



CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 697335

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

The project includes more than 50,000 square feet of new gross
floor area and affects a residential district.

PROJECT LOCATION

Planning District: Central **Council District:** 5

Address: 600-24 N. 5th 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: William and Marlene Foschini **Developer** PRDC Properties, LLC

Architect: Atrium Design Group LLC

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 56,979 Sq. Ft.

Existing Zoning: ICMX Are Zoning Variances required? Yes X No

SITE USES

Present Use: Existing industrial building

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):
43 single family townhomes. Total GFA of 120,660 sq. ft.

Proposed # of Parking Units:
53 parking spaces.

COMMUNITY MEETING

Community meeting held: Yes No X

If yes, please provide written documentation as proof.

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

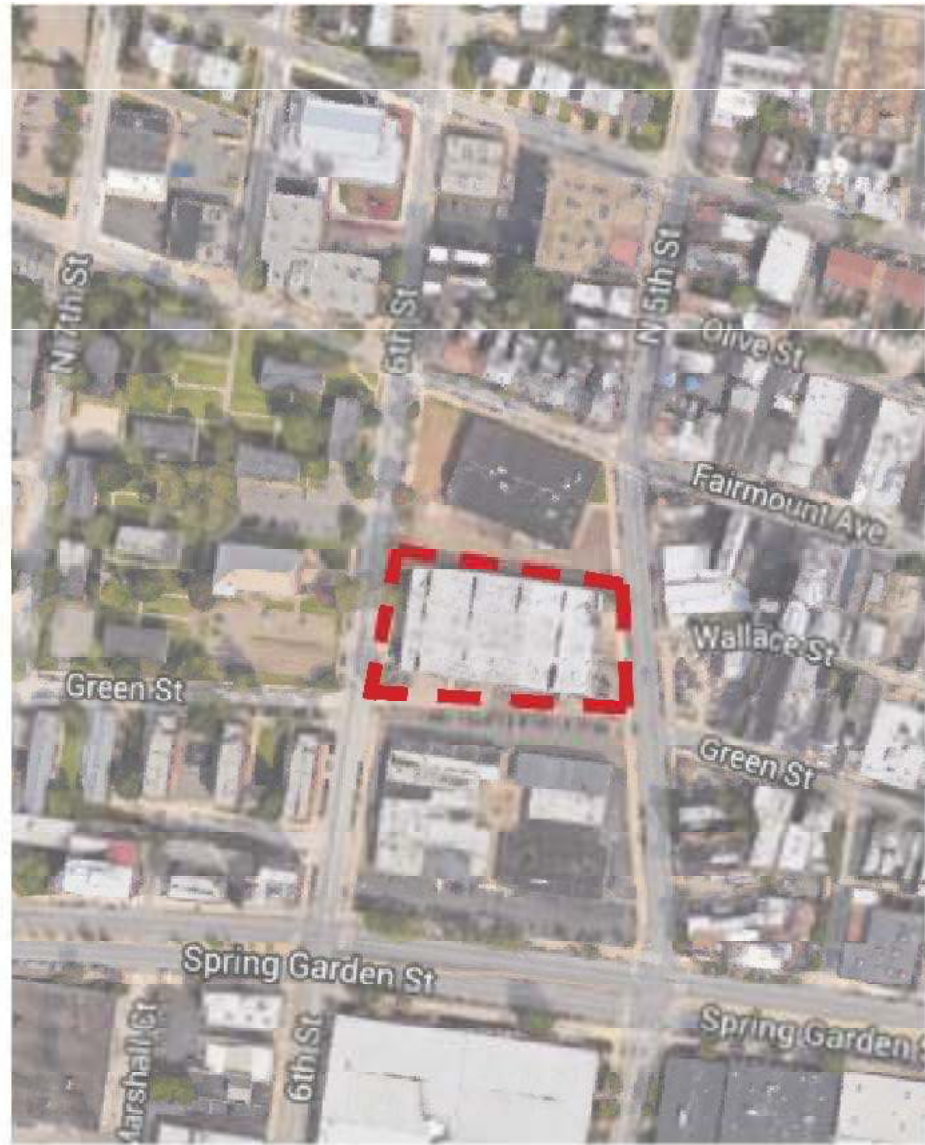
Date: June 27, 2016 Time: 6:30 p.m.



Proposed 43 Single Family Residences


600 N 5TH STREET

Philadelphia, PA 19123 • NLNA Zoning Review • April 26, 2016



Site Context 



Zoning Map 

ZONING CODE ANALYSIS

Project Location:	600 N 5th Street, Philadelphia, PA 19123
Owner	PRDC Properties
Historic Status:	N/A
Frontage:	5th Street - City Neighborhood Street 50' Wide 6th Street - City Neighborhood Street 70' Wide
Zoning District:	ICMX /CTR Center City Overlay District

PROPOSED DEVELOPMENT		
	Required/Permitted by Philadelphia Zoning Code	Proposed Development
Use:	Industrial Commercial Mixed Use	Single Family Residential
Numer of Off-Street Parking	22	53
Building Type:	N/A	Attached
Lot Dimensions:		
Width (ft.)	N/A	N/A
Min. Lot Area (sq.ft.)	N/A	56,974.00
Max Occupied Area (% of lot)	100%	50.30%
Min. Open Area (% of lot)	0%	49.70%
Yards:		
Front Yard Setback	0	0
Side Yard Width, Each (ft.)	0	0
Rear Yard Depth (ft.)	0	0
Rear Yard Area (sq.ft.)	0	0
Height:		
Building Height (FT)	60'	43'-8"
Number of Stories	N/A	4
FAR	(% of lot area)	500





1. View of site looking West from Green st.



2. View of site looking East from Green st.



3. View of site looking South from 6th st.



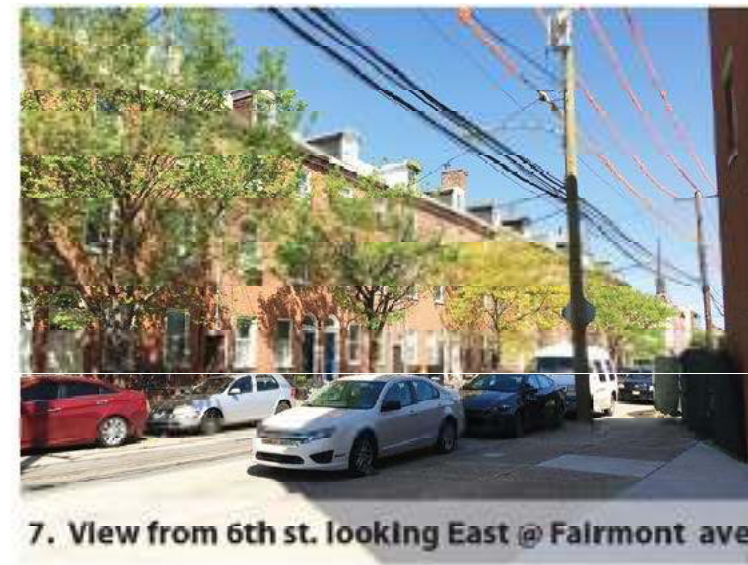
4. View towards site looking South on 6th st.



