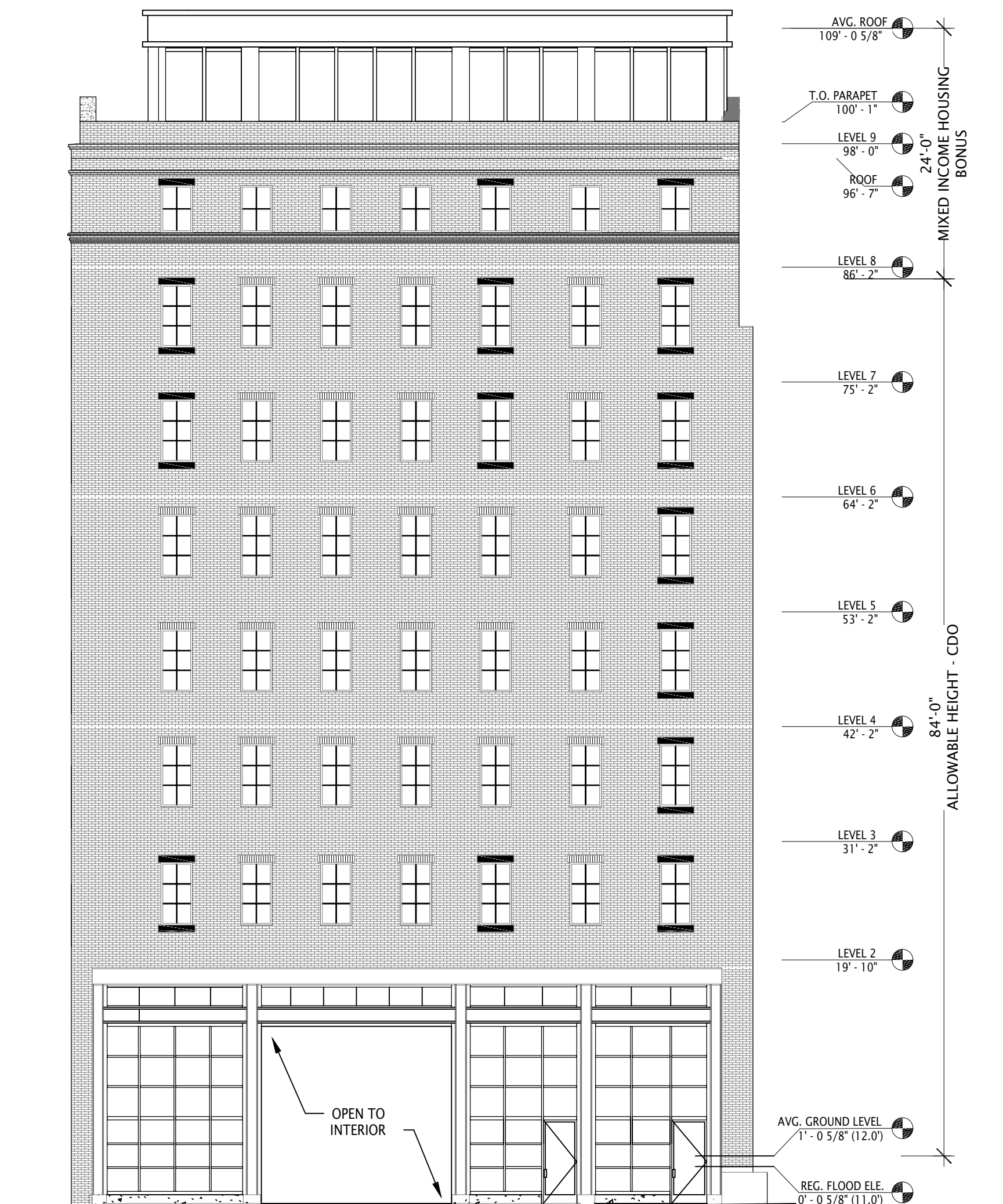
