

4136-40 MITCHELL STREET

CIVIC DESIGN REVIEW

Philadelphia Planning Commission

12/20/2016



DESIGN ASSOCIATES
6525 TULIP ST, PHILADELPHIA PA 19135
215-833-9256 kcadesignassociates.com

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CDR Application

PHILADELPHIA CITY PLANNING COMMISSION
CIVIC DESIGN REVIEW



CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER:

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

The project includes more than 50 dwelling units.

PROJECT LOCATION

Planning District: Lower Northwest Council District: 4
Address: 4136 Mitchell Street

Is this parcel within a Master Plan District? Yes No

CONTACT INFORMATION

Applicant Name: Ron Patterson Primary Phone: 215-569-4585
Email: RPATTERS@KLEHR.COM Address: 260 S. Broad Street
Philadelphia, PA 19102
Property Owner: Mitchell Commons LLC Developer Main Street Development
Architect: Hyon Kang

SITE CONDITIONS

Site Area: 26,490
Existing Zoning: CMX-2, I-2, RM-1 Are Zoning Variances required? Yes No

SITE USES

Present Use: Vacant
Proposed Use:
Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):
72 residential units with ground floor commercial (Fresh Food Market) Total GFA 74,880 sf
Proposed # of Parking Units:
10 surface spaces

COMMUNITY MEETING

Community meeting held: Yes No
If yes, please provide written documentation as proof. Presented to RCO on 11/3 @ 730 pm. RCO shall send confirmation
If no, indicate the date and time the community meeting will be held:
Date: _____ Time: _____

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA
If yes, indicate the date hearing will be held:
Date: _____



DESIGN ASSOCIATES

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Owner:

Mitchell Commons LLC
482 Norristown Road
Blue Bell PA 19422

Applicant:

Ron Patterson
260 S. Broad Street
Philadelphia PA 19102
rpatterson@khlr.com

Architect:

KCA Design Associates
6525 Tulip Street
Philadelphia PA
hukang77@gmail.com

Civil / Site:

Ruggiero & Plante Land Design
4220 Main Street
Philadelphia PA 19127

Project Introduction

4136-40 Mitchell Street is a proposed, new multi-family residential development with fresh fruit market included on the ground floor located at 4136-40 Mitchell Street. With main frontages on Mitchell Street, and access to the rear of the lot from Freeland Avenue, the overall project site is 26,490 S.F. The proposed 5-story building will include:

- 72 Residential Units
- Fresh Fruit Market on portion of ground floor
- 24 Bicycle parking spaces
- 10 Parking spaces (inc. 1 accessible space) & site landscaping accessed from Freeland Ave
- Landscaping pocket along Mitchell Street
- Interior Court Yard

The site is zoned CMX-2 Commercial, RM-1 Residential, & I-2 Medium Industrial. Zoning for the project is by-right; 2-3 similar building massing precedents within the immediate 1 block radius of this proposal can be found. To the North, 4200 Mitchell Street & 420 Pensdale Street AKA "Pensdale II complex" is comprised of 1 large 4-story mid-rise building, and 1 large 5-story mid rise building, containing residential use. To the South, 4105 Mitchell Street AKA "City Light Church" contains a large 3-4 story structure. Right next to this property, 410 Shurs Lane, AKA "410 Shurs Lofts" is a 4-5 story residential building with parking.

Ground floor fruit market will have Mitchell Street frontage & access. The main residential entrance will be off of Mitchell street as well, with additional residential entrances along the north and south facing sides of the building. The south facing side of the building will be flanked by a landscaped area, also immediately visible from Mitchell street.

Services & parking access will be provided from a proposed 24' curb cut along Freeland ave, the street which touches the rear side of the "pole extension" portion of this semi-flag lot shaped property.

The project also features a green roof as part of the design. The roof, in addition to fully engineered & sustainable green roof, will be also contain an accessible / usable area for residents of the building for general recreation, relaxation, and to take in not only the Center City skyline views, but also the picturesque & scenic views of the hills of surrounding Roxborough & Manayunk areas.

Building materiality features a contemporary approach to design whilst still favoring the more traditional materials found within the immediate site context. Large format cast stone creates a defined 2-story base, with large yet thoughtful punched opening of storefront windows, in lieu of large expanses of curtain glass. The cast stone material further delineates the main residential entry by becoming a vertical element that runs the full height of the building, visually bringing one's focus to the entrance & subtle address marquee. Red brick, characteristic of the surrounding rowhouses, become pier like elements that serve as the structural framework for the cantilevered bays & areas of composite wood / metal paneling throughout the rest of the façade. A visual richness can be construed through the varying scales & vertical vs. horizontal orientation of materials; in both masonry & paneling elements alike.

4136 Mitchell Street offers the conveniences of city living, with convenient access to both public transportation, as well as quick access to major highways in a less dense, "suburban neighborhood" environment. The area is very walkable, and offers additional bonuses of local schools, shopping, parks, Roxborough Dog park across the street, as well as walking access to Main Street Manayunk. It is our sincerest hope that you find the proposal as a mutually beneficial development of the city's outlying urban fabric and dynamic communities as we do.





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Site Survey

LEGEND

EXISTING FEATURES

- TELECOMMUNICATION MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- CITY INLET
- PIPE HYDRANT
- WATER VALVE
- UTILITY POLE
- BIEN
- LIGHT STANDOFF
- WELL HOLE
- SEWAGE MANHOLE
- COMBINED SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD AIRLINE
- FENCE LINE
- EXISTING BUILDINGS
- PROPERTY LINE
- ZONING BOUNDARY LINE
- BOUNDARY MARK
- PHOTOGRAPH LOCATION & NUMBER

1-2 Medium Industrial District Requirements

Feature	Requirement
Setback	100%
Maximum Occupied Area	100%
Minimum Front Yard	0 feet
Minimum Side Yard (each of 2 used)	0 feet
Minimum Rear Yard (if used)	0 feet
Maximum Height (including antenna or air conditioning equipment)	60 feet
Floor Area Ratio (FAR)	500%
Off-Street Loading (if over 10,000 - 30,000 SF)	na
Surface Requirements	na
Special Requirements (10,000 SF FAR)	na
Minimum Parking Space (regular)	8.9' x 18'
Minimum Access Width (Owned)	24'
Required Barrier-Free Spaces	na
Special Parking Requirement (2-7,000 SF)	na
Landscaping in Parking Areas	na
Screening Screening abutting Residential District (wall, berm, fence, or planting)	5' high
Screening Screening along Street Frontage	5' wide
Minimum of 1 tree per 20 LF of frontage	41
Minimum of 2 shrubs per 20 LF of frontage	na
Interior Requirements	na
Total Parking Lot Area	15%
Percentage of Parking Lot Landscaping	15%
Minimum Width of Landscaped Island (for every 20 contiguous area)	8 feet
Minimum 1 tree per 200 SF (of island or landscaped area)	na

CMX-2 COMMERCIAL ZONING CRITERIA

Feature	Requirement
LOT REQUIREMENTS	na
Max. % Occupied Area	75% (80% of corner lot)
Min. % Open Area	25% (20% of corner lot)
BUILDING DIMENSIONS	na
Front Yard Setback	None required
Side Yard Setback	0' (2' if used)
Rear Yard Setback	0' (or 10% of lot depth)
Building Height	na

RM-1 RESIDENTIAL ZONING CRITERIA

Feature	Requirement
LOT REQUIREMENTS	na
Min. Lot Width	18'
Min. Lot Area	1,440 SF
Min. % Open Area	20%
BUILDING DIMENSIONS	na
Front Yard Setback	Min 0'
Side Yard Setback	0'
Rear Yard Setback	0'
Building Height	na

UTILITY OWNERS

DATE CONTACTED: January 29, 2016

UTILITY NUMBER: 20180291289, 20180291303

COMPANY: COMCAST CABLE BSN
4400 SWANNE AVE
PHILADELPHIA, PA 19140
CONTACT: BOB HARVEY
EMAIL: bob.harvey@comcast.com

COMPANY: USG
400 S HENNINGTON RD, SUITE B
KING OF PRUSSIA, PA 19350
CONTACT: GAVIN HEWITT
EMAIL: ghe@usg.com

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
1181 MARKET STREET, 2ND FLOOR, ANA TOWER
PHILADELPHIA, PA 19102
CONTACT: JOSEPH HOBEL
EMAIL: joseph.hobel@pcwd.org

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
1401 3RD BLVD, ROOM 540 USDB
PHILADELPHIA, PA 19102
CONTACT: JOSEPH HOBEL
EMAIL: joseph.hobel@pcwd.org

COMPANY: PHILADELPHIA GAS WORKS
800 W MONTGOMERY AVE
PHILADELPHIA, PA 19107
CONTACT: DAVID MONTYDAR
EMAIL: david.montydar@pgw.com

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
1234 MARKET ST, 12TH FL
PHILADELPHIA, PA 19107
CONTACT: DAVID MONTYDAR
EMAIL: david.montydar@pta.gov

COMPANY: VERIZON PENNSYLVANIA, LLC
180 SHIPLEY BLVD, STE 2100 HOOK MIA
EYTON, PA 19041
CONTACT: KELLY BLOUNT
EMAIL: kelley.b@verizon.com

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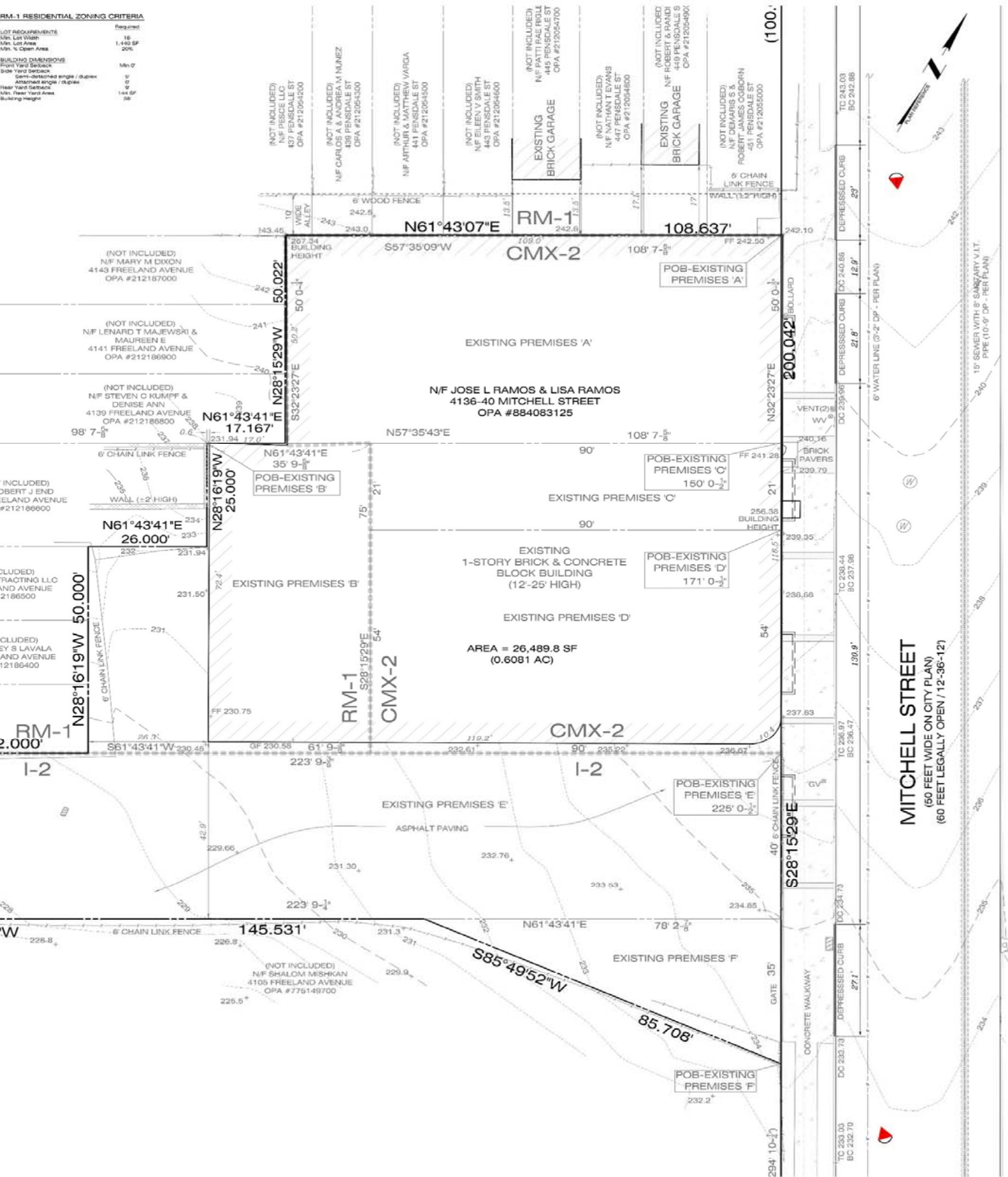
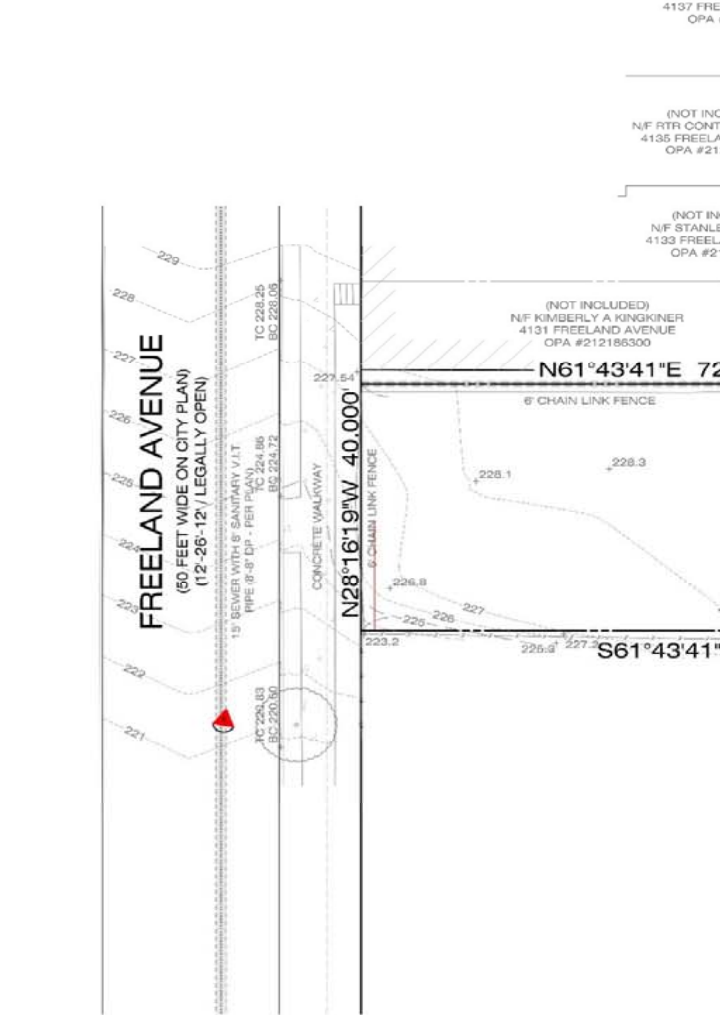
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CONTACT: KELLY BLOUNT
EMAIL: kelley.b@verizon.com



