



# 1413-27 Germantown Ave

CIVIC DESIGN REVIEW

Philadelphia Planning Commission

03/07/2017



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: 748521

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

50 Residential dwelling units

Over 50,000 square feet

### PROJECT LOCATION

Planning District: Lower North Council District: 7

Address: 1413 Germantown Avenue  
Philadelphia, PA 19122

Is this parcel within a Master Plan District? Yes \_\_\_ No \_\_\_

### CONTACT INFORMATION

Applicant Name: Hyon Kang Primary Phone: 215-833-9256

Email: Hukang77@gmail.com Address: 6525 Tulip Street  
Philadelphia, PA 19135

Property Owner: Lam Son Phouc Developer: 1413 Germantown, LLC

Architect: KCA Design Associates, LLC

### SITE CONDITIONS

Site Area: 14,664 sf

Existing Zoning: IRMX Are Zoning Variances required? Yes \_\_\_ No

### SITE USES

Present Use: Vacant

Proposed Use: Mixed use - commercial / residential

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

Industrial at ground floor (5200 sf entry and industrial space)

50 Residential dwelling units on floors 2 through 6 (59,150 sf) - (Total Building 64,350 sf)

Proposed # of Parking Units:

15 Parking Spaces (2 HC Accessible)

20 Bicycle Parking Spaces

### COMMUNITY MEETING

Community meeting held: Yes \_\_\_ No

If yes, please provide written documentation as proof.

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

Date: March 1, 2017 Time: \_\_\_\_\_

### ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes \_\_\_ No \_\_\_ NA

If yes, indicate the date hearing will be held:

Date: N/A

CONTINUED ON NEXT PAGE

# CDR Application

PHILADELPHIA CITY PLANNING COMMISSION  
CIVIC DESIGN REVIEW



## CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 760534

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

50+ Residential dwelling units

Over 50,000 square feet

### PROJECT LOCATION

Planning District: Lower North Council District: 7

Address: 1427 Germantown Avenue  
Philadelphia, PA 19122

Is this parcel within a Master Plan District? Yes \_\_\_ No \_\_\_

### CONTACT INFORMATION

Applicant Name: Hyon Kang Primary Phone: 215-833-9256

Email: Hukang77@gmail.com Address: 6525 Tulip Street  
Philadelphia, PA 19135

Property Owner: Lam Son Phouc Developer: 1413 Germantown, LLC

Architect: KCA Design Associates, LLC

### SITE CONDITIONS

Site Area: 14,625 sf

Existing Zoning: IRMX Are Zoning Variances required? Yes \_\_\_ No

### SITE USES

Present Use: Vacant

Proposed Use: Mixed use - commercial / residential

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

Industrial at ground floor (5200 sf entry and industrial space)

70 Residential dwelling units on floors 2 through 6 (59,150 sf) - (Total Building 64,350 sf)

Proposed # of Parking Units:

21 Parking Spaces (2 HC Accessible)

24 Bicycle Parking Spaces

### COMMUNITY MEETING

Community meeting held: Yes \_\_\_ No

If yes, please provide written documentation as proof.

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

Date: March 1, 2017 Time: \_\_\_\_\_

### ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes \_\_\_ No \_\_\_ NA

If yes, indicate the date hearing will be held:

Date: N/A

CONTINUED ON NEXT PAGE



DESIGN ASSOCIATES

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

**Owner:**

1413 Germantown Ave LLC  
6939 Torresdale Ave  
Philadelphia PA 19135

**Applicant:**

Hyon Kang  
6525 Tulip Street  
Philadelphia PA  
[hukang77@gmail.com](mailto:hukang77@gmail.com)

**Architect:**

KCA Design Associates  
6525 Tulip Street  
Philadelphia PA  
[hukang77@gmail.com](mailto:hukang77@gmail.com)

**Civil / Site:**

Ambric Technology Corp.  
100 Pine Street  
Colowyn PA

# Project Introduction

**1413-27 Germantown Ave** is a proposed, new (6) story multi-family residential development, comprised of 2 buildings each with ground floor industrial space & parking in the rear & 5 floors of residential living above with roof decks. Main frontages on Germantown Ave, and access to the rear parking via N. Cadwalader Street. The overall project includes:

- **PARCEL 1**

- Ground floor Industrial space (5200 S.F.) & landscaped outdoor public court
- Ground floor parking in rear (15 spaces provided, 2 accessible)
- 20 bicycle spaces
- 50 Residential Units (floors 2-6)
- Common Roof deck

- **PARCEL 2**

- Ground floor Industrial space (5200 S.F.) & landscaped outdoor public court
- Ground floor parking in rear / partially below grade (21 spaces provided, 2 accessible)
- 20 bicycle spaces
- 70 Residential Units (floors 2-6)
- Common Roof deck

The site is zoned IRMX, and zoning for the project is by-right. Ground floor consists of residential lobby, as well as an expansive industrial space that opens into side yards as well as a court between the 2 buildings. Access to the parking spaces is provided by 2 proposed curb cuts off of Cadwalader Street, opposite of Germantown Ave. Ample bike parking is provided as well.

The roof deck, designed with required setbacks from the street as well as elevator access will also contain an accessible / usable area for residents of the building for general recreation, relaxation, and to take in the urban & Center City skyline views.

Building materiality features a contemporary mix of neutral-colored materials including tan brick, case stone masonry, and a mixture of metal paneling on the side facades. The building features wide expanses of curtain glass on the ground floor in areas of the residential lobby & future industrial use spaces. Bays are clad in curtain glazing as well w/ accents of colored spandrel glass, aimed at giving the bays a sense of elegance & airiness. These 2 elements help to break down the massing of the bays, and they become gems held in place by masonry piers.

**1413-27 Germantown Ave** offers the experiences of city living, with additional benefits of onsite bike & vehicular parking, industrial spaces, and landscaped outdoor court areas.



# Notes

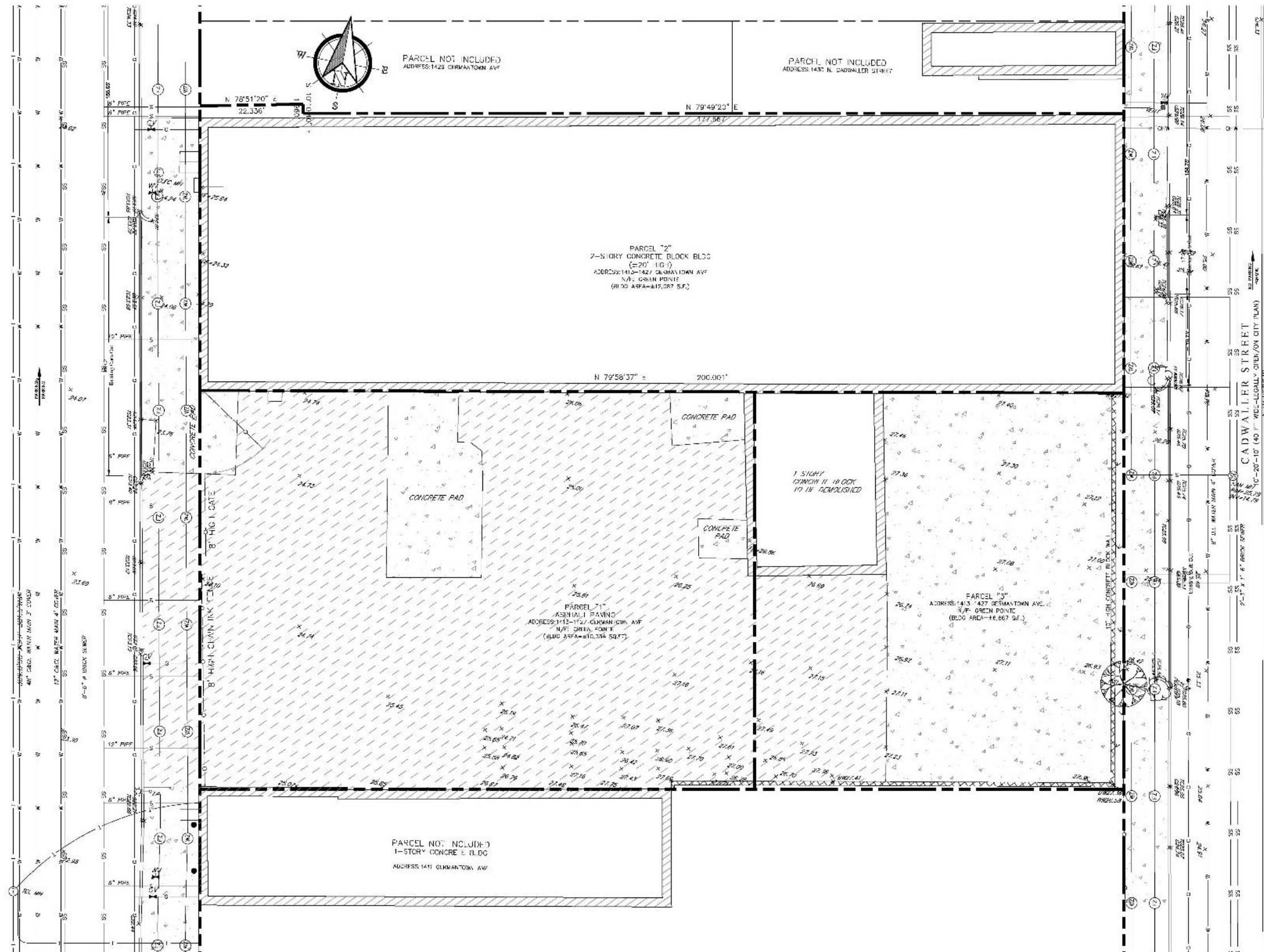
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DESIGN ASSOCIATES  
6525 TULIP ST, PHILADELPHIA PA 19135  
215-833-9256 [kcadesignassociates.com](http://kcadesignassociates.com)

1413-27 Germantown Ave\_\_KCA Design  
Associates\_\_7

# Site Survey



Max. Occupied Area (% of lot)	100%
Min. Front Yard Depth (ft.)	0 [3]
Min. Side Yard Depth (ft.)	8' used [3]
Min. Rear Yard Depth (ft.)	8' used [3]
Max. Height (ft.)	60
Max. Floor Area Ratio (% of lot area)	300%

[3] Where the lot abuts a residential district, front, side yards, and rear yards shall be provided on the lot on the sides abutting the residential district. The minimum requirements for these yards shall be either those for the industrial district or those for the residential district on the abutting side, whichever is larger.

For information pertaining to bracketed numbers (e.g. [1]) see Commercial District Dimensional Tables (4) notes for Table 14.701.3. For a definition zoning district, you must contact the Department of Licenses and Inspections. As Amended by Bill No. 110825-A, passed by City Council on Dec. 15, 2011. \* see Zoning Code, www.phila.gov for details and exceptions.