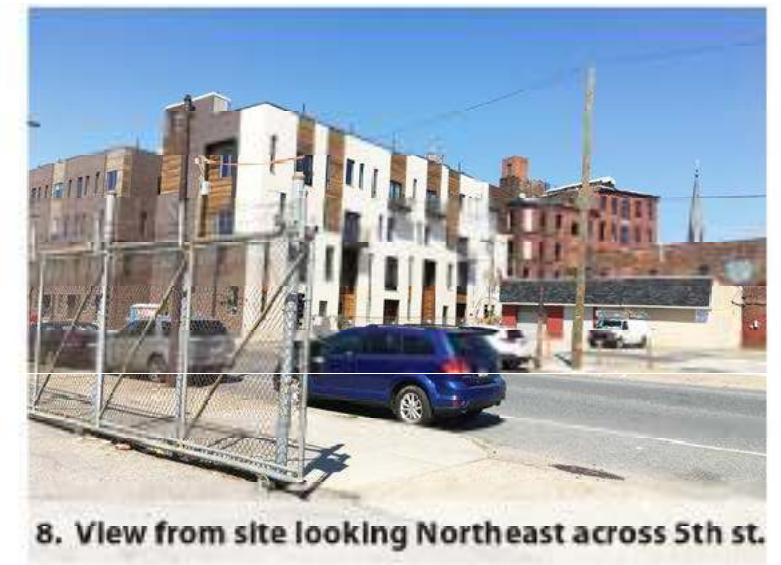
5. View from site looking North on 6th st.



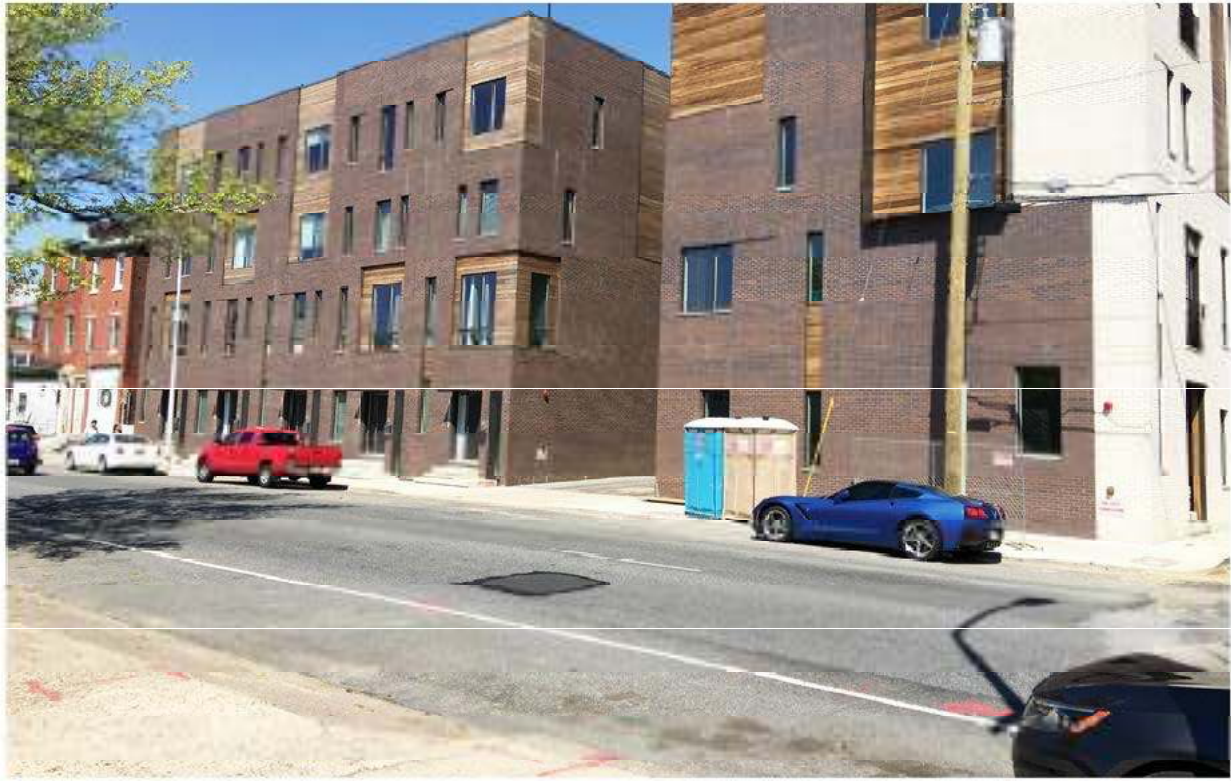
6. View from site looking South on 6th st.