LOCATION MAP SCALE 1"=1000'

The property lies within the LOWER SCHUYLKILL RIVER WATERSHED.

- NOTES**
- Boundary and Location information is based on a field survey performed by Ruggiero Plante Land Design on January 3, 2016.
 - Boundary dimensions are identified in Philadelphia District Standard feet and other stated dimensions are in U.S. Standard feet.
 - The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or omissions but more precise values.
 - The bearings shown herein are referenced from a PLAN OF PRECEDENCE made by Dr. Don Services, Inc., by Ernest Smith, Surveyor & Registrar of the Third Survey District of Philadelphia, dated August 24, 1985.
 - FEMA FIRM map #42075700890 effective January 17, 2007 designates the site as Zone X, areas outside the 500 yr. floodplain.
 - Some of site improvements such as buildings, curbing, and parking have been shown from aerial photographs, other plans and from public GIS sources.
 - The survey does not address the presence or absence of freshwater wetlands.
 - Only above ground visible improvements have been located. The location of the underground utilities must be first verified by contractor before commencement of any construction.
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within the designations Commercial Mixed Use (CMX-2), Residential Multi-Family (RM-1) and Medium Industrial (I-2) Zoning District and is within the Steep Slope Protection Area (Code 14-1042).
 - A zoning plan is required for any changes to lot lines, including consolidation of existing parcels.
 - The entire parking lot together with all signs and walkways shall be landscaped. All landscaping shall be located upon the property so as to prevent glare upon the surrounding areas in accordance to the Philadelphia Code 14-7075.
 - All construction shall be in accordance with the Philadelphia Water Department & Streets Department Standards, as well as PA DOT Publication 406 and Publication 77.
 - All proposed alarm sensor, sanitary sewer, and water service lines will connect into the utilities located in the surrounding streets.
 - All landscaping shall be in accordance with Philadelphia City Planning Commission plan set.
 - Trimmed, painted and sprayed to be in accordance with PADDOT plus 105 & MUTCOD.
 - All pavement, curbs, landscaping, on site utilities & stormwater management facilities shall be maintained by the Home Owners Association.
 - All private water & sewer infrastructure shall be built to PWSU standards.

SOIL TYPE

Urban land
- too variable to be rated.

OWNER OF RECORD
4136-40 MITCHELL STREET
JOSE L RAMOS & LISA RAMOS
7033 Sheple Lane
Port Washington, PA 19384

ZONING LEGEND

RM-1	Residential Multi-Family 1
CMX-2	Commercial Mixed Use Medium Density
I-2	Medium Industrial

REVISIONS

NO.	DATE	DESCRIPTION

4136-40 MITCHELL STREET
Philadelphia, PA 19128
Ward #21 OPA# 884083125

prepared for:
ANC BUILDERS
482 Northtown Road
Blue Bell, PA 19422

DAVID J. PLANTE, Professional Engineer PA No. PE-043820-E

Ruggiero Plante Land Design
4220 Main Street Philadelphia, PA 19127
Phone: 715.504.8000 Fax: 715.526.2000 www.ruggieroplantedesign.com

Plan Date: APRIL 5, 2016 Scale: 1" = 10'

