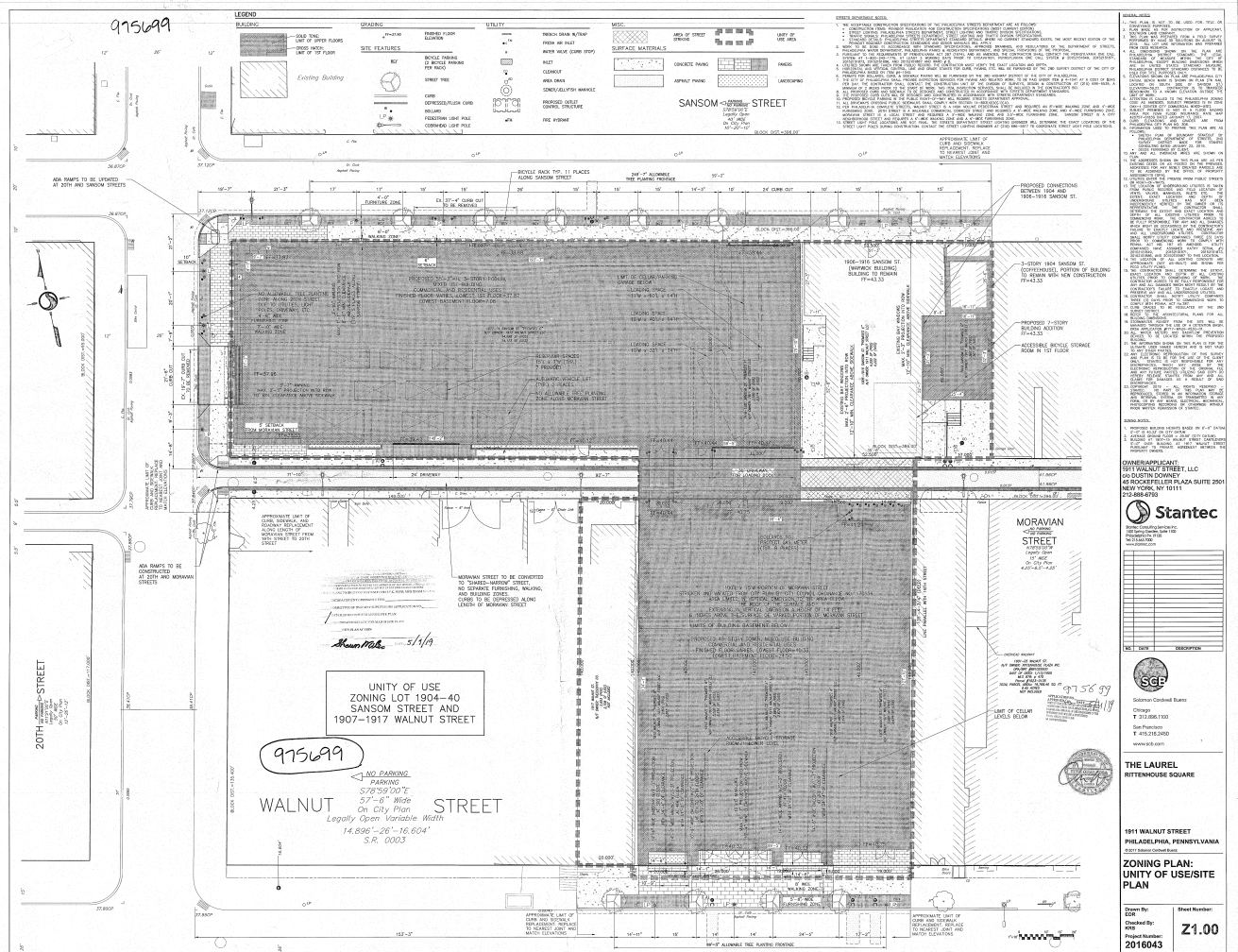
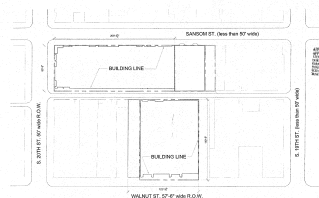