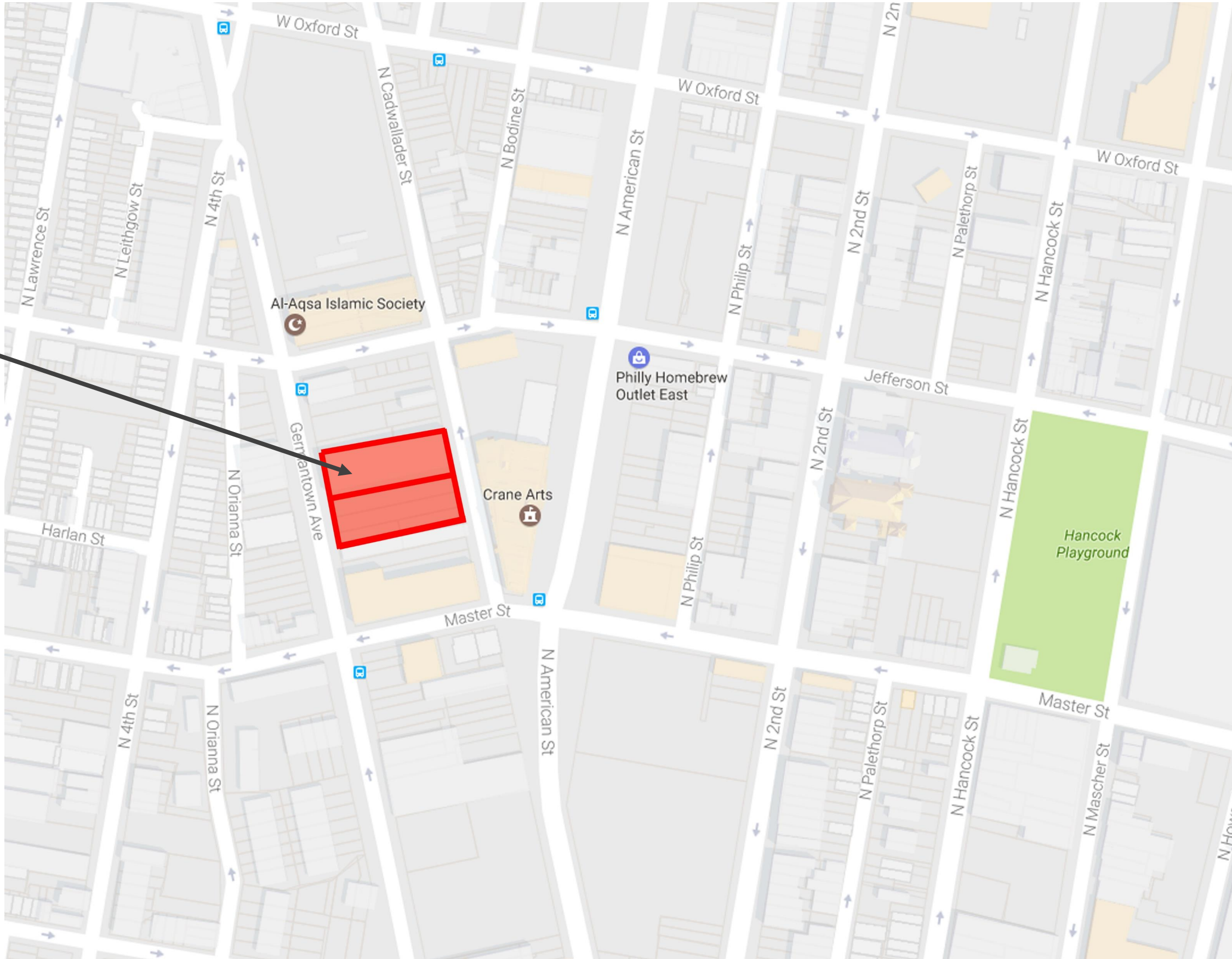


# Site Location



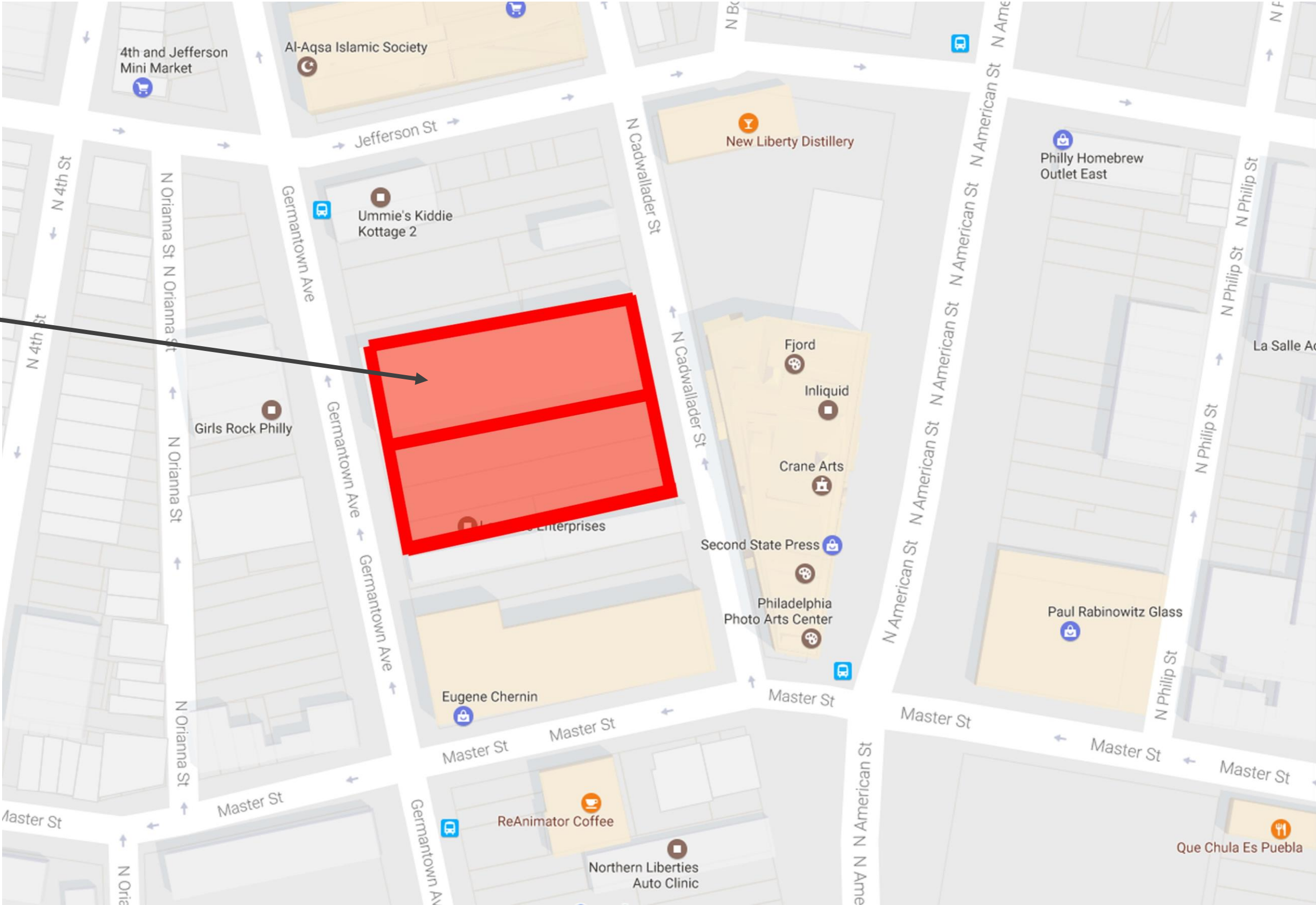
# Site Location

1413-27  
Germantown  
Ave



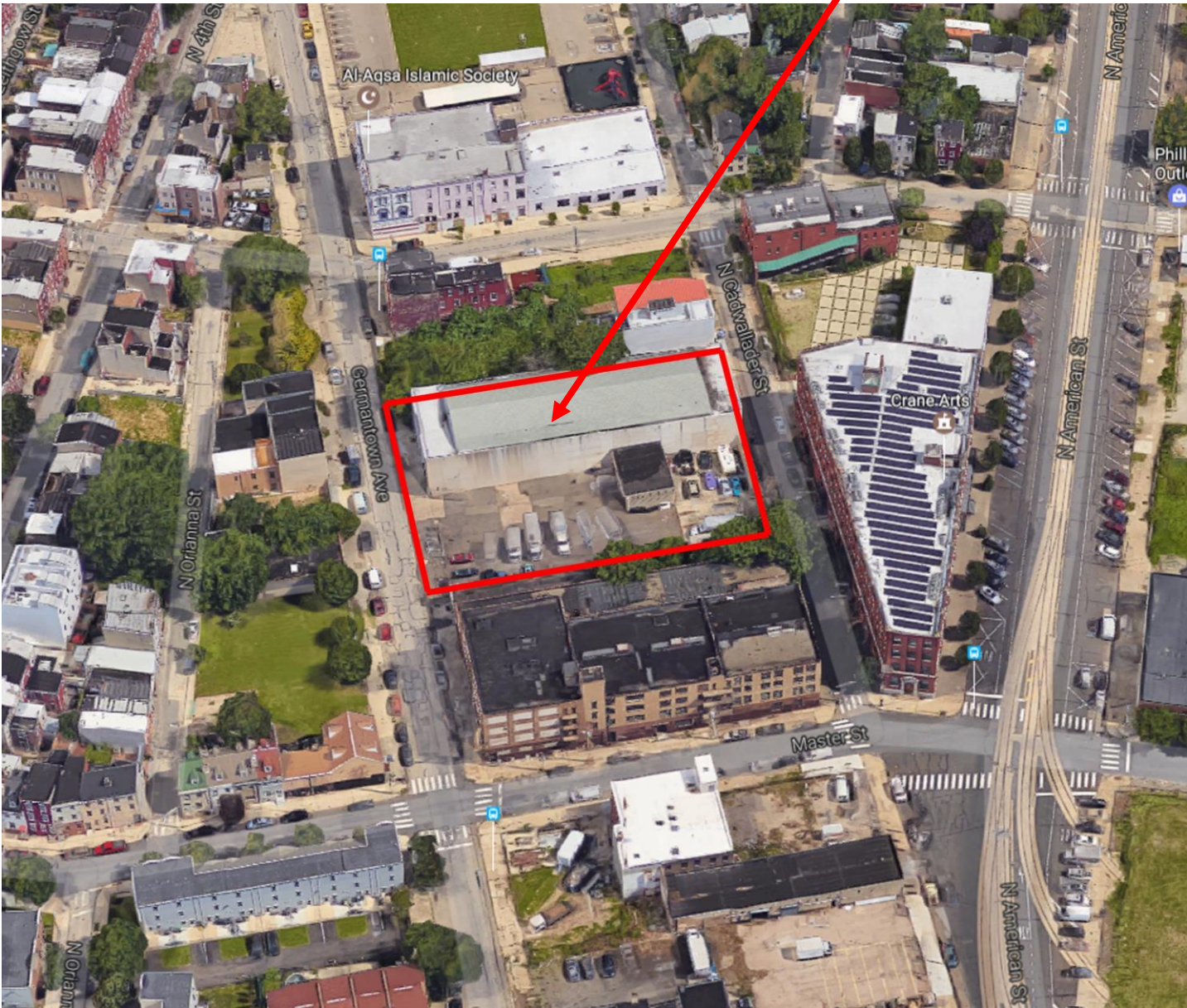
# Site Location

1413-27  
Germantown  
Ave



# Site Location

Existing structure to be completely demolished



Aerial 1



Aerial 2

# Site Location

Existing structure to be completely demolished



Aerial 3



Aerial 4

# Site Location



# Site Location



Photo 1 – 1413-27 Germantown Ave- Looking South



Photo 2 – 1413-27 Germantown Ave- Looking North

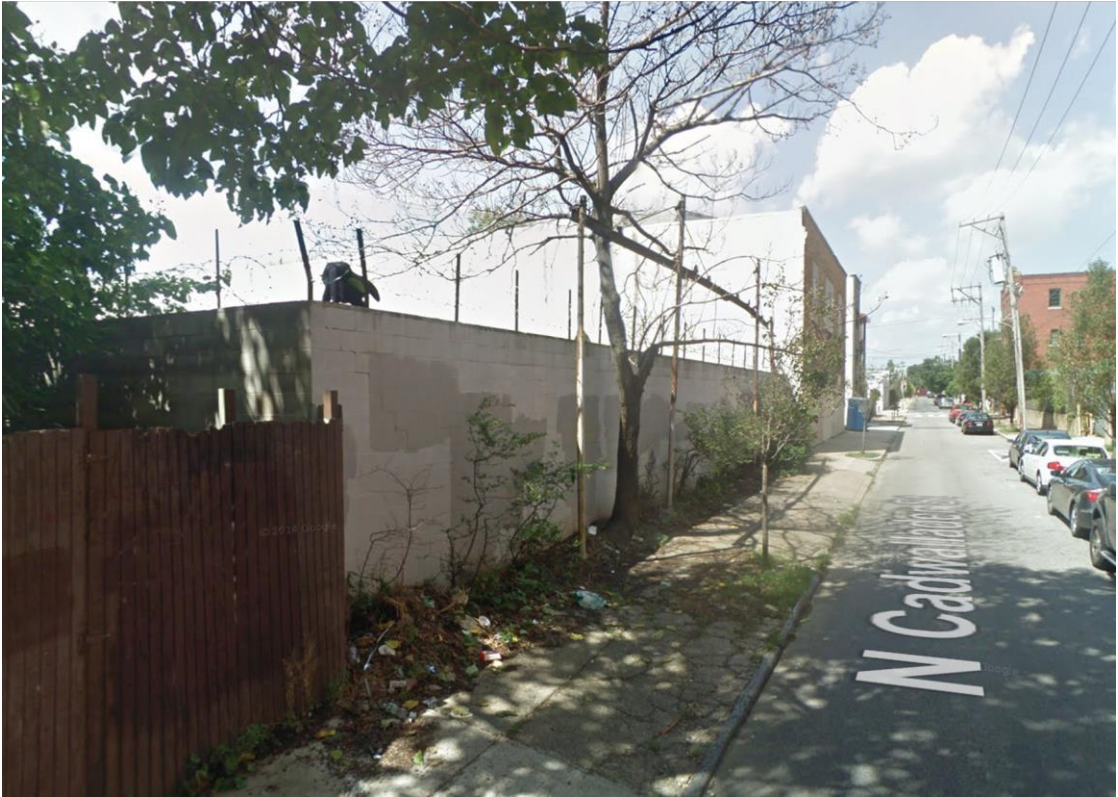