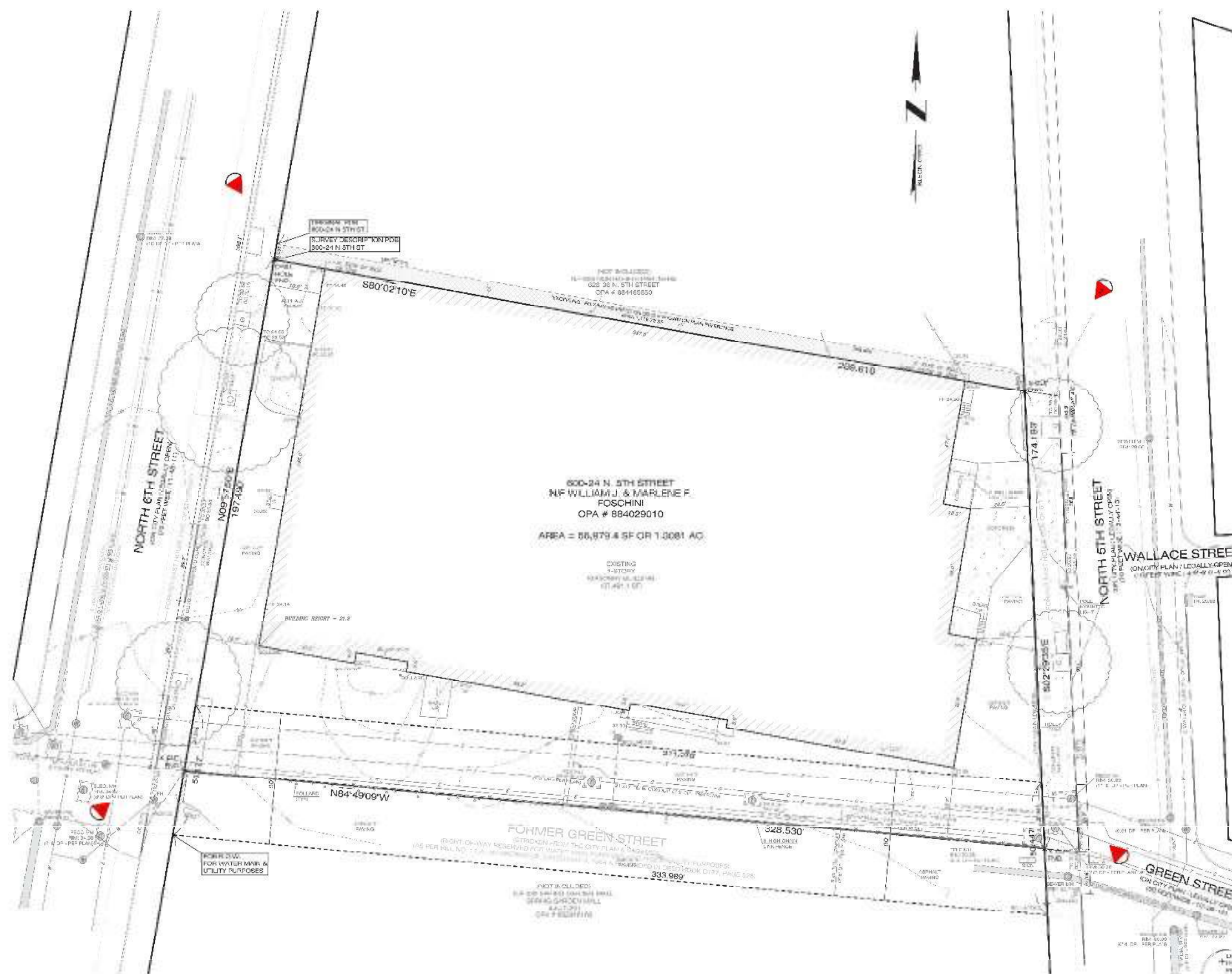


7. View from 6th st. looking East @ Fairmont ave.



8. View from site looking Northeast across 5th st.





LEGEND



PHOTOGRAPH LOCATION & NUMBER

PLAN REFERENCE

1. SURVEY & PLAN OF PROPERTY made for D & G Silverman, Inc. by Thomas J. Johnston, Surveyor & Regulator of the Third Survey District of Philadelphia, Dated November 10, 1971.
2. PLAN OF PROPERTY made for Thompson Hemo Woolridge, Inc. by Vincent J. Nero, Surveyor & Regulator of the Third Survey District of Philadelphia, Dated April 22, 1964.
3. Plan 0-2-73 for setting the final and absolute City Plan 4271, made by Thomas J. Foye, Surveyor & Regulator of the Third Survey District of Philadelphia, April 20, 1973 by authority of Council of Mayor 1971, 1968 and approved by the Planning Commission of May 6, 1969.

ICMX - INDUSTRIAL COMMERCIAL MIXED-USE ZONING CRITERIA

REQUIREMENTS	REQUIRED
Min. % Open Area	0%
BUILDING DIMENSIONS	
Max. Front Setback	None (20' MIN)
Max. Side Setback	0' (5' MIN)
Max. Rear Setback	0' (5' MIN)
Max. Height	35'

