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# PROJECT DESCRIPTION

PROPOSED SEVEN STORY BUILDING

USE REGULATIONS (TABLE 14-602-2)	FLOOR	PROPOSED USE
PROPOSED & PERMITTED USES:	BASEMENT THRU 2ND	RETAIL SALES, RESIDENTIAL LOBBY, MECHANICAL, PARKING
	2ND THRU 7TH	MULTI-FAMILY HOUSING
<b>DISTRICT &amp; LOT DIMENSIONS (TABLE 14-701-3)</b>		
	REQUIRED	PROPOSED
MIN LOT WIDTH (FT)	N/A	NO CHANGE
MIN LOT AREA (SF)	N/A	NO CHANGE
MAX OCCUPIED AREA (% OF LOT)	100%	100% (26,987 SF BLDG)
<b>YARDS (TABLE 14-701-3)</b>		
MIN FRONT YARD DEPTH (FT)	N/A	0' - 0"
MIN SIDE YARD WIDTH, EACH (FT)	N/A (See Note 1)	0' - 0"
MIN REAR YARD DEPTH (FT)	N/A	0' - 0"
<b>HEIGHT (TABLE 14-701-3)</b>		
MAX HEIGHT (FT)	N/A	85'-0"
MAX FLOOR AREA (% OF LOT AREA)	700 (See Note 2)	498
<b>OFF STREET PARKING REQUIREMENTS (14-802)</b>		
TOTAL CAR PARKING	33 (See Note 4)	44
AUTO SHARE PARKING	4	4
COMPACT PARKING	6 Max	1
ELECTRIC VEHICLE PARKING	3 (40-49 Spaces)	3
ADA PARKING	2 (26-50 Spaces)	2
RESERVOIR SPACE	2 (1 per 50)	2
BICYCLE PARKING	67 (See Note 5)	80
<b>OFF STREET LOADING REQUIREMENTS (14-806)</b>		
LOADING SPACES	1 (See Note 6)	1 (10' x 40' x 14')





## CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER: ZP-2021-004117C

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

The property affects a nearby residential district and creates more than 50,000SF of new gross floor area and more than 50 dwelling units.

### PROJECT LOCATION

Planning District: Lower North Council District: 5

Address: 922 North Broad Street  
Philadelphia PA 19126

Is this parcel within an Opportunity Zone? Yes  No  Uncertain   
If yes, is the project using Opportunity Zone Funding? Yes  No

### CONTACT INFORMATION

Applicant Name: Michael Phillips Primary Phone: 215-569-2499

Email: mphilips@klehr.com Address: 1835 Market Street, Suite 1400  
Philadelphia PA 19103

Property Owner: Hightop Real Estate & Development Developer: Hightop Real Estate & Development  
Architect: Coscia Moos Architecture

### SITE CONDITIONS

Site Area: 26,987 SF

Existing Zoning: CMX-4 Are Zoning Variances required? Yes  No

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

Parking: 19,796 SF  
Retail: 21,760 SF  
Residential: 134,600 SF  
*Proposed # of Parking Units: 44*

