

ZONING USE CATEGORY AREA CALCULATIONS

GROSS FLOOR AREA - USE CATEGORY SCHEDULE						
LEVEL	RETAIL USE (GROSS SF)	OFFICE USE (GROSS SF)	RESEARCH LABORATORY USE (GROSS SF)	PARKING SPACES (GROSS SF)	FLOOR AREA IN ZONING CALC. (SF)	TOTAL FLOOR AREA (GROSS SF)
LEVEL 1	0	0	0	14,530	0	14,530
LEVEL 2	19,214	0	0	0	19,214	33,744
LEVEL 3	0	584	154	0	1,168	1,168
LEVEL 4	0	16,246	16,246	0	32,492	32,492
LEVEL 5	0	16,825	16,825	0	33,650	33,650
LEVEL 6	0	15,330	15,330	0	30,661	30,661
LEVEL 7	0	15,501	15,501	0	31,002	31,002
LEVEL 8	0	15,460	15,460	0	30,920	30,920
LEVEL 9	0	15,460	15,460	0	30,920	30,920
LEVEL 10	0	15,460	15,460	0	30,920	30,920
LEVEL 11	0	15,460	15,460	0	30,920	30,920
LEVEL 12	0	15,460	15,460	0	30,920	30,920
LEVEL 13	0	15,460	15,460	0	30,920	30,920
LEVEL 14	0	13,000	13,000	0	26,000	26,000
LEVEL 15	0	13,000	13,000	0	26,000	26,000
LEVEL 16	14,244	0	0	14,530	28,774	28,774

PHILADELPHIA ZONING SUMMARY ANALYSIS: DISTRICT = CMX-4

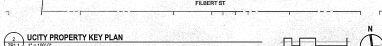
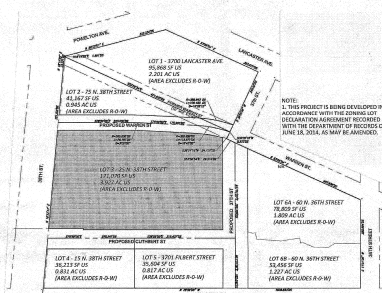
F.A.R. PERMITTED - 70%		USES ALLOWED	
(0.604) DOWNS "BEST BEST INTEREST" STREET LIGHTS (0.000) OTHER		MEDICAL OFFICE, OFFICE, RESEARCH LABORATORIES, RETAIL, SERVICES, PERMITTED BY PERM. FOR TABLE OF USES IN A.E. REFER TO 201A	
TOTAL LOT AREA = 60.00 S.F. F.A.R. ALLOWANCE = 0.0 S.A.T.I.S.F.A.C.T.I.O.N. = 0.000		ON STREET PARKING & CURB CUT	
PROPOSED AREA = 48.724 S.F.		PARKING NOT REQUIRED FOR OFF-STREET 60 SPACES REQUIRED FOR OFF-STREET USE SEE PERMITS SECTION	
REMARKS/NOTATION			
TOTAL RESEARCH LABORATORY AREA 151.500			
PERMIT 7.008 SET & EXEMPT BY CODE (14.000 14.000)			
1 SPACE FOR 2.000 SQ.FT.			
TOTAL LOT AREA = 150.00 S.F. EXEMPT = 14.000 S.F. 150.00 S.F.		ACCORDING TO EXCEPTION 14.000 A.V.I.C.U.L. B.U.I.L.D. TO THE DETERMINATION OF THE COMBINATION AND STREET CLOSURE PERMITS, THE PROPOSED STREET LOCATIONS ARE ADEQUATE, AN INCREASE IN MINIMUM WIDTH OF ANY CURB CUT COULD BE PERMITTED FOR OFF-STREET PARKING OR NO MORE THAN 12 FT.	
RATE = 0.000 REQUIREMENT = 0.0 SPACES			

AREA UNDER THE CURVE

AREA UNDER THE CURVE

OUTDOOR LIGHTING

ONE STREET / LOADING AND TRASH STORAGE



OWNER
MedSci Science & Technology
301 W Baltimore Street
Baltimore, MD
21201

OWNER
University City Science Center
3675 Market Street
Philadelphia, PA
19104

ASSOCIATE ARCHITECT
Clays Studio
1318 Baltimore Avenue
Philadelphia, PA
19143

STRUCTURAL ENGINEER
Geist & Hood Co.
400 Market Street, Suite 1250
Philadelphia, PA
19106