ERSA SUBMISSION
Sheet Title: EXISTING RESOURCES & SITE ANALYSIS
Sheet 1 of 2

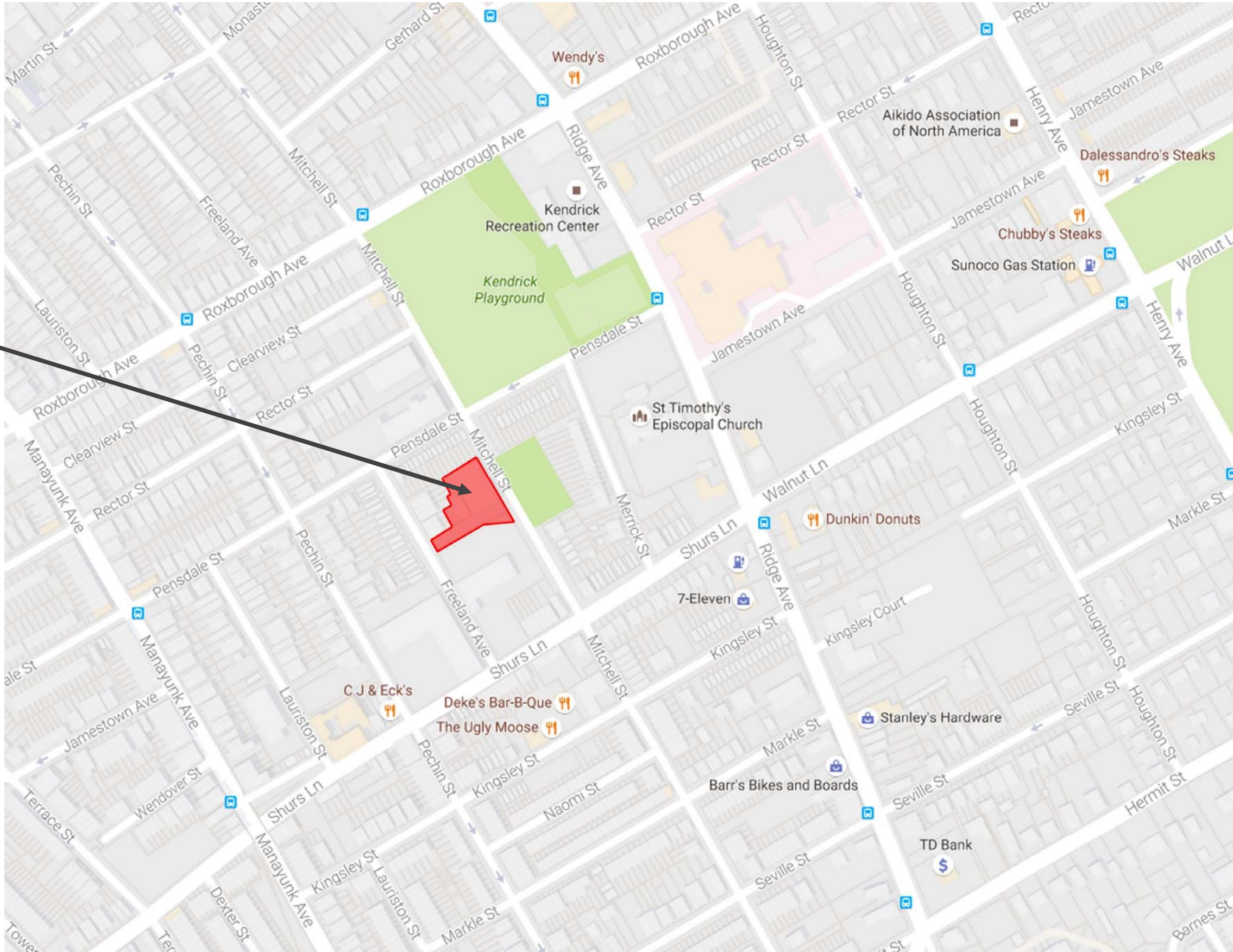


Project Location



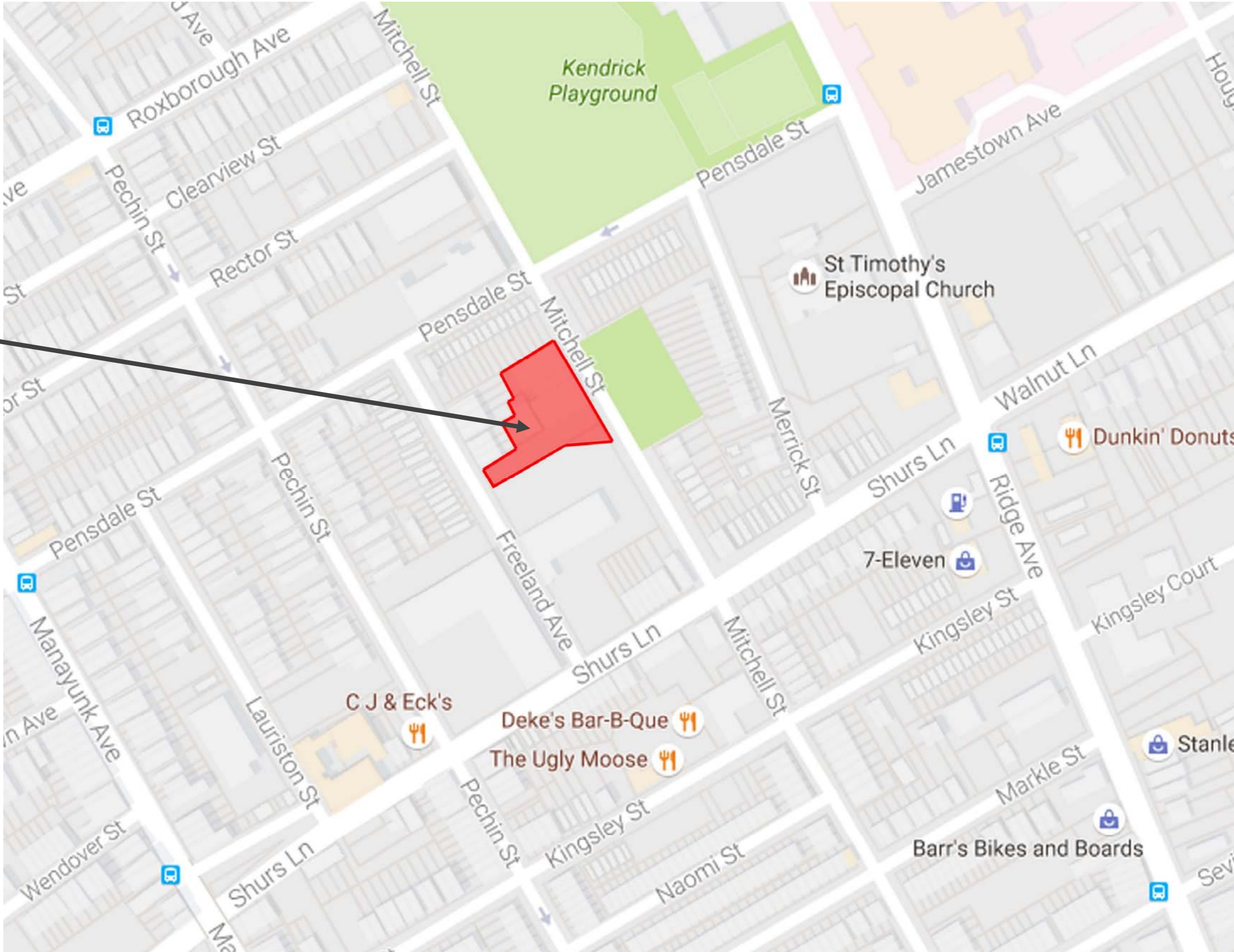
Site Location

4136-40
Mitchell Street



Site Location

4136-40
Mitchell Street

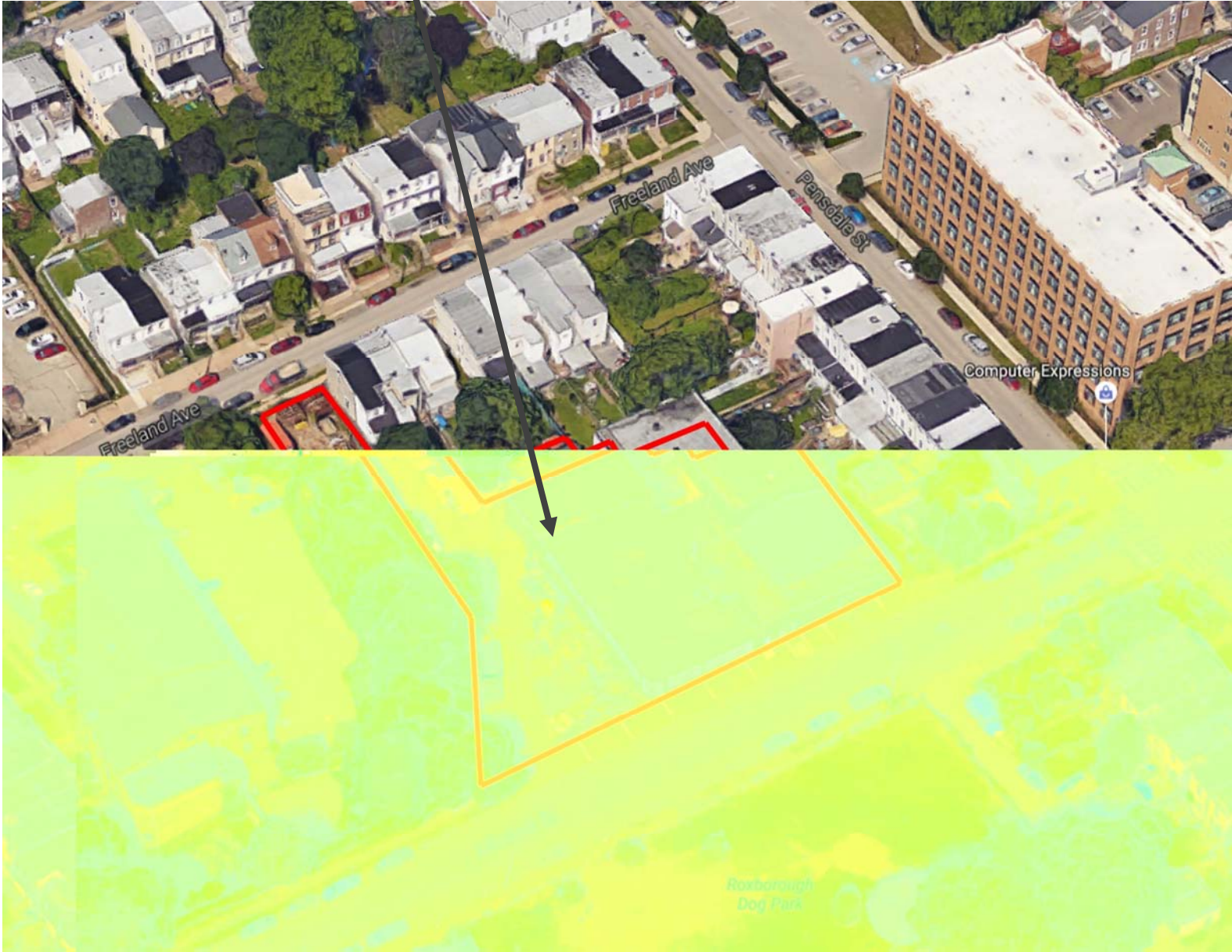


Site Location

Existing garage to be completely demolished



Aerial 1



Aerial 2

Site Location

Existing garage to be completely demolished



Aerial 3



Aerial 4

Site Location

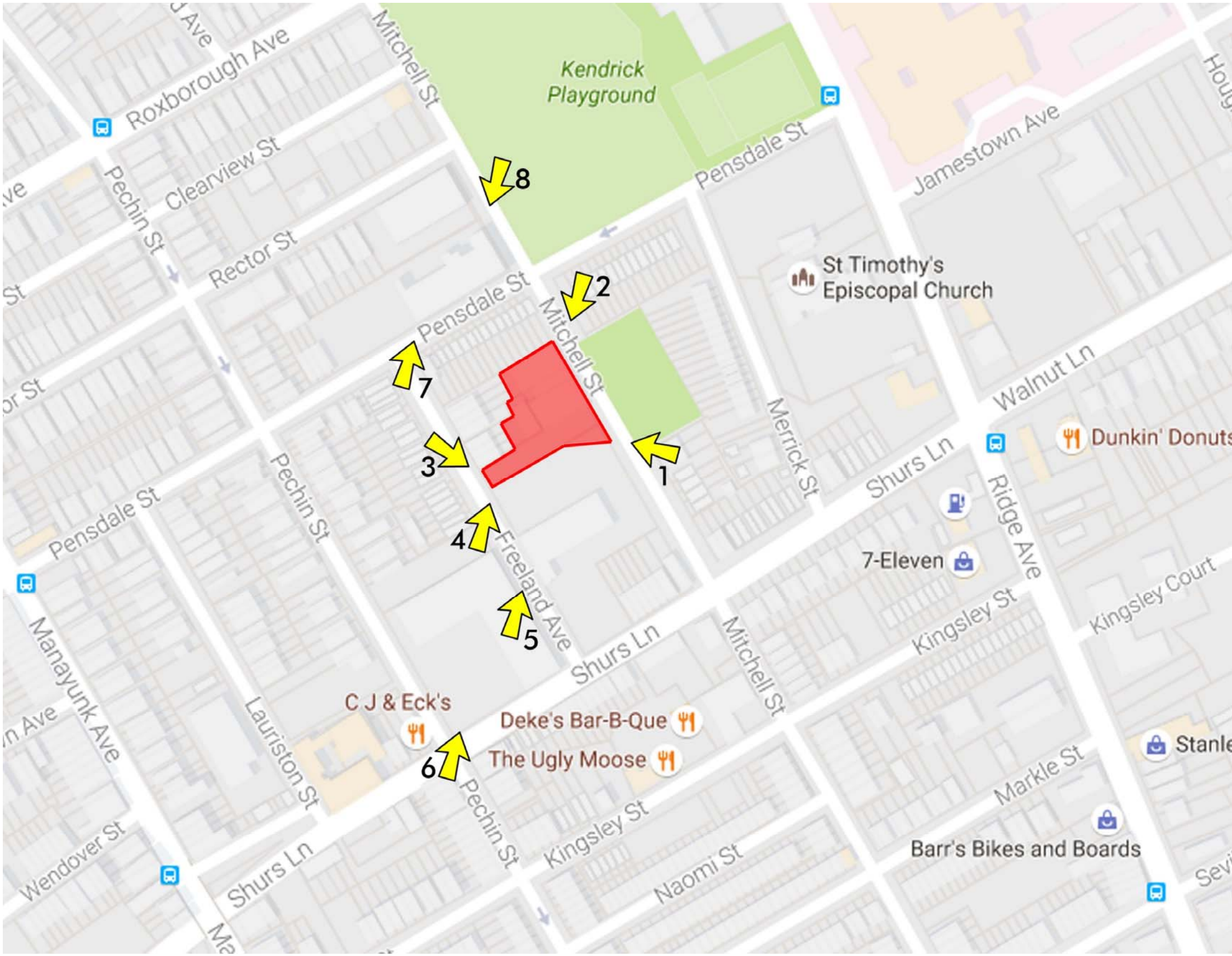


Photo 1 – looking northwest at existing garage on site



Photo 2 – looking south at existing garage on site

Site Location



Photo 3 – looking at rear site access from Freeland Ave.



Photo 4 – looking at rear site access from Freeland Ave.



Photo 5 – Context – 4105 Mitchell St "City Light Church"



Photo 6 – Context – 410 Shurs Lane "410 Lofts"

Site Location



Photo 7 – Context – 420 Pensdale St “Pensdale II Development”