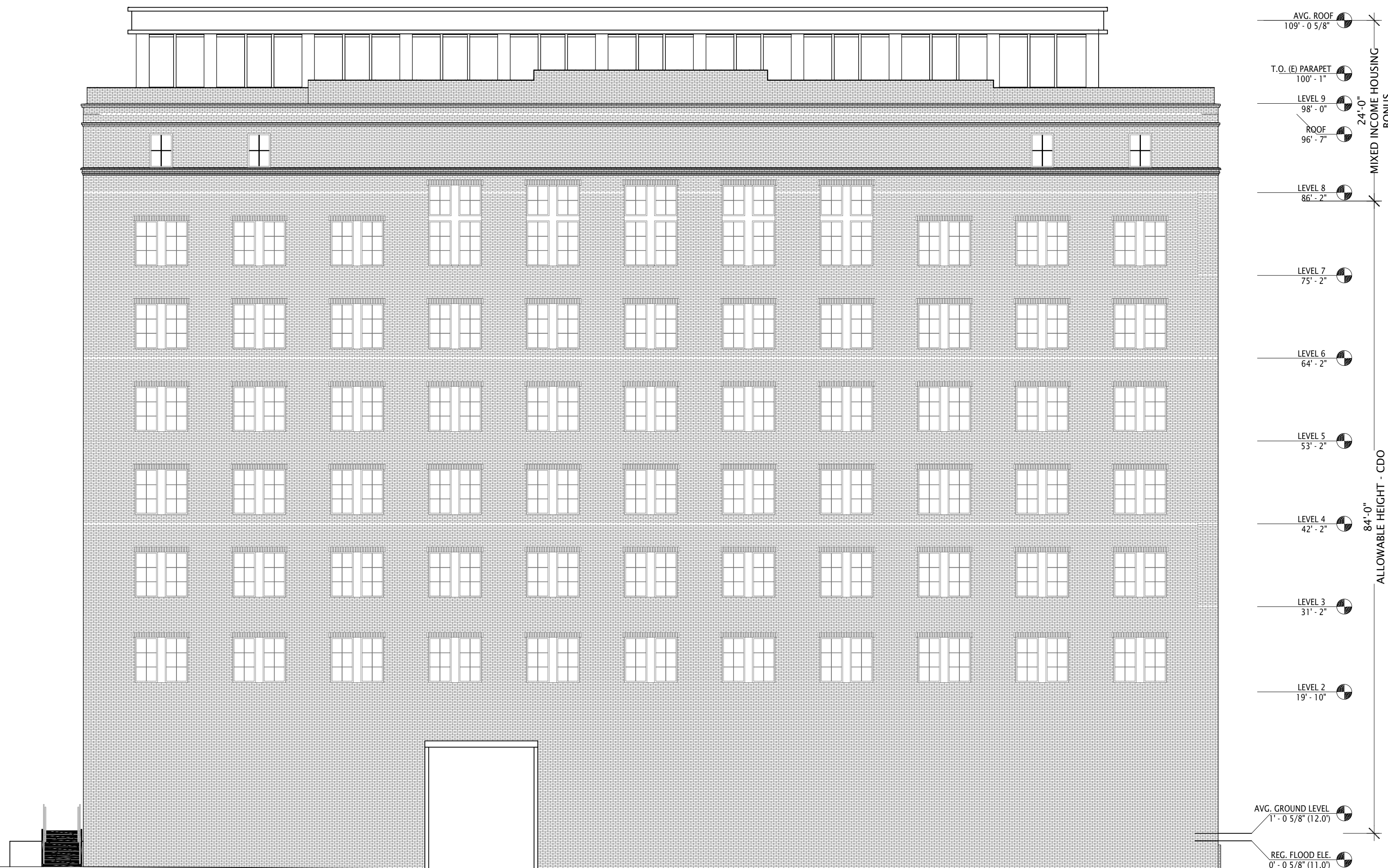
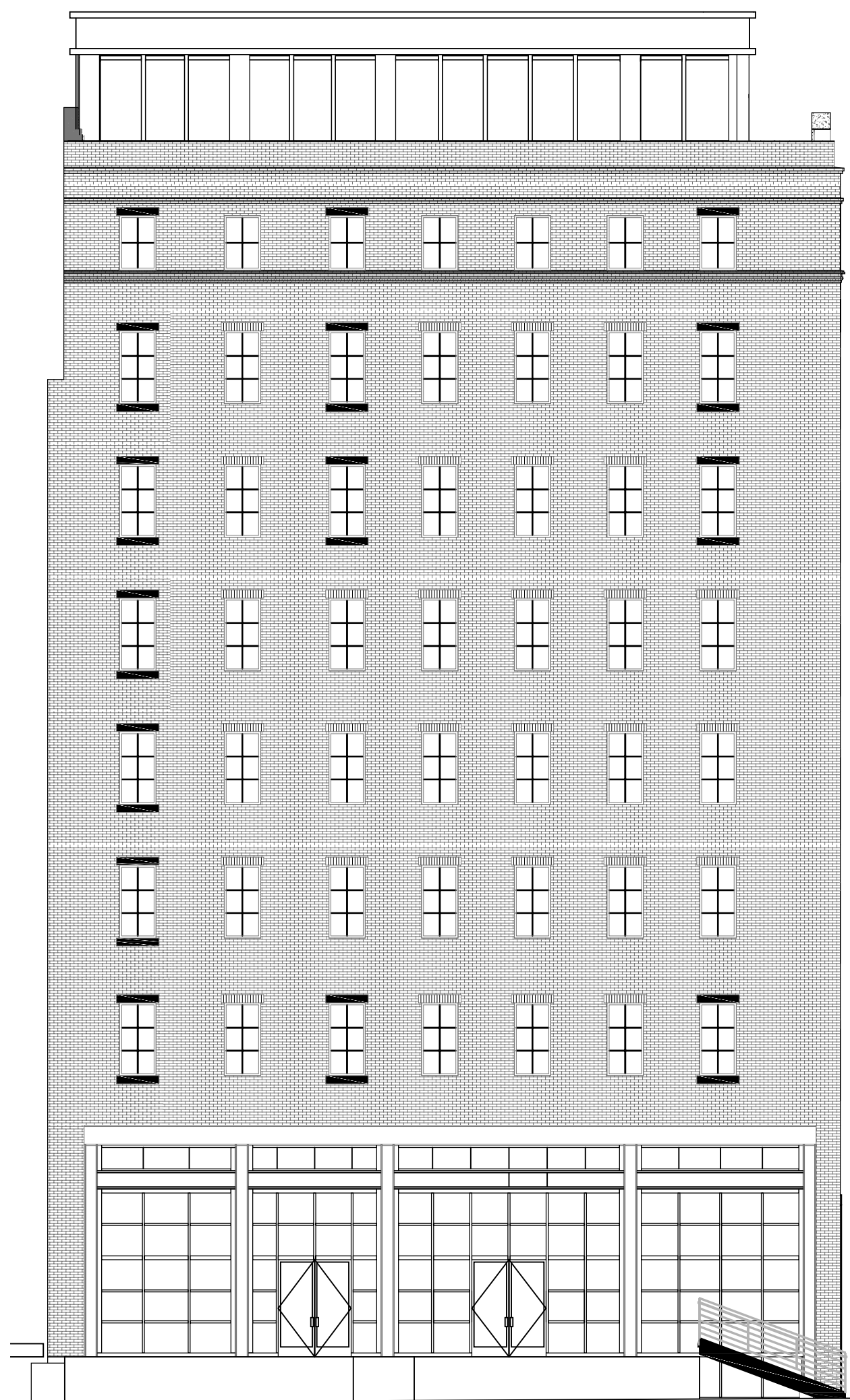