[illegible]

1. JONES, A. A. and W. K. OGDEN. 1954. THE USE OF THE
2. WATER-LOGGED SOIL IN THE GROWTH OF PLANTS.
3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826


Stantec[illegible]

Solomon Cordwell Buenz
Chicago
T 312.896.1100
San Francisco
T 415.216.2650
www.scb.com

THE LAUREL
BITTENHOUSE SQUARE

1911 WALNUT STREET
PHILADELPHIA, PENNSYLVANIA
© 2017 Solomons Cordell Evans

ZONING CHARTS AND CALCULATIONS AND SKYPLANE DIAGRAMS

Drawn By: BOK
Checked By: KRS
Project Number: 2016043

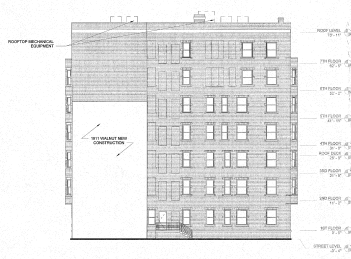
Sheet Number: Z1.02

Z1.02

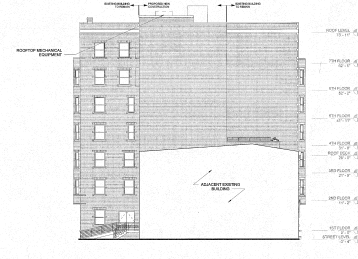
**WARWICK
APARTMENTS**
1904-1906 SANSOM STREET, PHILADELPHIA, PA

1911 WALNUT STREET, LLC (DO DUBIN)
1911 WALNUT STREET, LLC (DO DUBIN)
48 ROCKEFELLER PLACE, SUITE 201
NEW YORK, NY 10011

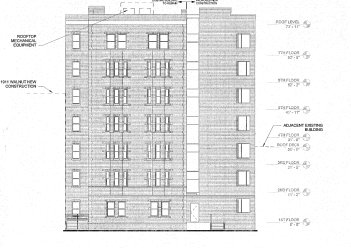
ARCHITECT
WALLACE ROBERTS & TODD, LLC
1310 MARKET STREET, SUITE 2000
PHILADELPHIA, PA 19102
215-777-7777
WRTODD.COM



4 WEST ELEVATION
100' x 110'



2 EAST ELEVATION
100' x 110'



3 SOUTH ELEVATION
100' x 110'



1 NORTH ELEVATION
100' x 110'

REVISION

| ISSUE | DATE | DESCRIPTION |
|-------|----------|-------------------|
| 1 | 07/15/19 | ISSUED FOR PERMIT |
| 2 | 07/15/19 | ISSUED FOR PERMIT |
| 3 | 07/15/19 | ISSUED FOR PERMIT |
| 4 | 07/15/19 | ISSUED FOR PERMIT |
| 5 | 07/15/19 | ISSUED FOR PERMIT |
| 6 | 07/15/19 | ISSUED FOR PERMIT |
| 7 | 07/15/19 | ISSUED FOR PERMIT |
| 8 | 07/15/19 | ISSUED FOR PERMIT |
| 9 | 07/15/19 | ISSUED FOR PERMIT |
| 10 | 07/15/19 | ISSUED FOR PERMIT |

SEAL

PROJECT STATUS

1904-1906 SANSOM STREET
ELEVATIONS

DRAWING #

A.302

| | | | | | |
|--|--|--|--|---|-------------------------|
| ZONING/USE PERMIT | | CITY OF PHILADELPHIA
DEPARTMENT OF
LICENSES & INSPECTIONS
1401 JOHN P KENNEDY BLVD
PHILADELPHIA, PA 19102-1667 | | PERMIT NUMBER
975699 | |
| SUBJECT TO REVOCATION IF FULL
INFORMATION IS MISREPRESENTED OR
NOT PROVIDED | | | | FEE
\$650.00 | DATE
06/04/19 |
| LOCATION OF WORK: 01907 WALNUT ST PHILADELPHIA, PA 19103-4605
1909-17 WALNUT ST, 1904-40 SANSOM ST AND 1907 WALNUT ST | | | | ZONING CLASSIFICATION
CMX-4 | |
| OWNER