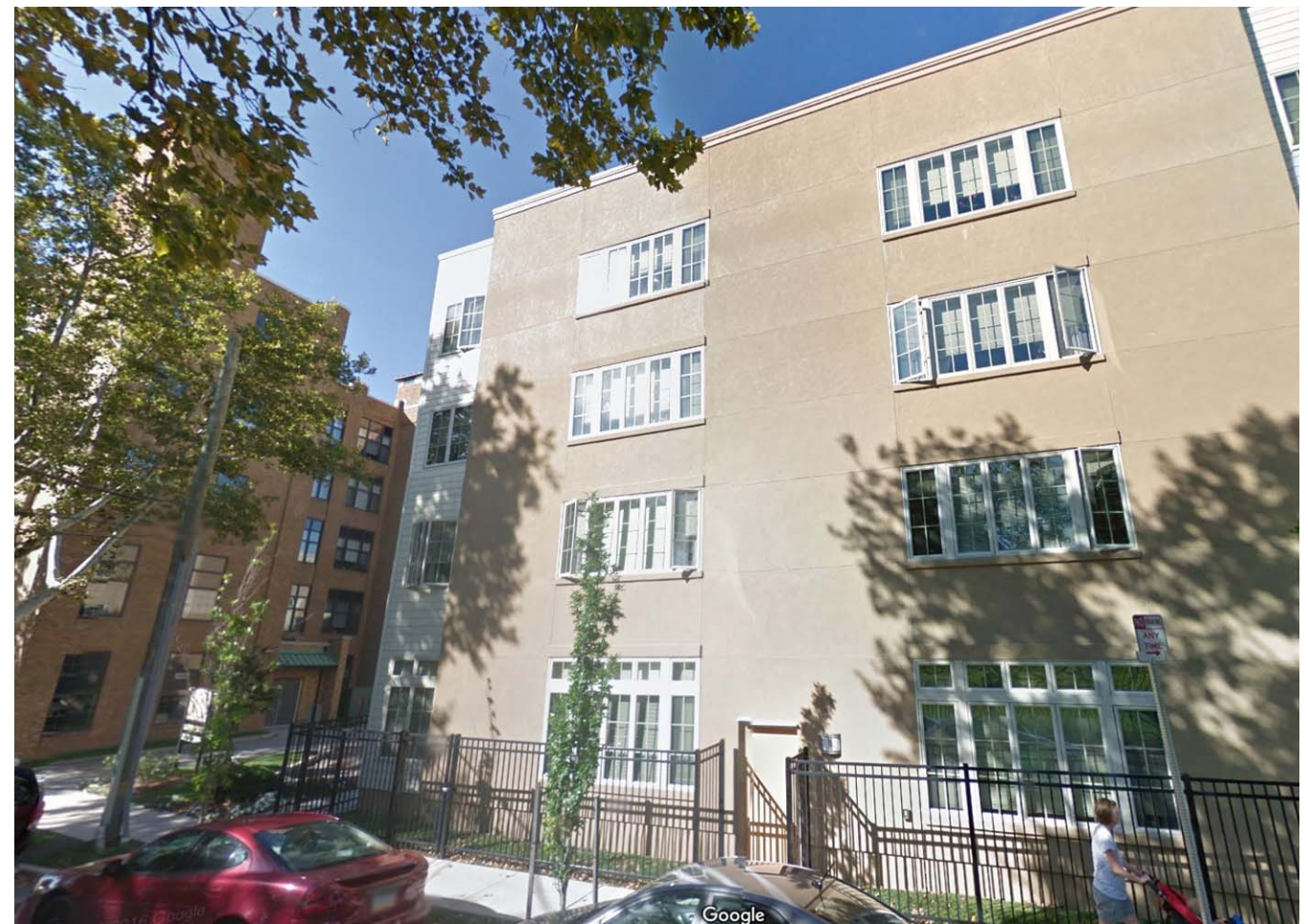


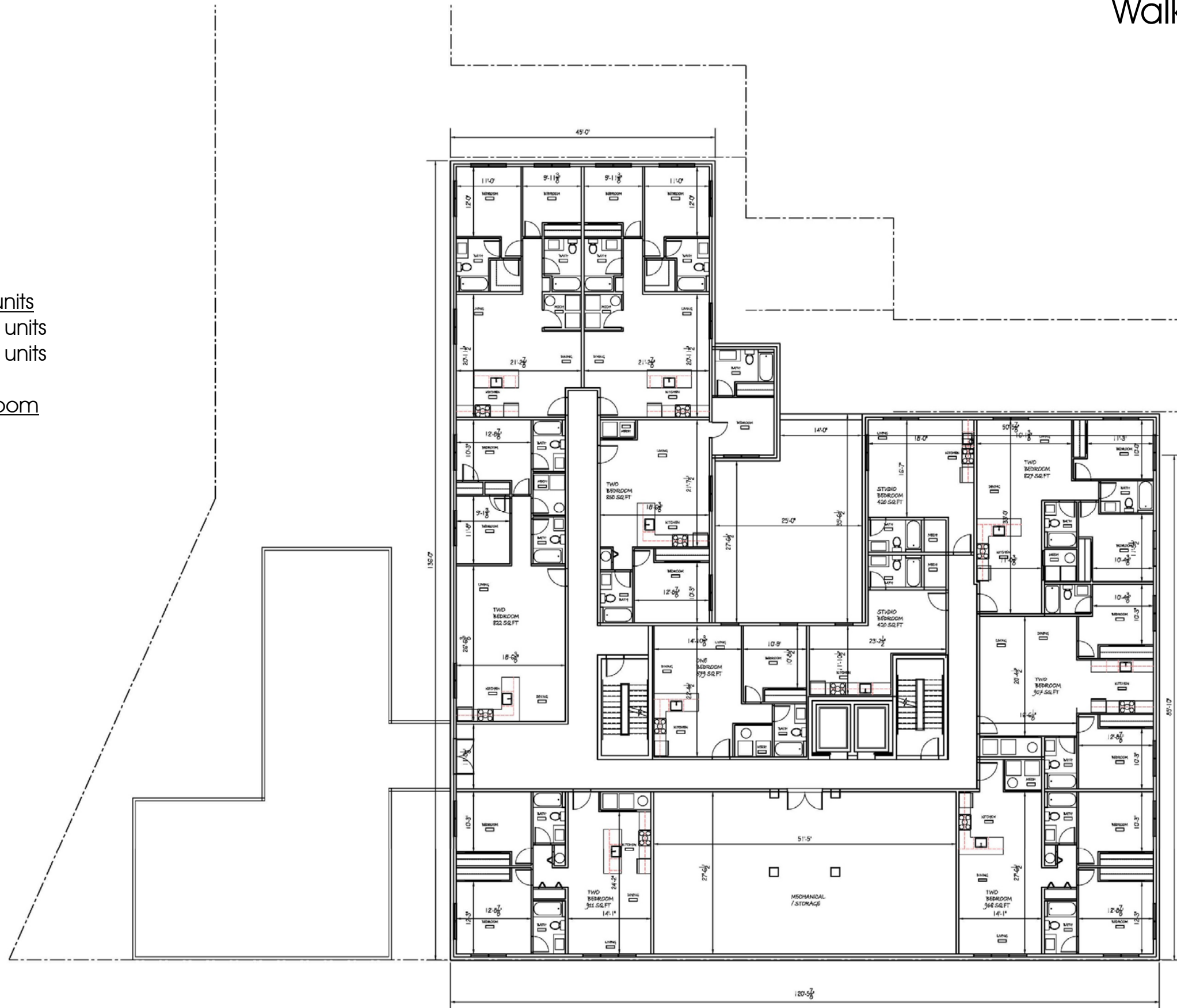
Photo 8 – Context – 4200 Mitchell St “Pensdale II Development”

Floor Plans

Walk out cellar

10 residential units
(8) 2 bedroom units
(2) 1 bedroom units

Mechanical Room



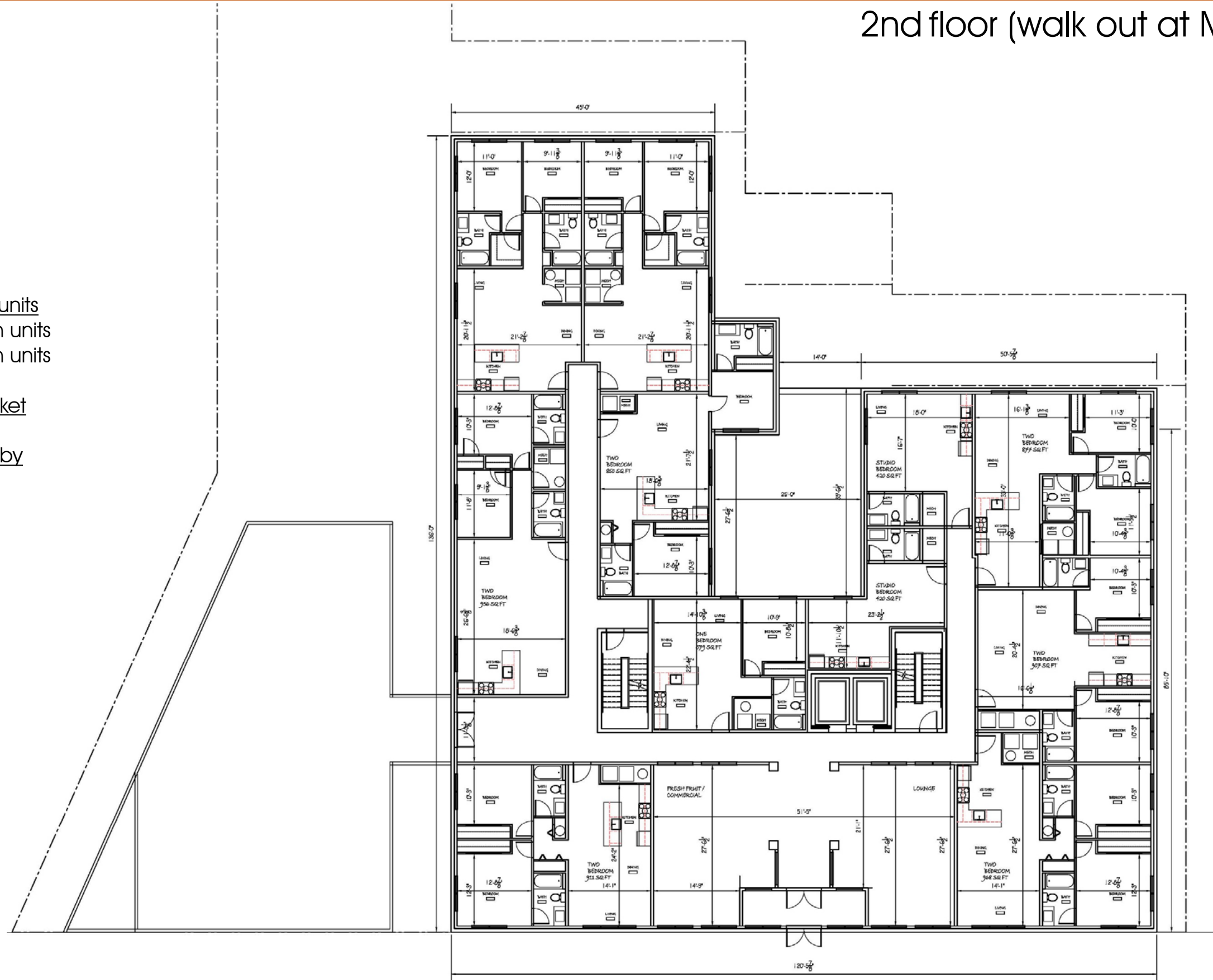
Floor Plans

2nd floor (walk out at Mitchell)