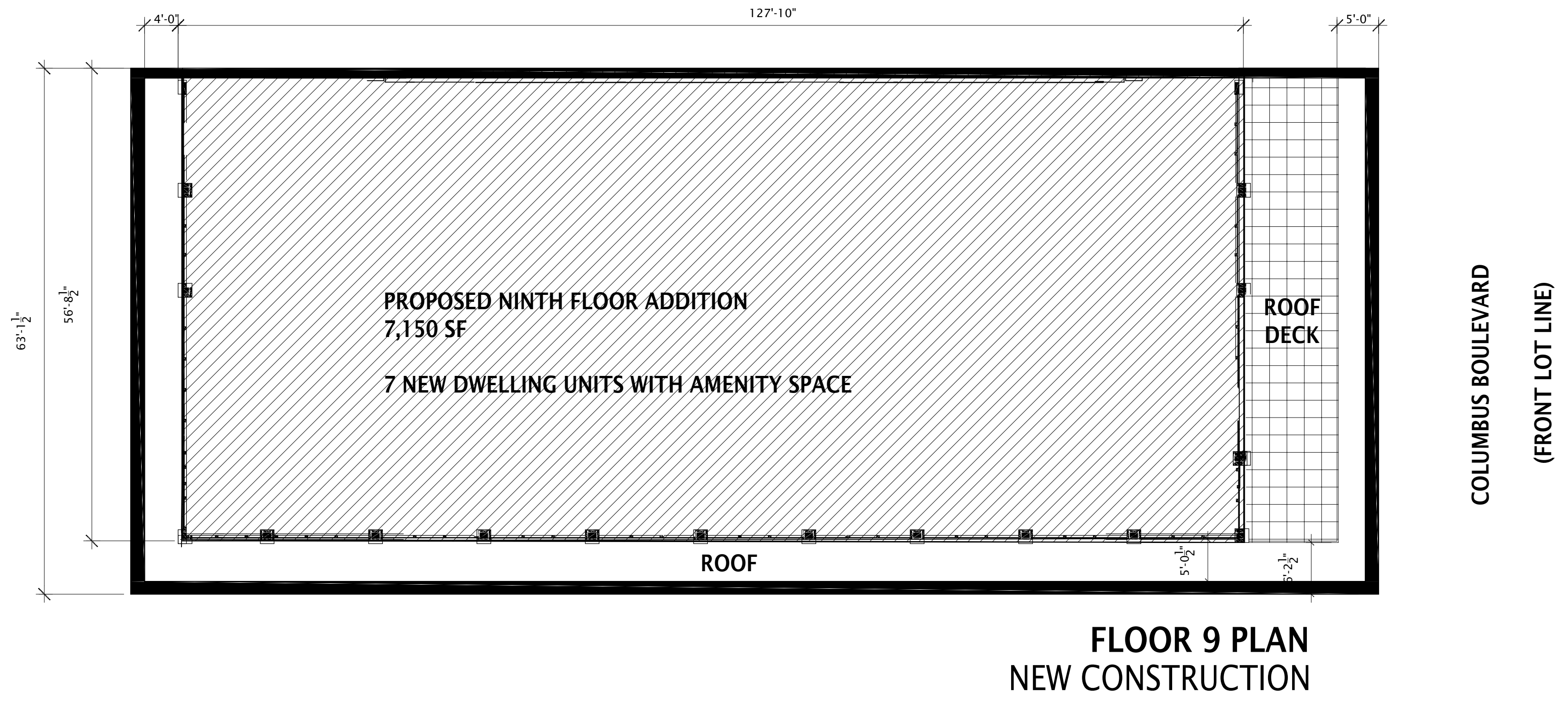