1911 WALNUT STREET LLC
SUITE 200
FRANKLIN TN, 37067 | | APPLICANT
DAVID GEST
1735 MARKET STREET 51ST FLOOR
PHILADELPHIA, PA 19103 | | PLAN EXAMINER
CHELI DAHAL | |
| | | | | ZONING BOARD OF ADJUSTMENT DECISION
CALENDAR #
DATE | |
| THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED | | | | | |
| <p>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR</p> <p>ZONING APPROVAL</p> <p>FOR THE ERECTION OF ONE (1) STORY ADDITION OF PREVIOUSLY APPROVED TWO (2) STORY STRUCTURE (1904-40 SANSOM ST) (INTERCONNECTED WITH 1907-17 WALNUT STREET) WITH ROOF DECK ABOVE THIRD FLOOR (FOR RESIDENTIAL USE ONLY). SIZE AND LOCATION AS SHOWN IN THE APPLICATION.</p> <p>USE REGISTRATION</p> <p>FOR USE AS A PERSONAL SERVICE AT 2ND AND 3RD FLOORS(1907-15 WALNUT ST,1904-40 SANSOM ST) WITH MULTI-FAMILY HOUSEHOLD LIVING(282 UNITS) ON LOT(1907-15 WALNUT ST, 1904-40 SANSOM ST AND 1917 WALNUT ST) WITH AUTOMATED VALET-TYPE MECHANICAL ACCESSORY PARKING GARAGE (208 SPACES) WITH 94 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT BELOW GRADE LEVEL 1 AND 1ST FLOOR AND SEVEN(7) RESERVOIR SPACES ON FIRST FLOOR ON THE SAME LOT WITH ALL OTHER USES AND STRUCTURES AS PREVIOUSLY APPROVED (SEE APPLICATION# 881774, 876748,879407, 879408 AND 879409 FOR PERMIT).</p> <p>SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:</p> | | | | | |
| <p>ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.</p> | | | | | |
| <p>IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.</p> <p>FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD, APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495</p> <p>LIMITATIONS:</p> <p>IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.</p> <p>IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.</p> <p style="text-align: center;">THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</p> <p>ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.</p> | | | | | |



Stantec Consulting Services Inc.
1500 Spring Garden Suite 1100, Philadelphia PA 19130-4067

April 25, 2019
File: 174811289/420

Attention: David M. Gest
Ballard Spahr LLP
1735 Market Street, 51st Floor
Philadelphia, PA 19103-7599
Direct 215.864.8143
Fax 215.864.8999
gestd@ballardspahr.com

Dear David,

Reference: 1911 Walnut Street – Updated Zoning Plan Submission

See below for a summary of the changes to the 1911 Walnut Street project from the original Zoning Plan submission dated May 10, 2018 and approved on May 23, 2018. These changes are reflected on the latest set of Zoning Plans.

Sheet Z1.00:

- Locations of bicycle parking updated to include bicycle parking in Warwick.
- Dimensions and locations of awnings/marquess updated along Sansom and Walnut St.
- Modifications to Sansom Street streetscape and curbcut location.
- Amount of reservoir spaces changed from (5) to (7).
- Notes on podium building updated.
- Notes on Moravian bridge removed.

Sheet Z1.01:

- Parking garage layout and count updated.
- Podium building heights and associated notes updated.
- Viewport for floors 28 and 29 have been combined into viewport for floors 30 to 48.
- Heights on viewport for floors 49 to 50 has been updated.

