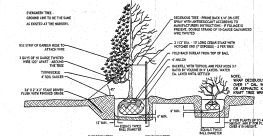


- NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHILADELPHIA'S ZONING ORDINANCE, CHAPTER 22-01, AND THE PHILADELPHIA DEPARTMENT OF PUBLIC WORKS' STANDARD SPECIFICATIONS FOR STREET CONSTRUCTION, CHAPTER 10-01.
 2. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHILADELPHIA'S ZONING ORDINANCE, CHAPTER 22-01, AND THE PHILADELPHIA DEPARTMENT OF PUBLIC WORKS' STANDARD SPECIFICATIONS FOR STREET CONSTRUCTION, CHAPTER 10-01.
 3. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHILADELPHIA'S ZONING ORDINANCE, CHAPTER 22-01, AND THE PHILADELPHIA DEPARTMENT OF PUBLIC WORKS' STANDARD SPECIFICATIONS FOR STREET CONSTRUCTION, CHAPTER 10-01.
 4. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHILADELPHIA'S ZONING ORDINANCE, CHAPTER 22-01, AND THE PHILADELPHIA DEPARTMENT OF PUBLIC WORKS' STANDARD SPECIFICATIONS FOR STREET CONSTRUCTION, CHAPTER 10-01.
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 10. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHILADELPHIA'S ZONING ORDINANCE, CHAPTER 22-01, AND THE PHILADELPHIA DEPARTMENT OF PUBLIC WORKS' STANDARD SPECIFICATIONS FOR STREET CONSTRUCTION, CHAPTER 10-01.

STANDARD PLANTING SPECIFICATIONS

PLANT	QUANTITY	SIZE	SPACING	NOTES
1.0	1	1.0	1.0	1.0
2.0	2	2.0	2.0	2.0
3.0	3	3.0	3.0	3.0
4.0	4	4.0	4.0	4.0
5.0	5	5.0	5.0	5.0
6.0	6	6.0	6.0	6.0
7.0	7	7.0	7.0	7.0
8.0	8	8.0	8.0	8.0
9.0	9	9.0	9.0	9.0
10.0	10	10.0	10.0	10.0



APPROVAL STAMPS AND SIGNATURES:

10/17/2019

LANDSCAPE SCHEDULE

SYMBOL	QUANTITY	REMARKS	COMMENTS	DATE	BY
1	1	1.0	1.0	1.0	1.0
2	2	2.0	2.0	2.0	2.0
3	3	3.0	3.0	3.0	3.0
4	4	4.0	4.0	4.0	4.0
5	5	5.0	5.0	5.0	5.0
6	6	6.0	6.0	6.0	6.0
7	7	7.0	7.0	7.0	7.0
8	8	8.0	8.0	8.0	8.0
9	9	9.0	9.0	9.0	9.0
10	10	10.0	10.0	10.0	10.0

COMPLETE STREETS POLICY REQUIREMENTS

STREET TYPE	MIN. WALKING	MIN. BIKING	MIN. BICYCLING	MIN. BUILDING
LOCAL STREET	10 FT	10 FT	10 FT	10 FT
COLLECTOR STREET	15 FT	15 FT	15 FT	15 FT
ARTERIAL STREET	20 FT	20 FT	20 FT	20 FT
EXPRESSWAY	25 FT	25 FT	25 FT	25 FT

