



Eleanor Sharpe
Executive Director

Michael Johns, FAIA, NOMA, LEED-AP
Civic Design Review Chair

Daniel K. Garofalo
Civic Design Review Vice-Chair

Leonidas Addimando
Ashley Di Caro, LEED -AP
Tavis Dockwiller, RLA
Clarissa Kelsey, RA

February 2, 2022

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

Re: Civic Design Review for 2012-18 Chestnut Street (Application # ZP-2021-005525)

Dear Christopher,

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 mixed-use development at 2012-18 Chestnut Street.

This letter is a summary of the Civic Design Review Committee's advisory recommendations. It is not an expression of the City Planning Commission's recommendation or opinion regarding zoning variances, special exceptions, or other discretionary approvals associated with this proposal.

This proposal is to build 104,643 square feet consisting of 156 dwelling units and 4,200 square feet of retail. There is no off-street parking proposed for this location. The site is bound by Chestnut Street to the north, Ionic Street to the south and private parcels to the east and west. A portion of the block to the east is within the Rittenhouse-Fitler Historic District on the Philadelphia Register of Historic Places. The site is zoned CMX-4 and is subject to additional conditions in the West Chestnut Street Overlay district in the zoning code, 14-502(9)(f) and other provisions of Bill 200348. The proposal will also be subject to façade review under the terms of the Special Review Areas within the Center City Overlay District, 14-502(8)(a). No refusals have been issued by Licenses and Inspections for this proposal.

At its meeting of February 1, 2022, the Civic Design Review Committee completed the CDR process and offered the following comments:

(1) CDR Committee Comments:

CDR Committee comments include Planning Commission staff observations adopted by the CDR Committee.

The committee supports a redevelopment project occurring on this site and is encouraged that the team has worked with the local community organization on the project's scale and density. The committee is also supportive of the inclusion of affordable housing in this project, which is very important for this location, giving broader access to what Center City has to offer.

Regarding the building design, the committee encourages the project façade to be more responsive to the historic buildings to the east, which further down the block include structures within the Rittenhouse-Fitler Historic District, such as 2006 Chestnut Street. The committee encourages the exploration of setbacks at the height of the historic structures and other architectural refinements which would

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

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

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acknowledge the scale and character of historic buildings on the block. The glazing of the proposed project should also align in heights and be consistent in scale with buildings to the east.

The committee encourages the development team to reconsider the eastern façade and the articulation of the party walls, which can still be seen from Chestnut Street and are subject to future Planning Commission staff façade reviews. The eastern façade is a large scale and could benefit from more articulation, materials with lighter color tones, and more porosity. As a component of that, the committee also notes that the project lacks a wider range of unit types that would support families and that the long one-bedrooms opposite the eastern wall are not as well considered as other units in the project. They are very deep with interior bedrooms and less light. The committee encourages the design team to reconsider both the eastern façades and the interiors behind them. This includes exploring potential changes to core locations as well as unit placements on the eastern edges of the property, larger unit types and layouts which allow better light, so that all units on a floor are equally attractive. This could result in better unit designs as well as eastern elevations which have greater articulation, appropriate scales, and more porosity.

Additionally, there are concerns about the louvers. Matching their sizes to the adjacent windows seems to emphasize their importance rather than reduce their impact. The development team should consider reducing the sizes of louvers and find alternative architectural treatments. The Committee also encourages the green roof to be planted with native vegetation that supports local pollinators, and to consider third-party sustainable design certification.

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: Michael Johns, Chair, Civic Design Review, mdesigns@msn.com
Daniel Garofalo, Vice Chair, Civic Design Review, dkgarofalo@gmail.com
City Councilmember Kenyatta Johnson, kenyatta.johnson@phila.gov
Frantz Pierre, Legislative Assistant, frantz.pierre@phila.gov
Christopher Sample, Chief of Staff, Christopher.sample@phila.gov
Adam Laver, BlankRome, adam.laver@blankrome.com
Jonathan Broh, JKRP Architects, jbroh@jkrparchitects.com
Travis Oliver, Center City Residents Association (CCRA), travis.oliver@centercityresidents.org
Christopher Hartland, Philadelphia Licenses and Inspections, christopher.hartland@phila.gov

**REFERENCE
ONLY**



Department of Planning and Development

Civic Design Review

CITY OF PHILADELPHIA

Michelle Brisbon, Streets Department, michelle.brisbon@phila.gov

Kisha Duckett, Streets Department, kisha.duckett@phila.gov

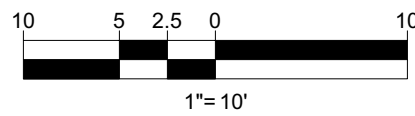
Jeanien Wilson, Streets Department, jeanien.wilson@phila.gov

Casey Ross, Office of Transportation, Infrastructure and Sustainability, casey.ross@phila.gov

Jennifer Dougherty, SEPTA Long Range Planning, jdougherty@septa.org

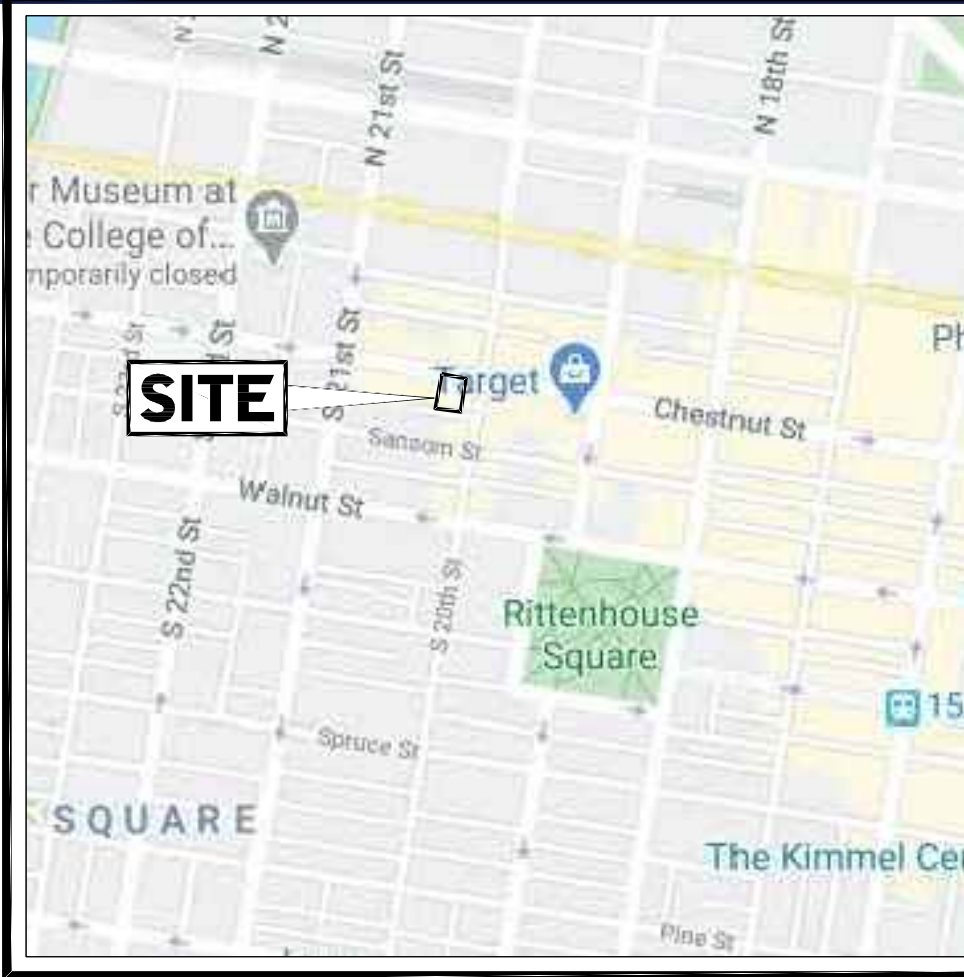
Paula Burns, Philadelphia City Planning Commission, paula.brumbelow@phila.gov