Sheet Z1.02:

- Skyplane diagrams have been updated.
- Total square footage and unit counts have been updated in spreadsheets, including 2 additional residential units in the ground floor of Warwick.
 - Units in the Laurel has changed from (265) to (250).
 - Units in the Warwick has changed from (30) to (32).
 - Total project square footage changed from (530,940 SF) to (516,468 SF).
- Car parking count total has been updated in spreadsheet.
 - Total spaces have changed from (174) to (208).
- Bicycle parking count total has been updated in spreadsheet.
 - Formerly (100) spaces in the Laurel now (84) in Laurel and (10) in Warwick.
- Reservoir space count total has been updated in spreadsheet.

Design with community in mind

April 25, 2019
David M. Gest
Page 2 of 2

Reference: 1911 Walnut Street – Updated Zoning Plan Submission

- Amount of reservoir spaces changed from (5) to (7).

Sheet Z3.01:

- Heights have been updated

Sheet A3.02:

- No Changes

If you have any questions concerning the updated zoning plan submission, please don't hesitate to contact me at the office.

Regards,

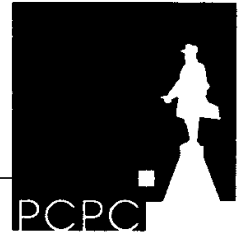
Stantec Consulting Services Inc.



Omar Rosa, PE
Associate
Phone: 215 665 7147
Fax: 215 665 7001
EOmar.Rosa@stantec.com

c. Brian Emmons, Southern Land Company
ro u:\174811289\civil\report\zoning\2019-4-25 updated submission\2019-4-25 letter noting changes.docx

PHILADELPHIA CITY PLANNING COMMISSION



May 9, 2019

David Gest
Ballard Spahr, LLP
1735 Market Street, 51st Floor
Philadelphia, PA 19103
215-864-8143
gestd@ballardspahr.com

Elizabeth Sharpe
Executive Director

Anne Fadillon
Chair

Joseph Syrick
Vice Chair

Gerlen Gupta
Michelle DiBerardino
Rob Dubow
Patrick Eiding
Harold L. Epps
Cheryl Gaston, Esq.
Maria Gonzalez
Nancy Rogo Trainer, FAIA, AICP
Angel Verquez

RE: 1911 Walnut Street – Sky Plane Compliance

Dear Mr. Gest,

Pursuant to the requirements of Section 14-701(5)(b)(.1)(.h) of the Philadelphia Code, this letter confirms that Sky Plane Standards have been successfully applied to the above referenced structure. Copies of this letter are being forwarded to the Department of Licenses and Inspections and the Streets Department.

Sincerely,

Beige Berryman, AICP
Division of Urban Design
Philadelphia City Planning Commission

Cc: Licenses and Inspections
Streets Department
file

One Parkway
1515 Arch St.
13th Floor
Philadelphia, PA 19102

215-683-4615 Telephone
215-683-4636 Facsimile

www.philaplanning.org



Stantec Consulting Services Inc.
1500 Spring Garden Suite 1100, Philadelphia PA 19130-4067

April 25, 2019
File: 174811289/420

Attention: David M. Gest
Ballard Spahr LLP
1735 Market Street, 51st Floor
Philadelphia, PA 19103-7599
Direct 215.864.8143
Fax 215.864.8999
gestd@ballardspahr.com

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Reference: 1911 Walnut Street – Updated Zoning Plan Submission

See below for a summary of the changes to the 1911 Walnut Street project from the original Zoning Plan submission dated May 10, 2018 and approved on May 23, 2018. These changes are reflected on the latest set of Zoning Plans.

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Design with community in mind

April 25, 2019
David M. Gest
Page 2 of 2

Reference: 1911 Walnut Street – Updated Zoning Plan Submission

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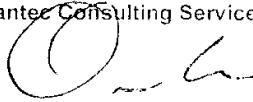
Sheet A3.02:

- No Changes

If you have any questions concerning the updated zoning plan submission, please don't hesitate to contact me at the office.

Regards,

Stantec Consulting Services Inc.