Photo 3 – 1413-27 Germantown Ave from N. Cadwallader street looing north west



Photo 4 – 1413-27 Germantown Ave from N. Cadwallader street looing south east



# Site Location



Photo 5 – Context – Crane Arts Building



Photo 6 – Context – 1401-09 Germantown Ave Warehouse



# Site Location

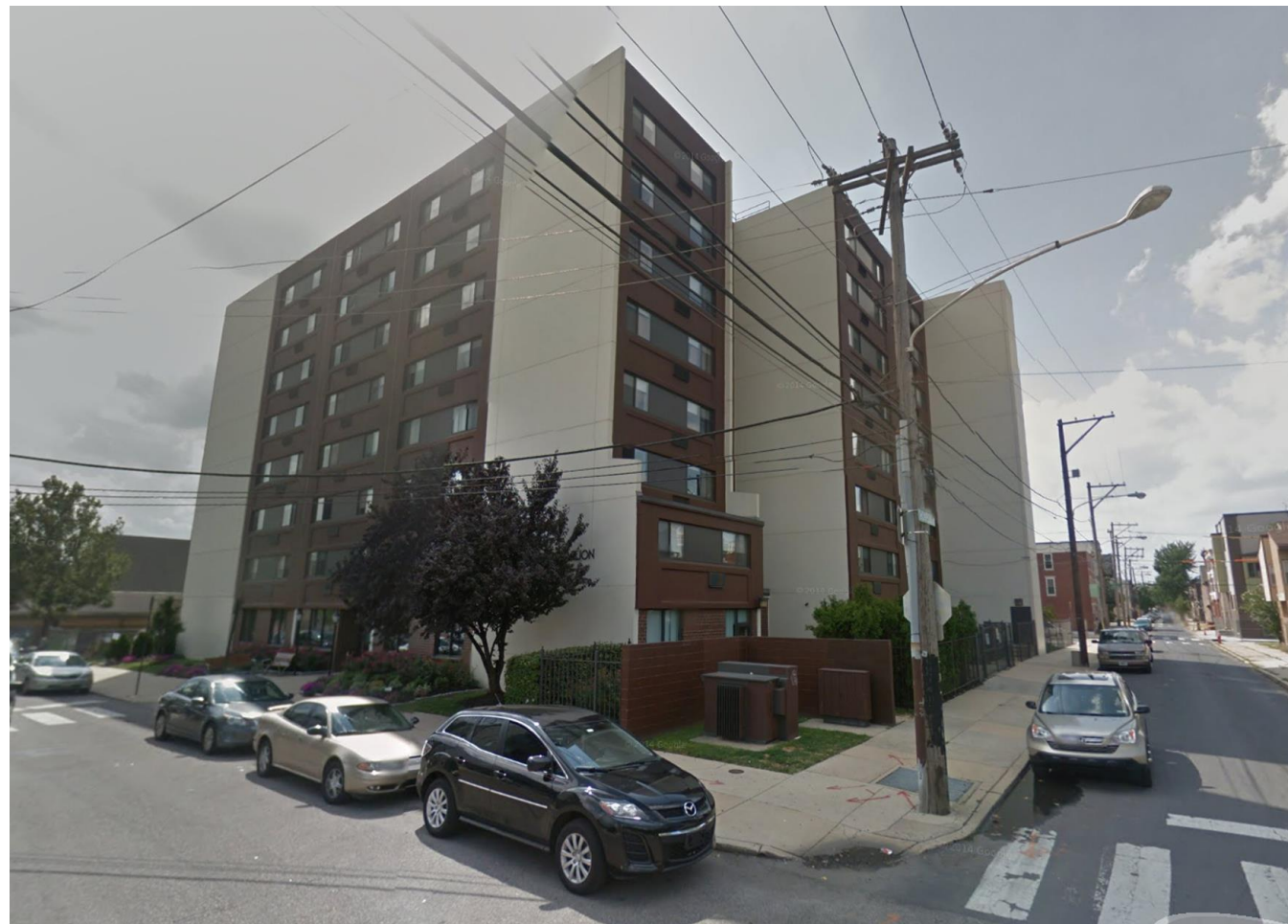


Photo 7 – Context – Old Kensington Pavillion– 8 stories, apartments



Photo 8 – Context – The Umbrella Factory– 10 stories, proposed multi-family residences

# Site Location

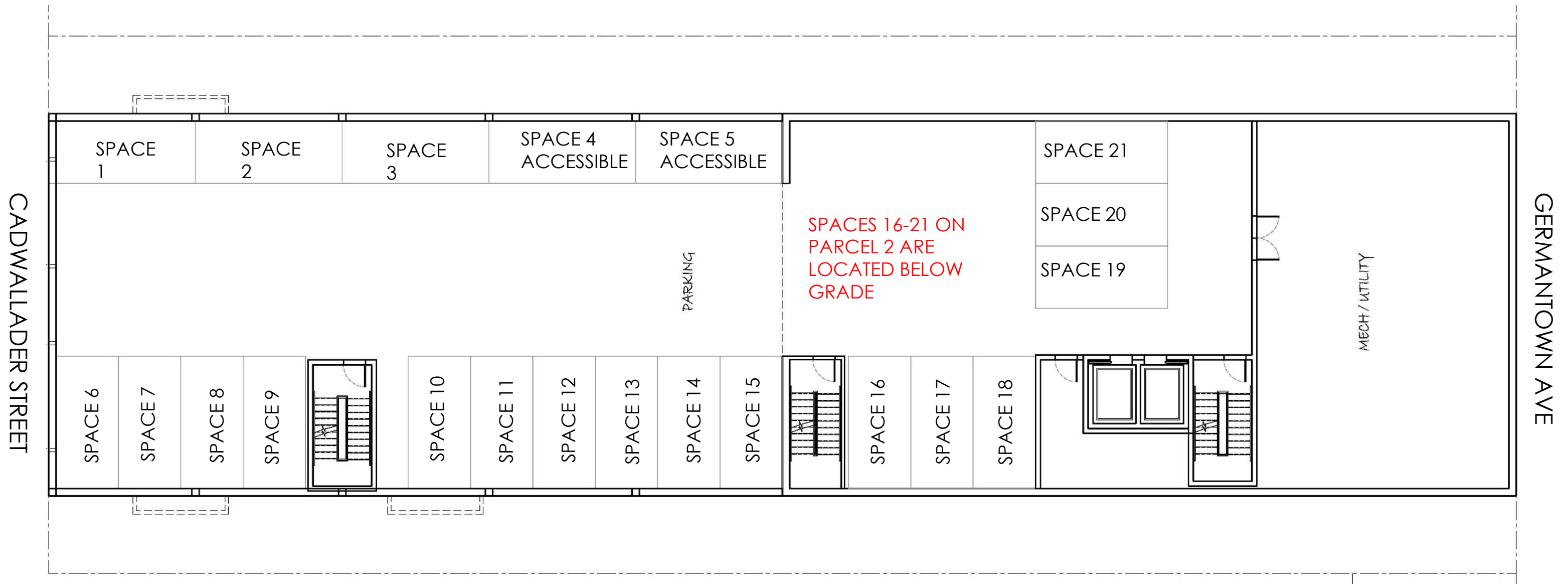


Photo 9 – Context – The Cigar Factory 1147 N 4<sup>th</sup> Street, multi-family residential