PARKING INTERIOR LANDSCAPING REQUIREMENTS

1. ALL PARKING SPACES SHALL BE LANDSCAPED WITH PERMANENT PLANTING.

2. PLANTING SHALL BE INSTALLED WITHIN THE PARKING SPACE OR ADJACENT TO THE PARKING SPACE.

3. PLANTING SHALL BE INSTALLED WITHIN THE PARKING SPACE OR ADJACENT TO THE PARKING SPACE.

4. PLANTING SHALL BE INSTALLED WITHIN THE PARKING SPACE OR ADJACENT TO THE PARKING SPACE.

5. PLANTING SHALL BE INSTALLED WITHIN THE PARKING SPACE OR ADJACENT TO THE PARKING SPACE.

6. PLANTING SHALL BE INSTALLED WITHIN THE PARKING SPACE OR ADJACENT TO THE PARKING SPACE.

7. PLANTING SHALL BE INSTALLED WITHIN THE PARKING SPACE OR ADJACENT TO THE PARKING SPACE.

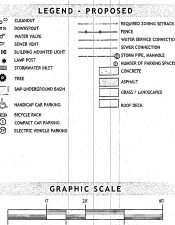
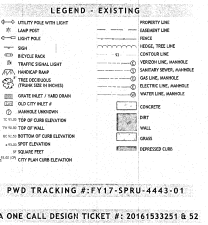
8. PLANTING SHALL BE INSTALLED WITHIN THE PARKING SPACE OR ADJACENT TO THE PARKING SPACE.

9. PLANTING SHALL BE INSTALLED WITHIN THE PARKING SPACE OR ADJACENT TO THE PARKING SPACE.

10. PLANTING SHALL BE INSTALLED WITHIN THE PARKING SPACE OR ADJACENT TO THE PARKING SPACE.

ZONING TABLE

ZONING DISTRICT	PERMITTED	PROHIBITED
RESIDENTIAL	1. SINGLE-FAMILY DWELLING	2. MULTIFAMILY DWELLING
COMMERCIAL	3. RETAIL	4. INDUSTRIAL
OFFICE	5. OFFICE	6. INDUSTRIAL
INDUSTRIAL	7. INDUSTRIAL	8. INDUSTRIAL
RECREATION	9. RECREATION	10. RECREATION
UNIVERSITY	11. UNIVERSITY	12. UNIVERSITY
ARTIST	13. ARTIST	14. ARTIST
TECHNOLOGY	15. TECHNOLOGY	16. TECHNOLOGY
INNOVATION	17. INNOVATION	18. INNOVATION
RESEARCH	19. RESEARCH	20. RESEARCH
DEVELOPMENT	21. DEVELOPMENT	22. DEVELOPMENT
MANUFACTURING	23. MANUFACTURING	24. MANUFACTURING
LOGISTICS	25. LOGISTICS	26. LOGISTICS
WAREHOUSING	27. WAREHOUSING	28. WAREHOUSING
DISTRIBUTION	29. DISTRIBUTION	30. DISTRIBUTION
TRANSPORTATION	31. TRANSPORTATION	32. TRANSPORTATION
INFRASTRUCTURE	33. INFRASTRUCTURE	34. INFRASTRUCTURE
UTILITY	35. UTILITY	36. UTILITY
TELECOMMUNICATIONS	37. TELECOMMUNICATIONS	38. TELECOMMUNICATIONS
DATA CENTER	39. DATA CENTER	40. DATA CENTER
RESEARCH AND DEVELOPMENT	41. RESEARCH AND DEVELOPMENT	42. RESEARCH AND DEVELOPMENT
TECHNOLOGY	43. TECHNOLOGY	44. TECHNOLOGY
INNOVATION	45. INNOVATION	46. INNOVATION
RESEARCH	47. RESEARCH	48. RESEARCH
DEVELOPMENT	49. DEVELOPMENT	50. DEVELOPMENT
MANUFACTURING	51. MANUFACTURING	52. MANUFACTURING
LOGISTICS	53. LOGISTICS	54. LOGISTICS
WAREHOUSING	55. WAREHOUSING	56. WAREHOUSING
DISTRIBUTION	57. DISTRIBUTION	58. DISTRIBUTION
TRANSPORTATION	59. TRANSPORTATION	60. TRANSPORTATION
INFRASTRUCTURE	61. INFRASTRUCTURE	62. INFRASTRUCTURE
UTILITY	63. UTILITY	64. UTILITY
TELECOMMUNICATIONS	65. TELECOMMUNICATIONS	66. TELECOMMUNICATIONS
DATA CENTER	67. DATA CENTER	68. DATA CENTER
RESEARCH AND DEVELOPMENT	69. RESEARCH AND DEVELOPMENT	70. RESEARCH AND DEVELOPMENT
TECHNOLOGY	71. TECHNOLOGY	72. TECHNOLOGY
INNOVATION	73. INNOVATION	74. INNOVATION
RESEARCH	75. RESEARCH	76. RESEARCH
DEVELOPMENT	77. DEVELOPMENT	78. DEVELOPMENT
MANUFACTURING	79. MANUFACTURING	80. MANUFACTURING
LOGISTICS	81. LOGISTICS	82. LOGISTICS
WAREHOUSING	83. WAREHOUSING	84. WAREHOUSING
DISTRIBUTION	85. DISTRIBUTION	86. DISTRIBUTION
TRANSPORTATION	87. TRANSPORTATION	88. TRANSPORTATION
INFRASTRUCTURE	89. INFRASTRUCTURE	90. INFRASTRUCTURE
UTILITY	91. UTILITY	92. UTILITY
TELECOMMUNICATIONS	93. TELECOMMUNICATIONS	94. TELECOMMUNICATIONS
DATA CENTER	95. DATA CENTER	96. DATA CENTER
RESEARCH AND DEVELOPMENT	97. RESEARCH AND DEVELOPMENT	98. RESEARCH AND DEVELOPMENT
TECHNOLOGY	99. TECHNOLOGY	100. TECHNOLOGY



