# 20-30 WEST ALLENS LANE

| | |
|---|---|
| PROJECT DESCRIPTION | 4 STORY APARTMENT BUILDING WITH 76 RESIDENTIAL UNITS AND GROUND FLOOR ENCLOSED PARKING WITH 26 SPACES. |
| AREA | 77,353 GSF |

WEST MOUNT AIRY NEIGHBORS, INC
AUGUST 3, 2022

| | |
|---|---|
| DEVELOPER | KHOSLA PROPERTIES |
| ARCHITECT | CANNO DESIGN |
| STRUCTURAL | STRUCTURE LABS ENGINEERING |
| CIVIL | COLLIERS ENGINEERS |

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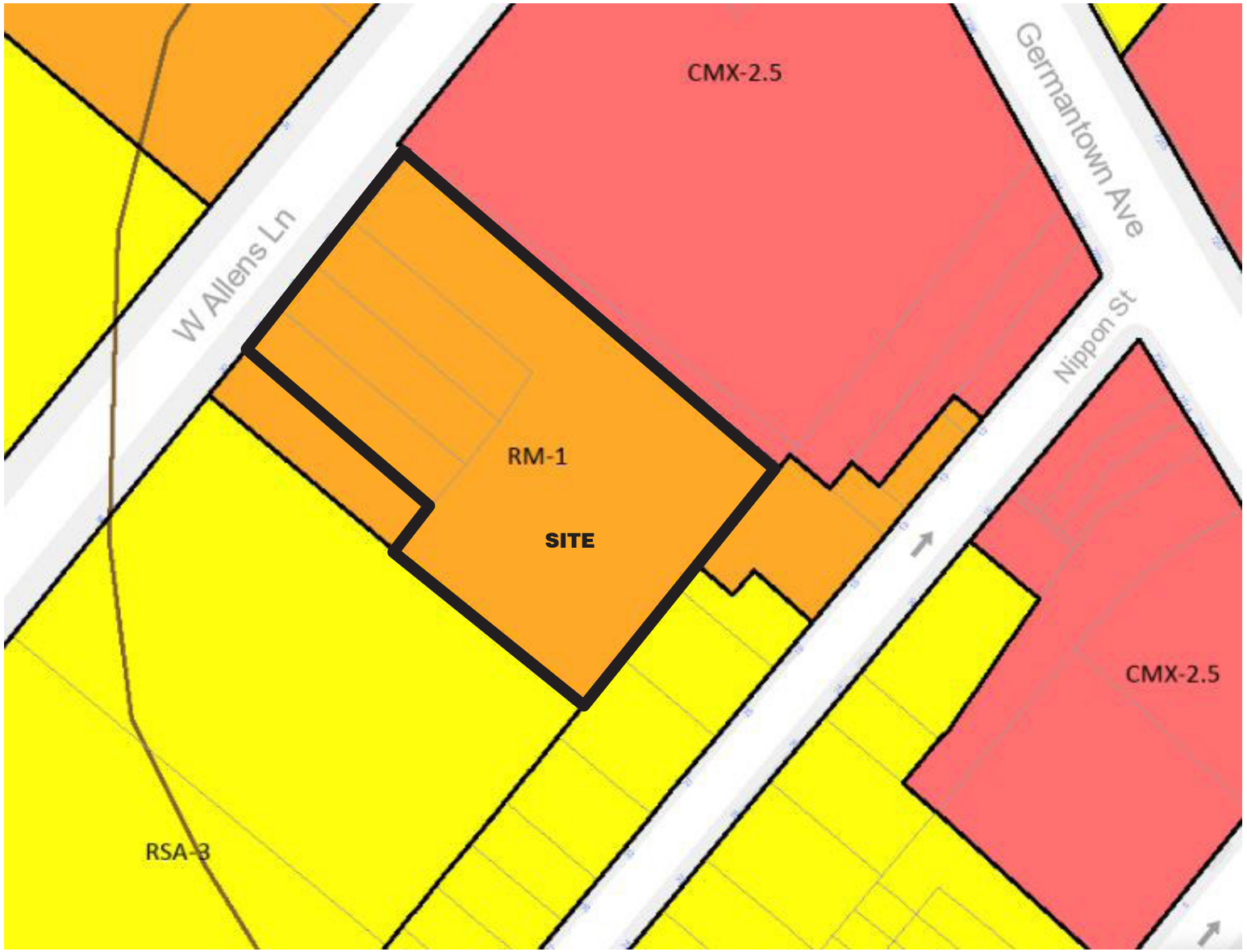
WAWA
SITE
W Allens Ln
Germantown Ave
ALLEN LANE
TRAIN STATION
MT. AIRY
PLAYGROUND
ACME


CMX-2.5
W Allens Ln
Germantown Ave
Nippon St
RM-1
SITE
RSA-3
CMX-2.5

CITY OF PHILADELPHIA

# CIVIC DESIGN RESPONSE FORM

| APPLICATION #: ZP-2022-004845 | ADDRESS: 20-30 W ALLENS LN | APPLICANT: Zach Jones DBA: Canno Design |
|---|---|---|

AS REQUIRED BY 14-304 (3) (e) (.1) FOR REZONING OF ANY LAND IN CERTAIN MASTER PLAN DISTRICTS AS WELL AS TABLE 14-304-2 (CIVIC DESIGN REVIEW TRIGGERS, IDENTIFIED BELOW) OF THE PHILADELPHIA ZONING CODE, THE ABOVE REFERENCED PROPERTY REQUIRES CIVIC DESIGN REVIEW FOR THE FOLLOWING REASON(S):

| THE PROPERTY: | THE PROPERTY AFFECTED: | | THE APPLICATION: | |
|---|---|---|---|---|
| THE APPLICANT'S PROPERTY IS LOCATED IN ANY DISTRICT, EXCEPT AS PROVIDED IN 14-304 (5)(b)(.1)(.a)(.i) | AND REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY | ☐ | 1) | INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA |
| | | ☐ | 2) | INCLUDES MORE THAN 100 NEW DWELLING UNITS |
| THE APPLICANT'S PROPERTY IS LOCATED IN A COMMERCIAL, INDUSTRIAL, OR SPECIAL PURPOSE DISTRICT | 2. Affects property in any Residential district, as defined by § 14-304(5)(b)(.2) (Affected Properties). | ☑ | 1) | INCLUDES MORE THAN 50,000 SQUARE FEET OF NEW GROSS FLOOR AREA |
| | | ☑ | 2) | INCLUDES MORE THAN 50 NEW DWELLING UNITS |
| | | ☐ | | |

| Examiner's Signature: *Paulose Issac* | ☐ Examiner's Phone: (215) 686 - 2563 | Date: 6/22/2022 |
|---|---|---|

Civic Design focuses on reviewing the impact of building and site design on the public realm, particularly streets, sidewalks, trails, public parks and open spaces. Please note that all Civic Design Review recommendations are advisory; The Zoning Board and Planning Commission are not required to abide by the Civic Design Review Committee's recommendations.

