

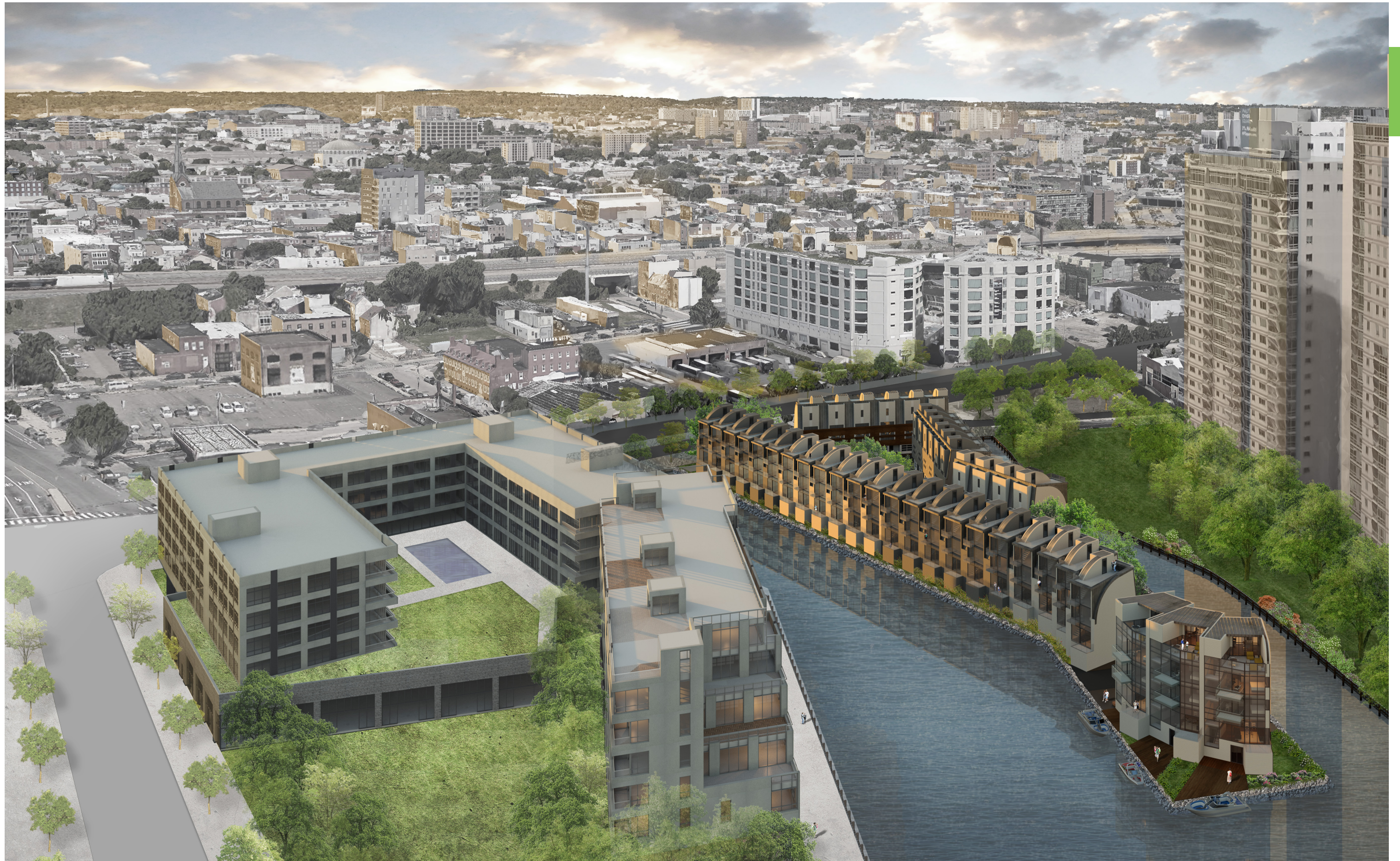
# PIER 35 1/2

709-17 n penn street, philadelphia, pa

Cecil Baker + Partners

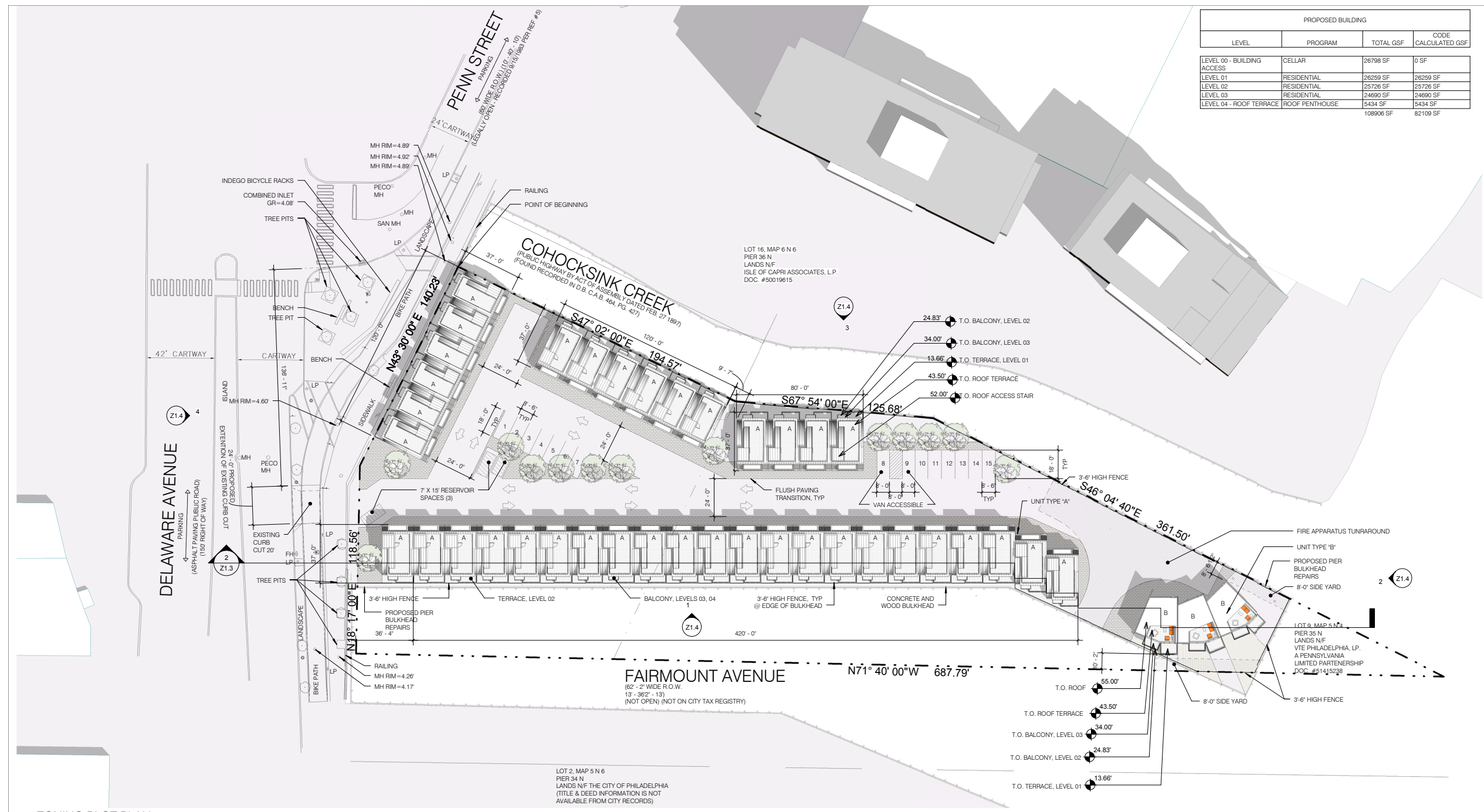






**PERSPECTIVES**

PROPOSED BUILDING			
LEVEL	PROGRAM	TOTAL GSF	CODE CALCULATED GSF
LEVEL 00 - BUILDING ACCESS	CELLAR	26798 SF	0 SF
LEVEL 01	RESIDENTIAL	26259 SF	26259 SF
LEVEL 02	RESIDENTIAL	25726 SF	25726 SF
LEVEL 03	RESIDENTIAL	24690 SF	24690 SF
LEVEL 04 - ROOF TERRACE	ROOF PENTHOUSE	5434 SF	5434 SF
		108906 SF	82109 SF



**1 ZONING PLOT PLAN**  
1/32" = 1'-0"

PHILADELPHIA ZONING CODE SUMMARY	PROPOSED
<b>SITE AREA</b> 92,641 SF	
<b>BASE ZONING DISTRICT</b> CHAPTER 14-400 CMX-3, COMMUNITY COMMERCIAL MIXED USE	
<b>OVERLAY ZONING DISTRICT(S)</b> CHAPTER 14-500 CDO, CENTRAL DELAWARE RIVERFRONT OVERLAY DISTRICT NCA, NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT - NORTH DELAWARE AVENUE	
<b>HEIGHT CONTROLS</b> CHAPTER 14-507(6)	MAXIMUM HEIGHT - 100 FT (CDO, CENTRAL DELAWARE RIVERFRONT OVERLAY DISTRICT)
<b>HEIGHT BONUSES</b> TABLE 14-702-2	MAXIMUM HEIGHT WITH BONUSES (14-702(4)(h)(1) - 144 FT PUBLIC ART - UP TO 12 FT PUBLIC SPACE - UP TO 24 FT MIXED INCOME HOUSING - UP TO 48 FT TRANSIT IMPROVEMENTS - UP TO 72 FT GREEN BUILDING - UP TO 36 FT TRAIL - UP TO 72 FT STREET EXTENSION - UP TO 72 FT RETAIL SPACE - UP TO 48 FT
<b>FLOOR AREA RATIO (F.A.R.)</b> CHAPTER 14-701(3)	MAXIMUM F.A.R. - 500% OR 463,205 GSF (NOT ELIGIBLE FOR FLOOR AREA BONUSES. LOT SIZE IS UNDER 3 ACRE THRESHOLD)
<b>USE REGULATIONS</b> TABLE 14-602-2	PERMITTED USES HOUSEHOLD LIVING - MULTI-FAMILY

**PHILADELPHIA ZONING CODE SUMMARY**

<b>AVERAGE GROUND LEVEL</b> CHAPTER 14-202(1)(b)	LEVEL 01 - +13'-8" (13.66) AVERAGE GROUND LEVEL - +13'-0" (13.50) REGULATORY FLOOD ELEVATION ZONE - (11'-0" + 1'-6" SAFETY FACTOR) +12'-0" (12.50) LEVEL 00 - BUILDING ACCESS - +5'-0" (5.00) NGVD 29 0'-0" (0.00)
<b>WHEN LOCATED WITHIN THE 100 YEAR FLOODPLAIN, AVERAGE GROUND LEVEL SHALL BE 1 FT ABOVE THE REGULATORY FLOOD PLAN.</b>	