**REFERENCE
ONLY**



PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
LOADING	0 (WCS OVERLAY)	0
PARKING REQUIREMENT	29"	29 (OFFSITE)
BIKE PARKING	MULTI-FAMILY 1/3 UNITS = 182 UNITS, 54 SPACES REQUIRED	60

BUILDING AREAS (GFA)		
LEVEL	GFA	FAR
GROUND (4,805 SF RETAIL)	4,395	47.77
2	8,504	92.43
3	8,504	92.43
4	8,504	92.43
5	8,504	92.43
6	8,504	92.43
7	8,167	88.77
8	8,167	88.77
9	8,167	88.77
10	7,794	84.71
11	7,794	84.71
12	7,386	80.28
13	7,386	80.28
14	6,029	65.53
TOTAL	107,805 SF	1,171.79%



ZONING PLAN NOTES

- | | | |
|--|------------------|-----------------|
| CHESTNUT STREET : HIGH VOLUME PEDESTRIAN | | |
| FURNISHING ZONE: | WALKING ZONE: | TOTAL SIDEWALK: |
| REQUIRED = ≥4' | REQUIRED = ≥8' | REQUIRED = ≥16' |
| PROPOSED = 6.1' | PROPOSED = 10.9' | PROPOSED = 17' |
| IONIC STREET: LOCAL | | |
| FURNISHING ZONE: | WALKING ZONE: | TOTAL SIDEWALK: |
| REQUIRED = ≥3.5' | REQUIRED = ≥5' | REQUIRED = ≥10' |
| PROPOSED = 0' | PROPOSED = 4.5' | PROPOSED = 4.5' |

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OTHERWISE

PROJECT No.:	PP203125
DRAWN BY:	NOL
CHECKED BY:	MJK
DATE:	05/11/2021
CAD I.D.:	PP203125-ZONING-TB-0

PROJECT:

ZONING PLAN

— FOR —
ALTERRA
PROPERTY GROUP

PROPOSED MIXED-USE DEVELOPMENT

2012-2018 CHESTNUT STREET
CITY AND COUNTY OF
PHILADELPHIA, PA

BOHLER//

1515 MARKET STREET, SUITE 920

PHILADELPHIA, PA 19102

Phone: (267) 402-3400
Fax: (267) 402-3404

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SHEET TITLE:

SITE PLAN

SHEET NUMBER

Z-01

REVISION 2 - 8/18/2021

Applied Electronically by L&I User:



REVISIONS

[illegible]

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PROJECT No.: PP203125
DRAWN BY: NOL
CHECKED BY: MJK
DATE: 05/11/2021
AD I.D.: PP203125-ZONING-TB-0

PROJECT:

— FOR —

ALTERRA
PROPERTY GROUP

2012-2018 CHESTNUT STREET
CITY AND COUNTY OF
PHILADELPHIA, PA

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SHEET TITLE:

SHEET NUMBER:

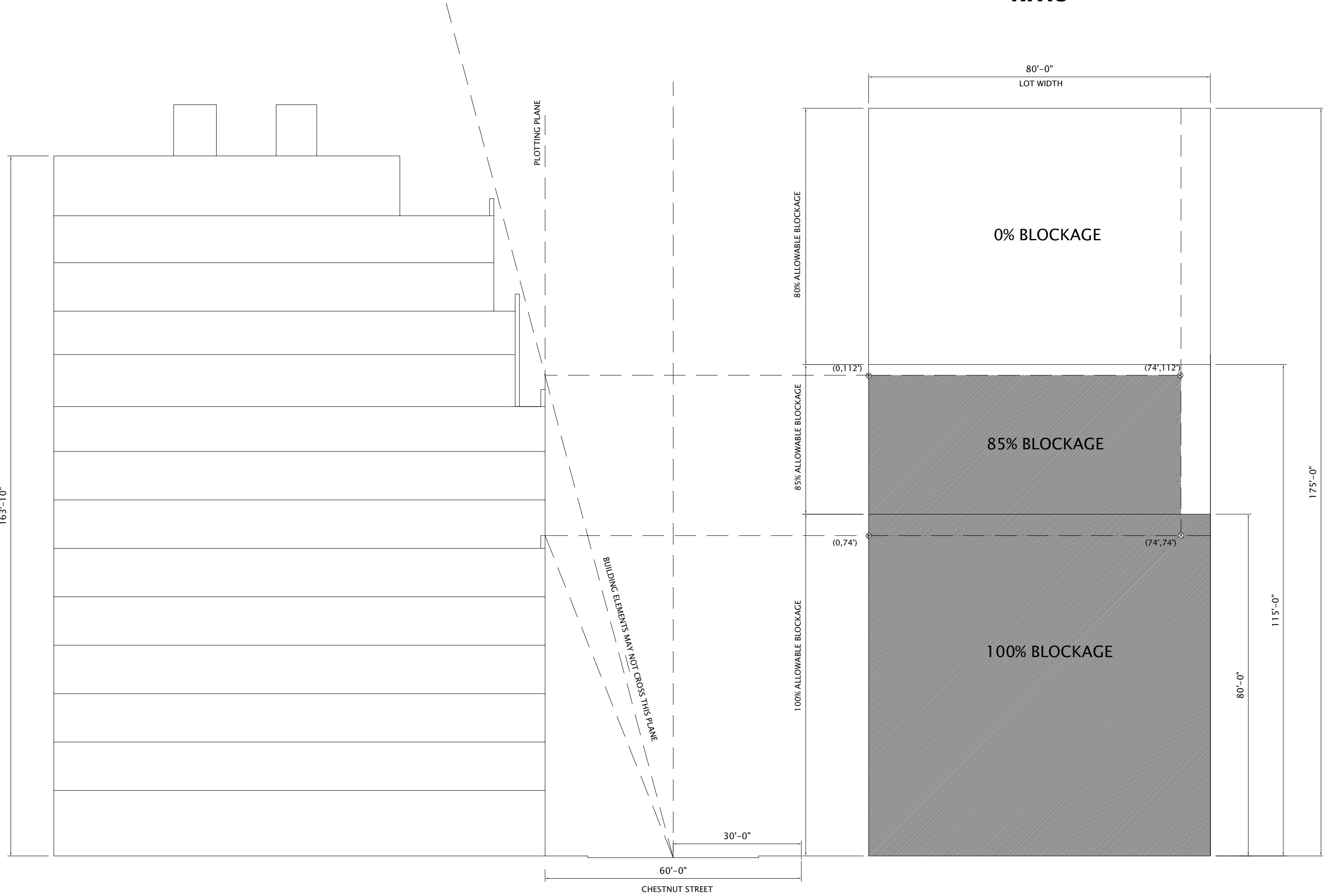
Z-02

REVISION 1 - 07/08/2021

REVISION 2 - 12/17/2025

R:\01\PP20125\DRAWINGS\PLAN SETS\SHARED\9 (ZONING EDIT)\PP20125-BASE_9_1-2-AVOUT_Z-03 SKYPLAN PLAN

DEPARTMENT OF
LICENSES & INSPECTIONS
APPROVED
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01/05/25
WHERE THIS PLANE CONTAINS ANY REVISION, ERROR OR
OMISSION, THE PLANE SHALL BE APPROVED PLANE IT ONLY
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Applied by L&I: Christopher Hartland