Omar Rosa, PE
Associate
Phone: 215 665 7147
Fax: 215 665 7001
EOmar.Rosa@stantec.com

c. Brian Emmons, Southern Land Company
ro u:\174811289\civil\report\zoning\2019-4-25 updated submission\2019-4-25 letter noting changes.docx

C. DAHAL

① Attention Chuli Dahal

5/20

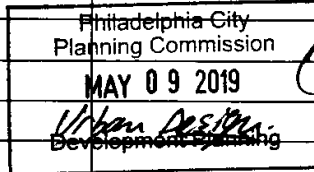
| APPLICATION FOR ZONING / USE REGISTRATION PERMIT | | | | | | |
|--|--------------------------------|--|--|-------------------------|--|--------|
| (For office use only)
APPLICATION # <u>975699</u> | | DEPARTMENT OF LICENSING AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1515 MARKET STREET, PHILADELPHIA, PA 19102
For more information, visit www.phila.gov | | | | |
| ZONING CLASSIFICATION <u>CPR-4</u> | | ACCELERATED REVIEW PAID
Check/Receipt # <u>592361</u> Date: <u>5/13/19</u> | | | | |
| PREVIOUS APPLICATION NO. <u>CT 2140906 / Chulid west, etc.</u> | | | | | | |
| (Applicant completes all information below. Print clearly and provide full details.) | | | | | | |
| LOCATION OF PROPERTY (LEGAL ADDRESS)
1907-15 Walnut Street (OPA #885810340), 1917 Walnut Street (OPA #871600380), and 1904-40 Sansom Street (OPA #882067330) | | | | | | |
| PROPERTY OWNER'S NAME
1911 Walnut Street, LLC | | PROPERTY OWNER'S ADDRESS:
c/o Southern Land Company | | | | |
| PHONE # | FAX # | 1550 McEwen Drive, Suite 200, Franklin, TN 37067 | LICENSE # E-MAIL: | | | |
| APPLICANT:
David Gest, Esq. and Matthew N. McClure, Esq. | | ADDRESS:
1735 Market Street, 51st Floor <u>AC4282757</u> | | | | |
| FIRM/COMPANY:
Ballard Spahr LLP | | Philadelphia, PA 19103 | | | | |
| PHONE # (215) 864-8143 | FAX # | LICENSE # 509810 | E-MAIL: gestd@ballardspahr.com | | | |
| RELATIONSHIP TO OWNER: <u>TENANT/LESSEE</u> ☒ ATTORNEY ☐ DESIGN PROFESSIONAL ☐ CONTRACTOR ☐ EXPEDITOR | | | | | | |
| TABULATION OF USES | | | | | | |
| FLOOR/SPACE # | CURRENT USE OF BUILDING/SPACE | Last Previous Use | Date Last Used | | | |
| | Varies, see plans | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| FLOOR/SPACE # | PROPOSED USE OF BUILDING/SPACE | | | | | |
| | Varies, see plans | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| STORIES AND HEIGHTS FROM GROUND TO ROOF | | | | | | |
| HEIGHT | FRONT | EXISTING BUILDING SIDE | REAR | FRONT | PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION SIDE | REAR |
| IN FEET | VARIES | VARIES | VARIES | VARIES | VARIES | VARIES |
| IN STORIES | VARIES | VARIES | VARIES | VARIES | VARIES | VARIES |
| BRIEF DESCRIPTION OF WORK/CHANGE | | | | | | |
| Application to reduce total number of dwelling units to 282, increase of total number of parking garage spaces to 208, and make other adjustments as documented on enclosed plans; all other previously approved uses and development to remain the same, as previously approved by Zoning/Use Permit Nos. 881774, 876748, 879407, 879408, and 879409. | | | | | | |
| ☐ CONTINUED ON ADDITIONAL SHEET (ATTACHED) ☒ ACCELERATED REVIEW CHECK/RECEIPT/M.O NO. _____ | | | | | | |
| IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☒ NO ☐ YES VIOLATION #: _____ | | | | | | |
| All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance. | | | | | | |
| APPLICANT'S SIGNATURE: <u>[Signature]</u> | | | | DATE: <u>5 / 9 / 19</u> | | |