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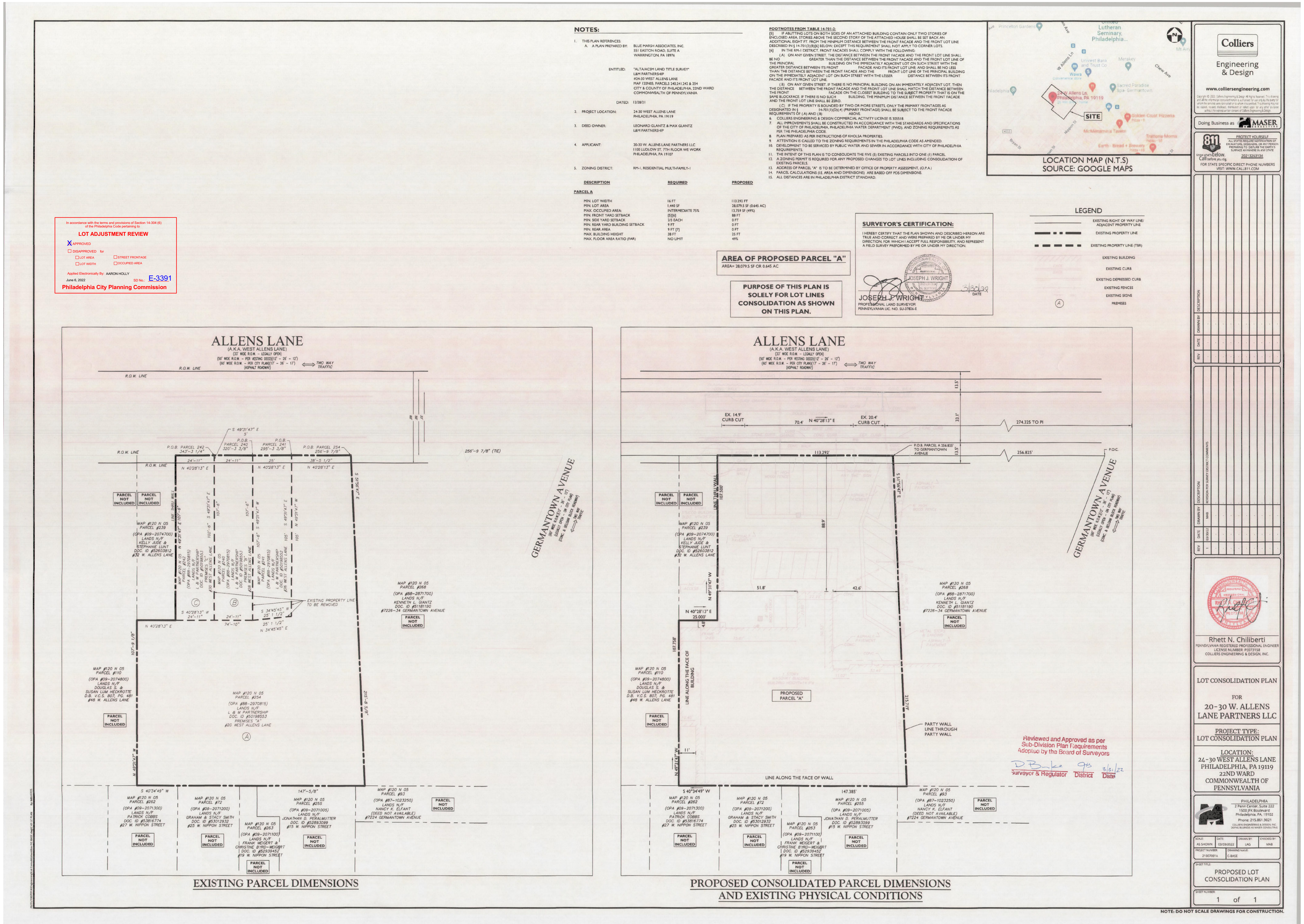
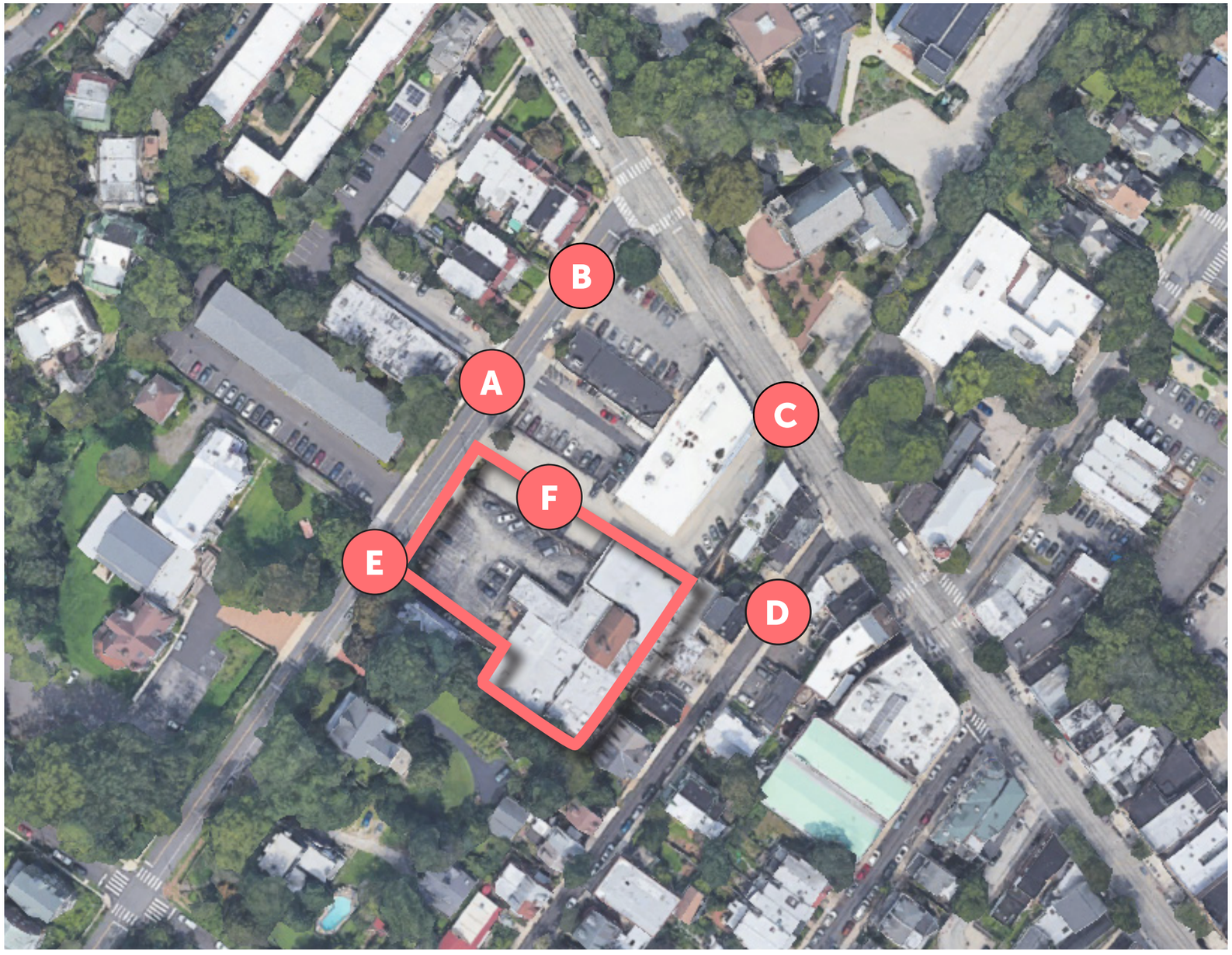
The Civic Design Review Committee is located at:
One Parkway, 13th floor
1515 Arch Street, Philadelphia, PA, 19102.
Please contact (215) 683-4615 for more information.