CIVIL ENGINEER
WCF Group
One Washington Square
110 Walnut Street, Suite 1000
Philadelphia, PA 19106

CIVIL ENGINEER
Jones, Smyth Associates
640 Chestnut Street
Philadelphia, PA
19139

VERTICAL TRANSPORTATION
Michael Bladen & Associates
4429 Rapidan Court
Chelms, MD
20711

PARKING PLANNING
Ira Haas
650 Township Line Road, Suite 100
Blue Bell, PA
19022

LANDSCAPE ARCHITECT
Indropogon Associates
8 Shatt Lane
Philadelphia, PA
8127

Revisions

1	REVISED ZONING	19.08.27
2	DEVELOPMENT CONCEPT	19.08.27

2 REV. BIKE COUNTS 10.12.12

1037386

uCity Square

ONE LOCUST SQUARE
PHILADELPHIA, PA 19104

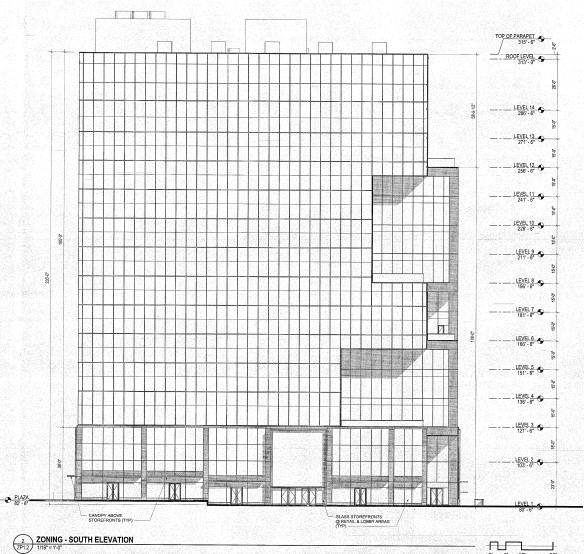
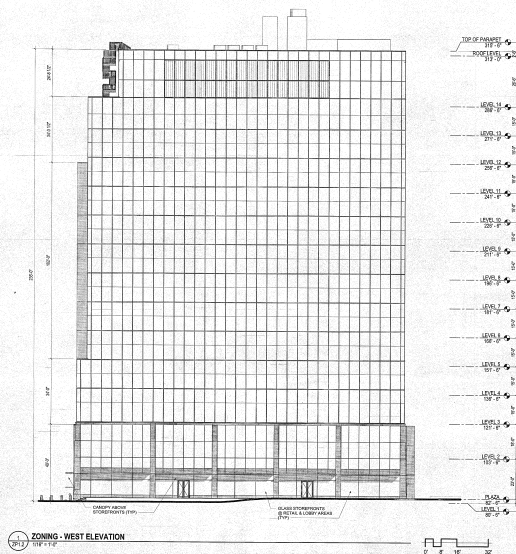
ZONING ELEVATIONS



Date:	07/03/18
Job No:	1634207.02
Open By:	NH
Checked By:	

Answering Yes:

ZP1.2
2019-12-12
REVISED ZONING
PACKAGE



03/06/2019 2:21:37 PM

433 Park Avenue South
28th Floor
New York, NY 10016
212.512.4244
www.zgf.com

OWNER
Market Square & Technology
831 N. Baltimore Street
Pittsburgh, PA 15212

OWNER
University of Pittsburgh Center
2875 Main Street
Pittsburgh, PA 15261

ASSOCIATE ARCHITECT
Owen Studio
4000 Lawrence Avenue
Pittsburgh, PA 15201

STRUCTURAL ENGINEER
Kass & Kass Co.
1000 North Street, Suite 1200
Pittsburgh, PA 15212

