

PHA HEADQUARTERS

CIVIC DESIGN REVIEW

23 AUGUST 2016



- PHA HEADQUARTERS
- CIVIC DESIGN REVIEW

- DATE: 08/23/2016
- PROJECT #: 1608000





CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 714380

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

The project includes over 100,000 GSF of new construction.

PROJECT LOCATION

Planning District: Lower North Council District: S

Address: 2013 Ridge Avenue
Philadelphia, PA 19121

Is this parcel within a Master Plan District? Yes No X

CONTACT INFORMATION

Applicant Name: David M Gest, Esq Primary Phone: 215-864-8143

Email: GestD@ballardspahr.com Address: 1735 Market St, 51st Floor
Philadelphia, PA 19103

Property Owner: Philadelphia Housing Authority Developer Philadelphia Housing Authority

Architect: BLT Architects

SITE CONDITIONS

Site Area: 62,890 SF

Existing Zoning: CMX-3* Are Zoning Variances required? Yes No X

* Pursuant to City Council Bill No. 160398

SITE USES

Present Use: Vacant Lot

Proposed Use:

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

Office Use | 6 Floors (5 of which are above grade) = 115,564 SF

Retail | Ground Floor = 3,030 SF

Cafe | Ground Floor = 780 SF

Proposed # of Parking Units:

There is a total of 50 parking spaces, including 2 accessible and 3 car share/hybrid 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:

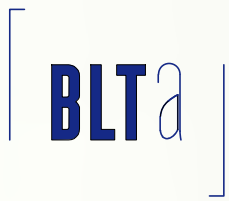
Date: 09/01/16 Time: Evening

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA X

If yes, indicate the date hearing will be held:

Date:



• PHA HEADQUARTERS
• AERIAL VIEW

• DATE: 08/23/2016
• PROJECT #: 1608000





1. JEFFERSON ST AND RIDGE AVE CORNER



2. FROM RIDGE AVE LOOKING EAST



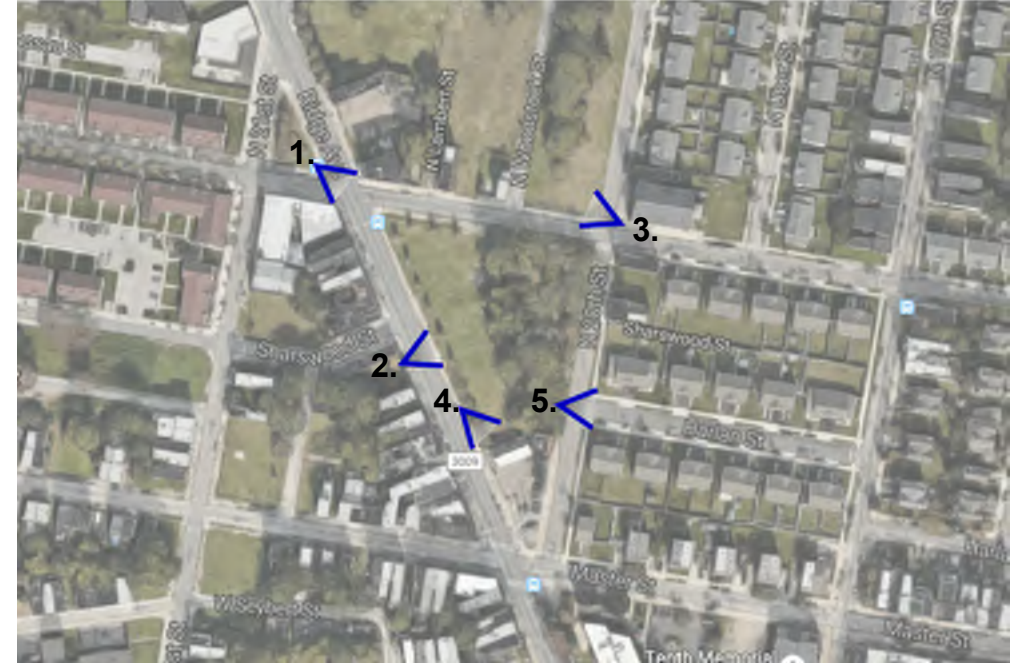
3. LOT NORTH OF JEFFERSON ST



4. VIEW OF ADJACENT SOUTHERN BUILDING



5. NEIGHBORHOOD EAST OF 20TH ST



KEY PLAN



PHA HEADQUARTERS
SITE PICTURES

DATE: 08/23/2016
PROJECT #: 1608000



MASTER ST



● COMMERCIAL VACANT ● COMMERCIAL ● RESIDENTIAL ● WORSHIP ● RESIDENTIAL ● VACANT ● COMMERCIAL ●

SHARSWOOD ST



● VACANT ● COMMERCIAL ● RESIDENTIAL ● WORSHIP ●

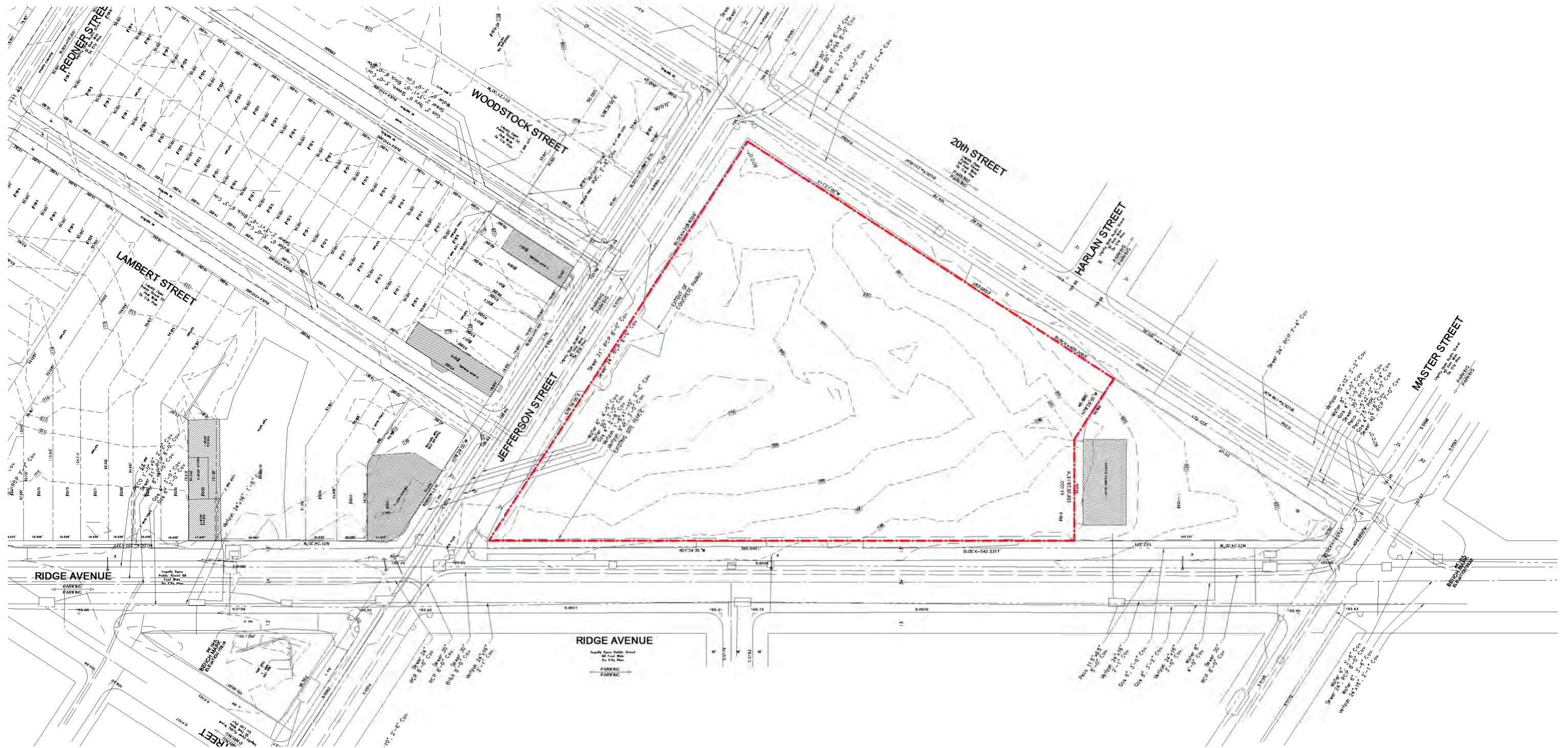
JEFFERSON ST



● PHA HEADQUARTERS
● RIDGE AVE ELEVATION

● DATE: 08/23/2016
● PROJECT #: 1608000





- PHA HEADQUARTERS
- EXISTING SITE SURVEY

- DATE: 08/23/2016
- PROJECT #: 1608000



STREET TREES



Red Sunset Red Maple
N. 20TH STREET



Seedless Sweetgum
N. 20TH STREET



London Planetree
RIDGE AVENUE, JEFFERSON STREET



Thornless Honeylocust
JEFFERSON STREET



Zelkova
PARKING/ SITE INTERIOR

STREET TREE PLANTING PALETTE

(PER PHILADELPHIA PARKS & RECREATION APPROVED STREET TREE LIST)

ACER RUBRUM 'RED SUNSET'
GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYLINE'
LIQUIDAMBAR STYRACIFLUA 'FRUITLESS CULTIVAR'
PLATANUS X ACERIFOLIA 'BLOODGOOD'
ZELKOVA SERRATA 'VILLAGE GREEN'

'RED SUNSET' RED MAPLE
'SKYLINE' HONEYLOCUST
SWEETGUM (FRUITLESS CULTIVAR)
'BLOODGOOD' LONDON PLANETREE
JAPANESE ZELKOVA

SITE LANDSCAPE (ornamental trees, shrubs & perennials)



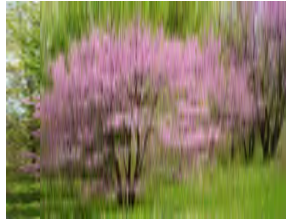
Perennials/ ornamental grass



Serviceberry



Itea 'Little Henry'



Eastern Redbud



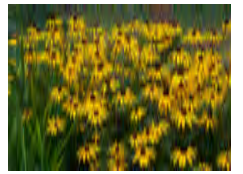
Fountain Grass



Feather Reed Grass



Liriope



Black-eyed Susan



• PHA HEADQUARTERS
• LANDSCAPE PLAN

• DATE: 08/23/2016
• PROJECT #: 1608000





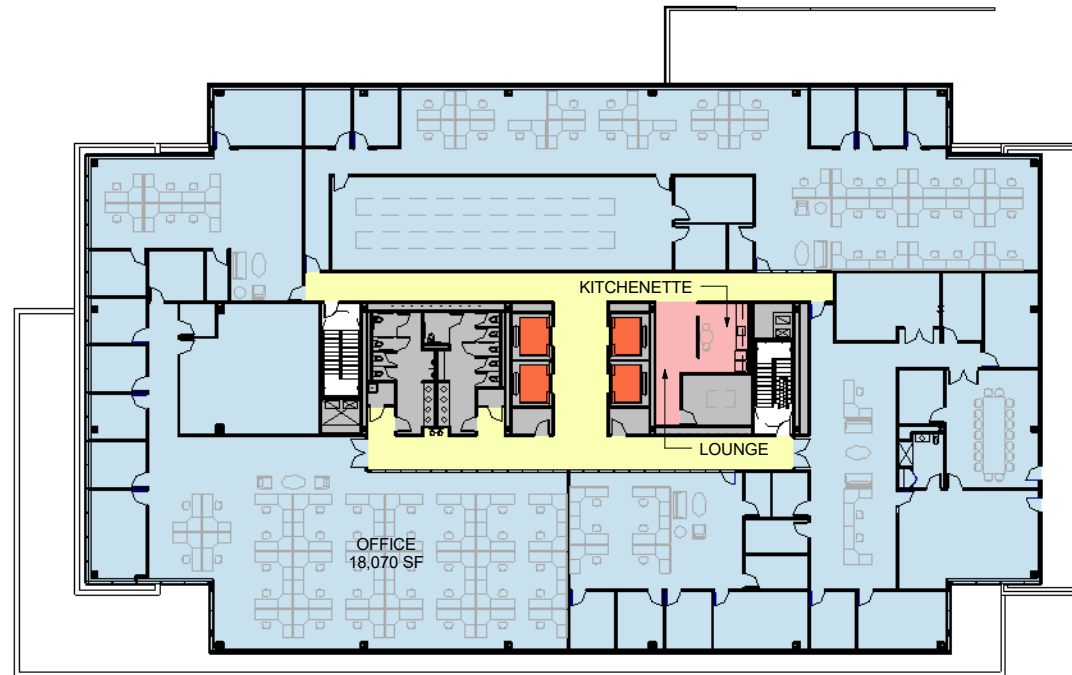
- PUBLIC
- OFFICE
- BOH
- CIRCULATION
- RETAIL
- PUBLIC ENTRY
- RETAIL ENTRY
- EMPLOYEE ENTRY
- LOADING
- PROPERTY LINE