10 residential units
(8) 2 bedroom units
(2) 1 bedroom units

Fresh Fruit Market

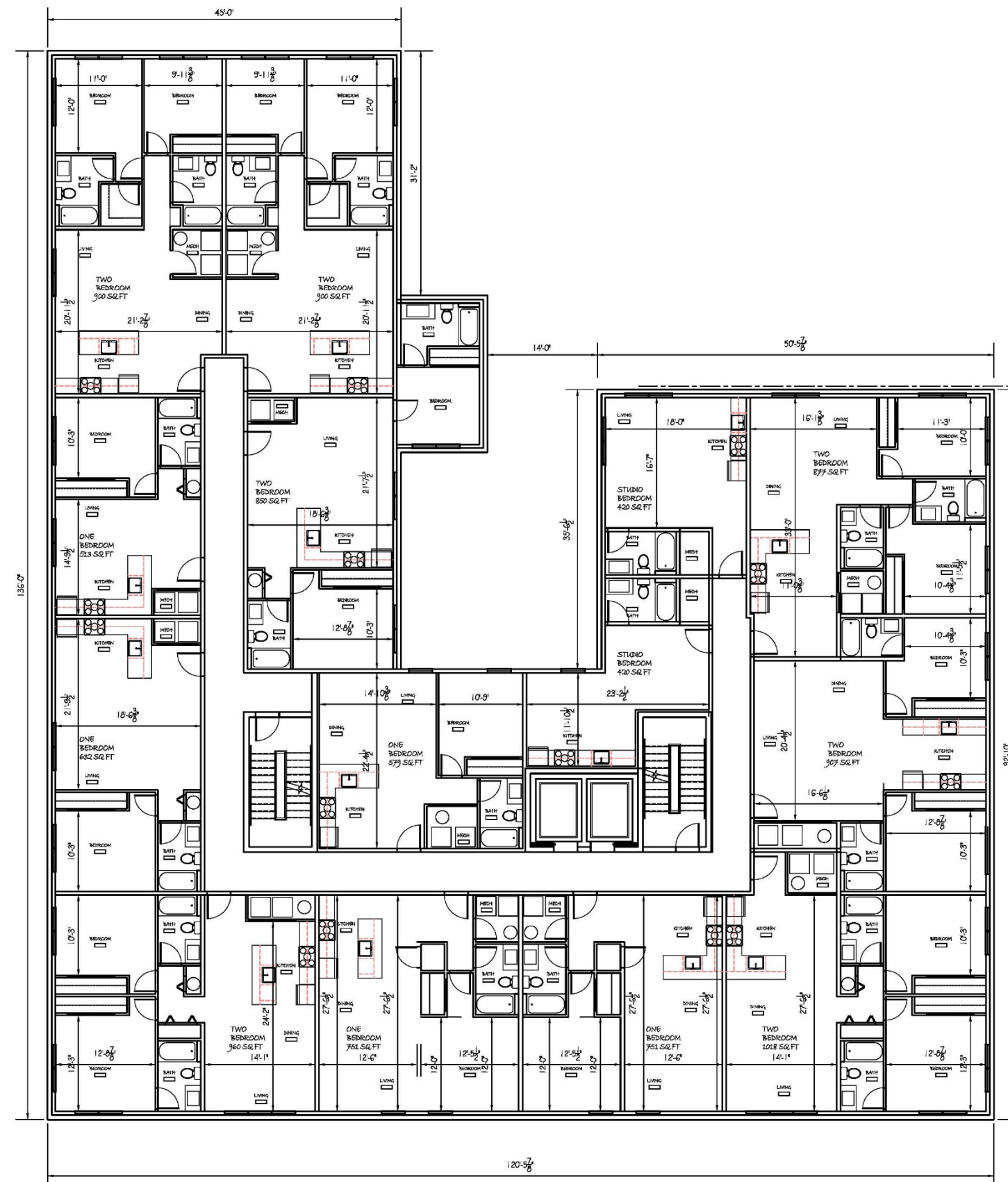
Common Lobby



Floor Plans

Floor 3

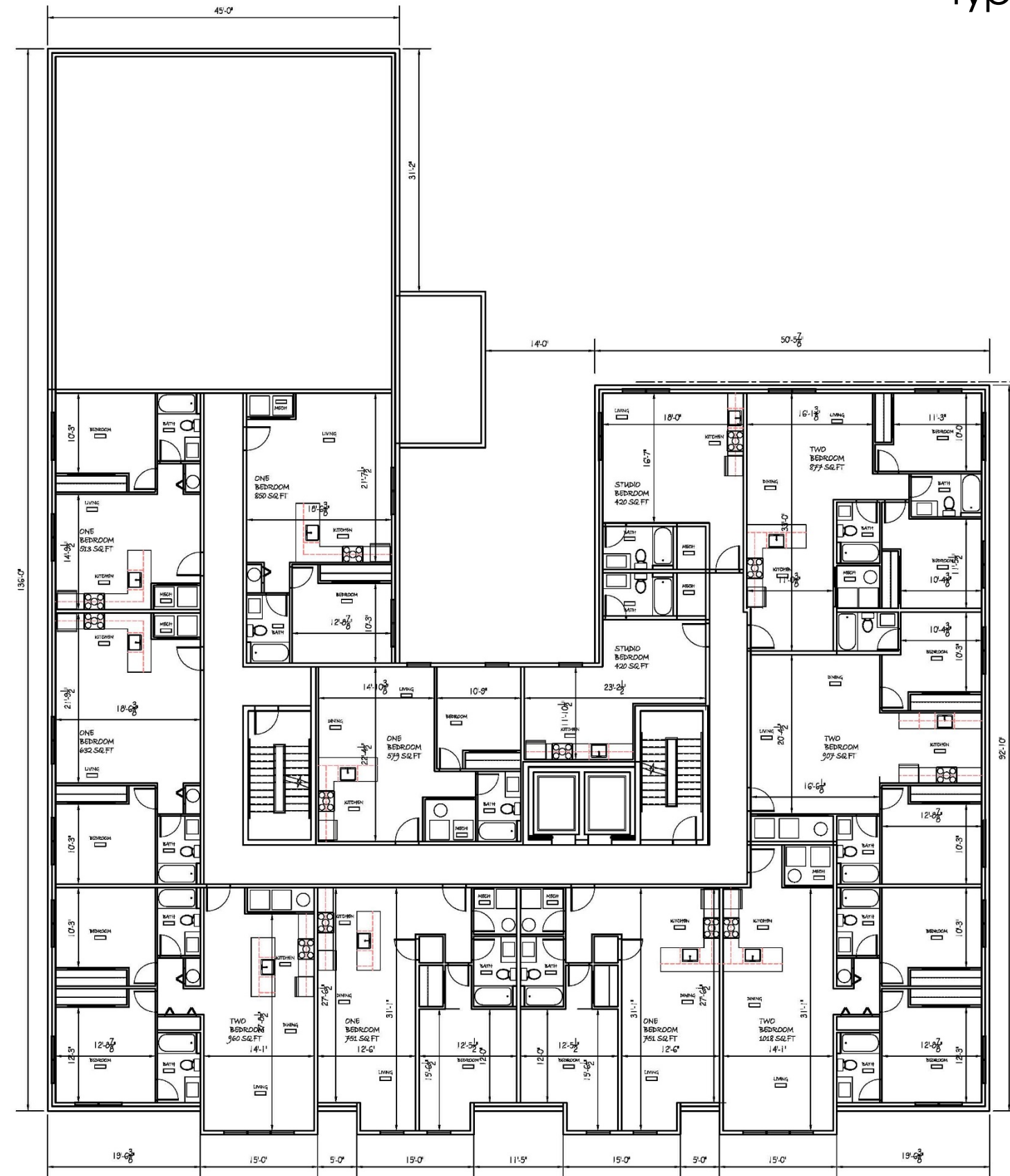
PER FLOOR:
13 residential units
(7) 2 bedroom units
(6) 1 bedroom units



Floor Plans

Typ. Flrs. 5-6

PER FLOOR:
13 residential units
(7) 2 bedroom units
(6) 1 bedroom units



Elevations



MITCHELL STREET ELEVATION



Elevations



LEFT SIDE ELEVATION

Elevations



RIGHT SIDE ELEVATION



Materials



Horizontal format composite wood paneling



Large format composite wood paneling

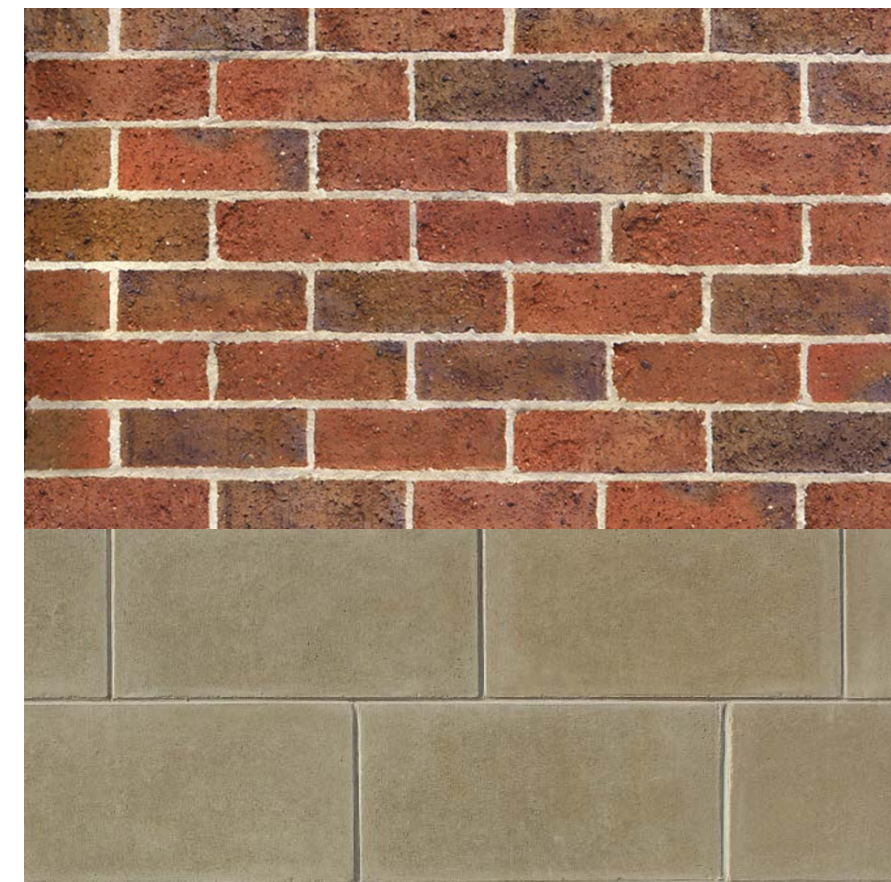


Charcoal / iron colored metal panel rainscreen



Bronze corrugated metal panel

Building materiality features a contemporary approach to design whilst still favoring the more traditional materials found within the immediate site context. Large format cast stone creates a defined 2-story base, with large yet thoughtful punched opening of storefront windows, in lieu of large expanses of curtain glass. The cast stone material further delineates the main residential entry by becoming a vertical element that runs the full height of the building, visually bringing one's focus to the entrance & subtle address marquee. Red brick, characteristic of the surrounding rowhouses, become pier like elements that serve as the structural framework for the cantilevered bays & areas of composite wood / metal paneling throughout the rest of the façade. A visual richness can be construed through the varying scales & vertical vs. horizontal orientation of materials; in both masonry & paneling elements alike.



Variegated red brick blend w/ cast stone watertable base

Materials



- 1. Cast Stone Base (Travertine)
- 2. Brick veneer (Red / Burgundy mix)
- 3. Composite wood paneling (Dark maple)
- 4. Metal Panel Rainscreen (Charcoal Grey)
- 5. Corrugated metal Rainscreen (Bronze)
- 6. Cast Stone Parapet Cap

- 7. Black metal guard railing
- 8. Typ. Black casement window
- 9. Lobby Entry Door
- 10. Storefront Glazing / market entries
- 11. Metal address marquee
- 12. Pilot houses beyond (reference)

- 13. Landscaping
- 14. Street tree, final location by Fairmount Park

Materials

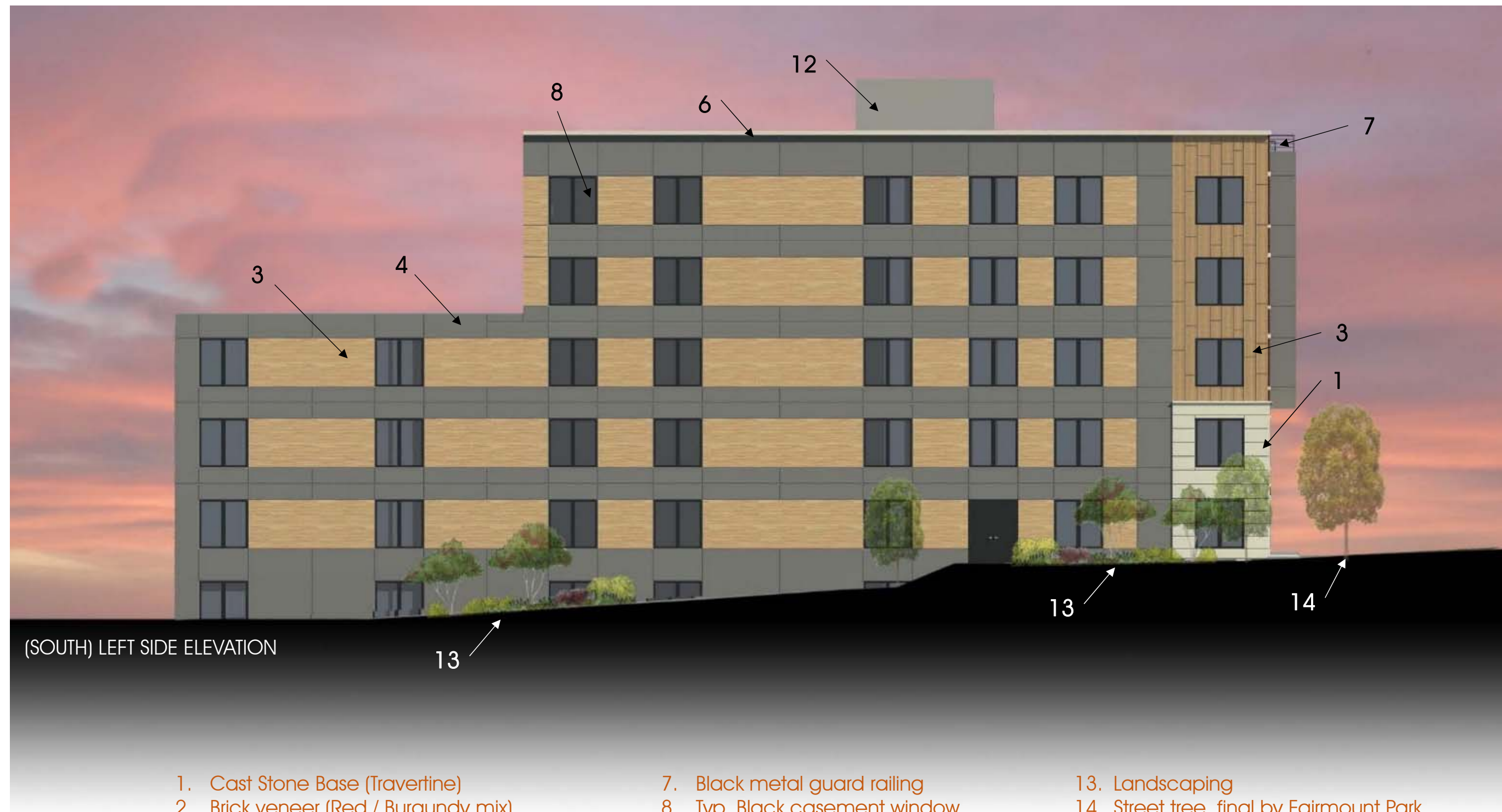


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8. Typ. Black casement window
9. Lobby Entry Door
10. Storefront Glazing / market entries
11. Metal address marquee
12. Pilot houses beyond (reference)

13. Landscaping
14. Street tree, final by Fairmount Park
15. Stucco @ rear courtyard

Materials



(SOUTH) LEFT SIDE ELEVATION

- 1. Cast Stone Base (Travertine)
- 2. Brick veneer (Red / Burgundy mix)
- 3. Composite wood paneling (Dark maple)
- 4. Metal Panel Rainscreen (Charcoal Grey)
- 5. Corrugated metal Rainscreen (Bronze)
- 6. Cast Stone Parapet Cap

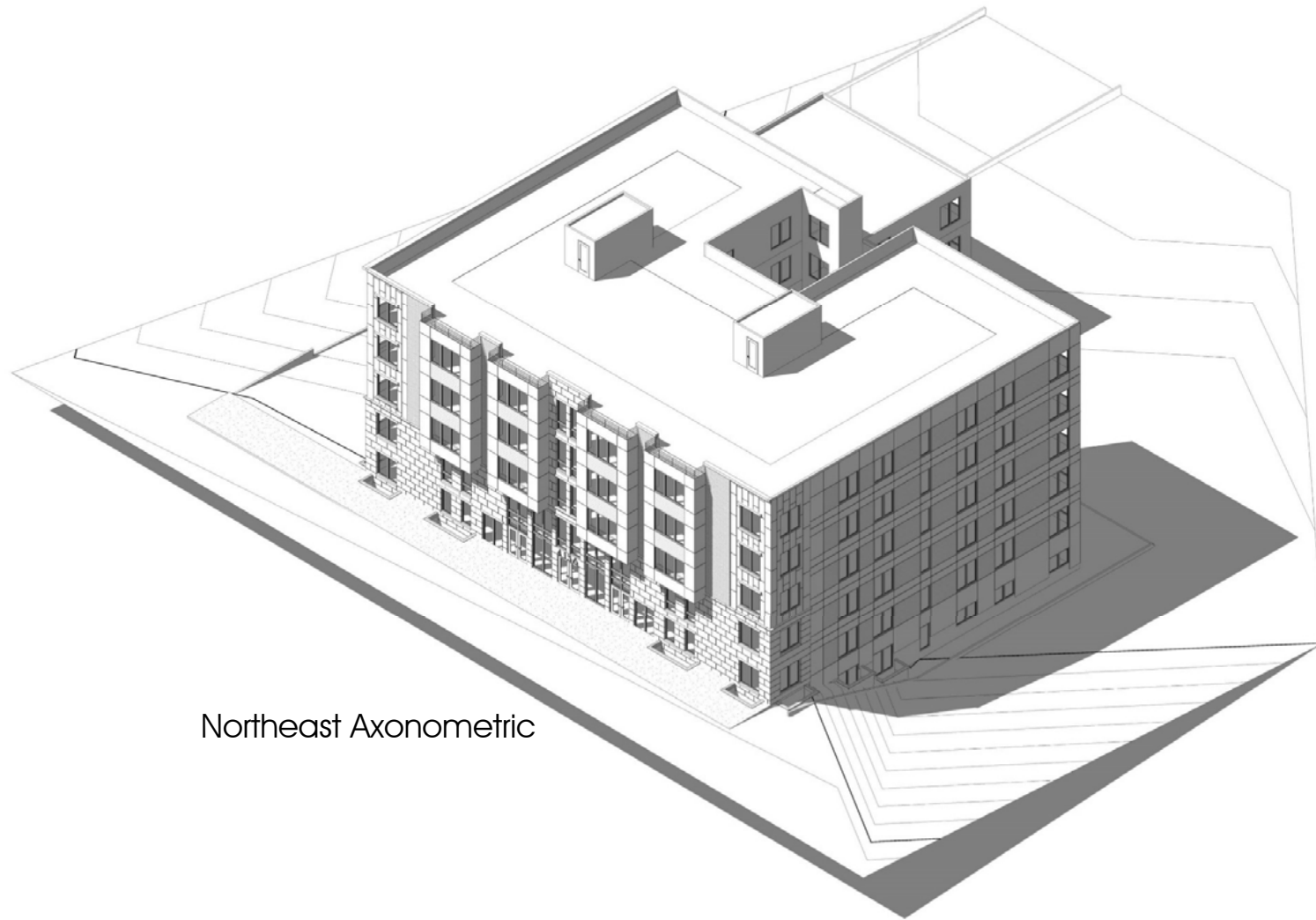
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- 14. Street tree, final by Fairmount Park
- 15. Stucco @ rear courtyard