MEP ENGINEER
K&S Group
One Pittsburgh Square
Pittsburgh, PA 15212

CIVIL ENGINEER
Roth, Smith, Reynolds
2000 Centre Street
Pittsburgh, PA 15212

LANDSCAPE ARCHITECT
Landscape Associates
75 South Linn
Pittsburgh, PA 15212

REVISIONS
1. REVISED ZONING 10.08.27
2. REV. BIKE COUNTS 10.12.12

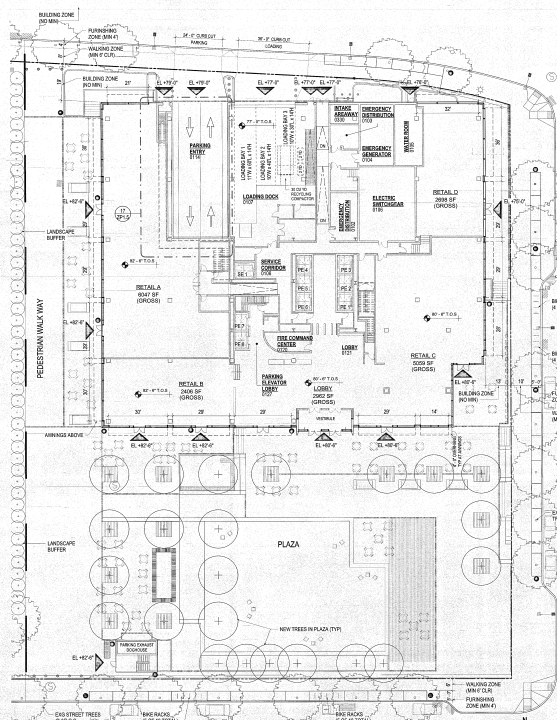
1 uCity Square
ONE UCCY SQUARE
PITTSBURGH, PA 15214

ZONING FLOOR PLANS

DATE 10/08/12
JOB NO. 10047102
DRAWN BY M
CHECKED BY

DATE 10/08/12
JOB NO. 10047102
DRAWN BY M
CHECKED BY

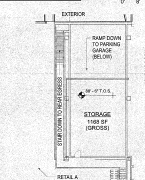
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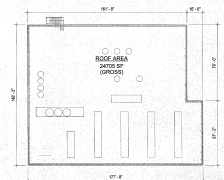
ZONING GROSS AREA PLAN - LEVEL 1

LOT COVERAGE				
LEVEL	HEIGHT ABOVE FIN. FLOOR	FLOOR AREA	LOT AREA	LOT COVERAGE
LEVEL 1	48'-0"	52,586	52,586	6.4%
LEVEL 2	48'-0"	52,586	52,586	6.4%
LEVEL 3	48'-0"	52,586	52,586	6.4%
LEVEL 4	48'-0"	52,586	52,586	6.4%
LEVEL 5	48'-0"	52,586	52,586	6.4%
LEVEL 6	48'-0"	52,586	52,586	6.4%
LEVEL 7	48'-0"	52,586	52,586	6.4%
LEVEL 8	48'-0"	52,586	52,586	6.4%
LEVEL 9	48'-0"	52,586	52,586	6.4%
LEVEL 10	48'-0"	52,586	52,586	6.4%
LEVEL 11	48'-0"	52,586	52,586	6.4%
LEVEL 12	48'-0"	52,586	52,586	6.4%
LEVEL 13	48'-0"	52,586	52,586	6.4%
LEVEL 14	48'-0"	52,586	52,586	6.4%
LEVEL 15	48'-0"	52,586	52,586	6.4%
LEVEL 16	48'-0"	52,586	52,586	6.4%

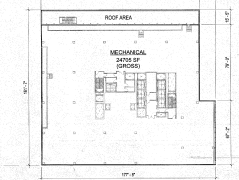
CHART - PERCENT LOT COVERAGE



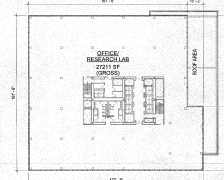
ZONING GROSS AREA PLAN - LEVEL 1 MEZZANINE



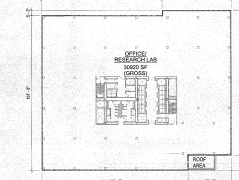
ZONING GROSS AREA PLAN - ROOF LEVEL



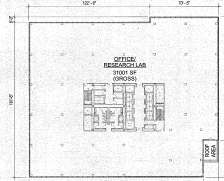
ZONING GROSS AREA PLAN - LEVEL 14



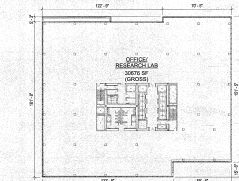
ZONING GROSS AREA PLAN - LEVEL 12 (LEVEL 13 SIM)