NOTES:
1. THIS PLAN REFERENCES:
A. A PLAN PREPARED BY: BLUE MARSH ASSOCIATES, INC. 551 EASTON ROAD, SUITE A WARRINGTON, PA 18976
ENTITLED: "ALTA/ACSM LAND TITLE SURVEY" L&M PARTNERSHIP #24-30 WEST ALLENS LANE MAP 120N05, PARCELS 240,241,242 & 254 CITY & COUNTY OF PHILADELPHIA, 22ND WARD COMMONWEALTH OF PENNSYLVANIA
DATED: 12/28/21
2. PROJECT LOCATION: 24-30 WEST ALLENS LANE PHILADELPHIA, PA 19119
3. DEED OWNER: LEONARD GLANTZ & MAX GLANTZ L&M PARTNERSHIP
4. APPLICANT: 20-30 W. ALLENS LANE PARTNERS LLC 1100 LUDLOW ST, 7TH FLOOR WE WORK PHILADELPHIA, PA 19107
5. ZONING DISTRICT: RM-1, RESIDENTIAL MULTI-FAMILY-1
DESCRIPTION | REQUIRED | PROPOSED
PARCEL A
MIN. LOT WIDTH | 16 FT | 113.292 FT
MIN. LOT AREA | 1,440 SF | 28,079.5 SF (0.645 AC)
MAX. OCCUPIED AREA: | INTERMEDIATE 75% | 13,759 SF (49%)
MIN. FRONT YARD SETBACK | [5][6] | 88 FT
MIN. SIDE YARD SETBACK | 2/5 EACH | 0 FT
MIN. REAR YARD BUILDING SETBACK | 9 FT | 0 FT
MIN. REAR AREA | 9 FT [7] | 0 FT
MAX. BUILDING HEIGHT | 38 FT | 25 FT
MAX. FLOOR AREA RATIO (FAR) | NO LIMIT | 49%
FOOTNOTES FROM TABLE 14-701-2:
[5] IF ABUTTING LOTS ON BOTH SIDES OF AN ATTACHED BUILDING CONTAIN ONLY TWO STORIES OF ENCLOSED AREA, STORIES ABOVE THE SECOND STORY OF THE ATTACHED HOUSE SHALL BE SET BACK AN ADDITIONAL EIGHT FT. FROM THE MINIMUM DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE DESCRIBED IN § 14-701(2)(B)[6] BELOW; EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.
[6] IN THE RM-1 DISTRICT, FRONT FACADES SHALL COMPLY WITH THE FOLLOWING:
(.A) ON ANY GIVEN STREET, THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL BE NO GREATER THAN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE GREATER DISTANCE BETWEEN ITS FRONT FACADE AND ITS FRONT LOT LINE; AND SHALL BE NO LESS THAN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE LESSER DISTANCE BETWEEN ITS FRONT FACADE AND ITS FRONT LOT LINE.
(.B) ON ANY GIVEN STREET, IF THERE IS NO PRINCIPAL BUILDING ON AN IMMEDIATELY ADJACENT LOT, THEN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL MATCH THE DISTANCE BETWEEN THE FRONT FACADE ON THE CLOSEST BUILDING TO THE SUBJECT PROPERTY THAT IS ON THE SAME BLOCKFACE. IF THERE IS NO SUCH BUILDING, THE MINIMUM DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL BE ZERO.
(.C) IF THE PROPERTY IS BOUNDED BY TWO OR MORE STREETS, ONLY THE PRIMARY FRONTAGES AS DESIGNATED IN § 14-701(1)(D)(.4) (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT FACADE REQUIREMENTS OF (.A) AND (.B) ABOVE.
6. COLLIERS ENGINEERING & DESIGN COMMERCIAL ACTIVITY LICENSE IS 305518.
7. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PWD), AND ZONING REQUIREMENTS AS PER THE PHILADELPHIA CODE.
8. PLAN PREPARED AS PER INSTRUCTIONS OF KHOLSA PROPERTIES.
9. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
10. DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
11. THE INTENT OF THIS PLAN IS TO CONSOLIDATE THE FIVE (5) EXISTING PARCELS INTO ONE (1) PARCEL.
12. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
13. ADDRESS OF PARCEL "A" IS TO BE DETERMINED BY OFFICE OF PROPERTY ASSESSMENT, (O.P.A.)
14. PARCEL CALCULATIONS (I.E. AREA AND DIMENSIONS) ARE BASED OFF PDS DIMENSIONS.
15. ALL DISTANCES ARE IN PHILADELPHIA DISTRICT STANDARD.
LOCATION MAP (N.T.S)
SOURCE: GOOGLE MAPS
SITE
In accordance with the terms and provisions of Section 14-304 (6) of the Philadelphia Code pertaining to
LOT ADJUSTMENT REVIEW
X APPROVED
DISAPPROVED for
LOT AREA
STREET FRONTAGE
LOT WIDTH
OCCUPIED AREA
Applied Electronically By: AARON HOLLY
June 6, 2022
SD No.: E-3391
Philadelphia City Planning Commission
AREA OF PROPOSED PARCEL "A"
AREA= 28,079.5 SF OR 0.645 AC
PURPOSE OF THIS PLAN IS SOLELY FOR LOT LINES CONSOLIDATION AS SHOWN ON THIS PLAN.
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT AND WERE PREPARED BY ME OR UNDER MY DIRECTION, FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENT A FIELD SURVEY PREFORMED BY ME OR UNDER MY DIRECTION.
JOSEPH J. WRIGHT
PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA LIC. NO. SU-37826-E
3/30/22
DATE
LEGEND
EXISTING RIGHT OF WAY LINE/ ADJACENT PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING PROPERTY LINE (TBR)
EXISTING BUILDING
EXISTING CURB
EXISTING DEPRESSED CURB
EXISTING FENCES
EXISTING SIGNS
PREMISES
ALLENS LANE
(A.K.A. WEST ALLENS LANE)
(33' WIDE R.O.W. – LEGALLY OPEN)
(50' WIDE R.O.W. – PER VESTING DEED)(12' – 26' – 12')
(60' WIDE R.O.W. – PER CITY PLAN)(17' – 26' – 17')
(ASPHALT ROADWAY)
TWO WAY TRAFFIC
GERMANTOWN AVENUE
(60' WIDE R.O.W.)(12' – 36' – 12')
(LEGALLY OPEN – ON CITY PLAN)
(CONC. & BELGIAN BLOCK ROADWAY)
MAP #120 N 05 PARCEL #254 (OPA #88-2970815) LANDS N/F L & M PARTNERSHIP DOC. ID #50198553 PREMISES "A" #20 WEST ALLENS LANE
MAP #120 N 05 PARCEL #239 (OPA #09-2074700) LANDS N/F KELLY JUDE & STEPHANIE LUNT DOC. ID #52603812 #32 W. ALLENS LANE
MAP #120 N 05 PARCEL #110 (OPA #09-2074800) LANDS N/F DOUGLAS S. & SUSAN LUM HECKROTTE D.B. V.C.S. 807, PG. 481 #48 W. ALLENS LANE
MAP #120 N 05 PARCEL #268 (OPA #88-2871700) LANDS N/F KENNETH L. GIANTZ DOC. ID #51181190 #7226-34 GERMANTOWN AVENUE
MAP #120 N 05 PARCEL #93 (OPA #87-1023250) LANDS N/F NANCY K. ELFANT (DEED NOT AVAILABLE) #7224 GERMANTOWN AVENUE
MAP #120 N 05 PARCEL #262 (OPA #09-2071300) LANDS N/F PATRICK COBBS DOC. ID #53816774 #27 W. NIPPON STREET
MAP #120 N 05 PARCEL #72 (OPA #09-2071200) LANDS N/F GRAHAM & STACY SMITH DOC. ID #53012932 #25 W. NIPPON STREET
MAP #120 N 05 PARCEL #263 (OPA #09-2071100) LANDS N/F FRANK WEIGERT & CHRISTINE BYRD-WEIGERT DOC. ID #52939452 #19 W. NIPPON STREET
MAP #120 N 05 PARCEL #255 (OPA #09-2071005) LANDS N/F JONATHAN D. PERALMUTTER DOC. ID #52893099 #15 W. NIPPON STREET
PARCEL NOT INCLUDED
EXISTING PROPERTY LINE TO BE REMOVED
EXISTING PARCEL DIMENSIONS
PROPOSED PARCEL "A"
PARTY WALL LINE THROUGH PARTY WALL
LINE ALONG THE FACE OF WALL
Reviewed and Approved as per Sub-Division Plan Requirements Adopted by the Board of Surveyors
Surveyor & Regulator
District
Date
PROPOSED CONSOLIDATED PARCEL DIMENSIONS AND EXISTING PHYSICAL CONDITIONS
Colliers
Engineering & Design
www.colliersengineering.com
Doing Business as MASER
PROTECT YOURSELF
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM
REVISION PER SURVEY DISTRICT COMMENTS
Rhett N. Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.
LOT CONSOLIDATION PLAN
FOR
20-30 W. ALLENS LANE PARTNERS LLC
PROJECT TYPE: LOT CONSOLIDATION PLAN
LOCATION: 24-30 WEST ALLENS LANE PHILADELPHIA, PA 19119 22ND WARD COMMONWEALTH OF PENNSYLVANIA
PHILADELPHIA
2 Penn Center, Suite 222
1500 JFK Boulevard
Philadelphia, PA, 19102
Phone: 215.861.9021
SCALE: AS SHOWN
DATE: 03/03/2022
DRAWN BY: LAG
CHECKED BY: MAB
PROJECT NUMBER: 21007091A
DRAWING NAME: C-BASE
SHEET TITLE: PROPOSED LOT CONSOLIDATION PLAN
SHEET NUMBER: 1 of 1
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.


