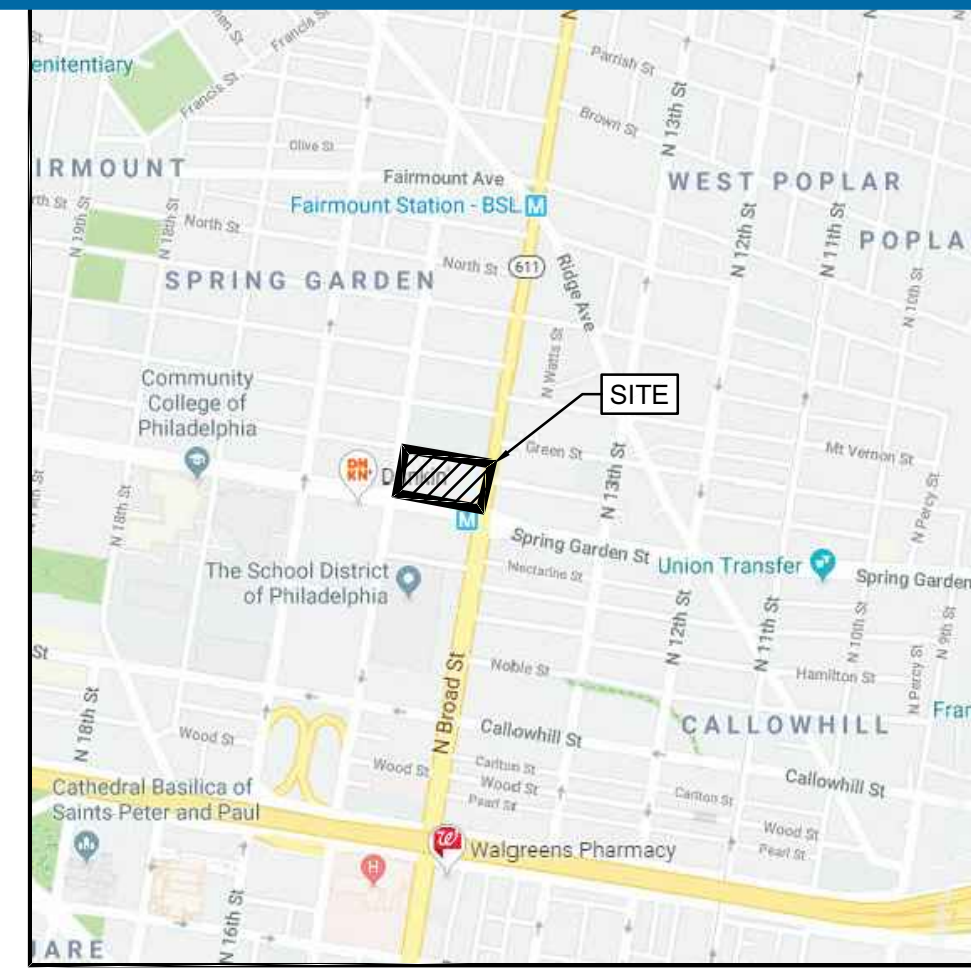
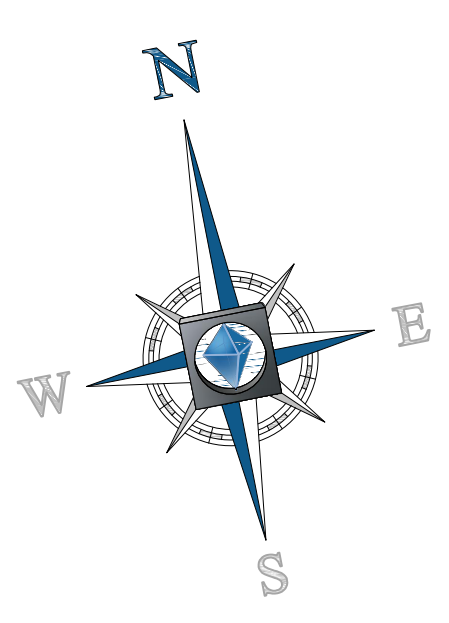