BLTa

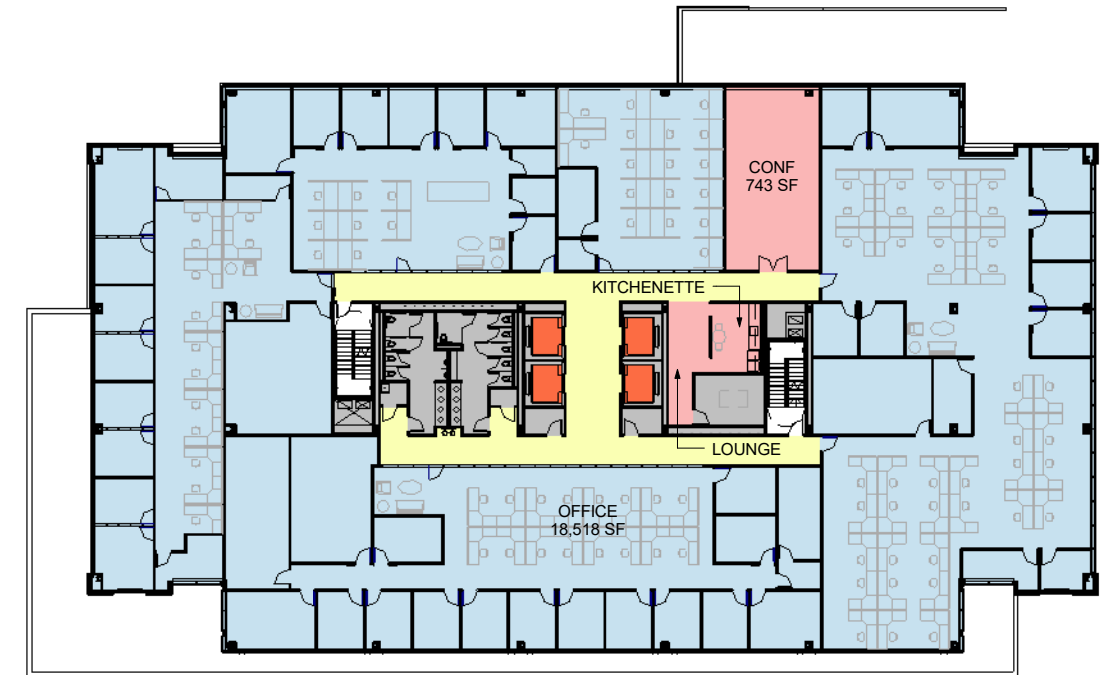
• PHA HEADQUARTERS
 • GROUND FLOOR PLAN

• DATE: 08/23/2016
 • PROJECT #: 1608000

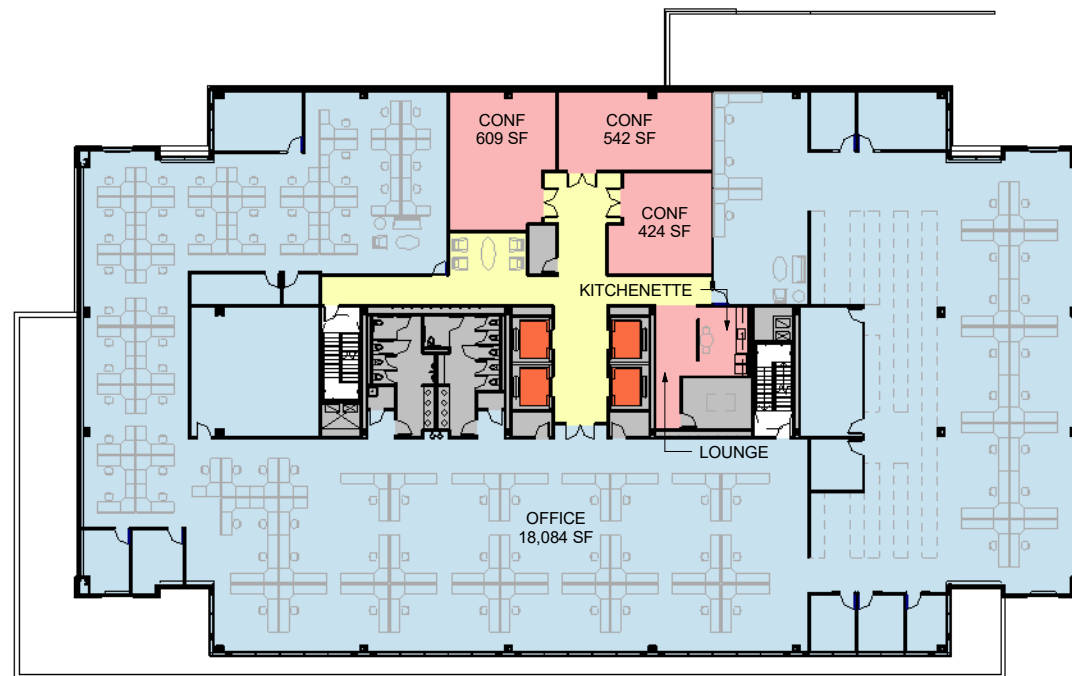




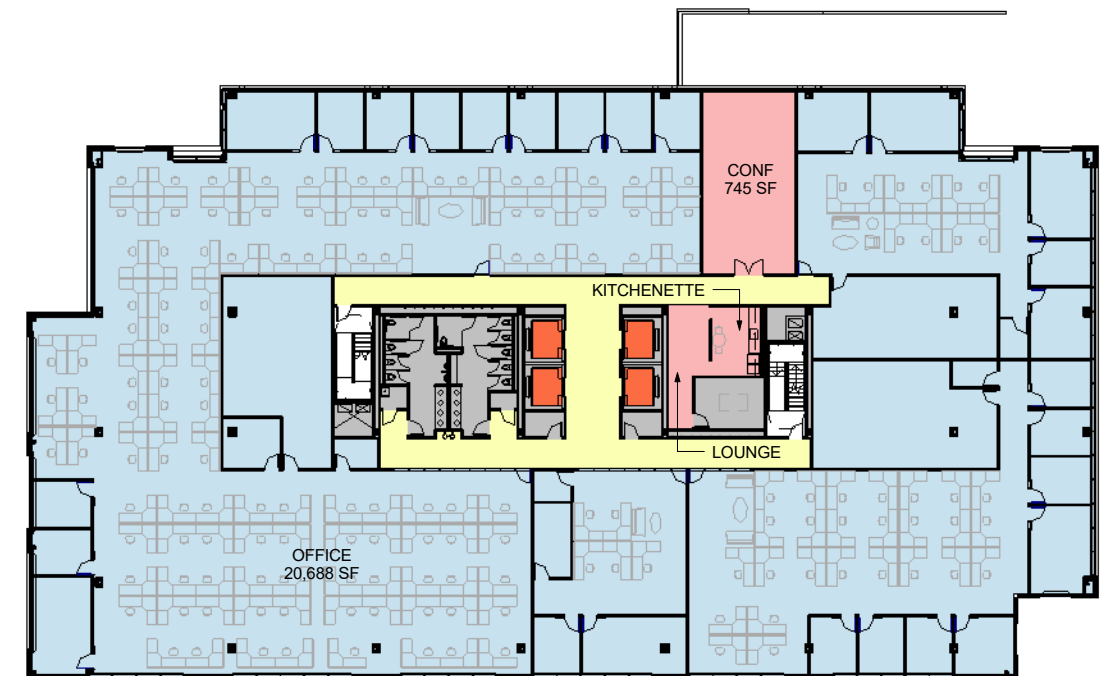
FIFTH FLOOR



THIRD FLOOR



FOURTH FLOOR



SECOND FLOOR

■ SHARED
■ OFFICE
■ CIRCULATION

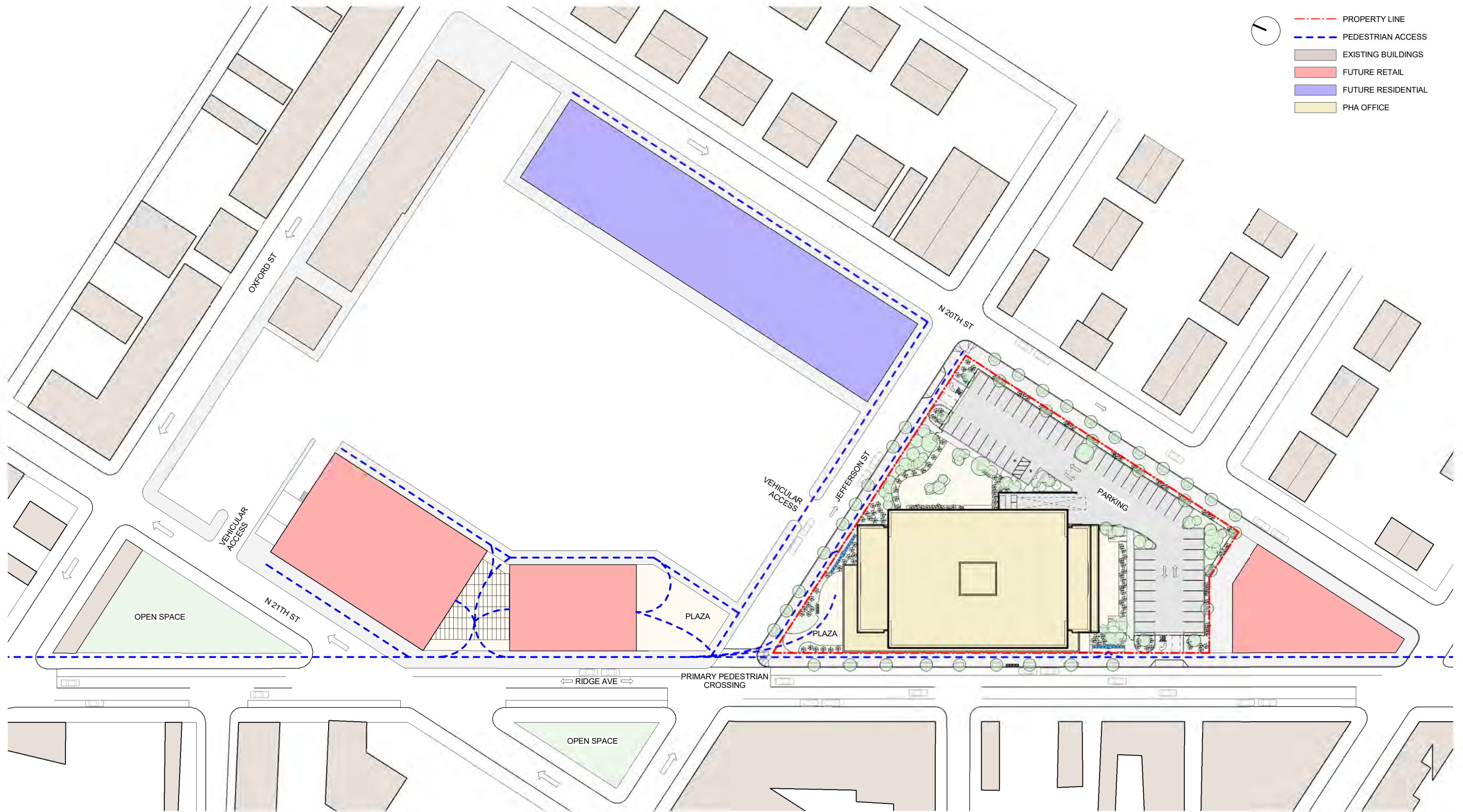










• PHA HEADQUARTERS
• SOUTHWEST AXON

• DATE: 08/23/2016
• PROJECT #: 1608000





-  PROPERTY LINE
-  PEDESTRIAN ACCESS
-  EXISTING BUILDINGS
-  FUTURE RETAIL
-  FUTURE RESIDENTIAL
-  PHA OFFICE



SOUTHWEST ELEVATION (RIDGE AVENUE)



: PHA HEADQUARTERS
 : SOUTHWEST ELEVATION (RIDGE AVENUE)

: DATE: 08/23/2016
 : PROJECT #: 1608000





NORTHEAST ELEVATION (EMPLOYEE ENTRANCE)



NORTHWEST ELEVATION (JEFFERSON STREET)