<b>DIMENSIONAL STANDARDS FOR COMMUNITY COMMERCIAL MIXED USE DISTRICTS</b> CHAPTER 14-701(3)	MINIMUM DISTRICT AREA - N/A MINIMUM STREET FRONTAGE - N/A MINIMUM LOT AREA - N/A MAXIMUM OCCUPIED AREA (60% PER 14-507(5)) - 56,585 SF FRONT SETBACK MINIMUM - N/A MINIMUM SIDE YARD WIDTH FOR BUILDINGS CONTAINING DWELLING UNITS - 8 FT (IF USED) MINIMUM REAR YARD DEPTH - N/A
<b>STREET TREE REQUIREMENTS</b> CHAPTER 14-705(2)	1 TREE / 35 FT OF LINEAR FRONTAGE 258 791 LINEAR FEET OF FRONTAGE / 35 FT = 8 TREES REQ'D *EXISTING STREET TREES IN HEALTHY CONDITION THAT WILL BE PRESERVED MAY BE USED TO MEET THE REQUIREMENTS OF THIS SECTION (14-705(2)(c)(1))
<b>MOTOR VEHICLE PARKING RATIOS</b> CHAPTER 14-802	HOUSEHOLD LIVING, MULTI-FAMILY 3/10 UNITS, 13/41 UNITS PARKING FOR PERSONS WITH DISABILITIES 2% OF MULTIFAMILY PARKING SPACES TO BE ACCESSIBLE, 2% OF 97 = 2 SPACES REQUIRED RESERVOIR SPACES 51-100 SPACES, 3 RESERVOIR SPACES REQUIRED
<b>14-803(5)(e)</b>	LANDSCAPE REQUIREMENTS FOR PARKING LOTS SURFACE PARKING AREA INCL. AISLES - 17,400 SF REQUIRED LANDSCAPING AREA - 1,740 SF
<b>BICYCLE PARKING RATIOS AND STANDARDS</b> CHAPTER 14-804	HOUSEHOLD LIVING, MULTI-FAMILY >12 DWELLING UNITS, 1/3 UNITS = 14 SPACES/ 41 UNITS
<b>OFF STREET LOADING</b> CHAPTER 14-806	GROSS FLOOR AREA <100,000 GSF 0 LOADING SPACES REQUIRED

PROPOSED	
LOT AREA - OCCUPIED AREA -	92,641 SF 28,656 SF
PRESERVE MIN 8 EXISTING STREET TREES	
PROPOSED ACCESSORY PARKING	2 SPACES / GARAGE x 41 = 82 VISITOR SPACES = 15
PARKING FOR PERSONS WITH DISABILITIES	2 SPACES
PROPOSED RESERVOIR SPACES	1 SPACE
PROPOSED LANDSCAPING AREA	1,950 SF
PROPOSED BICYCLE PARKING	1 / PRIVATE GARAGE x 41 = 41
PROPOSED LOADING SPACES	0

<b>ZONING/USE PERMIT</b>		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102 - 1667		PERMIT NUMBER <b>720938</b>	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE <b>\$25 0.00</b>	DATE <b>09/29 /16</b>		
LOCATION OF WORK: <b>00709 N PENN ST PHILADELPHIA, PA 19123-3128</b> <b>INT/EXT</b>		ZONING CLASSIFICATION <b>CMX-3</b>			
OWNER PIER 35 1/2 LLC		APPLICANT EILEEN QUIGLEY, ESQUIRE 1735 MARKET STREET, 51ST FLOOR PHILADELPHIA, PA 19 103		PLAN EXAM INER	
		ZONING BOARD OF ADJUSTMENT DECISION CALENDAR# DATE			

**THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED**

**UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR**

**ZONING APPROVAL**

FOR THE ERECTION OF AN ATTACHED STRUCTURE (55' HIGH); ROOF TOP DECK ACCESSED BY A ROOF ACCESS STAIR AND BALCONIES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

**USE REGISTRATION**

FOR A MULTI-FAMILY HOUSEHOLD LIVING ( 41 DWELLING UNITS) WITH EIGHTY-TWO (82) UNDERGROUND PARKING SPACES, FIFTEEN(15) ACCESSORY SURFACE SPACES INCLUDING WITH TWO (2) ACCESSIBLE SPACES, THREE(3) RESERVOIR SPACES AND WITH FORTY-ONE(41) ACCESSORY BICYCLE SPACES (IN AN ACCESSIBLE ROUTE)

SUBJECT TO THE FOLLOWING PROVISIONS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:

**ANY PERSON AGGRIEVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTION'S ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.**

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.

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

**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.

IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION

**THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.**

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.

**WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS**

**PIER 35 1/2**  
709-17 n penn street  
philadelphia, pa 19123

2.13 ACRES OF PRIME RIVERFRONT PROPERTY.

ZONED CMX3 WITH F.A.R. TO BUILD OVER 460, 000 SQ. FT. MID RISE, HIGH RISE, HOTEL, APARTMENTS, CONDOMINIUMS.

CURRENTLY APPROVED FOR 41 ULTRA LUXURY TOWNHOMES WITH PLANS AND ZONING PERMITS.



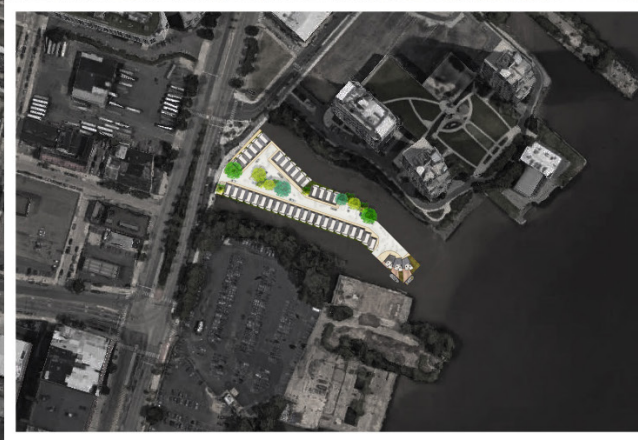
“I want you to be the first to discover” this beautiful site.

“It’s on the water yet still has access to all of the arts, all of the great stores... everything... we just have access to everything that Philadelphia has to offer.”

**President Elect Donald Trump** has likened Northern Liberties to Manhattan’s Soho.

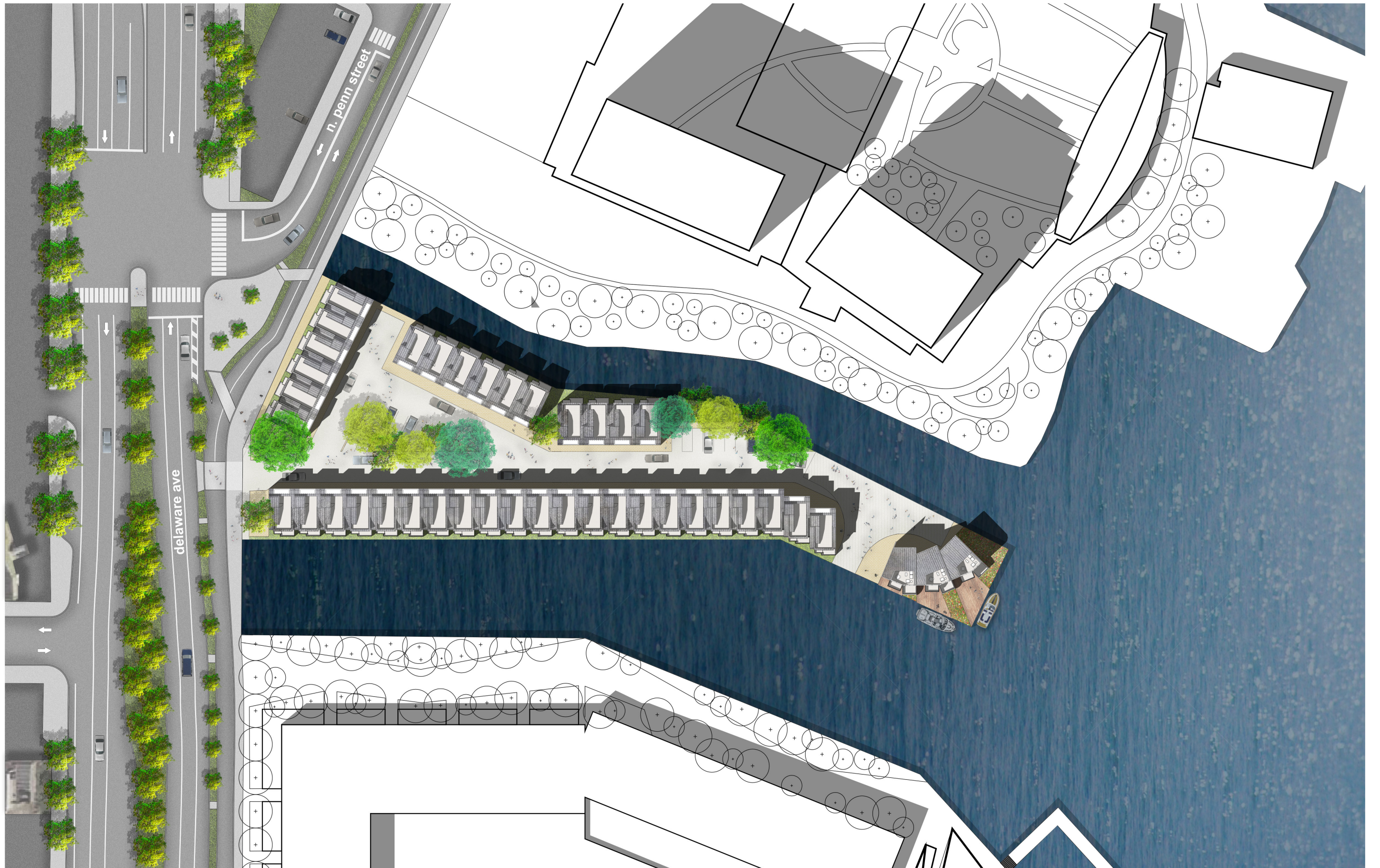
## NEIGHBORHOOD

- Unobstructed views of Benjamin Franklin bridge
- Proximity to Spring Garden el stop
- Minutes walk to race street pier
- Nearby old city art galleries/shops
- Connectivity to major traffic arteries