### 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: \_\_\_\_\_ Time: \_\_\_\_\_

### ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes  No  NA

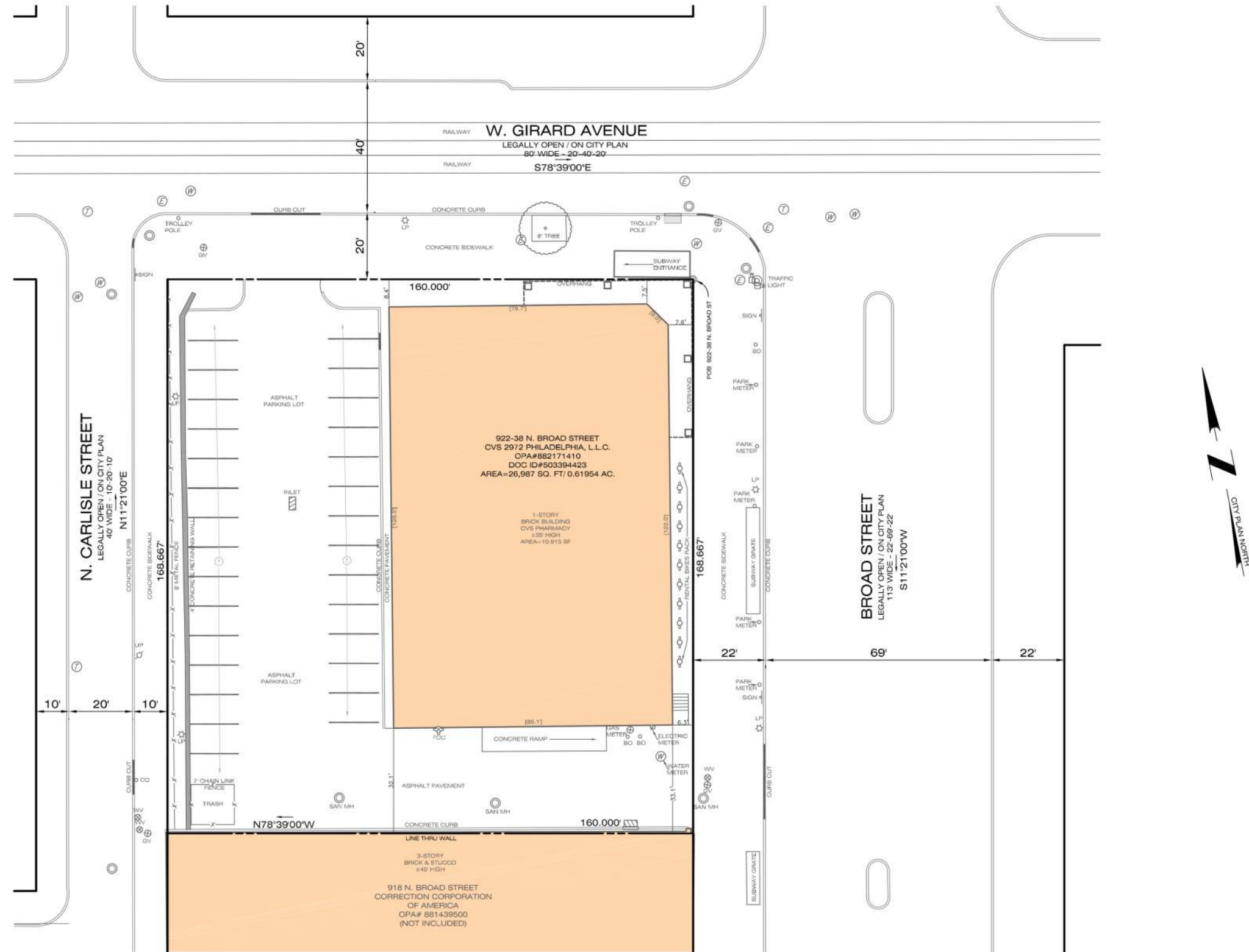
If yes, indicate the date hearing will be held:  
Date: \_\_\_\_\_