# Floor Plans

## Ground Floor (w/ lower level parking, Parcel 2)

- 15 total parking spaces (Parcel 1)
- 21 total parking spaces (Parcel 2)



# Floor Plans

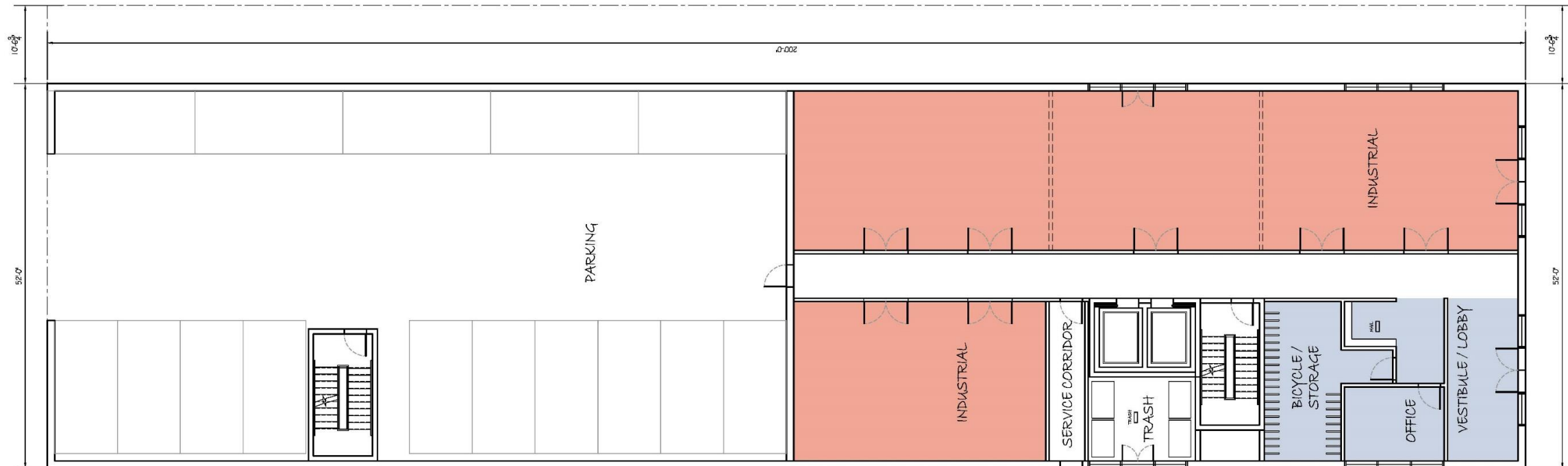
## Ground Floor

### Ground Floor

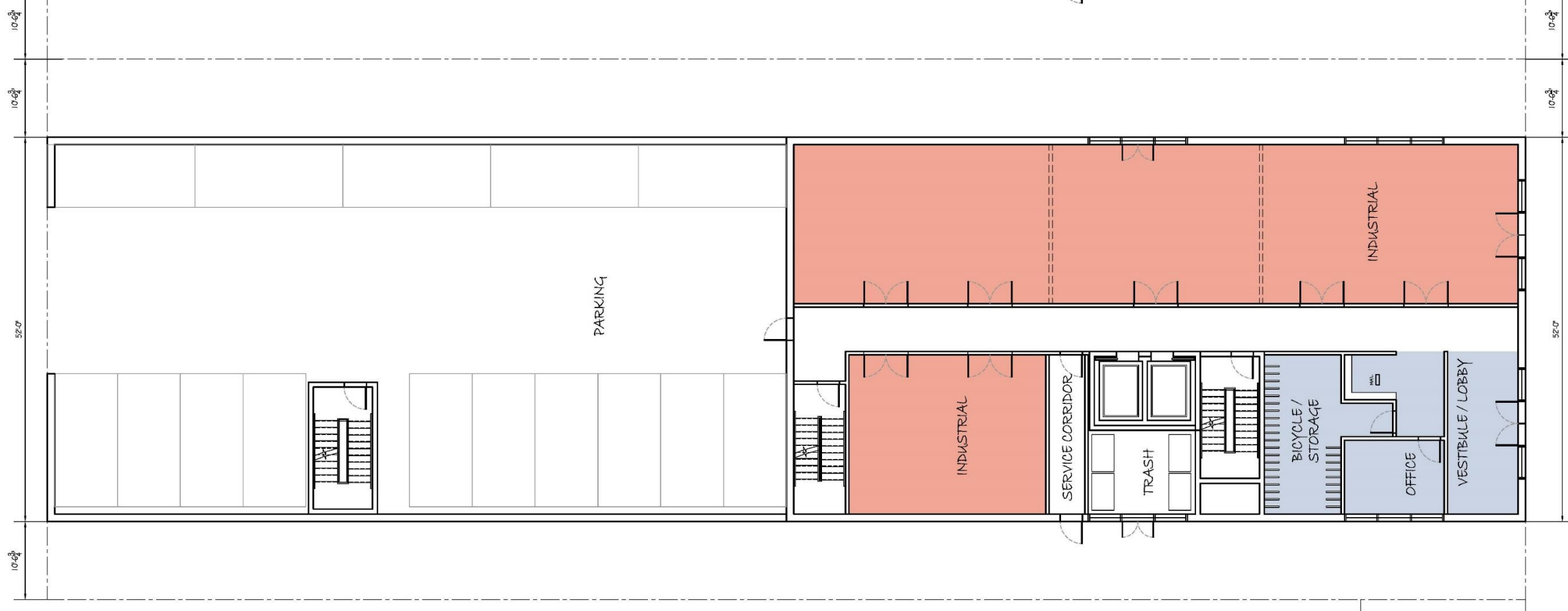
Industrial space – 5200 S.F. Inc:

- Bike storage
- Residential Lobby
- Mail
- Office
- Trash

Parcel  
1



Parcel  
2



CADWALLADER STREET

GERMANTOWN AVE



# Floor Plans

## 2<sup>nd</sup> Floor

### Parcel 1- 50 units total

- (10) Units Per Floor:  
 - (2) 1 Bedroom Units  
 - (6) 2 Bedroom Units  
 - (2) 3 Bedroom Units

### Parcel 2- 70 units total

- (14) Units Per Floor:  
 - (11) 1 Bedroom Units  
 - (3) 2 Bedroom Units



# Floor Plans

Typ. Flrs. 3-6

## Parcel 1- 50 units total

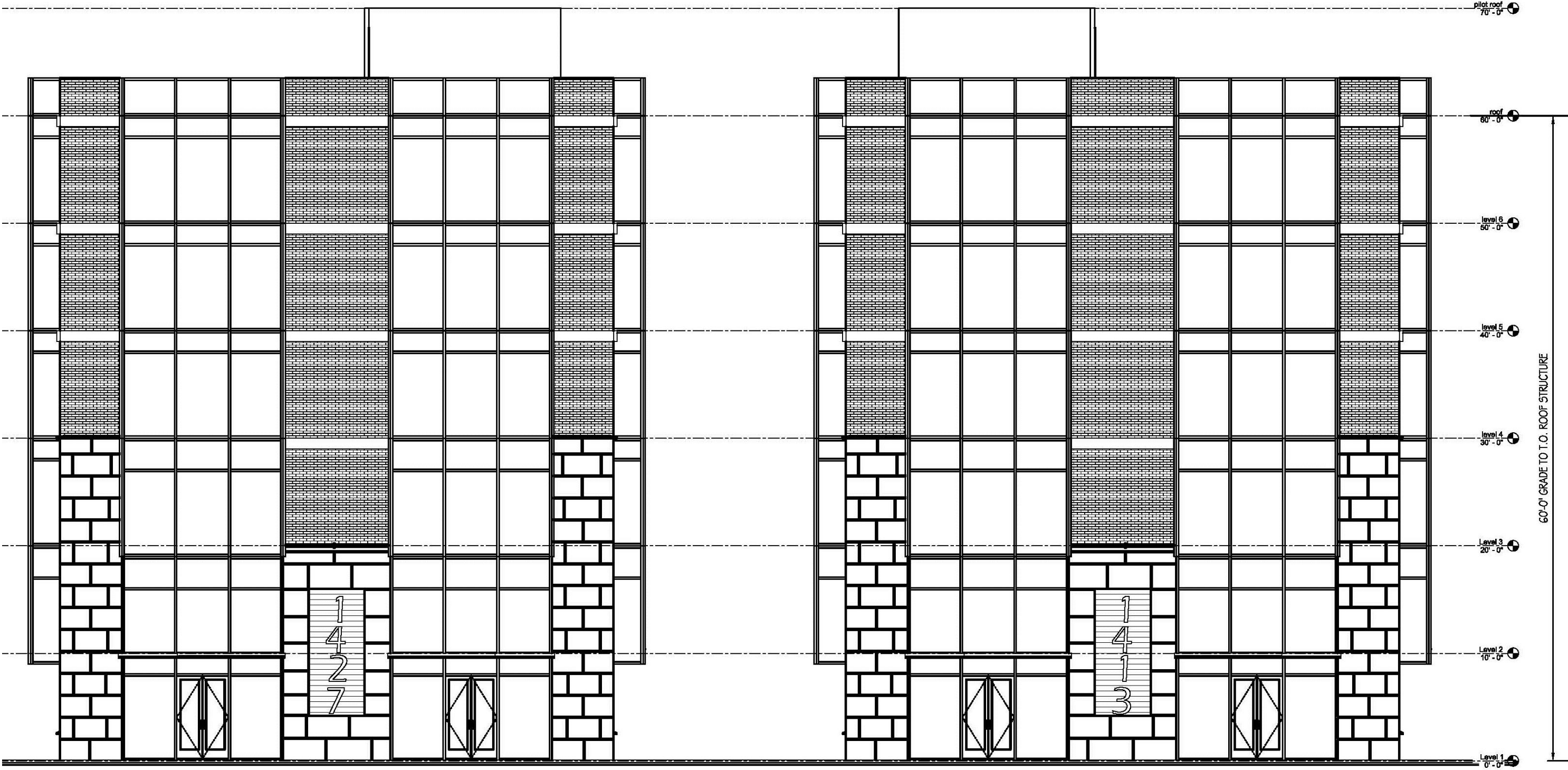
- (10) Units Per Floor:  
 - (2) 1 Bedroom Units  
 - (6) 2 Bedroom Units  
 - (2) 3 Bedroom Units