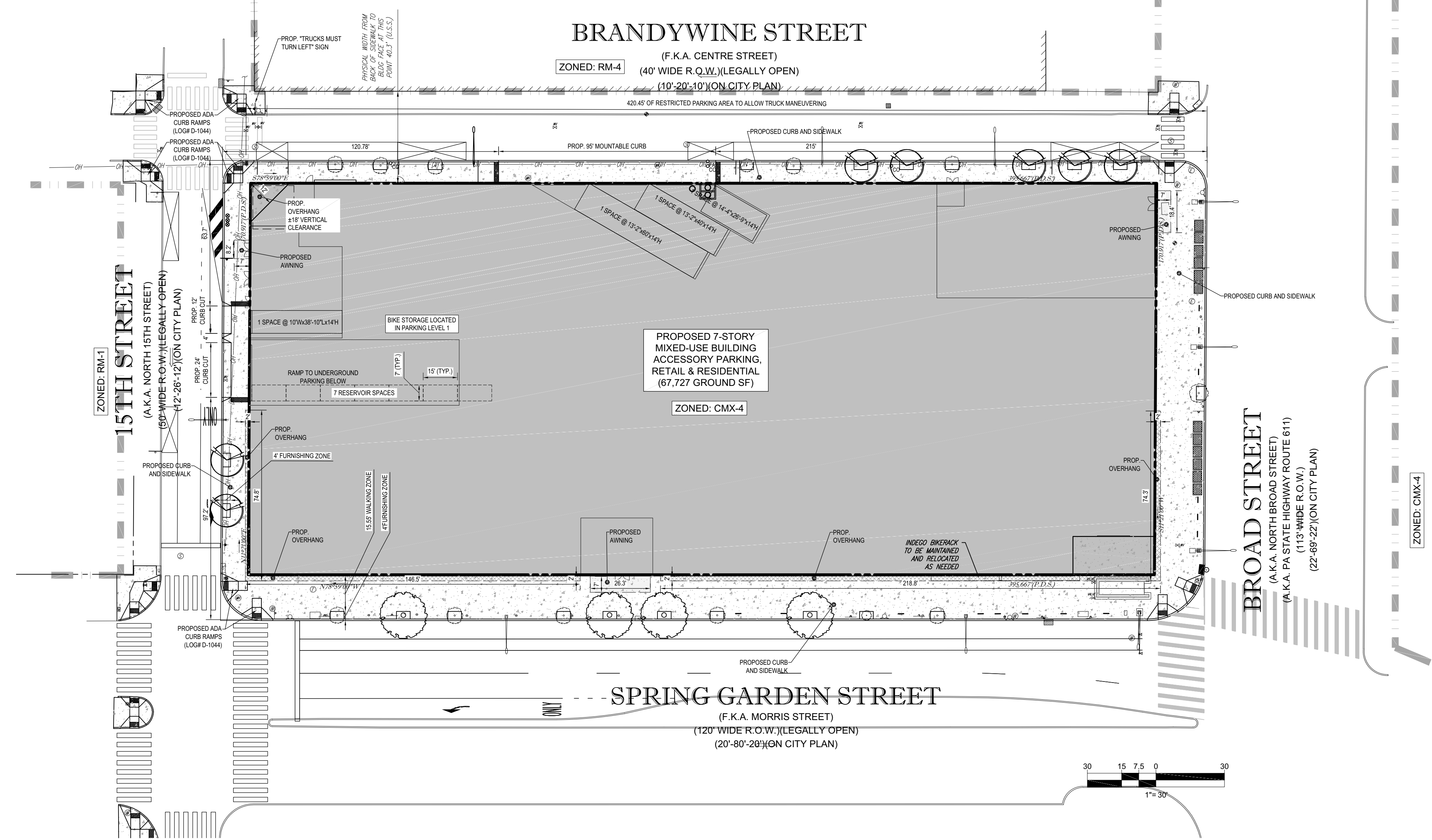