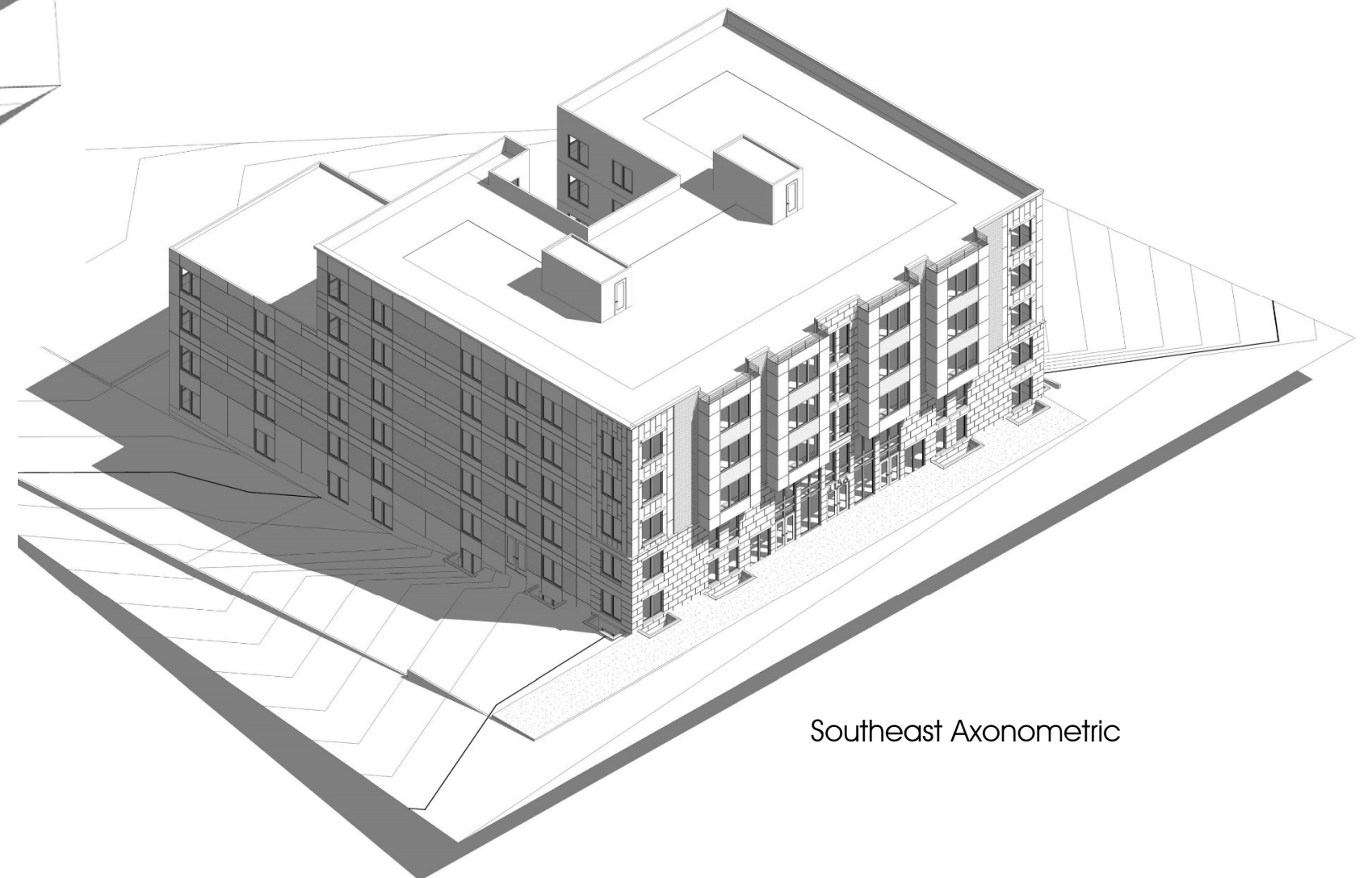
Massing Aerials



Massing Aerials

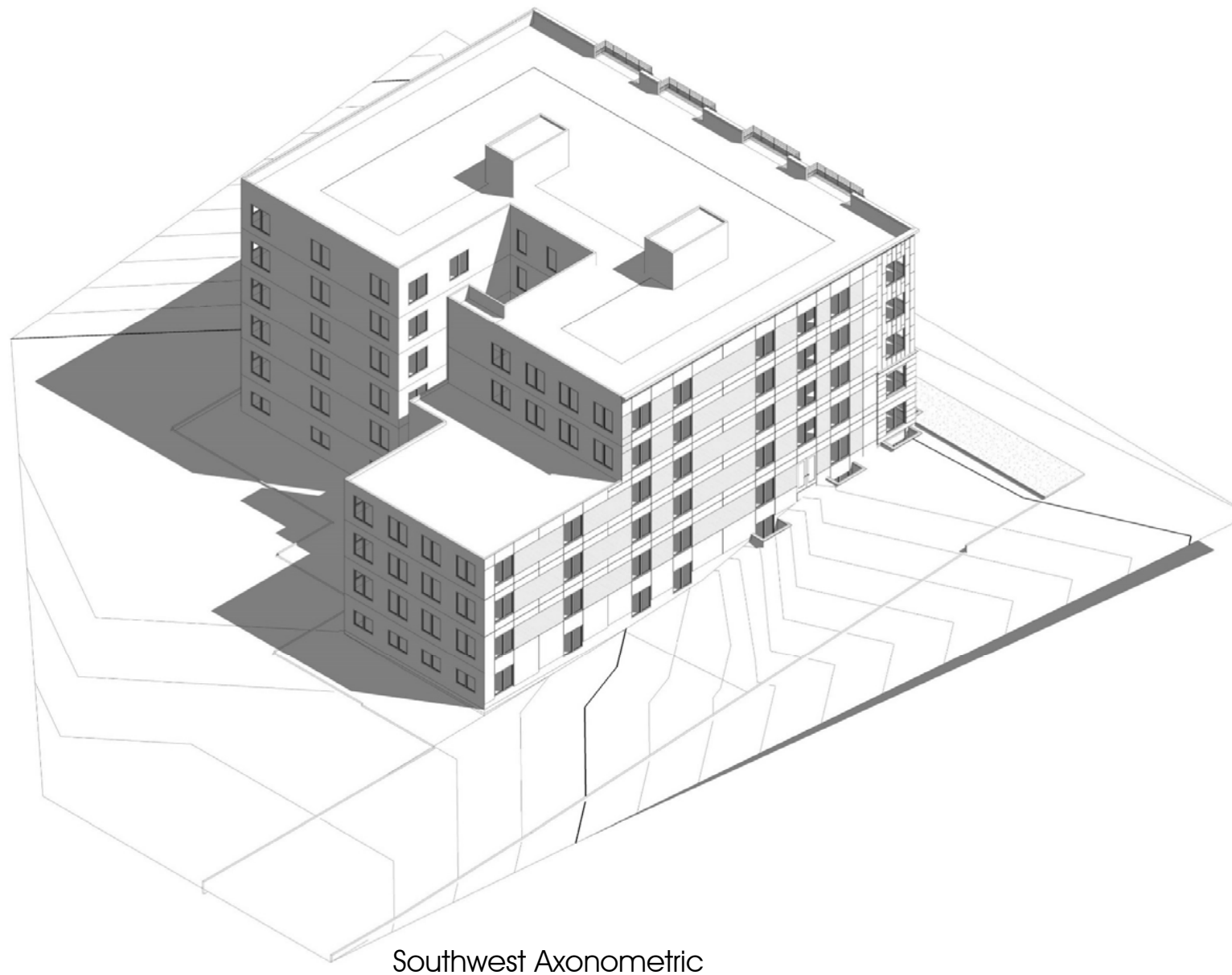


Northeast Axonometric



Southeast Axonometric

Massing Aerials



Landscaping

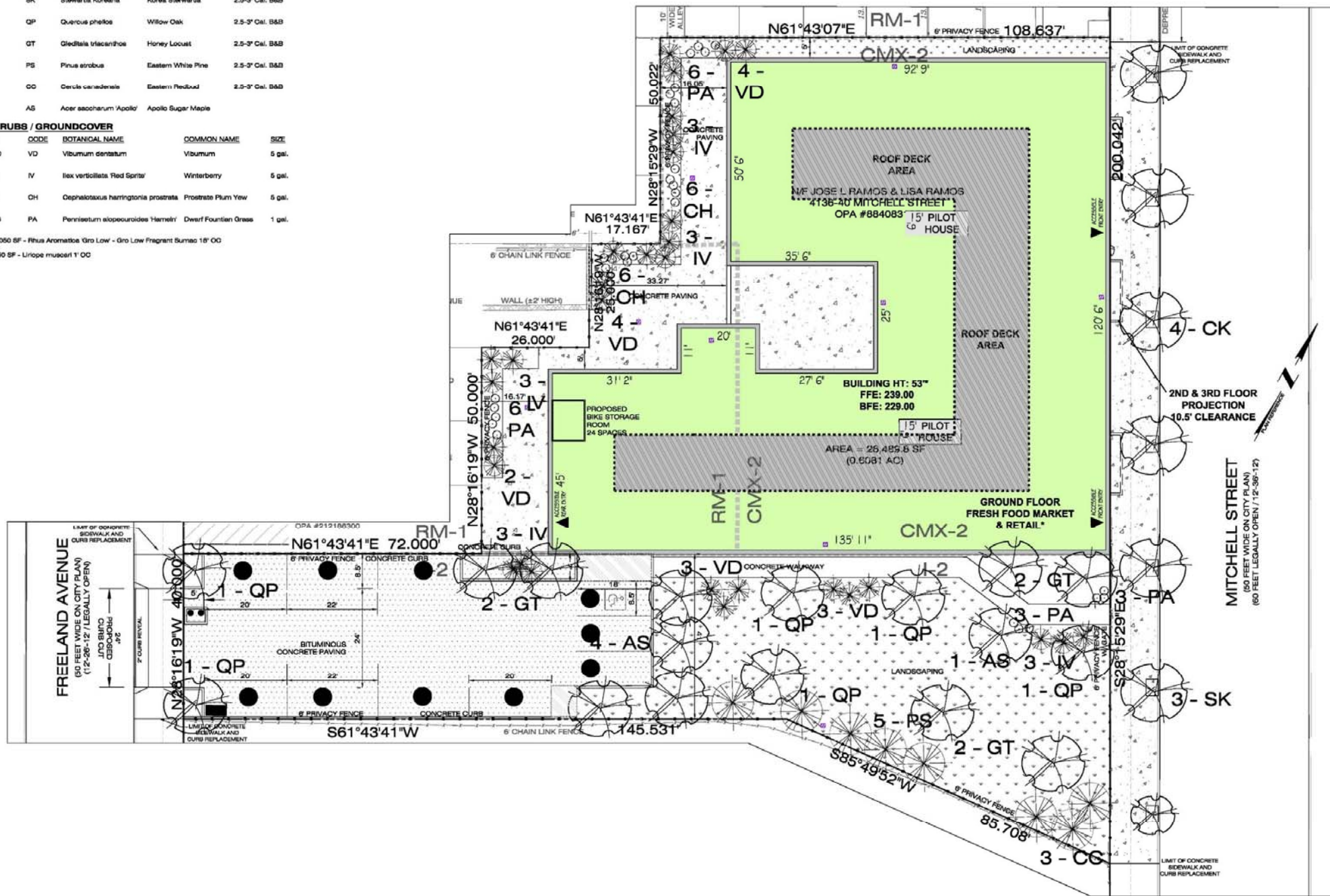
TREES

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
4	CK	Cladrastis kentuckia	Yellowwood	2.5-3' Cal. B&B
3	SK	Stewartia Korean	Korea Stewartia	2.5-3' Cal. B&B
6	QP	Quercus phellos	Willow Oak	2.5-3' Cal. B&B
6	GT	Gleditsia triacanthos	Honey Locust	2.5-3' Cal. B&B
5	PS	Pinus strobus	Eastern White Pine	2.5-3' Cal. B&B
3	OC	Cercis canadensis	Eastern Redbud	2.5-3' Cal. B&B
5	AS	Acer saccharum 'Appoll'	Apollo Sugar Maple	

SHRUBS / GROUND COVER

#	CODE	BOTANICAL NAME	COMMON NAME	SIZE
20	VD	Viburnum dentatum	Viburnum	5 gal.
9	IV	Ilex verticillata 'Red Sprite'	Winterberry	5 gal.
9	CH	Ostrya latifolia 'Prostrata'	Prostrate Plum Yew	5 gal.
16	PA	Penstemon alpestris 'Hemsl'	Dwarf Fountain Grass	1 gal.