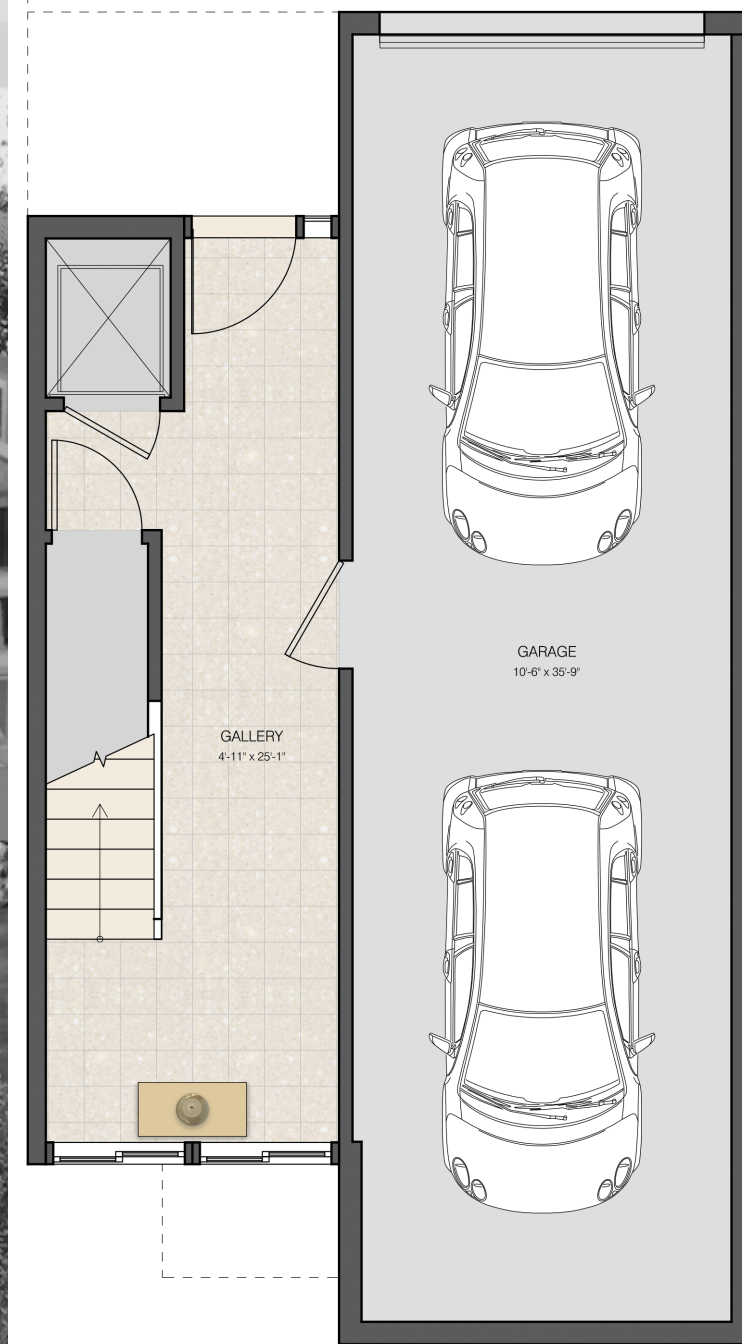
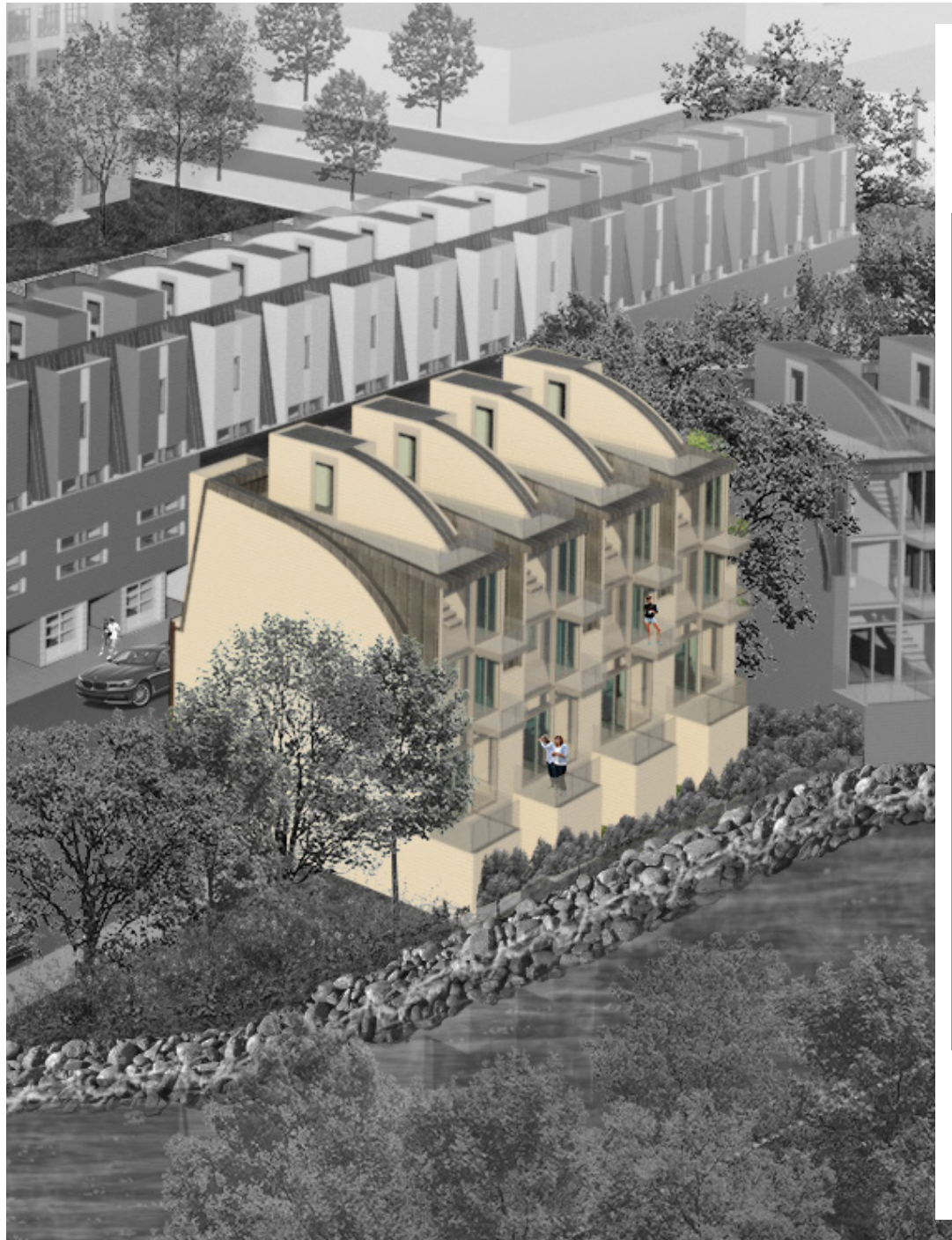