BUILDING PROFILE
N.T.S

PLOTTING PLANE DIAGRAM
N.T.S

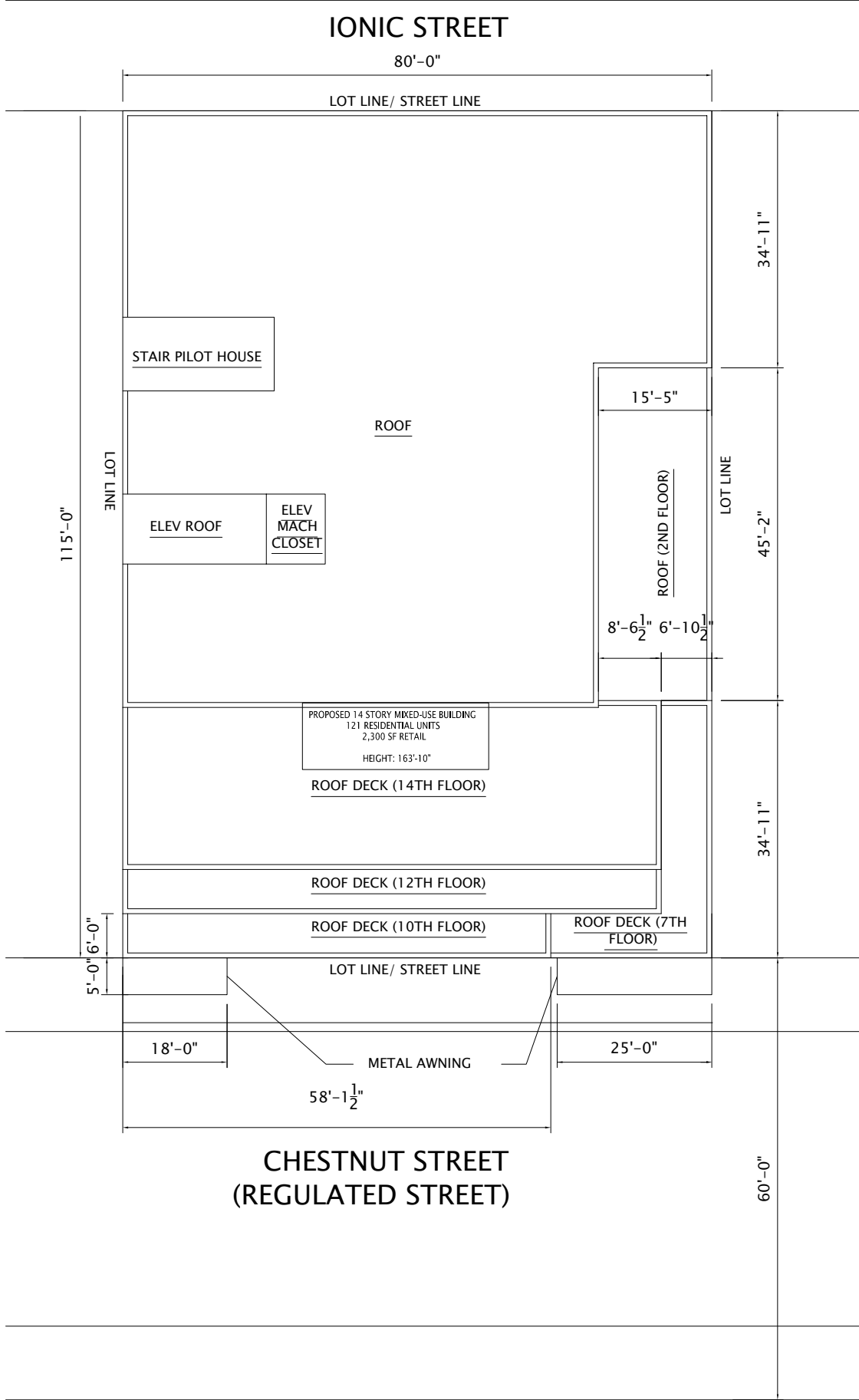
In accordance with the terms and provisions of Section 14-701 (5) (b) of the Philadelphia Code pertaining to

SKY PLANE

This application complies with the Sky Plane Control requirements of Section 14-701 (5) (b) and the Regulations of the City Planning Commission.

Applied Electronically By: SARAH CHIU
January 2, 2026 Ledger No.: [E-7746](#)

Philadelphia City Planning Commission



PLAN VIEW DIAGRAM
N.T.S

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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	07/08/2021	PER L&I COMMENTS	NOL	KAS
2	8/18/2021	PER L&I COMMENTS	MJK	MJK
3	08/26/2021	PER LOT CONSOLIDATION PLAN	NOL	NOL
4	06/14/2024	PER L&I COMMENTS	MJH	NOL
5	09/26/2025	PER ARCHITECTURAL CHANGES	AM	NOL
6	11/04/2025	PER ARCHITECTURAL CHANGES	MH	NL
7	11/24/2025	PER ZONING COMMENTS	MH	NL
8	12/17/2025	PER ZONING COMMENTS	NL	NL

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PROJECT No.: PP203125
DRAWN BY: NOL
CHECKED BY: MJK
DATE: 05/11/2024
CAD ID: PP203125-ZONING-TB-0

PROJECT:

ZONING PLAN

FOR

**ALTERRA
PROPERTY GROUP**

PROPOSED MIXED-USE
DEVELOPMENT

2012-2018 CHESTNUT STREET
CITY AND COUNTY OF
PHILADELPHIA, PA

BOHLER

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PHILADELPHIA, PA 19102
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C. BROWN

PROFESSIONAL
ENGINEER
PENNSYLVANIA LICENSE NO. 10063
NEW JERSEY LICENSE NO. 24060001400

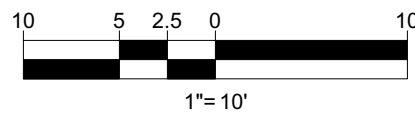
SHEET TITLE:

**SKYPLANE
PLAN**

SHEET NUMBER:

Z-03

REVISION 2 - 12/17/2025



PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
LOADING	0 (WCS OVERLAY)	0
PARKING REQUIREMENT	22"	29 (OFFSITE)
BIKE PARKING	MULTI-FAMILY 113 UNITS = 121 UNITS, 41 SPACES REQUIRED	60