Project Site: 922 N Broad Street







1 VIEW SOUTH DOWN N. BROAD ST.



2 VIEW NORTH UP N. BROAD ST.



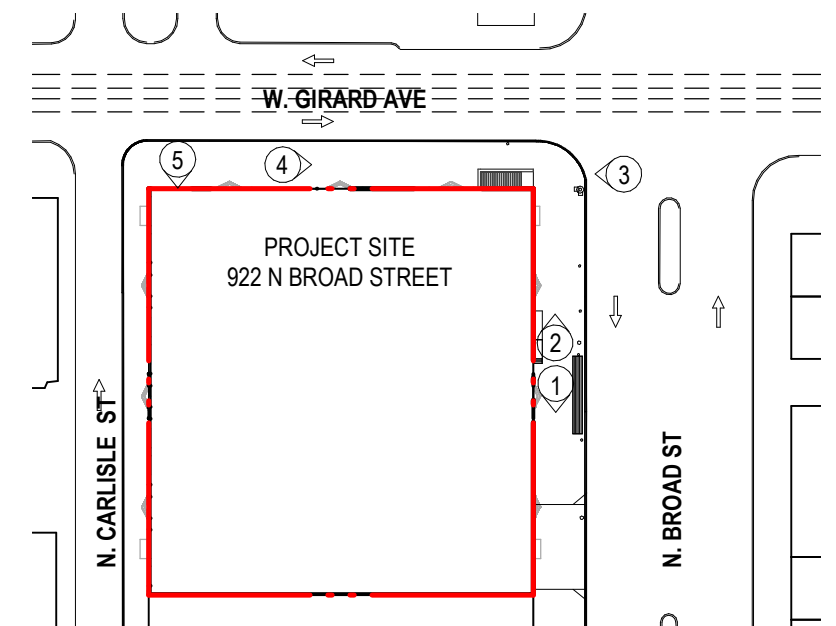
3 VIEW AT CORNER OF BROAD & GIRARD



4 VIEW EAST DOWN W. GIRARD AVE



5 VIEW SOUTH DOWN N. BROAD ST.







6 VIEW WEST TOWARD N.CARLISLE



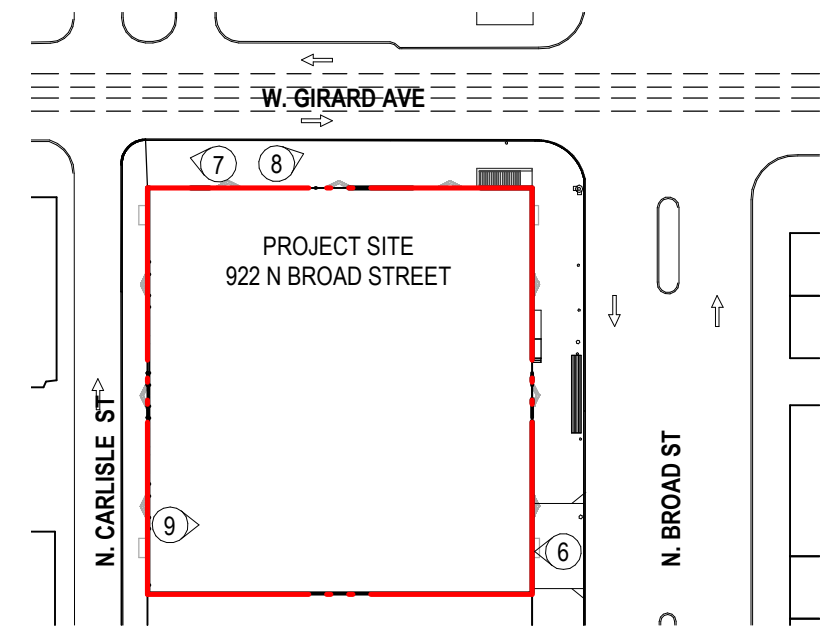
7 VIEW WEST DOWN W.GIRARD AVE



8 VIEW EAST DOWN W. GIRARD AVE



9 VIEW EAST TOWARD N. BROAD

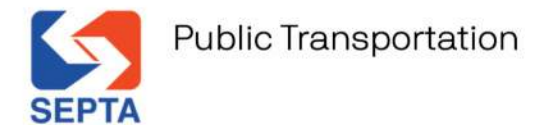








- 1 922 North Broad Street - Project Site
- 2 The Met Philadelphia
- 3 Temple Sports Fields
- 4 Temple of Divine Love Church
- 5 Columbia North YMCA
- 6 Ingersoll Park
- 7 St. Joseph's Preparatory and Church of the Gesu
- 8 John F Street Community Center







**CELLAR FLOOR PLAN**

1" = 30'-0"



**FIRST FLOOR PLAN**

1" = 30'-0"

- AMENITY SPACE
- COMMERCIAL
- PARKING





**SECOND FLOOR PLAN**

1" = 30'-0"

AMENITY SPACE  
APARTMENT UNIT



**THIRD FLOOR PLAN**

1" = 30'-0"