## URBAN CONTEXT

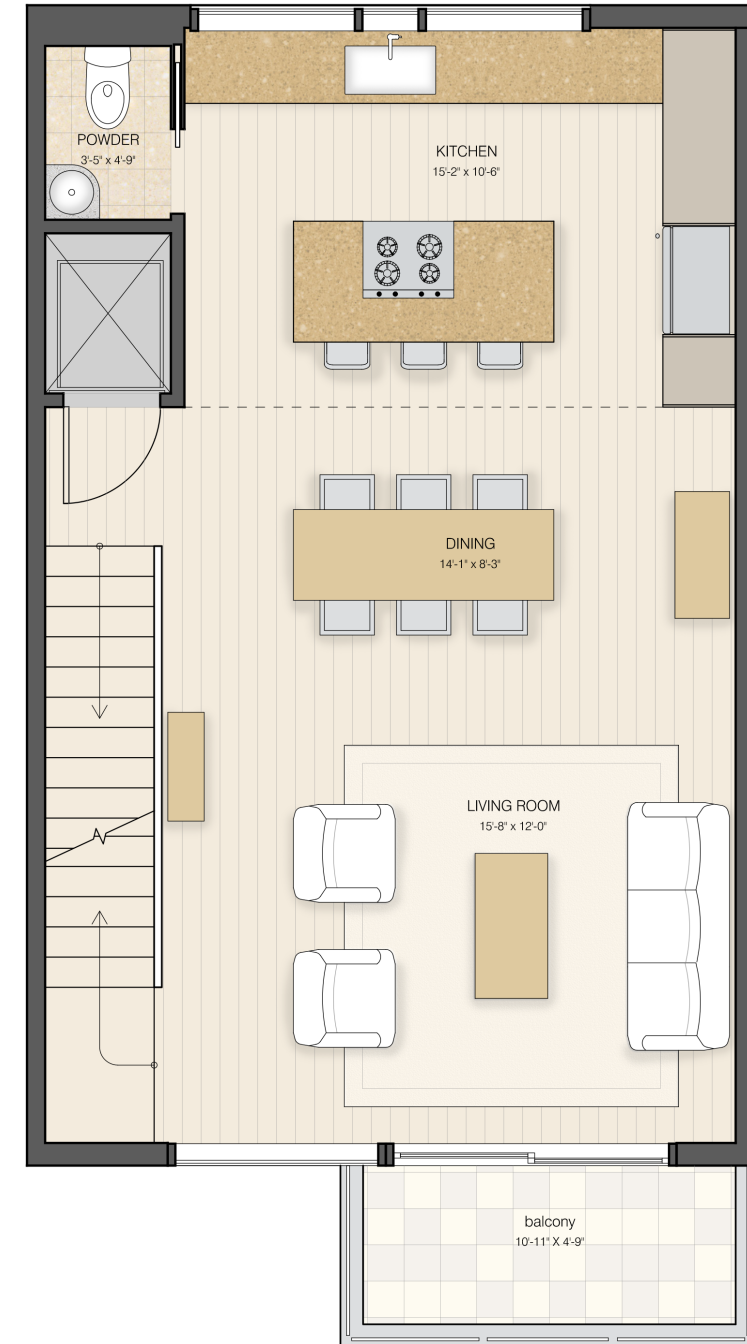
0 250 500 1000'



**SITE PLAN**



first floor  
 570 sf (net area)  
 648 sf (gross area)



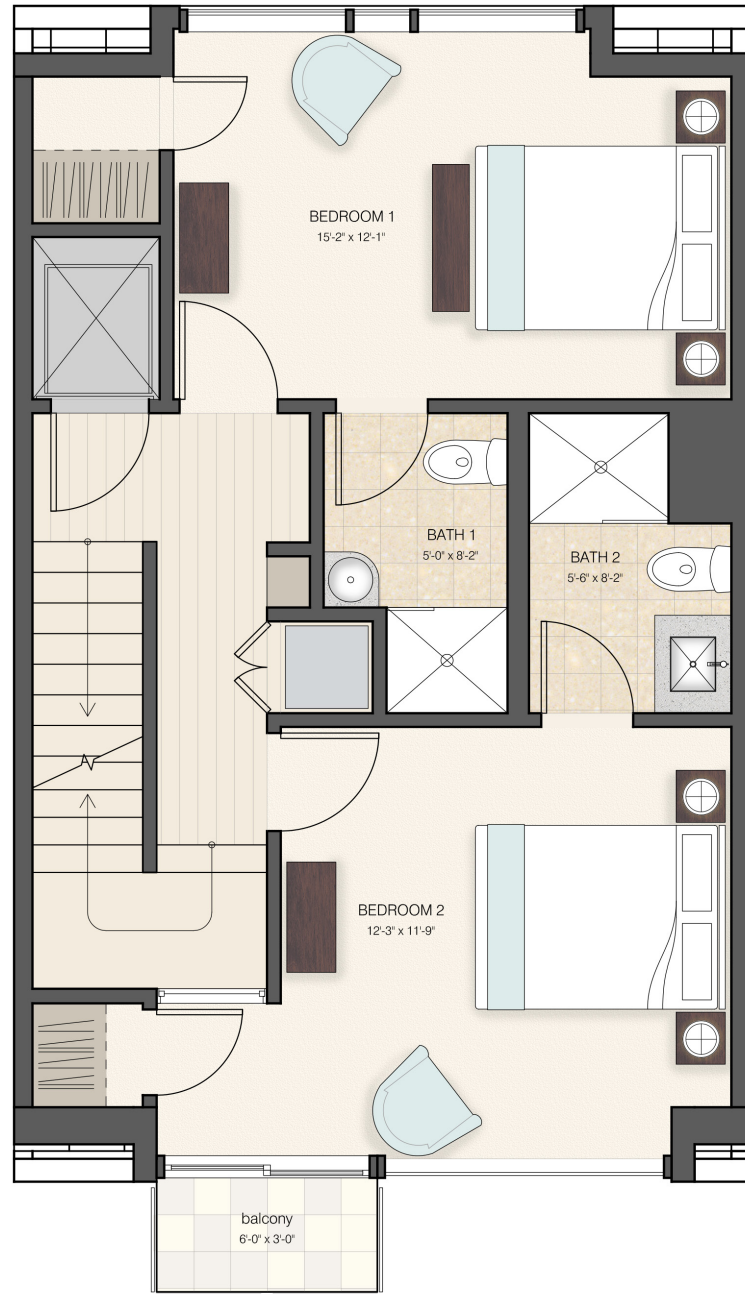
second floor  
 573 sf (net area)  
 640 sf (gross area)  
 57 sf (balcony)