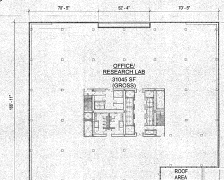
ZONING GROSS AREA PLAN - LEVEL 8 (LEVELS 9-11 SIM)



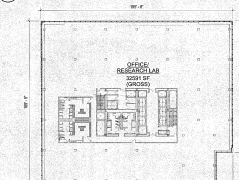
ZONING GROSS AREA PLAN - LEVEL 6 (LEVEL 7 SIM)



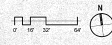
ZONING GROSS AREA PLAN - LEVEL 5

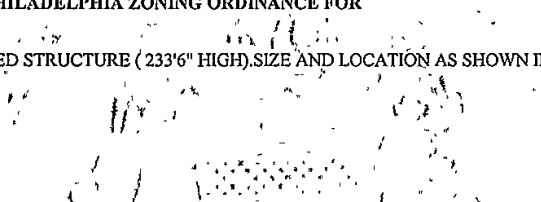


ZONING GROSS AREA PLAN - LEVEL 2 (LEVEL 4 SIM)


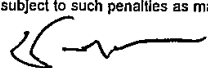


ZONING GROSS AREA PLAN - LEVEL 2



ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 1037386	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$650.00		DATE 12/30/19	
LOCATION OF WORK: 00225 N 38TH ST PHILADELPHIA, PA 19104-0000				ZONING CLASSIFICATION CMX-4	
OWNER DREXEL UNIVERSITY WEXFORD 225 N STE 101 PHILADELPHIA PA, 19104		APPLICANT MC CLURE MATTHEW 1735 MARKET ST. 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 ZONING APPROVAL FOR THE ERECTION OF A DETACHED STRUCTURE (233'6" HIGH).SIZE AND LOCATION AS SHOWN IN THE APPLICATION</p> <p style="text-align: center;">  </p> <p>USE REGISTRATION FOR A BUSINESS AND PROFESSIONAL OFFICES; RESEARCH AND DEVELOPMENT AND VACANT RETAIL SPACES (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) FROM FIRST FLOOR THROUGH FIFTEEN(15) FLOORS WITH 149 ACCESSORY BELOW GROUND PARKING GARAGE INCLUDING WITH THREE(3) LOADING SPACES, FIVE(5) ACCESSIBLE PARKING SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE; FIVE(5) RESERVOIR SPACES AND EIGHT(8) COMPACT SPACES AND WITH HUNDRED AND FOURTY TWO(142) BICYCLE SPACES ON THE SAME LOT REDUCTON OF EXISTING NON-ACCESSORY SURFACE PARKING SPACES TO A 243 SPACES .</p>					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT					
<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>					