SARA P. POINDEXTER, P.E.

10/17/2019

Land Surveying
Civil Engineering
Land Development
Water Management
Signage Mapping

rodriguez
LANDSCAPE ARCHITECTURE

SITE AND ZONING PLAN

PREPARED FOR
49TH & SPRUCE

PHD 34 SPRUCE STREET
PHILADELPHIA, PA 19104
Phone: 215-591-1111
Fax: 215-591-1111
www.rodriguezpa.com

PA ONE CALL DESIGN TICKET # 2016153251 & 52

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 1017281	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$300.00	DATE 10/28/19
LOCATION OF WORK: 04900 SPRUCE ST PHILADELPHIA, PA 19139-4240				ZONING CLASSIFICATION RM-4	
OWNER 49TH & SPRUCE LP SUITE 200 PHILADELPHIA PA, 19104		APPLICANT DANIEL VALLACCHI 100 E PENN SQUARE PHILADELPHIA, PA 19107		PLAN EXAMINER PAULOSE ISSAC	
				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 ZONING APPROVAL FOR MINOR MODIFICATION TO PERMIT #975976 AS PREVIOUSLY APPROVED (DATED 8/28/2019), SIZE AND LOCATION AS SHOWN IN THE APPLICATION.</p> <p>USE REGISTRATION FOR MINOR USE MODIFICATION TO PERMIT #975976 FOR CHANGES TO ACCESSORY PARKING FORTY-SIX (46) SPACES REDUCED TO FORTY-ONE (41) SPACES AND NINETY (90) BICYCLE SPACES (CLASS-1A) REDUCED TO SIXTY-THREE (63) SPACES AND NO OTHER CHANGES TO REMAINING PERMIT AS PREVIOUSLY APPROVED (DATED 8/28/2019), SIZE AND LOCATION AS SHOWN IN THE APPLICATION.</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: 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>					

P. ISSAC

APPLICATION FOR
ZONING / USE REGISTRATION PERMIT

(For office use only)

APPLICATION #

1017281

ZONING CLASSIFICATION

PREVIOUS APPLICATION NO.

(Applicant completes all information below. Print clearly and provide full details)

LOCATION OF PROPERTY (LEGAL ADDRESS)

4900-34 SPRUCE STREET



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102

ACCELERATED REVIEW PAID

Check/Receipt # 41747 Date: 10/8/19

PROPERTY OWNER'S NAME

49TH AND SPRUCE PARKING LP

PHONE # (215) 476-2516

FAX #

PROPERTY OWNER'S ADDRESS:

241 S 49TH STREET

PHILADELPHIA, PA 19139

LICENSE #

E-MAIL:

MHOWARD@JKRPARCHITECTS.COM

APPLICANT:

DANIEL VALLACCHI

FIRM/COMPANY:

JKR PARTNERS LLC

PHONE # (215) 928-9331

FAX #

ADDRESS:

100 E PENN SQUARE, SUITE 1080

PHILADELPHIA PA 19107

LICENSE # AC 4552196

E-MAIL:

MHOWARD@JKRPARCHITECTS.COM

126726 (JKR PARTNERS)