BASE REV-20 - ZONING & 100% SET-PP1913129BASE-20 - LAYOUT 2011 ZONING PLAN
R1913129
SU

APPROVED
FOR ZONING ONLY
05/04/20
I, BENJAMIN BARON, ENGINEER, CERTIFY THAT THIS PLAN AND ALL INFORMATION CONTAINED HEREIN WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF PENNSYLVANIA.
Applied Electronically by L&I User:

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
APPROVAL FOR ZONING ONLY -
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO.)
DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN
CITY PLAN ACTION
OTHER
APPLIED ELECTRONICALLY BY STREETS STAFF:
BENJAMIN BARON
ON: April 28, 2020
FOR CHIEF HIGHWAY ENGINEER



GENERAL NOTES

- THIS PLAN REFERENCES
A SURVEY PREPARED BY: STANTEC CONSULTING SERVICES, INC.
1500 SPRING GARDEN
PHILADELPHIA, PA 19130

ENTITLED: ALTANSPS LAND TITLE SURVEY
BROAD AND SPRING GARDEN
6TH WARD, PHILADELPHIA, PA
PROJECT NO. 174811364
DATED 02-05-2019

A SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18814

ENTITLED: BOUNDARY & TOPOGRAPHIC SURVEY
5510 N. BROAD ST., 1419-37 SPRING GARDEN ST., 559-563 N 15TH ST
6TH WARD, CITY & COUNTY OF PHILADELPHIA, PA
PROJECT NO. 02-190234
DATED 09-13-2019

2. APPLICANT/OWNER: 510 BROAD PARTNERS, LLC
414 S. 16TH STREET, SUITE 100
PHILADELPHIA, PA 19103

3. SITE DATA: 510 NORTH BROAD STREET
PHILADELPHIA, 19130

4. BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 0872030.
5. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT
DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
6. STORMWATER SHALL BE DISCHARGED THROUGH PRIVATE OUTFALL.
7. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH P.C.P.C. GUIDELINES.
8. ALL CURB RADI SHALL BE 10.0 FEET UNLESS OTHERWISE NOTED.
9. DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF
PHILADELPHIA REQUIREMENTS.
10. WATERSHED DISTRICT: DELAWARE DIRECT, MANAGEMENT ZONE A
11. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (OTHER
FLOOD AREAS (AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN
1 FOOT OR WITH DRAINAGE AREA LESS THAN 1 SQUARE MILE; AND PROTECTED BY LEVELS
FROM 1% ANNUAL CHANCE FLOOD.)
12. PLAN PREPARED AS PER INSTRUCTIONS OF OWNER.
13. PWD PROJECT ERSA #: FY20-NBRO-5714-01
14. TRASH PICK-UP WILL BE VIA PRIVATE HAULER.

ZONING DATA		
CMX-4 ZONING DISTRICT USE	REQUIRED	PROPOSED
	--	B: ACCESSORY PARKING 1: RETAIL 2: OFFICE/RETAIL 3-7: RESIDENTIAL
LOT AREA	--	67,910 SF
OCCUPIED AREA (CORNER)	--	99.73%
OPEN AREA	NOT REQ'D	0.00%
FRONT YARD	NOT REQ'D	0'-0"
SIDE YARD	8' MIN IF USED	0'-0"
REAR YARD DEPTH	NOT REQ'D	0'-0"
HEIGHT	UNLIMITED	84'-6 1/2"
ALLOWABLE FAR FOR CMX-4 (500%)	339,550 SF	--
UNDERGROUND PARKING FAR BONUS (200%)	135,820 SF	--
TOTAL ALLOWABLE FAR (700%)	475,370 SF	352,540 SF
BICYCLE PARKING (1 PER 3 UNITS)	134	225