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

| ✓ IF REQ'D | AGENCY | INITIALS | DATE | REMARKS |
|------------|---|----------|------|---------|
| | ART COMMISSION
13 TH FLOOR – 1515 ARCH STREET | | | |
| | CITY PLANNING COMMISSION
13 TH FLOOR – 1515 ARCH STREET | | | |
| | HISTORICAL COMMISSION | | | |
| | FAIRMOUNT PARK COMMISSION | | | |
| | STREETS DEPARTMENT
ROOM 940 – M.S.B. | | | |
| | WATER DEPARTMENT
2 ND FLOOR – 1101 MARKET STREET | | | |



EXAMINER'S APPROVAL (OFFICE USE ONLY)

PERMIT TO READ:

Blank lines for examiner's approval notes.

NOTICE OF REFUSAL DATE:

NOTICE OF REFERRAL DATE:

| ZBA CALENDAR NO. | GRANTED BY ZBA
☐ NO ☐ YES
DATE | PROVISOS
☐ NO ☐ YES | FEE ITEM | AMOUNT |
|------------------|--|--|-------------------|--------|
| | | | FILING FEE | |
| | | | RE-INSPECTION FEE | |
| | | | ZONING FEE | |
| | | | USE FEE | |
| | | | TOTAL FEES | |

VIOLATION FOR WORK/CHANGE WITHOUT A PERMIT?

☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION #

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to zoning in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

| PERMIT # | DATE ISSUED: | CHECK # |
|----------|--------------|---------|
|----------|--------------|---------|

CIVIC DESIGN REVIEW

May 29, 2019

Ms. Christine Quinn
Permit Services, Licenses and Inspections
Municipal Services Building, 11th Floor
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

**Re: Civic Design Review for 1907-17 Walnut Street and 1904-40 Sansom Street
(Application #858319)**

Dear Ms. Quinn,

Pursuant to Section 14-304(5) of the Philadelphia Zoning Code, the Department of Licenses and Inspections has notified the City Planning Commission staff that an additional review of 1907-17 Walnut Street may be required by the CDR Committee due to changes to the original proposal provided to the Department of Licenses and Inspections.

The Civic Design Review Committee has reviewed this project once before – on May 1, 2018. The CDR committee had previously commented on the proposed building materials, affordable housing, and the proposed condition along Moravian Street. Additionally, the Committee adopted Philadelphia City Planning Commission (PCPC) staff comments which included support for:

- Ongoing coordination with the Streets Department for upgrades to Moravian Street
- Support for the design's ground floor transparency, active uses and consistent application of high quality materials.

Within recent weeks, the Department of Licenses and Inspections received revised plans for this development. The ground floor plans and site plan of the proposal have minor changes since Civic Design Review on May 1, 2018. These ground floor changes include the number of reservoir spaces proposed (from 5, now 7), a slight relocation of the proposed curb cut on Sansom Street (+/- 4 feet to the west), and the addition of a bicycle parking room added to the Warwick Building.

The significant changes appear to be architectural and unit modifications to the upper floors:

Total square footage and unit counts have been updated, including:

- Units in the Laurel has changed from (265) to (250).
- Units in the Warwick has changed from (30) to (32).



Edward Shanks
Executive Director

Nancy Rega Inghel
FAA, ACP
Civic Design Review Chair

Christopher G. Smith
FAA, ACP, LEED AP
Civic Design Review Chair

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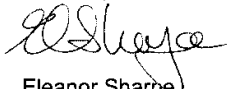
CIVIC DESIGN REVIEW

- Total project square footage changed from (530,940 SF) to (516,468 SF).

These changes do not significantly impact the public realm. As a result, PCPC believes it is unnecessary to require a new review of this development by the CDR Committee, and the CDR process for this application is deemed complete.

Please contact me if you have any questions about this determination.

Sincerely,



Eleanor Sharpe
Executive Director

cc: Nancy Rogo Trainer, Chair, Civic Design Review, nrt23@drexel.edu
Daniel Garofalo, Vice Chair, Civic Design Review, danielg@upenn.edu
Councilman Darrell L. Clarke, Darrell.clarke@phila.gov
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