RELATIONSHIP TO OWNER: ☐ TENANT/LESSEE ☐ ATTORNEY ☒ DESIGN PROFESSIONAL ☐ CONTRACTOR ☐ EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
1ST	RESIDENTIAL UNITS, RESIDENTIAL LOBBY, PRIVATE PARKING		
2ND - 7TH	RESIDENTIAL UNITS		
8TH	RESIDENTIAL AMENITY SPACE		

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
	NO CHANGE TO THE CURRENT APPROVAL

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	FRONT	EXISTING BUILDING SIDE	REAR	FRONT	PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION SIDE	REAR
IN FEET	88'-0"	88'-0"	74'-6"	88'-4"	88'-4"	74'-6"
IN STORIES	8	8	7	8	8	7

BRIEF DESCRIPTION OF WORK/CHANGE

ATTENTION: CHELI DAHAL

APPLICATION FOR ZONING PERMIT FOR THE PROJECT AS PREVIOUSLY APPROVED BY ZONING PERMIT NO. 975976 (DATED 08/28/2019).

REFER TO ATTACHED LETTER OUTLINING MINOR CHANGES MADE TO THE ZONING PERMIT. FOR THE ERECTION OF (1) DETACHED

STRUCTURE (88'-4" HIGH) WITH 150 UNITS FROM FIRST THROUGH SEVENTH FLOORS, RESIDENTIAL AMENITIES AND ROOF DECK

AT THE EIGHTH FLOOR AND 41 TOTAL PARKING SPACES (INCLUDING (2) ACCESSIBLE SPACES INCLUDING (1) VAN ACCESSIBLE SPACE

AND (3) ELECTRIC PARKING SPACES). (1) LOADING SPACE AND (63) BICYCLE SPACES ARE PROVIDED ON THE GROUND FLOOR.

REFER TO PLANS FOR SIZE AND LOCATION.

☐ 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: _____

DATE: 10/8/19

Form 81-16

1. 1. 1.

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:

[illegible]

NOTICE OF REFERRAL DATE:

ZBA CALENDAR NO.	GRANTED BY ZBA <input type="checkbox"/> NO <input type="checkbox"/> YES DATE	PROVISOS <input type="checkbox"/> NO <input type="checkbox"/> YES	FEE ITEM	AMOUNT
			FILING FEE	
VIOLATION FOR WORK/CHANGEWITHOUT A PERMIT? <input type="checkbox"/> NO <input type="checkbox"/> YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE) VIOLATION #			RE-INSPECTION FEE	
			ZONING FEE	
			USE FEE	
			TOTAL FEES	

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 #
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October 08, 2019

Cheli Dahal
Department of Licenses & Inspections
MSB Concourse Level
1401 JFK Blvd.
Philadelphia, Pa 19102
Cheli.r.dahal@phila.gov

RE: 4900-34 Spruce Street
Philadelphia, Pa 19139

Dear Cheli:

This letter is to outline the changes made to the Zoning Permit #975976:

- **Canopy**
The canopy depth was reduced to 3'-0" and was extended to the west.
- **Bay Locations and Widths**
The widths of the bays on the S. 49th Street and St. Bernard Street were reduced. The location of the bays on all street frontages were adjusted.
- **8th Floor Level Massing**
The footprint of the 8th Level Amenity spaces was increased by 4,150 sf.
- **Minimum Open Area**
The amount of open area was reduced from 4,989 sf (20.08%) to 4,970 sf (20.0%).
- **Building Height**
The maximum height of the building was increased from 88'-0" to 88'-4".
- **FAR Adjustment**
The FAR increased with the adjustments made to the ground floor at the parking and to the footprint of the 8th Level Amenity Space. It changed from 125,269 sf (504%) to 130,407 sf (524.9%) of the allowable 525%.
- **Adjusted number and location of Bicycle Parking within the building**
The number of bicycle parking spaces within the building was reduced from 90 spaces to 63 spaces (50 Required).
- **Adjusted number of Parking Spaces**
The number of parking spaces was reduced in accordance with Section 14-802-8(e) from 45 parking spaces to 41 parking spaces.
- **Interior Landscape Area**
The location and area of the interior landscape area at the interior surface parking lot were revised.