A
B
C
D
E
F

A W ALLENS LANE LOOKING SE AT MACLEN'S AUTO BODY SHOP SE)

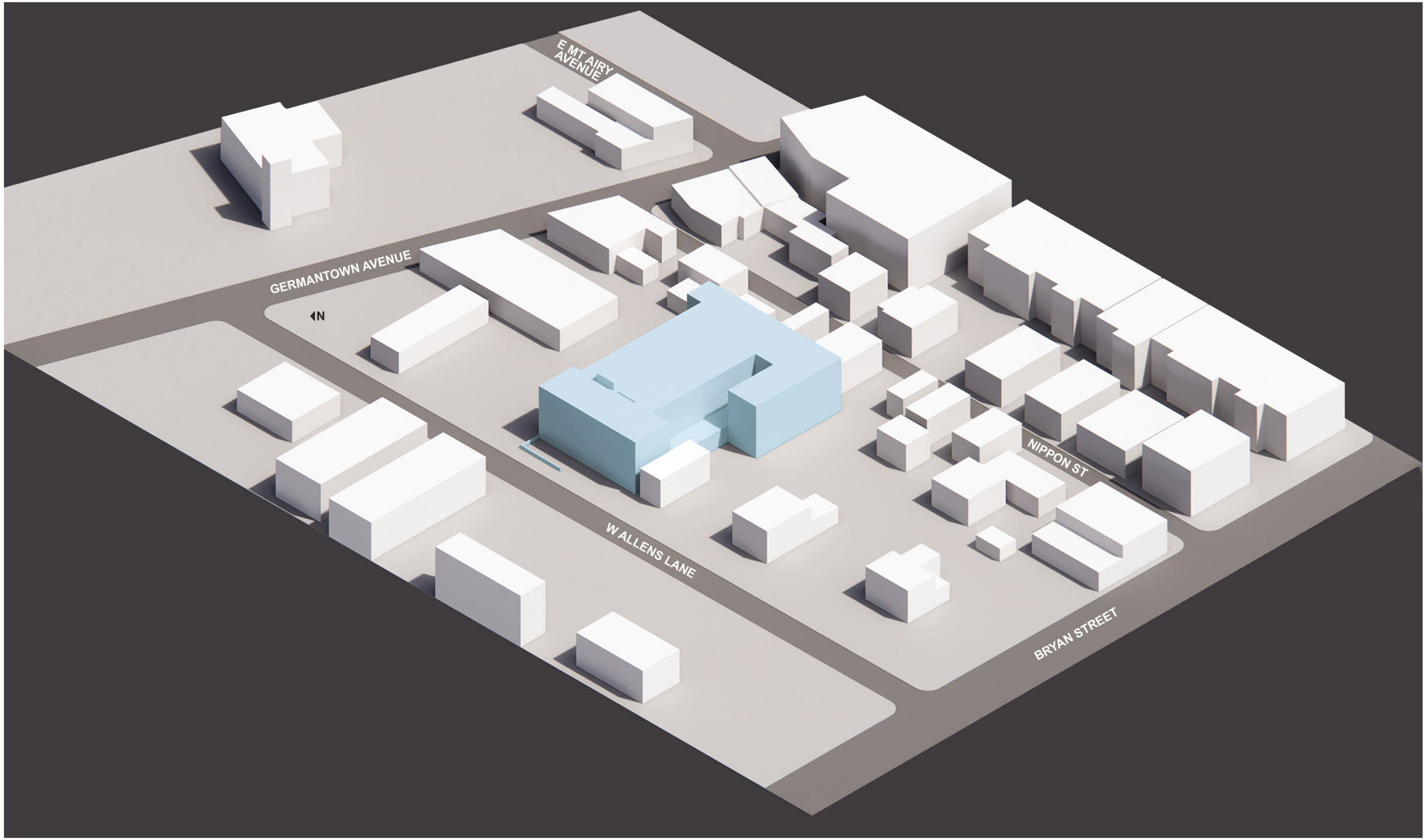
B W ALLENS LANE LOOKING SOUTH AT WAWA

C GERMANTOWN AVE LOOKING SW AT UNIVEST BANK & TRUST CO.