BUILDING AREAS (GFA)		
LEVEL	GFA	FAR
GROUND (4,805 SF RETAIL)	4,395	47.77
2	8,504	92.43
3	8,504	92.43
4	8,504	92.43
5	8,504	92.43
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12	7,386	80.28
13	7,386	80.28
14	6,029	65.53
TOTAL	107,805 SF	1,171.79%



LOCATION MAP
SCALE: 1"=1000'

ZONING PLAN NOTES

- THIS PLAN REFERENCES AN "ALTA" / NSPS LAND TITLE SURVEY"
PREPARED FOR: ALTERRA PROPERTY GROUP
PREPARED BY: JAMES ROBERT AIKEN II, PA P.L.S. #SU075233
CONTROL POINT ASSOCIATES, INC.
1800 MANOR DRIVE, SUITE 100
CHALFONT, PA 18914
FILE NO.: 02-140045-01
DATED: 7-20-2020
- 2.) OWNER: PHILADELPHIA HOUSING AUTHORITY
12 S. 23RD STREET, 6TH FLOOR
PHILADELPHIA, PA 19103
- 3.) APPLICANT: ALTERRA PROPERTY GROUP
414 S. 16TH STREET, SUITE 100
PHILADELPHIA, PA 19146
- 4.) SITE DATA: 2012-14 & 2016-18 CHESTNUT STREET
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, PENNSYLVANIA 19103
- 5.) ZONING DATA: ZONED: CMX-4
EXISTING USE: OFFICE/VACANT
PROPOSED USE: MIXED-USE MULTI-FAMILY RESIDENTIAL & RETAIL
- 6.) BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 100515.
- 7.) ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- 8.) STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
- 9.) ALL PLANTINGS SHALL BE IN ACCORDANCE WITH P.C.P.C. GUIDELINES.
- 10.) ALL CURB RADII SHALL BE 5.0 FEET UNLESS OTHERWISE NOTED.
- 11.) DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
- 12.) WATERSHED DISTRICT: LOWER SCHUYLKILL RIVER B
- 13.) PLAN PREPARED AS PER INSTRUCTIONS OF ALTERRA PROPERTY GROUP.
- 14.) PWD PROJECT ERS# #TBD.
- 15.) TRASH PICK-UP WILL BE VIA PRIVATE STREET COLLECTION.
- CHESTNUT STREET : HIGH VOLUME PEDESTRIAN
- | FURNISHING ZONE: | WALKING ZONE: | TOTAL SIDEWALK |
|------------------|------------------|-----------------|
| REQUIRED = 24' | REQUIRED = 28' | REQUIRED = 216' |
| PROPOSED = 6.1' | PROPOSED = 10.9' | PROPOSED = 17' |
- IONIC STREET: LOCAL
- | FURNISHING ZONE: | WALKING ZONE: | TOTAL SIDEWALK |
|------------------|-----------------|-----------------|
| REQUIRED = 23.5' | REQUIRED = 25' | REQUIRED = 210' |
| PROPOSED = 0' | PROPOSED = 4.5' | PROPOSED = 4.5' |

LEGEND	
EXISTING	
BUILDING	_____
CONCRETE CURB	=====
FLUSH CURB	=====
FENCE	-----X-----
PROPERTY LINE	=====
R.O.W. LINE	=====
ADJACENT PROPERTY LINE	----- -- --
EASEMENT LINE	=====
SETBACK LINE	----- -- -- -- --
LEASE LINE	----- -- --
DRAINAGE INLET	
STORM/SANITARY MANHOLE	 
WATER/GAS VALVES	 
ROOF DRAIN/CLEANOUT	 
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
PROPOSED	
BUILDING	_____
CONCRETE CURB	=====
FLUSH CURB	=====



REVISIONS

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	07/08/2021	PER L&I COMMENTS	KAS NOL
2	8/18/2021	PER L&I COMMENTS	MJK MJK
3	08/26/2021	PER LOT CONSOLIDATION PLAN	NOL NOL
4	06/14/2024	PER L&I COMMENTS	MJH NOL



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PROJECT No.: PP203125
DRAWN BY: NOL
CHECKED BY: MJK
DATE: 05/11/2021
CAD I.D.: PP203125-ZONING-TB-0

PROJECT:

ZONING PLAN

— FOR —
ALTERRA
PROPERTY GROUP

PROPOSED MIXED-USE DEVELOPMENT

2012-2018 CHESTNUT STREET
CITY AND COUNTY OF
PHILADELPHIA, PA

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**1515 MARKET STREET, SUITE 920
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SHEET TITLE:

SITE PLAN

SHEET NUMBER

Z-01

REVISION 2 - 06/14/2024

R:\00\PROJECTS\DRAWINGS\PLAN SETS\SSBREV-4\WORKING\PP203125-BASE-4-1-24\PP203125-ZONING ELEVATIONS

DEPARTMENT OF
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WHEN YOUR PLANS CONTAIN ANY REVISION, EVIDENCE OF
REVISIONS MUST BE SHOWN AND APPROVED. IT WILL
REQUIRE THE APPROVAL OF THE DEPARTMENT OF
LICENSES & INSPECTIONS.