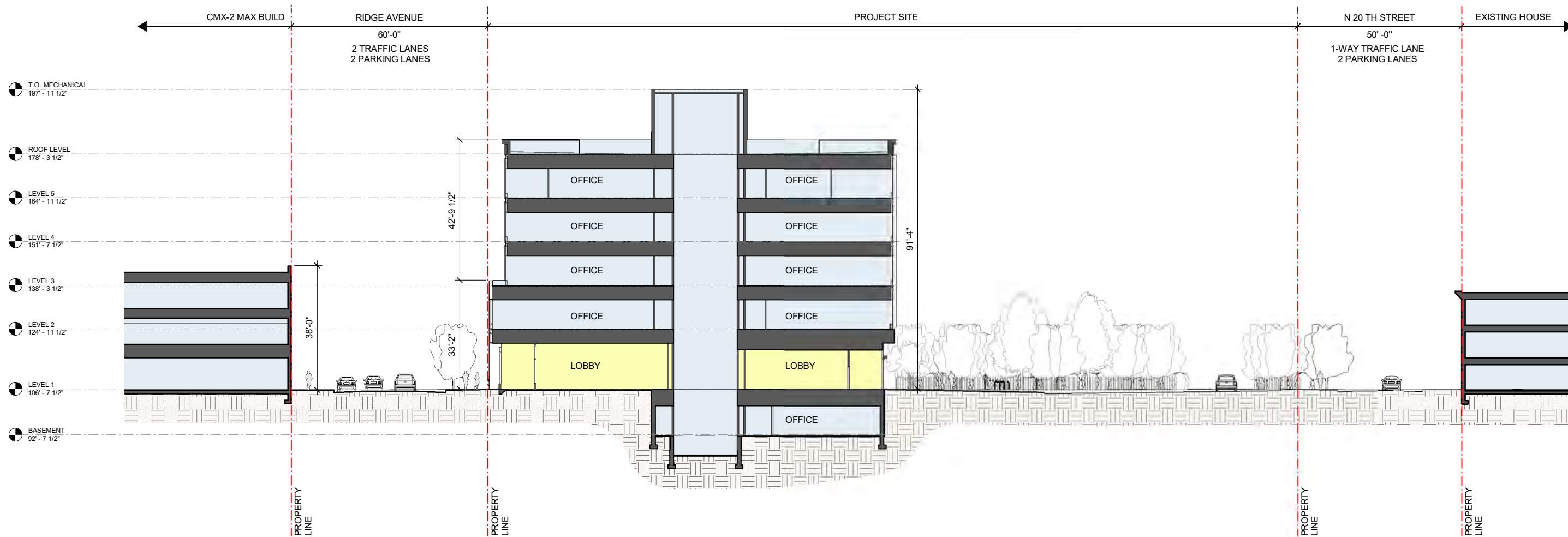
SOUTHEAST ELEVATION



: PHA HEADQUARTERS
 : NORTHWEST (JEFFERSON STREET) AND SOUTHEAST ELEVATION

: DATE: 08/23/2016
 : PROJECT #: 1608000

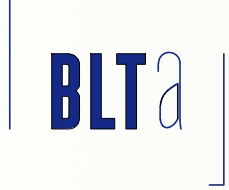
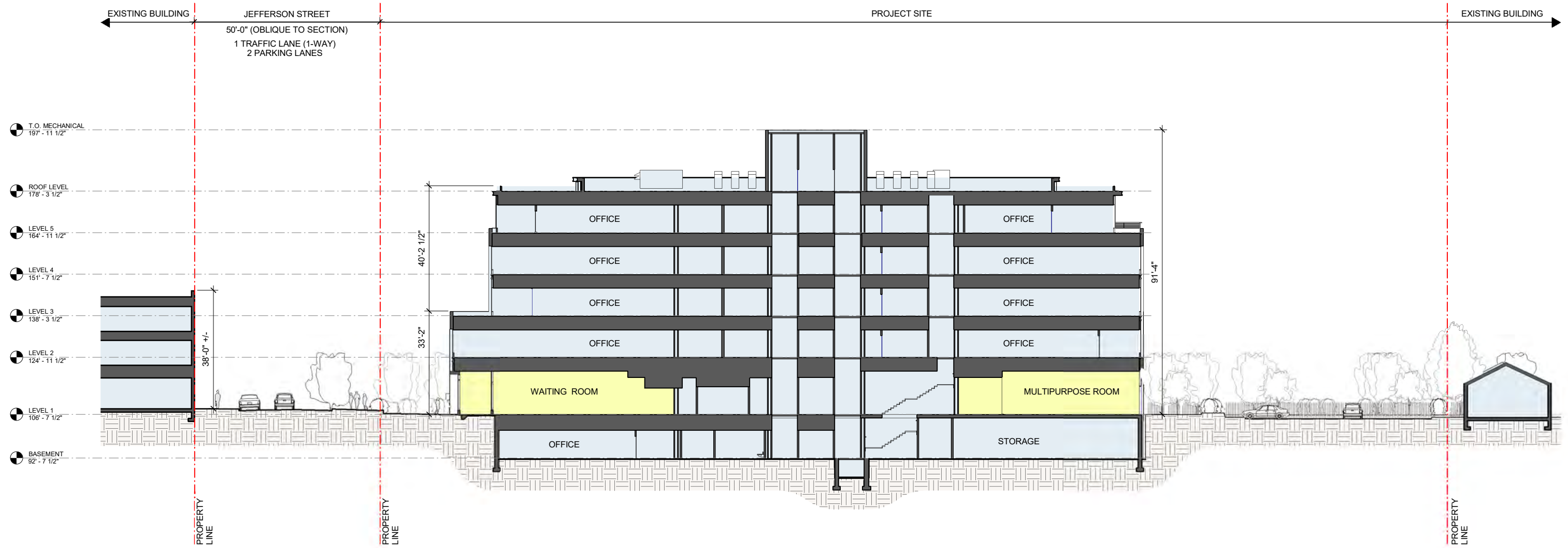




: PHA HEADQUARTERS
 : SECTION THROUGH RIDGE AVE

: DATE: 08/23/2016
 : PROJECT #: 1608000



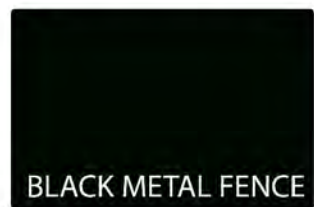
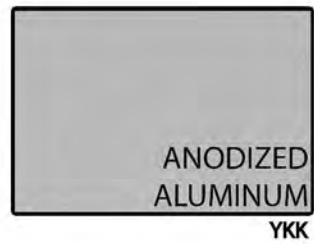


: PHA HEADQUARTERS
 : SECTION THROUGH JEFFERSON ST

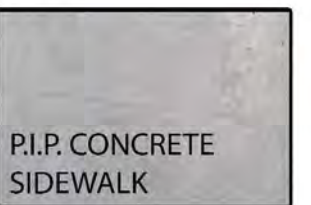
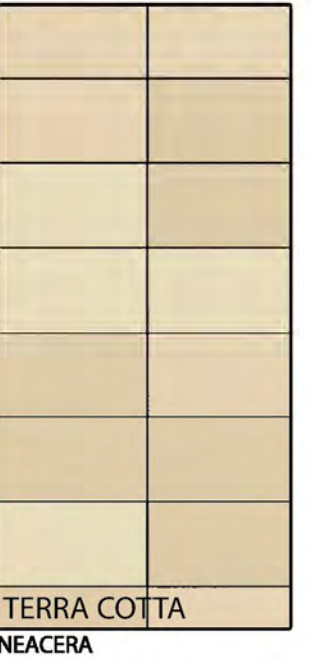
: DATE: 08/23/2016
 : PROJECT #: 1608000