1,050 SF - Pinus Aromaticus 'Giro Low' - Giro Low Fragrant Burnac 18" OC
350 SF - Liriodendron 1" OC



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 Green Roof. This feature works to utilize on-site infiltration as well as to treat and regulate runoff.
2. The design incorporates a subsurface infiltration bed. This feature works to utilize on-site infiltration as well as to treat and regulate runoff.
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 Mitchell Street and around the surface parking lot and walkways. These trees provide summer shade, help reduce heat gain and improve air quality.
5. Landscape areas along the perimeter of the site will be installed to work as both a visual and noise buffer.

4136-40 MITCHELL STREET
Philadelphia, PA 19128
Ward #21 OPA# 884083125

prepared for:
ANC BUILDERS
482 Norristown Road
Blue Bell, PA 19422
610-897-8913

prepared by:

Ruggiero Plante Land Design
4220 Main Street Philadelphia, PA 19127
phone: 215.508.3000 fax: 215.508.3800 www.ruggieroplantedesign.com

Plan Date: OCTOBER 18, 2016 Scale: 1" = 10'

CDR SUBMISSION
Sheet Title: CONCEPTUAL LANDSCAPE PLAN
Sheet 1 of 2



Landscaping



Willow Oak



Eastern White Pine



Eastern Redbud



Apollo Sugar Maple



Arrowwood Viburnum



Winterberry



Prostrate Plum Yew



Dwarf Fountain Grass



Gro Low Fragrant Sumac



Lilyturf

4136-40 MITCHELL STREET
Philadelphia, PA 19128
Ward #21 OPA# 884083125

prepared for:
ANC BUILDERS
482 Norristown Road
Blue Bell, PA 19422 610-897-891

Ruggiero Plante Land Design
4220 Main Street Philadelphia, PA 19127
(phone) 215.508.8900 (fax) 215.508.8800 www.ruggieroplante.com

Plan Date: Scale: 1" = 10'
OCTOBER 18, 2016

CDR SUBMISSION
Sheet Title:
SITE LANDSCAPE PALATTE
Sheet 1 of 2

Sustainability Checklist

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.	No, no stops within 1/4" mile
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, in rear yard uncovered parking area = 15%
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, 5% dedicated to car share vehicles
Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, bike share not included.

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, ratio of vegetative open is 71% when Green Roof is counted.
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	No, there is not a Green Street design.
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.	No, Heat island reduction not met.

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.

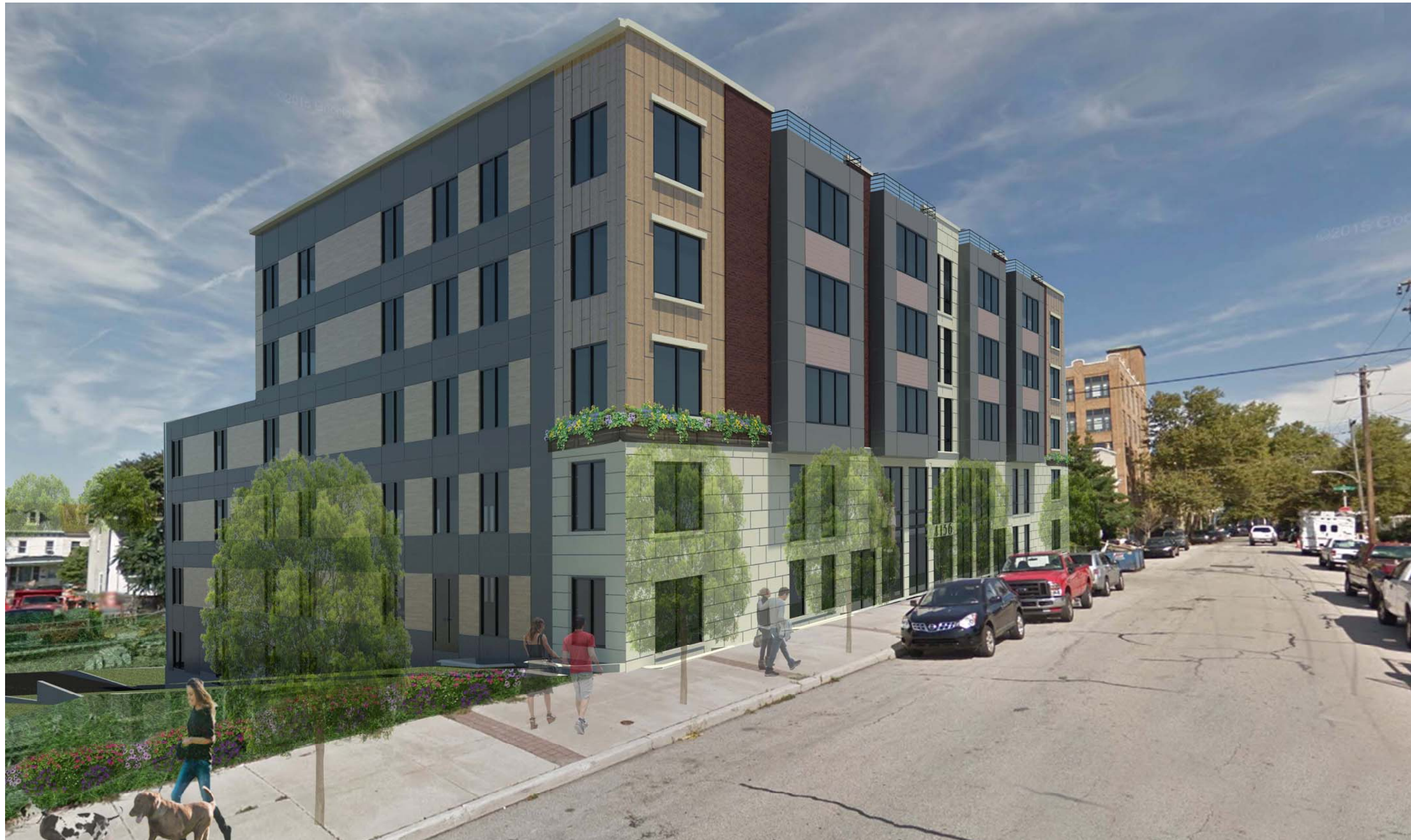
Water Efficiency		
Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, reduce the watering requirements to at least 50% from the calculated baseline for the site's peak watering month.	Yes, on site vegetation (including Green Roof) requires no irrigation.

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.	No, independent commissioning service will not be contacted.
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, design team will evaluate how to reduce energy consumption.
On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No, renewable energy will not be produced on site.

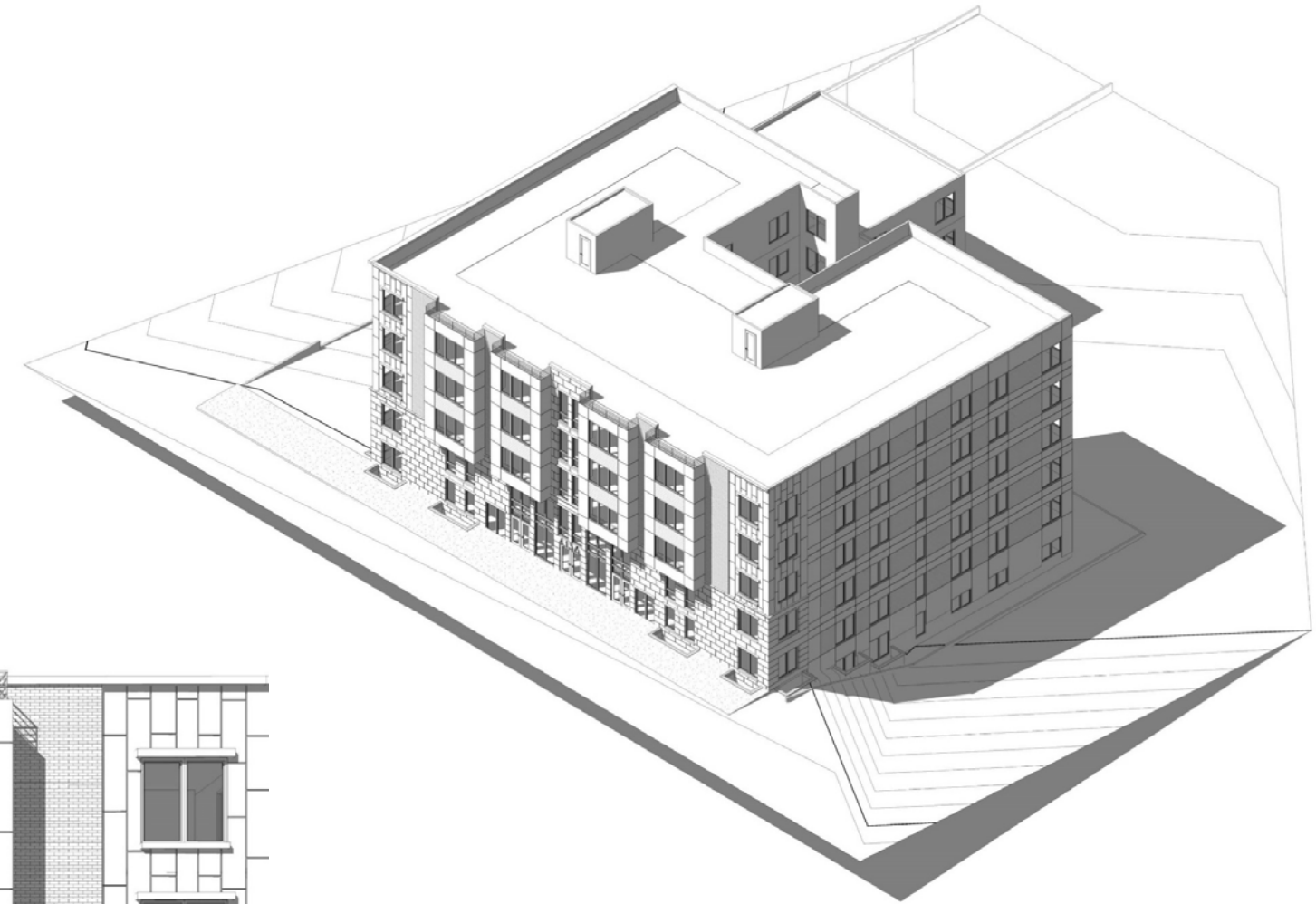
Innovation		
Innovation	Any other sustainable measures that could positively impact the public realm.	Yes, extiror lighting fixtures will include photo sensors for squencing.