Please contact me if you have any other questions.

Thank you,

A handwritten signature in black ink, appearing to read "Marissa", followed by a long, horizontal, slightly wavy line that extends to the right.

Marissa McMurtrie Howard, AIA
Project Manager

Attachments:

- (1) Zoning Permit #975976
- (7) C-1, Z1.1, Z1.2, and Z1.3

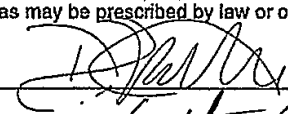



CITY OF PHILADELPHIA
DEPARTMENT OF PLANNING
AND DEVELOPMENT
One Parkway Building
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

**Mixed-Income Zoning Bonus
Certified Applicant
Acknowledgement Form**

This form, once completed and signed by the applicant and signed by a designee of Director of the Philadelphia Department of Planning & Development, shall serve as certification by the Department of Planning & Development to Department of Licenses & Inspections that the applicant acknowledges an understanding of the requirements of Philadelphia Code § 14-702(7), pursuant to § 14-702(7)(d)(1).

Form Revised 1/22/2019

PROJECT INFORMATION	
Location of the Property (Legal Address):	4900-34 SPRUCE STREET
Zoning Permit Application Number:	975976
Zoning District of Property:	RM-4
Under the Mixed-Income Bonus, Project Intends to:	<i>Check one:</i> <input type="checkbox"/> Provide affordable housing <input checked="" type="checkbox"/> Make a payment to the City in lieu of providing affordable housing <i>Estimated Payment: \$ 1,304,362.50</i>
Mixed-Income Bonus Level of Affordability:	<i>Check one:</i> <input type="checkbox"/> Moderate Income Bonus <input checked="" type="checkbox"/> Low Income Bonus
Type of Mixed-Income Bonus:	<i>Check all that apply, include amount of bonus earned and intended to be used by the project:</i> <input checked="" type="checkbox"/> Gross Floor Area additional floor area as a percent of the lot area: <u>175 %</u> earned, <u>175 %</u> used <input type="checkbox"/> Building Height additional building height: ____ ft. earned, ____ ft. used <input type="checkbox"/> Housing Unit Density additional units: ____ earned, ____ used
Zoning Permit Applicant	Name: DANIEL VALLACHI Firm/Company: JKR PARTNERS, LLC Address (include City, State, and ZIP Code): 100 E. PENN SQUARE, SUITE 1080 PHILADELPHIA, PA 19107 Phone Number: 215.928.9331 Email: MHOWARD@JKRPARCHITECTS.COM
Property Owner	Name: 49TH AND SPRUCE PARKING LP Address (include City, State, and ZIP Code): 241 S. 49TH STREET PHILADELPHIA, PA 19139 Phone Number: 267.625.6673 Email: KFIRCOM@GMAIL.COM
ACKNOWLEDGEMENT STATEMENT	
<p>The above-referenced zoning permit application includes a mixed-income housing bonus at the level of affordability, type, and amount earned as referenced above, in accordance with § 14-702(7) of the Philadelphia Code. Affordable housing or a payment to the City in lieu of providing affordable housing will be provided in a manner consistent with § 14-702(7) of the Philadelphia Code, code bulletins issued by the Department of Licenses and Inspections, and regulations promulgated by the Department of Planning and Development.</p> <p>I hereby acknowledge an understanding of the requirements of § 14-702(7) of the Philadelphia Code and the penalties for noncompliance. I certify I have read the "Bonus Requirement Summary" attached to this form. I further certify that I am either the owner, or authorized by the owner, to make the foregoing acknowledgment. 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.</p>	
Zoning Permit Applicant's Signature:	 Date: 10.8.19
Department of Planning & Development Signature:	 Date Certified: 10.8.19



CITY OF PHILADELPHIA
DEPARTMENT OF PLANNING
AND DEVELOPMENT
One Parkway Building,
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Mixed-Income Zoning Bonus Bonus Requirement Summary

This summary of the mixed-income zoning bonus requirements is provided by the Department of Planning and Development to zoning permit applicants using the mixed-income bonus. Applicants must read this summary before signing a Certified Applicant Acknowledgement Form.