WINDOW WALL SYSTEM



TERRA COTTA
RAINSCREEN SYSTEM



PHA HEADQUARTERS
SOUTH PLAZA PERSPECTIVE AND BUILDING MATERIALS

DATE: 08/23/2016
PROJECT #: 1608000





• PHA HEADQUARTERS
• NORTH PLAZA PERSPECTIVE

• DATE: 08/23/2016
• PROJECT #: 1608000





• PHA HEADQUARTERS
• WEST PLAZA PERSPECTIVE

• DATE: 08/23/2016
• PROJECT #: 1608000



LEED for New Construction and Major Renovation v 2009
Project Scorecard (Preliminary Review) - Draft 23 August 2016

Project Name: 160800 PHA Headquarters Building
Project Address: 2013 Ridge Avenue, Philadelphia, PA 19121

Hi	Med	Low	No	Max	
13	7	1	5	26	Sustainable Sites
Y					Prereq 1 Construction Activity Pollution Prevention
1				1	SS 1 Site Selection
	5			5	SS 2 Development Density & Community Connectivity*
1				1	SS 3 Brownfield Redevelopment
6				6	SS 4.1 Alternative Transportation, Public Transportation Access*
			1	1	SS 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms
3				3	SS 4.3 Alternative Transportation, Low-Emitting/Fuel-Efficient Vehicles*
			2	2	SS 4.4 Alternative Transportation, Parking Capacity*
			1	1	SS 5.1 Site Development, Protect or Restore Habitat
			1	1	SS 5.2 Site Development, Maximize Open Space
			1	1	SS 6.1 Stormwater Design, Quantity Control
			1	1	SS 6.2 Stormwater Design, Quality Control
			1	1	SS 7.1 Heat Island Effect, Non-Roof
			1	1	SS 7.2 Heat Island Effect, Roof
			1	1	SS 8 Light Pollution Reduction
4	3	1	2	10	Water Efficiency
Y					Prereq 1 Water Use Reduction, 20% Reduction
2				2	WE 1.1 Water Efficient Landscaping, Reduce by 50%*
	2			2	WE 1.2 Water Efficient Landscaping, No Potable Use or No Irrigation*
			2	2	WE 2 Innovative Wastewater Technologies*
2	1	1		4	WE 3 Water Use Reduction:
			2	2	30% Reduction
			3	3	35% Reduction
			4	4	40% Reduction
7	6	4	18	35	Energy & Atmosphere
Y					Prereq 1 Fundamental Commissioning of Building Energy Systems
Y					Prereq 2 Minimum Energy Performance: 10% New or 5% Renovation
Y					Prereq 3 Fundamental Refrigerant Management
4	2	2	11		EA 1 Optimize Energy Performance:
			1	1	12% New or 8% Renovation
			2	2	14% New or 10% Renovation
			3	3	16% New or 12% Renovation
			4	4	18% New or 14% Renovation
			5	5	20% New or 16% Renovation
			6	6	22% New or 18% Renovation
			7	7	24% New or 20% Renovation
			8	8	26% New or 22% Renovation
			9	9	28% New or 24% Renovation
			10	10	30% New or 26% Renovation
			15	15	40% New or 36% Renovation
			19	19	48% New or 44% Renovation
			7		EA 2 On-Site Renewable Energy
			1	1	1% Renewable Energy
			7	7	13% Renewable Energy
2				2	EA 3 Enhanced Commissioning*
	2			2	EA 4 Enhanced Refrigerant Management*
1				3	EA 5 Measurement & Verification*
	2			2	EA 6 Green Power*

Project Name: 160800 PHA Headquarters Building
Project Address: 2013 Ridge Avenue, Philadelphia, PA 19121

Hi	Med	Low	No	Max	
6	1	0	7	14	Materials & Resources
Y					Prereq 1 Storage & Collection of Recyclables
			3		MR 1 Building Reuse:
			1	1	Maintain 55% of Existing Walls, Floor & Roof
			2	2	Maintain 75% of Existing Walls, Floor & Roof
			3	3	Maintain 95% of Existing Walls, Floor & Roof
			1	1	MR 1.4 Building Reuse, Maintain 50% of Interior Non-Structural Elements
1				1	MR 2.1 Construction Waste Management, Divert 50% from Disposal
	1			1	MR 2.2 Construction Waste Management, Divert 75% from Disposal
			1	1	MR 3.1 Materials Reuse: 5%
			1	1	MR 3.2 Materials Reuse: 10%
			1	1	MR 4.1 Recycled Content, 10% (Post-consumer + 1/2 Pre-consumer)
			1	1	MR 4.2 Recycled Content, 20% (Post-consumer + 1/2 Pre-consumer)
			1	1	MR 5.1 Regional Materials, 10% (Extracted, Processed & Manufactured)
			1	1	MR 5.2 Regional Materials, 20% (Extracted, Processed & Manufactured)
			1	1	MR 6 Rapidly Renewable Materials
			1	1	MR 7 Certified Wood
8	4	2	1	15	Indoor Environmental Quality
Y					Prereq 1 Minimum IAQ Performance
Y					Prereq 2 Environmental Tobacco Smoke (ETS) Control
			1	1	EQ 1 Outdoor Air Delivery Monitoring
			1	1	EQ 2 Increased Ventilation
			1	1	EQ 3.1 Construction IAQ Management Plan, During Construction
			1	1	EQ 3.2 Construction IAQ Management Plan, Before Occupancy
			1	1	EQ 4.1 Low-Emitting Materials, Adhesives & Sealants
			1	1	EQ 4.2 Low-Emitting Materials, Paints & Coatings
			1	1	EQ 4.3 Low-Emitting Materials, Carpet Systems
			1	1	EQ 4.4 Low-Emitting Materials, Composite Wood & AgriFiber Products
			1	1	EQ 5 Indoor Chemical & Pollutant Source Control
			1	1	EQ 6.1 Controllability of Systems, Lighting
			1	1	EQ 6.2 Controllability of Systems, Thermal Comfort
			1	1	EQ 7.1 Thermal Comfort, Design
			1	1	EQ 7.2 Thermal Comfort, Verification
			1	1	EQ 8.1 Daylight & Views, Daylight 75% of Spaces
			1	1	EQ 8.2 Daylight & Views, Views for 90% of Spaces
4	2	0	0	6	Innovation & Design Process
			1	1	ID 1.1 Innovation/Design: Exemplary - Recycled/Regional 30% or more?
			1	1	ID 1.2 Innovation/Design: Exemplary - Water Efficiency 40% or more?
			1	1	ID 1.3 Innovation/Design: Exemplary - Public Transportation
			1	1	ID 1.4 Innovation/Design: Green Housekeeping
			1	1	ID 1.5 Innovation/Design: Determine Potential Innovations
			1	1	ID 2 LEED™ Accredited Professional
0	1	1	2	4	Regional Priority Credits
			1	1	RP 1.1 Region Defined: SSc4.2 / SSc5.1 open space
			1	1	RP 1.2 Region Defined: WEc3 exceed 40%
			1	1	RP 1.3 Region Defined: EA2 Renewables exceed 1%
			1	1	RP 1.4 Region Defined: MRc1.1 Building Reuse / IEQc8.1 Daylight
42	24	0	35	110	Project Totals
1.0	0.5	0.2	0.0		Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80+ points
42.0	12.0	1.8	0.0		55.8 Likely potential total credits towards certification
					Note: Credits with an * allow for all points indicated, or no points