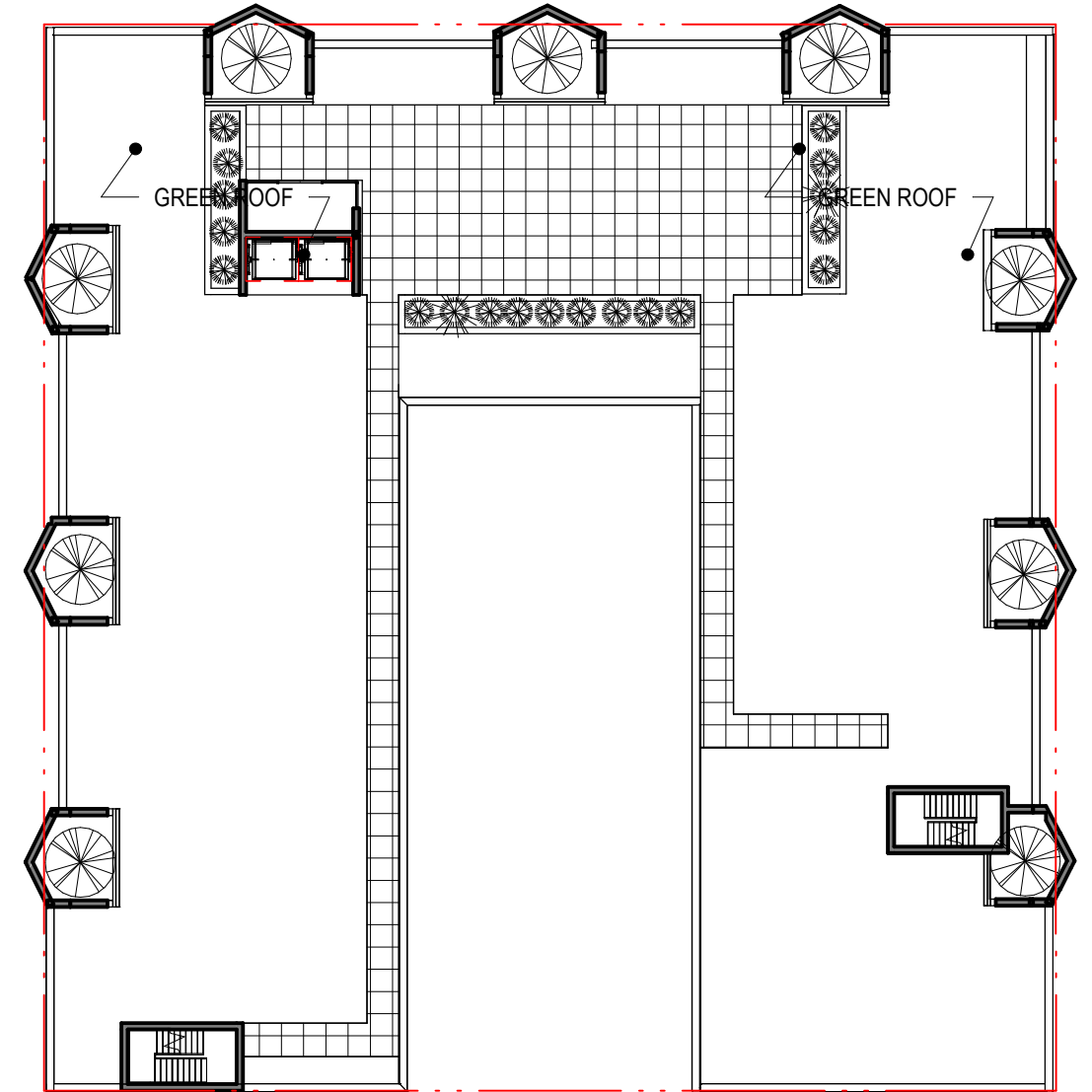






**SEVENTH FLOOR PLAN**

1" = 30'-0"



**ROOF PLAN**

1" = 30'-0"