UTILITY COMPANIES

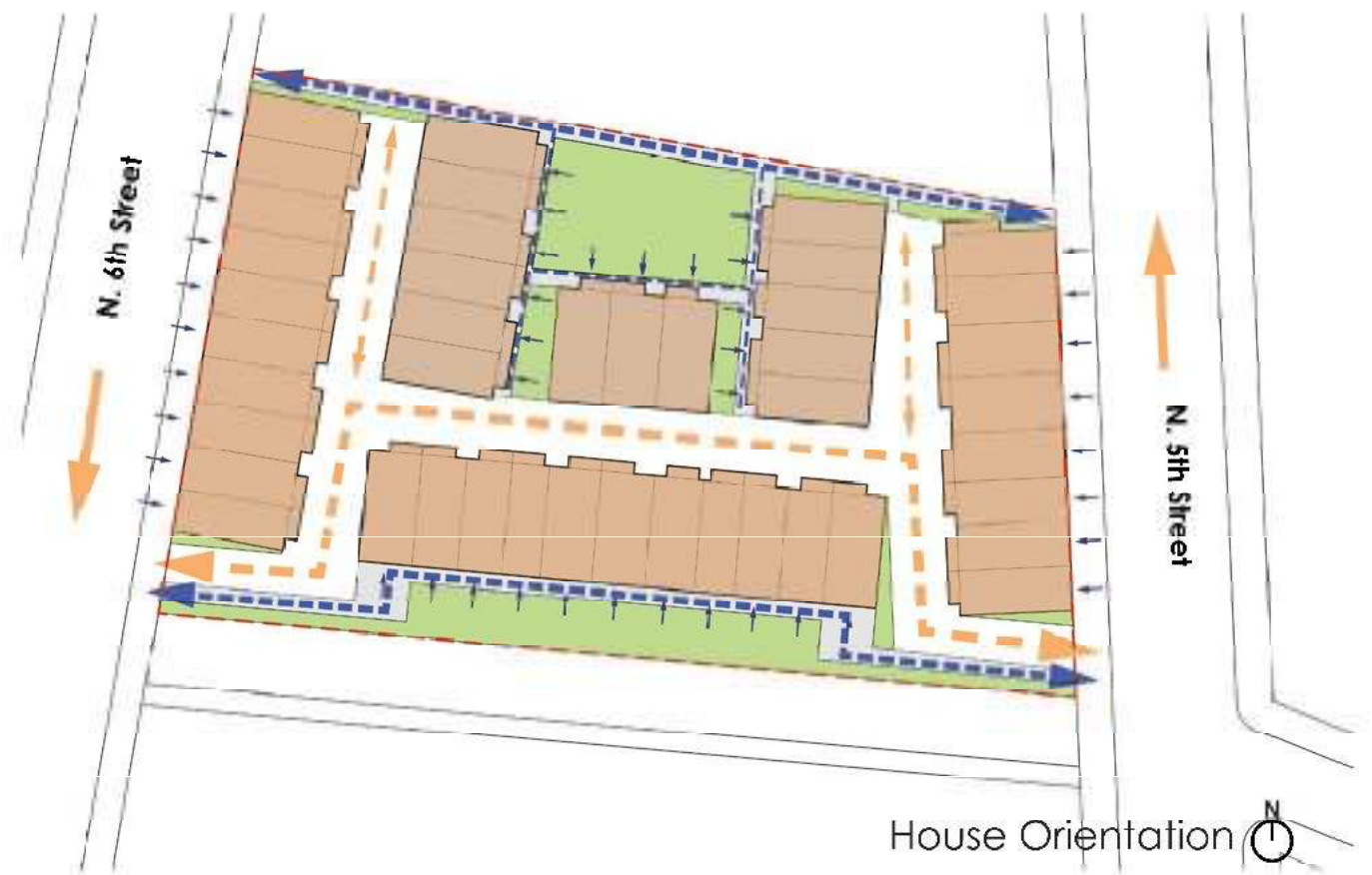
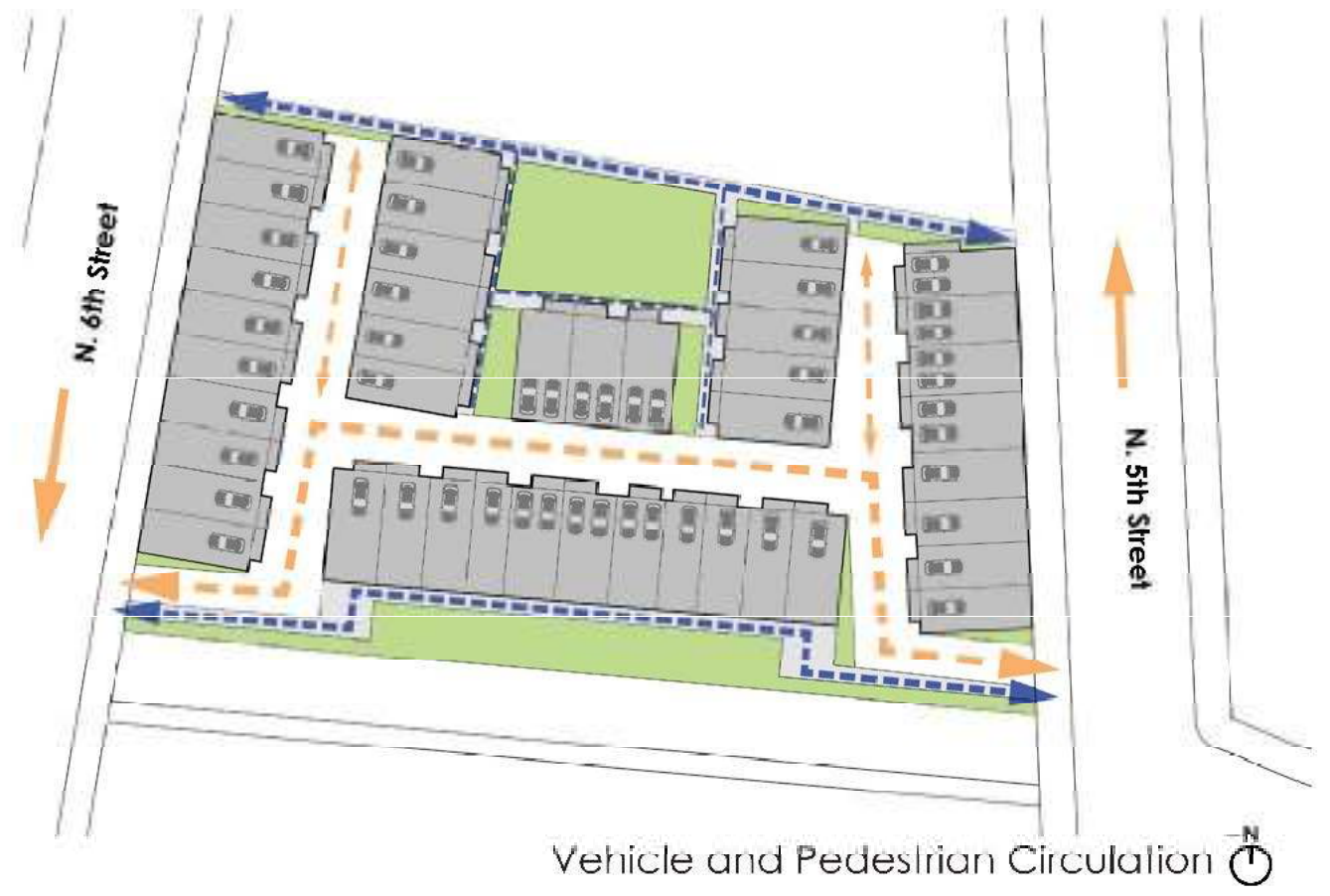
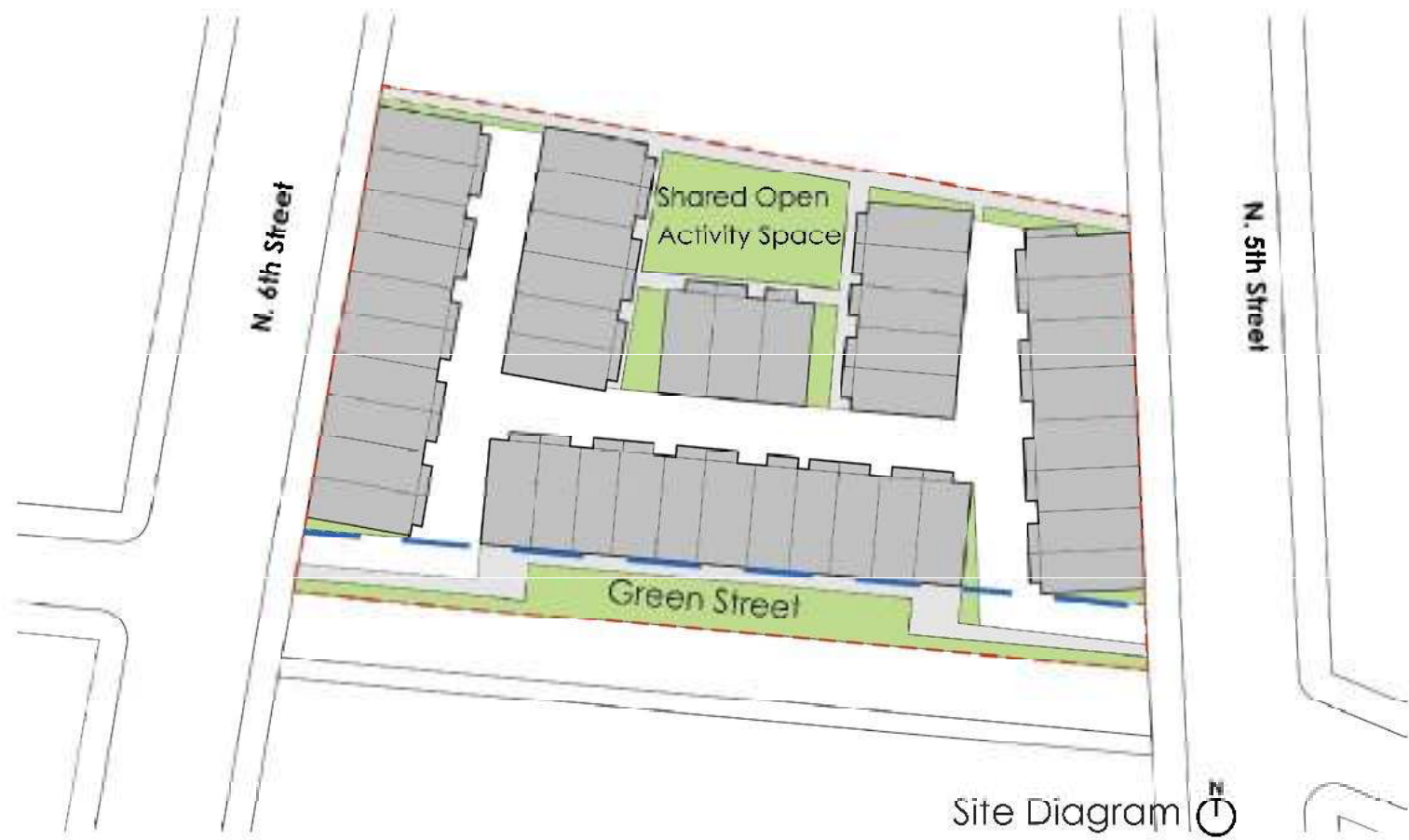
- SEWER SERVICES** - PHILA. WATER DEPT.
SERIAL NUMBER: 2016022354
COMPANY: COVCAST CABLEVISION
ADDRESS: 2821 MARKET AVE
PHILADELPHIA, PA 19104
CONTACT: BOB MARNEY
EMAIL: bob.marney@covcast.com
- USBC**
ADDRESS: 150 S HENDERSON RD, SUITE B
PHILADELPHIA, PA 19108
CONTACT: GARY DWITT
EMAIL: gdwitt@usbc.com
- PHILADELPHIA CITY WATER DEPARTMENT**
ADDRESS: 1121 MARKET STREET, 2ND FLOOR, 2ND FLOOR
PHILADELPHIA, PA 19107
CONTACT: ERIC PONERT
EMAIL: eric.ponert@phila.gov
- PHILADELPHIA CITY DEPARTMENT OF STREET**
ADDRESS: 1431 4TH ST, SUITE 300
PHILADELPHIA, PA 19102
CONTACT: JOSEPH KISIEL
EMAIL: joseph.kisiel@phila.gov
- PHILADELPHIA GAS WORKS**
ADDRESS: 200 WILKINSON AVENUE
PHILADELPHIA, PA 19107
CONTACT: JAMES BOGANSKI
- SOUTHEASTERN PA TRANSPORTATION AUTHORITY**
ADDRESS: 1224 MARKET ST, 19TH F
PHILADELPHIA, PA 19107
CONTACT: DAVID MONTYDAS
EMAIL: david.montydass@septa.org
- UPSTOCK FINANCIAL LLC**
ADDRESS: 143 S CHESLAV, 8TH FLOOR
PHILADELPHIA, PA 19104
CONTACT: KELLY BLOUNT
EMAIL: kblount@upstock.com