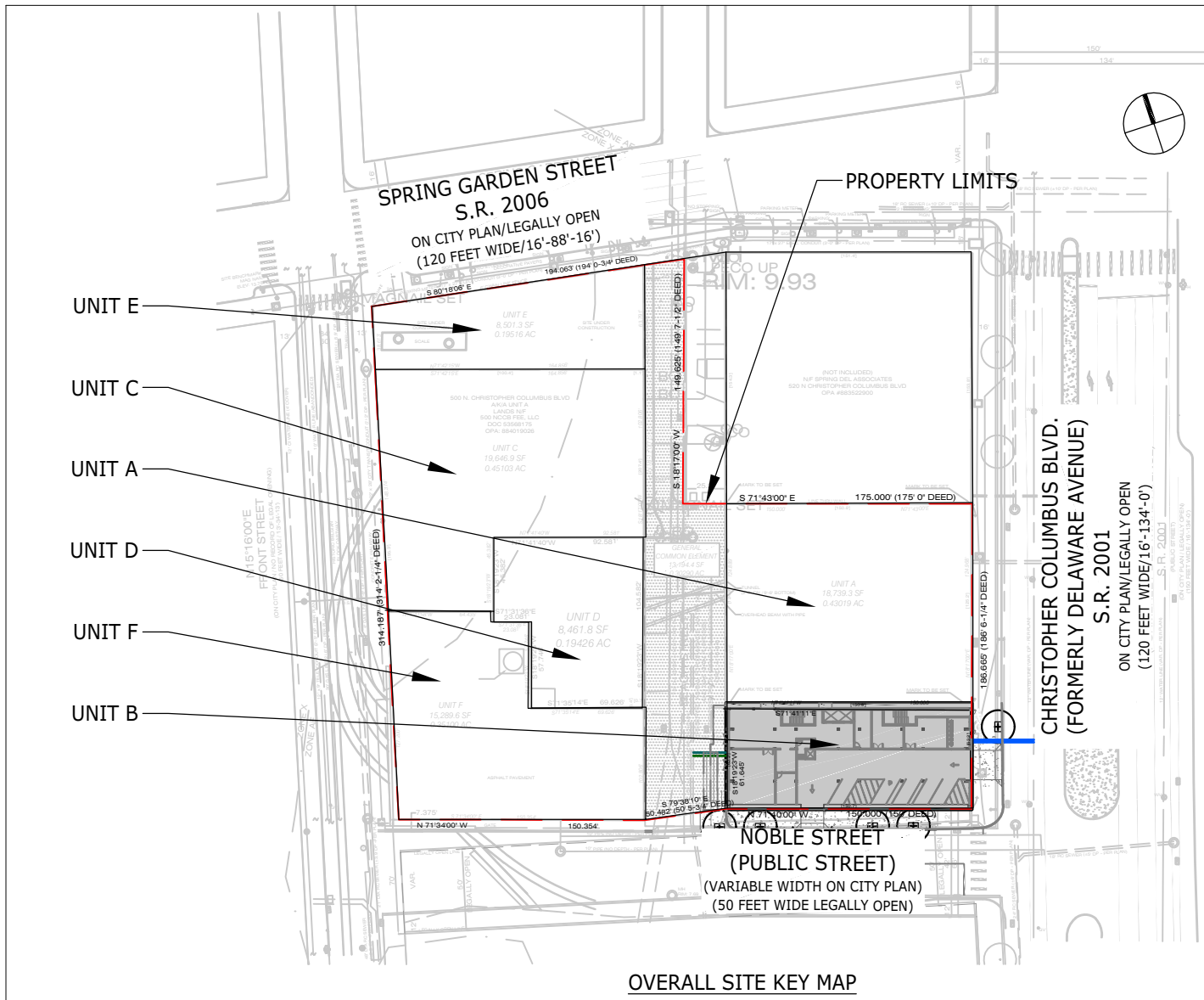


TABLE 1. 500 N. CHRISTOPHER COLUMBUS ZONING BLVD. PERMIT/USE SUMMARY

CMX-4 DEVELOPMENT	PREVIOUSLY APPROVED					PROPOSED
	UNIT C	UNIT D	UNIT E	UNIT A	UNIT F	UNIT B
AKA ADDRESS:	40 SPRING GARDEN ST., UNIT A	GARDEN ST., UNIT B	50 SPRING GARDEN ST.	510 N. COLUMBUS BLVD.	501 N. FRONT ST.	500 N. COLUMBUS BLVD.
USE:	MOVING / STORAGE	MOVING / STORAGE	MULTI-FAM / RETAIL	MOVING / STORAGE	MULTI-FAM	MULTI-FAM
PREVIOUS ZONING APPROVAL:	NA	NA	ZP-2021-001589	ZP-2023-004555 / 993272	NA	ZP-2023-000861 / 993272
CURRENT ZONING/USE APPROVAL:	ZP-2020-000972 / ZP-2020-003877 / 993272	993272	ZP-2021-009172	ZP-2023-007456	ZP-2023-008756 / 10/9/2023; AMENDED 8/26/2024	ZP-2025-005290 / PENDING
PERMIT DATE:	7/12/2019	7/12/2019	9/9/2021	7/28/2023		TBD