## Parcel 2- 70 units total

- (14) Units Per Floor:  
 - (11) 1 Bedroom Units  
 - (3) 2 Bedroom Units

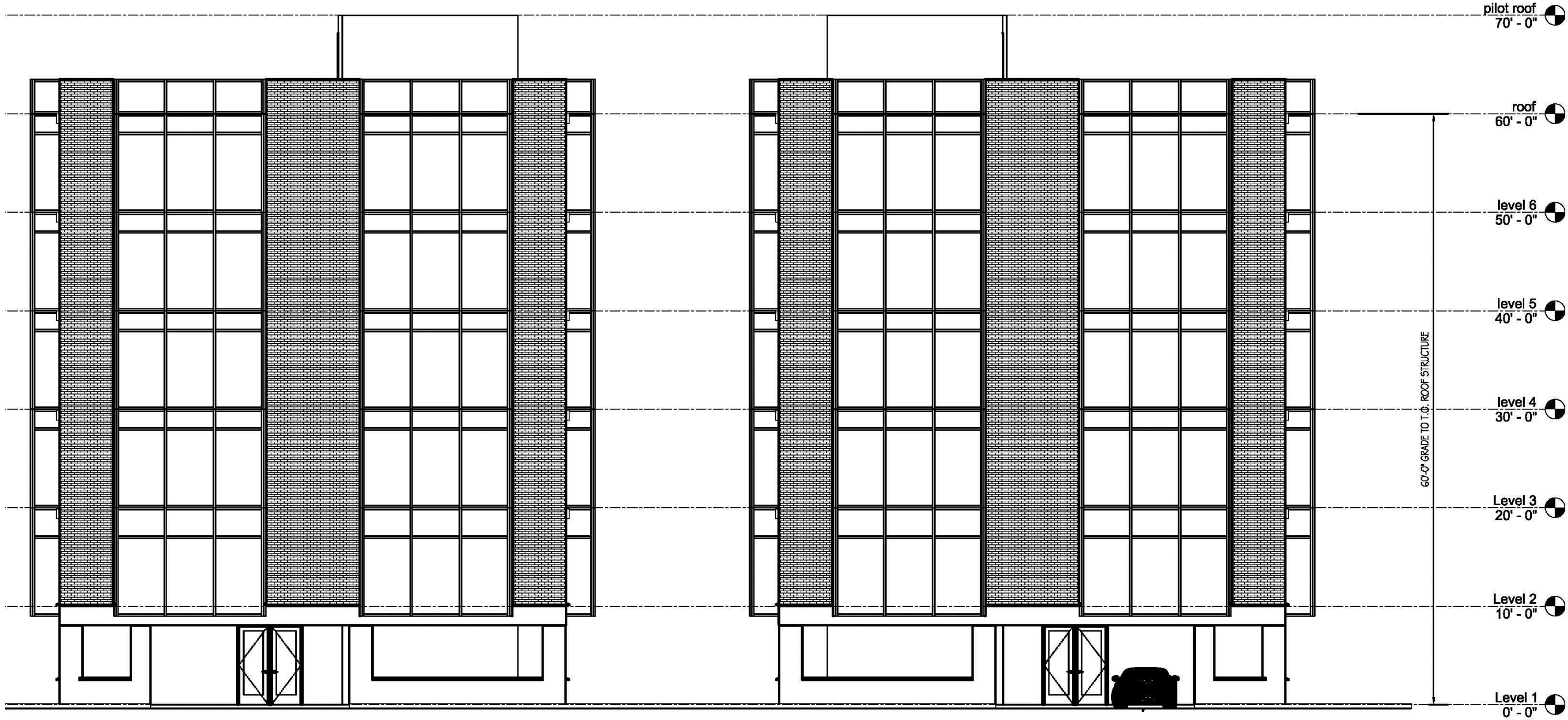


# Elevations



FRONT ELEVATION

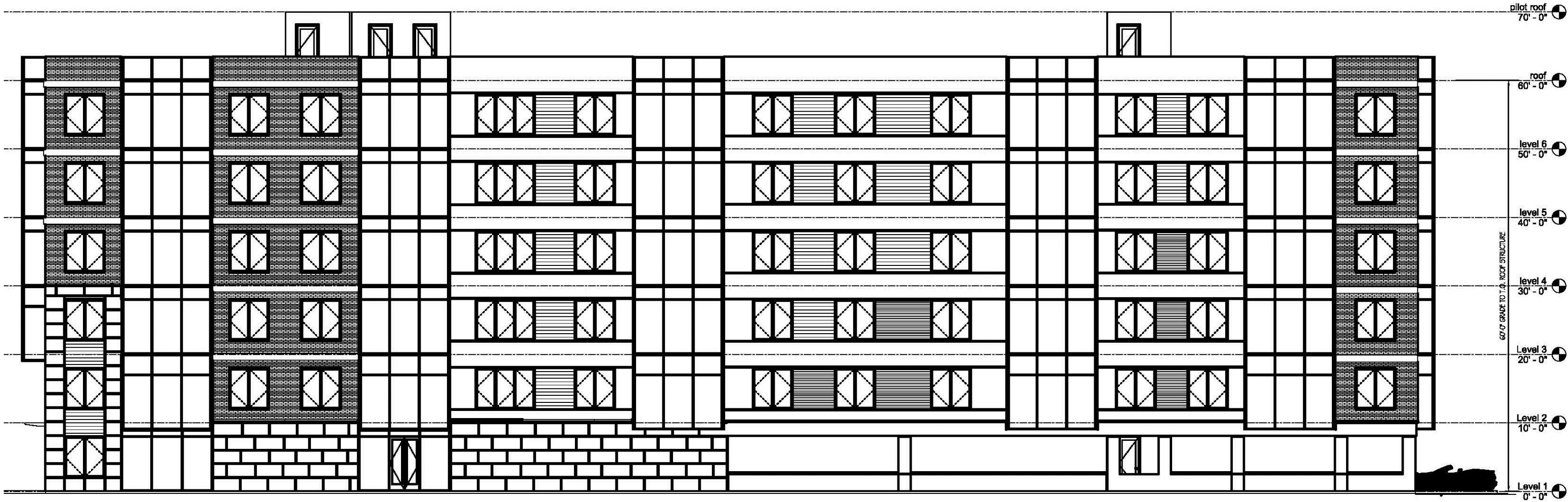
# Elevations



REAR ELEVATION



# Elevations

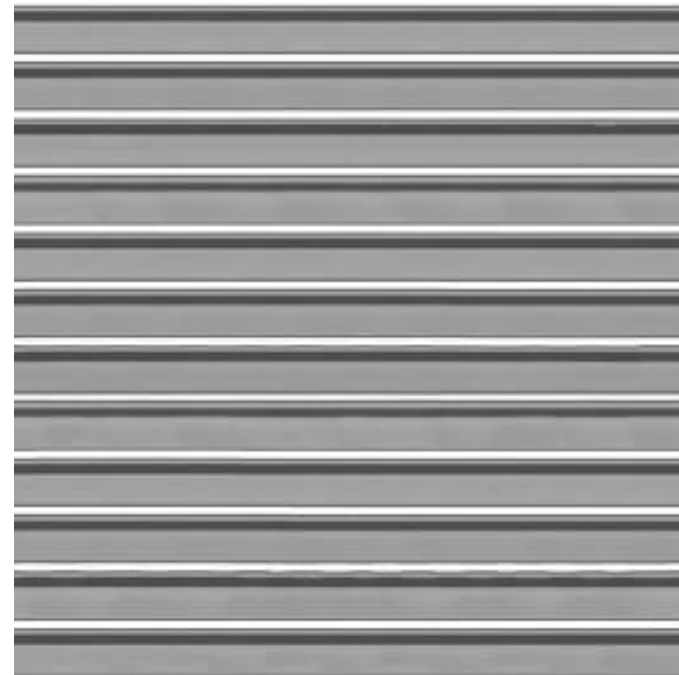


TYPICAL SIDE ELEVATION

# Materials

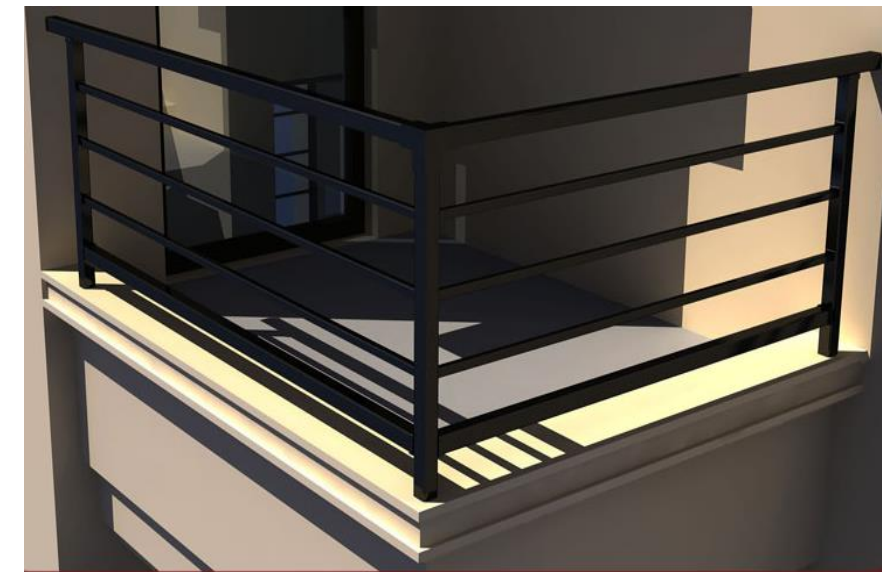


Black curtain wall grids w/ clear & blue green spandrel glass



Stainless & white colored  
Corrugated & flat metal panels

Building materiality includes a relatively neutral palette of soft tans, greys and whites. Cast stone and brick are used to create vertical pier elements, that help to frame and “visually” structure the glass bays, which are a featured façade element. Curtain glass is used to create a feeling of delicate airiness with regards to the overall bay massing. Much like a gemstone held in place by a metal setting, these glass bays are held in place by the masonry clad piers located between and at the corners of the building. The large amounts of glazing & mullions create a playful interplay of light & shadow on the façade as the sun moves across the building during the day.