Affordable housing must be provided in a manner consistent with § 14-702(7) of the Philadelphia Zoning Code, code bulletins issued by the Department of Licenses and Inspections, and regulations promulgated by DPD to clarify, implement, or administer any provision of § 14-702. If this summary conflicts with any adopted regulation, ordinance, or code the latter shall govern.

A. Applicants Providing Affordable Housing Under the Mixed-Income Bonus:

Legal Instrument

Before the issuance of a building permit, an instrument or instruments must be recorded in favor of the City, committing to satisfy all requirements of § 14-702(7). This must be in a form satisfactory to DPD and the Law Department. The legal instrument will likely be a restrictive covenant and will be available for review upon request.

Affordable Building Plan

Before the issuance of a building permit, an Affordable Building Plan must be submitted to and approved by DPD. The Affordable Building Plan must be signed by both the applicant and the design professional responsible for the development. Modifications to a permit may require DPD to approve a new Affordable Building Plan.

This Affordable Building Plan shall include, but is not limited to:

- o Documentation demonstrating the applicant is capable of and prepared to actively market the affordable units to eligible tenants and eligible purchasers in accordance with § 14-702(7)(d)(2)(A).
- o A site plan designating the location of affordable units to confirm they are reasonably dispersed throughout the development in accordance with § 14-702(7)(b)(3) and § 14-702(7)(d)(2)(B).
- o A statement and documentation by a design professional that affordable units shall be comparable to market-rate units in exterior and interior design, size, appearance, building materials and finishes, overall construction quality, and energy efficiency in accordance with § 14-702(7)(b)(4) and § 14-702(7)(d)(2)(B).
- o Documentation outlining any phasing of the development, including the timing of any temporary certificates of occupancy in accordance with § 14-702(7)(d)(2)(B).
- o A statement acknowledging that the applicant is subject to penalties in the event the development does not conform to the Affordable Building Plan in accordance with § 14-702(7)(d)(2)(B).

Unit Affordability

Affordable units must be affordable as defined in §14-702(7)(a). For the purposes of the mixed-income bonus requirements, a household consists of every person who lives or intends to live in the unit, regardless of age, dependency status, or relationship. The imputed household size for determining unit affordability and occupancy requirements shall be equal to 1.5 people per each bedroom in the unit, except for studios and efficiencies, for which the imputed household size is 1 person.

Rental units shall:

- o Have total monthly costs (including rent and utility costs) that do not exceed 30% of gross monthly income for households earning up to 60% of the Area Median Income (AMI) for moderate-income rental units or 50% of the AMI for low income rental units, adjusted for household size, as reported by the U.S. Department of Housing and Urban Development (HUD) for the Philadelphia Metropolitan Statistical Area (MSA);

- o . Be occupied by households earning up to 60% of the AMI for moderate-income rental units or 50% of the AMI for low-income rental units, adjusted by household size, as reported by HUD for the Philadelphia MSA at the time of the household's initial occupancy of the unit; and
- o Not be occupied by households earning greater than 120% of the AMI for moderate-income rental units or 100% of the AMI for low-income rental units, adjusted by household size, as reported by HUD for the Philadelphia MSA.

Owner-occupied units shall:

- o Have a maximum sale and resale price, during the term of affordability, calculated on the basis of a down payment of no more than 5% of the purchase price, a fixed rate 30 year mortgage, consistent with the average monthly rate published from time to time by Freddie Mac, and total monthly costs (including mortgage principal and interest, property taxes, property insurance, and condominium or homeowner association fees) that do not exceed 30% of gross monthly income for households earning up to 80% of the AMI for moderate income owner-occupied units or 70% of the AMI for low income owner-occupied units, adjusted for household size, as reported by HUD for the Philadelphia MSA;
- o Be sold to one or more members of a household with household earnings up to 80% of the AMI for moderate income owner-occupied units or 70% of the AMI for low-income owner-occupied units, adjusted for household size, as reported by HUD for the Philadelphia MSA at the time of sale; and
- o Be the principal residence of at least one person who owned the unit during the period of affordability.