TABLE 2. UNIT B ZONING COMPLIANCE TABLE

CMX-4 DEVELOPMENT	PREVIOUSLY APPROVED					PROPOSED	TOTAL (CUMULATIVE)	CMX-4 ALLOWABLE / REQUIRED
	UNIT C	UNIT D	UNIT E	UNIT A	UNIT F	UNIT B		
USE ^(2,3)	MOVING / STORAGE	MOVING / STORAGE	MULTI-FAM / RETAIL	MOVING / STORAGE	MULTI-FAM / RETAIL	MULTI-FAM	MULTI-FAM / STORAGE	PERMITTED USE
# OF DWELLING UNITS (EXISTING STRUCTURE) ^(2,3,1)	0	0	0	0	0	72	72	NA
# OF DWELLING UNITS (NEW STRUCTURE):	0	0	62	0	97	7	166	NA
PARKING ^(2,3,2)	7	0	2	6	20	5	40	SEE NOTE 2.2
LOADING SPACES ^(2,3,1)	0	0	0	2	0	0	2	SEE NOTE 2.1
CLASS 1A BICYCLE SPACES ^(2,3,2,3)	0	0	21	0	33	3	57	56

NOTES:
(2.1): 14-801(2)(b). (2) THE MIN. PARKING AND LOADING REQUIREMENTS DO NOT APPLY TO ANY CHANGE OF USE WITHIN A STRUCTURE CONSTRUCTED BEFORE THE EFFECTIVE DATE OF THIS ZONING CODE, PROVIDED THAT THE CHANGE IS TO A PERMITTED OR APPROVED SPECIAL EXCEPTION USE FOR THE ZONING DISTRICT WHERE THE LOT IS LOCATED.
(2.2): PURSUANT TO BILL NO. 250524, SIGNED BY THE MAYOR ON 05/13/2025, CMX-4 ZONING DISTRICTS ARE NOT REQUIRED TO PROVIDE PARKING FOR MULTI-FAMILY DWELLING UNITS.
(2.3): 1 CLASS 1A BICYCLE PARKING SPACE REQUIRED PER 3 DWELLING UNITS. CLASS 1A BICYCLE SPACES PROVIDED IN A BICYCLE STORAGE ROOM ACCESSIBLE FROM THE RIGHT-OF-WAY AND INTERIOR CORRIDOR.
(2.4): UNIT B FIRST FLOOR USES ALONG CHRISTOPHER COLUMBUS BLVD., INCLUDING STRUCTURED GARAGE AND RESIDENTIAL LOBBY BIKE ROOM, ARE COMPLIANT WITH 14-5074(c) and (d).

TABLE 5. COMPLETE STREETS POLICY REQUIREMENTS

LOT FRONTAGE STREET	STREET TYPE	MIN. WALKING ZONE	MIN. FURNISHING ZONE	MIN. BUILDING ZONE
N. CHRISTOPHER COLUMBUS ^(1,2)	URBAN ARTERIAL	8'	6'	N/A
NOBLE STREET	LOCAL	5'	3.5'	N/A

NOTES:
(5.1): 16-FT WIDE SIDEWALK NOTED ON CITY PLAN FOR N. CHRISTOPHER COLUMBUS BLVD.

TABLE 3. UNIT B GFA CHART

EXISTING BUILDING GFA	LEVEL	SQ. FT.	UNITS PER FLOOR
	RESIDENTIAL:		
	1	9,338	0
	2	9,338	11
	3	9,338	11
	4	9,338	11
	5	9,338	11
	6	9,338	11
	7	9,338	11
	8	9,355	0
Subtotal:		74,721	72
ADDITIONAL GFA	RESIDENTIAL:		
	9	7,310	7
	ROOF	226	0
	Subtotal:	7,536	7
TOTAL:		82,257	79

TABLE 4. 500 N. CHRISTOPHER COLUMBUS BLVD. FAR / GFA CALCULATION

UNITS A-F PERMITTED GROUND FLOOR RETAIL GFA (SF) ^(1,1)	3,261
UNITS A-F PERMITTED ALL OTHER GFA (SF) ^(1,1)	560,303
UNIT B ADDITIONAL RESIDENTIAL GFA (SF):	7,536
TOTAL UNITS A-F GFA (SF):	571,100
TOTAL UNITS A-F GFA - RETAIL GFA (SF) ^(1,1)	567,839
ALLOWABLE GFA (SF):	605,033
SITE AREA (SF):	93,082
PROPOSED UNITS A-F FAR:	6.1
ALLOWABLE FAR ^(1,1) :	6.5

NOTES:
(4.1): 14-202(4)(b). (1.1) IN CMX-4 DISTRICT, FLOOR AREA FOR RETAIL SALES CAN BE EXCLUDED FROM THE TOTAL GROSS FLOOR AREA OF THE BUILDING PROVIDED THAT THE RETAIL FLOOR AREA USED FOR RETAIL SALES DOES NOT EXCEED 25%.
(4.2): ALLOWABLE FAR=5 INCREASED TO FAR=6.5 DUE TO 100 (+30%): 93,082 SQ. FT. * 6.5 = 605,033 SQ. FT.
(4.3): PERMITTED GFA AS APPROVED UNDER ZP-2023-008756 AMENDED 08/26/2024.