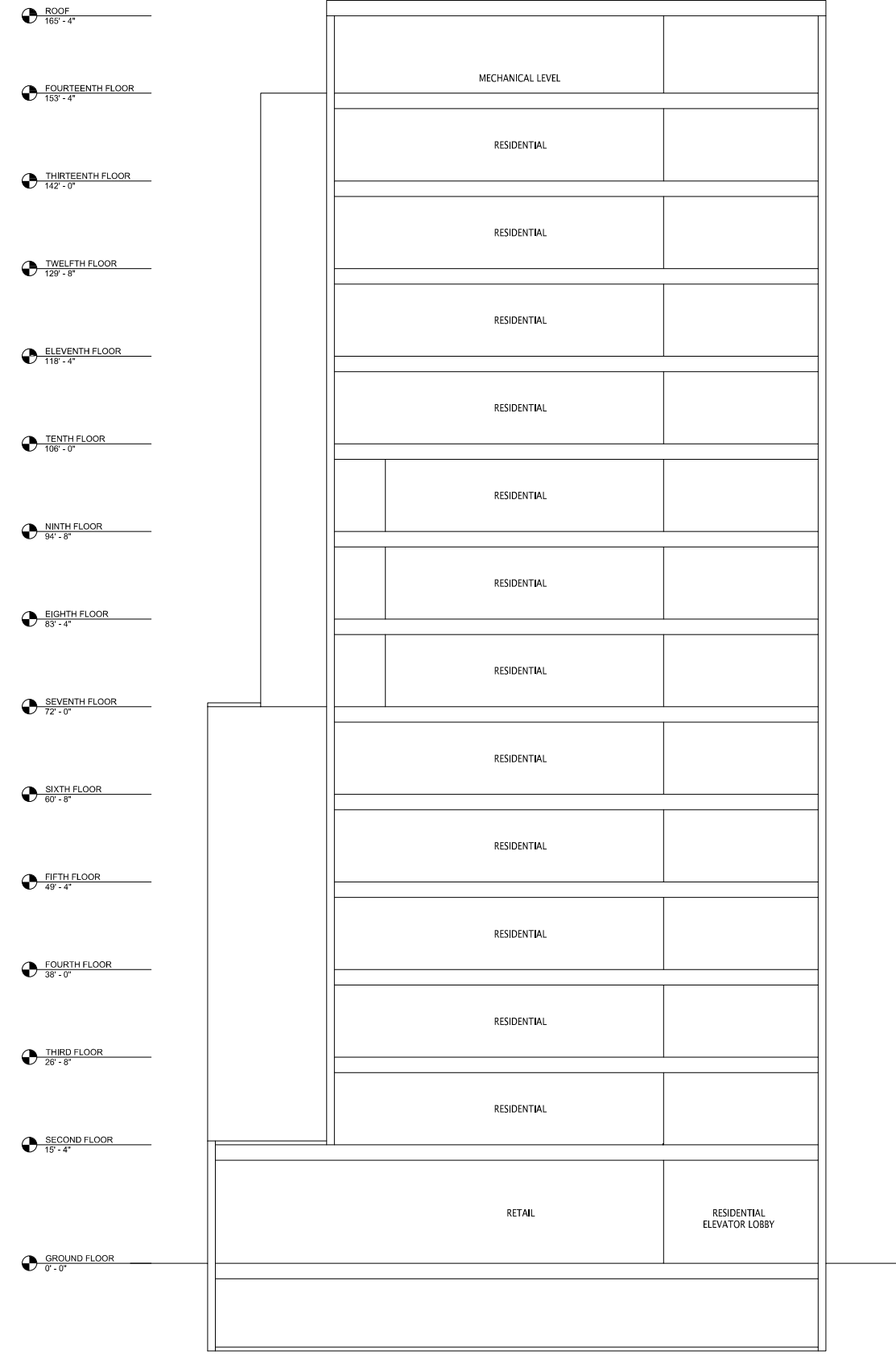
Applied by L&I: Christopher Hartland



SOUTH ELEVATION, IONIC STREET
N.T.S



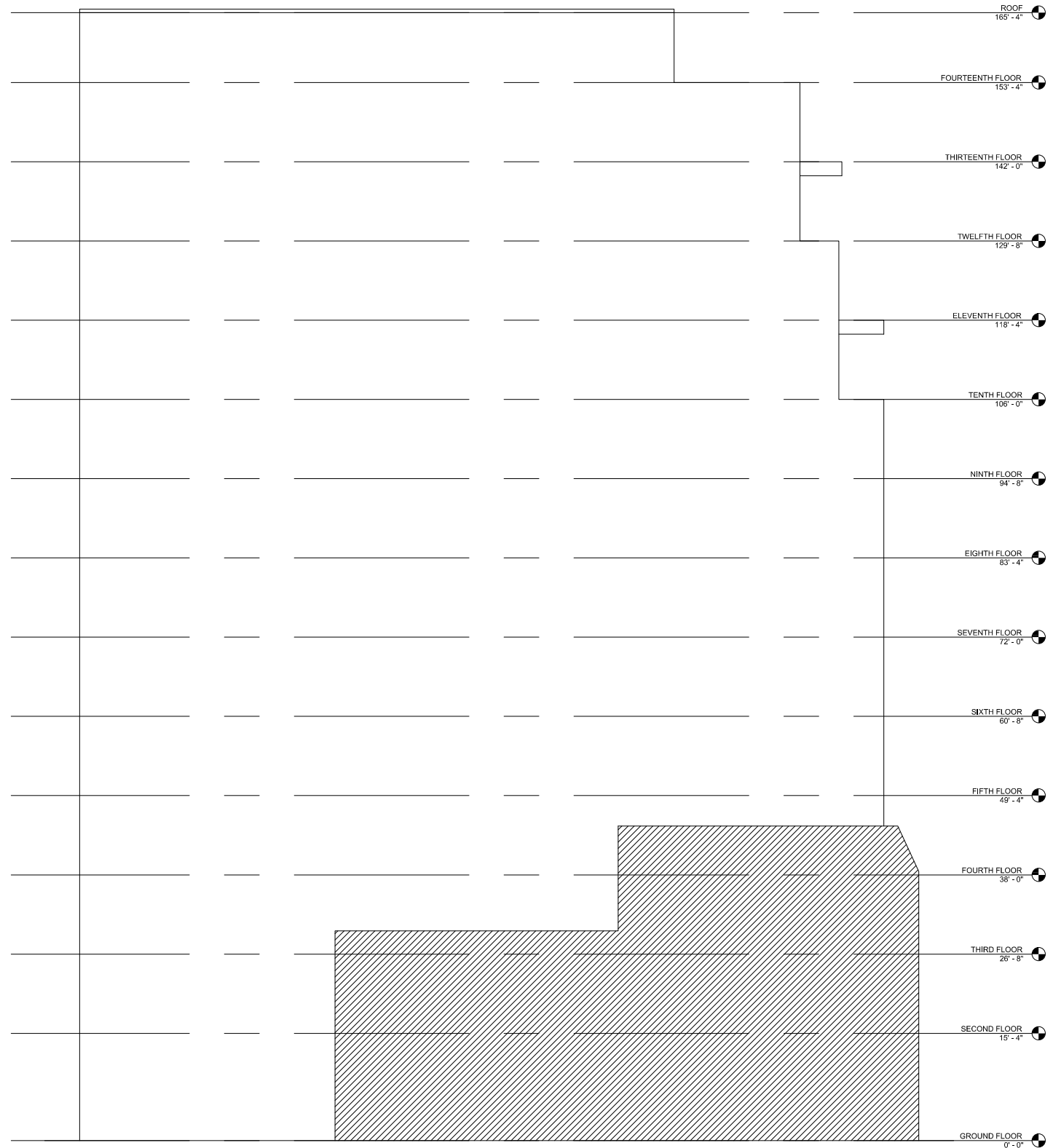
NORTH ELEVATION, CHESTNUT STREET
N.T.S



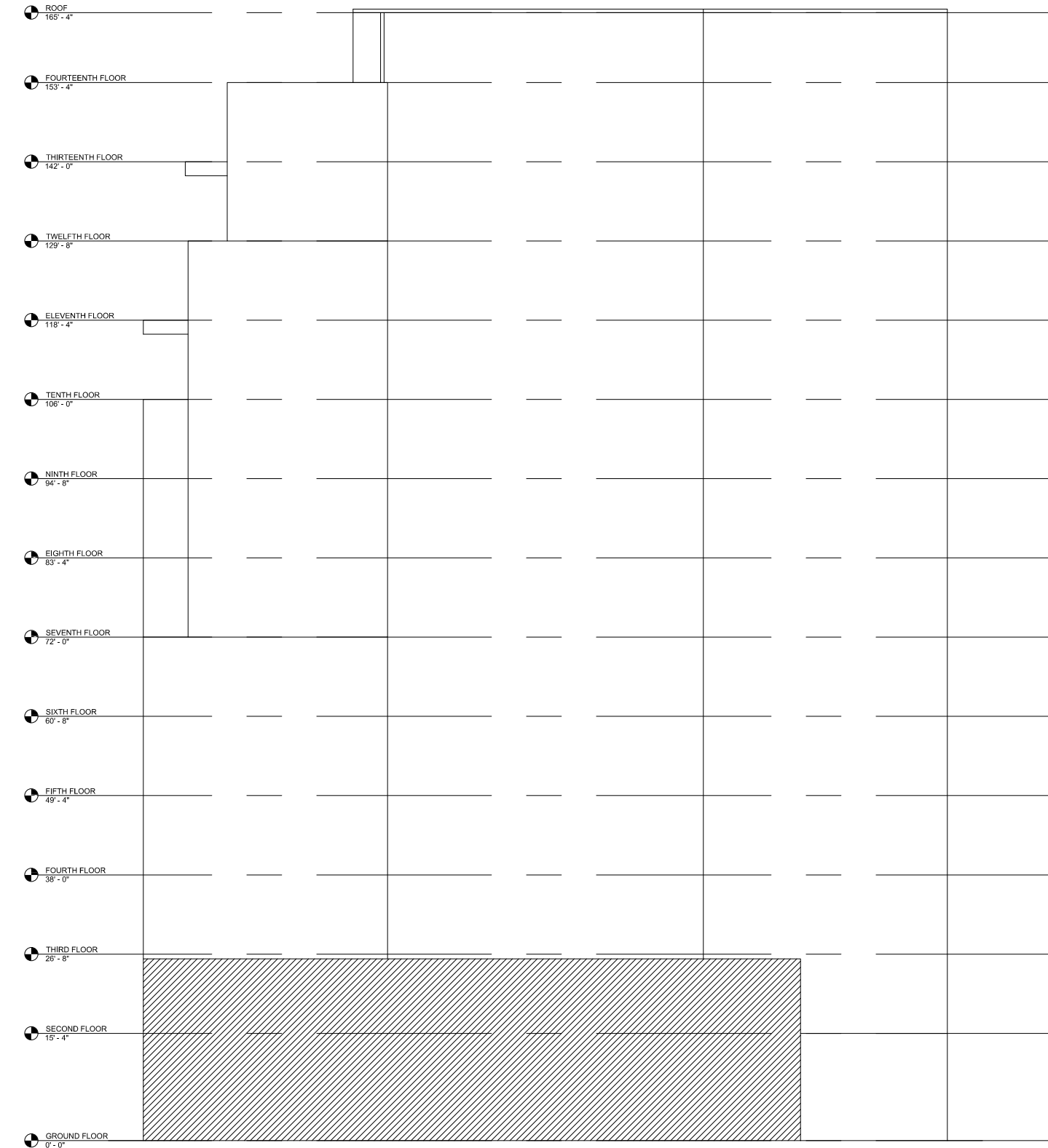
BUILDING SECTION
N.T.S



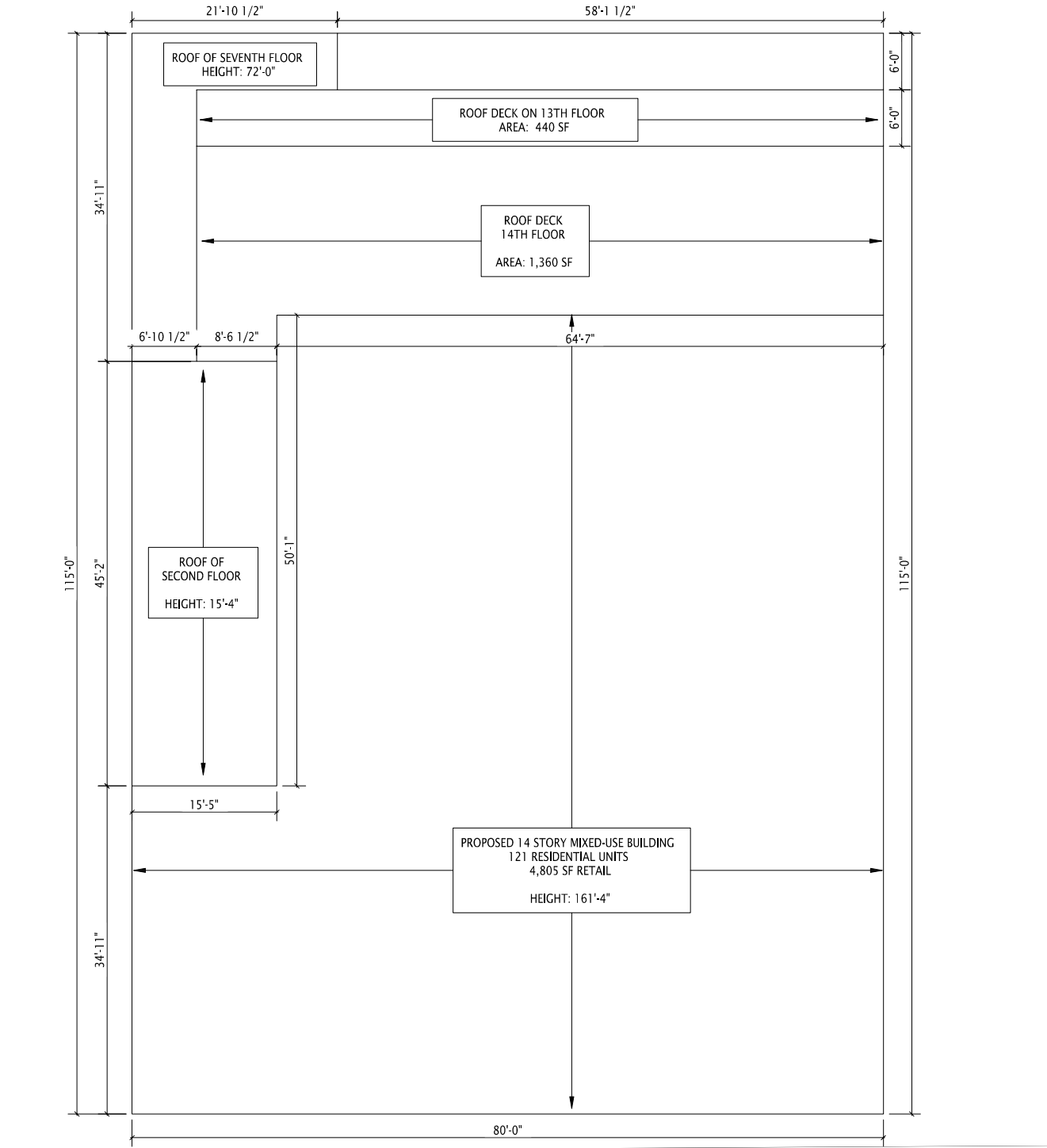
BUILDING SECTION
N.T.S



EAST ELEVATION
N.T.S



WEST ELEVATION
N.T.S



ROOF PLAN
N.T.S

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LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	07/08/2021	PER L&I COMMENTS	KAS
2	8/18/2021	PER L&I COMMENTS	MJK
3	08/26/2021	PER LOT CONSOLIDATION PLAN	MJK
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CAD ID: PP203125-ZONING-TB-0

PROJECT:

ZONING PLAN

FOR
**ALTERRA
PROPERTY GROUP**

PROPOSED MIXED-USE
DEVELOPMENT

2012-2018 CHESTNUT STREET
CITY AND COUNTY OF
PHILADELPHIA, PA

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Phone: (267) 402-3400
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SHEET TITLE:

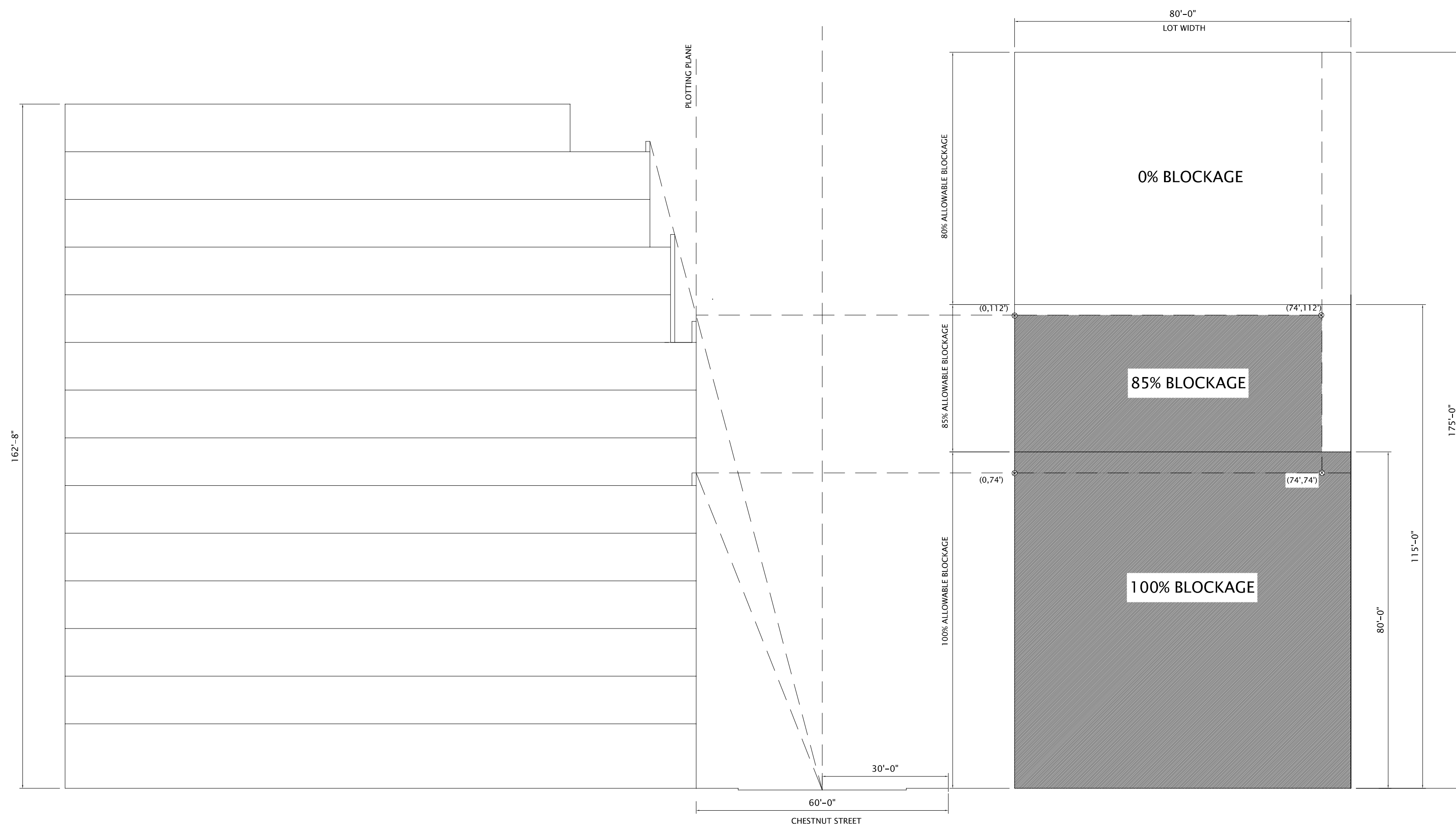
**BUILDING
ELEVATIONS &
SECTIONS**

SHEET NUMBER:

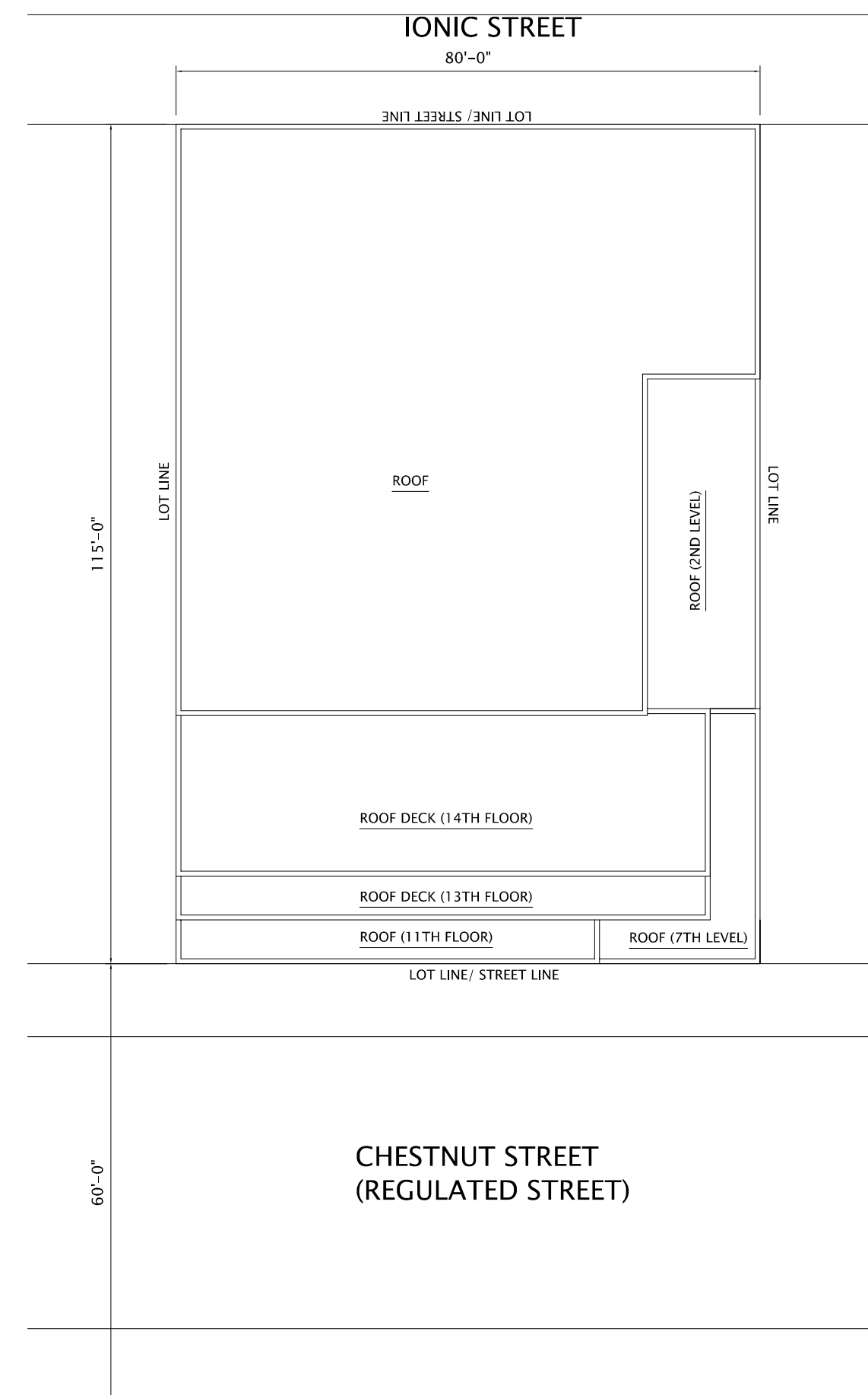
Z-02

REVISION 2 - 06/14/2024

Applied by L&J: Christopher Hartland



BUILDING PROFILE
N.T.S



PLAN VIEW DIAGRAM
N.T.S

[illegible]