B. Applicants Making a Payment to the City of Philadelphia in Lieu of Providing Affordable Housing Under the Mixed-Income Bonus

Binding Agreement & Payment

Before the issuance of a building permit, the owner must enter into a binding agreement with DPD under which the owner has made a payment in lieu of providing affordable housing to the City in accordance with § 14-702(7)(b)(.6).

The payment will be calculated as follows:

- For properties located in an RM-2, RM-3, RM-4, RMX-1, RMX-2, RMX-3, IRMX, CMX-3, CMX-4, or CMX-5 zoning district: The maximum additional gross floor area that would be earned through this bonus, measured in square feet, multiplied by \$25 for the moderate-income bonus, and by \$30 if the owner is seeking the low-income bonus.
- For properties located in an RM-1, CMX-1, CMX-2, or CMX-2.5 zoning district, the greater of the following:
 - o The lot area of the property, measured in square feet, multiplied by \$20 for the moderate-income bonus, and by \$24 for the low-income income bonus.
 - o The maximum additional number of residential dwelling units earned through this bonus, after applying all other bonuses earned, multiplied by \$25,000, for the moderate-income bonus and by \$30,000 for the low-income bonus.

C. Penalties and Enforcement

- No building permit shall be issued until the property is in compliance with all requirements of § 14-702(7).
- No certificate of occupancy shall be issued for any dwelling units included in a development and no occupancy of such units shall be permitted, unless certificates of occupancy have also been issued for all affordable units required by § 14-702(7) unless there is compliance with any payment in lieu of proving the affordable housing agreement as provided for by § 14-702(7)(b)(.6) or DPD has waived this requirement upon showing of exceptional circumstances as stated in § 14-702(7)(d)(.3).
- Failure to comply with any provision of a recorded instrument required by § 14-702(7) shall, in addition to any other remedies available by law, be grounds for: (a) Revocation of any building permit, certificate of occupancy, or rental license and the renewal of any such permits, certificates, or licenses; or (b) a fine of \$500 a day for noncompliance.
- DPD shall have the right to inspect such documents as may be necessary to determine continued compliance, including but not limited to financial records of any tenants or owners to confirm that they are eligible tenants or eligible purchasers.

CONDITIONAL ZONING PERMIT

APPLICATION # 923595



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND
INSPECTIONS
MUNICIPAL SERVICES BUILDING -
CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

THIS PERMIT CONFIRMS THAT THE ABOVE APPLICATION AS SUBMITTED COMPLIES WITH THE ELEMENTS OF A CONDITIONAL PERMIT IN THE ZONING CODE IN ACCORDANCE WITH §14-303(6)(c), BUT IS CONDITIONAL UPON FINAL APPROVAL OF REMAINING DETAILS. THIS PERMIT DOES NOT GRANT ANY RIGHTS TO BEGIN SITE DEVELOPMENT OR CONSTRUCTION AS PRESENTED UNTIL FINAL APPROVAL IS GRANTED. THIS CONDITIONAL PERMIT EXPIRES ONE YEAR FROM THE DATE OF ISSUANCE OF THIS PERMIT IF FINAL APPROVAL IS NOT OBTAINED BEFORE THAT DATE.