THIS PROJECT IS INTENDED TO ACHIEVE LEED CERTIFICATION. A FEW OF THE FACTORS THAT WILL CONTRIBUTE TO THIS RATING ARE:

- LOCATING THE PROJECT ON AN URBAN SITE
- PROVIDING INDEGO BIKE SHARE STATIONS
- LIGHT MATERIALS TO REDUCE THE URBAN HEAT ISLAND EFFECT
- NATIVE, DROUGHT TOLERANT VEGETATION TO REDUCE IRRIGATION REQUIREMENTS
- LOW-FLOW PLUMBING FIXTURES
- AT LEAST 18% BETTER THAN ASHRAE 90.1-2007 THROUGH THE USE OF 40% HIGH PERFORMING VISION GLASS, R30 ROOF INSULATION, R24 + R10 CONTINUOUS WALL INSULATION, AND UNDER-SLAB INSULATION
- PRIORITIZING THE USE OF REGIONAL AND RECYCLED MATERIALS WHILE SIMULTANEOUSLY MANAGING CONSTRUCTION WASTE
- USING LOW-EMITTING MATERIALS
- PROVIDING USER CONTROLLABILITY OF LIGHTING AND THERMAL

REFER TO THE CHECKLIST FOR THE ANTICIPATED CREDIT DISTRIBUTION.



• PHA HEADQUARTERS
• LEED CHECKLIST

• DATE: 08/23/2016
• PROJECT #: 1608000



Civic Design Review, Philadelphia		Sustainability Questionnaire
Categories	Benchmark	Meets or Exceeds the Benchmark (yes or no)? If yes, please describe how or reference the applicable document in the CDR submission.

Location and Transportation		
Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, bus 33 and bus 61 stop at both Ridge Av & Jefferson St and Ridge Av & Master St.
Reduced Parking Footprint	All new parking areas to be located in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes, the parking area is set back from Ridge Avenue and comprises 27% of the site.
Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	Yes, 3 spaces (6%) are car share/hybrid spaces.
Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Yes, refer to site plan for location.

Sustainable Sites		
Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	Yes, 16% of site open area is vegetated and 26% is pervious, creating a total of 42%.
Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A)Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications the PWD Stormwater Management Regulations	Project will comply with Philadelphia Water Department Requirements.
Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	Yes, all plazas and sidewalks to receive a material with an SRI above 29, refer to renderings for design intent.

Civic Design Review, Philadelphia		Sustainability Questionnaire
Categories	Benchmark	Meets or Exceeds the Benchmark (yes or no)? If yes, please describe how or reference the applicable document in the CDR submission.

Water Efficiency		
Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, reduce the watering requirements to at least 50% from the calculated baseline for the site's peak watering month.	Yes, all vegetation to be drought tolerant and indigenous.

Energy and Atmosphere		
Energy Commissioning	Acquire a separate, independent commissioning service to insure that the energy related systems are installed, calibrated, and perform as intended.	Yes, refer to LEED checklist.
Energy Performance	The project will reduce energy consumption by: Achieving 10% energy saving or more from an established baseline using ASHRAE standard 90.1-2010, OR by conforming to ASHRAE Advanced Energy Design Guide for Commercial Buildings.	Yes, project meets 18% energy savings above ASHRAE Standard 90.1-2007 which is a comparable metric. Refer to LEED checklist.
On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No.

Innovation		
Innovation	Any other sustainable measures that could positively impact the public realm.	Yes, the project is meant to consolidate PHA's scattered offices and provide a solid anchor to an under-served stretch of Ridge Avenue.



: PHA HEADQUARTERS
 : SUSTAINABILITY QUESTIONNAIRE

: DATE: 08/23/2016
 : PROJECT #: 1608000



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

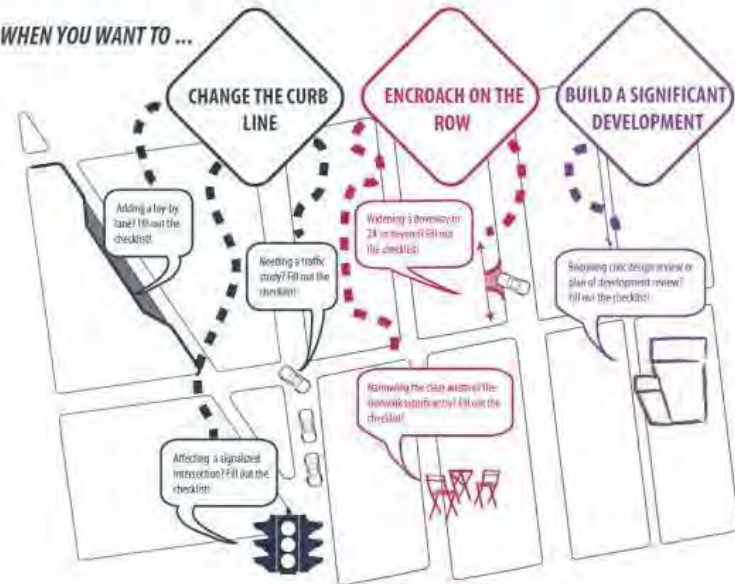
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

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

The Handbook and the checklist can be accessed at <http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx>

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

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.

All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.

All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.

Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.