## FOURTH FLOOR

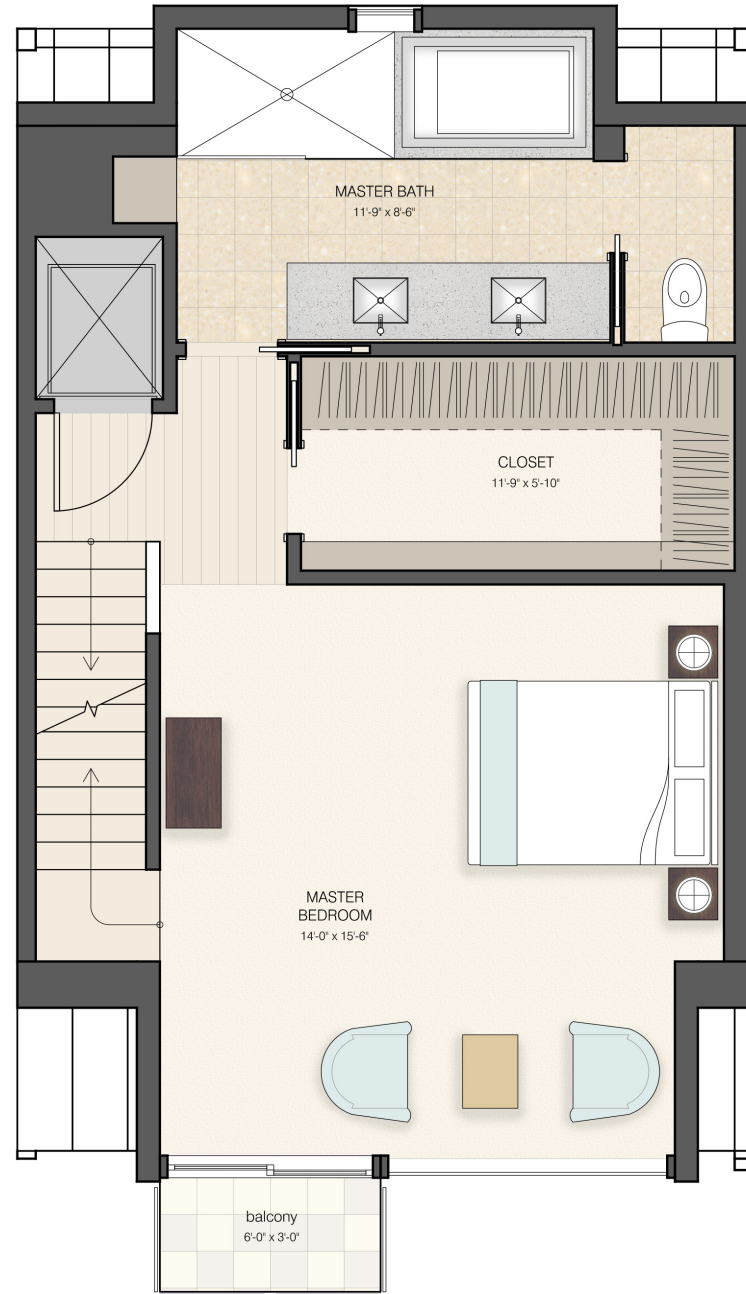


TYPICAL HOUSE

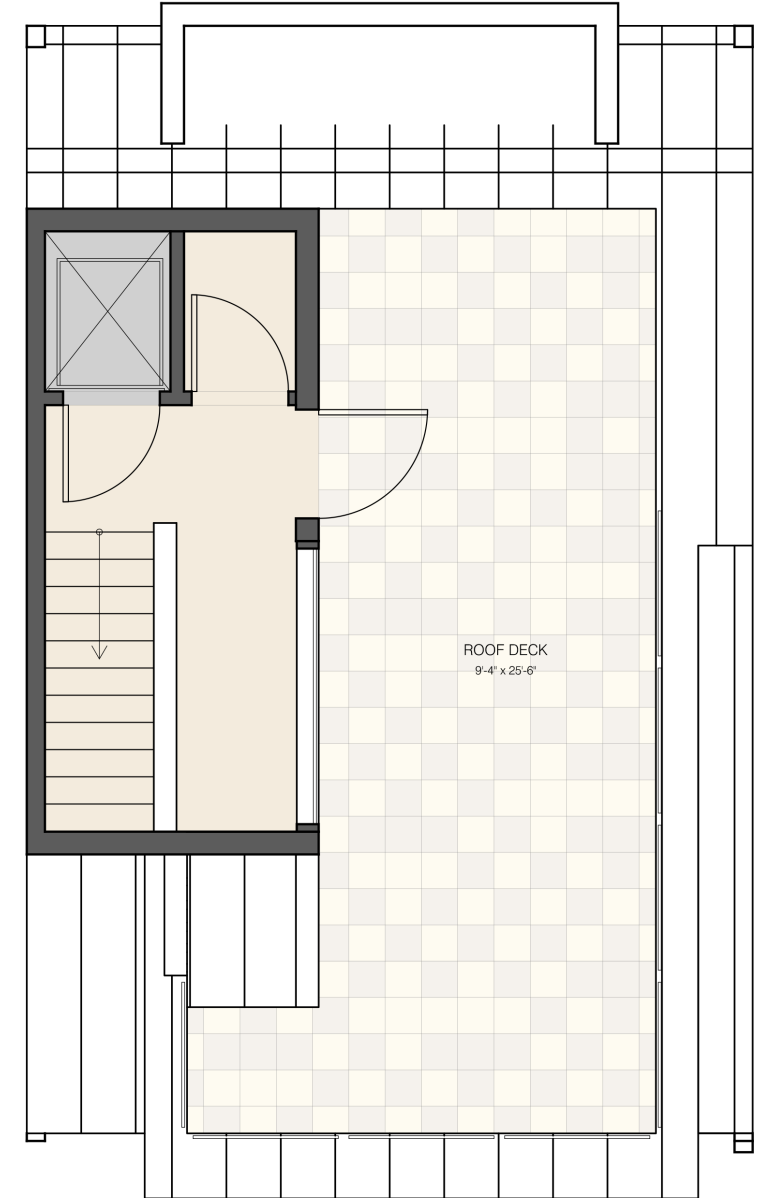
3 bedrooms | 3.5 baths  
2,654 sf  
38 instances



third floor  
527 sf (net area)  
625 sf (gross area)  
19 sf (balcony)