TREES



CERCIS CANIDENSIS/  
EASTERN REDBUD



GLEDITSIA TRICANTHOS/  
SKYLINE HONEY LOCUST



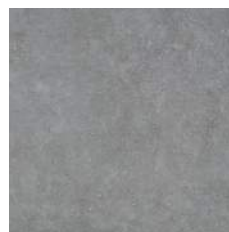
SALIX NIGRA/  
BLACK WILLOW

GRASSES

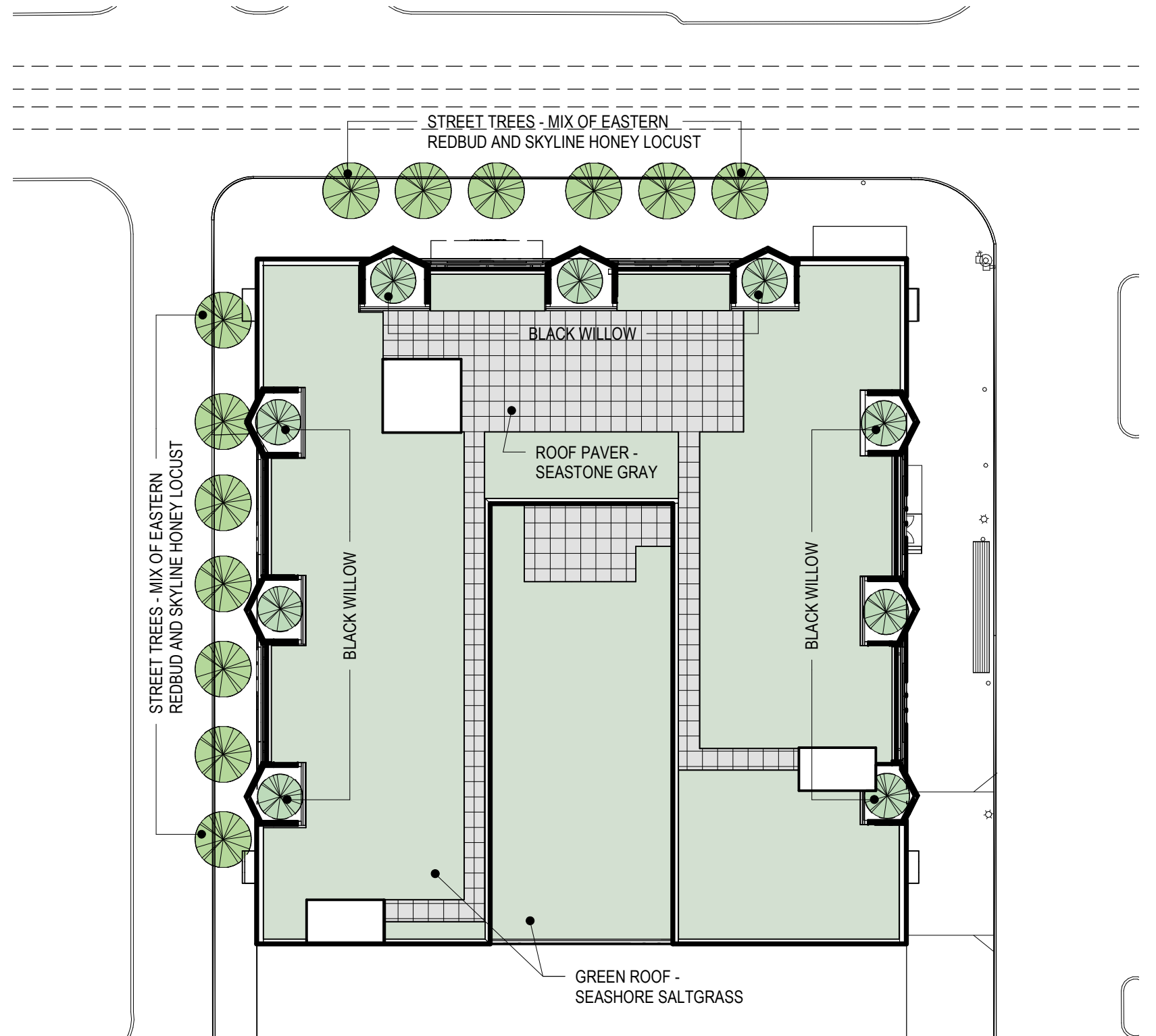


DISTICHLIS SPICATA -  
SEASHORE SALTGRASS



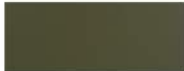

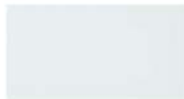
HARDSCAPE



ROOF PAVER -  
SEASTONE GRAY





-  STONE - BLACK GRANITE
-  FIBER CEMENT - OFF-WHITE FERRO
-  MTL 1 - OLIVINE METALLIC
-  MTL 2 - COLORADO GOLD
-  MTL 3 - MIRRORED ALUMINUM







STONE -  
BLACK GRANITE



FIBER CEMENT -  
OFF-WHITE FERRO



MTL 1 -  
OLIVINE METALLIC




MTL 2 -  
COLORADO GOLD



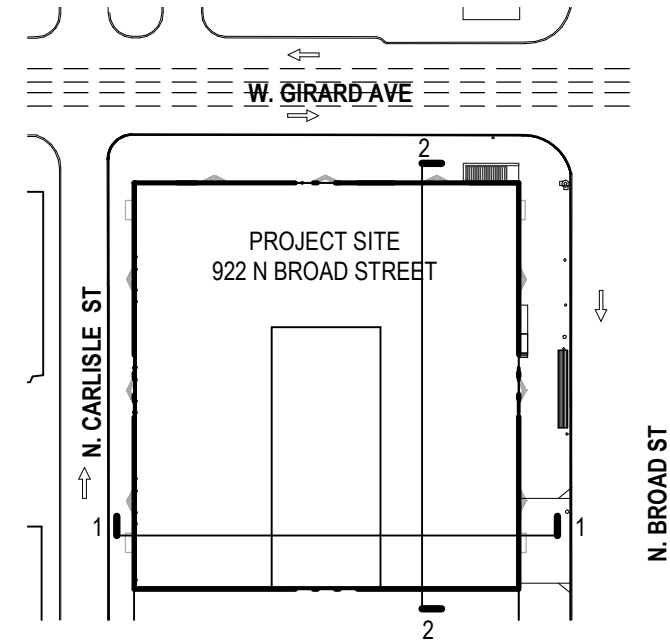
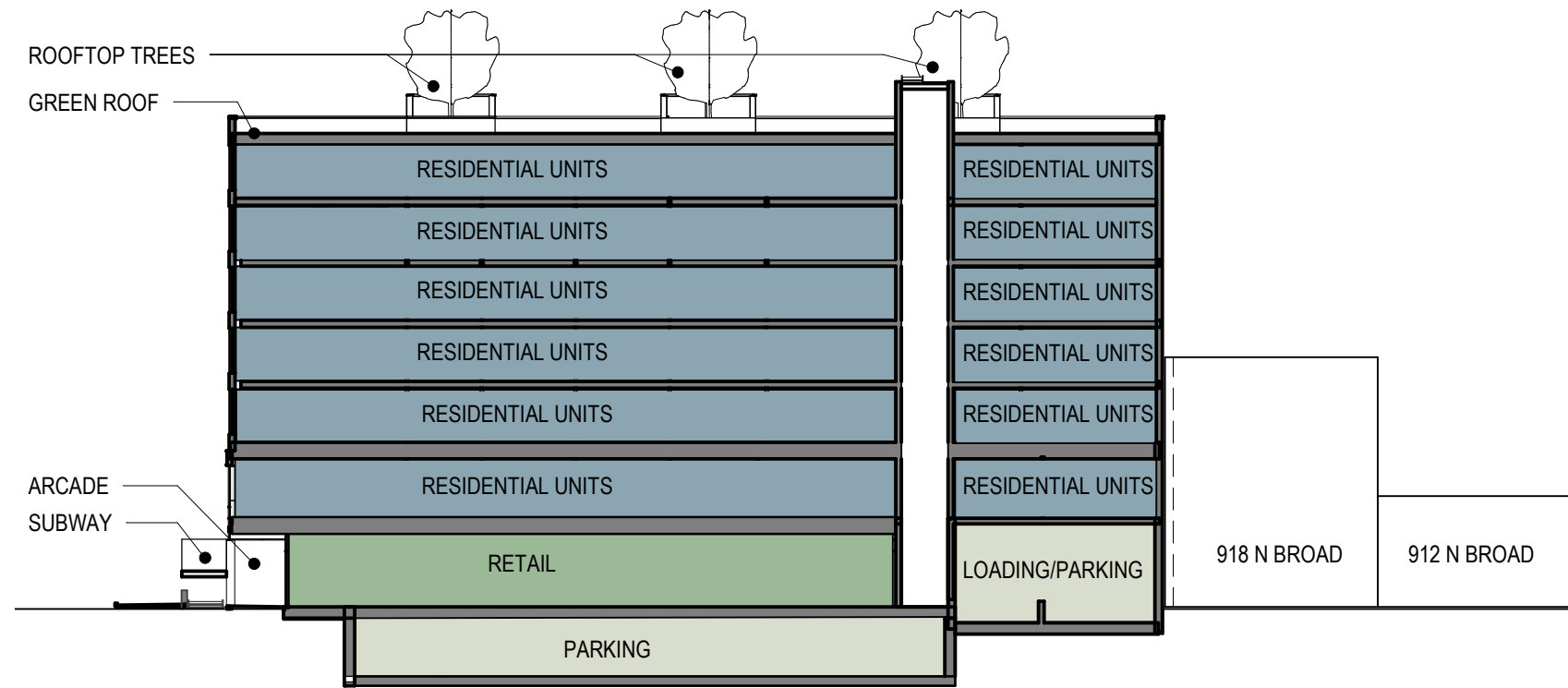
MTL 3 -  
MIRRORED ALUMINUM