ADA curb-ramp designs must be submitted to Streets Department for review

Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:

- 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 Review Submission Requirement*:

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

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

1. PROJECT NAME
PHA Office Building
2. DATE
08/23/16
3. APPLICANT NAME
Philadelphia Housing Authority
4. APPLICANT CONTACT INFORMATION
Ballard Spahr LLP C/O: David M. Gest
1735 Market Street, 51st Floor
Philadelphia PA 19103
215-864-8143
gestd@ballardspahr.com
5. PROJECT AREA: list precise street limits and scope
The project site area is 62,890 s.f. and is bounded by
Jefferson Street to the north, 20th Street to the east, and
Ridge Avenue to the southwest.
6. OWNER NAME
Philadelphia Housing Authority C/O: Michael Johns
7. OWNER CONTACT INFORMATION
3100 Penrose Ferry Road
Philadelphia PA 19145
215-684-1034
Michael.johns@pha.phila.gov
8. ENGINEER / ARCHITECT NAME
Stantec Consulting Services Inc. Attn: Kevin R. Smith
9. ENGINEER / ARCHITECT CONTACT INFORMATION
1500 Spring Garden Suite 1100
Philadelphia PA 19130
215-665-7151
Kevin.smith@phila.gov

10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Jefferson Street</u>	<u>Ridge Avenue</u>	<u>20th Street</u>	<u>Walkable Commercial Corridors</u>
<u>20th Street</u>	<u>Jefferson Street</u>	<u>Ridge Avenue</u>	<u>City Neighborhood Street</u>
<u>Ridge Avenue</u>	<u>Jefferson Street</u>	<u>20th Street</u>	<u>City Neighborhood Street</u>

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
- a. Parking and loading regulations in curb lanes adjacent to the site YES 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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



- e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. YES NO N/A
- 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	CITY PLAN SIDEWALK
	(BUILDING LINE TO CURB) <i>Required / Existing / Proposed</i>	WIDTH <i>Existing / Proposed</i>
<u>Jefferson Street</u>	<u>12 / 12 / 12</u>	<u>12 / 12</u>
<u>20th Street</u>	<u>12 / 12 / 12</u>	<u>12 / 12</u>
<u>Ridge Avenue</u>	<u>12 / 13 / 13</u>	<u>13 / 13</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
	<i>Required / Existing / Proposed</i>
<u>Jefferson Street</u>	<u>6 / 9 / 8</u>
<u>20th Street</u>	<u>6 / 12 / 8</u>
<u>Ridge Avenue</u>	<u>6 / 9 / 9</u>
_____	____/____/____

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Jefferson Street</u>	<u>24</u>	<u>35' West from 20th Street</u>
<u>Ridge Avenue</u>	<u>24</u>	<u>160' SE from Sharswood St.</u>
_____	_____	_____
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?

YES NO

DEPARTMENTAL APPROVAL

YES NO

APPLICANT: Pedestrian Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

16. BUILDING ZONE: list the MAXIMUM, existing and proposed Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH	
	Existing	Proposed
Jefferson Street	0	0
20 th Street	0	0
Ridge Avenue	0	0
_____	____	____

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

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH		
	Recommended	Existing	Proposed
Jefferson Street	4	3	4
20 th Street	4	0	4
Ridge Avenue	4	3	4
_____	____	____	____

18. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?

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

19. Does the design avoid tripping hazards? YES NO N/A DEPARTMENTAL APPROVAL YES NO
20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception YES NO N/A DEPARTMENTAL APPROVAL YES NO

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8) YES NO N/A DEPARTMENTAL APPROVAL YES NO
22. Does the design maintain adequate visibility for all roadway users at intersections? YES NO N/A DEPARTMENTAL APPROVAL YES NO

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)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>
10 on-street bike parking spaces along Ridge Avenue & 24 off-street bike parking spaces located on the property. Also there will be 12 Indego bicycle docks along Jefferson Street and 8 Indego bicycle docks along Ridge Avenue.
24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON STREET		ON SIDEWALK		OFF-STREET	
		Existing	Proposed	Existing	Proposed	Existing	Proposed
PHA Office Building	12			0	10	0	24
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

25. Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?
- Conventional Bike Lane YES NO N/A DEPARTMENTAL APPROVAL YES NO
 - Buffered Bike Lane YES NO N/A DEPARTMENTAL APPROVAL YES NO
 - Bicycle-Friendly Street YES NO N/A DEPARTMENTAL APPROVAL YES NO
26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES NO N/A DEPARTMENTAL APPROVAL YES NO
27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES NO N/A DEPARTMENTAL APPROVAL 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)

28. Does the design limit conflict among transportation modes along the curb? YES NO DEPARTMENTAL APPROVAL YES NO
29. Does the design connect transit stops to the surrounding pedestrian network and destinations? YES NO N/A DEPARTMENTAL APPROVAL YES NO
30. Does the design provide a buffer between the roadway and pedestrian traffic? YES NO N/A DEPARTMENTAL APPROVAL YES NO
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?
The proposed design has no impacts on the existing transit network. DEPARTMENTAL APPROVAL YES NO

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)

32. If lane changes are proposed, identify existing and proposed lane widths and the design speed for each street frontage: **If not, go to question No. 35**

STREET	FROM	TO	LANE WIDTHS <small>Existing / Proposed</small>	DESIGN SPEED
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____

- | | |
|--|--|
| <p>33. What is the maximum AASHTO design vehicle being accommodated by the design? _____</p> <p>34. Will the project affect a historically certified street? An inventory of historic streets⁽¹⁾ is maintained by the Philadelphia Historical Commission.</p> <p>35. Will the public right-of-way be used for loading and unloading activities? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>36. Does the design maintain emergency vehicle access? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> <p>37. Where new streets are being developed, does the design connect and extend the street grid? YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>38. Does the design support multiple alternative routes to and from destinations as well as within the site? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> | <p>DEPARTMENTAL APPROVAL</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> |
|--|--|

APPLICANT: Vehicle / Cartway Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component
Reviewer Comments: _____

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

- | | |
|---|--|
| <p>40. Does the design incorporate windows, storefronts, and other active uses facing the street? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> | <p>DEPARTMENTAL APPROVAL</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> |
|---|--|

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)

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

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

- | | YES | NO | N/A | DEPARTMENTAL APPROVAL | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | YES | NO |
| 44. Does the design minimize the signal cycle length to reduce pedestrian wait time? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 45. Does the design provide adequate clearance time for pedestrians to cross streets? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings?
<i>If yes, City Plan Action may be required.</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan? | | | | YES | NO |
| • Marked Crosswalks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Pedestrian Refuge Islands | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Signal Timing and Operation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Bike Boxes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

APPLICANT: Intersections & Crossings Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component
Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW
Additional Reviewer Comments: _____