Black metal railing



Modular Tan brick  
Large format cast stone veneer

# Materials

## Front elevation



1. Cast Stone (Travertine)
2. Brick veneer (Tan Modular)
3. Corrugated metal rainscreen (snow cap white)

4. Corrugated metal rainscreen (snow cap white)
5. Cast Stone accent bands
6. Cast Stone accent bands
7. Illuminate Metal Address marquee
8. Landscaping at ground floor plaza

9. Storefront glazing
10. Spandrel accents (sea glass blue)
11. Black Curtain glazing mullions
12. Entrance / Accent Brisesoleil

# Materials

## Rear elevation



1. Cast Stone (Travertine)
2. Brick veneer (Tan Modular)
3. Corrugated metal rainscreen (snow cap white)

4. Corrugated metal rainscreen (stainless steel)
5. Cast Stone accent bands
6. Illuminate Metal Address marquee
7. Landscaping at ground floor plaza

8. Storefront glazing
9. Spandrel accents (sea glass blue)
10. Black Curtain glazing mullions
11. Entrance / Accent Brisesoleil

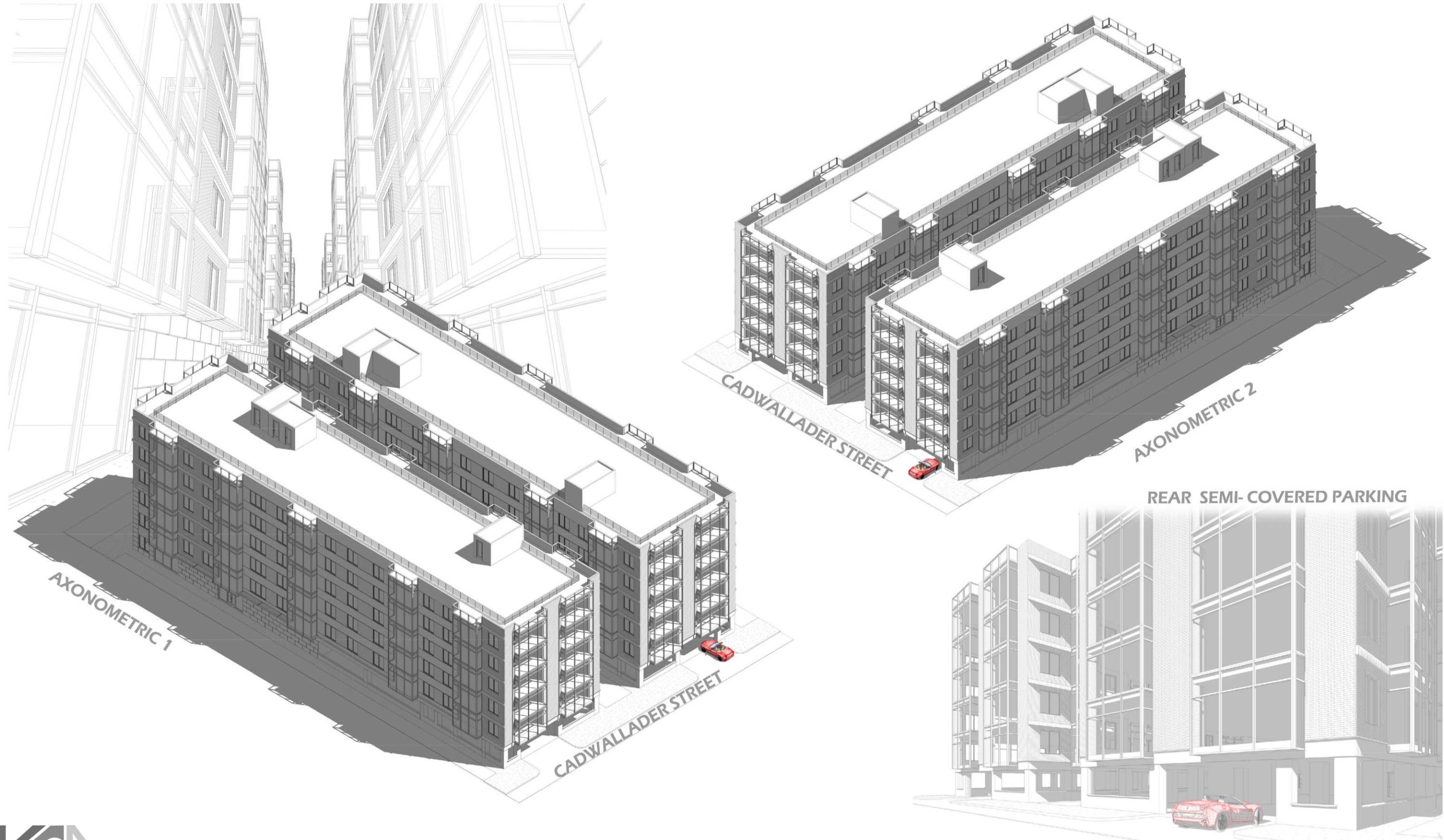
# Materials

Typical side elevation



- |   |   |                                       |
|---|---|---------------------------------------|
| 1. Cast Stone (Travertine)                      | 4. Corrugated metal rainscreen (snow cap white) | 9. Storefront glazing                 |
| 2. Brick veneer (Tan Modular)                   | 5. Cast Stone accent bands                      | 10. Spandrel accents (sea glass blue) |
| 3. Corrugated metal rainscreen (snow cap white) | 6. Illuminate Metal Address marquee             | 11. Black Curtain glazing mullions    |
|   | 7. Landscaping at ground floor plaza            | 12. Entrance / Accent Brisesoleil     |

# Massing Aerials



# Massing Aerials



# 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 all parking is completely covered by building footprint
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.	40% will be open vegetation including green roof
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.





# Zoning Drawings

## NEW MULTI FAMILY RESIDENCE 1413-27 GERMANTOWN AVENUE, PHILADELPHIA, PENNSYLVANIA PROPOSED (50) FAMILY (6) STORY DETACHED STRUCTURE

ZONING CODE FOR THE CITY OF PHILADELPHIA IRMX DISTRICT SUMMARY FOR PROPERTY 1413-27 GERMANTOWN AVENUE		ZONING MAP	
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED PARCEL '1'	PROPOSED PARCEL '2'
PERMITTED USE BY RIGHT	MULTI FAMILY RESIDENTIAL	VACANT LOT	(6) STORY (50) FAMILY DWELLING
LOT WIDTH	N/A		74.700'
LOT AREA	5,000 SQ. FT.		14,625 SQ. FT.
OPEN AREA	NOT LESS THAN 25%		3,900 SQ. FT. = 26.66%
OCCUPIED AREA	75%		10,725 SQ. FT. = 73.34%
FRONT YARD SETBACK	N/A		N/A
SIDE YARD SETBACK	9'-0" IF USED		9'-0"
HEIGHT REGULATIONS	MAX BUILDING HEIGHT 60'-0"		60'-0"
F.A.R.	500% (73.125 PERMITTED)		64,350 SQ. FT. (440.00% F.A.R.)
PARKING	30%		50 * .3 = 15 (SPACES REQUIRED) 13 SPACES PROVIDED
BICYCLE PARKING	1:3 RATIO		20 PROVIDED



VIEW 1



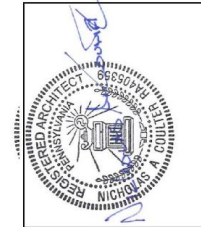
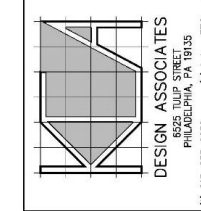
VIEW 2



VIEW 3



THE UNDERGROUND UTILITY LINE PROTECTION LAW  
SECTION 1001 OF THE PENNSYLVANIA ACT OF 1988  
AND ACT 188 IN JANUARY 2002  
SITE SERIAL NO. 20151391517  
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN  
OBTAINED FROM UTILITY COMPANIES RECORD AND/OR RECORD  
INSPECTION OF THE SITE. COMPLETION OR ACCURACY OF TYPE, SIZE,  
DEPTH OR HORIZONTAL LOCATION OF EXISTING UTILITIES OR  
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF  
ACT 188 AND ACT 189 IN JANUARY 2002, CONTRACTORS MUST VERIFY  
LOCATIONS OF EXISTING UTILITIES BY NOTIFYING FACILITY OWNERS  
THROUGH THE ONE-CALL SYSTEM, 1-800-484-1774, NO LATER THAN 3 WORK  
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



SIDE ELEVATION

1/8" = 1'-0"

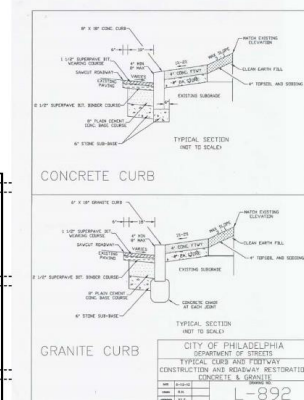
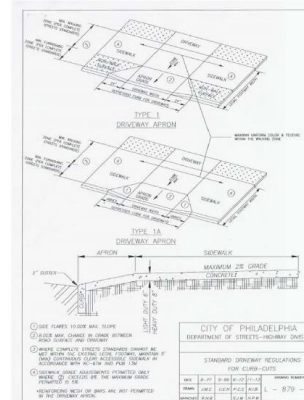


GERMANTOWN AVE ELEVATION

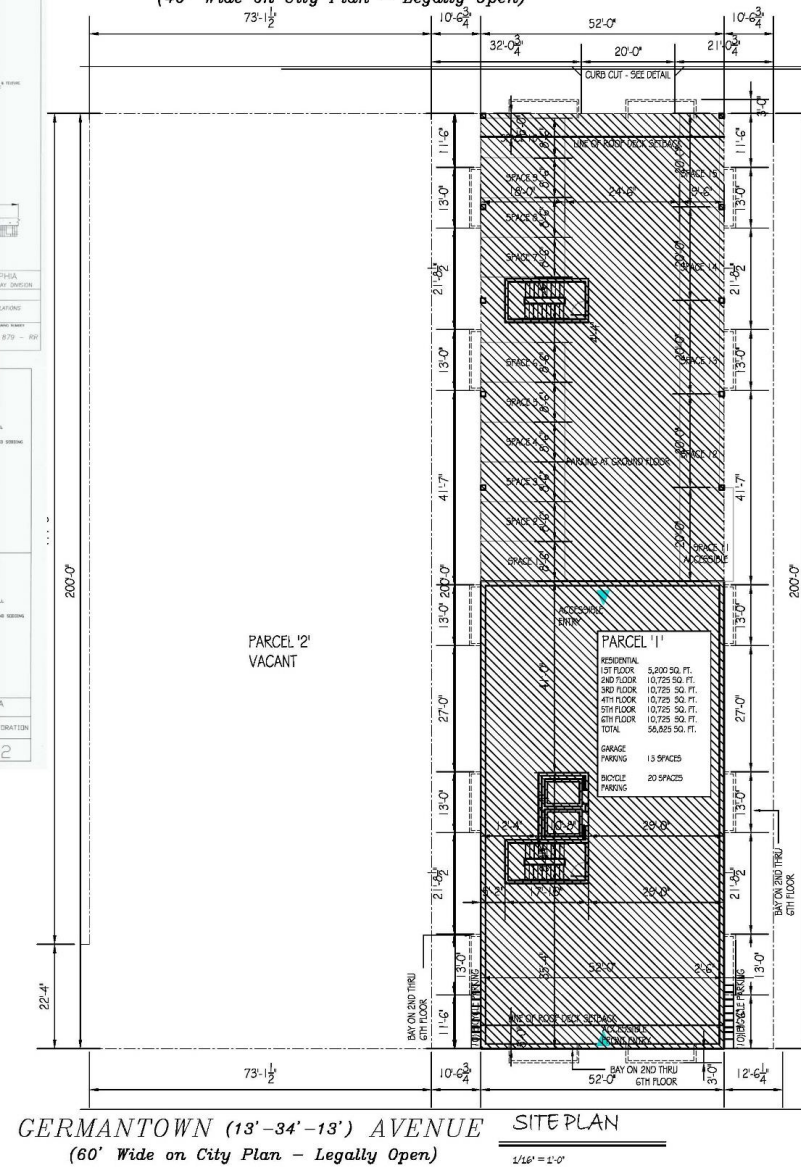
1/8" = 1'-0"