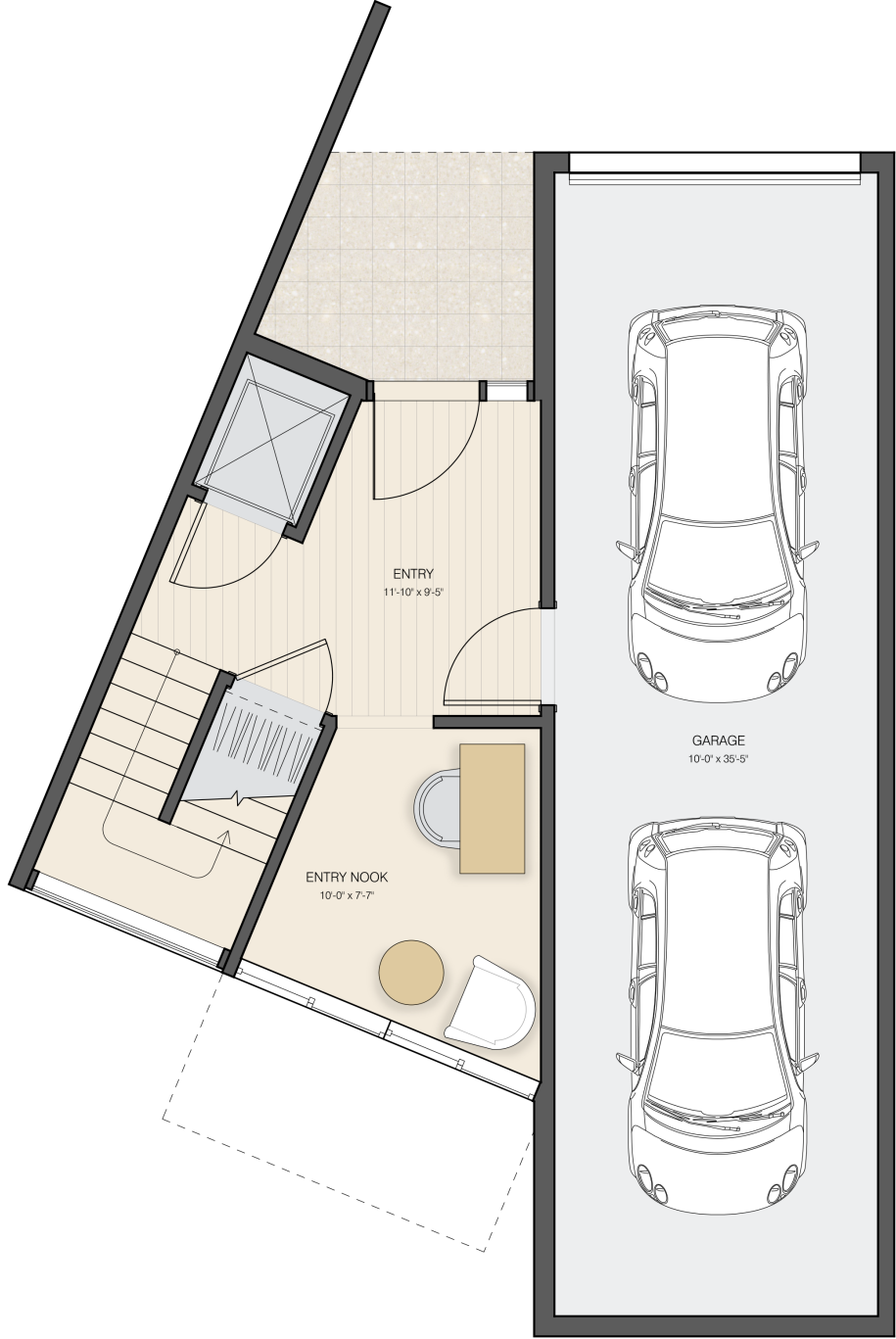
fourth floor  
503 sf (net area)  
597 sf (gross area)  
19 sf (balcony)



roof deck  
105 sf (net area)  
144 sf (gross area)  
250 sf (roof deck)



FLOOR PLANS



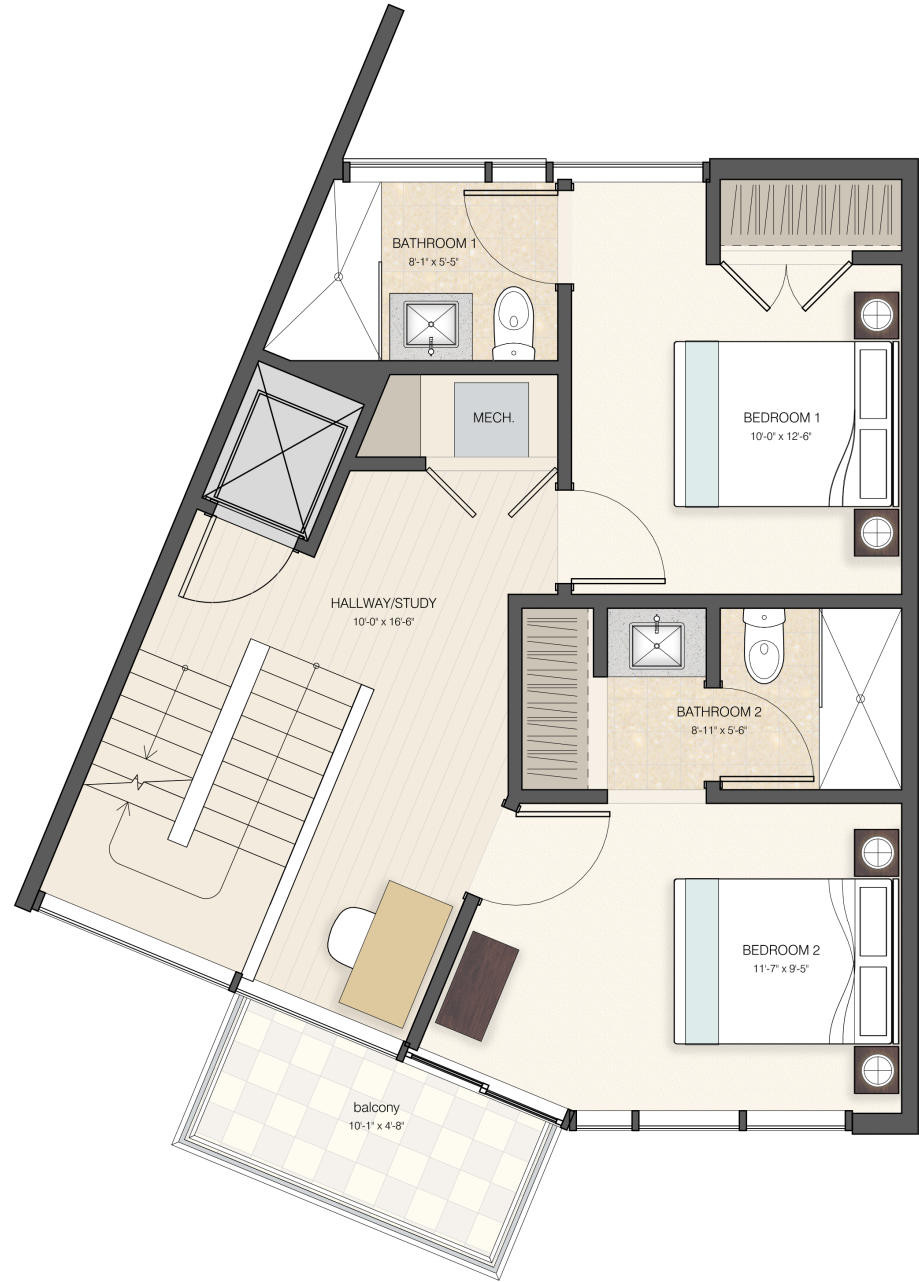
first floor  
582 sf (net area)  
669 sf (gross area)