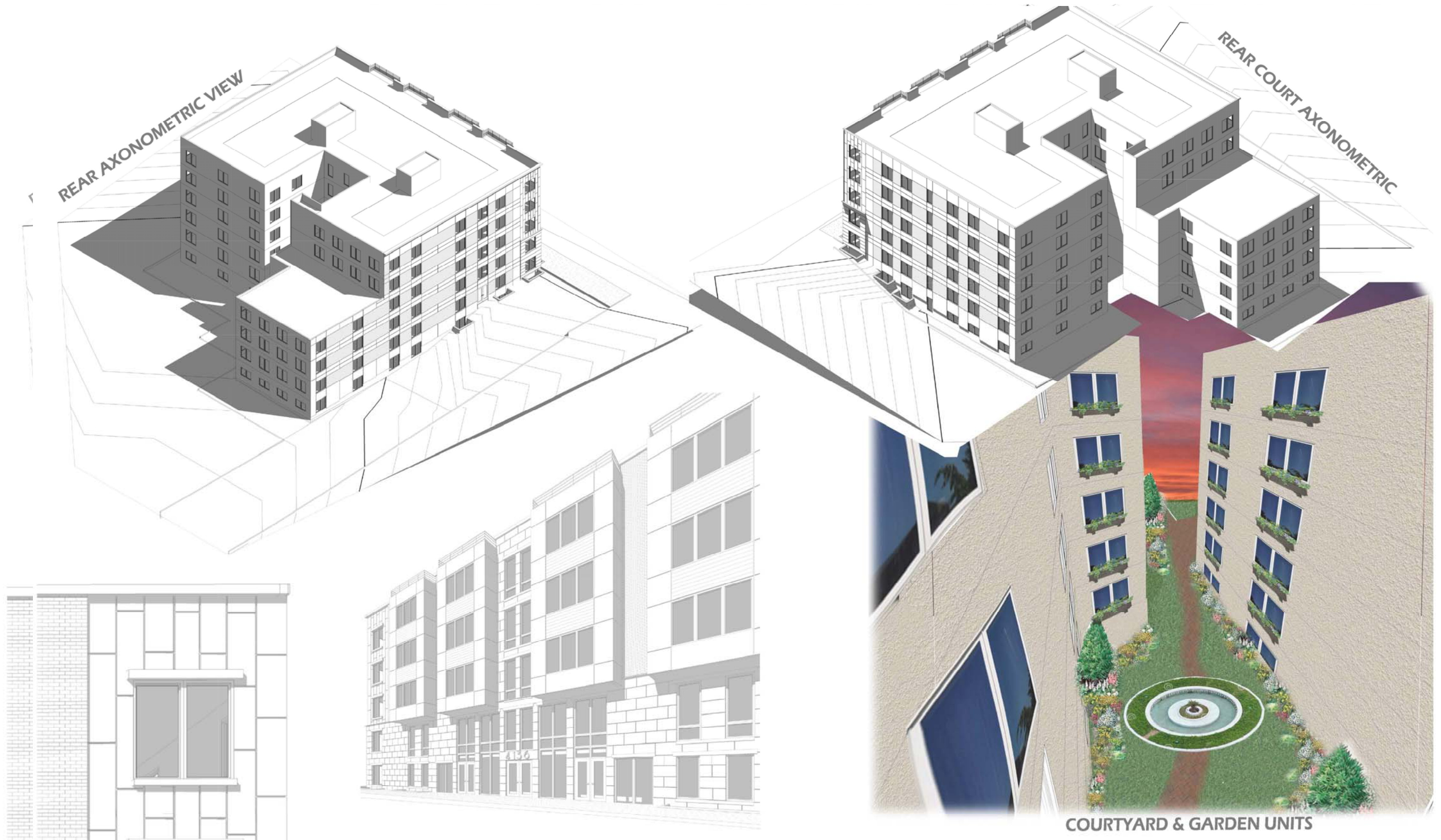
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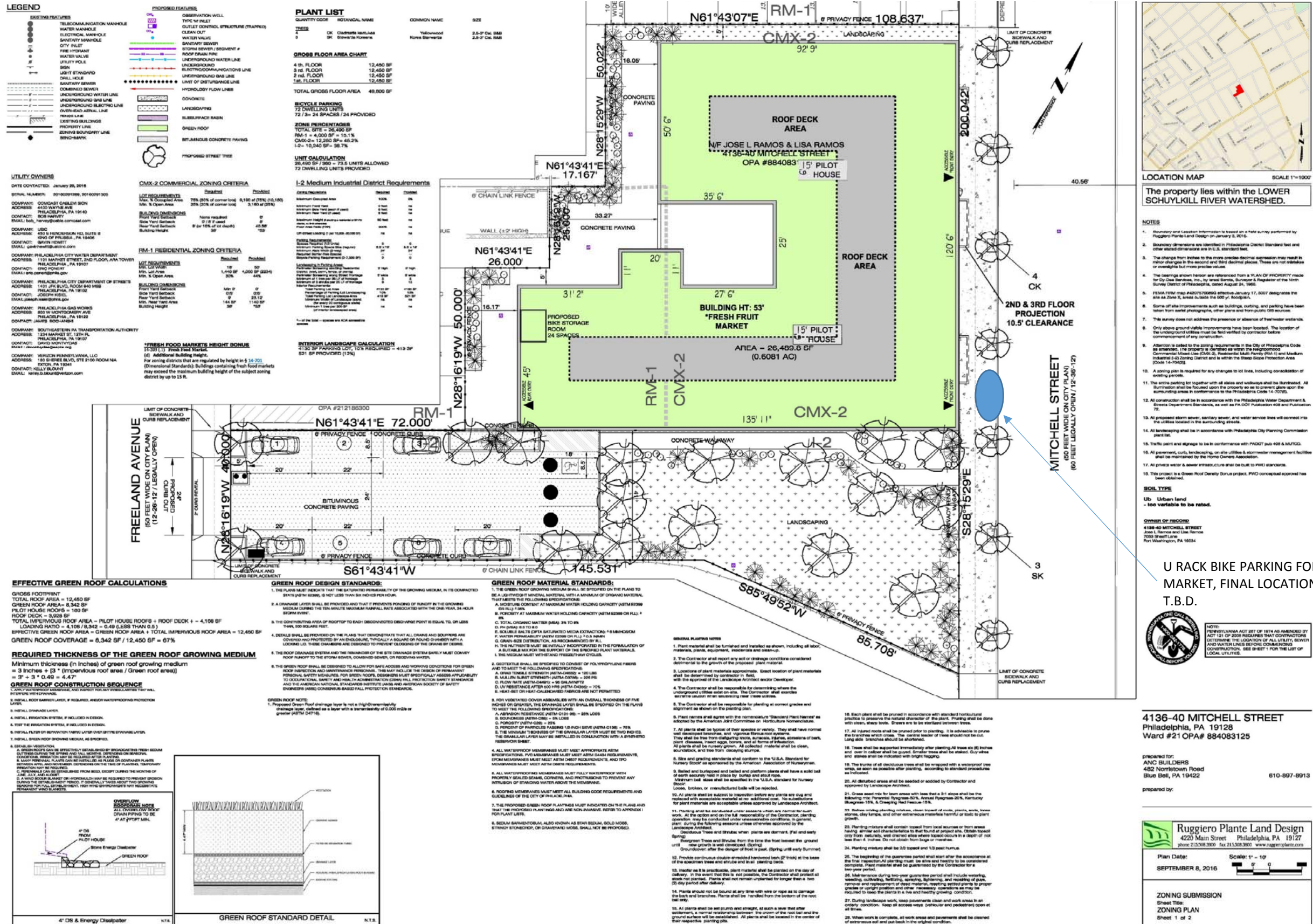
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Renderings



Zoning Drawings



4136-40 MITCHELL STREET
 Philadelphia, PA 19128
 Ward #21 OPA # 884083125

prepared by:
 ANIC BUILDERS
 482 Northtown Road
 Blue Bell, PA 19422 610-997-8913

Ruggiero Plante Land Design
 4220 Main Street Philadelphia, PA 19127
 Phone: 215-988-3000 Fax: 215-988-3000 www.ruggieroplant.com

Plan Date: **SEPTEMBER 8, 2016** Scale: 1" = 10'

ZONING SUBMISSION
 Street Title:
ZONING PLAN
 Sheet 1 of 2

Complete Streets Handbook

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

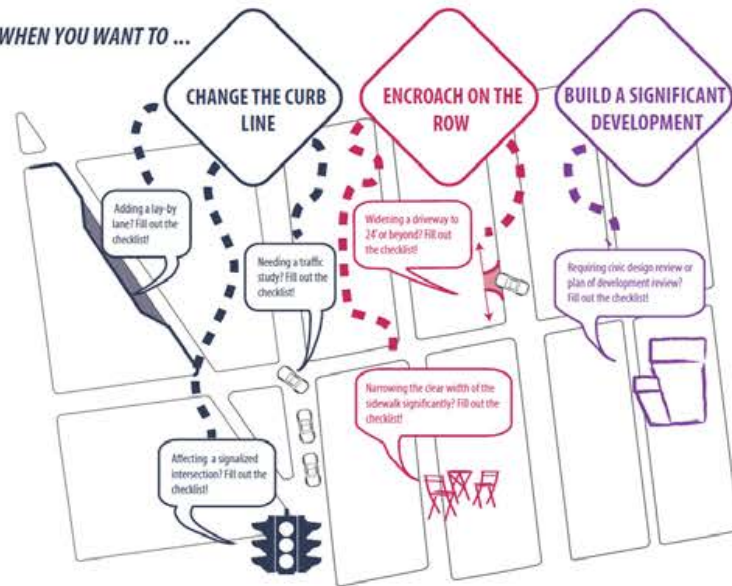
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards 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:
 - o Placing of a new street;
 - o Removal of an existing street;
 - o Changes to roadway grades, curb lines, or widths; or
 - o 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
 - o FULLY DIMENSIONED
 - o CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - o FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - o PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o PROPOSED TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o 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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- PROJECT NAME: 4136 Mitchell Street
- DATE: 10/18/2016
- APPLICANT NAME: MITCHELL COMMONS, LLC
- PROJECT AREA: list precise street limits and scope: 26,490
- APPLICANT CONTACT INFORMATION: 482 NORRISTOWN RD, SUITE 114, BLUE BELL PA 19422
- OWNER NAME: MITCHELL COMMONS, LLC
- OWNER CONTACT INFORMATION: 482 NORRISTOWN RD, SUITE 114, BLUE BELL PA 19422
- ENGINEER / ARCHITECT NAME: DAVID PLANTE-RUGGIERO PLANTE LAND DESIGN
- ENGINEER / ARCHITECT CONTACT INFORMATION: 4220 MAIN STREET, PHILA PA 19127, 215-508-3900
- 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>FREELAND AVE</u>	<u>SHURS LANE</u>	<u>PENSDALE STREET</u>	<u>LOCAL</u>
<u>MITCHELL STREET</u>	<u>SHURS LANE</u>	<u>PENSDALE STREET</u>	<u>CITY NEIGHBORHOOD</u>

- Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
 - 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 N/A
 - Building Extensions into the sidewalk, such as stairs and stoops: YES NO N/A

APPLICANT: General Project Information

Additional Explanation / Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



DEPARTMENTAL REVIEW: General Project Information

Reviewer Comments: _____

Complete Streets Handbook

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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>MITCHELL STREET</u>	12	12	12	12	12
<u>FREELAND AVE</u>	10	12	12	12	12
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

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>MITCHELL STREET</u>	6	6	6
<u>FREELAND AVE</u>	5	5	5
_____	_____	_____	_____
_____	_____	_____	_____

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

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>DRIVEWAY</u>	21.8	<u>MITCHELL</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>DRIVEWAY</u>	24'	<u>FREELAND</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

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
<u>MITCHELL</u>	<u>2</u>	<u>0</u>
<u>FREELAND</u>	<u>2</u>	<u>0</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

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
<u>MITCHELL</u>	<u>4</u>	<u>4</u>	<u>4</u>
<u>FREELAND</u>	<u>4</u>	<u>4</u>	<u>0</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

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
- Lighting
- Benches
- Street Trees
- Street Furniture

YES NO N/A
 YES NO N/A
 YES NO N/A
 YES NO N/A
 YES NO N/A

DEPARTMENTAL APPROVAL

YES NO
 YES NO
 YES NO
 YES NO
 YES NO

19. Does the design avoid tripping hazards?

YES NO N/A

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

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 YES NO
22. Does the design maintain adequate visibility for all roadway users at intersections? YES NO N/A YES NO

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments: _____

Complete Streets Handbook

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>

BIKE PARKING

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 Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
<u>4136 MITCHELL</u>	<u>24</u>	___/___	___/___	<u>0</u> / <u>24</u>
___	___	___/___	___/___	___/___
___	___	___/___	___/___	___/___
___	___	___/___	___/___	___/___

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
- Buffered Bike Lane
- Bicycle-Friendly Street

YES NO N/A

YES NO N/A

YES NO N/A

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

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

YES NO N/A

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

YES NO N/A

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

YES NO

30. Does the design provide a buffer between the roadway and pedestrian traffic?

YES NO N/A

YES NO

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

YES NO

PROVIDES MORE PEDESTRIAN SIDEWALK, SMALLER CURB CUT

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments: _____

Complete Streets Handbook

COMPLETE STREETS HANDBOOK CHECKLIST

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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 Existing / Proposed	DESIGN SPEED
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____

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

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

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)

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

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

Complete Streets Handbook

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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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

- | | | | | | |
|---|---|-----------------------------|---|--|-----------------------------|
| 44. Does the design minimize the signal cycle length to reduce pedestrian wait time? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 45. Does the design provide adequate clearance time for pedestrians to cross streets? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> | NO <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> | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> | NO <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 <input type="checkbox"/> | NO <input type="checkbox"/> |
| ▪ Marked Crosswalks | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| ▪ Pedestrian Refuge Islands | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| ▪ Signal Timing and Operation | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| ▪ Bike Boxes | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety? | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

Notes