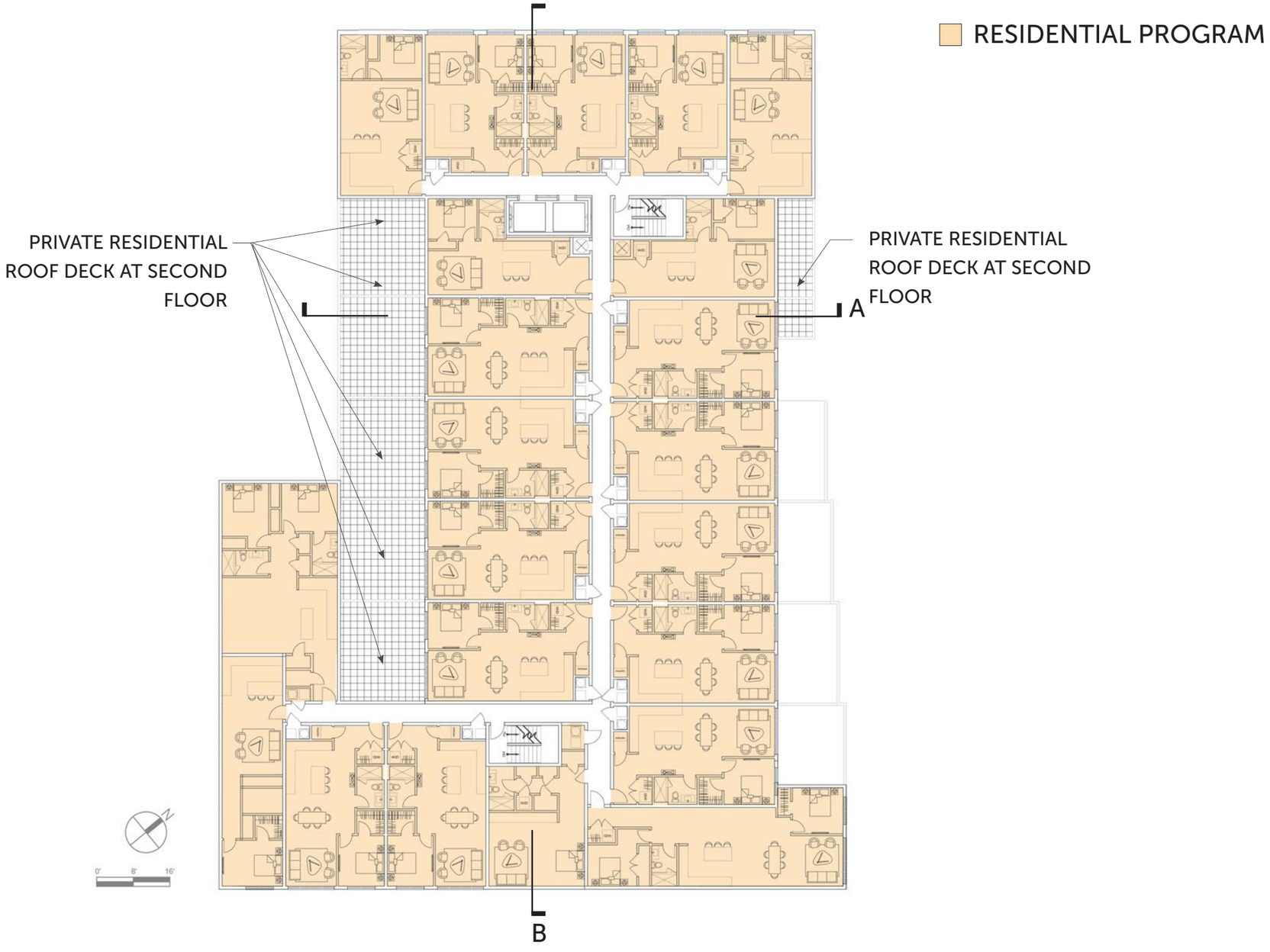
D NIPPON STREET LOOKING NW

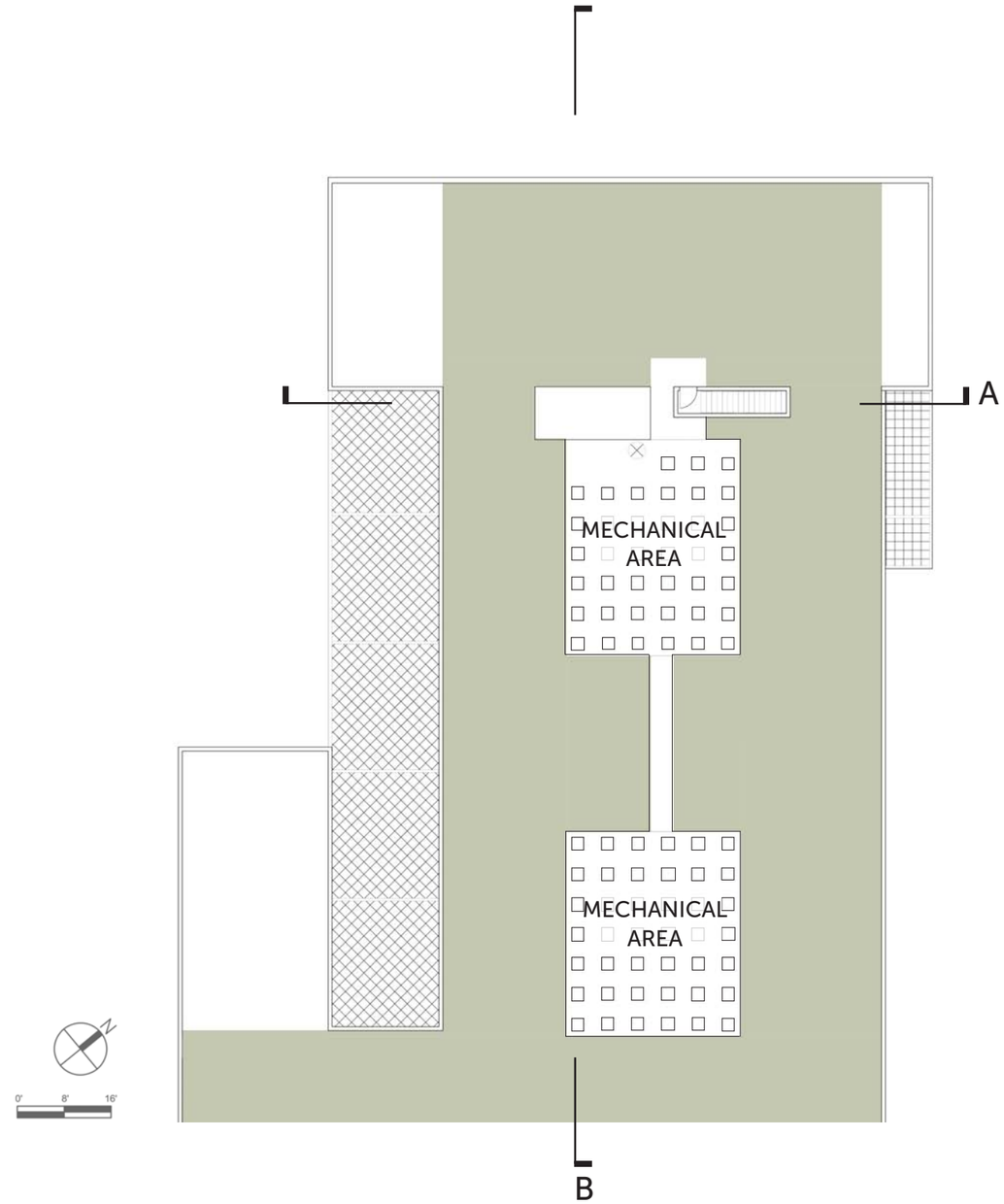
E W ALLENS LANE LOOKING SE AT MACLEN'S AUTO BODY SHOP

F MACLEN'S AUTO BODY SHOP PROPERTY LOOKING EAST

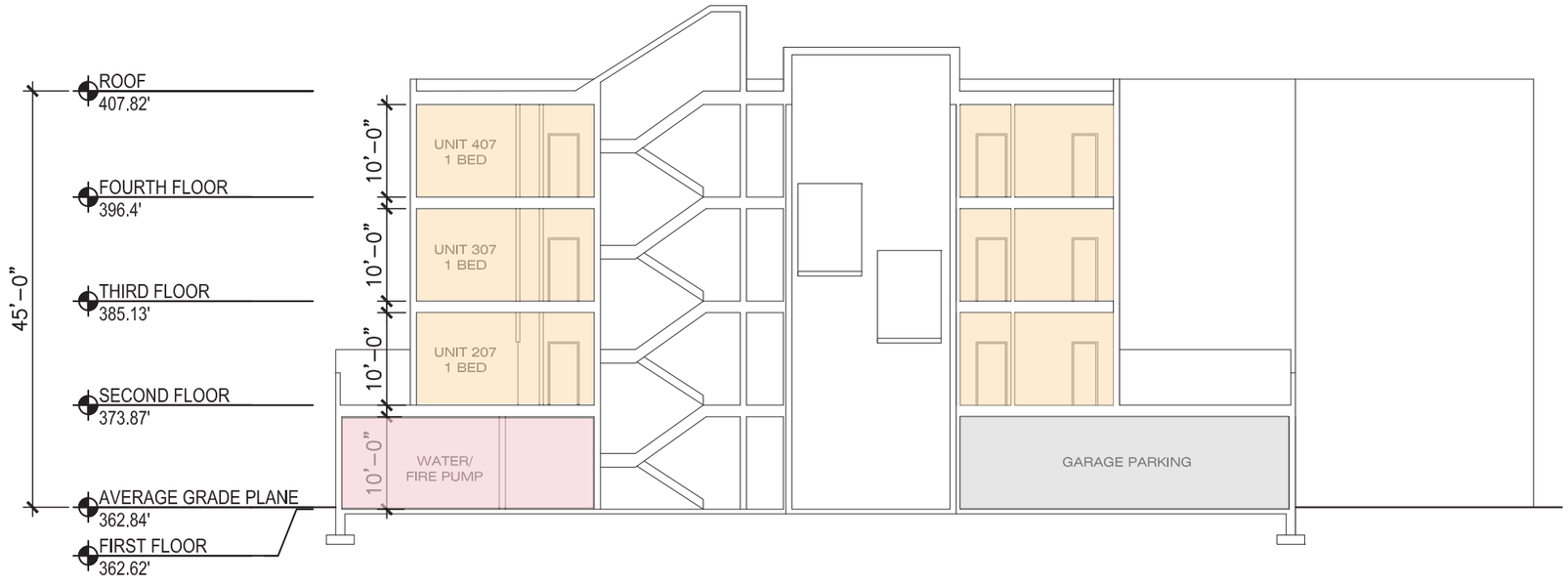

E MT AIRY AVENUE
GERMANTOWN AVENUE
N
NIPPON ST
W ALLENS LANE
BRYAN STREET

GARAGE ENTRANCE
RESIDENCE ENTRANCE