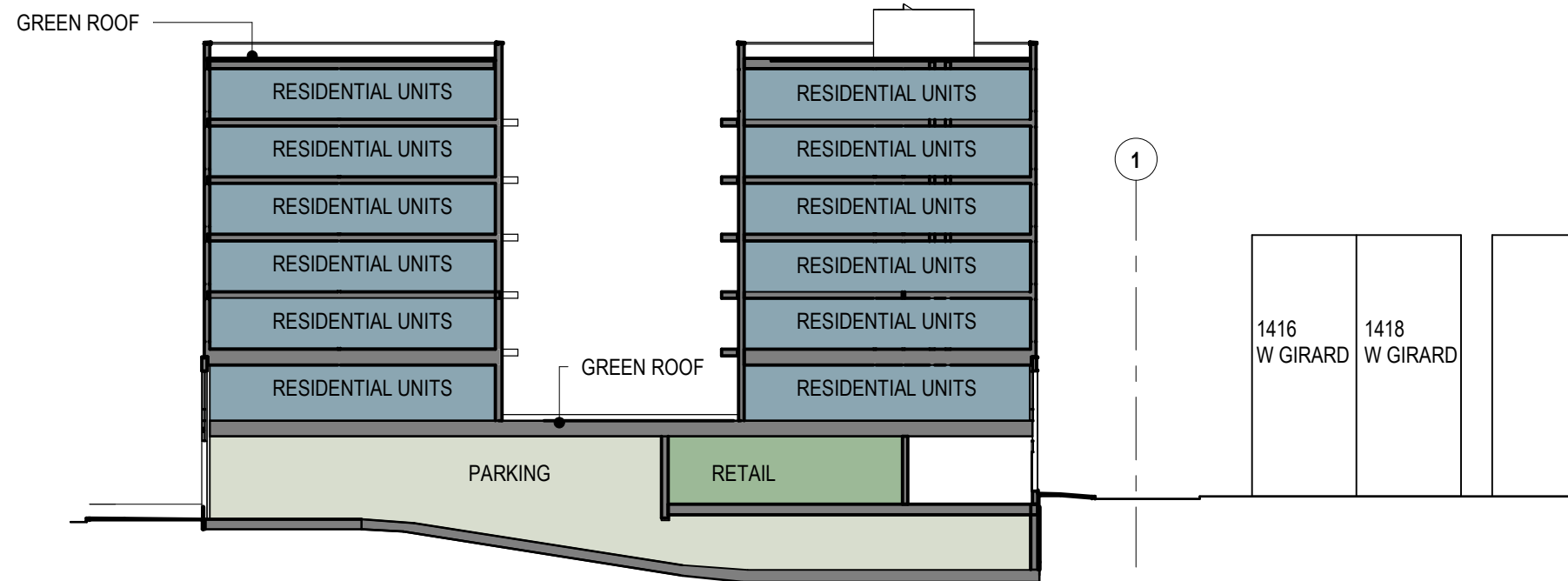


-  STONE - BLACK GRANITE
-  FIBER CEMENT - OFF-WHITE FERRO
-  MTL 1 - OLIVINE METALLIC
-  MTL 2 - COLORADO GOLD
-  MTL 3 - MIRRORED ALUMINUM





**SITE SECTION 2 - LONGITUDINAL SECTION**



**SITE SECTION 1 - CROSS SECTION**





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**Civic Design Review Sustainable Design Checklist**

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
<b>Location and Transportation</b>		
(1) 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, Broad Street Line is at the property line.
(2) Reduced Parking Footprint	All new parking areas will be 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 under the building.
(3) 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, 16% of spaces are for green vehicles and car share vehicles (4 auto-share spaces and 3 electric vehicle spaces are provided).
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) <sup>1</sup>	Yes. Insulated glazing units with an OITC of 29 are being proposed to reduce the sound level of the Girard Ave Trolley to 60dBA or lower within the units
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Existing bike share station is on property and will need to be relocated.