PARKING & LOADING		
	REQUIRED	PROPOSED
PARKING SPOTS (3 PER 10 UNITS)	121	--
LESS 10% REDUCTION FOR BIKE STORAGE	-12	--
MODIFIED PARKING REQUIREMENT	109	288
ELECTRIC VEHICLE PARKING (5% OF PROPOSED)	15	15
ADA PARKING	7	7
COMPACT PARKING (MAX 25% OF PROPOSED)	72 MAX	72
OFF STREET LOADING 1	10'-0"W x 40'-0"L x 14'-0"H	13'-2"W x 40'-0"L x 14'-0"H
OFF STREET LOADING 2	11'-0"W x 60'-0"L x 14'-0"H	13'-2"W x 60'-0"L x 14'-0"H
OFF STREET LOADING 3	10'-0"W x 30'-0"L x 14'-0"H	10'-0"W x 38'-10"L x 14'-0"H

PROPOSED DEVELOPMENT:

PARKING 2	67,727 SF
PARKING 1	67,727 SF
1ST FLOOR	67,727 SF
2ND FLOOR	67,727 SF
3RD-5TH FLOOR	54,332 SF X 3 = 162,996 SF
6TH FLOOR - 7TH FLOOR	50,932 SF X 2 = 101,864 SF

TOTAL BUILDING AREA (BEFORE EXCLUSIONS) 535,768 SF

PROPOSED USE

PARKING (BELOW-GRADE)	135,454 SF
RETAIL	47,774 SF
OFFICE	67,727 SF
RESIDENTIAL - 410 UNITS	264,860 SF

ZONING CLASSIFICATION CMX-4

SITE AREA	67,910 SF
ALLOWABLE BUILDING AREA @ FAR OF 5	339,550 SF
UNDERGROUND PARKING @ FAR OF 2	135,820 SF
ALLOWABLE BUILDING AREA @ FAR OF 7	475,370 SF

OPEN AREA - OPTION B:
100% ALLOWABLE UP TO 65'
75% ALLOWABLE 65'-320'

PROPOSED BUILDING AREA AND HEIGHT:
GROSS FLOOR AREA (EXCLUDING RETAIL AND BELOW
GRADE PARKING) 352,540 SF (FAR = 5.19)

PROPOSED # OF STORIES/BUILDING HEIGHT 7 STORIES/84'-6 1/2"

- OWNER/DEVELOPER PROPOSES THE FOLLOWING COMMITMENTS TO BE
RESOLVED PRIOR TO BUILDING PERMIT ISSUANCE:
- DEED OF DEDICATION FOR TRIANGULAR PIECE OF LAND AT THE 15TH
STREET AND BRANDYWINE STREET INTERSECTION ALONG WITH ANY
ASSOCIATED ORDINANCE/CITY PLAN ACTION
 - ANY ORDINANCE THAT MAY BE REQUIRED TO ELIMINATE PUBLIC STREET
PARKING AS SHOWN ON THIS PLAN.
 - ANY TRAFFIC INFRASTRUCTURE MODIFICATIONS NECESSITATED BY THE
OUTCOME OF THE TIS
 - ADA RAMPS AND STREET LIGHTING UPGRADES FOR FULL SURROUNDING
BLOCKS
 - ADA RAMP UPGRADES AT ALL 4 CORNERS OF THE 15TH STREET AND
BRANDYWINE STREET INTERSECTION
 - PROVIDE A TIS TO ANALYZE THE EFFECTS OF VEHICLE CIRCULATION TO
AND FROM THE SITE, INCLUDING LEFT TURNS FROM NORTHBOUND N.
BROAD STREET ONTO BRANDYWINE STREET, AT THE TIME OF
CHECKLIST#2 SUBMISSION

Philadelphia City Planning Commission

April 27, 2020
4:33 PM Eastern Daylight Time

Civic Design Review, 14-304(5)

LEGEND		
MANHOLE INLET	PROPERTY BOUNDARY	PROPR. CURB
HYDRANT	LEGAL RIGHT-OF-WAY	PHILADELPHIA DISTRICT STANDARD
WATER VALVE	ZONING BOUNDARY	LANDSCAPED AREA
GAS VALVE		PAINTED SOLID WHITE LINE
UTILITY POLE		PAINTED SOLID YELLOW LINE
CLEANOUT		TO BE REMOVED
AREA LIGHT		PROP. BUILDING
STREET LIGHT		PROP. CONCRETE
TRAFFIC SIGNAL POLE		PROP. BUILDING ABOVE
LIGHT POLE		PROP. OVERHANG
SIGN		PROP. AWNING