N 6th Street

N 5th Street



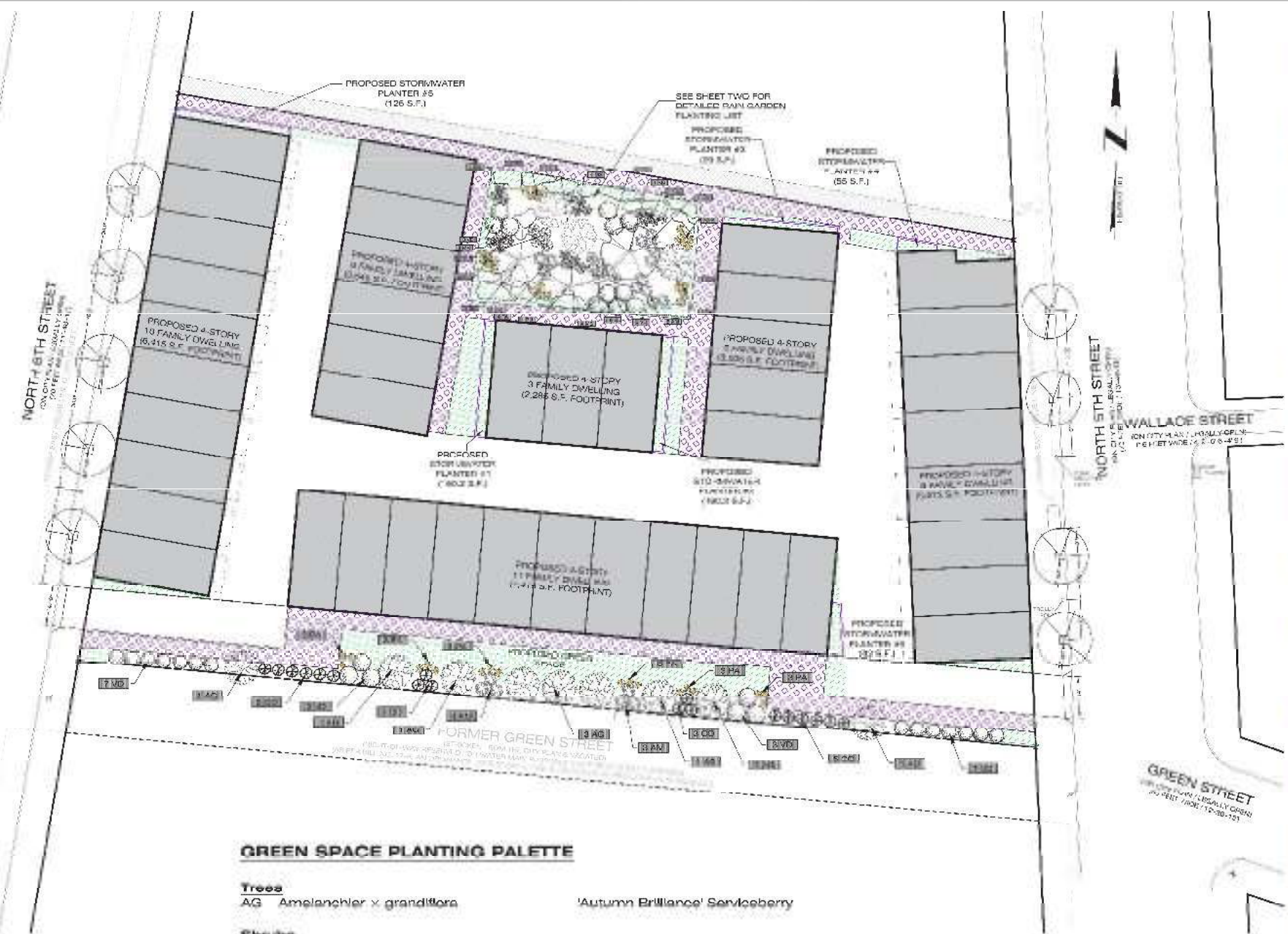


- Green Space
- Building
- Pedestrian Walkway
- Driveway
- Utility Easement

N 6th Street

N 5th Street





Hedge Maple



Goldenrain Tree



Red Maple



Swamp Oak



London Planetree



Sawtooth Oak

600-24 N. 5TH STREET
Philadelphia, PA 19123
5TH WARD - OPA #884029010

Prepared for:
PMG PROPERTIES
740 Sansom Street, Suite 501
Philadelphia, PA 19106
ph: 215-598-2125

- GREEN SPACE PLANTING PALETTE**
- Trees**
AG Amelanchier x grandiflora 'Autumn Brilliance' Serviceberry
- Shrubs**
AM Aronia melanocarpa 'Autumn Magic' Black Chokeberry
CO Cephalanthus occidentalis Buttonbush
VD Viburnum dentatum Arrowwood Viburnum
- Ornamental Grasses & Ferns**
PA Pennisetum alopecuroides 'Autumn Magic' Fountain Grass
- *Images of all listed plants can be found on sheet 2, Rain Garden Plan, of the Landscape Plan Set