<b>Water Efficiency</b>		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	Yes. Plants are being selected that will only require irrigation during drought conditions after a 2 year establishment period.
<b>Sustainable Sites</b>		
(7) 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.	Green roof is 67%.
(8) 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 of the PWD Stormwater Management Regulations	No-However, all on-site stormwater is being managed on-site by green roof area conforming to the stormwater requirements of the Philadelphia Water Department.
(9) 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.	SRI of roof pavers is 34. No other hardscape is provided on site.
<b>Energy and Atmosphere</b>		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. <sup>1</sup>	Building will be designed in accordance with ASHRAE 90.1 using the prescriptive path.
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? <sup>1</sup> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	No. Building will be designed to comply with the 2018 IECC

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. <sup>14</sup>	Not applicable to this project.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No.
<b>Innovation</b>		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	No.

<sup>1</sup> Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

<sup>14</sup> Title 4 The Philadelphia Building Construction and Occupancy Code See also, "The Commercial Energy Code Compliance" information sheet: <https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf>

and the "What Code Do I Use" information sheet: <https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

<sup>15</sup> LEED 4.1, Optimize Energy Performance in LEED v4.1 For Energy Star: [www.energystar.gov](http://www.energystar.gov) For Passive House, see [www.phius.org](http://www.phius.org)

<sup>16</sup> Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways



## COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



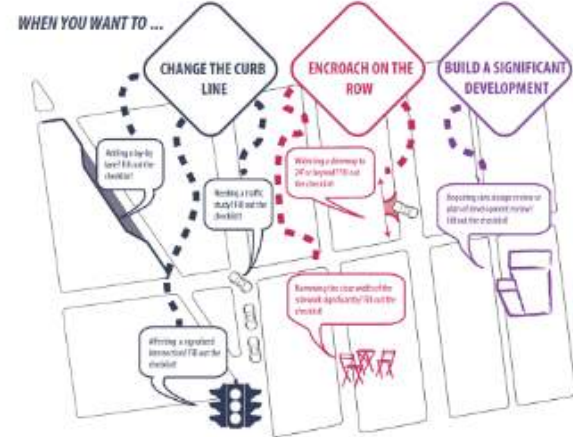
### INSTRUCTIONS

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?



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

1

## 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

2

## COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



### GENERAL PROJECT INFORMATION

- |   |   |
|---|---|
| 1. PROJECT NAME<br>922 N Broad  | 2. DATE<br>06/07/2020   |
| 3. APPLICANT NAME<br>Hightop Real Estate & Development<br>c/o Michael Phillips  | 5. PROJECT AREA: list precise street limits and scope<br>Applicant proposes to develop the site that bounds N. Broad St, Girard Ave and Carlisle St with a 7-story mixed use building containing 201 residential units, 22,000 SF of commercial space and an underground parking garage (44 spaces) and ROW improvements. |
| 4. APPLICANT CONTACT INFORMATION<br>mphilips@klehr.com  |   |
| 6. OWNER NAME<br>Hightop Real Estate and Development  |   |
| 7. OWNER CONTACT INFORMATION<br>david@hightopdevelopment.com  |   |
| 8. ENGINEER / ARCHITECT NAME<br>Sergio Coscia   |   |
| 9. ENGINEER / ARCHITECT CONTACT INFORMATION<br>scoscia@cosciamoos.com   |   |
| 10. STREETS: List the streets associated with the project. Complete Streets Types can be found at <a href="http://www.phila.gov/map">www.phila.gov/map</a> under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook. Also available here: <a href="http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/">http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/</a> |   |

STREET	FROM	TO	COMPLETE STREET TYPE
N Broad Street	W Girard Ave	Poplar St	Civic/Ceremonial
W Girard Ave	N Carlisle St	N Broad St	Urban Arterial
N Carlisle	W Girard Ave	Poplar St	Local

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: There are no existing building extensions into the sidewalk.

DEPARTMENTAL REVIEW: General Project Information

3



**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) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
<b>Broad Street</b>	<b>20' / 22' / 22'</b>	<b>20' / 20'</b>
<b>W Girard Ave</b>	<b>12' / 20' / 20'</b>	<b>20' / 20'</b>
<b>N Carlisle Street</b>	<b>10' / 10' / 10'</b>	<b>10' / 10'</b>

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
<b>Broad Street</b>	<b>10' / 16' / 10'</b>
<b>W Girard Ave</b>	<b>6' / 11.33' / 8'</b>
<b>N Carlisle Street</b>	<b>5' / 7.17' / 5'</b>

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
<b>Curb cut</b>	<b>23'</b>	<b>Broad Street</b>
<b>Curb Cut</b>	<b>21'</b>	<b>W Girard Ave</b>
<b>Curb Cut</b>	<b>10'-6"</b>	<b>N Carlisle</b>