ADJACENT PROPERTY
MAIL
BIKE STORAGE
AMENITY SPACE
A
ELECTRIC VEHICLE CHARGING STA-TION
PRIVATE YARDS AT GROUND FLOOR
B
0'
8'
16'
RESIDENTIAL PROGRAM
GREENERY
PARKING
UTILITIES
TRASH
RESIDENTIAL AMENITY SPACE

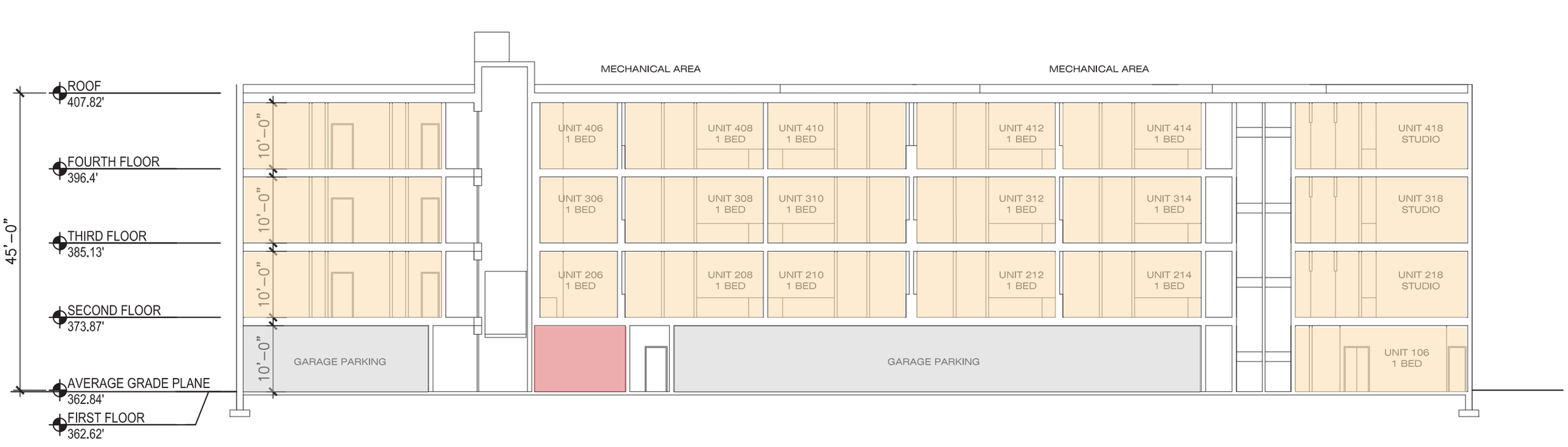

RESIDENTIAL PROGRAM
PRIVATE RESIDENTIAL ROOF DECK AT SECOND FLOOR
PRIVATE RESIDENTIAL ROOF DECK AT SECOND FLOOR
A
B
0'
8'
16'