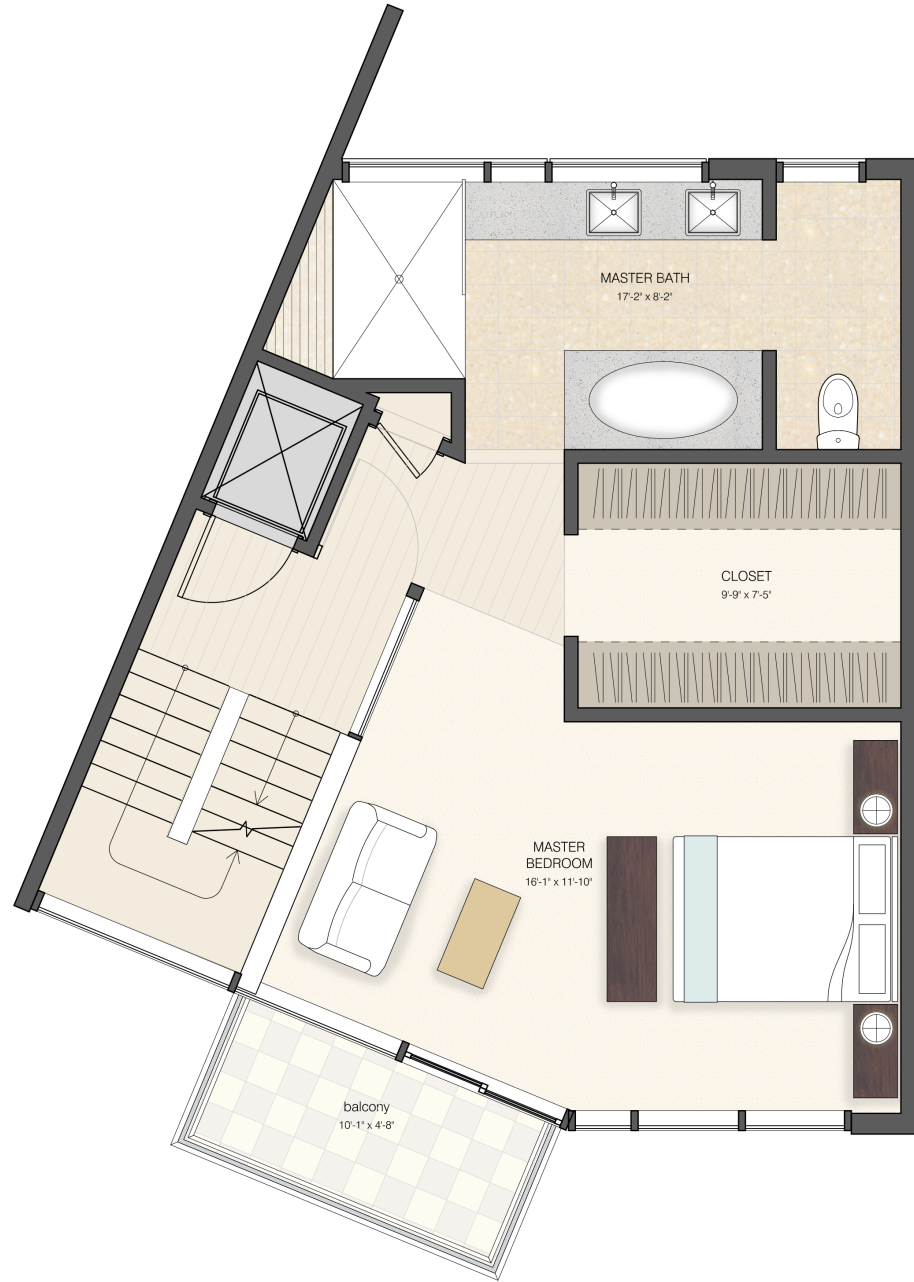
second floor  
575 sf (net area)  
644 sf (gross area)  
79 sf (balcony)

END HOUSE

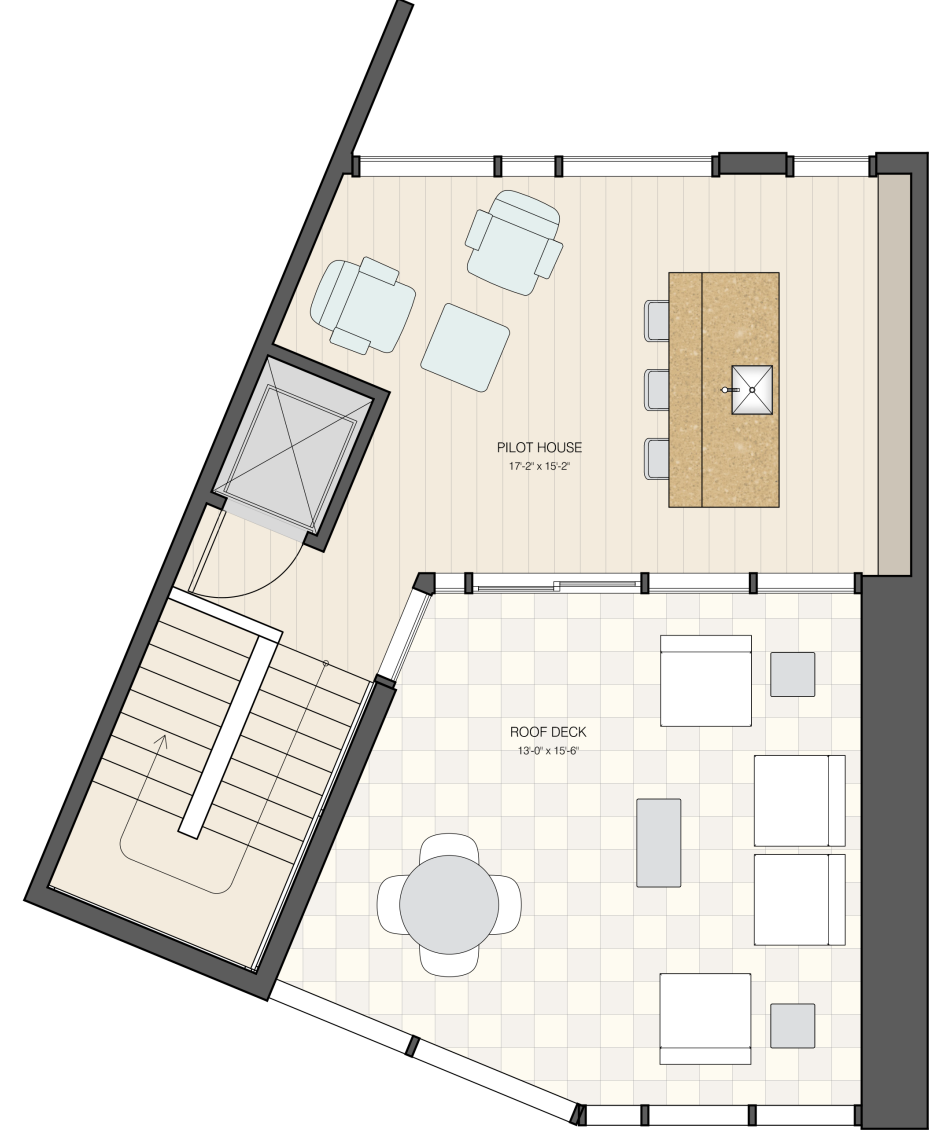
3 bedrooms | 3.5 baths  
2,968 sf  
3 instances



third floor  
557 sf (net area)  
644 sf (gross area)  
54 sf (balcony)



fourth floor  
560 sf (net area)  
644 sf (gross area)  
54 sf (balcony)



roof penthouse  
308 sf (net area)  
367 sf (gross area)  
275 sf (roof deck)



FLOOR PLANS