ATTENTION CABELI DAHAL

APPLICATION FOR ZONING / USE REGISTRATION PERMIT				CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MUNICIPAL SERVICES BUILDING - CONCOURSE 1401 JOHN F. KENNEDY BOULEVARD PHILADELPHIA, PA 19102 <small>For more information visit us at www.phila.gov</small>		
<small>(For office use only)</small> APPLICATION # <u>1037386</u> ZONING CLASSIFICATION <u>Cnx-4</u> PREVIOUS APPLICATION NO. _____						
<small>(Applicant completes all information below. Print clearly and provide full details)</small> LOCATION OF PROPERTY (LEGAL ADDRESS) 225 N. 38th St. (to be known as 25 N. 38th St.)						
PROPERTY OWNER'S NAME Drexel University			PROPERTY OWNER'S ADDRESS: 3180 Chestnut Street Philadelphia, PA 19104 LICENSE # _____ E-MAIL: _____			
PHONE # _____ FAX # _____			ADDRESS: 1735 Market Street, 51st Floor Philadelphia, PA 19103 LICENSE # 509810 E-MAIL: gestd@ballardspahr.com			
APPLICANT: Matthew N. McClure, Esq. and David Gest, Esq. FIRM/COMPANY: Ballard Spahr LLP on behalf of Wexford Science + Technology PHONE # (215) 864-8143 FAX # _____			RELATIONSHIP TO OWNER: <input checked="" type="checkbox"/> TENANT/LESSEE <input type="checkbox"/> ATTORNEY <input type="checkbox"/> DESIGN PROFESSIONAL <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> EXPEDITOR			
TABULATION OF USES						
FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used			
	Public parking lot with 282 parking spaces					
FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE					
	Public parking lot with 243 spaces					
	Office, research and development, and retail use; belowground parking garage with 149 accessory parking spaces, 3 loading spaces					
STORIES AND HEIGHTS FROM GROUND TO ROOF						
HEIGHT	FRONT	EXISTING BUILDING SIDE	REAR	PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION FRONT	SIDE	REAR
IN FEET	N/A	N/A	N/A	233'-6"	233'-6"	233'-6"
IN STORIES	N/A	N/A	N/A	15	15	15
BRIEF DESCRIPTION OF WORK/CHANGE						
Application for Final Zoning Permit after receipt of Conditional Zoning Permit No. 1003982 and completion of Civic Design Review Process, with clarification of bicycle parking as documented in enclosed letter from project architect (no other changes). New construction of building with office, research and development, and retail use; belowground parking garage with 149 accessory parking spaces; 3 loading spaces; and 142 bicycle parking spaces. Reduction in size of existing public parking lot from 282 to 243 parking spaces. No signage on this application. All as shown on enclosed plans. Part of multi-property zoning lot as documented by recorded Zoning Lot Declaration Agreement.						
_____ CONTINUED ON ADDITIONAL SHEET (ATTACHED) <input checked="" type="checkbox"/> ACCELERATED REVIEW CHECK/RECEIPT/M.O. NO. _____						
IS THIS APPLICATION IN RESPONSE TO A VIOLATION? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES VIOLATION #: _____						
<small>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.</small>						
APPLICANT'S SIGNATURE: 						DATE: <u>12 / 13 / 12</u>

PRE-REQUISITE APPROVALS FOR:

ADDRESS:	APPLICATION #.
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ADDRESS:	APPLICATION #.
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✓ 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 –1101MARKET STREET			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

PERMIT TO READ:

NOTICE OF REFUSAL DATE.	NOTICE OF REFERRAL DATE:
-------------------------	--------------------------

NOTICE OF REFUSAL DATE.	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/CHANGE WITHOUT A PERMIT? <input type="checkbox"/> NO <input type="checkbox"/> YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)			RE-INSPECTION FEE	
			ZONING FEE	
			USE FEE	
			TOTAL FEES	
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 #
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August 13, 2019



PHILADELPHIA
WATER
— DEPARTMENT —

Conceptual Approval

Joseph Fay
c/o Wexford Science & Technology LLC
3675 Market Street
Suite 200
Philadelphia, Pennsylvania 19104

RE: One uCity Square (FY19-ONEU-5522-01)

Project Address:	225 N 38TH ST.	Earth Disturbance:	99,900 SF
Development Type:	Redevelopment	Flood Management District:	A
Watershed:	Lower Schuylkill River	Sewer Type:	Combined

Dear Joseph,

The Philadelphia Water Department (PWD) has completed its review of the Conceptual Review Submission Package for this project. PWD has determined that the project meets the requirements for Conceptual Approval. The attached plan has been stamped, and mailed to the primary designer.

Conceptual Approval is a preliminary approval only and does not constitute final PWD approval of the project, nor does it relieve the applicant from meeting the requirements of other City agencies. The applicant may use this letter and PWD-stamped Conceptual Stormwater Management Plan when filing for a Zoning Permit; however, PWD does not stamp Zoning Permit applications. The applicant is responsible to obtain any required federal, state, and local permits outside of this review.

Below and on Page 2 of this letter are the PWD reviews applicable to this project which must be completed prior to construction activity proceeding. Please see [Section 2.5](#) of the Manual for more information about these reviews:

1. Submit a [Utility Plan](#) to PWDur@phila.gov. Utility Plan Review is required for all projects that require a building permit or are proposing connections to PWD infrastructure.
2. If water service or sewer connections/disconnections are proposed, then approvals must be obtained through PWD Water Transport Records.
3. If the project includes installation of facilities that will generate sewage, then submit to PWD Projects Control for [Act 537](#) review.
4. Backflow prevention and cross connection control measures are required as a condition of water service, with some exceptions. Contact PWD Industrial Waste & [Backflow Compliance](#) for more information.