GENERAL NOTES:

- SITE LOCATION:
500 NORTH CHRISTOPHER COLUMBUS BOULEVARD
UNIT B AKA 500 N. COLUMBUS BLVD.
PHILADELPHIA, PA 19123
OPA #884000007
- REGISTERED OWNER:
500 NCCB FEE, LLC
500 N CHRISTOPHER COLUMBUS BLVD.
PHILADELPHIA, PA 19123
- DEVELOPER/APPLICANT:
ASPEN EQUITIES LLC
500 N CHRISTOPHER COLUMBUS BLVD.
PHILADELPHIA, PA 19123
- CONTACT:
SETH A. BROWN
PRINCIPAL
PH.: 212-222-9906
SBROWN@ASPENEQUITIES.com
- SUBJECT PROPERTY IS LOCATED WITH CMX-4 DISTRICT. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
- THE UNIT B PROPOSED DEVELOPMENT INCLUDES CONSTRUCTION OF ONE ADDITIONAL STORY ON AN EXISTING EIGHT STORY BUILDING FOR A TOTAL OF NINE STORIES. THE BUILDING WILL INCLUDE 79 MULTI-FAMILY UNITS, INCLUDING 5 PARKING SPACES (1 ADA) ON THE BOTTOM LEVEL AND A BICYCLE STORAGE ROOM WITH A MIN. OF 3 CLASS 1A BICYCLE SPACES. EIGHT (8) OF THE 79 MULTI-FAMILY UNITS WILL BE MODERATE INCOME UNITS. NO CHANGE TO BALANCE/REMAINDER OF EXISTING BUILDINGS, USES, PARKING AND/OR SIGNS ON THE PROPERTY ARE PROPOSED.
- THE TOTAL AREA OF DISTURBANCE IS 3,746 SF (0.09 AC.).
- THE ENTIRE SITE CONTAINS URBAN LAND SOIL (Ub).
- THE PROJECT IS LOCATED WITHIN THE DELAWARE DIRECT WATERSHED.
- SUBJECT PROPERTY TO BE SERVICED BY MUNICIPAL WATER AND SEWER IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PHILADELPHIA WATER DEPARTMENT.
- THE EXISTING CONDITIONS PLAN SHOWN HEREON WAS PREPARED BY RUGGERIO-PLANTE AND PROVIDED TO STUDIO SUSTENA FOR USE. THIS REFERENCE IS FOR ALL PROPERTY AND BOUNDARY INFORMATION PRESENTED ON THIS PLAN.
- THE ELEVATIONS FOR THIS PLAN ARE BASED ON NGVD29 (NGD BENCHMARK JU2225). THE SITE BENCHMARK IS A MAG NAIL SET IN THE SIDEWALK ON THE SOUTHWESTERNLY CORNER OF SPRING GARDEN STREET AND FRONT STREET HAVING AN ELEVATION OF 13.78'.
- THERE ARE NO WATERBODIES/WATERCOURSES WITHIN 100 FEET OF THE SITE.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND MAPS SUPPLIED THROUGH THE PA ONE CALL SYSTEM WHICH WERE AVAILABLE AT THE TIME OF SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND LIMITS OF ALL EXISTING UTILITIES.
- FEMA FIRM MAP #4207570184H MAP REVISED NOVEMBER 18, 2015 DESIGNATES A PORTION OF THE SITE AS ZONE AE. AREAS WITH BASE FLOOD ELEVATION DETERMINED (EL 11) AND WITHIN THE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE ANNUAL 1% CHANCE FLOOD. ALL PROPOSED BUILDING FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 18" ABOVE THE BASE FLOOD ELEVATION.