GREEN ROOF
MEETING PWD REQUIREMENTS




BUILDING SECTION A

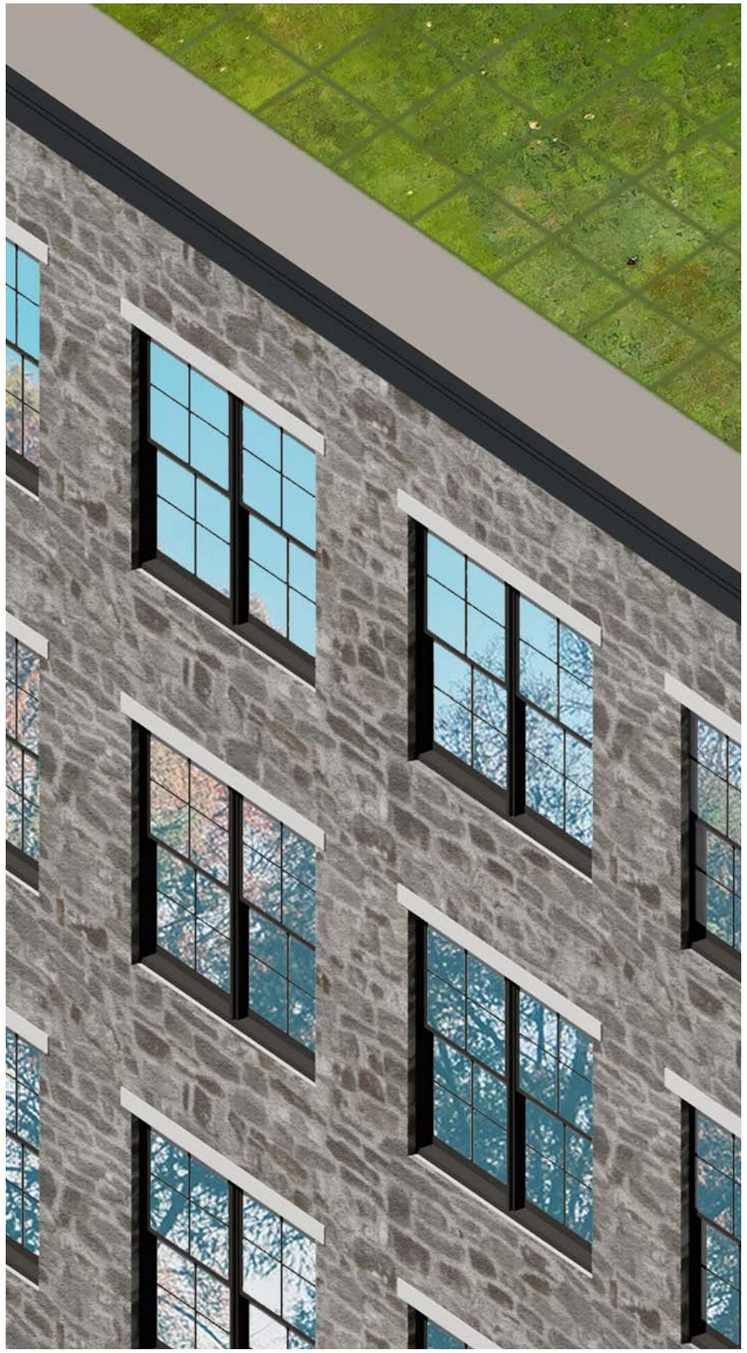



BUILDING SECTION B

RESIDENTIAL PROGRAM
PARKING
UTILITIES
TRASH

CANNOdesign
ARCHITECTURE & DESIGN

WEST FACADE FACING W ALLENS LANE





AXON VIEW AND FACADE DETAIL

NORTHEAST VIEW

REAR VIEW

SOUTHWEST VIEW

- VERTICAL BOARD AND BATTEN SIDING
- WISSAHICKON SCHIST

AERIAL VIEW - BACK

REAR VIEW

AERIAL VIEW - FRONT

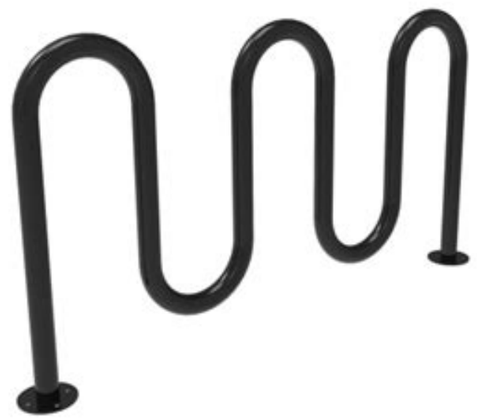
2030

A CAST STONE LINTEL

B WISSAHICKON SCHIST STONE VENEER

C VERTICAL BOARD AND BATTEN SIDING

D BLACK EXTERIOR WINDOWS



E SIDEWALK BIKE RACKS

**TREES**

LOCATION: Sidewalk

SPECIES:

- Allegheny Serviceberry (Amelanchier laevis)
- Malus 'Sugar Tyme' - 'Sugar Tyme' Crabapple
- Acer buergeranum - Trident Maple
- Crataegus flava - Yellowleaf Hawthorn
- Malus × 'Harvest Gold'- 'Harvest Gold' S

Crataegus x lavallei
Lavalle Hawthorn

**SHRUB SPECIES:**

- Chamaecyparis Pisifera "Gold Thread"
- Juniperus Conferta "Blue Pacific"

Chamaecyparis Obtusa

**GREEN ROOF**

LOCATION: Roof

SEDUM SPECIES:

- Sedum spurium 'Fuldaglut', 'John Creech', 'Red Carpet'
- Sedum kamtschaticum
- Sedum takesimensis 'Golden Carpet'
- Sedum acre 'Gold Moss' and 'Aureum'
- Sedum floriferum 'Weihenstephaner Gold'

Sedum album 'Coral Carpet'

Cornus x rutban –
Aurora Dogwood

**PERENNIALS / ANNUALS:**

- Calamintha "White Catmint"
- Euphorbia " Diamond Frost"
- Mandevilla

Lavandula

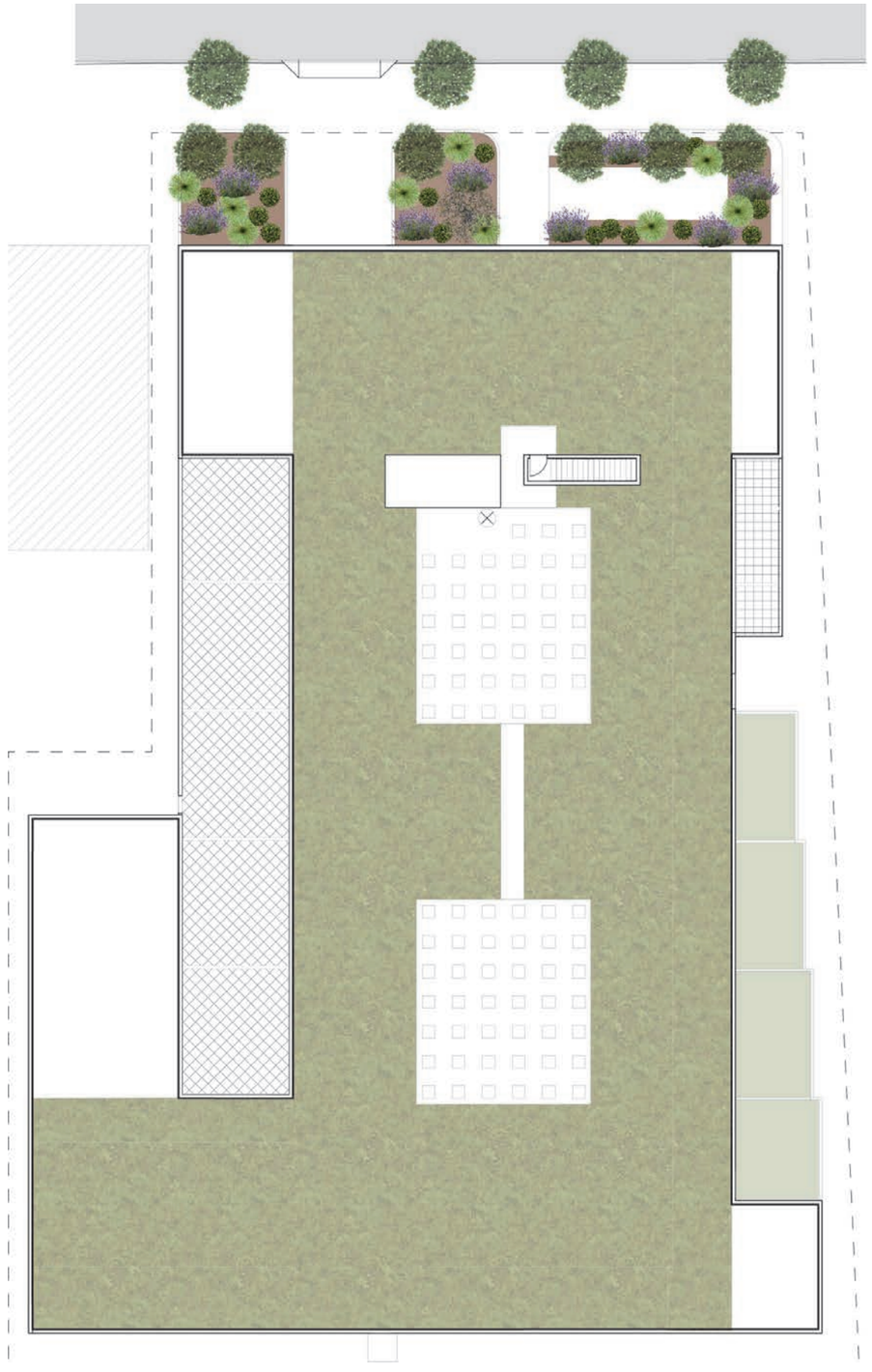
**GRASSES**

LOCATION: Tree Planters

SPECIES:

- Sporobolus "Tara"

Hakibechkloa "All Gold"



MULCH

GREEN ROOF (SEDUM SPECIES)

SHRUB SPECIES (Chamaecyparis Obtusa)

GRASSES (Sporobolus “Tara” )

TREES (Lavalle Hawthorn)

PERENNIALS / ANNUALS (Lavandula)

TREES (Aurora Dogwood)

## 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 adaptions 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. |
|---|---|---|
| **Location and Transportation** | | |
| (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 - Located within 500 ft of Bus Route #23 |
| (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 new parking areas are in enclosed garage |
| (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. | (1) Electric Vehicle Space 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)**[i] | N/A |
| (5) Bike Share Station | Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share. | N/A |





| | | |
|---|---|---|
| **Water Efficiency** | | |
| (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. | The proposed development provides landscape area throughout the site |
| **Sustainable Sites** | | |
| (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. | Yes - The proposed development provides landscape area throughout the site |
| (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, 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. | Yes - Applicant proposes to construct a green roof |
| **Energy and Atmosphere** | | |
| (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.[ii] | Project will meet all new energy conservation standards. |
| (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?[iii] •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using | Not at this time. |





| | | |
|---|---|---|
| | ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification | N/A |
| (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.[iv] | N/A |
| (13) On-Site Renewable Energy | Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage. | N/A |
| **Innovation** | | |
| (14) Innovation | Any other sustainable measures that could positively impact the public realm. | Not at this time. |

[i] 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.