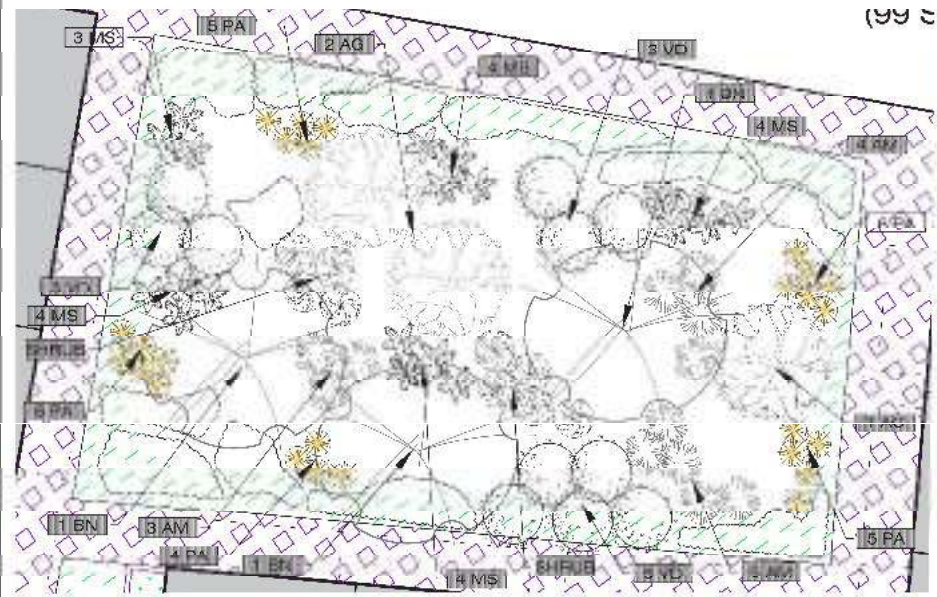
- STORMWATER PLANTER PLANTING PALETTE**
- All stormwater planters will contain a mix from the following perennials:
- Baptisia lactea White False Indigo
 - Campanula rotundifolia Harebell
 - Chelone glabra Turtlehead
 - Iris versicolor Northern Blue Flag
- *Images of all listed perennials can be found on sheet 2, Rain Garden Plan, of the Landscape Plan Set

- STREET TREE PLANTING PALETTE**
- Trees**
- AR Acer rubrum Red Maple
 - AC Acer campestre Hedge Maple
 - KP Koeleria paniculata Golden Rain Tree
 - PA Platanus x acerifolia bloodgood London Planetree
 - QS Quercus bicolor Swamp White Oak
 - QA Quercus coccinea Sawtooth Oak

Ruggiero Plante Land Design
4220 Main Street Philadelphia, PA 19127
ph: 215-336-9444

Plan Date: June 16, 2018
Scale: 1" = 20'-0"

LANDSCAPE PLAN
Street Tree
STREET TREE PLAN
Sheet 1 of 2



Dura-heat River Birch



Northern Blue Flag



Black Chokeberry



Arrowwood Viburnum



Fountain Grass



Harebell



Allegheny Service Berry



Bullfinch



White False Indigo



Ostrich Fern



Sweet Flag



Purple Coneflower



Turtlehead

RAIN GARDEN PLANTING PALETTE

Trees

- AG Amelanchier x grandiflora
- DN Betula nigra 'Cully'

- 'Autumn Brilliance' Serviceberry
- Dura-heat River Birch

Shrubs

- AM Anemone melanocarpa 'Autumn Magic'
- CO Cephalanthus occidentalis
- VD Viburnum dentatum

- Black Chokeberry
- Bullfinch
- Arrowwood Viburnum

Perennials

- Aporus celomus variegatus
- Dactylis lactea
- Campanula rotundifolia
- Chelone glabra
- Echinacea purpurea 'Magnus'
- Iris versicolor

- Sweet Flag
- White False Indigo
- Harebell
- Turtlehead
- Purple Coneflower
- Northern Blue Flag

Ornamental Grasses & Ferns

- MS Matteuccia struthiopteris
- PA Pennisetum alopecuroides 'Autumn Magic'
- Ostrich Fern
- Fountain Grass

600-24 N. 5TH STREET
 Philadelphia, PA 19123
 5TH WARD - OPA #884029010

Prepared for:
 PMDC PROPERTIES
 740 Sansom Street, Suite 501
 Philadelphia, PA 19106
 ph: 215-599-2122




Ruggiero Plante Land Design
 4220 Main Street Philadelphia, PA 19127
 ph: 215-261-5544 fax: 215-261-5544 www.ruggieroplanteland.com

Plan Date: June 16, 2018
 Scale: 1" = 5'-0"

LANDSCAPE PLAN
 Rain Garden
 RAIN GARDEN PLAN
 Sheet 2 of 2



Unit Types 

-  Type A House
-  Type B House
-  Type C House

 **Type A House**

33 Units
 4-Story Single Family Dwelling
 4 BR + 3 1/2 Baths
 W/ one car garage, finished basement and roof deck

Footprint: 640 sqft (16' x 40')
GFA = 2,715 sqft

+560 sqft cellar
 +65 sqft 2nd floor deck
 +500 sqft Roof Deck
 = **3,840 TUA**



Type B House

9 units
 4-Story Single Family Dwelling
 4 BR + 4 1/2 Baths
 W/ two car garage, finished basement and roof deck

Footprint: 760 sqft (19' x 40')
 GFA = 3,120 sqft

+670 sqft cellar
 +75 sqft 2nd floor deck
 +530 sqft Root Deck
 = 4,395 TUA



Type C House

1 unit
 4-Story Single Family Dwelling
 4 BR + 4 1/2 Baths
 W/ two car garage, finished basement and roof deck

Footprint: 755 sqft (20' x 40')
 GFA = 3,089 sqft

+655 sqft cellar
 +75 sqft 2nd floor deck
 +500 sqft Roof Deck
 = 4,319 TUA





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 Rain Garden in which water is infiltrated at the surface. This feature works to utilize on-site infiltration as well as to treat and regulate runoff from the site.
2. Stormwater Planters are employed throughout the site to treat water runoff from adjacent roofs before entering the Rain Garden.
3. 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.
4. Street trees will be installed along N. 5th & N. 6th Streets to provide summer shade, help reduce heat gain and improve air quality.
5. Landscape areas along the northern and southern tracts of the site will be installed to work as both a visual and noise buffer.
6. Porous pavers are implemented for all pedestrian walkways on site to reduce both impervious cover and volume of water entering the Philadelphia stormwater system.
7. The site design meets all PWD and PADEP stormwater standards.
8. The overall design promotes pedestrian-friendly traffic and incorporates bicycle parking within each of the dwelling units.

The building design was conceived to promote energy use reduction, healthy indoor environment and user comfort.

9. Light roofing and deck materials are used for heat island effect reduction.
10. Low flow fixtures are used for water use reduction.
11. Energy saving appliances and low energy light fixtures are specified.
12. Multiple heat/air conditioning zones ensure thermal comfort and energy use reduction.
13. User-focused design works toward adaptable physical comfort and positive aesthetic experience.