ZP-2025-005290
SR-2025-029333

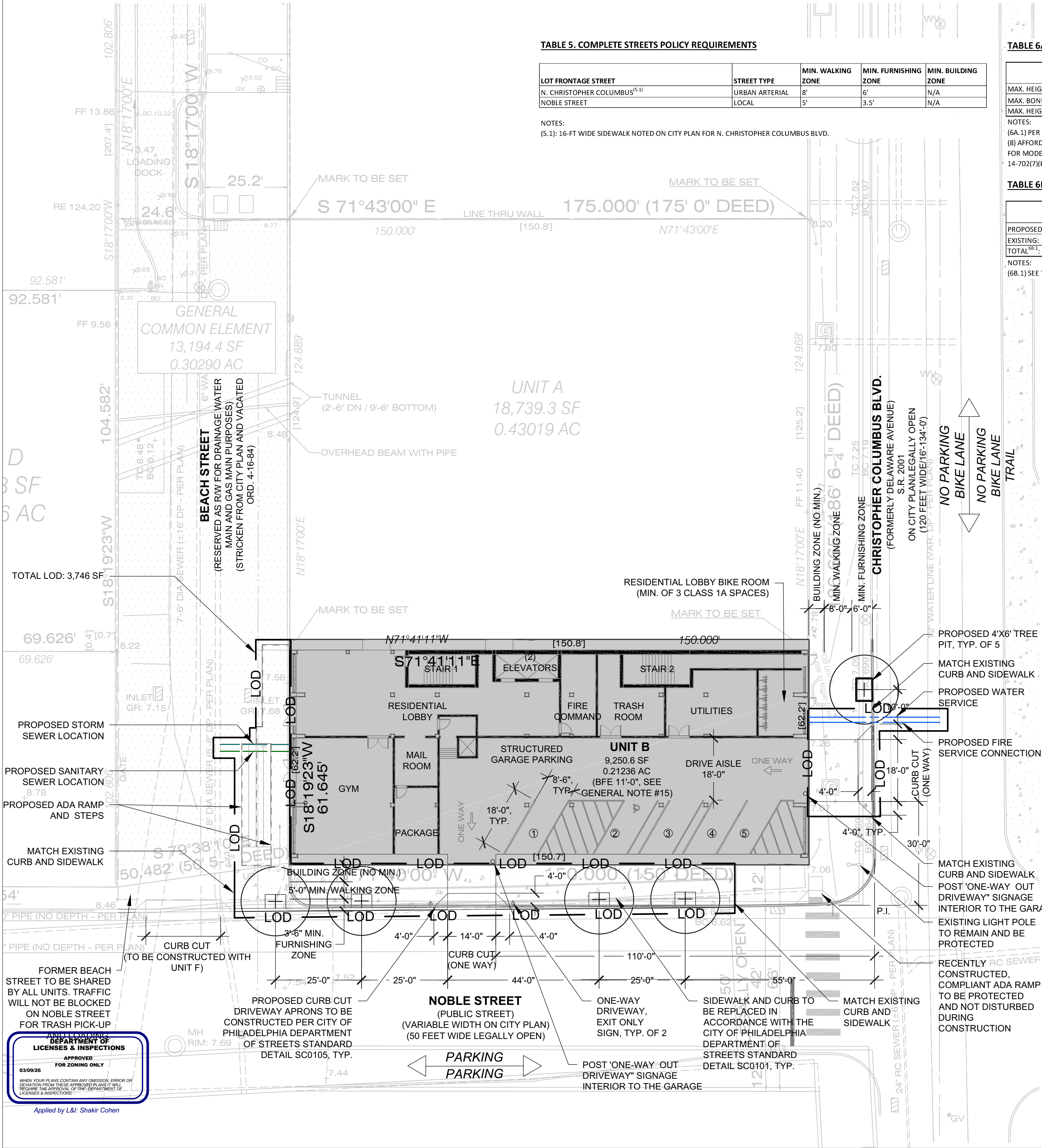
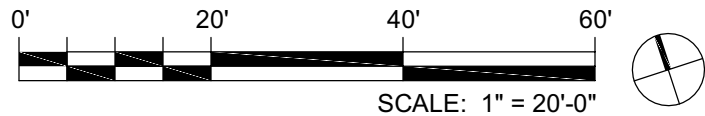


TABLE 6A. UNIT B BUILDING HEIGHT BONUS

UNIT B	BONUS CALCULATION
MAX. HEIGHT IN CDO OVERLAY (FT.)(14-507(6)):	84
MAX. BONUS HEIGHT (FT.)(14-702(7)) ^(1,2) :	48
MAX. HEIGHT WITH BONUS (FT.):	132

NOTES:
(6A.1) PER 14-702(7) AND TABLE 14-702-4, THE BUILDING WILL PROVIDE EIGHT (8) AFFORDABLE HOUSING UNITS AT THE LEVELS OF AFFORDABILITY SET OUT FOR MODERATE INCOME UNITS AS DESCRIBED IN SECTION 14-702(7)(A)(1) AND 14-702(7)(B) OF THE CITY OF PHILADELPHIA ZONING CODE.

TABLE 6B. UNIT B TOTAL BUILDING HEIGHT

UNIT B	BUILDING HEIGHT (FT.)
PROPOSED ADDITION (NEW STRUCTURE):	8
EXISTING:	100
TOTAL ^(1,2) :	108

NOTES:
(6B.1) SEE TABLE 6A. FOR ADDITIONAL BUILDING HEIGHT BONUS.

NOTE:

NOBLE STREET IS DESIGNATED AS HISTORIC BY PHC. THE CONTRACTOR IS TO MINIMIZE DISTURBANCE DURING CONSTRUCTION, CAREFULLY REMOVE AND RETAIN MATERIAL, CLEAN AND REUSE OR REPLICATE SAID MATERIAL, THEN RESTORE THE ROADWAY TO MATCH ITS ORIGINAL EXISTING CONDITION.