BOHLER
ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
2	09/05/2019	REV. PER STREET DEPT. COMMENTS	SU
3	09/25/2019	REV. PER GENERAL REVISIONS	WAM
4	10/06/2019	REV. PER L&I COMMENTS	DTL
5	10/09/2019	REV. PER L&I COMMENTS	WAM
6	10/15/2019	REV. PER GENERAL REVISIONS	DTL
7	12/18/2019	REV. ARCHITECTURAL REVISIONS	WAM
8	01/21/2020	REV. ARCHITECTURAL REVISIONS	SU
9	04/16/2020	REV. ARCHITECTURAL REVISIONS	WAM

811
Know what's below.
Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776

NOT APPROVED FOR CONSTRUCTION

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

PROJECT NO.:	PP1913129
DRAWN BY:	SU
CHECKED BY:	MAM
DATE:	08/28/2019
SCALE:	AS SHOWN
CAD I.D.:	PP191329BASE-20

PROJECT:
ZONING PLAN
FOR
**510 BROAD
PARTNERS, LLC**
PROPOSED MIXED-USE
DEVELOPMENT
510 NORTH BROAD STREET
PHILADELPHIA, PA 19130

BOHLER
ENGINEERING
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

C. BROWN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 100107

SHEET TITLE:
ZONING PLAN
SHEET NUMBER:
1
REVISION 9

Zoning Permit

Permit Number ZP-2020-000202

LOCATION OF WORK 510 N BROAD ST, Philadelphia, PA 19130-4325	PERMIT FEE \$1,270.00	DATE ISSUED 5/5/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4	

PERMIT HOLDER 510 Broad Partners LLC	c/o Alterra Property Group, 414 S. 16th Street, Suite 100 Philadelphia, Pennsylvania 19146
---	---

APPLICANT Adam Laver DBA: Adam E. Laver, Esquire, Blank Rome LLP	Blank Rome LLP One Logan Square Philadelphia, PA 19103 USA
---	--

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE DEMOLITION OF ALL STRUCTURES ON LOT; FOR THE ERECTION OF A DETACHED STRUCTURE WITH AWNINGS, OVERHANGS, ACCESSORY ROOF DECKS, AND ROOF DECK ACCESS STRUCTURES; FOR A RETAIL SPACE AT FIRST FLOOR AND OFFICE/RETAIL SPACE AT SECOND FLOOR (AS PERMITTED IN THE NORTH BROAD ST OVERLAY DISTRICT) WITH MULTI-FAMILY HOUSEHOLD LIVING (410 DWELLING UNITS) FROM SECOND FLOOR THROUGH SEVENTH (7TH) FLOORS WITH ACCESSORY PARKING BELOW GRADE (LEVEL 1+LEVEL 2) TWO HUNDRED EIGHTY EIGHT (288) ACCESSORY PARKING SPACES INCLUDING WITH SEVEN (7) ACCESSIBLE PARKING SPACES INCLUDING TWO (2) VAN ACCESSIBLE SPACES INCLUDING SEVENTY-TWO (72) COMPACT SPACES, INCLUDING FIFTEEN (15) ELECTRIC SPACES WITH SEVEN (7) REERVOIR
--

APPROVED USE(S) Residential - Household Living - Multi-Family
--

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
--

 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.
--

Zoning Permit

Permit Number ZP-2020-000202

SPACES AND WITH TWO HUNDRED AND TWENTY-FIVE (225) BICYCLE SPACES ON AN ACCESSIBLE ROUTE AT FIRST FLOOR WITH FOUR (4) LOADING SPACES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION



APPROVED USE(S)

Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(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



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-000202

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

510 N BROAD ST, Philadelphia, PA 19130-4325

ADDITIONAL USE DETAILS

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

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.