East Elevation on 5th Street



West Elevation on 6th Street



South Elevation Between 5th and 6th Street



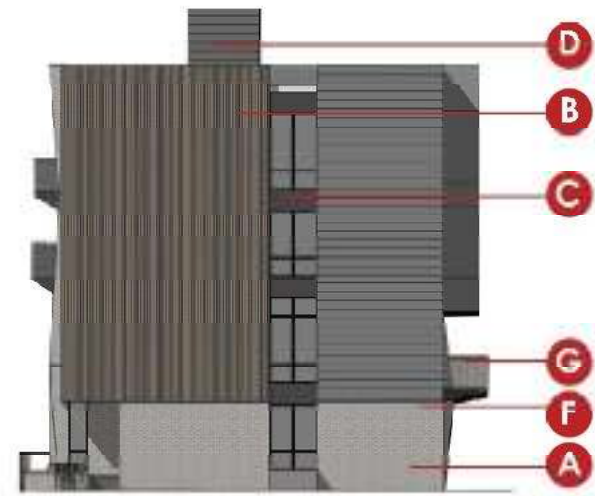
East Elevation on 5th Street



West Elevation on 6th Street



Typical Rear Elevation



South Elevation Between 5th and 6th Street

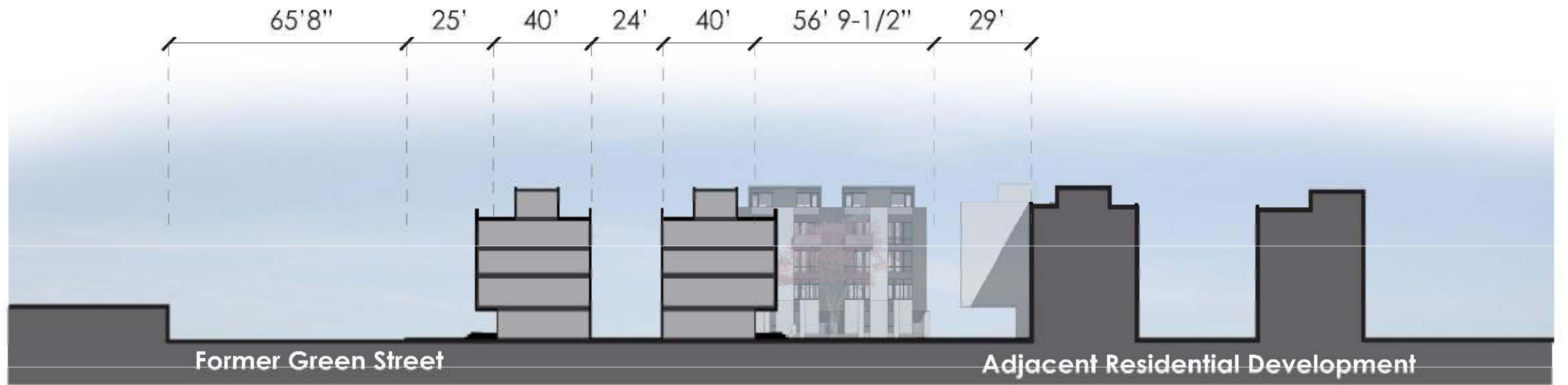


Three North Elevation Units

Material Key

A		Brick Manuf: Acme Brick Color: Off-White
B		Heat Treated Poplar
C		Metal Panel Color: Charcoal
D		HardieBoard Color: Match Mtl Pnl
E		Concrete
F		Limestone Color: Gray
G		Perforated Metal Color: Match Mtl Pnl







ATRIUM DESIGN GROUP

Aerial Perspective 



ATRIUM DESIGN GROUP

View from Green St and N 6th St



ATRIUM DESIGN GROUP

Entrance From N 6th St



ATRIUM DESIGN GROUP

View From Southeast Towards Easement



ATRIUM DESIGN GROUP

View From Green St and N 5th St



ATRIUM DESIGN GROUP

View of Northeast Corner Along 5th Street



ATRIUM DESIGN GROUP

View of Courtyard from Northwest



ATRIUM DESIGN GROUP

Greenway Leading to Courtyard

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

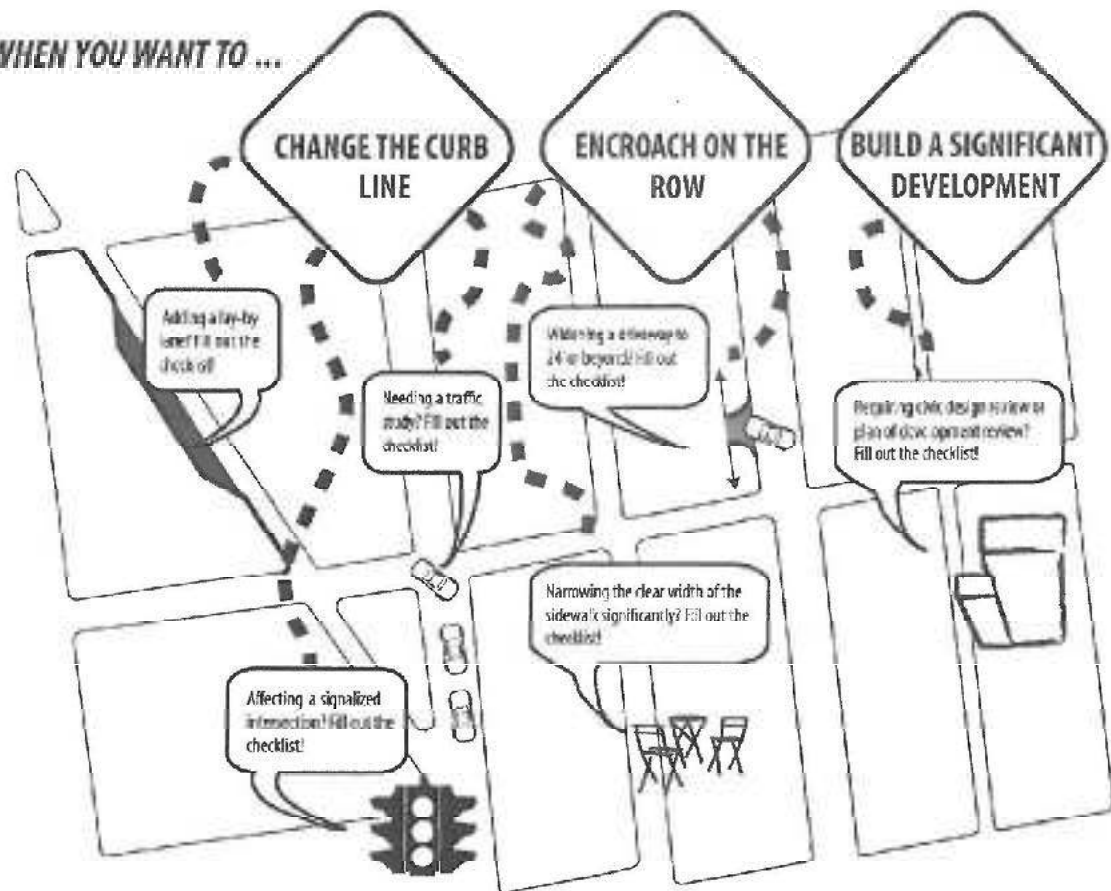
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

- PROJECT NAME: 600-24 N 5th Street
- DATE: 5/20/2016
- APPLICANT NAME: Hercules W. Grigos, Esq.
- PROJECT AREA: List precise street limits and scope: _____
Area of Disturbance: 61,856 SF
- APPLICANT CONTACT INFORMATION: 1500 Market St, Suite 3400, Philadelphia, PA 19102
(215) 665-3088
- OWNER NAME: PRDC Properties
- OWNER CONTACT INFORMATION: 740 Sansom St, Suite 501, Philadelphia, PA - (267) 519-3652
- ENGINEER / ARCHITECT NAME: David Plante - Ruggiero Plante Land Design
- ENGINEER / ARCHITECT CONTACT INFORMATION: 4220 Main Street, Philadelphia, PA 19127 - (215) 508-3900
- 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>N 5th Street</u>	<u>Green Street</u>	<u>Fairmount Avenue</u>	<u>City Neighborhood</u>
<u>N 6th Street</u>	<u>Green Street</u>	<u>Fairmount Avenue</u>	<u>City Neighborhood</u>
_____	_____	_____	_____
_____	_____	_____	_____

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

APPLICANT: General Project Information

Additional Explanation / Comments: No building extensions encroach on R.O.W.