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CAD I.D.: PP203125-ZONING-TB-0

PROJECT:

ZONING PLAN

— FOR —

ALTERRA
PROPERTY GROUP

PROPOSED MIXED-USE DEVELOPMENT

2012-2018 CHESTNUT STREET
CITY AND COUNTY OF
PHILADELPHIA, PA

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SHEET TITLE:

SKYPLANE PLAN

SHEET NUMBER:

Z-03

REVISION 2 - 06/14/2024

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
LOADING	0 (WCS OVERLAY)	0
PARKING REQUIREMENT	22"	29 (OFFSITE)
BIKE PARKING	MULTI-FAMILY 1/3 UNITS = 121 UNITS, 41 SPACES REQUIRED	42



SCALE: 1"=1000'

1. THIS PLAN REFERENCES AN "ALTA / NSPS LAND TITLE SURVEY"
PREPARED FOR: ALTERRA PROPERTY GROUP
PREPARED BY: JAMES ROBERT AIKEN II, PA P.L.S. #SU075233
CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 100
CHALFONT, PA 18914
FILE NO.: 02-140045-01
DATED: 7-20-2020

- | | | |
|--|------------------|-----------------|
| CHESTNUT STREET : HIGH VOLUME PEDESTRIAN | | |
| FURNISHING ZONE: | WALKING ZONE: | TOTAL SIDEWALK: |
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| IONIC STREET: LOCAL | | |
| FURNISHING ZONE: | WALKING ZONE: | TOTAL SIDEWALK: |
| REQUIRED = ≥3.5' | REQUIRED = ≥5' | REQUIRED = ≥10' |
| PROPOSED = 0' | PROPOSED = 4.5' | PROPOSED = 4.5' |

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LAND SURVEYING
PROGRAM MANAGEMENT
LAND ACQUISITION
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	07/08/2021	PER L&I COMMENTS	KAS NOL
2	8/18/2021	PER L&I COMMENTS	MJK MJK
3	08/26/2021	PER LOT CONSOLIDATION PLAN	NOL NOL
4	06/14/2024	PER L&I COMMENTS	MJH NOL
5	09/28/2025	PER ARCH CHANGES	NOL NOL



THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

PROPOSED MIXED-USE DEVELOPMENT

BOHLER //

SITE PLAN

Z-01

REVISION 2 - 06/14/2024

Zoning Permit

Permit Number ZP-2021-005525

LOCATION OF WORK 2012 CHESTNUT ST, Philadelphia, PA 19103-4411 2012-2018 Chestnut Street Philadelphia, PA 19103	PERMIT FEE \$1,634.00	DATE ISSUED 3/8/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4, CMX4	

PERMIT HOLDER PHILA HOUSING AUTHORITY	12 S 23RD ST PHILA HOUSING AUTHORITY PHILADELPHIA PA 19103
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE COMPLETE DEMOLITION OF THE EXISTING STRUCTURES. FOR THE ERECTION OF AN ATTACHED FOURTEEN (14) STORY HIGH-RISE STRUCTURE WITH ROOF DECKS. SIZE AND LOCATION AS SHOWN ON PLANS. [AMENDMENT 1/5/2025 FOR CHANGES TO STRUCTURE HEIGHT AND SKY PLANE AND FOR A ONE (1) YEAR EXTENSION

APPROVED USE(S) Residential - Household Living - Multi-Family; Unity of Use
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2021-005525

WITH NEW EXPIRATION DATE OF 3/8/2026 IN ACCORDANCE WITH SECTION 14-303(10)(d).]



APPROVED USE(S)

Residential - Household Living - Multi-Family; Unity of Use

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - **30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2021-005525

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2012-14 CHESTNUT ST, Philadelphia, PA 19103-4411

2016-18 CHESTNUT ST, Philadelphia, PA 19103-4411

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR THE ESTABLISHMENT OF A UNITY OF USE TO CREATE ONE (1) LOT (2012-2018 CHESTNUT ST) FOR ZONING PURPOSES WITH COVENANTS, EASEMENTS AND AGREEMENTS TO BE RECORDED TO BIND CURRENT AND FUTURE OWNERS OF THE CONTIGUOUS TWO (2) PARCELS (2012-14 & 2016-18 CHESTNUT ST) TO PRESERVE THE UNITY OF USE AND THE LEGALITY OF THE ENTIRE PROJECT THAT STEMS FROM THE SINGLE ZONING LOT TREATMENT. FOR USE AS VACANT COMMERCIAL SPACE (SEPARATE USE REGISTRATION PERMIT REQUIRED) AND ONE HUNDRED SIXTY TWO (162) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING). MIXED INCOME HOUSING BONUS PER 14-702(7)(a)(.1) APPLIED FOR DWELLING UNIT INCREASE. SIXTY (60) CLASS 1A ACCESSORY BICYCLE PARKING SPACES TO BE PROVIDED ON AN ACCESSIBLE ROUTE. TWENTY-NINE (29) OFF-SITE PARKING SPACES TO BE PROVIDED AT 1900 ARCH ST TO INCLUDE TWO (2) ACCESSIBLE SPACES (ONE (1) VAN-ACCESSIBLE) AND ONE (1) ELECTRIC VEHICLE SPACE (SEE ZONING PERMIT ZP-2021-015366 FOR RECONFIGURATION OF PARKING). 14-802(8)(e) APPLIED FOR PARKING REDUCTION. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, PROOF OF RECORDED EASEMENTS, AGREEMENTS AND COVENANTS MUST BE SUPPLIED. **A MINIMUM OF 20% OF DWELLING UNITS TO BE WORKFORCE HOUSING AS DEFINED BY 14-702(7)(a)(.1) FOR F.A.R. BONUS IN ACCORDANCE WITH 14-502(9)(f). **[AMENDMENT 6/24/2024 FOR A REDUCTION IN THE NUMBER OF MULTI-FAMILY HOUSEHOLD LIVING DWELLING UNITS TO ONE HUNDRED TWENTY-ONE (121). NO OTHER CHANGES THIS AMENDMENT.] [AMENDMENT 10/2/2025 FOR A REDUCTION IN THE NUMBER OF ACCESSORY CLASS 1A BICYCLE PARKING SPACES TO FORTY-TWO (42).]

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement available from Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.