CADWALLER STREET ELEVATION

1/8" = 1'-0"



### CADWALLADER (10'-20'-10') STREET (40' Wide on City Plan - Legally Open)



GERMANTOWN (13'-34'-13') AVENUE  
(60' Wide on City Plan - Legally Open)

SITE PLAN

1/16" = 1'-0"

PROJECT  
PROPOSED MULTI FAMILY RESIDENCE  
1413-27 GERMANTOWN AVENUE  
PHILADELPHIA, PENNSYLVANIA  
ZONING PLAN PARCEL '1'

REVISIONS:  
AMEND

DRAWN BY: HK  
CHECKED BY: HK  
DATE: 01/25/2016  
SCALE: AS NOTED

JOB No: 1413 GERMAN  
FILE: 1413 GERMAN

Z-1

# Zoning Drawings

## NEW MULTI FAMILY RESIDENCE

1413-27 GERMANTOWN AVENUE, PHILADELPHIA, PENNSYLVANIA  
PROPOSED (70) FAMILY (6) STORY DETACHED STRUCTURE

ZONING CODE FOR THE CITY OF PHILADELPHIA IRMX DISTRICT SUMMARY FOR PROPERTY 1413-27 GERMANTOWN AVENUE		ZONING MAP	
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED PARCEL '1'	PROPOSED PARCEL '2'
PERMITTED USE BY RIGHT	MULTI FAMILY RESIDENTIAL		(6) STORY (50) FAMILY DWELLING INDUSTRIAL USE AT 50% OF OCCUPIED AREA
LOT WIDTH	NA		74.70'
LOT AREA	5,000 SQ FT		14,625 SQ. FT.
OPEN AREA	NOT LESS THAN 25%		3,900 SQ. FT. = 26.66%
OCCUPIED AREA	75%		10,725 SQ. FT. = 73.34%
FRONT YARD SETBACK	NA		NA
SIDE YARD SETBACK	6'-0" IF USED		6'-0"
HEIGHT REGULATIONS	MAX BUILDING HEIGHT 60'-0"		60'-0"
F.A.R.	500% (75,125 PERMITTED)		64,350 SQ. FT. (440.00% F.A.R.)
PARKING	30%		70' x 3 = 21 (SPACES REQUIRED) 21 SPACES PROVIDED + 2 ACCESSIBLE
BICYCLE PARKING	1:3 RATIO		24 PROVIDED



VIEW 1



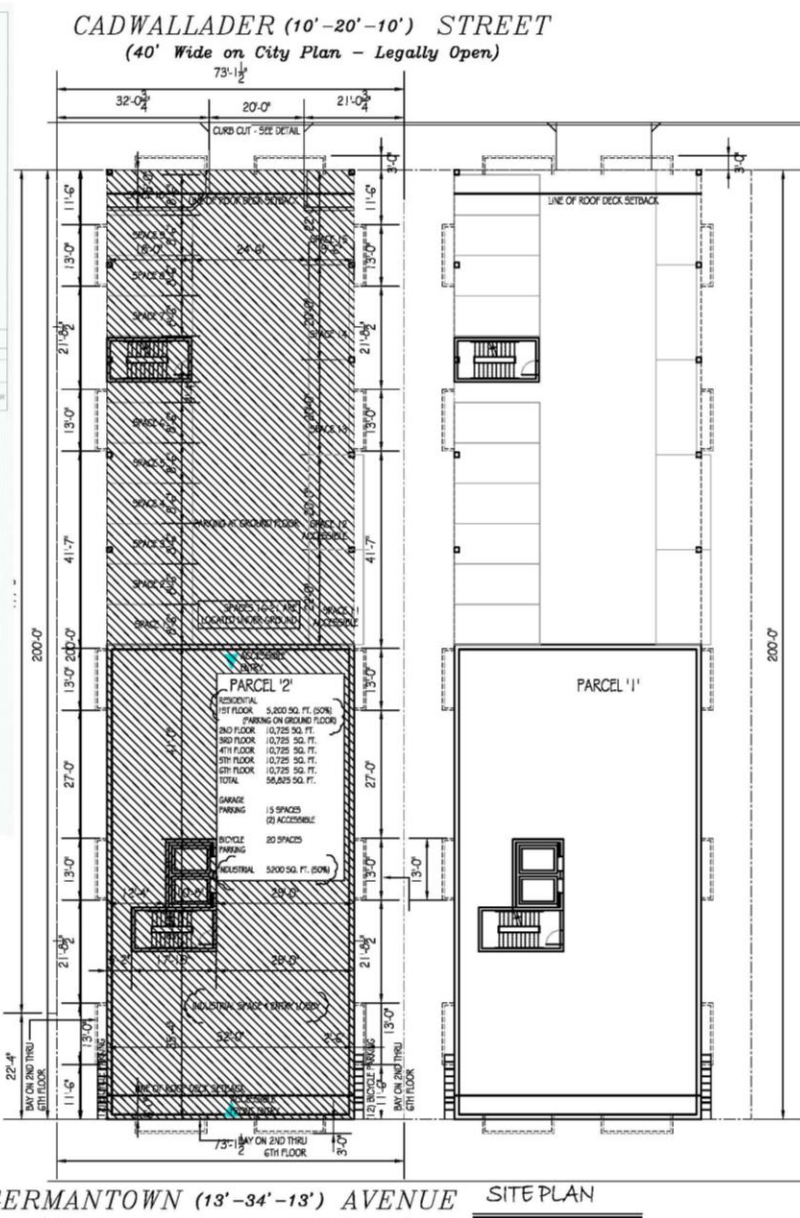
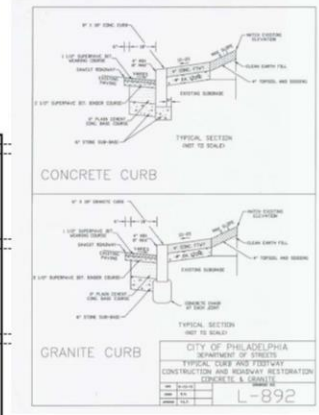
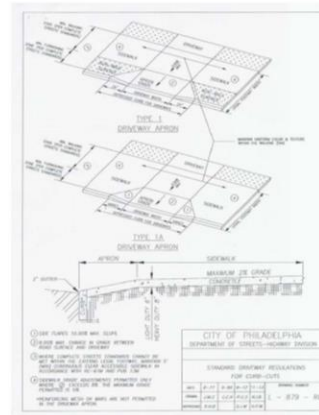
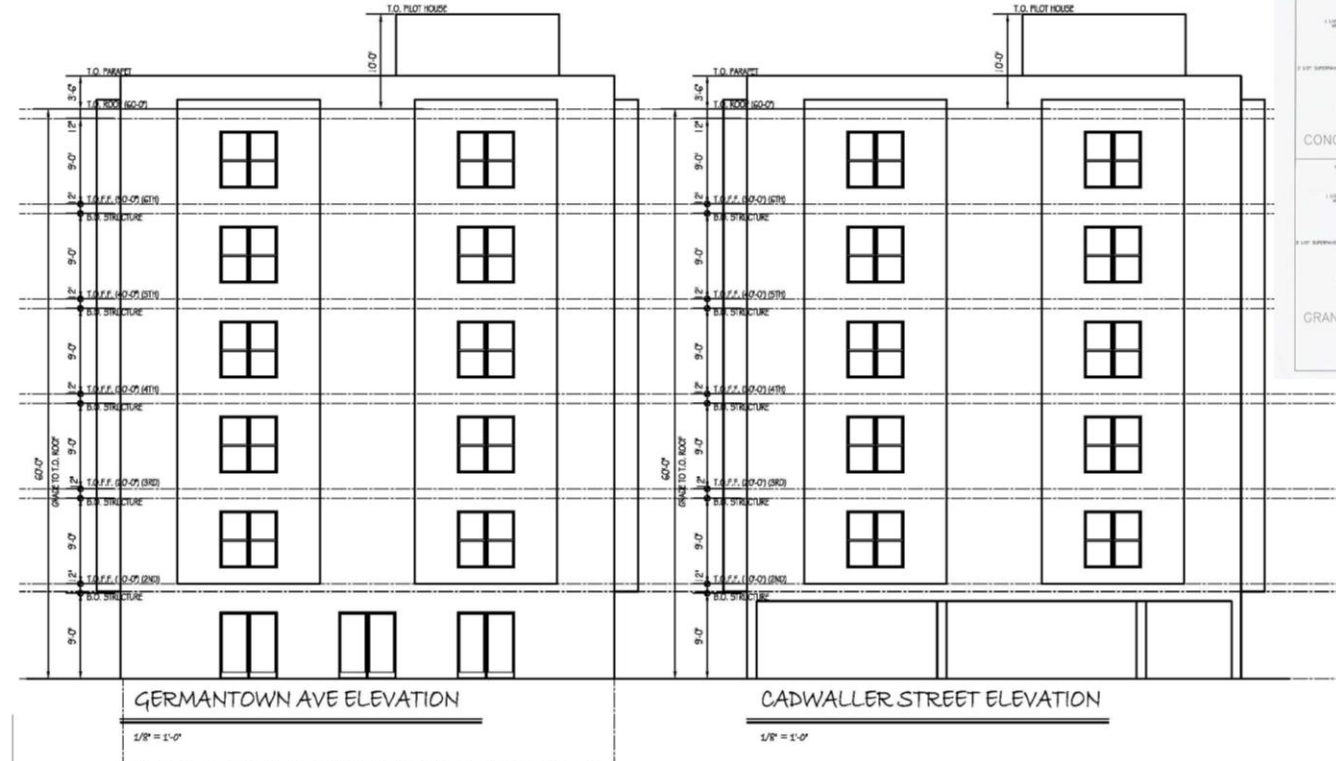
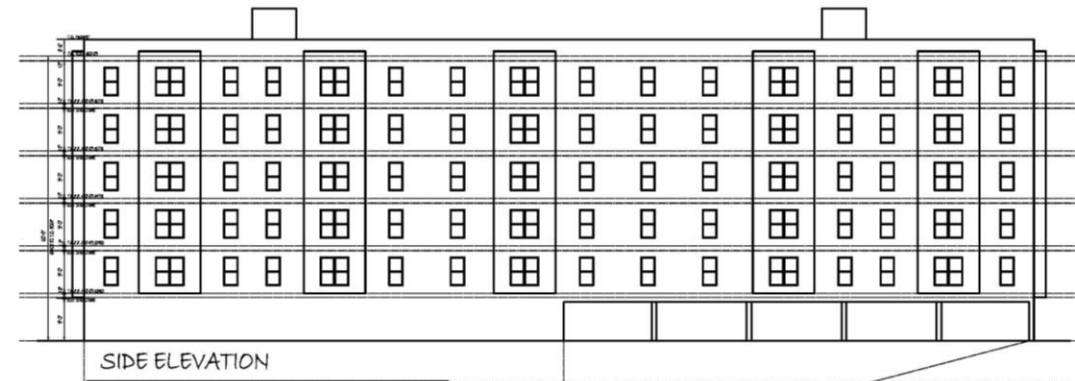
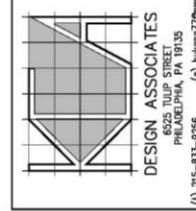
VIEW 2