DEPARTMENTAL REVIEW ONLY: 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
<u>N. 5th Street</u>	<u>12' / 13' / 13'</u>	<u>13' / 13'</u>
<u>N. 6th Street</u>	<u>12' / 11' / 11'</u>	<u>11' / 11'</u>
_____	<u>___ / ___ / ___</u>	<u>___ / ___</u>
_____	<u>___ / ___ / ___</u>	<u>___ / ___</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>N. 5th Street</u>	<u>6' / 6' / 6'</u>
<u>N. 6th Street</u>	<u>6' / 5.2' / 6'</u>
_____	<u>___ / ___ / ___</u>
_____	<u>___ / ___ / ___</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>36.4'</u>	<u>N. 5th Street</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	<u>24'</u>	<u>N. 5th Street</u>
<u>Driveway</u>	<u>24'</u>	<u>N. 6th Street</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 REVIEW ONLY

ACCEPT N/M

ACCEPT N/M

*N/M - Needs Modification

APPLICANT: Pedestrian Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW ONLY: 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
N. 5th Street	0.5'	3'
N. 6th Street	0'	1'
_____	____/____	____/____
_____	____/____	____/____

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
N. 5th Street	4'	6.5'	4'
N. 6th Street	4'	5.4'	4'
_____	____/____/____	____/____/____	____/____/____
_____	____/____/____	____/____/____	____/____/____

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 REVIEW ONLY

ACCEPT N/M

ACCEPT N/M

ACCEPT N/M

ACCEPT N/M

20. Does the design avoid tripping hazards?

YES NO N/A

ACCEPT N/M

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

ACCEPT N/M

22. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)?

YES NO N/A

ACCEPT N/M

23. Does the design maintain adequate visibility for all roadway users at intersections?

YES NO

ACCEPT N/M

24. When considering the overall design of the Building & Furnishing Component, does the design enhance the pedestrian environment?

YES NO

ACCEPT N/M

*N/M - Needs Modification

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW ONLY: 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
800-24 N. 5th Street	14	0	0	0	43
_____	_____	___	___	___	___
_____	_____	___	___	___	___
_____	_____	___	___	___	___

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

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

YES NO

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

YES NO

DEPARTMENTAL REVIEW ONLY

ACCEPT N/M
 ACCEPT N/M
 ACCEPT N/M
 ACCEPT N/M

*N/M = Needs Modification

APPLICANT: Bicycle Component

Additional Explanation / Comments: Proposed bicycle parking will be accommodated through built-in garages.

DEPARTMENTAL REVIEW ONLY: Bicycle Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

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CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

30. Does the design limit conflicts between transportation modes along the curb? YES NO

DEPARTMENTAL REVIEW ONLY
ACCEPT N/M

31. Does the design connect transit stops to the surrounding pedestrian network and destinations? YES NO N/A

ACCEPT N/M

32. Does the design provide a buffer between the roadway and pedestrian traffic? YES NO N/A

ACCEPT N/M

33. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?

ACCEPT N/M

Provides more pedestrian-friendly sidewalks.

*N/M = Needs Modification

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW ONLY: Curbside Management Component

Reviewer Comments: _____

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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
N. 5th Street	Spring Garden Street	Fairmount Avenue	14' / 14'	25
N. 6th Street	Spring Garden Street	Fairmount Avenue	12' / 12'	25
_____	_____	_____	____/____	____
_____	_____	_____	____/____	____

35. What is the maximum AASHTO design vehicle being accommodated by the design? S.U. 32' DEPARTMENTAL REVIEW ONLY ACCEPT N/M
36. Will the project affect a historically certified street? An inventory of historic streets⁽¹⁾ is maintained by the Philadelphia Historical Commission. YES NO DEPARTMENTAL REVIEW ONLY ACCEPT N/M
37. Does the design plan incorporate roadway medians (a "high priority" vehicle / cartway design treatment for some street types)? YES NO N/A DEPARTMENTAL REVIEW ONLY ACCEPT N/M
*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 DEPARTMENTAL REVIEW ONLY ACCEPT N/M
39. Will the public right-of-way be used for loading and unloading activities? YES NO DEPARTMENTAL REVIEW ONLY ACCEPT N/M
40. Does the design maintain emergency vehicle access? YES NO DEPARTMENTAL REVIEW ONLY ACCEPT N/M
41. Where new streets are being developed, does the design connect and extend the street grid? YES NO N/A DEPARTMENTAL REVIEW ONLY ACCEPT N/M
42. Does the design support multiple alternative routes to and from destinations as well as within the site? YES NO N/A DEPARTMENTAL REVIEW ONLY ACCEPT N/M
43. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? YES NO DEPARTMENTAL REVIEW ONLY ACCEPT N/M

*N/A = Needs Modification

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW ONLY: Vehicle / Cartway Component

Reviewer Comments: _____

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

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URBAN DESIGN COMPONENT (Handbook Section 4.8)

44. Does the design incorporate windows, storefronts, and other active uses facing the street? YES NO N/A DEPARTMENTAL REVIEW ONLY ACCEPT N/M
45. Does the proposed project have a Philadelphia Water Department (PWD) Work Number? If so, please provide: FY18-NTHS-4317-01
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 DEPARTMENTAL REVIEW ONLY ACCEPT N/M
47. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)? YES NO N/A DEPARTMENTAL REVIEW ONLY ACCEPT N/M
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 DEPARTMENTAL REVIEW ONLY ACCEPT N/M

*N/A = Needs Modification

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW ONLY: Urban Design Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

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INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

49. Identify Existing and Proposed Signal Cycle lengths

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
N/A	---	---
---	---	---
---	---	---
---	---	---

- | | | | DEPARTMENTAL REVIEW ONLY | |
|---|------------------------------|-----------------------------|---|--|
| 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"/> | ACCEPT <input type="checkbox"/> N/M <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"/> | ACCEPT <input type="checkbox"/> N/M <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?
<i>* If yes, City Plan Action may be required.</i> | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | ACCEPT <input type="checkbox"/> N/M <input type="checkbox"/> |
| 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? | | | | ACCEPT <input type="checkbox"/> N/M <input type="checkbox"/> |
| ▪ Marked Crosswalks | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | ACCEPT <input type="checkbox"/> N/M <input type="checkbox"/> |
| ▪ Pedestrian Refuge Islands | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | ACCEPT <input type="checkbox"/> N/M <input type="checkbox"/> |
| ▪ Signal Timing and Operation | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | ACCEPT <input type="checkbox"/> N/M <input type="checkbox"/> |
| ▪ Bike Boxes | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | ACCEPT <input type="checkbox"/> N/M <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"/> | ACCEPT <input type="checkbox"/> N/M <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"/> | ACCEPT <input type="checkbox"/> N/M <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"/> | ACCEPT <input type="checkbox"/> N/M <input type="checkbox"/> |

*N/M = Needs Modification

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW ONLY: Intersections & Crossings Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW ONLY

Additional Reviewer Comments: _____