility for all roadway users at intersections?	Yes
Identify proposed “high priority” building and furnishing zone design treatments that are incorporated into the design plan, where width permits. “High Priority” Complete Streets treatments (see Handbook) must be shown and dimensioned on plans.	Yes
<ul style="list-style-type: none"> ▪ Bicycle Parking 	Yes
<ul style="list-style-type: none"> ▪ Street Lighting 	Not applicable
<ul style="list-style-type: none"> ▪ Street Trees 	Yes
<ul style="list-style-type: none"> ▪ Street Furniture (Ordinance of City Council may be Required) 	Yes
<ul style="list-style-type: none"> ▪ Benches (Ordinance of City Council may be Required) 	Not applicable
Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	Yes

Curb Cuts/Driveways and Lay-By Lanes (List All Below)		Choose an item.
Type (Curb Cut or Lay-By)	Width	Location
Curb Cut	18'	100.0' south of Fairmount on N 5 th Street
Curb Cut	18'	209.5' south of Fairmount on N 6 th Street
Click here to enter text.	Click here to enter text.	Click here to enter text.
	Click here to enter text.	Click here to enter text.

COMPLETE STREETS CHECKLIST

City of Philadelphia



How does the overall design create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day? See guidance below. Attach separate sheets, as needed.

[Click here to enter text.](#)

Guidance: Any project that calls for the development and installation of green stormwater infrastructure, medians, lay-by lanes, curb bump-outs, pedestrian bridges, tunnels, or other such features in the right-of-way may require a maintenance agreement with the Streets Department, prior to approval. Be sure to include a PWD Work Number for Green Streets projects, where permanent maintenance responsibilities for green infrastructure will be by the Philadelphia Water Department.

COMPLETE STREETS CHECKLIST

City of Philadelphia



SIDEWALKS (Handbook Section 4.3 & 4.4) (All dimensions in feet)												
Street Frontage	Actual Sidewalk Width			City Plan Width	Minimum Furnishing Zone			Minimum Walking Zone			Maximum Building Zone	
	Required	Existing	Proposed	As Designated	Recommended	Existing	Proposed	Required	Existing	Proposed	Existing	Proposed
N 5 th Street	12	13	13	13	4	5	5	6	6.5	6.5	0	1.7
Fairmount Ave	12	12	12	12	4	3	3	6	6	6	0	1.6
N 6 th Street	12	11	11	11	3	3	3	7	7	7	0	0
<p>Justify all pinch points, where the minimum walking zone cannot be maintained. Also list proposed improvements necessary to compensate for each pinch point (e.g., to accommodate passing). Attach separate sheets, as needed.</p> <p>Click here to enter text.</p>												
<p><i>Planning Commission Review Comments:</i></p>												

All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Complete Streets Handbook).

STOP: Applications with only the following triggers: *Large Curb Cuts, Lay-by Lanes, Narrow Walking Zones*

CONTINUE: Applications with any of the following triggers: *Civic Design Review, Traffic Impact Study, Signalized Intersection, Capital Projects, and Streets Department Projects*

COMPLETE STREETS CHECKLIST

City of Philadelphia



BICYCLE PARKING (Handbook Section 4.5)							
<i>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</i>							
Building Address	Bicycle Parking Spaces			On-Street Bicycle Parking		Off-Street Bicycle Parking	
	Required	Existing	Proposed	Existing	Proposed	Existing	Proposed
626 N 5 th Street	15	0	32	0	0	0	32

List elements incorporated from the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>

Click here to enter text.

PROPOSED CONDITIONS (Bicycles & Curbside Management, Handbook Sections 4.5 & 4.6)	
Do the plans clearly identify the following PROPOSED conditions, with dimensions?	
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?	Not applicable
▪ Conventional Bicycle Lane	Yes
▪ Buffered Bike Lane	Not applicable
▪ Bicycle-Friendly Street	Yes
Does the design provide bicycle connections to local bicycle, trail, and transit networks?	Yes
Does the design provide convenient bicycle connections to residences, work places, and other destinations?	Yes
Does the design limit conflict among transportation modes along the curb?	No
Does the design connect transit stops to the surrounding pedestrian network and destinations?	Yes
Does the design provide a buffer between the roadway and pedestrian traffic?	No

List how the plan affects the accessibility, visibility, connectivity, and/or attractiveness of public transit:

Click here to enter text.

COMPLETE STREETS CHECKLIST

City of Philadelphia



Planning Commission Review Comments:

Travel and Parking Lane Changes (Handbook Section 4.7)					
Complete the table below <i>only if</i> lane changes are proposed (<i>including all curb bumpouts</i>). Identify existing and proposed lane widths and the design speed for each street frontage.					
Street	From Street	To Street	Existing Lane Widths	Proposed Lane Widths	Design Speed
		Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.

What is the maximum AASHTO design vehicle being accommodated by the design?	WB-40 Truck
Will the project affect a historically certified street? An inventory of historic streets is maintained by the Philadelphia Historical Commission.	No
Will the public right-of-way be used for loading and unloading activities?	No
Does the design maintain emergency vehicle access?	Yes
Where new streets are being developed, does the design connect and extend the street grid?	No
Does the design support multiple alternative routes to and from destinations as well as within the site?	No
Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	Yes

Urban Design Component (Handbook Section 4.8)	
Does the design incorporate windows, storefronts, and other active uses facing the street?	Yes
Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?	Yes

Planning Commission Review Comments:

STOP: All applications with only the following triggers: *Civic Design Review, Traffic Impact Study, Capital Projects, and Streets Department Projects*

COMPLETE STREETS CHECKLIST

City of Philadelphia



CONTINUE: All applications that impact a *Signalized Intersection*

COMPLETE STREETS CHECKLIST

City of Philadelphia



Intersections & Crossing Component (Handbook Section 4.9)		
Signal Cycle Locations: List all signals locations <i>only where</i> signal cycle changes are proposed. Attach additional sheets as needed.		
Signal Location	Existing Cycle Length	Proposed Cycle Length
Does the design minimize the signal cycle length to reduce pedestrian wait time?		No
Does the design provide adequate clearance time for pedestrians to cross streets?		Yes
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, a City Plan Action may be required.</i>		No
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?		No
▪ Marked Crosswalks		Not applicable
▪ Pedestrian Refuge Islands		Not applicable
▪ Signal Timing and Operation		Not applicable
▪ Bike Boxes		Not applicable
Does the design reduce vehicle speeds and increase visibility for all modes at intersections?		No
Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?		Yes

STOP: All applications. Add any attachments directly to this document for review and posting.