PROPOSED VEHICULAR INTRUSIONS		
INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<b>Curb cut</b>	<b>40'-0"</b>	<b>Broad Street</b>
---	---	---
---	---	---

**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: Project is upgrading the existing curb cuts to comply with Streets detail SC0105

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
<b>N Broad Street</b>	<b>0' / 4'</b>
<b>W Girard Ave</b>	<b>0' / 4'</b>
<b>N Carlisle Street</b>	<b>0' / 0'</b>

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
<b>N Broad Street</b>	<b>5' / 6' / 8'</b>
<b>W Girard Ave</b>	<b>4' / 8'-6" / 8'-0"</b>
<b>N Carlisle Street</b>	<b>3'-6" / 3' / 5'-0"</b>

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?

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

19. Does the design avoid tripping hazards? YES  NO  N/A

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

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**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: Building zone on Broad Street and Girard Ave have necessary ramps to access the interior of the building.

**DEPARTMENTAL REVIEW: Building & Furnishing Component**  
Reviewer Comments:

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**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> n/a
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	Existing / Proposed		
922 N Broad Street	67	0 / 0	0 / 0	0 / 80			
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____	____/____	____/____	____/____

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 <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | DEPARTMENTAL APPROVAL YES <input type="checkbox"/> NO <input type="checkbox"/> |
| • Buffered Bike Lane           | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/>                       |
| • Bicycle-Friendly Street      | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/>                       |
| • Indego Bicycle Share Station | YES <input type="checkbox"/> | NO <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/>                       |
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: Proposed bicycle spaces will be located in the underground parking garage.

**DEPARTMENTAL REVIEW: Bicycle Component**  
Reviewer Comments:

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**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? YES  NO

**APPLICANT: Curbside Management Component**  
Additional Explanation / Comments: Broad Street line is located at the corner of W Girard Ave and Broad Street \_\_\_\_\_

**DEPARTMENTAL REVIEW: Curbside Management Component**  
Reviewer Comments:



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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:

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
n/a	---	---	---/---	---
---	---	---	---/---	---
---	---	---	---/---	---
---	---	---	---/---	---

33. What is the maximum AASHTO design vehicle being accommodated by the design? **P-Vehicle and WB-50**

DEPARTMENTAL APPROVAL  
YES  NO

34. Will the project affect a historically certified street? An [inventory of historic streets](#)<sup>(1)</sup> is maintained by the Philadelphia Historical Commission.

YES  NO

DEPARTMENTAL APPROVAL  
YES  NO

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

YES  NO

DEPARTMENTAL APPROVAL  
YES  NO

36. Does the design maintain emergency vehicle access?

YES  NO

DEPARTMENTAL APPROVAL  
YES  NO

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

YES  NO  N/A

DEPARTMENTAL APPROVAL  
YES  NO

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

YES  NO  N/A

DEPARTMENTAL APPROVAL  
YES  NO

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

YES  NO

DEPARTMENTAL APPROVAL  
YES  NO

APPLICANT: Vehicle / Cartway Component

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

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

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

(1) [http://www.philadelphiestreets.com/images/uploads/documents/Historical\\_Street\\_Paving.pdf](http://www.philadelphiestreets.com/images/uploads/documents/Historical_Street_Paving.pdf)

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#### 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

DEPARTMENTAL APPROVAL  
YES  NO

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

YES  NO  N/A

DEPARTMENTAL APPROVAL  
YES  NO

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

APPLICANT: Urban Design Component

Additional Explanation / Comments: Loading will always be assisted and will only occur on off hours to minimize traffic/pedestrian/bicycle conflicts.

DEPARTMENTAL REVIEW: Urban Design Component

### COMPLETE STREETS HANDBOOK CHECKLIST

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#### ADDITIONAL COMMENTS

APPLICANT

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

DEPARTMENTAL REVIEW

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

### COMPLETE STREETS HANDBOOK CHECKLIST

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#### 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
n/a	---	---
---	---	---
---	---	---
---	---	---

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

DEPARTMENTAL APPROVAL  
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

DEPARTMENTAL APPROVAL  
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?

DEPARTMENTAL APPROVAL  
YES  NO

- Marked Crosswalks
- Pedestrian Refuge Islands
- Signal Timing and Operation
- Bike Boxes

YES  NO  N/A

YES  NO  N/A

YES  NO  N/A

YES  NO  N/A

DEPARTMENTAL APPROVAL  
YES  NO

DEPARTMENTAL APPROVAL  
YES  NO

DEPARTMENTAL APPROVAL  
YES  NO

DEPARTMENTAL APPROVAL  
YES  NO

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

YES  NO  N/A

DEPARTMENTAL APPROVAL  
YES  NO

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

YES  NO  N/A

DEPARTMENTAL APPROVAL  
YES  NO

APPLICANT: Intersections & Crossings Component

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

DEPARTMENTAL REVIEW: Intersections & Crossings Component

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