VIEW 3



THE UNDERGROUND UTILITY AND PROTECTION LAW  
UNL 5817 OF 1988 AS AMENDED BY ACT 187 OF 1988  
AND ACT 188 IN JANUARY 2006  
SITE SERIAL NO. 20151391517  
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR MEDIA RECORDS OF THE SITE. COMPLETION OF AN ACCURACY OF THE SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LOCALITY ACT 581 OF 1988, AS AMENDED BY ACT 187 OF 1988 AND ACT 188 IN JANUARY 2006, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM, 1-800-486-4776. NO LESS THAN 1 HOUR MORE THAN 15 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



PROJECT: PROPOSED MULTI FAMILY RESIDENCE  
1413-27 GERMANTOWN AVENUE  
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE: ZONING PLAN PARCEL '2'

REVISIONS:  
NONE

DRAWN BY: HK  
CHECKED BY: HK  
DATE: 011/25/2016  
SCALE: AS NOTED

JOB No: 1413 GERMAN  
FILE: 1413 GERMAN

Z-1



# 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).

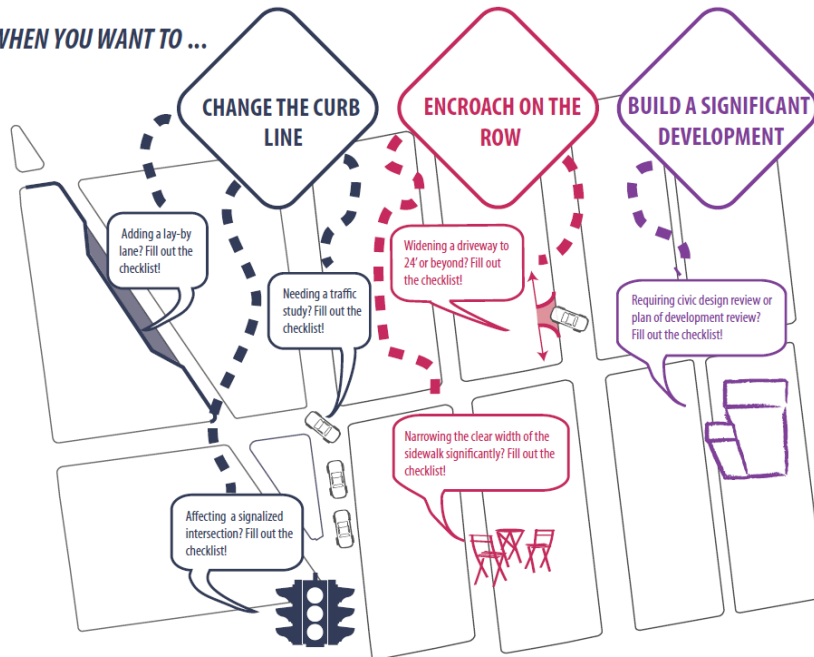
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects 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

- |   |   |
|---|---|
| <p>1. PROJECT NAME<br/><u>1413-27 GERMANTOWN AVENUE</u></p> <p>3. APPLICANT NAME<br/><u>HYON KANG</u></p> <p>4. APPLICANT CONTACT INFORMATION<br/><u>Hukang77@gmail.com</u></p> <p>6. OWNER NAME<br/><u>1413 Germantown Ave LLC</u></p> <p>7. OWNER CONTACT INFORMATION<br/><u>Hukang77@gmail.com</u></p> <p>8. ENGINEER / ARCHITECT NAME<br/><u>AMBRIC TECHNOLOGY CORP. MICHAEL FINA P.E.</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION<br/><u>100 PINE STREET COLWYN, PA. 215-928-8930</u></p> | <p>2. DATE<br/><u>FEB 17, 2017</u></p> <p>5. PROJECT AREA: list precise street limits and scope<br/><u>1413-27 GERMANTOWN AVENUE 147LF NORTH ALONG GERMANTOWN AVENUE 125 LF FROM THE INTERSECTION WITH MASTER STREET AND 147 LF NORTH ALONG CADWALLER STREET 125 LF FROM THE INTERSECTION WITH MASTER STREET.</u></p> |
|---|---|
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at [www.phila.gov/map](http://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>GERMANTOWN AVE</u>	<u>MASTER ST.</u>	<u>JEFFERSON ST.</u>	<u>City Neighborhood</u>
<u>CADWALLER STREET</u>	<u>MASTER ST.</u>	<u>JEFFERSON ST.</u>	<u>Low-Density Residential</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 <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |   |
| b. Street Furniture such as bus shelters, honor boxes, etc.   | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| c. Street Direction   | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |   |
| d. Curb Cuts  | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/>            |
| f. Building Extensions into the sidewalk, such as stairs and stoops                                     | YES <input type="checkbox"/>            | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |

**APPLICANT: General Project Information**

Additional Explanation / Comments: THIS PROJECT IS AN APPROVED TWO LOT SUBDIVISION LOCATED ON THE SOUTHWESTERLY SIDE OF MATTHIAS STREET.FORMERLY PART OF 7043-45 RIDGE AVENU

**DEPARTMENTAL REVIEW: General Project Information**

Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>GERMANTOWN AVENUE</u>	<u>12' / 13' / 13'</u>	<u>13' / 13'</u>
<u>CADWALLER STREET</u>	<u>10' / 10' / 10'</u>	<u>10' / 10'</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>GERMANTOWN AVENUE</u>	<u>6' / 6' / 6'</u>
<u>CADWALLER STREET</u>	<u>5' / 5' / 5'</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>CURBCUT</u>	<u>57'</u>	<u>GERMANTOWN AVE.</u>
<u>CURBCUT</u>	<u>65'</u>	<u>CADWALLER ST.</u>
_____	_____	_____
=====	=====	=====

### PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>CURBCUT</u>	<u>20'</u>	<u>GERMANTOWN AVE.</u>
<u>CURBCUT</u>	<u>20'</u>	<u>CADWALLER ST.</u>
<u>CURBCUT</u>	<u>15'</u>	<u>GERMANTOWN AVE.</u>
<u>CURBCUT</u>	<u>15'</u>	<u>CADWALLER 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: THERE ARE NO PEDESTRIAN COMPONENTS ON SITE, UNITS TO BE INSTALLED AS PER STANDARDS. \_\_\_\_\_

**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
<u>GERMANTOWN AVE.</u>	<u>0' / 0'</u>
<u>CADWALLER ST.</u>	<u>BLDG. SETBACK / BLDG. SETBACK</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>GERMANTOWN AVE.</u>	<u>4' / 4' / 4'</u>
<u>CADWALLER ST.</u>	<u>3.5' / 3.5' / 3.5'</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 <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>

**DEPARTMENTAL APPROVAL**

YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>

19. Does the design avoid tripping hazards?

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



# 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 <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/>            | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 22. Does the design maintain adequate visibility for all roadway users at intersections?                    | YES <input type="checkbox"/>            | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

**APPLICANT: Building & Furnishing Component**

Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Building & Furnishing Component**

Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## BICYCLE COMPONENT (Handbook Section 4.5)

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>

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
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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

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

### DEPARTMENTAL APPROVAL

YES  NO

YES  NO

YES  NO

YES  NO

YES  NO

### APPLICANT: Bicycle Component

Additional Explanation / Comments: \_\_\_\_\_

### DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

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

### DEPARTMENTAL APPROVAL

YES  NO

YES  NO

YES  NO

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 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](#)<sup>(1)</sup> is maintained by the Philadelphia Historical Commission.

35. Will the public right-of-way be used for loading and unloading activities?

36. Does the design maintain emergency vehicle access?

37. Where new streets are being developed, does the design connect and extend the street grid?

38. Does the design support multiple alternative routes to and from destinations as well as within the site?

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?

\_\_\_\_\_

YES  NO

YES  NO

YES  NO

YES  NO  N/A

YES  NO  N/A

YES  NO

### DEPARTMENTAL APPROVAL

YES  NO

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

YES  NO  N/A

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

44. Does the design minimize the signal cycle length to reduce pedestrian wait time?

YES  NO  N/A

DEPARTMENTAL APPROVAL

YES  NO

45. Does the design provide adequate clearance time for pedestrians to cross streets?

YES  NO  N/A

YES  NO

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?

YES  NO  N/A

YES  NO

*If yes, City Plan Action may be required.*

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

YES  NO  N/A

YES  NO

▪ Pedestrian Refuge Islands

YES  NO  N/A

YES  NO

▪ Signal Timing and Operation

YES  NO  N/A

YES  NO

▪ Bike Boxes

YES  NO  N/A

YES  NO

48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?

YES  NO  N/A

YES  NO

49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?

YES  NO  N/A

YES  NO

### APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: \_\_\_\_\_

### DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: \_\_\_\_\_

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## ADDITIONAL COMMENTS

**APPLICANT**

Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW**

Additional Reviewer Comments: \_\_\_\_\_