5. Post-Construction Stormwater Management Plan (PCSMP) Review

Development Compliance Review Path

The project is subject to the Post-Construction Stormwater Management Requirements identified below. Please refer to the Development Compliance Review Path in Section 2.3.1 of the Manual for more information.

Post-Construction Stormwater Management Requirements

☒ Water Quality ☐ Channel Protection ☒ Flood Control ☐ PHS Release Rate ____ cfs/acre

Expedited PCSMP Review Eligibility

☐ Disconnection Green Review ☐ Surface Green Review ☒ Not eligible for Expedited Review

PADEP NPDES Permit

Since more than one acre of earth disturbance is proposed, PWD's PCSMP Approval is contingent on the issuance of a PADEP NPDES Permit. Please refer to Section 2.7 of the Manual for more information.

Sincerely,

Jo-Marie McNulty
Stormwater Plan Review
Phone: (215) 685-6387
Email: Jo-Marie.McNulty@phila.gov

Sara Anderson
Manager, Conceptual Stormwater Plan Review
Phone: (215) 685 - 6387
Email: Sara.Anderson@phila.gov

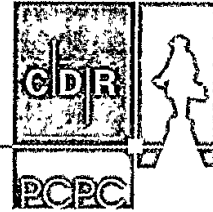
Victoria Lenoci, LEED Green Associate
Manager, Private Development Services
Phone: (215) 685-6266
Email: Victoria.Lenoci@Phila.gov

Enclosures: *PWD-stamped plan*

Cc: *B. Mohl
E. Ponert
E. Smith
S. Chiu
V. Brindisi
A. Fody
T. Boles (Bolessmyth Associates Inc.)*



PHILADELPHIA CITY PLANNING COMMISSION
CIVIC DESIGN REVIEW



December 4, 2019

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

Eleanor Sharpe
Executive Director

Nancy Rogo Trainer, FAIA, AICP
Civic Design Review Chair

Daniel K. Garotata
Civic Design Review Vice-Chair

Leonidas Addimando
Ashley Di Caro
Tavis Dockwiler, ASLA
Michael Johns, FAIA, NOMA, LEED-AP
Elise Vider

Re: Civic Design Review for 225 N 38th Street (Application No. 1003982)

Dear Ms. Quinn:

Pursuant to Section 14-304(5) of the Philadelphia Zoning Code, the Civic Design Review (CDR) Committee of the City Planning Commission completed the required review of a proposed commercial development at 225 N 38th Street.

The site is bound by 37th Street to the east, Cuthbert to the south, Warren Street to the north and interim surface parking lot/future phase of development to the west. The project proposes to build 407,714 total gross square feet consisting of 195,668 square feet of office space, 195,668 square feet of research laboratory space, 16,210 of retail space on the ground floor and 2nd floor. Additionally, 149 parking spaces are proposed underground with loading dock off Warren Street. The site is zoned CMX-4 and no refusals have been identified by the Department of Licenses and Inspections.

At the meeting of December 3, 2019, the CDR Committee completed the Civic Design Review process and offered the following comments.

Registered Community Organization (RCO) comments –24th Democratic Ward
The 24th Democratic Ward RCO was generally pleased with the project and the process and did not provide any detailed comments.

CDR Committee Comments

The Committee complemented the development team on an excellent building design overall. They were especially complementary of the plaza's thoughtful design and attention to detail, as well as their engagement with the local community. Other comments included:

- They commended the development team for prioritizing the public realm and plaza and for using high quality materials. They emphasized that not many by-right projects share these priorities.
- Other members complemented the sustainable design of the building and noted that underground parking adds to the quality of the project's public realm.

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

215-683-4615 Telephone
215-683-4630 Facsimile

www.phila.gov/cityplanning

PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

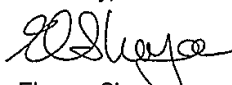
- There was discussion about ensuring that the plaza retaining walls enhance the plaza space, rather than create barriers. A member noted how important the details are for the successful execution of the concept and gave a recommendation to plant vegetation that spills over the planters as one method of breaking down the scale of the larger planters.
- CDR Committee members noted concerns about the success of retail spaces along the passage in the interim time before the adjacent building is constructed.
- CDR Committee members discussed concerns about ensuring that the development was welcoming to the neighborhood located north of the project, as the public space is located to the south. Activating the northern edge of the project with creative retail spaces would be an important step in achieving this.