LEGEND

EXISTING FEATURES	
	TELECOMMUNICATION MANHOLE
	WATER MANHOLE
	ELECTRICAL MANHOLE
	SANITARY MANHOLE
	CITY INLET
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	SIGN
	LIGHT STANDARD
	COMBINED SEWER
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD AERIAL LINE
	FENCE LINE
	EXISTING BUILDINGS

SITE-PLAN LEGEND

	CONC. PAVEMENT
	BUILDING
	LIMIT OF DISTURBANCE

APPROVAL STAMPS AND SIGNATURES:

studio
sustena

Landscape Architecture Reimagined

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE, AND IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED LANDSCAPE ARCHITECTS AND ENGINEERS. PRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

PROJECT TEAM

LANDSCAPE ARCHITECT AND
CIVIL ENGINEER:
STUDIO SUSTENA
4537 WAYNE AVENUE
PHILADELPHIA, PA 19144
215-247-8784 | STUDIO-SUSTENA.COM

500 N.
CHRISTOPHER
COLUMBUS
BOULEVARD

UNIT B AKA
500 N. COLUMBUS BLVD.
PHILADELPHIA, PA

SEAL:

ISSUE BLOCK:

1	STREETS SUB #1	05/23/25
2	ZONING SUB #1	05/23/25
3	ZONING SUB #2	07/01/25
4	ZONING SUB #3	09/29/25
5	ZONING SUB #4	02/16/26

CHECKED BY:

SP

DRAWN BY:

CMLM

SCALE:

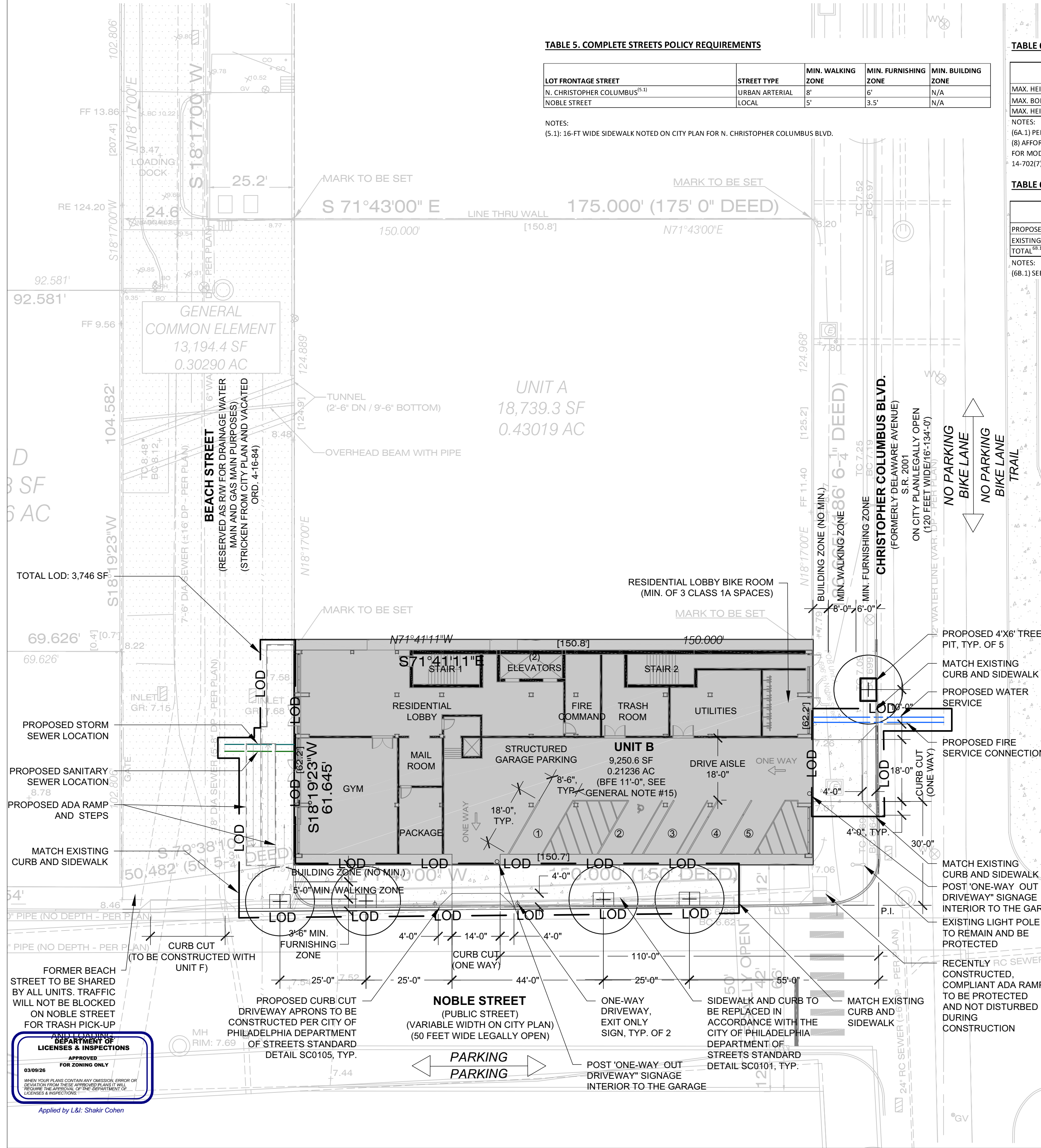
AS NOTED

SHEET NAME:

ZONING PLAN

SHEET NUMBER:

Z-100



APPROVAL STAMPS AND SIGNATURES


CONC. PAVEMENT

BUILDING

LOD **LIMIT OF DISTURBANCE**


CONC. PAVEMENT

BUILDING

LOD **LIMIT OF DISTURBANCE**