[ii] 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

[iii] LEED 4.1, Optimize Energy Performance in LEED v4.1
For Energy Star: www.Energystar.gov
For Passive House, see www.phius.org

[iv] 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

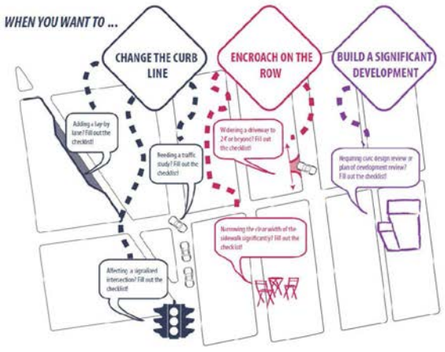
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards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

*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.philadelphiastreets.com/survey-and-design-bureau/city-plans-unit . An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
  - Placing of a new street;
  - Removal of an existing street;
  - Changes to roadway grades, curb lines, or widths; or
  - Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

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

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

## COMPLETE STREETS HANDBOOK CHECKLIST

**Philadelphia City Planning Commission**

### GENERAL PROJECT INFORMATION

1. PROJECT NAME
   20-30 W Allens Lane
2. DATE
   06/29/22
3. APPLICANT NAME
   20-30 W ALLENS PARTNERS LLC
4. APPLICANT CONTACT INFORMATION
   c/o Anuj Khosla, 1100 Ludlow St, 7th Floor WeWork Philadelphia, PA 19107
5. PROJECT AREA: list precise street limits and scope
   The project proposes to develop this site with a 4-story multi-family building with (76) units and a ground-level parking garage with (28) vehicle spaces and (26) bicycle spaces. The project will be bounded by W Allens Lane to the north and existing buildings to remain to the south, east, and west.
6. OWNER NAME
   20-30 W Allens Lane Partners LLC
7. OWNER CONTACT INFORMATION
   c/o Anuj Khosla, 1100 Ludlow St, 7th Floor WeWork Philadelphia, PA 19107
8. ENGINEER / ARCHITECT NAME
   Rhett Chiliberti, P.E., Colliers Engineering & Design, Inc.
9. ENGINEER / ARCHITECT CONTACT INFORMATION
   2 Penn Center, Suite 222, 1500 JFK Blvd Philadelphia, PA 19102
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.
    Also available here: http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/

| STREET | FROM | TO | COMPLETE STREET TYPE |
|---|---|---|---|
| West Allens Lane | Bryan St | Germantown Ave | Urban Arterial |

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
    a. Parking and loading regulations in curb lanes adjacent to the site — YES ☒ NO ☐
    b. Street Furniture such as bus shelters, honor boxes, etc. — YES ☐ NO ☐ N/A ☒
    c. Street Direction — YES ☒ NO ☐
    d. Curb Cuts — YES ☒ NO ☐ N/A ☐
    e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. — YES ☒ NO ☐ N/A ☐
    f. Building Extensions into the sidewalk, such as stairs and stoops — YES ☐ NO ☐ N/A ☒

**APPLICANT: General Project Information**
Additional Explanation / Comments: ___

**DEPARTMENTAL REVIEW: General Project Information**

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## 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 |
|---|---|---|
| West Allens Lane | 12' / 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 |
|---|---|
| West Allens Lane | 6' / 6' / 8' |

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 |
|---|---|---|
| Depressed Curb | 20.38' | West Allens Lane |
| ___ | ___ | ___ |
| ___ | ___ | ___ |
| ___ | ___ | ___ |

**PROPOSED** VEHICULAR INTRUSIONS

| INTRUSION TYPE | INTRUSION WIDTH | PLACEMENT |
|---|---|---|
| Curb Cut | 20' | West Allens Lane |

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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:

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## 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 |
|---|---|
| West Allens Lane | 0' / 0' |

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

| STREET FRONTAGE | MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed |
|---|---|
| West Allens Lane | 4' / 4' / 3.5' |

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? — DEPARTMENTAL APPROVAL
    - Bicycle Parking — YES ☐ NO ☐ N/A ☒ — YES ☐ NO ☐
    - Lighting — YES ☐ NO ☐ N/A ☒ — YES ☐ NO ☐
    - Benches — YES ☐ NO ☐ N/A ☒ — YES ☐ NO ☐
    - Street Trees — YES ☒ NO ☐ N/A ☐ — YES ☐ NO ☐
    - Street Furniture — YES ☐ NO ☐ N/A ☒ — 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 ☐

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## COMPLETE STREETS HANDBOOK CHECKLIST

**Philadelphia City Planning Commission**

### BUILDING & FURNISHING COMPONENT (continued)

| | | | | DEPARTMENTAL APPROVAL | |
|---|---|---|---|---|---|
| 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: #17. Proposed furnishing zone distance was required by ROW unit during SR zoning review.

**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 |
|---|---|---|---|---|
| 20-30 W Allens Lane | 25 | 0 / 0 | 0 / 0 | 0 / 26 |
| ____ | ____ | ____/____ | ____/____ | ____/____ |
| ____ | ____ | ____/____ | ____/____ | ____/____ |
| ____ | ____ | ____/____ | ____/____ | ____/____ |

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

**APPLICANT: Bicycle Component**

Additional Explanation / Comments: Proposed bicycle spaces will be located within the proposed building at the first level.

**DEPARTMENTAL REVIEW: Bicycle Component**

Reviewer Comments:



## COMPLETE STREETS HANDBOOK CHECKLIST

**Philadelphia City Planning Commission**

### CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

| | | | | DEPARTMENTAL APPROVAL | |
|---|---|---|---|---|---|
| 28. Does the design limit conflict among transportation modes along the curb? | YES ☒ | NO ☐ | | 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? The existing sidewalks and curb will be reconstructed to provide pedestrian access. | 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;

| STREET | FROM | TO | LANE WIDTHS Existing / Proposed | DESIGN SPEED |
|---|---|---|---|---|
| ____ | ____ | ____ | ____/____ | ____ |
| ____ | ____ | ____ | ____/____ | ____ |
| ____ | ____ | ____ | ____/____ | ____ |
| ____ | ____ | ____ | ____/____ | ____ |

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

**APPLICANT: Vehicle / Cartway Component**
Additional Explanation / Comments: ____

**DEPARTMENTAL REVIEW: Vehicle / Cartway Component**
Reviewer Comments:

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



## COMPLETE STREETS HANDBOOK CHECKLIST

**Philadelphia City Planning Commission**

### URBAN DESIGN COMPONENT (Handbook Section 4.8)

| | | | | DEPARTMENTAL APPROVAL | |
|---|---|---|---|---|---|
| 40. Does the design incorporate windows, storefronts, and other active uses facing the street? | YES ☒ | NO ☐ | N/A ☐ | 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 ☐ | 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 ☐ | 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 |
|---|---|---|
| ____ | ____ | ____ |
| ____ | ____ | ____ |
| ____ | ____ | ____ |
| ____ | ____ | ____ |

| | | | | DEPARTMENTAL APPROVAL | |
|---|---|---|---|---|---|
| 44. Does the design minimize the signal cycle length to reduce pedestrian wait time? | YES ☐ | NO ☐ | N/A ☒ | 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? *If yes, City Plan Action may be required.* | YES ☐ | NO ☐ | N/A ☒ | YES ☐ | NO ☐ |
| 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: ____