The CDR committee incorporated PCPC staff comments, which included:

- Complements for the inclusion of pedestrian pathway through the site and creation of better linkages between buildings
- Ensure open space feels public by reducing perimeter wall as much as possible and consider how the plaza will be activated at night
- Concerns about the edge treatment of the interim surface parking lot
- Consider how the retail-style glazing on second floor will be activated by the building program
- Support for pursuing LEED Silver

In conclusion, the Civic Design Review process has been completed for this project. Please contact me if you have any questions about the committee's action.

Sincerely,



Eleanor Sharpe
Executive Director

cc: Nancy Rogo Trainer, Chair, Civic Design Review, nrt23@drexel.edu
Daniel Garofalo, Vice Chair, Civic Design Review, garofalod@rowan.edu
Councilmember Jannie Blackwell, 3rd District, jannie.blackwell@phila.gov
Timothy Cooper, 3rd Council District Representative, timothy.cooper@phila.gov
Marty Cabry, 3rd Council District Representative, marty.cabry@phila.gov
Paul Arthur Heller, ZGF Architects, Paul-Arthur.heller@zgf.com
David Gest, Ballard Spahr, GestD@ballardspahr.com
John Phillips, Powelton Village Civic Association, president@poweltonvillage.org

PHILADELPHIA CITY PLANNING COMMISSION

CIVIC DESIGN REVIEW

Netrisa Dockery, Parkside Area Community Association,
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Gary Jonas, Drexel Area Property Association, dapaboard@gmail.com
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CITY OF PHILADELPHIA

DEPARTMENT OF STREETS
HIGHWAY DIVISION, RIGHT-OF-WAY UNIT
960 Municipal Services Building
1401 John F. Kennedy Blvd.
Philadelphia, PA 19102-1676

CARLTON WILLIAMS
Streets Commissioner

December 2, 2019

Joseph Reagan
Wexford Development, LLC
3535 Market Street, Suite 1230
Philadelphia, PA 19104
joseph.reagan@wexfordscitech.com

**RE: One uCity Square
225 North 38th Street
ROW Log #2019-3363
Zoning Review Waiver Approval**

Dear Mr. Reagan,

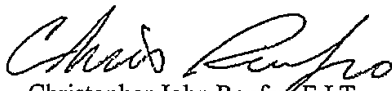
We have completed our review of the application and plans for the subject project. Please be advised that, based on Philadelphia Code Section 14-806(4), we now take no further exception to your loading space waiver request, as specified in the following:

- The two (2) required 11'x60' loading spaces may be reduced to one (1).
- The two (2) required 10'x40' loading spaces may be reduced to one (1).
- The driveway apron depressed curb length may be increased from 24' to 36'.

This approval is not a permit. Please proceed with the L&I Zoning Permit process.

If you have any questions or need additional information regarding this submission, please contact me at (215) 686-5183 or Christopher.Renfro@phila.gov.

Sincerely,


Christopher John Renfro, E.I.T.
Engineering Supervisor

CC: File; H. Conforti, B. Baron (ROW); D. Gest, D. Bleckman (Ballard Spahr); T. Boles (Boles, Smyth)



PORTLAND
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WASHINGTON DC
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December 12, 2019

City of Philadelphia Department of Licenses and Inspections
Municipal Services Building-Concourse
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

Reference: 225 North 38th Street, Philadelphia

Subject: Final Zoning Permit Application from
Conditional Zoning Permit #1003982

To Whom it May Concern:

Please be advised of the following revisions to the zoning submission for the project at 225 North 38th Street, which received a Conditional Zoning Permit (#1003982). ZGF Architects LLP (ZGF) has clarified the information regarding the quantity of bike parking spaces available on site.

The changes to the drawings are as follows:

ZP1.1 – added a chart in the “Philadelphia Zoning Summary Analysis” that details the required quantity of bicycle parking spaces for the development.

ZP1.1 – added a clarifying note regarding the quantity of bicycle parking spaces in the parking lot.

ZP1.4 – clarified location of bicycle parking.

The drawings otherwise remain the same as previously approved for Conditional Zoning Permit #1003982.

*Please see clouded version
of plans showing
changes.*

ZGF

Name
December 11, 2019
Page 2

Sincerely,
ZGF Architects LLP



Matthew Thomson
Associate Principal, New York Office