ADDRESS: 4900-34 SPRUCE STREET, PHILADELPHIA , PA

PROPERTY OWNER: 49TH AND SPRUCE
ASSOCIATES LP

APPLICANT: DANIEL VALLACCHI

ADDRESS: 241 S 49TH ST, PHILADELPHIA, PA 19139

ADDRESS: 100 E PENN SQUARE, SUITE 1080,
PHILADELPHIA, PA 19107

FOR THE ERECTION OF ONE(1) DETACHED STRUCTURE(88' HIGH); ROOF DECK ACCESSED BY A STAIR WITH ELEVATOR PENTHOUSE, BAY WINDOWS FROM THIRD FLOORS THROUGH FIFTH FLOORS AND CANOPY AT SECOND FLOOR (ADDITIONAL FLOOR AREA BONUS AS PER BILL# 170678-AAA FOR MIXED INCOME HOUSING) FOR A MULTIFAMILY HOUSEHOLD LIVING (151 DWELLING UNITS) FROM FIRST (1ST) FLOOR THROUGH SEVENTH (7TH) FLOORS; WITH RESIDENTIAL AMENITIES AND ROOF DECK AT EIGHTH FLOORS (8TH) WITH THIRTY-FOUR(34) ACCESSORY PARKING SPACES , THREE(3) ELECTRIC PARKING SPACES, TWO(2) ACCESSIBLE SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE AND WITH HUNDRED, THIRTY-SIX(136) BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT FIRST FLOOR GARAGE, FOR THE CREATION OF TWELVE(12) ACCESSORY SURFACE PARKING SPACES (TOTAL 46 ACCESSORY PARKING SPACES) AND FOR THE CREATION OF ONE(1) LOADING SPACE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

NOTE: THIS PERMIT IS FOR THE CONDITIONAL PERMIT ONLY. NO FINAL PERMIT WILL BE ISSUED UNTIL CITY PLANNING COMMISSION APPROVES PLANS FOR THE SUBDIVISION/NEWCONSTRUCTION.

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.

THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED. THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY, LICENSE, OR FINAL PERMIT. ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT.

POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES

ZONING CLASSIFICATION: RM-4 RESIDENTIAL DISTRICT

FEE:

PLANS EXAMINER: CHELI DAHAL

ISSUE DATE: 11/5/2018

[Handwritten signature]



CITY OF PHILADELPHIA

CIVIC DESIGN RESPONSE FORM

APPLICATION # 923595

ADDRESS: 4900-34 SPRUCE STREET

APPLICANT: NICHOLE HOWELL

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 <u>ANY DISTRICT</u> , EXCEPT AS PROVIDED IN 14-304 (5)(b)(.1)(.a)(.i)	<u>AND</u> REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY	<input checked="" type="checkbox"/>	1) INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA
		<input checked="" type="checkbox"/>	2) INCLUDES MORE THAN 100 NEW DWELLING UNITS
THE APPLICANT'S PROPERTY IS LOCATED IN <u>A COMMERCIAL, INDUSTRIAL, OR SPECIAL PURPOSE DISTRICT</u>	<u>AND</u> THE PROPERTY AFFECTS: PROPERTY IN <u>ANY RM OR RMX DISTRICT</u>	<input type="checkbox"/>	1) INCLUDES MORE THAN 50,000 SQUARE FEET OF NEW GROSS FLOOR AREA
		<input type="checkbox"/>	2) INCLUDES MORE THAN 50 NEW DWELLING UNITS
		<input type="checkbox"/>	3) INCLUDES BUILDINGS THAT ARE MORE THAN 20 FEET TALLER THAN MAXIMUM PERMITTED HEIGHT OF AN AFFECTED RM- OR RMX-ZONED LOT.
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

Examiner's Signature:CHELI DAHAL

Examiner's Phone: (215) 686 - 2483

Date:11/5/2018

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.

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.



CITY OF PHILADELPHIA - DEPARTMENT OF LICENSES AND INSPECTIONS

CDR NOTIFICATION TO PHILA. PLANNING COMMISSION

EXAMINER INFORMATION

NAME: CHELI DAHAL

PHONE NUMBER: (215) 686-2483

EMAIL: CHELI.R.DAHAL@PHILA.GOV

PROJECT/PROPERTY INFORMATION

DATE OF CIVIC DESIGN REVIEW DETERMINATION: 11/5/2018

SITE ADDRESS: 4900-34 SPRUCE ST

copy

SQUARE FOOTAGE BEING ADDED: 123, 675 SF

NUMBER OF DWELLING UNITS BEING ADDED: 151 DWELLING UNITS

THE APPLICATION DOES NOT CREATE ANY REFUSAL

APPLICANT INFORMATION

NAME: NICHOLE HOWELL

ADDRESS: 100 E PENN SQUARE, SUITE 1080, PHILADELPHIA, PA 19107

PLEASE BE ADVISED THAT THIS FORM SHALL BE SENT TO:
Gary Jastrzab, Executive Director of PCPC (Gary.Jastrzab@Phila.Gov)
David Schaaf, Director of Urban Design Division (David.Schaaf@Phila.Gov)